



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	March 24, 2023	<b>Case/File No.:</b>	Mobilitie Mt. Helix Major Use Permit Modification; PDS2021-MUP-10-044W1; PDS2021-ER-10-14-016A
<b>Place:</b>	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	4939 Mt. Helix Drive La Mesa, CA 91941
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Semi-Rural Residential (SR-0.5)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Rural Residential (RR)
<b>Applicant/Owner:</b>	Mobilitie / Mt. Helix Park Foundation	<b>Community:</b>	Valle De Oro Community Plan Area
<b>Environmental:</b>	CEQA §15303 Exemption	<b>APN:</b>	496-160-15-00 and 496-160-16-00

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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 Mobilitie Mt. Helix Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP Modification, with the conditions noted in the attached MUP Modification decision (Attachment B).

The original MUP (Record ID: PDS2010-3300-10-044) was approved in January of 2012, to construct, operate, and maintain a wireless telecommunication facility consisting of a 24-foot- tall mono-broadleaf and three faux boulders that are of different heights: 9 feet tall, 12 feet tall, and 16.5 feet tall boulders. The Project, submitted July 2021, expired on January 20, 2022 in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. This MUP Modification (Record ID: PDS2021-MUP-10-044W1) is required to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991.

This report includes a staff recommendation, a Project description, analysis and discussion, and the Valle De Oro Community Planning Group recommendation.

**B. REQUESTED ACTIONS**

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

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the Project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant Major Use Permit Modification PDS2021-MUP-10-044W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

**C. PROJECT BACKGROUND**

On January 20, 2012, the Planning Commission approved a MUP (Record ID: PDS2010-3300-10-044) for the installation, operation, and maintenance of a wireless telecommunication facility consisting of eight (8) antennas mounted on a 24-foot- tall mono-broadleaf and sixteen (16) antennas mounted inside three faux boulders that are of different heights: 9 feet tall, 12 feet tall, and 16.5 feet tall boulders. Associated equipment is located within an existing 13-foot-tall equipment shelter with board and batten siding and shingle roof.

Since approval of the MUP, multiple Minor Deviations have been approved for minor equipment changes, upgrades, and maintenance of the facility. On June 11, 2014, the Director of Planning & Development Services approved a Minor Deviation to the MUP (Record ID: PDS2014-MUP-10-044M3) to modify the faux tree by removing the mono-broadleaf branches and leaves and replace it with mono-eucalyptus branching and leaves.

**D. DEVELOPMENT PROPOSAL****1. Project Description**

The Project, submitted July 2021, is a request for Mobilitie (Applicant) to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 24-foot-tall mono-eucalyptus and three faux boulders of different heights: 9 feet tall, 12 feet tall, and 16.5 feet tall boulders. The associated equipment is located within an existing 13-foot-tall equipment shelter with board and batten siding and shingle roof. The facility expired on January 20, 2022, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. As part of the amortization process, the facility is required to obtain a MUP Modification to bring the facility into conformance with the current requirements for Wireless Telecommunication Facilities within Sections 6980 through 6993 of the Zoning Ordinance. The Applicant proposes to extend the term for the existing wireless facility for 10 years. No changes to the existing facility are proposed. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 10 years of operations before it needs to be re-evaluated against the technology available in the future. The 2.16-acre project site is located at 4939 Mt. Helix Drive in the Valle De Oro Community Plan Area, is zoned Rural Residential (RR) and contains the existing telecommunication facility.



Figure 1: View of the existing mono-eucalyptus tree, equipment enclosure, and 9-foot-tall faux boulder, looking north on project site.



Figure 2: View of existing 12-foot-tall (left) and 16.5-foot-tall (right) faux boulders, looking north from Mt. Helix Drive.

## 2. Subject Property and Surrounding Land Uses

The Project is located on two adjacent parcels, totaling 2.16-acres, within the Valle De Oro Community Plan Area (Figure 3). The project site is zoned Rural Residential (RR). The General Plan Regional Category is Semi-Rural, and the Land Use Designation is Semi-Rural Residential (SR-0.5). The site contains the existing telecommunication facility. The subject property is surrounded by single-family residences as well as Mt. Helix Park which is located to the northwest of the project site. The proposed facility would blend into the surroundings when viewed from the Mt. Helix Amphitheatre and the surrounding residences because the mono-eucalyptus tree and equipment shelter are screened by existing mature trees and an existing slope; and the faux boulders blend in with numerous rock outcroppings and vegetation in the area. The surrounding land uses can be categorized as Rural Residential, with residential uses (Figure 3 and 4 and Table D-1).

