



*The County of San Diego*

# Planning Commission Hearing Report

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|-------------------------|---|-----------------------|---|
| <b>Date:</b>            | March 21, 2025  | <b>Case/File No.:</b> | Dish Wireless - SDSAN00271B<br>Major Use Permit Modification;<br>PDS2023-MUP-18-020W1,<br>PDS2023-ER-01-14-023B |
| <b>Place:</b>           | County Conference Center<br>5520 Overland Avenue<br>San Diego, CA 92123 | <b>Project:</b>       | Wireless Telecommunication<br>Facility  |
| <b>Time:</b>            | 9:00 a.m.   | <b>Location:</b>      | 12212 Coping Place, Lakeside,<br>CA 92040   |
| <b>Agenda Item:</b>     | #1  | <b>General Plan:</b>  | Semi-Rural Residential (SR-1)   |
| <b>Appeal Status:</b>   | Appealable to the Board of<br>Supervisors                               | <b>Zoning:</b>        | Limited Agriculture (A70)   |
| <b>Applicant/Owner:</b> | Dish Wireless/Robert<br>Davidson Jr.                                    | <b>Community:</b>     | Lakeside Community Plan Area  |
| <b>Environmental:</b>   | Notice of Exemption   | <b>APN:</b>           | 379-102-38-00   |

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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) Modification for the Dish Wireless - SDSAN00271B Wireless Telecommunication Facility, conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP Modification, with the conditions noted in the attached Decision (Attachment B).

The SDSAN00271B MUP Modification (Project) is a request from Dish Wireless (Applicant); to modify a use permit in order to operate a new wireless telecommunication facility in accordance with the amortization schedule of the Zoning Ordinance and to collocate its equipment alongside the existing AT&T wireless facility. The modification will add a 17.6-foot faux water tower and a camouflaged antenna on an existing single-family residence on the property. The faux tower is designed to blend with the surrounding environment while providing critical wireless coverage.

The project site spans 1.38 acres and is located at 12212 Coping Place, in the Lakeside Community Plan Area. The site is situated on a sloping lot in Lakeside, California. It is bordered by residential properties to the north and east, with open space and undeveloped land to the south. To the west, the property is adjacent to a mix of rural residential uses and natural scenery. The General Plan Regional Category is Semi-Rural. The Land Use Designation is Semi-Rural Residential (SR-1). Zoning for the site is A70

(Limited Agriculture). Access to the site is provided by Coping Place, a private road, that connects to Valle Vista Road, a county-maintained road.

This MUP Modification ensures compliance with the County's Zoning Ordinance Sections 6980 through 6993 for Wireless Telecommunication Facilities. The proposed design incorporates the latest technology standards and once approved, will allow both facilities to operate under the same permit for the next 5 years, at which point they will be re-evaluated based on future technological advancements. This report includes a staff recommendation, a project description, analysis and discussion, and the Lakeside Community Planning Group recommendation.

**B. REQUESTED ACTIONS**

This is a request for the Planning Commission to evaluate the proposed MUP Modification for a wireless telecommunication facility, to 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 PDS2023-MUP-18-020W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

**C. PROJECT BACKGROUND**

On July 19, 2019, the Planning Commission approved a Major Use Permit (MUP) authorizing the installation, operation, and maintenance of an unmanned wireless telecommunications facility. The permit allowed for AT&T to erect a 64-foot, 6-inch faux mono-palm tree at the site. Additionally, an exception to the 35-foot maximum height requirement to enhance the site's technological capacity while ensuring sufficient service coverage to the surrounding community. An exception to the height requirements, under Section 4622.b of the Zoning Ordinance, was granted to allow the mono-palm to exceed the standard height limit.

**D. DEVELOPMENT PROPOSAL**

1. Project Description

The applicant requests a Major Use Permit (MUP) Modification to develop a new 17.6-foot-tall faux water tower wireless telecommunication facility for Dish Wireless in compliance with county collocation standards. The modification will permit the operation of both AT&T and Dish Wireless facilities and associated equipment. The AT&T facility consists of an existing 64.5-foot faux mono-palm, which will remain in operation, housing its antennas and equipment. The new Dish Wireless facility will include a 17.6-foot faux water tower with supporting equipment housed within a 79-square-foot leased area, secured by a chain-link fence enclosure.

The project site is located at 12212 Coping Place, within the Lakeside Community Plan Area, and is subject to the General Plan Land Use Designation of Semi-Rural Residential (SR-1). The site is zoned A70 (Limited Agriculture), and access to the facility is provided from Coping Place, a private road.



Figure 1: (Left) Proposed Dish 17.6-foot-tall faux water tower wireless facility. (Right) Existing AT&T 64.5-foot-tall mono-palm wireless facility.



Figure 2: Proposed Dish Antenna FRP screen wall mounted.

## 2. Subject Property and Surrounding Land Uses

The subject property encompasses 1.38 acres and is situated at 12212 Coping Place, a private road within the Lakeside Community Plan Area, northwest of State Route 67 (refer to Figure 3). The property is currently developed with a single-family residence and an existing wireless telecommunications facility.

The proposed faux water tower will be located on the northeast side of the residence, approximately 105 feet from the closest property line to the west (see Figure 4).

The surrounding area is predominantly residential, characterized by semi-rural single-family homes on lots of approximately 1 acre or larger. Additionally, a mobile home park is located approximately 550 feet to the northeast. Neighboring residences will have views of the proposed water tank facility. The site is buffered by mature trees to the north, as well as existing topography and mature palm trees both onsite and in the vicinity. These features will help integrate the faux water tower into the existing viewshed. See Figure 4 for the approximate location of the proposed facility on the property.

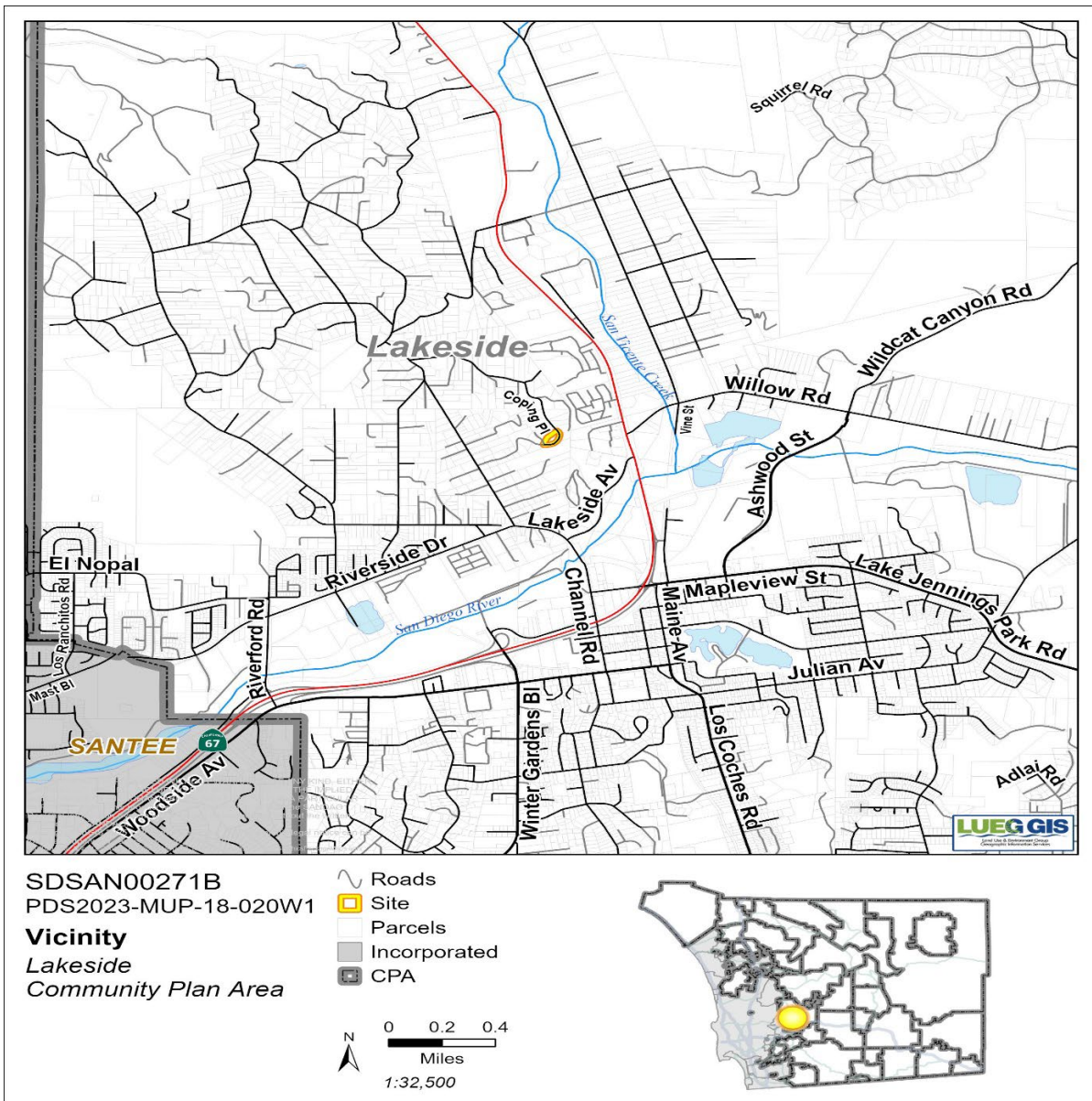


Figure 3: Vicinity Map

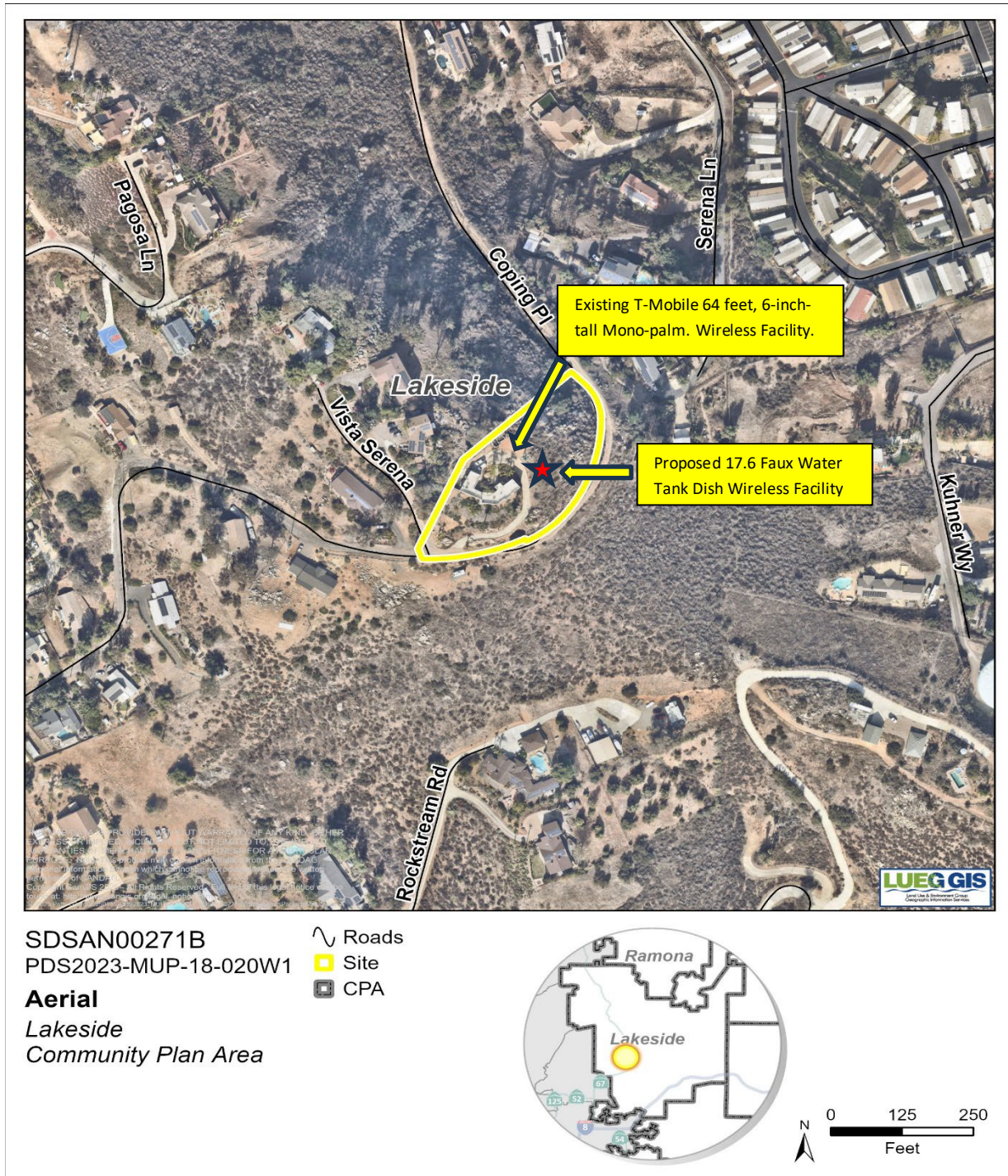


Figure 4: Aerial photograph showing proposed project site and project vicinity.

Table D-1: Surrounding Zoning and Land Uses

| Location | General Plan   | Zoning   | Adjacent Streets | Description               |
|----------|--|--|------------------|---------------------------|
| North    | Public/Semi-Public Facilities<br>Public Agencies Land<br>Semi-Rural Residential (SR-1)               | Mobilehome Residential (RMH6)<br>Single Family Residential (RS)  | Coping Place     | Single Family Residential |
| East     | Rural Commercial<br>Public/Semi-Public Facilities<br>Medium Impact Industrial<br>Rural Lands (RL-20) | Mobilehome Residential (RMH6)<br>Convenience Commercial (C32)<br>General Commercial (C36)<br>General Impact Industrial (M54)<br>Extractive (S82) | Coping Place     | Single Family Residential |
| South    | Village Residential (VR-4.3)<br>Specific Plan Area<br>Public/Semi-Public Facilities                  | Rural Residential (RR)<br>Single Family Residential (RS)<br>Specific Planning Area (S88)   | Coping Place     | Single Family Residential |
| West     | Semi-Rural Residential (SR-1)  | Limited Agriculture (A70)  | Coping Place     | Single Family Residential |

**E. ANALYSIS AND DISCUSSION**

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

**1. Key Requirements for Requested Actions**

The Planning Commission should consider the requested actions and determine if the following determinations can be made:

- a. Is the Project consistent with the vision, goals, and polices of the General Plan?
- b. Does the Project comply with the policies set forth under the Lakeside 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 outlined in County Zoning Ordinance Section 6985, the proposed wireless telecommunication facility requires the approval of a Major Use Permit (MUP) modification. The proposed 17.6-foot-tall faux water tower will provide updated service coverage to the surrounding road network and residential community.

### Amortization

The existing wireless telecommunication facility is in a residential zone and is defined as “high visibility” in accordance with Sections 6985 and 6991 of the Zoning Ordinance. In accordance with Section 6991 of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at \$100,000 resulting in a 5-year permit. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

### Site Planning Analysis

The proposed wireless telecommunication facility at 12212 Coping Place is designed to seamlessly integrate with the surrounding land uses, existing structures, vegetation, and topography. The facility’s architecture mimics a faux water tower, ensuring compatibility with the character of the existing community and blending with nearby structures. The associated equipment will be housed within a chain-link enclosure, positioned out of view from adjacent residences and motorists along Coping Place.