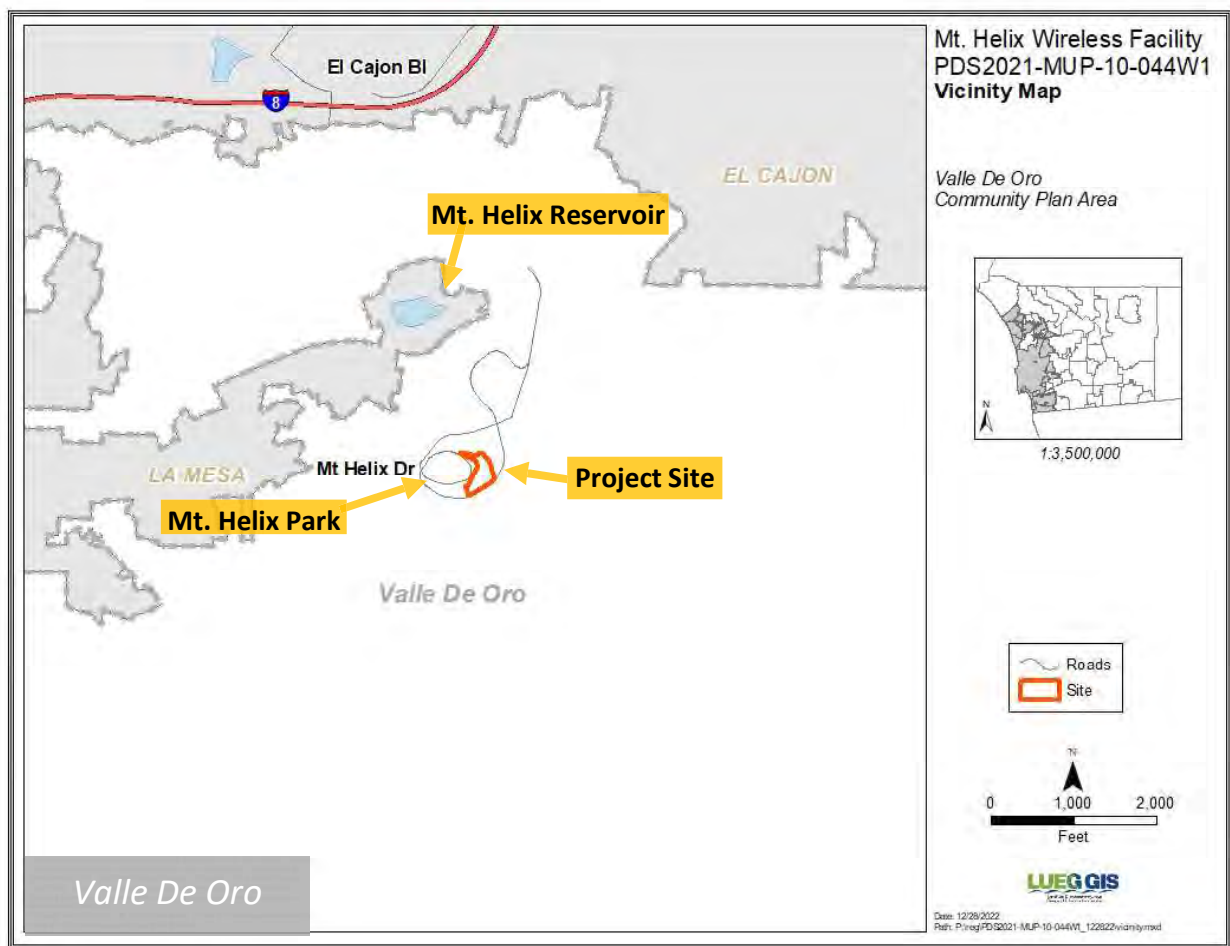


Figure 3: Vicinity map



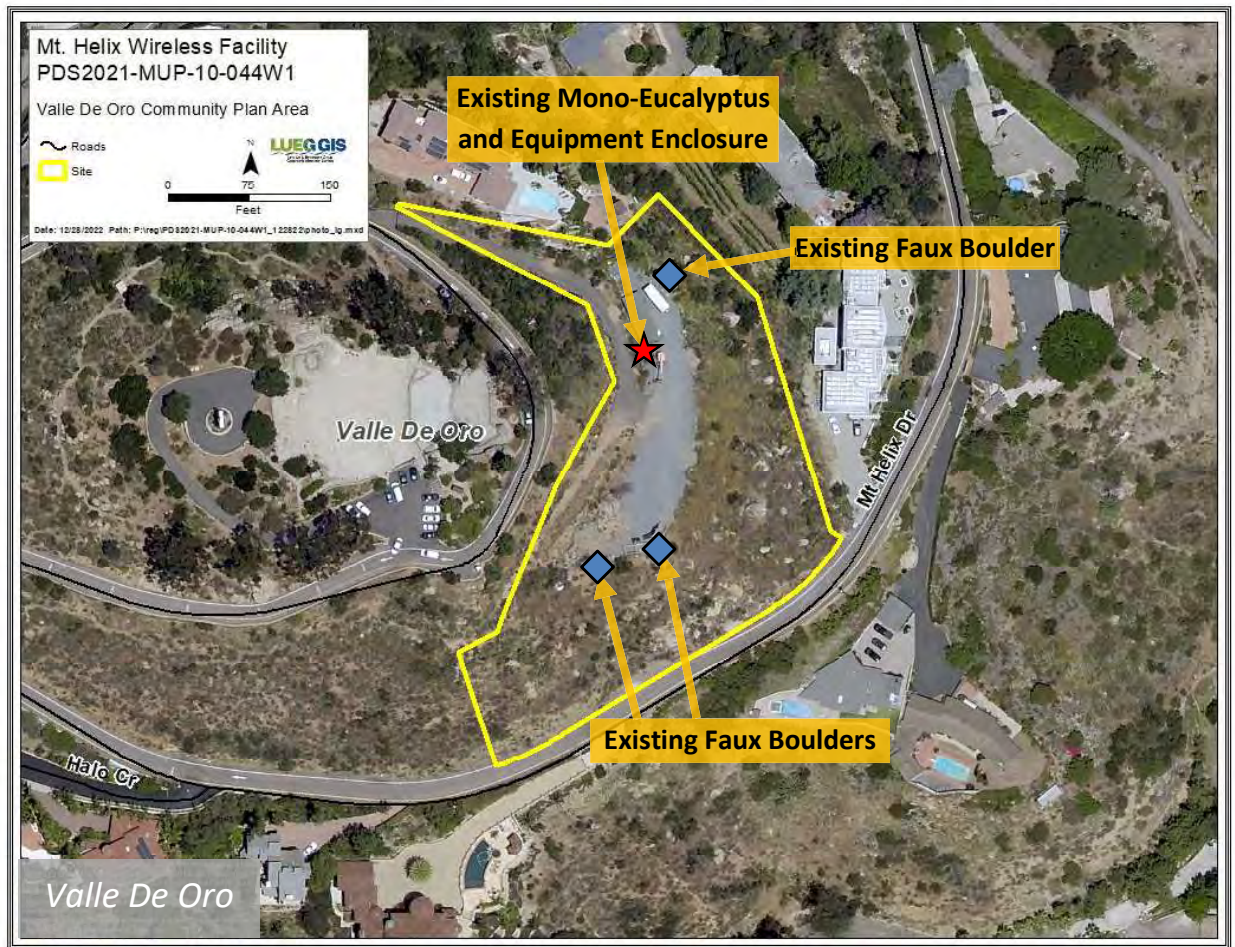


Figure 4: Aerial photograph of project site. Location of existing facility identified with red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-0.5)	Rural Residential (RR)	Mt. Helix Drive	Rural Residential
East	Semi-Rural Residential (SR-0.5)	Rural Residential (RR)	Mt. Helix Drive	Rural Residential
South	Semi-Rural Residential (SR-0.5)	Rural Residential (RR)	Halo Circle	Rural Residential
West	Semi-Rural Residential (SR-0.5)	Rural Residential (RR)	Mt. Helix Drive	Rural 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 Zoning Ordinance, and CEQA. The following topics were reviewed during the Project's processing and are detailed below: Amortization, Site Plan Analysis, Community Compatibility/Visual Impacts, and Alternative Site Analysis (ASA).

### **1. Key Requirements for Requested Actions**

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

### **2. Project Analysis**

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP Modification and amortization of the wireless facility for a 10-year period. If approved, this MUP Modification will set a new expiration of March 24, 2033 in accordance with the amortization schedule.

#### Amortization

The Project is subject to amortization because a faux tree is defined as a "high visibility" facility and the site is within a residential zone, which is a non-preferred zone. This means the existing facility must be brought into conformance with the Zoning Ordinance requirements within a specified time, as stated in Section 6991 of the Zoning Ordinance. It also has a term limit pursuant to Zoning Ordinance Section 6985.C.11, which states that projects that are considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. This Project is considered a high visibility structure and requires a MUP Modification to continue operation and maintenance and renew the facility's term limits. The Project subject to this MUP Modification is valued at approximately \$150,000 and will therefore have a maximum term of 10 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

#### Site Planning Analysis

The Project is located on an approximate 2.16-acre site. The proposed 24-foot-tall mono-eucalyptus and the 9-foot-tall, 12-foot-tall, and 16.5-foot-tall faux boulders are designed to be compatible with the existing mature trees, rock outcroppings, and vegetation. The concealed facility will blend in with the existing mature trees that surround the site and an existing slope. The faux boulders will blend in with the existing vegetation and rock outcroppings along Mt. Helix Drive. The equipment shelter has been designed to be earth-toned and architecturally blend in with the existing development. By blending in with the existing landscape of the surrounding environment, the facility is sited within a location that will not impact surrounding community character.

### Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. General Plan Policy COS 11.3 requires development within visually sensitive areas to minimize visual impacts and to preserve unique or special features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that complements the natural landscape. The wireless telecommunication facility is located approximately half a mile from Fuerte Drive, a Scenic Highway as identified in the County's General Plan. Drivers utilizing these scenic highways do not have a view of the facility due to distance and intervening topography and vegetation.

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

### Alternative Site Analysis

The facility currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned Rural Residential (RR), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities, and that moving the facility would create a gap in area coverage (Figure 6). All other wireless telecommunication facilities are located outside the Applicant's target coverage area and other existing sites are not capable of supporting an additional carrier. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps shown in the below figure illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary to provide continued coverage and adequate service to motorists and residents in the area (Figure 6). The 24-foot height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps can also be found in Attachment F.

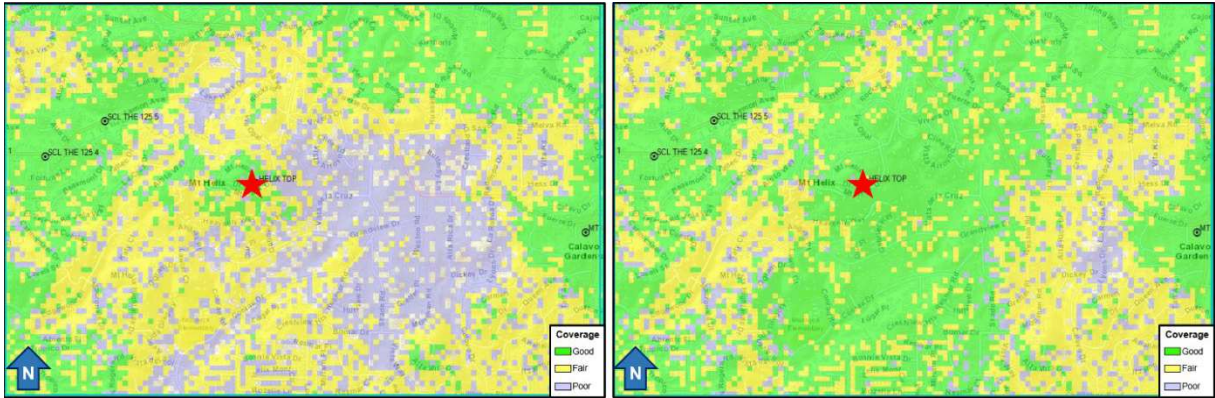


Figure 6: Coverage without Project (left) and coverage with Project (right).

### 3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p><b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.</p> <p><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 continue to provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.</p>
<p><b>POLICY COS-11.1 – Protection of Scenic Resources.</b> Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p><b>POLICY COS-11.3 – Development Siting and Design.</b> Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The wireless telecommunication facility is approximately half a mile from Fuerte Drive, a Scenic Highway identified in the County of San Diego General Plan. However, the faux mono-eucalyptus and faux boulders will continue to be compatible with the natural features and community character within the project vicinity. Drivers utilizing Fuerte Drive have limited views of the facility due to distance and intervening topography and vegetation. The facility has been designed to be visually compatible with the community in order to prevent adverse impacts to scenic views and historic structures in the surrounding project area.</p>

General Plan Policy	Explanation of Project Conformance
<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.	The facility has been sited and designed to minimize visual impacts and be compatible with the existing development and community character. The proposed camouflaged antennas and equipment enclosure will continue to sufficiently blend in with existing environment as trees and boulders are expected visually features in the visual landscape of the community.
<b>POLICY LU 15.2 – Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	The facility is available to provide co-location opportunities for other carriers as feasible.

#### 4. Zoning Ordinance Consistency

##### a. Development Regulations

The Project complies with all applicable zoning requirements of the Rural Residential (RR) 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:	RR	Yes, upon approval of a MUP Modification
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	.5 AC	N/A
Building Type:	C	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	G	Yes
Open Space:	-	N/A
Special Area Regulations:	C, S	Yes, upon approval of MUP Modification with Section 5200 Site Plan Findings and compatibility with the Montgomery Field Airport Land Use Compatibility Plan.



Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The mono-eucalyptus tree is 24 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "G" setback requirements for a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 40-foot rear yard setback.	The proposed location of the mono-eucalyptus tree and associated equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5200 of the Zoning Ordinance requires a Site Plan for any development in areas subject to the "S" Special Area Designator for Scenic Area Regulations.	The mono-eucalyptus and faux boulders are designed to complement the surrounding natural landscape to enhance the scenic resources present in the adjacent areas and the Site Plan requirements have been incorporated into this application.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification with Site Plan Findings

**b. Wireless Ordinance Consistency**

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

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

Table E-3: Wireless Ordinance Consistency

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 existing equipment shelter is 13-feet-tall with board and batten siding and a shingle roof. The existing equipment shelter includes architectural elements to camouflage the accessory equipment. The equipment shelter is screened from private and public views by sloping terrain and mature vegetation.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The 24-foot-tall mono-eucalyptus is setback from the nearest residential property line by approximately 100-feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The tower and equipment enclosure are located outside all required building setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility because the facility is a faux tree (mono-eucalyptus). High visibility facilities with a valuation of \$10,000 to \$500,000 are required by the Zoning Ordinance to have a maximum term of 10 years. Since the Project has a valuation of approximately \$150,000, the MUP Modification has been conditioned to have a maximum term of 10 years. This time may be extended for an additional period of time by	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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

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

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

### E. COMMUNITY PLANNING GROUP RECOMMENDATION

On August 3, 2021, the Valle De Oro Community Planning Group (CPG) reviewed the Project. The CPG recommended approval of the MUP Modification by a vote of 12-0-0-3 (12-Yes, 0-No, 0-Abstain, 3-Absent). The Valle De Oro Community Planning Group Recommendation Form can be found in Attachment E.