Due to the developed surroundings and the elevation difference between the project site and the adjacent street, no additional landscaping is required to screen the facility. The proposed location and design effectively align with the existing site conditions and will not adversely affect the surrounding community character.

### Community Compatibility/Visual Impacts

Some surrounding residents may have partial views of the facility. However, due to topography, existing structures, and vegetation, these views will be significantly limited. The nearest neighbor is approximately 160 feet east. The proposed faux water tower is designed to blend with the local environment as a familiar community element. The equipment enclosure will be adjacent to the existing AT&T enclosure located on the side of the residence, and remain invisible to the general public.

The proposed wireless telecommunication facility is located approximately 0.25 miles west of State Route 67, a County General Plan Designated Scenic Corridor. The faux water tower will blend into the surrounding landscape, and views by traveling motorists will be limited because the faux water tower will match the scale and appearance of existing water tanks in the area. The surrounding mature trees and vegetation will further integrate the structure into the viewshed, making it less prominent.

General Plan Policy COS 11.1 guides the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features. The project includes a faux water tower, which is a permitted visible structure from a scenic highway.



The proposed wireless telecommunication facility is compatible with adjacent uses in terms of scale, bulk, and community character because of the camouflaged design, existing vegetation, and the sloping and hilly topography. The project will not introduce a negative visual impact to the community.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued and expanded cellular service to a primarily residential area, addressing coverage and capacity needs. When searching within the Dish search ring, the primary goal was to meet coverage objectives with the fewest installations while adhering to the County Zoning Ordinance and Municipal Code. Section 6986 of the Telecommunication Ordinance outlines preferences for telecommunication facility locations, prioritizing zones such as industrial and commercial. However, the A70 zone, where the proposed site is located, is considered non-preferred.

Dish reviewed potential preferred zones, including industrial and commercial areas, but no viable industrial zones were found near the search ring. The closest commercial zone, located approximately 930 feet away, was not suitable due to its lower topographical position, which would result in reduced coverage and obstructions limiting signal reach to the geographical service area. These factors rendered the commercial zone less effective for achieving the coverage objective.

The proposed site at 12212 Coping Place was selected because of its strategic location, favorable topography, and unobstructed views that maximize signal propagation. The existing site benefits from its elevated position, allowing for greater coverage in the Semi-Rural Residential area. Additionally, the installation of this facility will offload capacity from adjacent sites, improving network performance and relieving congestion in the area.

The project also aligns with County standards for addressing coverage gaps in non-preferred zones by demonstrating through an Alternative Site Analysis (ASA) that preferred zones could not meet coverage objectives. The proposed site is essential to ensuring consistent and adequate service for the surrounding community. Further details about the ASA analysis are available in Attachment F.

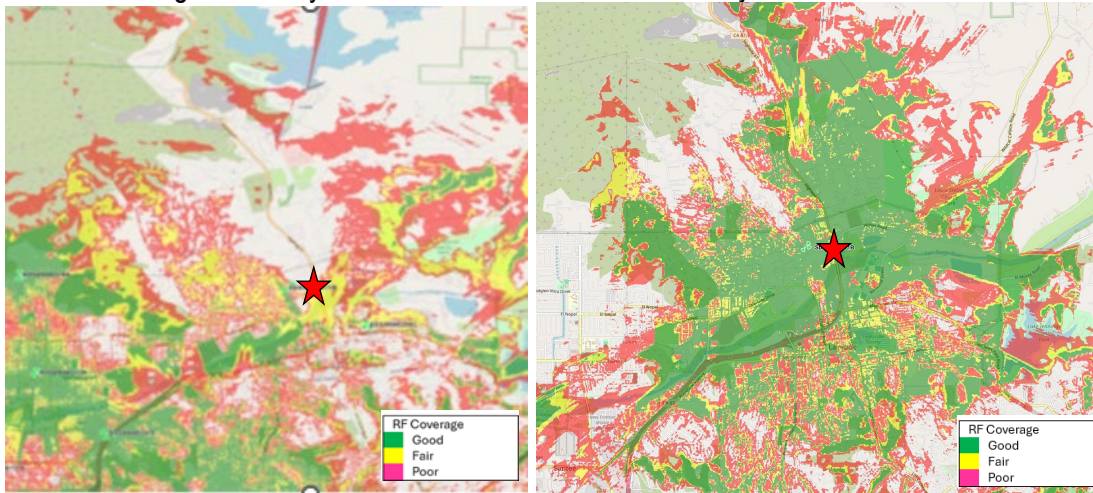


Figure 5: Image reflects proposed coverage with Project.

3. **General Plan Consistency**

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

*Table E-1: General Plan Conformance*

| <b>General Plan Policy</b>   | <b>Explanation of Project Conformance</b>  |
|--|--|
| <p><b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.</p> <p><b>GOAL S-2 – Emergency Response.</b> Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private 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 facility is equipped with backup batteries 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 preservation of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p><b>POLICY COS 11.3 – Development Siting and Design.</b> Require development in visually sensitive areas to minimize visual impacts and preserve unique or special visual features, particularly in rural areas.</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 wireless telecommunication facility is approximately 0.25 miles away from SR-67, the nearest County General Plan Designated Scenic Corridor. The proposed project will be compatible with the existing community character because the proposed 17.6-foot-tall faux water tank and existing equipment enclosure have been sited and designed to be compatible with the existing environment. The existing equipment enclosure is built into the single-family dwelling. As identified in the photo simulations (Figures 1 and 2), intervening topography will help screen the facility from surrounding residents and motorists, and the design of the faux water tank blends with the rural landscape and community setting.</p> <p>For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, will not result in impacts to the natural environment, and will not adversely affect a scenic resource</p> |
| <p><b>POLICY LU 15.2 – Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities</p>  | <p>As a co-location site, the proposed facility will accommodate other carriers in the future, ensuring efficient use of infrastructure and meeting broader coverage needs.</p>  |

| General Plan Policy   | Explanation of Project Conformance |
|---|------------------------------------|
| whenever appropriate, consistent with the Zoning Ordinance. |                                    |

**4. Zoning Ordinance Consistency**

**a. Development Regulations**

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

*Table E-2: Zoning Ordinance Development Regulations*

| CURRENT ZONING REGULATIONS |     | CONSISTENT?                              |
|----------------------------|-----|--|
| Use Regulation:            | A70 | Yes, upon approval of a MUP Modification |
| Animal Regulation:         | L   | N/A                                      |
| Density:                   | -   | N/A                                      |
| Lot Size:                  | 1AC | N/A                                      |
| Building Type:             | C   | N/A                                      |
| Height:                    | G   | Yes                                      |
| Lot Coverage:              | -   | N/A                                      |
| Setback:                   | C   | Yes                                      |
| Open Space:                | -   | N/A                                      |
| Special Area Regulations:  | -   | N/A                                      |

| Development Standard  | Proposed/Provided   | Complies?   |
|---|---|---|
| Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height. | The applicant is proposing a 17.6-foot-tall faux water tower. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

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

**b. Wireless Ordinance Consistency**

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

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

*Table E-3: Wireless Ordinance Consistency*

| Development Standard   | Proposed/Provided  | Complies?   |
|--|--|---|
| Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration, and the facility is screened by landscaping. | The proposed Chain link equipment enclosure associated with the telecommunication facility is 8-foot-tall and does not exceed the 10 - foot-tall height limit.     | 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 proposed wireless telecommunications facility and existing equipment enclosure are located outside all required setbacks including front, rear, and side yard. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

| Development Standard   | Proposed/Provided   | Complies?  |
|--|---|--|
| <p>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.</p>   | <p>The project site is zoned A70 (Limited Agriculture). According to the County of San Diego Noise Ordinance Section 36.404, the one-hour average sound level limits for the A70 zone are 50 decibels (dBA) between 7 a.m. and 10 p.m., and 45 dBA between 10 p.m. and 7 a.m. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.</p> | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> |
| <p>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.</p>   | <p>The Project is considered a “high visibility” facility. Since the proposed Project has a valuation of \$100,000 the MUP modification has been conditioned to have a maximum term of 5 years.</p>   | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> |
| <p>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.</p> | <p>The proposed Project consists of a faux water tank that is designed to avoid adverse visual impacts. The site is not visible from any nearby scenic roads or highways due to the distance.</p>   | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> |

**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 15305. Section 15305 exempts minor construction to an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

**F. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD RECOMMENDATION**

On June 7, 2023, the Lakeside Community Planning Group (CPG) recommended approval of the project without conditions by a vote of 11-0-0-4 (11 – Ayes; 0 – Noes; 0 – Abstain; 4 – Absent/Vacant).

The Lakeside CPG Recommendation Form and Meeting Minutes are found in Attachment E, Public Documentation.

**G. PUBLIC INPUT**

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 20 different property owners were noticed within approximately 500 feet of the project site. Staff received general questions from interested property owners regarding the Project. No formal comments were received during the processing of the permit. Prior to the Planning Commission hearing, public notices were sent to a minimum of 20 property owners within approximately 500 feet of the project site.

**H. RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Find the Project in conformance with CEQA and adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2023-MUP-18-020W1, 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:**  
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**Report Approved By:**  
 Vince Nicoletti, Director  
 (858) 694-2962  
[Vince.nicoletti@sdcounty.ca.gov](mailto:Vince.nicoletti@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_



**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2023-MUP-18-020W1

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

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

Attachment G – Ownership Disclosure Form

## **Attachment A – Planning Documentation**













**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA SPECIFICATION REFS TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFTS FOR ALL RF DETAILS.

1-22



ANTENNA PLAN - SECTOR 'A' AND 'B'



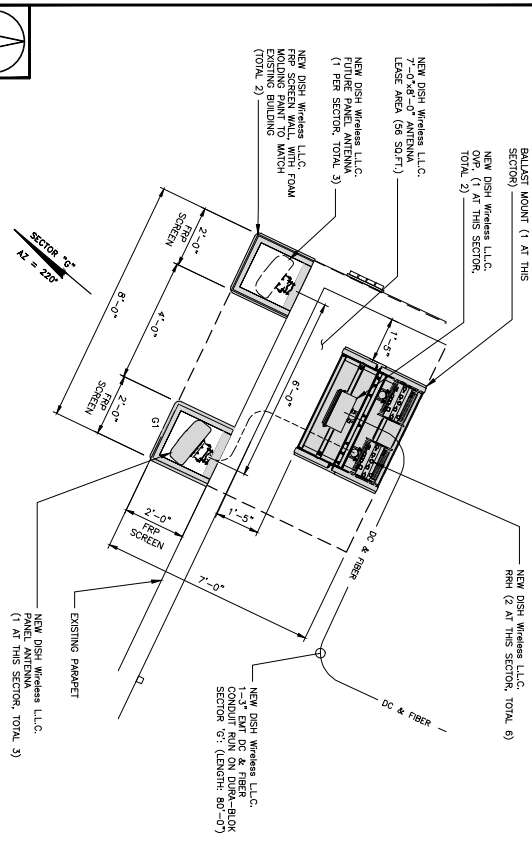
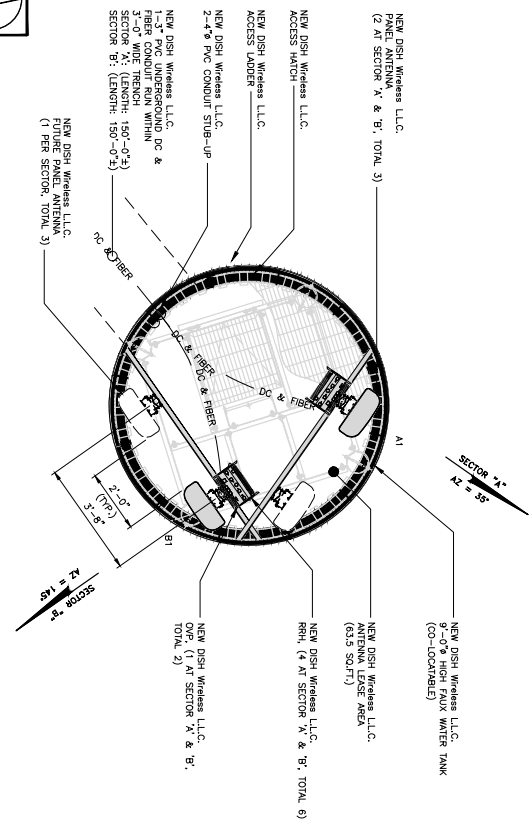
1



ANTENNA PLAN - SECTOR 'G'



2



| SECTOR | POSITION | EXISTING OR NEW | MANUFACTURER - MODEL NUMBER | ANTENNA TECHNOLOGY | SIZE (HxWxD) | WEIGHT | AZIMUTH CENTER | RAD CENTER | FEED LINE TYPE AND LENGTH | TRANSMISSION CABLE |
|--------|----------|-----------------|-----------------------------|--------------------|--------------|--------|----------------|------------|---------------------------|--------------------|
| ALPHA  | A1       | NEW             | JVA M08PRO655-20            | 5G                 | 72.4\"/>     |        |                |            |                           |                    |

| SECTOR | POSITION | MANUFACTURER - MODEL            | TECHNOLOGY | SIZE (HxWxD) | WEIGHT | NOTES |
|--------|----------|---------------------------------|------------|--------------|--------|-------|
| ALPHA  | A1       | SMANSING 5800 RU 600/700/850 RU | 5G         | 16.5\"/>     |        |       |

**NOTES**

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFTS FOR ALL RF DETAILS.
2. ANTENNA AND RFR MODELS MAY CHANGE DUE TO EQUIPMENT CHANGES MUST BE APPROVED AND NEW RFR COMMANDS WITH THE ANALYSIS.

ANTENNA SCHEDULE

3



**MITCHELL J ARCHITECTURE**  
 5650 Highway 101, Suite 100  
 Littleton, CO 80120  
 303.441.1111  
 www.mitchelljarchitect.com

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DRAWN BY:  AJ     JB     MC

CHECKED BY:  AJ     JB     MC

PROJ. NO./ISSUER: 04-09-2024

**ZONING DOCUMENTS**

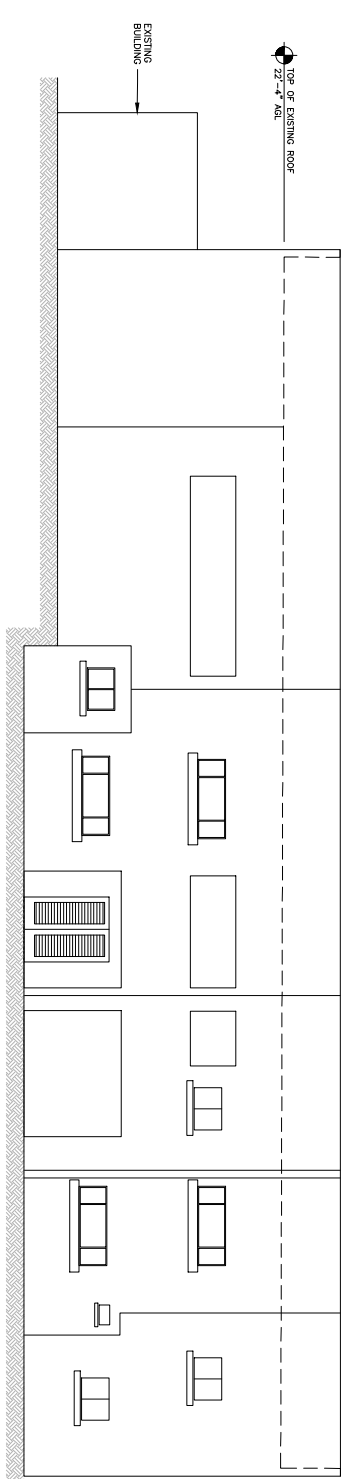
| REV | DATE     | DESCRIPTION         |
|-----|----------|---------------------|
| 0   | 04/15/24 | 90% ZONING PERMITS  |
| 1   | 05/06/24 | 100% ZONING PERMITS |

R&E PROJECT NUMBER: \_\_\_\_\_

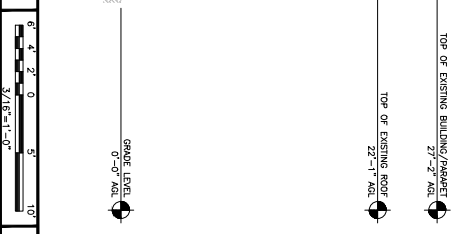
DISH Wireless, L.L.C.  
 PROJECT INFORMATION  
 SDSAN00271B  
 12212 COPING PLACE,  
 LAKESIDE, CA 92040

SHEET TITLE: ANTENNA PLAN AND ANTENNA SCHEDULE

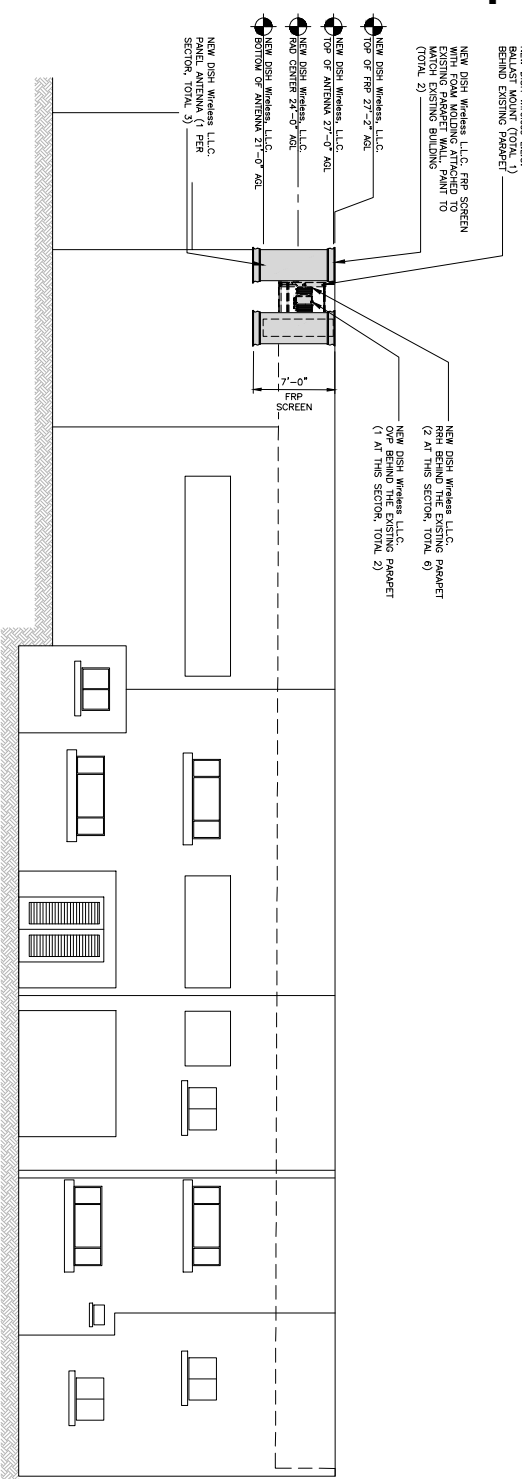
SHEET NUMBER: **A-3**



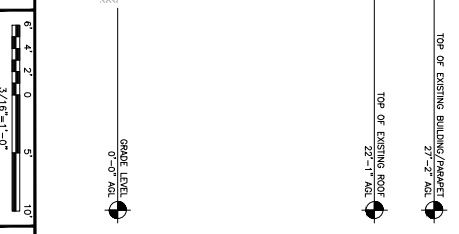
EXISTING ELEVATION (SOUTH)



- NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
  2. CONTRACTOR SHALL MAINTAIN A TOP-OF-MINIMUM TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



NEW ELEVATION (SOUTH)



2

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

MITCHELL J ARCHITECTURE  
5655 Hammer Court, Suite N  
Denver, CO 80231  
303.555.1313 (local) / 800.555.1314 (toll free)  
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|           |            |             |
|-----------|------------|-------------|
| DESIGN BY | CHECKED BY | APPROVED BY |
| AJ        | JB         | MC          |

PROJ. NO./ISSUER: 04-09-2024

**ZONING DOCUMENTS**

| REV | DATE     | DESCRIPTION         |
|-----|----------|---------------------|
| 0   | 04/15/24 | 90% ZONING PERMITS  |
| 1   | 05/06/24 | 100% ZONING PERMITS |

SUBMITTALS

| REV | DATE     | DESCRIPTION         |
|-----|----------|---------------------|
| 0   | 04/15/24 | 90% ZONING PERMITS  |
| 1   | 05/06/24 | 100% ZONING PERMITS |

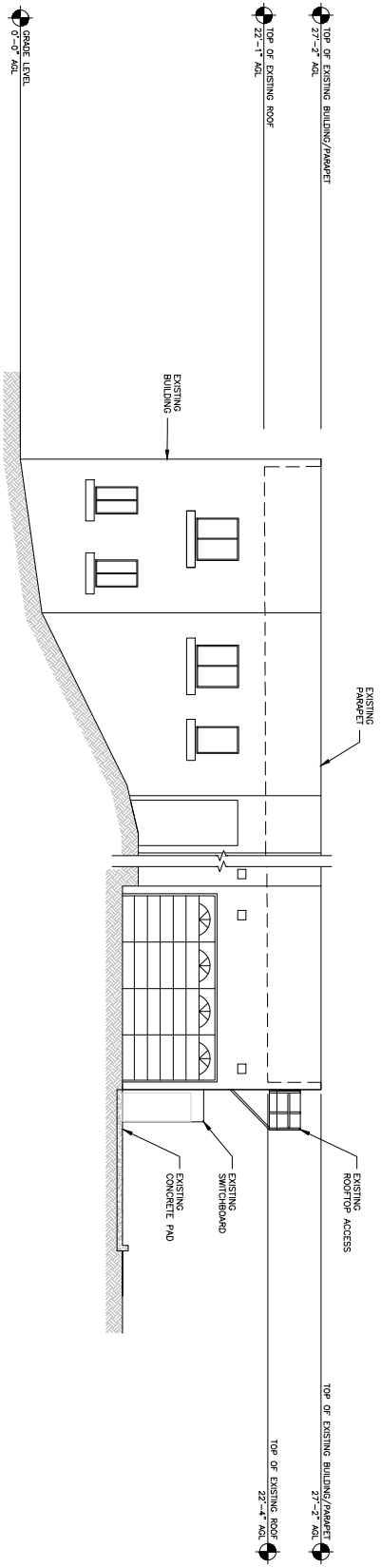
R&E PROJECT NUMBER

DISH Wireless, L.L.C.  
PROJECT INFORMATION

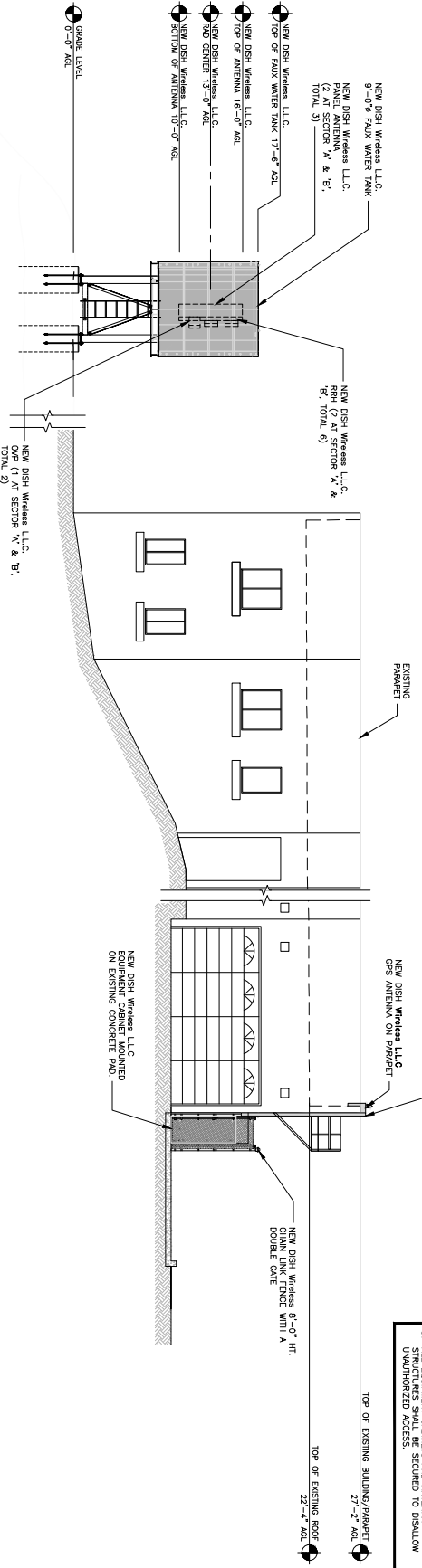
SDSAN00271B  
12212 COPING PLACE,  
LAKEVILLE, CA 92040

SHEET TITLE  
EXISTING AND NEW  
ELEVATIONS

SHEET NUMBER  
A-4

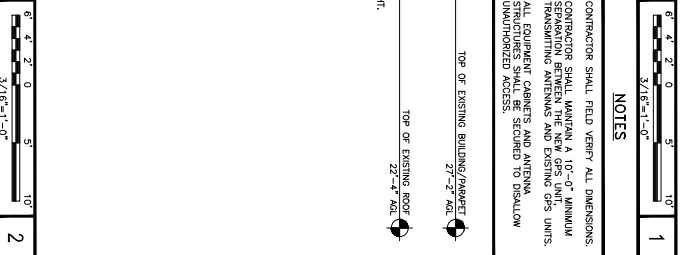


EXISTING ELEVATION (NORTH)



NEW ELEVATION (NORTH)

- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
  2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM VERTICAL CABLE TRAY TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
  3. ALL EQUIPMENT CABINETS AND ANTENNA STRUCTURES SHALL BE SECURED TO UNSALLOW UNAUTHORIZED ACCESS.



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 Denver, Colorado 80248  
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 www.mitchelljarchitect.com

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 AJ [ ] JB [ ] MC [ ]  
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**SUBMITTALS**

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R&E PROJECT NUMBER: \_\_\_\_\_

DISH Wireless, L.L.C.  
PROJECT INFORMATION

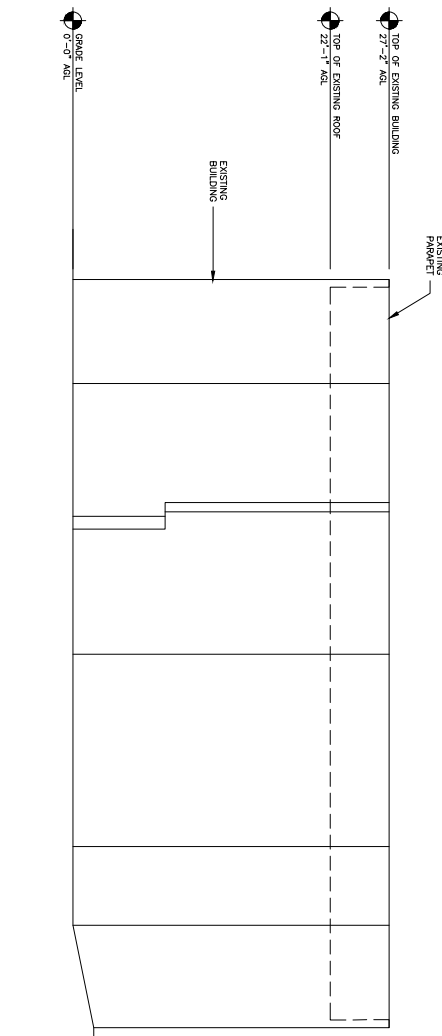
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SHEET TITLE: EXISTING AND NEW ELEVATIONS  
SHEET NUMBER: A-5





EXISTING ELEVATION (EAST)



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 DPROJ: REV./NO. ISSUED: 04-09-2024

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**SUBMITTALS**

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R&E PROJECT NUMBER

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 PROJECT INFORMATION  
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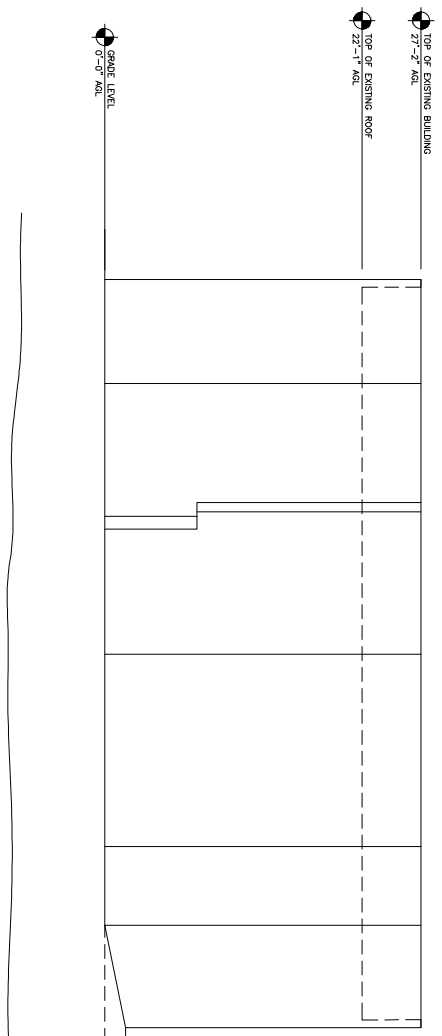
SHEET TITLE  
 EXISTING AND NEW  
 ELEVATIONS  
 SHEET NUMBER  
**A-7**

5701 SOUTH SANTA FE DRIVE  
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MITCHELL J  
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 License No. 13526  
 License No. 13527  
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 License No. 13530

- NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
  - CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM CLEARANCE FROM ALL TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

NEW ELEVATION (EAST)



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 CHECKED BY:  APPROVED BY:   
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**SUBMITTALS**