### F. PUBLIC INPUT

The Project was first submitted to PDS in July 2021. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. No records of written comments or phone calls were received from community members as a result of the public notices sent at the time of application. In addition, public notices for the Planning Commission hearing were sent to approximately thirty-five property owners, for a radius of 500 feet from the project site.

## G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP Modification PDS2021-MUP-10-044W1, 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:***

Dahvia Lynch, Director  
858-694-2962

[Dahvia.Lynch@sdcounty.ca.gov](mailto:Dahvia.Lynch@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:**




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DAHVIA LYNCH, DIRECTOR

## **ATTACHMENTS:**

Attachment A – Planning Documentation  
Attachment B – Form of Decision Approving PDS2021-MUP-10-044W1  
Attachment C – Environmental Documentation  
Attachment D – Environmental Findings  
Attachment E – Public Documentation  
Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis  
Attachment G – Ownership Disclosure

## **Attachment A – Planning Documentation**





# 3CA60030A

LATITUDE/LONGITUDE:

32°46'2.80"N / 116°58'55.96"W

SITE ADDRESS:

4939 MT. HELIX DRIVE

CITY, STATE, ZIP:

LAMESA, CA 91941



IF YOU DIG IN ANY STATE  
DIAL 811 FOR THE LOCAL  
"ONE CALL CENTER" —  
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SUPERVISOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE

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

SITE ID:	3CA60030A
LATITUDE:	32°46'2.66"N
LONGITUDE:	116°58'55.96"W
CROSS STREET:	MT. HELIX DR. & ALTO DR.
CITY, STATE, ZIP:	LA MESA CA 91941
JURISDICTION:	COUNTY OF SAN DIEGO

APPLICANT: MOBILITE, LLC  
660 NEWPORT CENTER DRIVE, SUITE 200  
NEWPORT BEACH, CA 92660  
PH: (949) 473-5062  
CONTACT: RYAN KERSWILL

MT. HELIX PARK FOUNDATION  
P.O. BOX 2733  
LA MESA, CA 91943  
PH: (619) 588-4901  
CONTACT: TRACEY STOTZ

ASSESSORS PARCEL NUMBERS:  
496-160-15-00 (EQUIPMENT & UTILITIES)  
496-160-16-00 (EQUIPMENT & UTILITIES)

**DO NOT SCALE DRAWINGS**  
CONTRACTORS SHALL VERIFY ALL PLANS, (E) DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

VICINITY MAP	REGIONAL MAP
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MAP DATA: 2022 GOOGLE



MAP DATA: 2022 GOOGLE

MAP DATA: 2022 GOOGLE



AS OF JAN 1, 2017 ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING  
 2016 BUILDING STANDARDS ADMINISTERED UNDER CHAPTER 1, TITLE 24 C.C.R.  
 2016 CALIFORNIA ELECTRICAL CODE (CEC) PART 1, TITLE 24 C.C.R.  
 2016 CALIFORNIA MECHANICAL CODE (CMC) PART 1, TITLE 24 C.C.R.  
 2016 CALIFORNIA PLUMBING CODE (CPC) PART 1, TITLE 24 C.C.R.  
 2016 CALIFORNIA FIRE ALARMS AND SIGNALING CODE (FAS) PART 1, TITLE 24 C.C.R.  
 2016 CALIFORNIA ENERGY CODE (CEC) PART 6, TITLE 24 C.C.R.  
 2016 CALIFORNIA FIRE CODE (CFC) PART 6, TITLE 24 C.C.R.  
 2016 CALIFORNIA FIRE SAFETY, STATE FIRE MARSHAL REGULATIONS  
 2016 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS  
 AND ALL APPLICABLE CODES, LOCAL ORDINANCES, ORDINANCES, TIA ENERGY  
 AND APPLICABLE, LISTS OF MATERIALS, AND CURRENT COMPLIANCE WHERE  
 REQUIRED.

This MUP modification project proposes to extend the term for the existing wireless facility. No physical changes to the existing facility are proposed.

SHEET NO.	SHEET TITLE
A 1.0	TITLE SHEET
A 1.0	SITE PLAN
A 2.0	DETAILED SITE PLAN
A 3.0	SITE ELEVATIONS
A 4.0	ANTENNA & RADIO CONFIG