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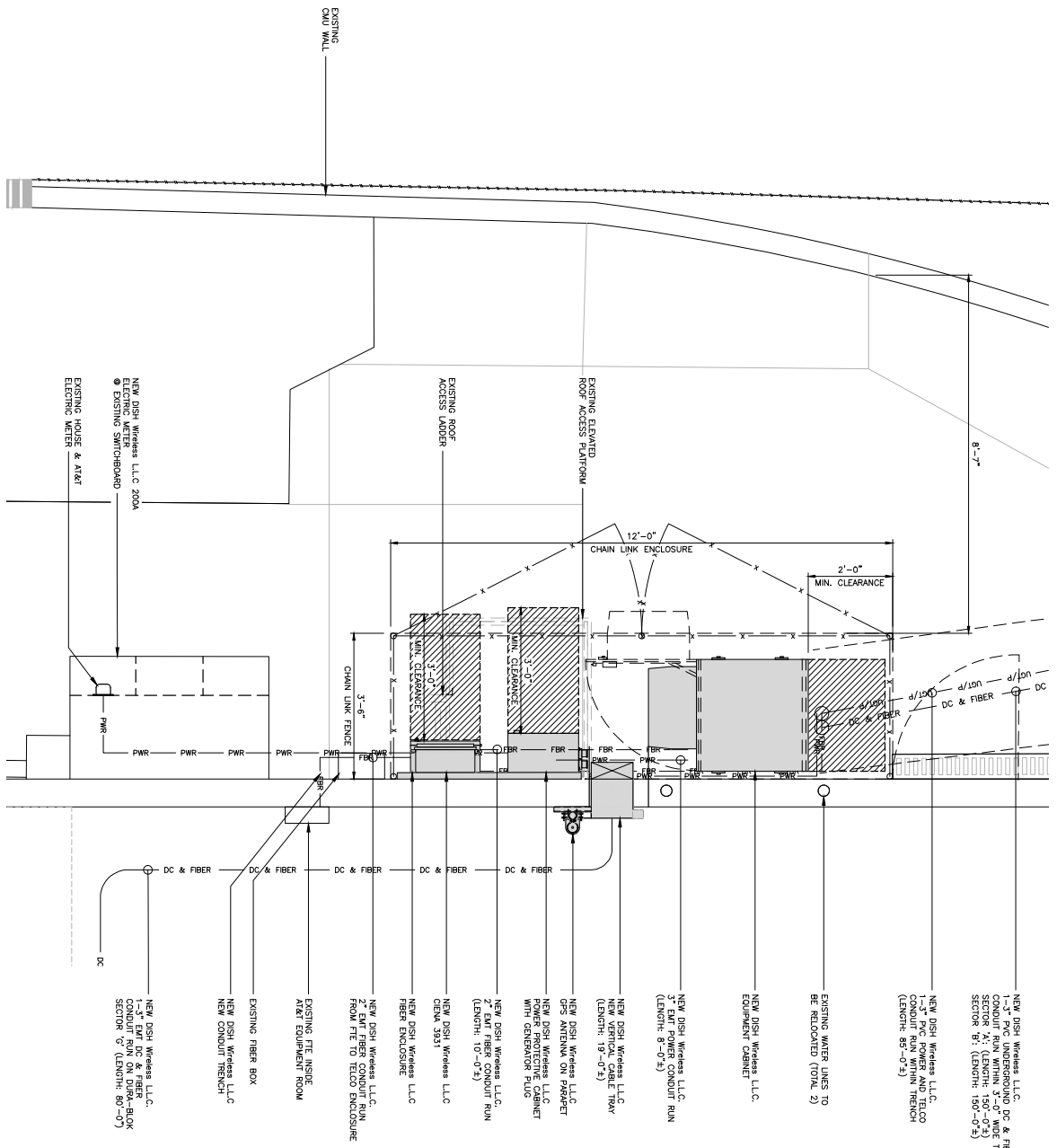
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SHEET TITLE  
 EXISTING AND NEW  
 ELEVATIONS  
 SHEET NUMBER  
**A-7**




EQUIPMENT PLAN @ GROUND FLOOR





5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



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ARCHITECTURE  
3880 Highway 101, Suite 100  
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DRAWN BY:  AJ  JB  MC

CHECKED BY:  AJ  JB  MC

PROJ. NO./ISSUE: 04-09-2024

### ZONING DOCUMENTS

SUBMITTALS

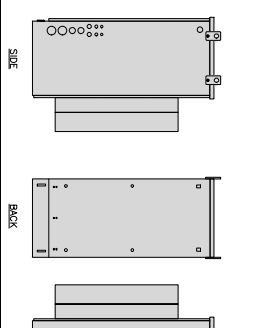
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PROJECT INFORMATION  
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SHEET TITLE  
EQUIPMENT PLAN  
SHEET NUMBER  
**A-8**

|  |                    |
|--|--------------------|
| <b>CHARLES INDUSTRY HEX</b><br>CUBE-PM639155N4 |                    |
| DIMENSIONS (HxWxD):                            | 7.4" x 2.2" x 2.2" |
| POWER PLANT:                                   | -48VDC ABB/60W     |
| TOTAL WEIGHT (EMPT):                           | 408 LBS            |

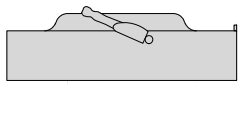


CABINET DETAIL

NO SCALE

1

|  |                          |
|--|--------------------------|
| <b>SQUARE D SAFETY SWITCHES</b><br>D224NRB |                          |
| ENCLOSURE DIM (HxWxD):                     | 2.925" x 1.900" x 0.640" |
| ENCLOSURE TYPE:                            | NEMA 3R RAINPROOF        |
| UL LISTED:                                 | FILE E-2875              |

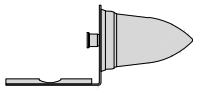


SAFETY SWITCH DETAIL

NO SCALE

4

|                                     |                        |
|-------------------------------------|------------------------|
| <b>PCTEL</b><br>GPSGL-TMG-SPI-40NCB |                        |
| DIMENSIONS (HxWxD) (M/M/INCH):      | 81x184mm<br>3.2"x7.25" |
| WEIGHT W/ACCESSORIES:               | 075 lbs                |
| CONNECTOR:                          | N-FEMALE               |
| FREQUENCY RANGE:                    | 1590 ± 300KHz          |

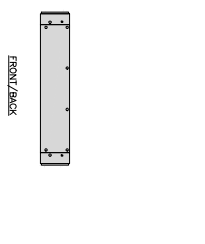


GPS DETAIL

NO SCALE

7

|  |                  |
|--|------------------|
| <b>CHARLES INDUSTRY</b><br>LT-97-002422 PLINTH KIT |                  |
| DIMENSIONS (HxWxD):                                | 6" x 2.2" x 2.2" |
| NOTE: CABINET AND MOUNTING HARDWARE INCLUDED       |                  |

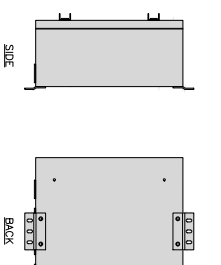


PLINTH KIT DETAIL

NO SCALE

2

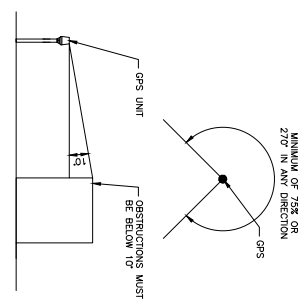
|   |                |
|---|----------------|
| <b>CHARLES OFIT-PF2020DSH1</b><br>FIBER TELCO ENCLOSURE |                |
| ENCLOSURE DIMS (HxWxD):                                 | 20" x 20" x 4" |
| ENCLOSURE WEIGHT:                                       | 20 lbs         |
| MOUNTING:   | WALL           |
| COMPLIANCE:   | TYPE 4         |



FIBER TELCO ENCLOSURE DETAIL

NO SCALE

5

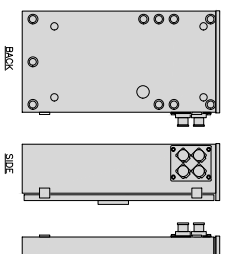


GPS MINIMUM SKY VIEW REQUIREMENTS

NO SCALE

8

|   |                        |
|---|------------------------|
| <b>RAYCAP PPC</b><br>RDJAC-2465-P-240-MTS |                        |
| ENCLOSURE DIMENSIONS (HxWxD):             | 39" x 22.855" x 12.293 |
| WEIGHT:                                   | 80 lbs                 |
| OPERATING AC VOLTAGE:                     | 240/120 1 PHASE 3W-G   |

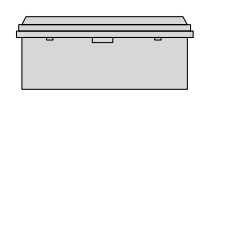


POWER PROTECTION CABINET (PPC) DETAIL

NO SCALE

3

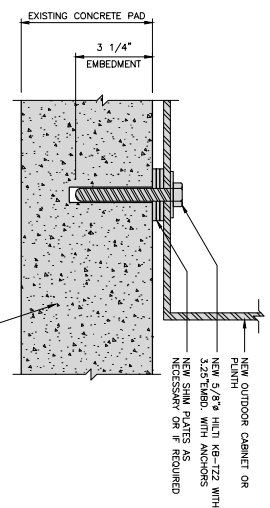
|  |                   |
|--|-------------------|
| <b>CIENA 3931</b><br>FIBER NID ENCLOSURE |                   |
| DIMENSIONS (HxWxD):                      | 17" x 16.85" x 7" |
| WEIGHT:                                  | 28.6 lbs          |



FIBER NID ENCLOSURE DETAIL

NO SCALE

6



TYPICAL OUTDOOR EQUIPMENT TO CONCRETE SLAB ANCHORAGE

NO SCALE

9

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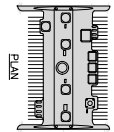
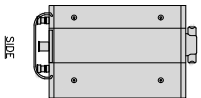
**DISH Wireless, LLC**  
PROJECT INFORMATION

SDSAN00271B  
12212 COPING PLACE,  
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SHEET TITLE  
**EQUIPMENT DETAILS**

SHEET NUMBER  
**D-1**

|  |                   |
|--|-------------------|
| <b>SAMSUNG BAND RU</b><br>600/700/850 RU |                   |
| DIMENSIONS (HxWxD)                       | 16.5"x14.9"x11.1" |
| WEIGHT                                   | 98.55 lbs         |
| CONNECTOR TYPE                           | TBD               |
| POWER SUPPLY                             | TBD               |

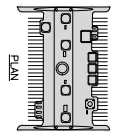
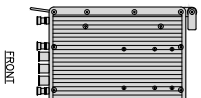
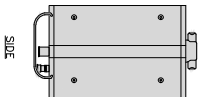


RRH DETAIL

NO SCALE

1

|   |                  |
|---|------------------|
| <b>SAMSUNG DUAL BAND RU</b><br>AWS3/AWS4 RU |                  |
| DIMENSIONS (HxWxD)                          | 14.9"x14.9"x8.9" |
| WEIGHT                                      | 72.31 lbs        |
| CONNECTOR TYPE                              | TBD              |
| POWER SUPPLY                                | TBD              |

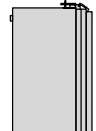
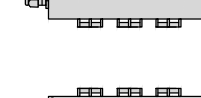
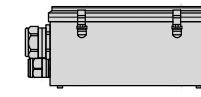


RRH DETAIL

NO SCALE

2

|   |                     |
|---|---------------------|
| <b>RAYCAP RBDIC-9181-PF-48</b><br>DC SURGE PROTECTION |                     |
| DIMENSIONS (HxWxD)                                    | 18.98"x14.97"x6.15" |
| WEIGHT  | 21.82 LBS           |

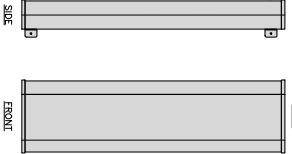


SURGE SUPPRESSION DETAIL

NO SCALE

3

|                             |                    |
|-----------------------------|--------------------|
| <b>JMA</b><br>MX08FR0665-20 |                    |
| DIMENSIONS (HxWxD)          | 72.5"x20.0"x8.0"   |
| RF PORTS, CONNECTOR TYPE    | 8 x 4.5"-10 FEMALE |
| WEIGHT                      | 64.5 lbs           |
| WEIGHT WITH BRACKETS        | 82.5 lbs           |

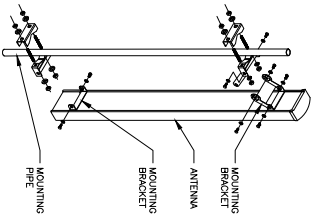


ANTENNA DETAIL

NO SCALE

4

|   |                      |
|---|----------------------|
| <b>MO4 MOUNTING BRACKET</b><br>HPA-33R-BU0-H4-K |                      |
| WIDTH   | 5"                   |
| DEPTH   | 2"                   |
| HEIGHT  | 8"                   |
| TOTAL WEIGHT                                    | 1.5 lbs              |
| HOUSING MATERIAL                                | ASA/ABS/ALUMINUM     |
| HOUSING COLOR                                   | LIGHT GRAY           |
| CONNECTOR                                       | 1/8"-PIN DIAM. CHAIN |



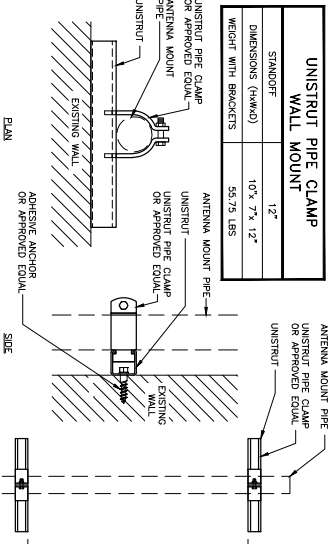
NOTE:  
OR Dish Wireless LLC  
APPROVED EQUIPMENT

ANTENNA MOUNTING DETAIL

NO SCALE

5

|  |               |
|--|---------------|
| <b>UNISTRUT PIPE CLAMP</b><br>WALL MOUNT |               |
| STANDARD                                 | 12"           |
| DIMENSIONS (HxWxD)                       | 10.5" 7"x 12" |
| WEIGHT WITH BRACKETS                     | 55.75 LBS     |

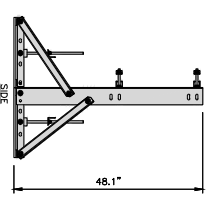
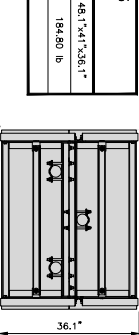


UNISTRUT WALL MOUNT DETAIL

NO SCALE

6

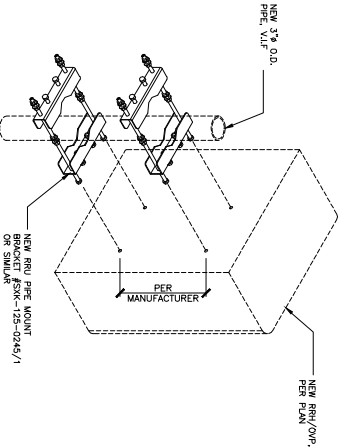
|  |                  |
|--|------------------|
| <b>ANDREW RR-TF33</b><br>BALLAST MOUNT |                  |
| DIMENSIONS (HxWxD)                     | 48.1"x41.3"x6.1" |
| WEIGHT                                 | 184.80 lb        |



BALLAST MOUNT DETAIL

NO SCALE

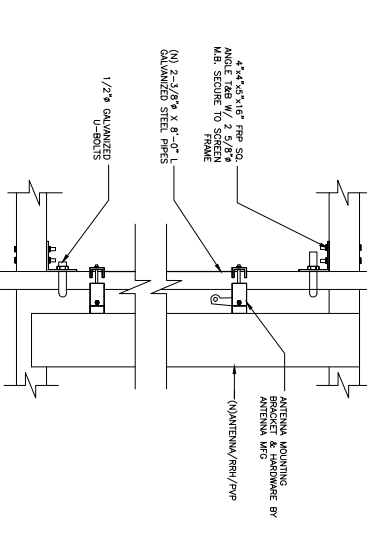
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RRH/OVP MOUNT DETAIL