HELIX TOP  
4939 MT. HELIX DR.  
LA MESA CA 91941

1.0

TITLE

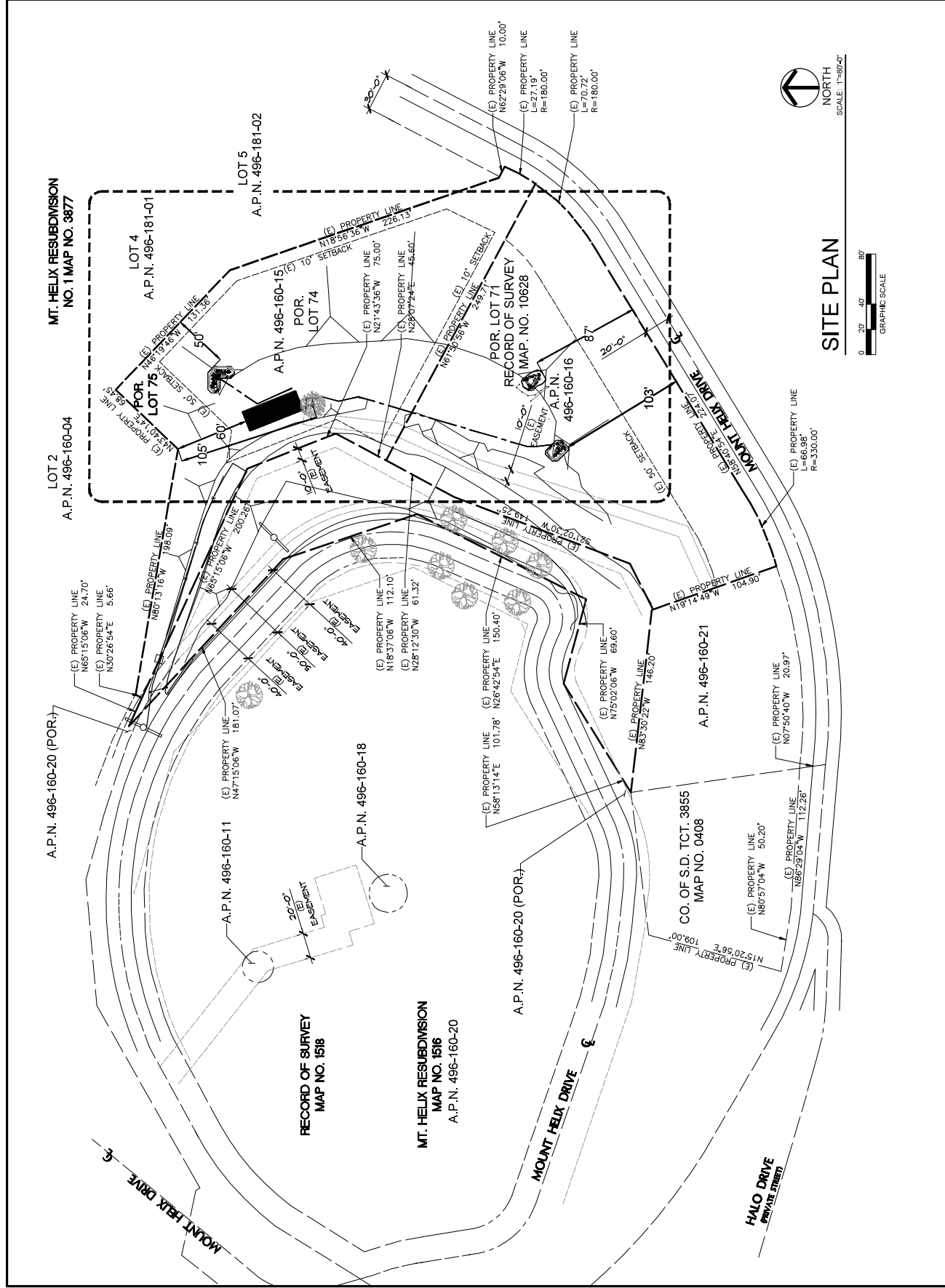
**mobile** **entire**

DATE	DRAW	CHECK
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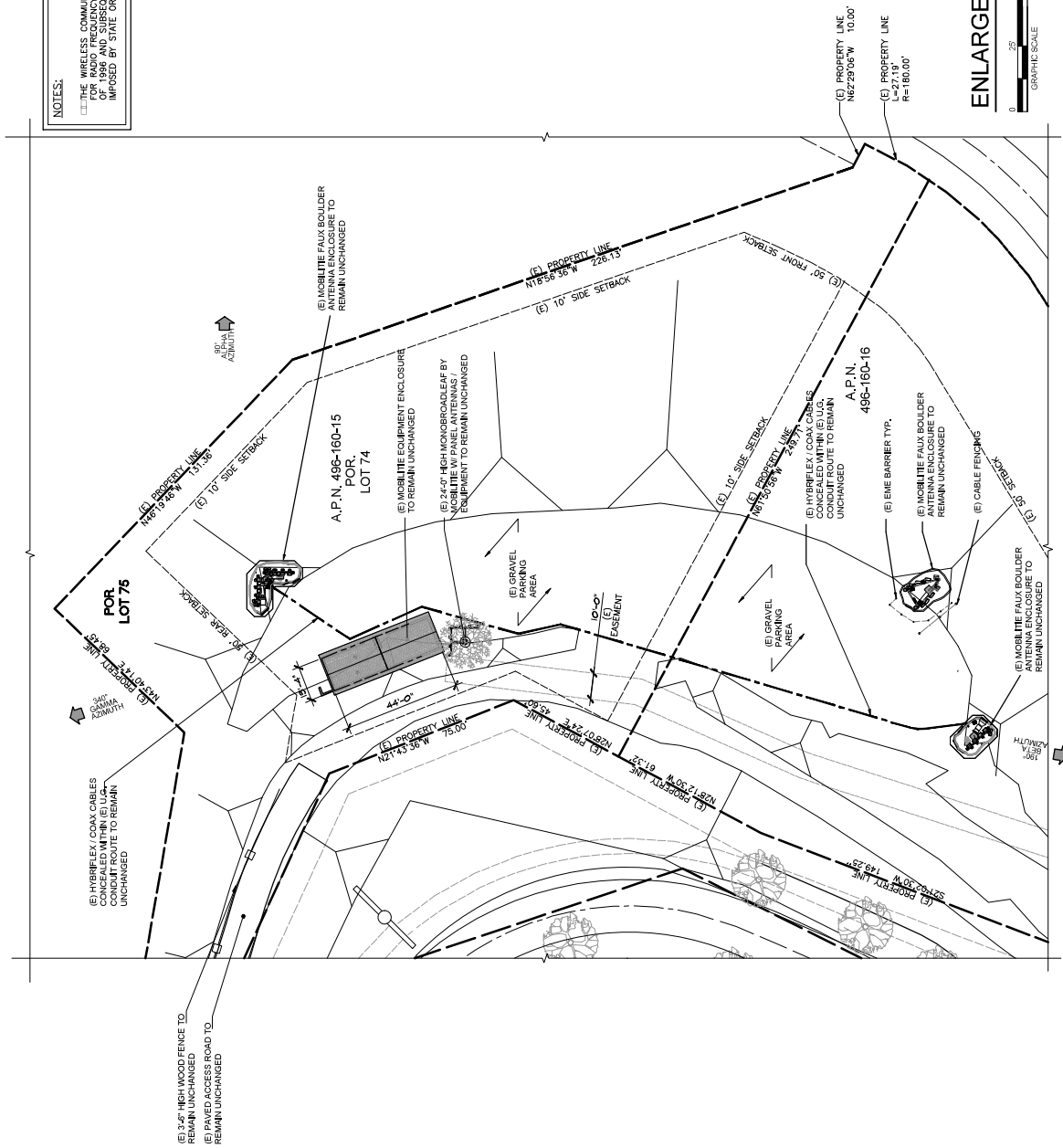
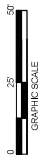
SUBMITTALS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		



☐ THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

NORTH  
SCALE: 1"=50'-0"





DRAWN BY:	
CHECKED BY:	

REV	DATE	DESCRIPTION
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SUBMITTALS		REV	DATE	DESCRIPTION
		1		
		2		
		3		
		4		
		5		
		6		
		7		
		8		

## A-3.0



AT&T - EXISTING ANTENNA CONFIGURATION AND SCHEDULE									
CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
5G DOD	A1	340°	18'-10"	AIR6419 B77G	-	-	-	-	-
5G CBAND	A1	340°	15'-5"	AIR6449 B77D	-	-	-	-	-
5G 850/1900 LTE 700/1900	A2	340°	17'-0"	XXQLH-654L4H6-IVT	-	(1) 4449 B5/B12(1) 4415 B25	(1) DC6	7/8" COAX	±25'
LTE 700	A3	336°	17'-0"	XXQLH-654L4H6-IVT	-	(1) 4478 B14	(1) DC2	7/8" COAX	±25'
LTE AWS/WC55G AWS UMTS 850	A4	345°	17'-0"	SBJAH4-1D65B-DL	-	(1) RRU5-32 B66A(1) RRU5-32 B30	(1) WCS-IMFQ-AMT-43	7/8" COAX	±60'
SECTOR A									
SECTOR B									
5G DOD	B1	96°	6'-6"	AIR6419 B77G	-	-	-	-	-
5G CBAND	B1	96°	3'-1"	AIR6449 B77D	-	-	-	-	-
5G 850/1900 LTE 700/1900	B2	96°	4'-6"	XXQLH-654L4H6-IVT	-	(1) 4449 B5/B12(1) 4415 B25	(1) DC6 RAYCAP BOX	7/8" COAX	±25'
LTE 700	B3	92°	4'-6"	XXQLH-654L4H6-IVT	-	(1) 4478 B14	(1) DC6	7/8" COAX	±25'
LTE AWS/WC55G AWS UMTS 850	B4	94°	4'-6"	SBJAH4-1D65B-DL	-	(1) RRU5-32 B66A(1) RRU5-32 B30	(1) WCS-IMFQ-AMT-43	7/8" COAX	±60'
SECTOR C									
LTE AWS/WCS 5G AWS UMTS 850	C1	227°	4'-6"	SBJAH4-1D65B-DL	-	(1) RRU5-32 B66A(1) RRU5-32 B30	(1) WCS-IMFQ-AMT-43	7/8" COAX	±60'
LTE 700	C2	216°	4'-6"	XXQLH-654L4H6-IVT	-	(1) 4478 B14	(1) DC6	7/8" COAX	±25'
LTE 700/1900 5G 850/1900	C3	219°	4'-6"	XXQLH-654L4H6-IVT	-	(1) 4449 B5/B12(1) 4415 B25	(1) DC6	7/8" COAX	±25'
5G DOD	C4	219°	6'-6"	AIR6419 B77G	-	-	-	-	-
5G CBAND	C4	219°	3'-1"	AIR6449 B77D	-	-	-	-	-

**mobile**  
a bel communications company

VERIZON - EXISTING ANTENNA CONFIGURATION AND SCHEDULE							
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL	EQUIPMENT PER SECTOR	NO. OF CABLES PER SECTOR	COAX / HYBRIFLEX CABLES (LENGTH +/- 5")	JUMPER LENGTH (+/- 0")
ALPHA 1	EAST	90°	(E) JAHH-65B-R3B (700 / 850 / AWS / AWS3)	(1) RRU5 B13 FOR (700-LTE)	(2) (E) 7/8"Ø COAX CABLES	57' - 0"	±5' - 0"
ALPHA 2			(N) JAHH-65B-R3B (700 / 850 / PCS LTE)	(1) RRU5 B5 FOR (850-LTE)			
ALPHA 3			(E) SBNHH-1D65B (SPARE)	(1) RRU5 B66 FOR (AWS/AWS3)			
ALPHA 4			(E) BXA-70063/6CF_10 (CDMA)	(1) RRU5 B2 FOR (PCS-LTE)			
	-	-		(1) (E) 3315 RAYCAP BOX	(1) (E) 1-5/8"Ø HYBRIFLEX CABLE		
BETA 1	SOUTH	190°	(E) JAHH-65B-R3B (700 / 850 / AWS / AWS3)	(1) RRU5 B13 FOR (700-LTE)	(2) (E) 7/8"Ø COAX CABLES	266' - 0"	±5' - 0"
BETA 2			(E) JAHH-65B-R3B (700 / 850 / PCS LTE)	(1) RRU5 B5 FOR (850-LTE)			
BETA 3			(E) SBNHH-1D65B (SPARE)	(1) RRU5 B66 FOR (AWS/AWS3)			
BETA 4			(E) BXA-70063/6CF_10 (CDMA)	(1) RRU5 B2 FOR (PCS-LTE)			
	-	-		(1) (E) 3315 RAYCAP BOX	(1) (E) 1-5/8"Ø HYBRIFLEX CABLE		
GAMMA 1	NORTH	25°	(E) JAHH-65B-R3B (700 / 850 / AWS / AWS3)	(1) RRU5 B13 FOR (700-LTE)	(2) (E) 7/8"Ø COAX CABLES	57" - 0"	±5' - 0"
GAMMA 2			(E) JAHH-65B-R3B (700 / 850 / PCS LTE)	(1) RRU5 B5 FOR (850-LTE)			
GAMMA 3			(E) SBNHH-1D65B (SPARE)	(1) RRU5 B66 FOR (AWS/AWS3)			
GAMMA 4			(E) BXA-70063/6CF_10 (CDMA)	(1) RRU5 B2 FOR (PCS-LTE)			
-	-	-	-	(1) (N) 3315 RAYCAP BOX	(1) (E) 1-5/8" HYBRIFLEX CABLE (USE SPARE)		
TOTAL COUNT	-	-	(6) JAHH-65B-R3B (3) SBNHH-1D65B (3) BXA70063-6CF	(12) RRU5 (3) RAYCAP BOXES	(6) 7/8" Ø COAX CABLES (3) 1-5/8"Ø HYBRIFLEX CABLES		

1

19

DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

SUBMITTALS

REV#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

APPROVAL STAMP

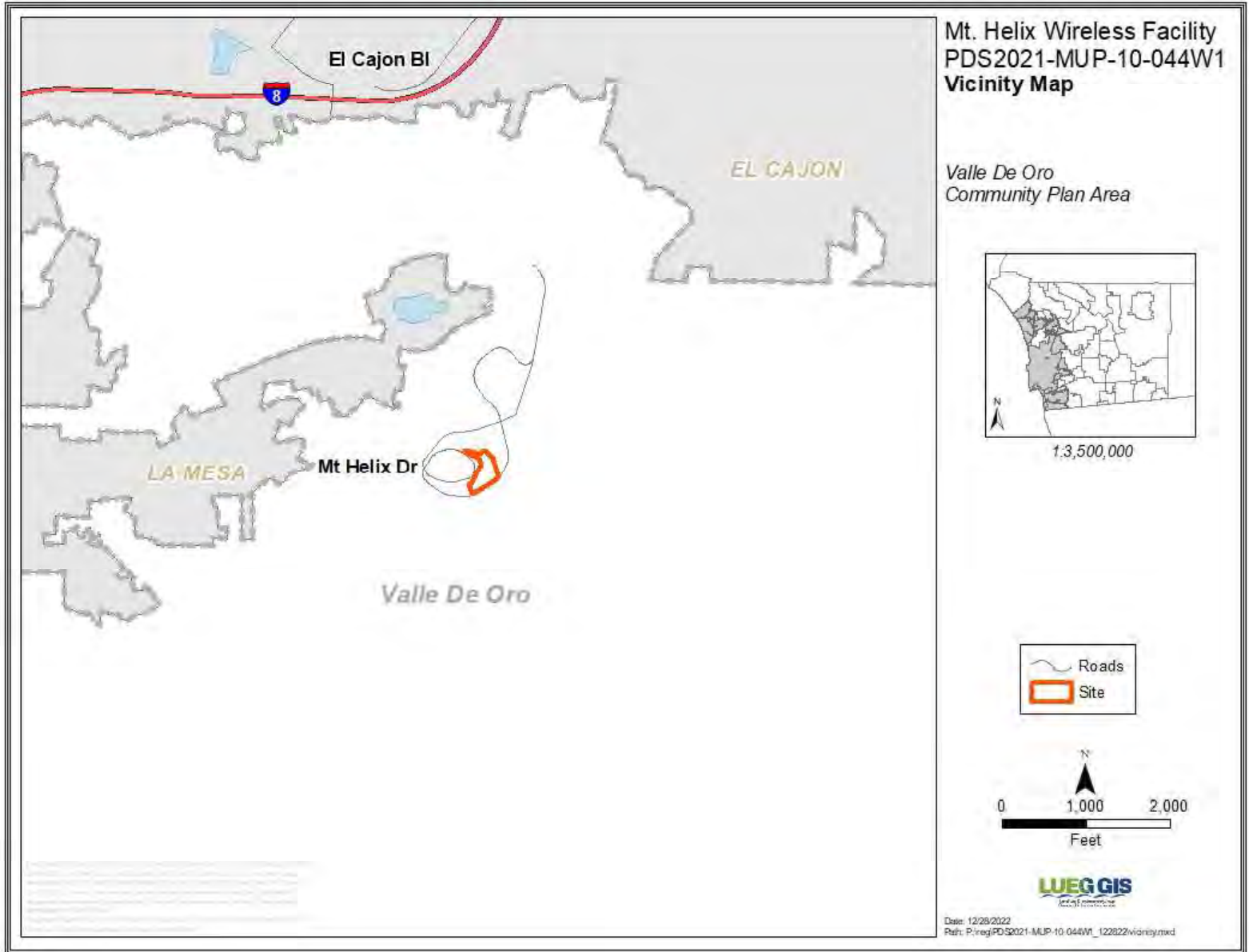
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4939 MT. HELIX DR.  
LA MESA, CA 91941

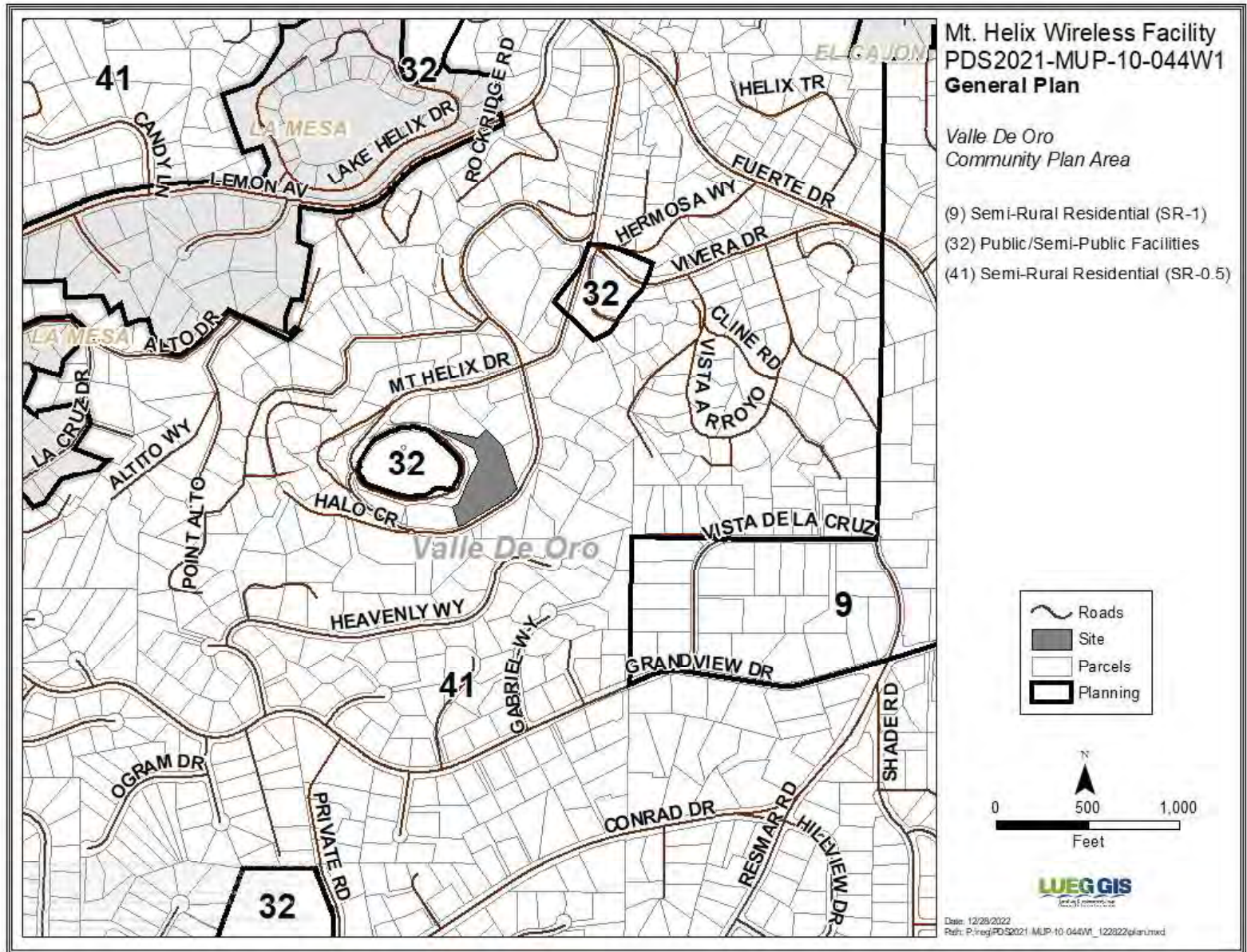
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ANTENNA & RADIO CONFIG