NO SCALE

8



ANTENNA/RRH/OVP CONNECTION DETAIL

NO SCALE

9

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LITTLETON, CO 80120

**EQUIPMENT DETAILS**  
SHEET NUMBER  
**D-2**

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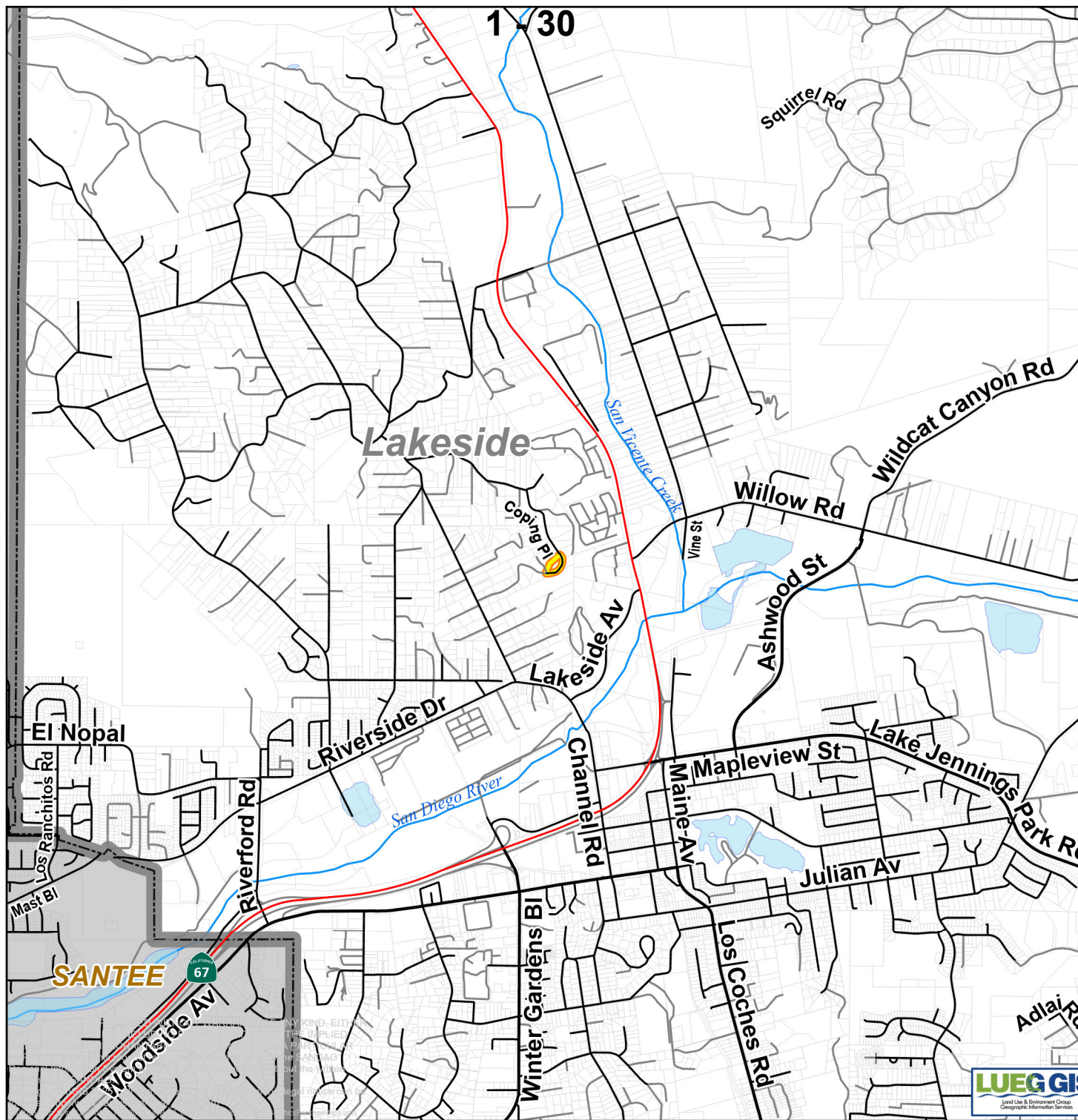
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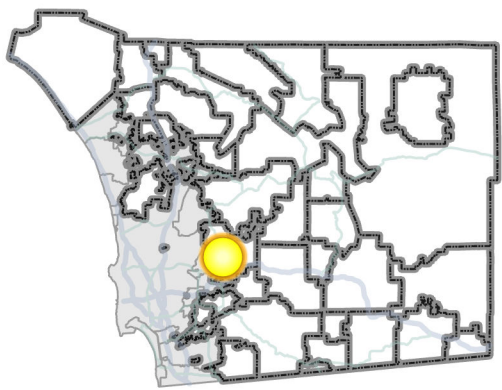
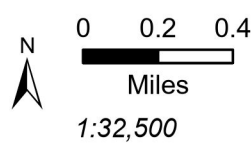
DISH Wireless, LLC  
PROJECT INFORMATION  
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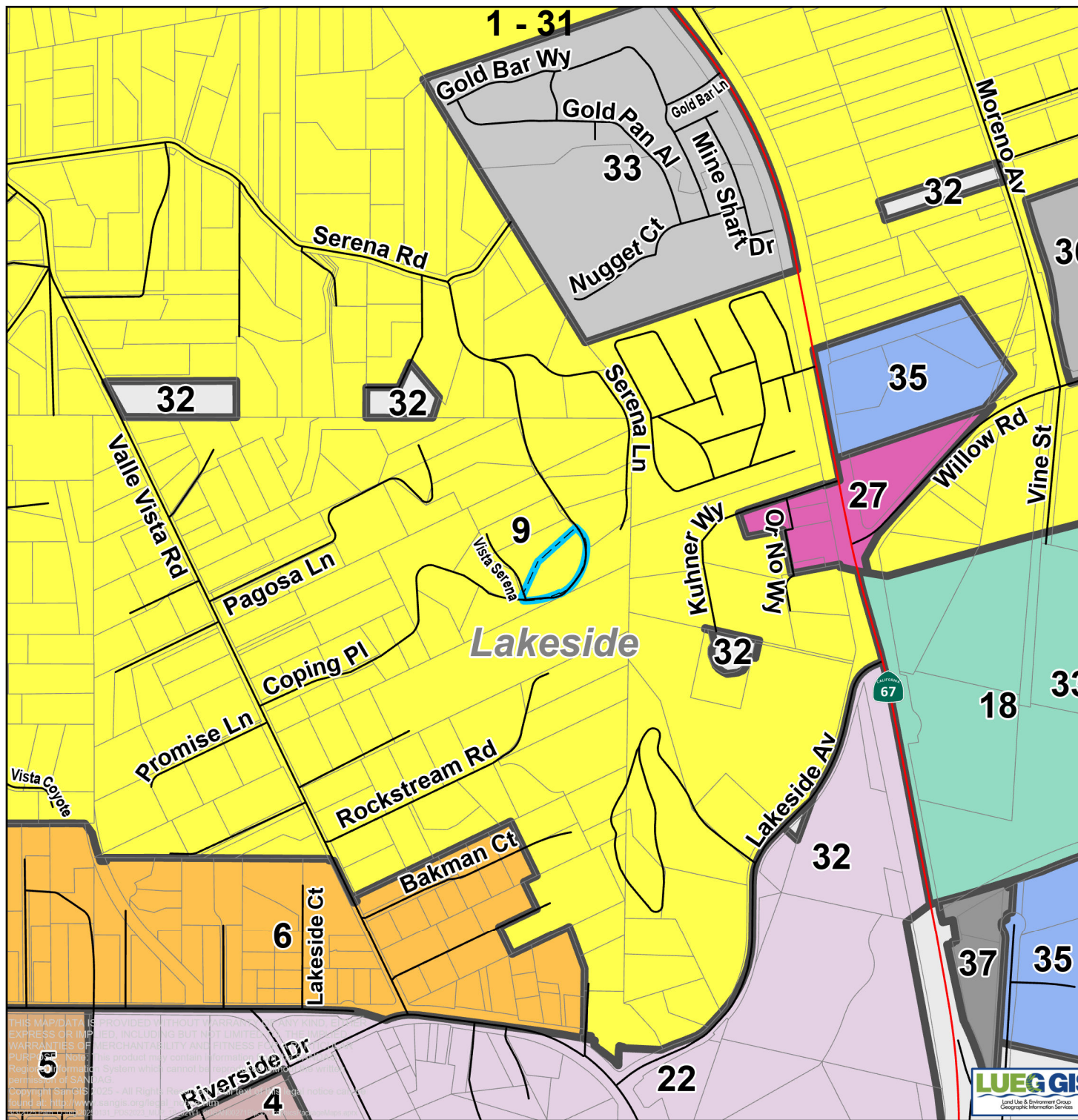


SDSAN00271B  
 PDS2023-MUP-18-020W1

**Vicinity**  
 Lakeside  
 Community Plan Area

-  Roads
-  Site
-  Parcels
-  Incorporated
-  CPA





SDSAN00271B  
 PDS2023-MUP-18-020W1

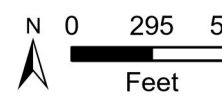
**General Plan**  
*Lakeside*  
 Community Plan Area

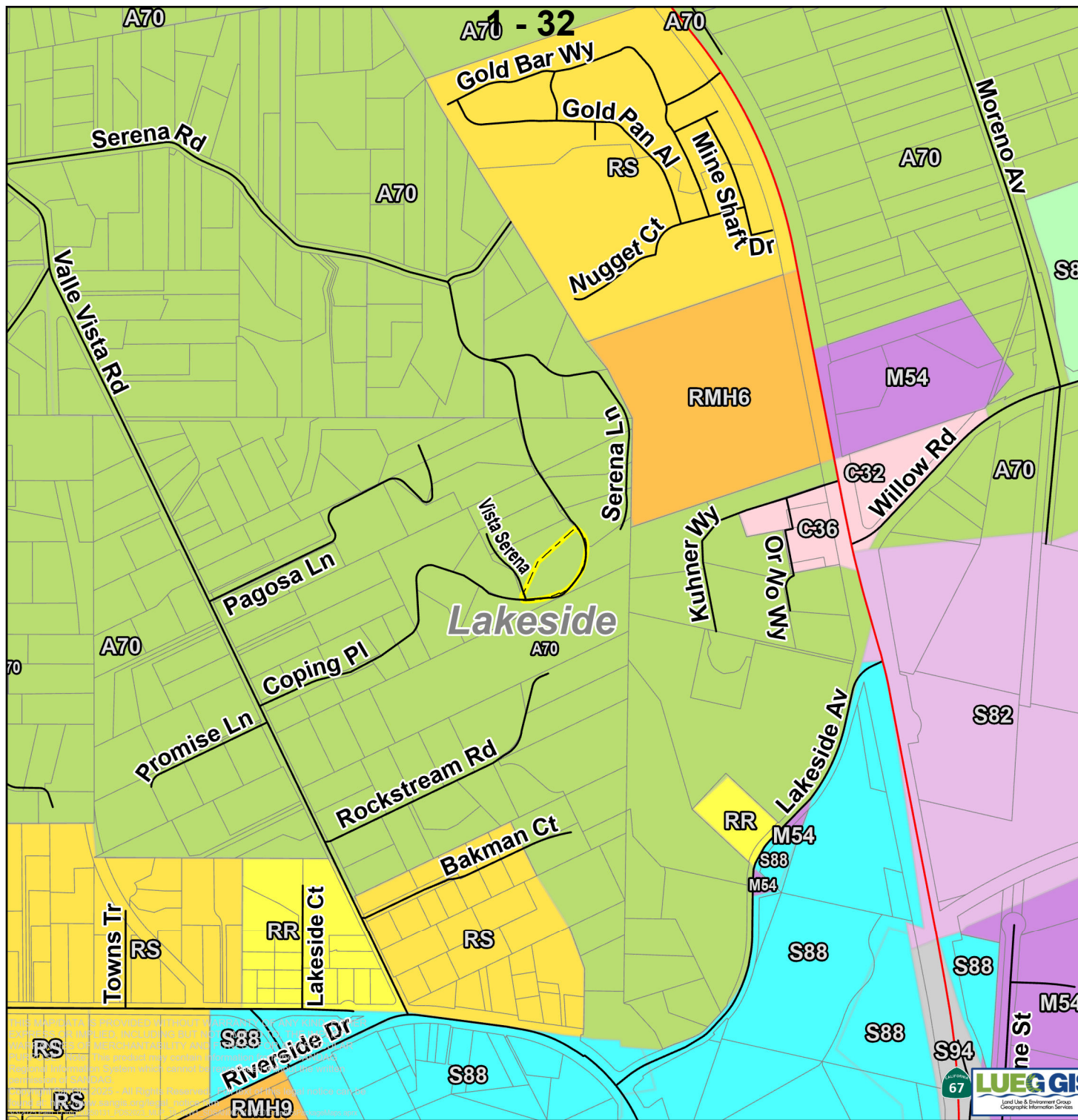
- Roads
- Parcels
- CPA

- General Plan
- (4) Village Residential (VR-10.9)
  - (5) Village Residential (VR-7.3)
  - (6) Village Residential (VR-4.3)
  - (9) Semi-Rural Residential (SR-1)
  - (18) Rural Lands (RL-20)
  - (22) Specific Plan Area

- (27) Rural Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (35) Medium Impact Industrial
- (36) Open Space (Recreation)
- (37) Open Space (Conservation)

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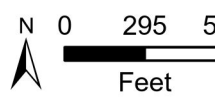
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 PDS2023-MUP-18-020W1

**Zoning**  
 Lakeside  
 Community Plan Area

- Roads
- Site
- Parcels
- CPA

- Zoning**
- (A) Agriculture
  - (C##) Commercial and Office
  - (S82) Extractive Use
  - (M##) Industrial
  - (S80) Open Space

- (RS) Residential - Single
- (RMH) Residential Mobile Home
- (RR) Rural Residential
- (S88) Specific Plan
- (S##) Transportation and Utility



**LUEGGI**  
 Land Use & Environment Group  
 Geographic Information Services





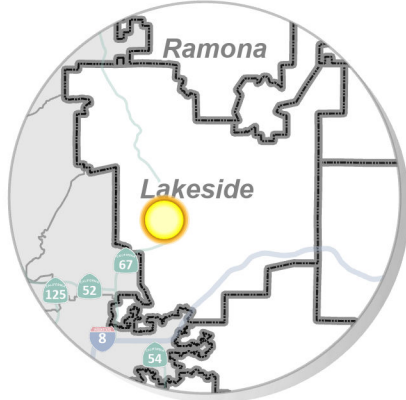
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 3/1/23, Palmdale, 10/20/23, PDS2023-MUP-18-020W1, 10/27/2023, 10/27/2023, Spatial Analyst