SHEET NUMBER

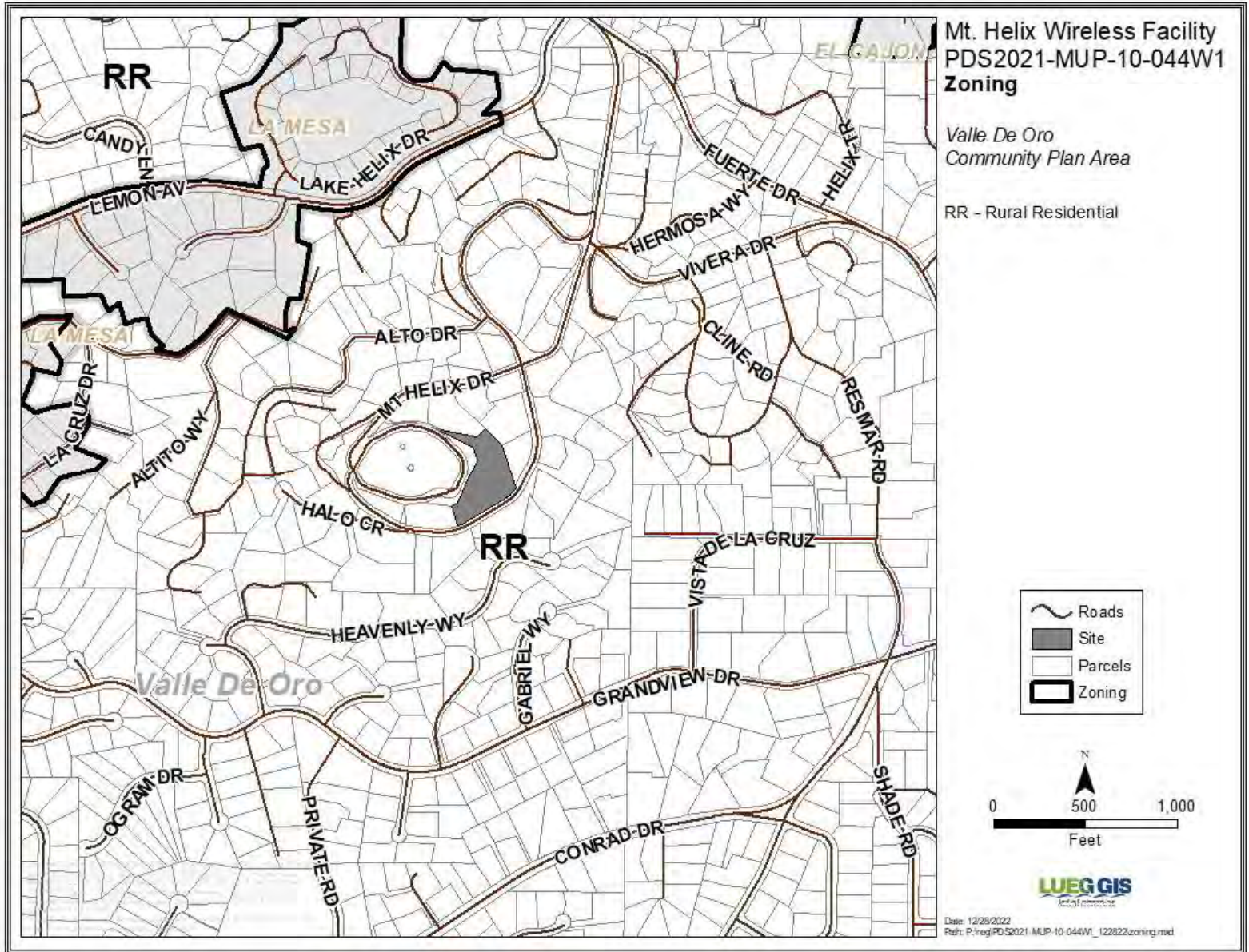
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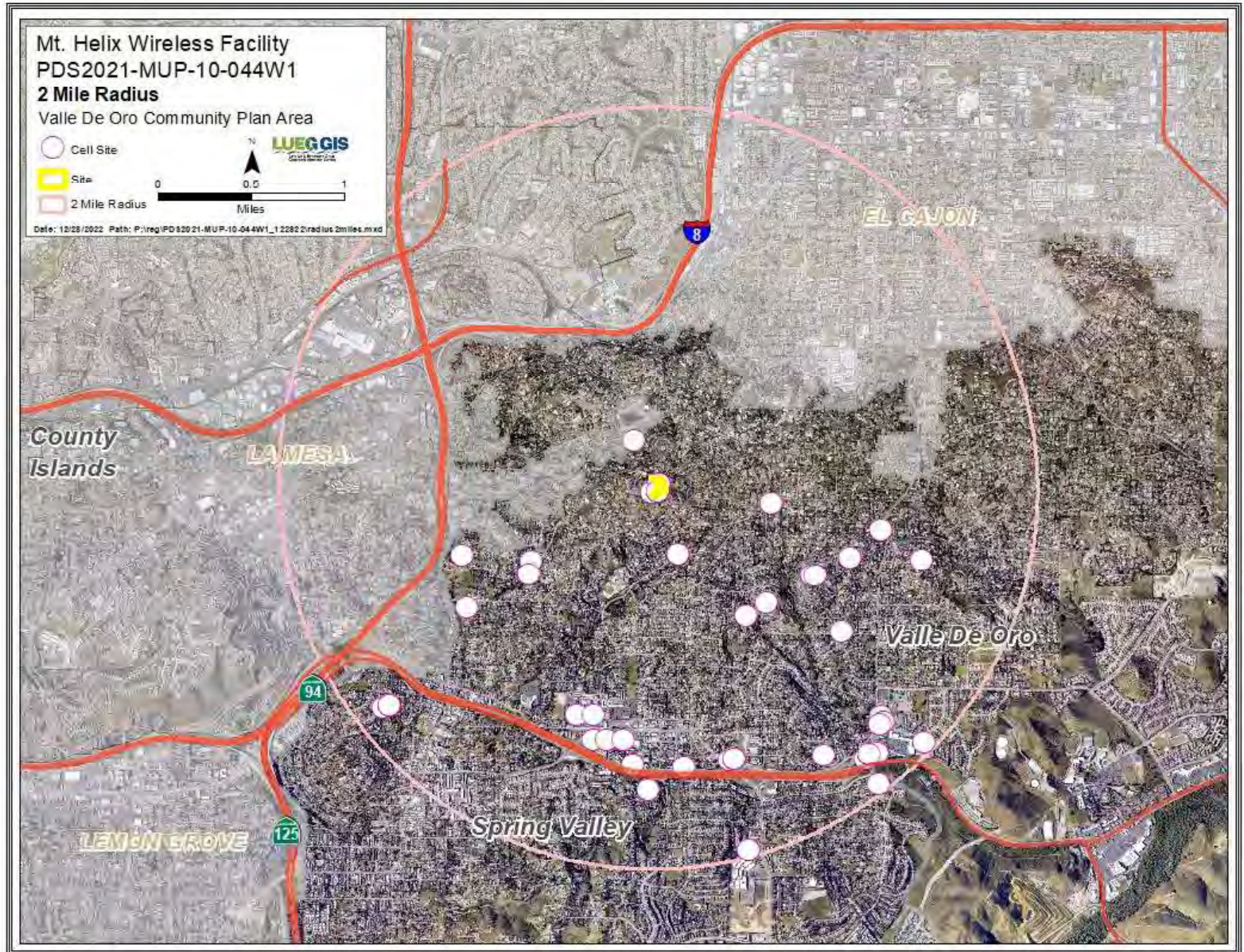












# **Mt. Helix Wireless Facility** **PDS2021-MUP-10-044W1**

Valle De Oro Community Plan Area



Date: 12/28/2022 Path: P:\reg\PD 2021-MUP-10-044W1\_122822\photo\_lg.mxd

**Valle De Oro**

**Mt Helix Dr**

**Halo Cr**

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**Mt. Helix Wireless Facility  
PDS2021-MUP-10-044W1**

Valle De Oro Community Plan Area

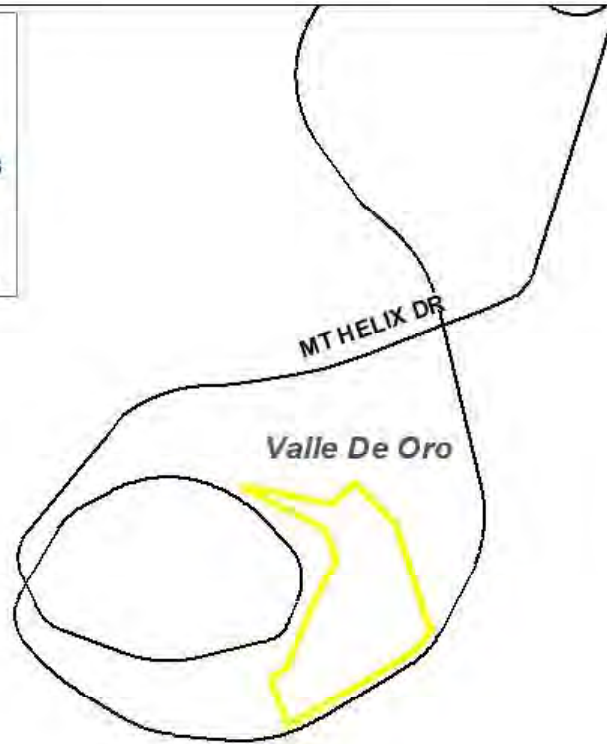
~ Roads

Site

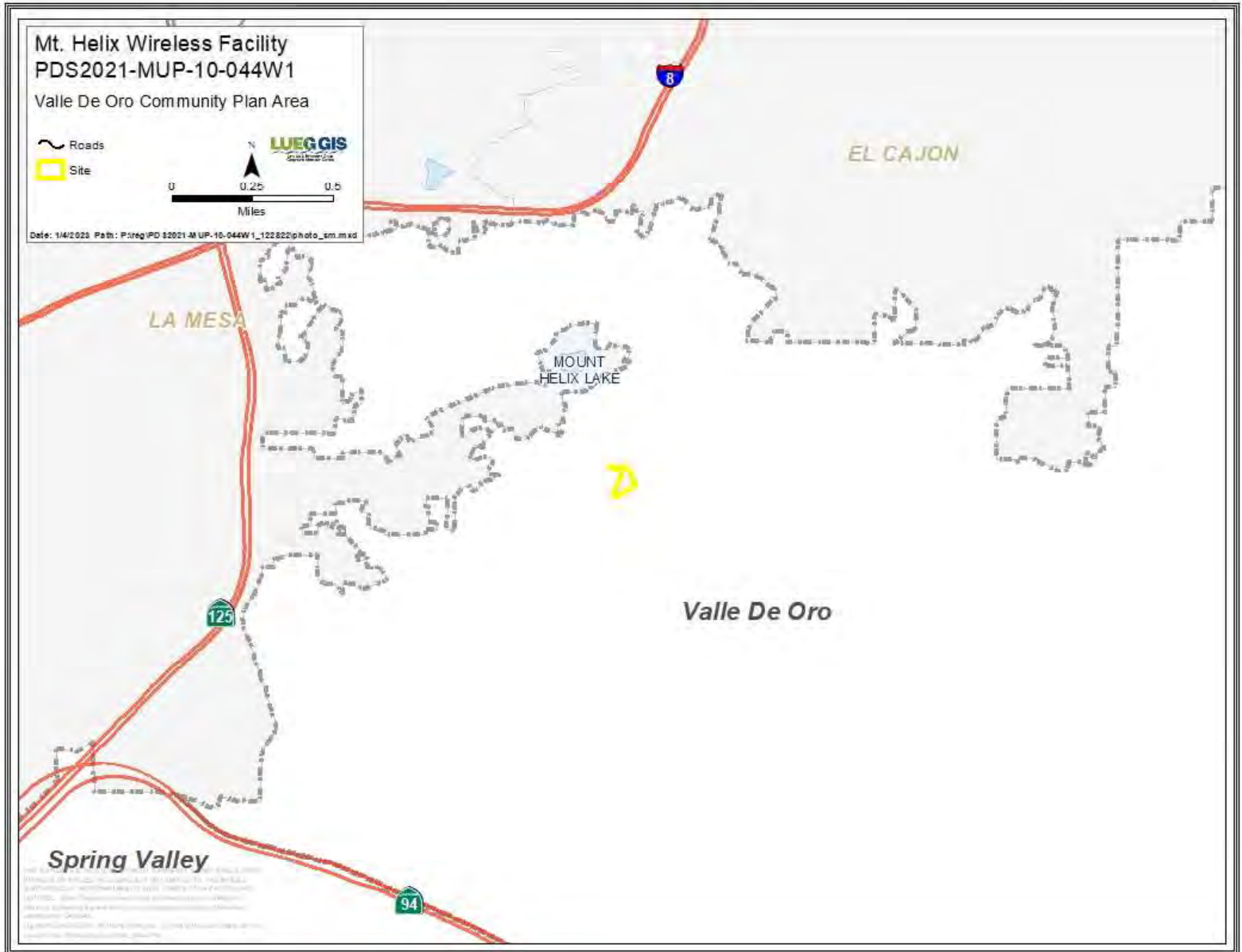


**LUEGGIS**  
Public Information Systems

Date: 1/9/2025 Path: P:\rsq\PD 2021-10-044W1\_1238226photo\_med.mxd



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**Attachment B – Form of Decision  
Approving PDS2021-MUP-10-044W1**





DAHVIA LYNCH  
Director

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

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

**COMMISSIONERS**

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

March 24, 2023

**PERMITTEE:** MOBILITIE  
**MAJOR USE PERMIT:** PDS2021-MUP-10-044W1  
**E.R. NUMBER:** PDS2021-ER-10-14-016A  
**PROPERTY:** 4939 MT. HELIX DRIVE WITHIN THE VALLE DE ORO COMMUNITY PLAN  
AREA WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO  
**APN(s):** 496-160-15-00 and 496-160-16-00

**DECISION OF THE PLANNING COMMISSION**

**ORIGINAL MAJOR USE PERMIT DECISION (3300-10-044)**

Grant, as per plot plan dated September 8, 2011, consisting of eleven sheets, a Major Use Permit for a co-locatable unmanned wireless telecommunication facility. The project is a co-location facility that includes a total of 24 panel antennas and associated equipment cabinets. Eight antennas would be mounted on a proposed 24-foot tall mono-broadleaf tree, and 16 antennas and one microwave dish would be mounted inside three faux boulders that are of different height. Associated equipment would be enclosed by a 13-foot high equipment enclosure. This permit authorizes the proposed co-locatable unmanned wireless telecommunication facility pursuant to Section 6980 et. al and 7350 et.al of the Zoning Ordinance.