SDSAN00271B  
 PDS2023-MUP-18-020W1

-  Roads
-  Site
-  CPA

**Aerial**  
*Lakeside*  
*Community Plan Area*

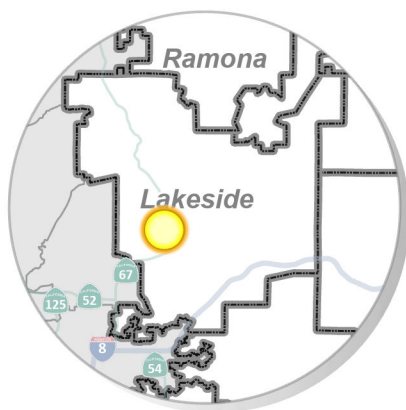


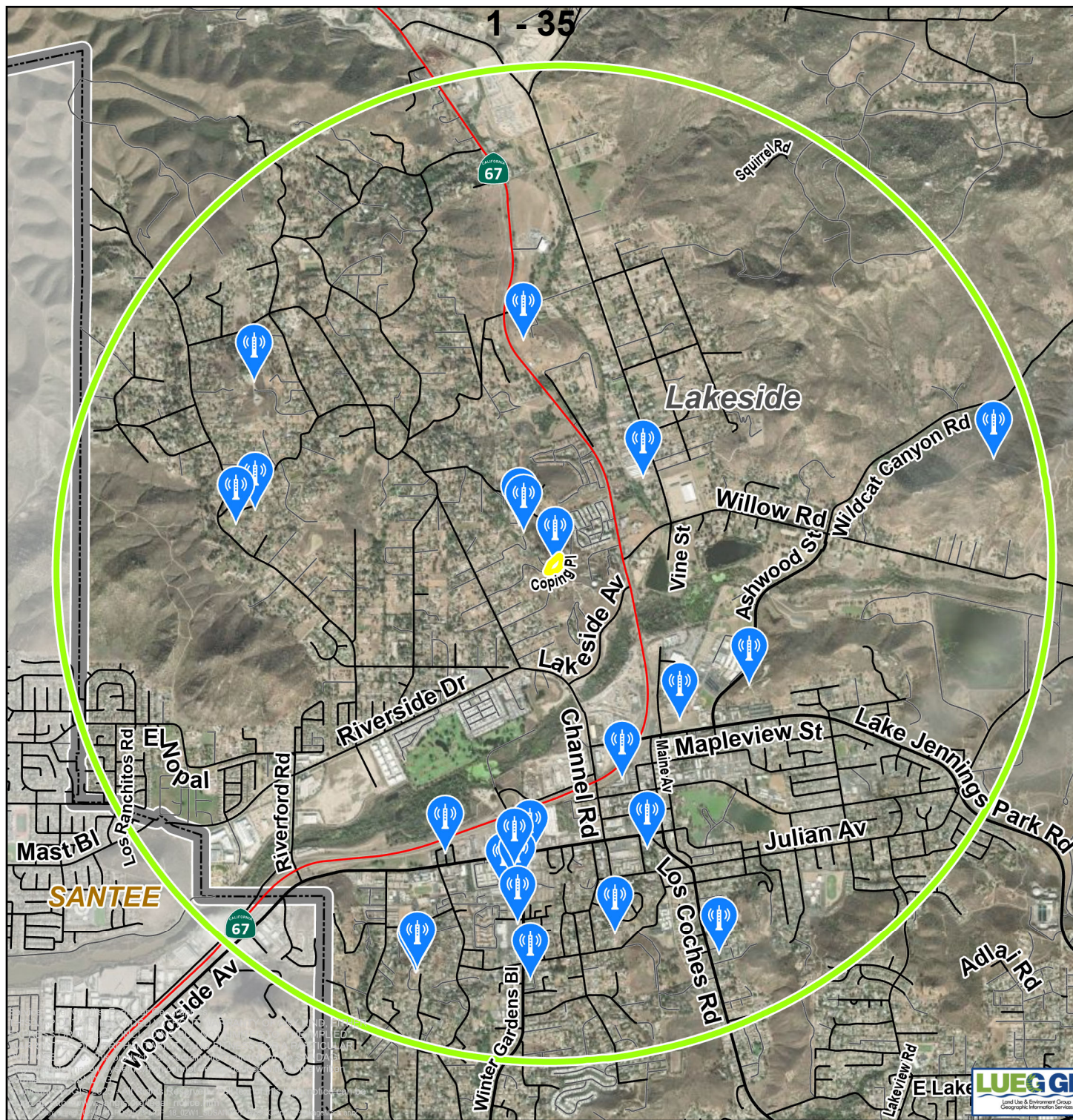


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 PDS2023-MUP-18-020W1

**Aerial**  
 Lakeside  
 Community Plan Area

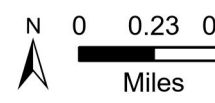
- Roads
- Site
- Tribal Lands
- Incorporated
- CPA





SDSAN00271B  
 PDS2023-MUP-18-020W1  
**Cell Towers within Two Miles**  
 Lakeside  
 Community Plan Area

-  Roads
-  Site
-  Incorporated
-  CPA
-  Cell Tower
-  2-Mile Buffer



**Attachment B – Form of Decision  
Approving PDS2023-MUP-18-020W1**



VINCE NICOLETTI  
DIRECTOR

**PLANNING & DEVELOPMENT SERVICES**

5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123  
(858) 505-6445 General • (858) 694-2705 Codes Compliance  
(858) 565-5920 Building Services

March 21, 2025

**PERMITTEE:** DISH WIRELESS  
**PROJECT NUMBER:** PDS2023-MUP-18-020W1  
**E.R. NUMBER:** PDS2023-ER-01-14-023B  
**PROPERTY:** 12212 COPING PLACE IN LAKESIDE PLANNING AREA, WITHIN  
UNINCORPORATED SAN DIEGO COUNTY  
**APN:** 379-102-38-00

**DECISION OF PLANNING COMMISSION**

**ORIGINAL MAJOR USE PERMIT DECISION (MUP-18-020W)**

GRANT, as per plot plan and elevations dated April 12, 2019. The permit authorizes the construction, operation, and maintenance of a wireless telecommunication facility, which includes the installation of 12 panel antennas, 21 remote radio units, 4 surge suppressors, and 3 TMAs mounted on a 64-foot, 6-inch faux mono-palm tree. The facility also permits the installation of additional associated equipment housed within an existing equipment enclosure, located within a single-family residential dwelling unit, in accordance with Sections 6985, 6986, and 7358 of the Zoning Ordinance.

ALSO GRANTED is an exception to the height requirements pursuant to Section 4622.b of the Zoning Ordinance, to allow an increase in height from 35-feet to 64-feet, 6 inches for the mono-palm.

**MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-18-020W1)**

GRANT, as per the revised plot plan and elevations dated May 8, 2024, a modification to Major Use Permit MUP-18-020W to authorize the construction, operation, and maintenance of a wireless telecommunication facility for Dish Wireless. The permit authorizes the installation of a 17.6-foot-tall faux water tower supporting wireless telecommunication antennas and associated supporting equipment within a 79-square-foot leased area secured by a chain-link fence enclosure. The facility is being processed as a colocation facility; however, Dish Wireless and AT&T operate as separate entities, and the amortization table is specific to this facility.

This modification allows for the addition of Dish Wireless facilities while maintaining AT&T’s existing operations on-site, promoting colocation to minimize visual and land use impacts. The project site is located at 12212 Coping Place in the Lakeside Community Plan Area. The site is subject to the General Plan Land Use Designation Semi-Rural Residential (SR-1). Zoning for the site is Limited Agriculture (A70). Access to the site is provided by Coping Place, a private road.

Pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance, wireless telecommunication facilities subject to this Major Use Permit Modification are considered "high visibility" facilities. Therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of five years and will expire on March 21, 2032, at 4:00 p.m. This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

All wireless telecommunication facilities subject to this Major Use Permit Modification shall also be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit Modification shall expire on March 21, 2027 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.

.....  
**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:

**SPECIFIC CONDITIONS FOR MAJOR USE PERMIT (MUP-18-020):**

The following conditions are imposed with the granting of this Major Use Permit: All building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO]**  
**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The

applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

**2. GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**

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

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

**3. 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 10/23/2018 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review that demonstrates the mono-broadleaf has been re-branched to a mono-pine. **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

**4. PLN#2 – SITE CONFORMANCE (WIRELESS)**

**Intent:** To ensure the site complies with County Zoning Ordinance Sections 6980–6991 (Wireless Telecommunications Section) by adhering to approved plot plans.

**DESCRIPTION OF REQUIREMENT:** The site must be constructed to substantially conform to the approved plot plans. **DOCUMENTATION:** The applicant is required to construct the site in accordance with the approved plans. Upon completion, the applicant must submit photographic evidence to [PDS, PCC] for review. **TIMING:** Documentation must be provided prior to occupancy, final grading release, or use of the premises in reliance on this permit. **MONITORING:** [PDS, PCC] will review the submitted photographic evidence to verify compliance with the approved plot plans and ensure the site meets all required conditions.

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

**INTENT:** To ensure compliance with the approved project design as outlined in the approved plot plan. The project must be constructed in accordance with the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site must conform to the approved plot plan and building plans. This includes, but is not limited to, installing all required design features, painting all structures in approved colors, and removing all temporary construction facilities from the site. **DOCUMENTATION:** The applicant must 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 occupancy, final grading release, or use of the premises under this permit, the site must conform to the approved plans. **MONITORING:** [PDS, Building Inspector] and [DPR, TC, PP] will inspect the site to confirm compliance with the approved building plans.

**6. HAZ#1 – HEALTH AND SAFETY PLAN**

**INTENT:** To protect workers from hazardous chemicals and notify the public of potential risks while ensuring compliance with the California Health and Safety Code, Chapter 6.95. Approval must be obtained from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant must secure all necessary permits for the storage, handling, and disposal of hazardous materials, as required by the Department of Environmental Health - Hazardous Materials Division. The Health and Safety Plan must be approved by [DEH, HMD]. Contact for Hazardous Materials Division, Plan Check Section: Joan Swanson, (858) 505-6880, or via email at [joan.swanson@sdcounty.ca.gov](mailto:joan.swanson@sdcounty.ca.gov). **TIMING:** Before occupancy of the first structure associated with this permit, the Health and Safety Plan and Hazardous Materials Business Plan must be prepared, approved, and implemented. **MONITORING:** [DEH, HMD] will verify compliance with this condition and ensure ongoing adherence.

**7. 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, 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.

**8. 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 10/23/2018. 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.

**9. 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.

**10. ROADS#1–PRIVATE ROAD MAINTENANCE**

**INTENT:** In order to ensure that the on- and off-site private easement roads are maintained and repaired if damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on- and off-site private easement roads that serve the Project. During the term of the permit, the owner(s) of the private road easement(s) shall share proportionately to the use made of the easement(s) that serve the Project, pursuant to California Civil Code

Section 845. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

#### 11. **ROADS#2–SIGHT DISTANCE**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 450 Feet in both directions along Valle Vista Road from the project private access road, Copping Place, 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.

Further development of the subject properties may require the approval of discretionary permits that may have conditions for certain private parking improvements, flood control facilities, and traffic control devices (or contributions for future installations of the same).

**SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION PDS2023-MUP-18-020W<sup>1</sup>:** 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.

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

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

2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**

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

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

**3. GEN#3-INSPECTION FEE**

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

**4. PLN#1- PHOTO SIMULATION: [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 6/26/2024 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review that demonstrates the mono-broadleaf has been re-branched to a mono-pine. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations

**5. PLN#2-SITE CONFORMANCE (WIRELESS)**

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance

Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans including landscaping. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

6. **PLN#3–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**  
**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design and concealment features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

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

7. **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.

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

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated **6/26/2024**. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennas 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.

9. **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.

## FINDINGS FOR MAJOR USE PERMIT PDS2023-MUP-18-020W1

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

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

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

The project is a Major Use Permit (MUP) Modification to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The facility consists of panel antennas and associated equipment housed within a 17.5-foot faux water tank, designed to resemble a functional water storage feature. The associated equipment cabinet is housed within a 79-square-foot lease area, enclosed by a chain-link fence for security. The faux water tank is designed to integrate

seamlessly with the surrounding environment, ensuring the facility remains visually unobtrusive to nearby residents and motorists.

Scale and Bulk:

The project area is characterized as rural residential. The proposed faux water tower facility will be situated 160 feet from the nearest residential structures, ensuring minimal visual disruption. Photo-simulations illustrate that the structure will blend into the surroundings due to minimum footprint and camouflaged appearance. The associated equipment enclosure will be screened by the faux water tank and surrounding natural features, preventing it from being a prominent visual element.

The camouflaged design minimizes the bulk and massing of the structure, allowing it to blend into the existing setting. The project's small footprint and integration with natural topography and vegetation further ensure that it remains in harmony with the scale and bulk of the surrounding area and does not negatively impact the viewshed.

Coverage:

The subject parcel is 1.38 acres and already contains existing infrastructure. The lease area for this unmanned wireless facility is 79 square feet, amounting to less than 1% lot coverage. The small scale of the facility ensures that it is consistent with the existing character and coverage of surrounding properties.

Density:

No residential structures are proposed. The MUP is solely for the authorization of a wireless telecommunication facility, which does not introduce a residential component or alter the density of the site.

2. The availability of public facilities, services, and utilities  
The project is within the jurisdiction of the Lakeside and meets all fire protection requirements. The facility does not require sewer service. Electrical and telephone services are available on-site, ensuring that all necessary utilities and services are readily available for the project.

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

The project consists of an unmanned wireless telecommunication facility housed within a 17.5-foot faux water tank. The camouflaged design ensures minimal visual impact, while the equipment cabinet is enclosed within a secured lease area, preventing any disruption to the character of the neighborhood.



The facility is set back a considerable distance from nearby residences, and its design integrates naturally with the environment, ensuring that it does not create an adverse visual impact. Photo-simulations confirm that the line, form, and color of the faux water tank allow it to blend seamlessly with the existing landscape.

For these reasons, the project will not negatively impact the desirable neighborhood character.

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

The project is an unmanned wireless facility and will generate minimal traffic, with only one maintenance trip per month. The site has existing parking available, and the occasional maintenance trips will not substantially alter the expected traffic patterns or physical character of the surrounding streets.

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

The proposed wireless telecommunication facility is appropriate for the site given the existing infrastructure and available services. The parcel is already developed with access and utilities, ensuring that the facility will function efficiently without requiring significant alterations to the landform. The faux water tank has been designed to blend into the existing setting, ensuring compatibility with adjacent land uses. Due to its stealth design and limited physical impact, the project is well-suited for this location and the proposed intensity of use.

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

No additional relevant impacts have been identified.

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

The project complies with the San Diego County General Plan and applicable land use policies. The site is designated Semi-Rural Residential (SR-1) and supports essential infrastructure improvements.

The project aligns with:

- Goal S-1 (Public Safety) and S-2 (Emergency Response) by ensuring reliable communication services to enhance public safety and emergency response.

- General Plan Policy LU 15.1 – The project has been designed and sited to minimize visual impacts, ensuring compatibility with the existing community character and avoiding disruption to natural resources.
- General Plan Policy LU 15.2 – The facility is capable of supporting multiple carriers if necessary.
- General Plan Policy COS 11.3 – The faux water tank design minimizes visibility, ensuring the project does not detract from scenic views or neighboring properties.

The project is not located within a designated scenic highway corridor, and the stealth design mitigates potential visual impacts. As such, the proposed facility is consistent with the San Diego County General Plan.

### **WIRELESS TELECOMMUNICATION FINDINGS**

The project is in a preferred location in a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a camouflaged facility as a faux utility pole. In addition, the proposed project consists of converting an existing monopole into a faux utility pole as monopoles are not permitted when visible from scenic highways identified in the County of San Diego General Plan. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

**LIGHTING ORDINANCE COMPLIANCE:** In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

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

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

(LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

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

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

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

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

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

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

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

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

| <b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b> |      |                                      |     |
|---|------|--------------------------------------|-----|
| <b>Planning &amp; Development Services (PDS)</b>              |      |                                      |     |
| Project Planning Division                                     | PPD  | Land Development Project             | 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 Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO  
VINCE NICOLETTI, DIRECTOR

BY:

Ashley Smith, Chief

Project Planning Division  
Planning & Development Services

email cc:

Daniella Hofreiter, Planning Manager, PDS

Eddie Scott, Project Planner, Land Use/Environmental Planner, PDS

Aurora Jimenez, Point of Contact, [aurora.jimenez@mitchellj.com](mailto:aurora.jimenez@mitchellj.com)

## **Attachment C – Environmental Documentation**

**1 - 56**  
**NOTICE OF EXEMPTION**

TO: Recorder/County Clerk  
Attn: James Scott  
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: Dish Wireless - SDSAN00271B; PDS2023-MUP-18-020W1

Project Location: 12212 Copping Place, Lakeside Community Plan Area  
APN: 379-102-38-00

Project Applicant: Mitchell J Architecture, OBO Dish Wireless 4883 Ronson Court Suite N San Diego, CA 92111  
92618 (858) 650-3130

Project Description: The applicant seeks a Major Use Permit Modification to install a 17.6-foot-tall faux water tower wireless facility for Dish Wireless, meeting the County of San Diego Wireless Ordinance and collocation standards. The modification will enable Dish Wireless to operate on one site. The project features a faux water tower supporting Dish Wireless antennas and a 79-square-foot leased area for equipment, secured by a chain-link fence.

Agency Approving Project: County of San Diego

County Contact Person: Eddie Scott Telephone Number: (619) 323-8090

Date Form Completed: March 21, 2025

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on March 21, 2025 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:
  - Categorical Exemption. G Section: 15303 – New Construction or Conversion of Small Structure
  - 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  were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan  was  was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15305 of the California Environmental Quality Act (CEQA), exempt: Pursuant to Section 15305 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because the project consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to, minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

Signature:  Telephone: (619) 323-8090

Name (Print): Eddie Scott Title: Land Use / Environmental Planner II

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.



## **Attachment D – Environmental Findings**

**Dish Wireless - SDSAN00271B  
MAJOR USE PERMIT MODIFICATION  
PERMIT NO.: PDS2023-MUP-18-020W1  
ENVIRONMENTAL LOG: PDS2023-ER-01-14-023B**

**ENVIRONMENTAL FINDINGS  
MARCH 21, 2025**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 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): \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Manager: \_\_\_\_\_

Project Manager's Phone: \_\_\_\_\_

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

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

Notification of scheduled hearings:

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

**SDC PDS RCVD 03-09-23  
MUP18-020W1**

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



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

Record ID(s): \_\_\_\_\_

Project Name: \_\_\_\_\_

Planning/Sponsor Group: \_\_\_\_\_

Results of Planning/Sponsor Group Review

Meeting Date: \_\_\_\_\_

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

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

**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:** \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_ Vacant / Absent

**C. Recommended conditions of approval:**

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

Reported by: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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



# PHOTO SIMULATION

FAUX WATER TOWER AND FACADE MOUNTED PANEL ANTENNAS:

## 12212 COPLING PLACE, LAKESIDE, CA 92040



### SHEET INDEX

| PAGE NO. | PAGE TITLE |
|----------|------------|
| 1        | COVER      |
| 2        | VIEW 1     |
| 3        | VIEW 2     |
| 4        | VIEW 3     |
| 5        | VIEW 4     |
| 6        | VIEW 5     |