Also find, as per plot plan and elevations dated September 8, 2011, pursuant to Section 5200 through 5299 of the Zoning Ordinance, the proposed project complies with the "S" Special Area Regulations by constructing a camouflaged wireless telecommunication facility.

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

This Major Use Permit Modification for MUP-10-044 consists of five (5) sheets including plot plan and elevations dated December 9, 2022. This permit authorizes the renewal, continued use, and maintenance of a 24-foot-tall mono-eucalyptus and three faux boulders of different heights: 9 feet tall, 12 feet tall, and 16.5 feet tall boulders. The associated equipment is located within an existing 13-foot-tall equipment shelter with board and batten siding and shingle roof. This permit is pursuant to Section 6985, 6986 and 7385 of the Zoning Ordinance.

Also find, as per plot plan and elevations dated December 9, 2022, pursuant to Section 5200 through 5299 of the Zoning Ordinance, the proposed project complies with the "S" Special Area Regulations by constructing a camouflaged wireless telecommunication facility.

The wireless telecommunication facility is considered "high visibility" and is located within a "residential zone", therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 10 years (ending March 24, 2033. at 4:00 p.m.). This may be extended for an additional period of time through a modification of the Major Use Permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

**MAJOR USE PERMIT MODIFICATION EXPIRATION:** This Major Use Permit Modification shall expire on **March 24, 2025** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date.

### **CONDITIONS FOR MAJOR USE PERMIT (3300-10-044)**

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

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

#### **1. COST RECOVERY: [DPLU, DPW, DEH, DPR], [GP, CP, BP, UO]**

**Intent:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **Description of requirement:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **Documentation:** The applicant shall provide a receipt to the Department of Planning and Land Use, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **Timing:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.

#### **2. RECORDATION OF DECISION: [DPLU], [GP, CP, BP, UO]**

**Intent:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **Description of requirement:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original Recordation Form to DPLU. **Documentation:** Signed and notarized original Recordation Form. **Timing:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by DPLU at

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

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

### 3. GEOLOGIC HAZARDS [DPLU, PCC] [BP, UO [DPLU, FEE]

**Intent:** In order to provide adequate safety from the risk of rockfall hazards to downslope properties, the implementation of properly designed and installed rock catchment fences is required to stop any dislodged rocks. **Description of requirement:** The applicant is required to install the rock catchment fences as identified in the Rock Fall Hazard Letter Report dated December 1, 2011, and prepared by Jerry Redolfi and Clifford W. LaMonte. **Documentation:** The applicant shall install the fencing or walls as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the rock catchment fences has been installed at the location shown identified in the Rock Fall Hazard Letter Report dated December 1, 2011. **Timing:** The above certification letter shall be provided prior to approval of any building plans and issuance of any building permit. **Monitoring:** The [DPLU, PCC] shall review the rockfall hazard certification report for compliance with this condition.

### 4. TRANSPORTATION IMPACT FEE: [DPLU, BD] [BP]

**Intent:** In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the [Transportation Impact Fee \(TIF\) Ordinance Number 77.201-77.219](#), the TIF shall be paid. **Description of requirement:** The Transportation Impact Fee (TIF) shall be paid pursuant to the [County TIF Ordinance number 77.201-77.219](#). The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance. **Documentation:** The applicant shall pay the TIF at the [DPLU, Land Development Counter] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance. **The cost of the fee is designated as 2 AMT (Average Monthly Trips) which equates to a TIF payment of 0.07 (of 2 ADT).** The TIF payment shall be made at time of issuance of a permit based on the assumed .07 AMT factor multiplied by the Select Industrial rate for the Community Planning area the project is located in. **Timing:** Prior to approval of any building plan and the issuance of any building permit, the TIF shall be paid. **Monitoring:** The [DPLU, Land Development Counter] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [DPLU, Building Division] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

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

### 5. INSPECTION FEE: [DPLU, ZONING][DPLU, PCO] [UO][DPR, TC, PP].

**Intent:** In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **Description of Requirement:** Pay the Discretionary Permit Inspection Fee at the [DPLU, Zoning Counter] and schedule an appointment for a follow up inspection with the County Permit Compliance Officer to review the on-going

conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. **Documentation:** The applicant shall provide a receipt showing that the inspection fee has been paid. The applicant shall also schedule the follow up inspection with the [DPLU, PCC]. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **Monitoring:** The [DPLU, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the [DPLU, Permit Compliance Officer] should be notified. The [DPLU, Permit Compliance Officer] shall contact the permittee and schedule the initial inspection.

**6. SITE PLAN IMPLEMENTATION: [DPLU, BI] [UO] [DPR, TC, PP].**

**Intent:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **Description of Requirement:** The site shall conform to the approved plot plan and the building plans and all temporary construction facilities have been removed from the site. **Documentation:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **Monitoring:** The [DPLU, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

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

**Intent:** In order to verify that the site complies with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall substantially comply with the approved plot plans and photo-simulations. **Description of Requirement:** The site shall be built to substantially comply with the approved photo-simulations to ensure that the site was built to be screened from public view. **Documentation:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [DPLU, PCC] for review. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **Monitoring:** The [DPLU, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

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

**8. NOISE REQUIREMENT: [DPLU, BPPR] [BP] [DPLU, FEE X1].**

**Intent:** In order to reduce the impacts of the installation of any generator or any external noise-generating device, that would use the external power stub (generator receptacle) and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following requirements shall be continued for the life of this permit. **Description of requirement:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification:

- a. The minor deviation shall comply with Zoning Ordinance Sections 7609 and 6985.b as defined by 6983.I for Invisible – Facilities. Upon the approval of the minor deviation, the proposed generator shall comply with the County Noise Ordinance Section 36.404.
- b. Failure to comply with the invisibility standards of Zoning Ordinance Section 6983.I, and compliance with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any generator can added or used on the site.

**Documentation:** The property owner and permittee shall comply with the requirements of the County Noise Ordinance, Section 36.404 and this condition. If the permittee or property owner chooses to install a generator unit associated with the cellular facility, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **Timing:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification to the approved plot plan, and provide proof that the device complies with the County Noise Ordinance. **Monitoring:** The County Noise Specialist shall review all proposed generator unit installation and ensure that the project complies with on-going noise ordinance standards. The *[DPLU, Code Enforcement Division]* is responsible for enforcement of this permit.

**9. SITE CONFORMANCE: [DPLU, PCO] [OG].**

**Intent:** In order to comply with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall substantially comply with the requirements of this condition. **Description of Requirement:** The project shall conform to the following requirements. This includes, but is not limited to maintaining the following:

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations.
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of

the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

#### **10. SITE CONFORMANCE: [DPLU, PCO] [OG] [DPR, TC, PP].**

**Intent:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **Description of Requirement:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **Documentation:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

### **CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-10-044W1)**

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

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

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

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

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

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

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

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

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

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated 3/24/2023 to ensure that the site was built to be screened from public view. The landscaping identified on the approved photo-simulations shall be installed as well. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations including the installation of landscaping. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] and Landscape Architect for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

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

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans including



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

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

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

7. **HAZ#1–HEALTH AND SAFETY PLAN**

**INTENT:** In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Joan Swanson, (858) 505-6880 or by email at [joan.swanson@sdcounty.ca.gov](mailto:joan.swanson@sdcounty.ca.gov). **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

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

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design

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

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated approved **3/24/2023**. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to

remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

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

11. **ROADS#1–ROAD MAINTENANCE**  
**INTENT:** In order to ensure that the on and offsite public and private roads are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and offsite private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and offsite private roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**SITE PLAN FINDINGS FOR PDS2021-MUP-10-044W1**

Pursuant to Section 5200 and 7160 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

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

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

The proposed project meets the intent and specific standards and criteria prescribed in Section 5200, 6980, and 7150 of the Zoning Ordinance. The scope of the project is permitted in the Rural Residential Zoning Use Regulation upon approval of a Major Use Permit Modification. The scope of the Major Use Permit Modification is in accordance with the amortization schedule of the Zoning Ordinance for reviewing the term of permits associated with previously approved wireless telecommunication facilities.

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

The proposed project is compatible with the San Diego General Plan. The project has been designed to conform to the goals and policies set forth in the General Plan. The project is within the Semi-Rural General Plan Land Use Designation, and is within the Valle De Oro Planning Area. The project complies with the General Plan because the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. On August 3, 2021, the Valle De Oro Community Planning Group (CPG) reviewed the Project. The CPG recommended approval of the MUP Modification by a vote of 12-0-0-3 (12-Yes, 0-No, 0-Abstain, 3-Absent).

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

No standards or criteria has been waived.