### PROJECT DESCRIPTION

DISH WIRELESS PROPOSES A NEW SITE INSTALLATION

● LOCATION OF DISH WIRELESS ANTENNAS

**COVER**

### PROJECT INFORMATION

SITE ID: SDSAN00271B

SITE ADDRESS: 12212 COPLING PLACE, LAKESIDE, CA 92040

SDC PDS RCVD 06-26-24

**MUP18-020W1**





**VIEW 1 | SOUTHEAST VIEW FROM COPING PLACE**

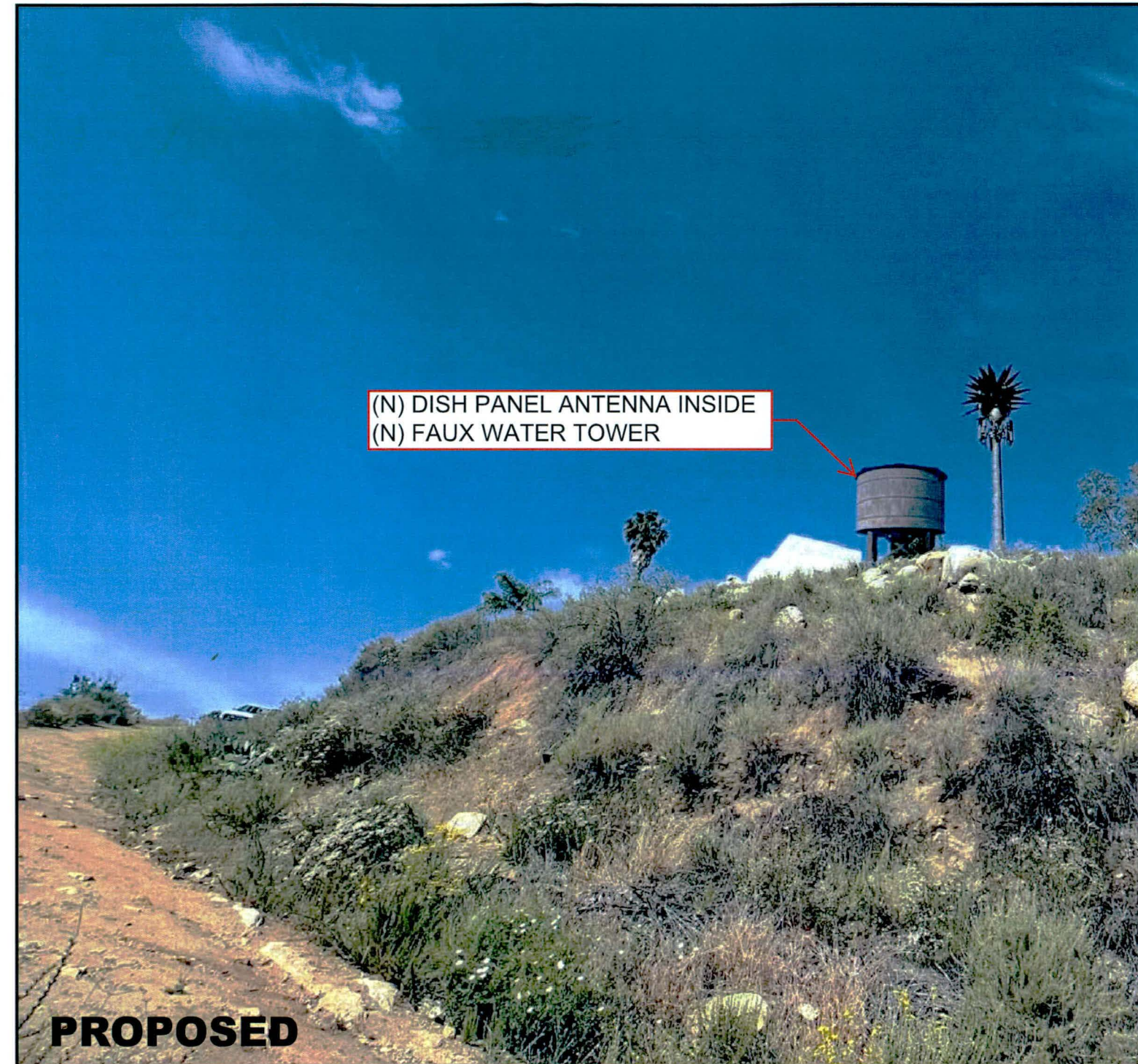
06.02.22



**PROJECT INFORMATION**

SITE ID: SDSAN00271B

SITE ADDRESS: 12212 COPLING PLACE, LAKESIDE, CA 92040



**VIEW 2 | NORTHEAST VIEW FROM COPING PLACE**

06.02.22



**PROJECT INFORMATION**

SITE ID: SDSAN00271B

SITE ADDRESS: 12212 COPLING PLACE, LAKESIDE, CA 92040



**VIEW 3 | SOUTHWEST VIEW FROM COPING PLACE**

06.02.22



**PROJECT INFORMATION**

SITE ID: SDSAN00271B

SITE ADDRESS: 12212 COPLING PLACE, LAKESIDE, CA 92040



# SDSAN00271B

12212 COPLING PLACE, LAKESIDE, CA 92040



MITCHELL J  
ARCHITECTURE



EXISTING VIEW



NEW DISH WIRELESS  
EQUIPMENT CABINET

NEW DISH WIRELESS  
CHAINLINK FENCE

PROPOSED VIEW



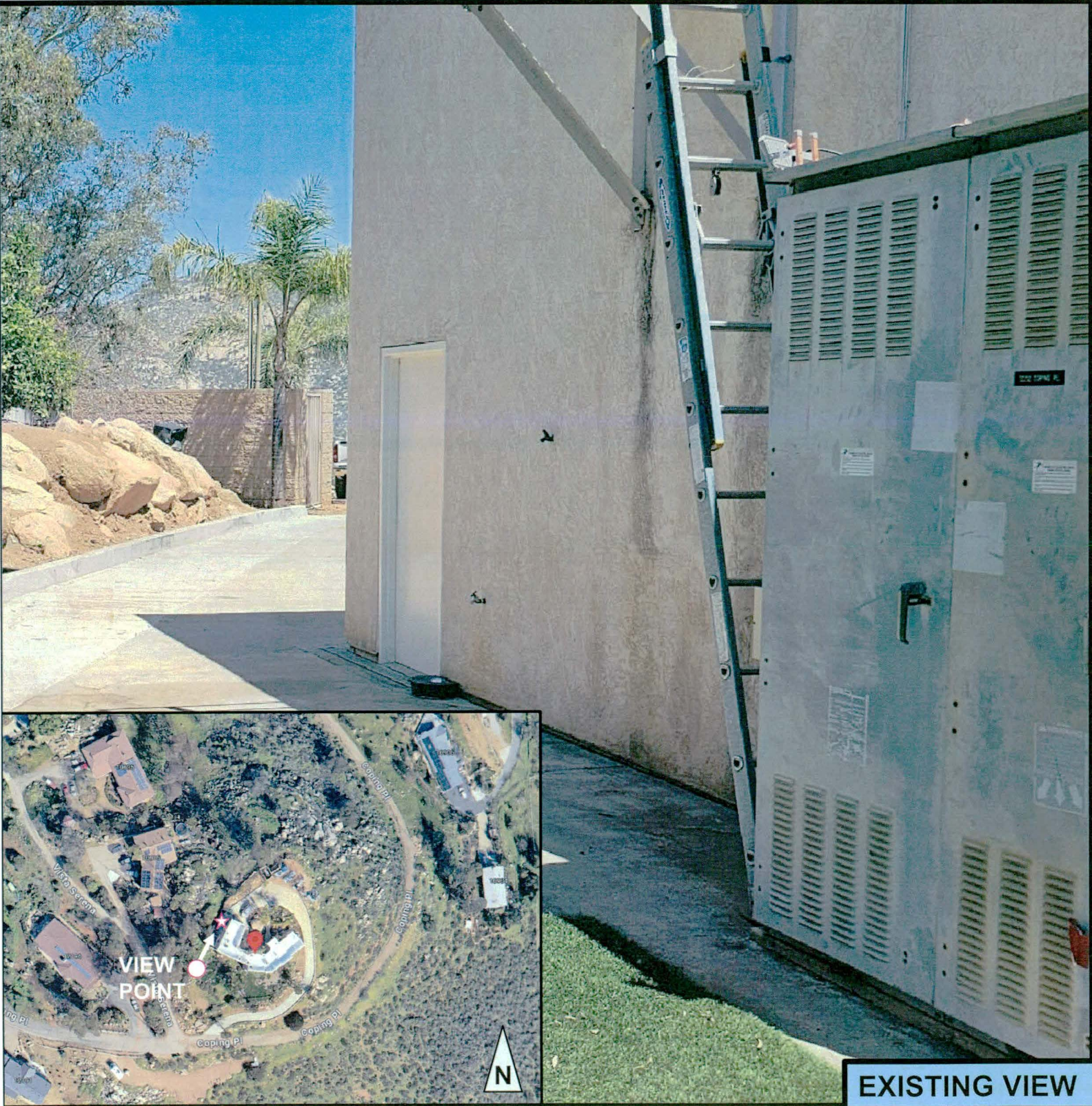


# SDSAN00271B

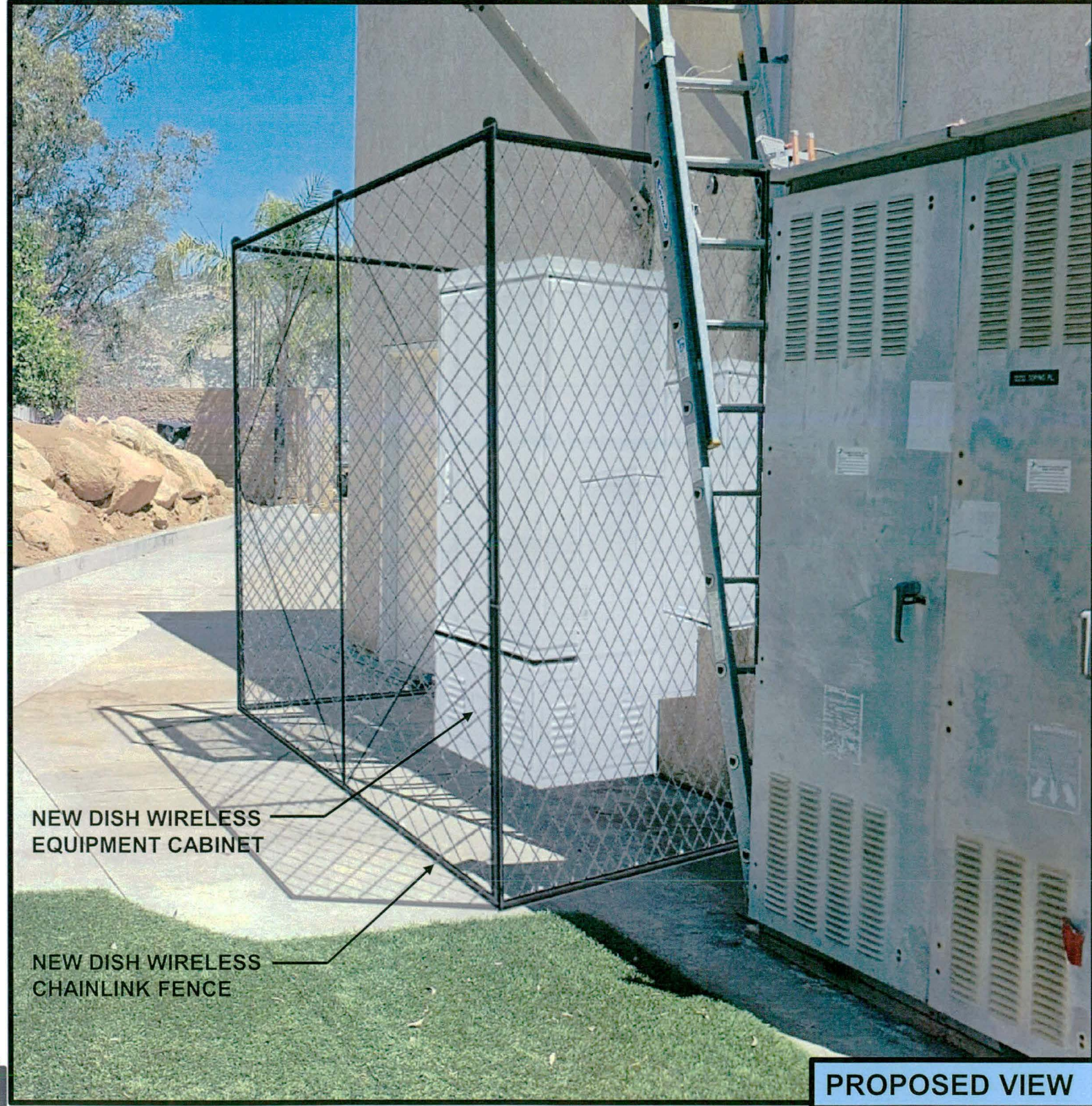
12212 COPLING PLACE, LAKESIDE, CA 92040



MITCHELL J  
ARCHITECTURE



EXISTING VIEW



NEW DISH WIRELESS  
EQUIPMENT CABINET

NEW DISH WIRELESS  
CHAINLINK FENCE

PROPOSED VIEW





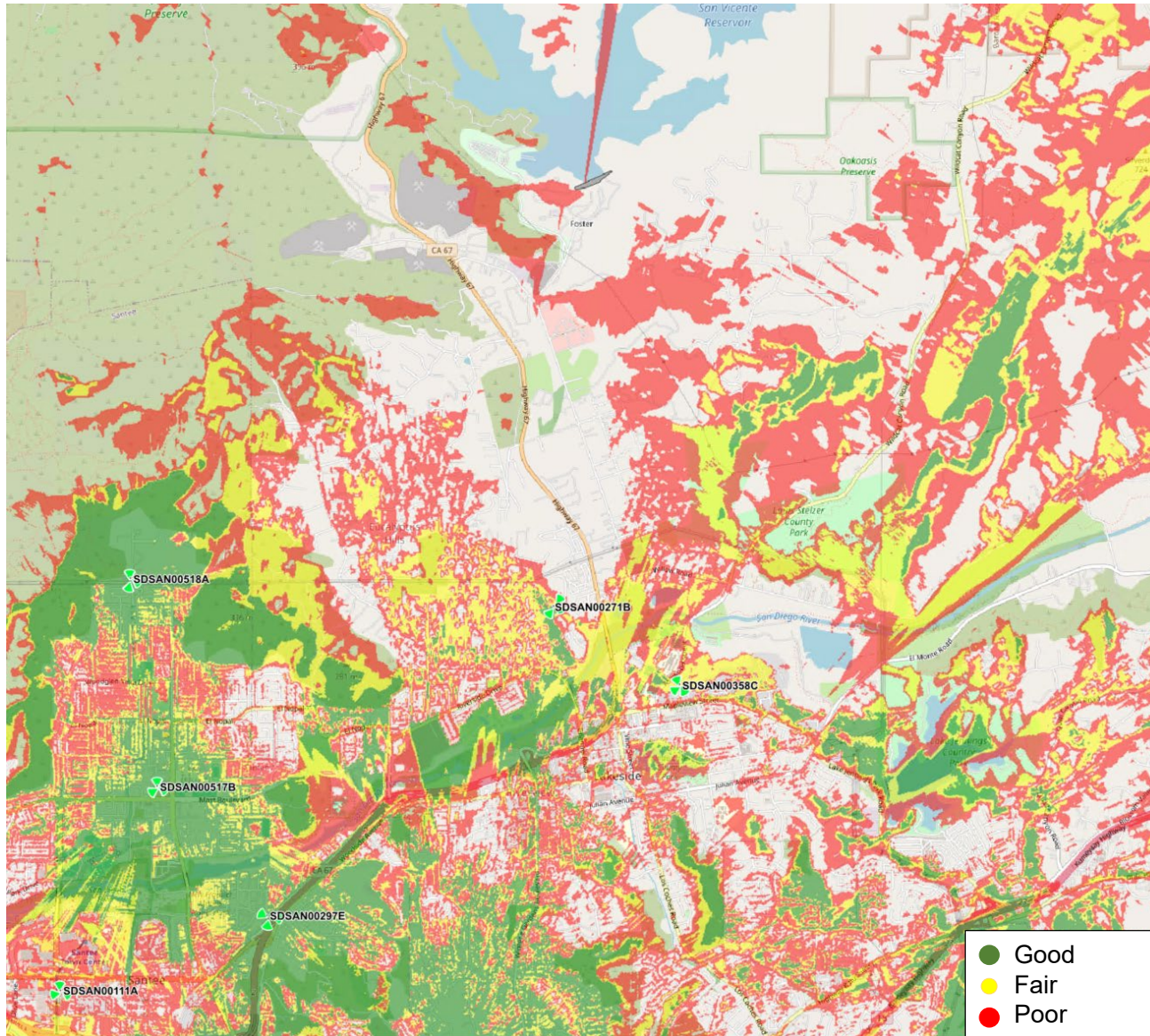
DISH Wireless

# **SDSAN00271B Coverage**

**October 2024**



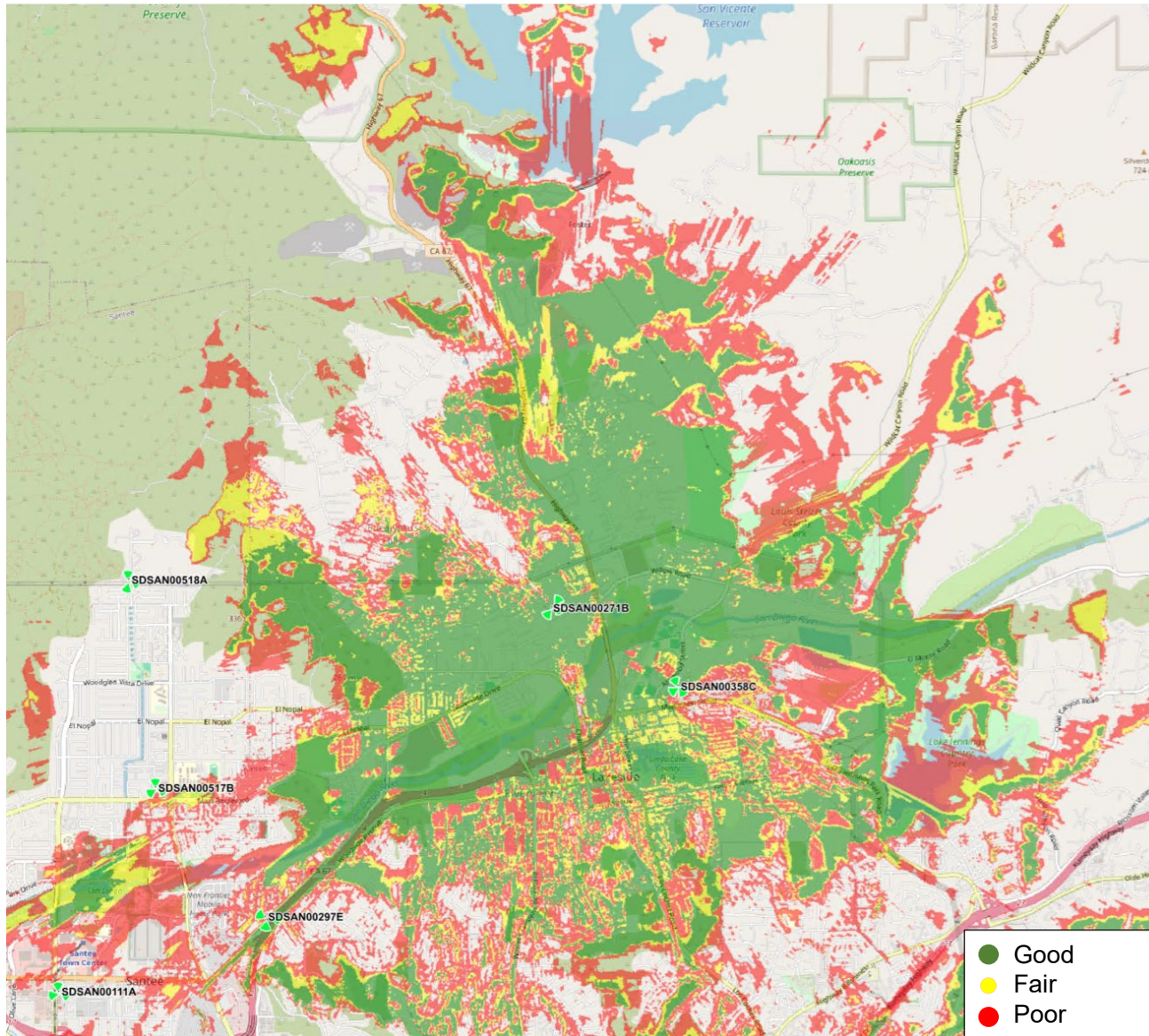
# Existing RF Coverage without SDSAN00271B



- Current coverage holes include critical stretches of HWY CA-67 connecting backroads between Poway & Eucalyptus Hills in addition to the immediate residential areas surrounding the Eucalyptus Hills, Lakeside neighborhoods



# SDSAN00271B Proposed RF Coverage



- Provides coverage predominantly in the communities of the greater Lakeside and Santee area including El Capitan High School and neighborhoods such as Lakeside Farms and parts of Eucalyptus Hills
- Primarily provides coverage to main highway stretches of HWY CA-67 as it merges with HWY-52





1 - 73



DISH Wireless



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



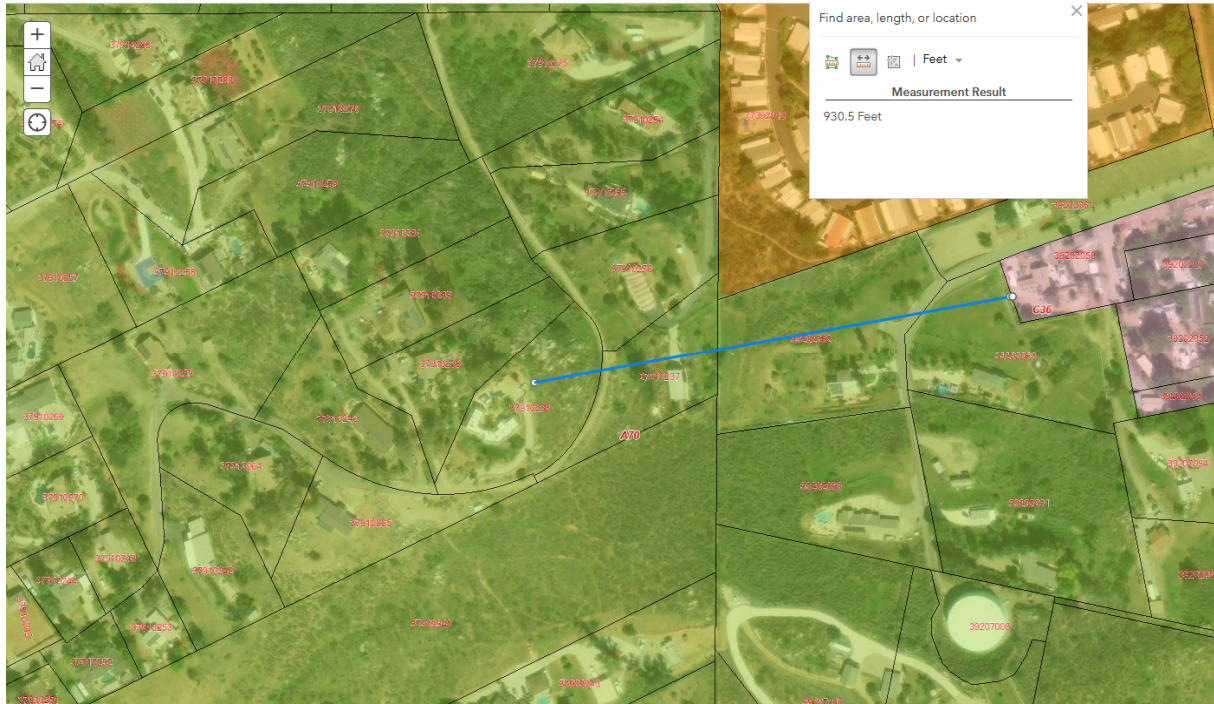
**MITCHELL J**  
ARCHITECTURE

Dish project SDSAN00271B  
12212 Coping Place  
Lakeside, CA 92040  
APN: 379-102-38-00

## Alternative Site Analysis

Dish is proposing a new wireless telecommunication facility on a residential site located at 12212 Coping PL Lakeside, CA 92040 in the lakeside Community Plan Area. The property is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural Residential (SR-1). The zoning for the site is Limited Agriculture (A70) with access provided by Coping Pl, a private road that ultimately connects to Valle Vista Rd, a county-maintained road.

When searching for this Dish search ring, the original goal was to address the coverage objective by utilizing the lowest number of installations possible. The site search first attempted to identify preferred zones and land uses, as required by the Municipal Code from section 6986 of the Telecommunication Ordinance (Preferred Sites) identifies the preference categories assigned to proposed zones and locations. The project site is zoned A-70 Limited Agriculture, which is not a preferred zone for telecommunication facilities. Dish looked for preferred zones such as industrial and commercial but there were no industrial zones close to the search ring and the closest commercial zone was 930 feet away at a low topographical location. Therefore, the existing commercial zone was not the best location. The proposed site was chosen because of the coverage afforded by strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity, as limited coverage exists in the area. With the installation of the site, it would relieve some capacity off the adjacent sites.



### Co-location Opportunities

Although the subject facility is in a non-preferred zone (A70) it was desirable because of the opportunity for the collection with the existing wireless facility on the same property. The AT&T faux monopalm on site was the best location due to the topographic location. The adjacent cell sites around the property were unsuitable due to the low topographic location. The illustration below shows existing cell sites around the area and the aerial view shows the topographic location.



The proposed location at the existing residence seemed to be the perfect location for Dish unfortunately with the technical needs of the site, the design was restricted to colocation with AT&T. The proposed design from Dish is designed to be in harmony with the aesthetics of the neighborhood. Furthermore, two sectors are inside a proposed faux water tank and the third sector is proposing an antenna mounted to the existing building façade with FRP boxes painted and textured to match the building. The third sector is proposing an antenna coverage that will not work if the antenna is installed inside the water tank; therefore, the installation of the façade mounted antenna to the existing house to have a better coverage.

The serious lack of coverage in and around the project area has significant safety considerations. Most 911 calls are now placed by wireless telephone, and many emergency responders now rely upon wireless networks to a large degree for their communications. Regular communication may not be reliable in such hilly areas, but cellular networks provide secure communications for areas with network coverage. These rural communities of the county are vulnerable to isolation in the event of wildfires, earthquakes, or other public emergencies if regular landline communication becomes severed. The installation of the proposed DISH facility would greatly enhance personal, business, and emergency communications for this community.



## **Attachment G – Ownership Disclosure Form**



County of San Diego, Planning <sup>179</sup> & 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.

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

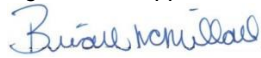
B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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 -----  
**SDC PDS RCVD 03-09-23**  
**MUP18-020W1**

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>