*Section 5200 of the Zoning Ordinance Site Plan Findings/Criteria:*

- (a) Building Characteristics. All development shall be compatible with the topography, vegetation and colors of the natural environment and with the scenic, historic and recreational resources of the designated areas.

The project is a Major Use permit Modification for the continued operation and maintenance of an unmanned telecommunication facility. The facility consists of a 24-

foot-tall mono-eucalyptus and three faux boulders of different heights: 9 feet tall, 12 feet tall, and 16.5 feet tall boulders. The associated equipment would be located within an existing 13-foot-tall equipment shelter with board and batten siding and shingle roof.

The proposed 24-foot-tall mono-broadleaf tree, the 8.5-foot-tall faux boulder, and the equipment shelter is located at the northern portion of the parcel; and the other two faux boulders would be placed at the southern portion of the parcel. The proposed facility would not be visible from the Mt. Helix Amphitheatre and the surrounding residences because the proposed mono-broadleaf tree and equipment shelter would be screened by mature trees and an existing intervening slope; and the faux boulders would blend in with numerous outcroppings and vegetation.

- (b) Building and Structure Placement. The placement of buildings and structures shall not detract from the visual setting or obstruct significant views, and shall be compatible with the topography of the site and adjacent areas.

The project area can be characterized as semi-rural. The project site is surrounded by the Mt. Helix Park and single-family residences. As explained previously, the proposed mono-eucalyptus tree and equipment shelter would be screened by existing mature trees and an existing intervening slope; and the faux boulders would blend in with numerous outcroppings and vegetation. Therefore, the placement of the proposed wireless telecommunication facility would not detract from the visual setting or obstruct significant views, and would be compatible with the topography of the site and adjacent areas.

- (c) Landscaping. The removal of native vegetation, especially timber, shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the designated area. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in subsections "d", "e", and "f" of this section. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.

This project does not include any landscaping because there is sufficient landscaping in the vicinity to provide screening of the existing wireless telecommunication facility from the surrounding residences and Mt. Helix Park. Therefore, this finding is not applicable to the current proposal.

- (d) Roads, Pedestrian Walkways, Parking and Storage Areas. Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas shall be screened from view, to the maximum extent feasible, from either the scenic highway or the adjacent scenic, historic, or recreational resource by existing topography, by the placement of buildings and structures, or by landscaping and plantings which harmonize with the natural landscape of the designated area.

On-site parking is available on the project site for construction vehicles and monthly maintenance vehicles. Therefore, this finding is not applicable to the current proposal.

- (e) Above Ground Utilities. Utilities shall be constructed and routed underground except in those situations where natural features prevent undergrounding or where safety considerations necessitate above ground construction and routing. Above ground utilities shall be constructed and routed to minimize detrimental effects on the visual setting of the designated area. Where it is practical, above ground utilities shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by existing topography, by the placement of buildings and structures, or by landscaping and plantings which harmonize with the natural landscape of the designated area.

The MUP Modification does not proposed new utilities. The original Major Use Permit (Record ID: 3300-10-044) included a power, telco, and coax cable run that was installed in an underground trench.

- (f) Grading. The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, except when such alterations add variety to or otherwise enhance the visual setting of the designated area.

The MUP Modification does not include or require any grading. Therefore, this finding is not applicable to the current proposal.

- (g) Signs. Off-site signs shall be prohibited in areas subject to the Scenic Area Regulations. The number, size, location, and design of all other signs shall not detract from the visual setting of the designated area or obstruct significant views. Subsequent to the Site Plan review and approval, any alteration to signs other than general maintenance shall be subject to an Administrative Permit.

The MUP Modification does not include any new signage. Therefore, this finding is not applicable to the current proposal.

- (h) Lighting. The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting employed in the designated area.

The MUP Modification does not include any new lighting. Therefore, this finding is not applicable to the current proposal.

## **MAJOR USE PERMIT FINDINGS FOR PDS2021-MUP-10-044W1**

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

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

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

#### *Harmony*

The project is a Major Use permit Modification for the continued operation and maintenance of an unmanned telecommunication facility. The facility consists of a 24-foot-tall mono-eucalyptus and three faux boulders of different heights: 9 feet tall, 12 feet tall, and 16.5 feet tall boulders. The equipment enclosure, located directly adjacent to the mono-eucalyptus tree, is designed to blend with the surrounding landscape by utilizing earth-tone colors on the siding for the enclosure. The enclosure will be screened from views of residents or motorists due to the existing mature vegetation and topography. The height of the 13-foot equipment enclosure is to include architectural elements such as board and batten siding and shingle roof to blend into surrounding development and will not result in any negative visual impacts. The faux mono-eucalyptus and faux boulders would not be visible from the Mt. Helix Amphitheatre and the surrounding residences because the mono-eucalyptus tree and equipment shelter are screened by existing mature trees and an existing slope; and the faux boulders blend in with numerous rock outcroppings and vegetation. The intervening topography and existing vegetation help buffer views of the facility and contribute to the harmony in scale, bulk, and coverage.

#### *Scale and Bulk:*

The project area is characterized as rural residential. The area surrounding the project site consists of residential. The faux mono-eucalyptus is located approximately 100 feet away from the nearest existing residence.

The photo simulations illustrate that the wireless telecommunication facility and equipment shelter are designed to minimize impacts to adjacent roadways and residences. The views of the wireless facility would be minimized from surrounding residences due to the existing mature trees and intervening topography. The



wireless telecommunication equipment includes a 24-foot-tall faux eucalyptus, three faux boulders of various heights, and a 13-foot-tall equipment shelter. The faux mono-eucalyptus tree and faux boulders are designed to fit in with the existing environment of the area. The project site contains mature trees and rock cropping's of comparable height or taller than the proposed facility which makes facility appear as an expected visual feature to public views in the project vicinity. Surrounding land uses include residential uses and the Mt Helix Amphitheater. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environment.

*Coverage:*

The subject parcel is approximately 2.16 acres in size. Surrounding land uses consist of residential land uses with parcel sizes ranging in size from 0.50 acres to 3 acres. The project is located on a vacant parcel that contains the existing wireless facility. All construction associated with the project will be within the subject parcel. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

*Density:*

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

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

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

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

The project is a Major Use Permit Modification for the continued operation of an existing wireless telecommunication facility. The Major Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991.

The faux mono-eucalyptus and faux boulders is visible from Mt. Helix Road, motorists traveling along the roadway will have limited views of the facility for short durations due to the existing environment. The facility designed as a faux mono-eucalyptus and faux boulders would be appear as an expected visual feature within the project vicinity as the project vicinity contains mature trees and rock cropping's. The wireless facility has been sited on the northern portion of the subject property. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the mature trees and rock cropping's.

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

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

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

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

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

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

No relevant impacts were identified.

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

The project is within the Semi-Rural General Plan Land Use Designation, and is within the Valle De Oro Planning Area. The project complies with the General Plan because the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Additionally, the project is not visible from a Scenic Highway as identified in the County of San Diego General Plan due to intervening slopes and mature trees. Pursuant to Section 6987(D) of the Zoning Ordinance, monopoles or other similar structures are not permitted when visible from Scenic Highways identified in the County of San Diego General Plan and the project would result in the facility to be in conformance with the Zoning Ordinance and General Plan. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it involves operation, maintenance, permitting, leasing, licensing, and minor alteration to an unmanned wireless telecommunication facility involving no expansion of use beyond that existing at the time of the lead agency's determination. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

### **WIRELESS TELECOMMUNICATION FINDINGS**

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

PDS2021-MUP-10-044W1

March 24, 2023

COUNTY OF SAN DIEGO PLANNING COMMISSION  
DAHVIA LYNCH, DIRECTOR

BY:

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

email cc:

Ryan Kerswill, Applicant  
Valle De Oro CPG  
Michael Johnson, Planning Manager, Planning & Development Services

## **Attachment C – Environmental Documentation**

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

### FOR PURPOSES OF CONSIDERATION OF

**Mobilitie Mt. Helix Telecommunication Facility  
Major Use Permit Modification  
PDS2021-MUP-10-044W1, PDS2021-ER-10-14-016A  
March 24, 2023**

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The proposed project is located within the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

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

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

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



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

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

***Wetland and Wetland Buffers:***

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

***Floodways and Floodplain Fringe:***

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

***Steep Slopes:***

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

***Sensitive Habitats:***

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

***Significant Prehistoric and Historic Sites:***

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

The project site is zoned Rural Residential (RR) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. The project does not have an existing generator. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required. However, if any changes to the ground-level equipment or a generator is added during a revision, additional noise review would be required.

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

***Significant Prehistoric and Historic Sites:***

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

The project site is zoned Rural Residential (RR) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. The project does not have an existing generator. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required. However, if any changes to the ground-level equipment or a generator is added during a revision, additional noise review would be required.

## **Attachment D – Environmental Findings**



**MOBILITIE MT. HELIX WIRELESS TELECOMMUNICATION FACILITY  
MAJOR USE PERMIT MODIFICATION  
PERMIT NO.: PDS2021-MUP-10-044W1  
ENVIRONMENTAL LOG: PDS2021-ER-10-14-016A**

**ENVIRONMENTAL FINDINGS**

March 24, 2023

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).
4. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and in conformance with the Biological Mitigation Ordinance as explained in the MSCP Conformance Statement dated March 24, 2023 on file with Planning & Development Services.

**MULTIPLE SPECIES CONSERVATION PROGRAM  
CONFORMANCE STATEMENT  
*PDS2021-MUP-10-044W1;*  
*Mobilitie Mt. Helix Wireless Telecommunication Facility*  
**APN: 496-160-15-00 and 496-160-16-00****

March 24, 2023

Summary

The project proposes a Major Use Permit Modification for a wireless telecommunication facility. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

Staff has determined that the proposed project is exempt from the California Environmental Quality Act through pursuant to State CEQA Guidelines Section 15303. There are no sensitive habitats or species within the proposed project area. The proposed project is for a Major Use Permit Modification to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 24-foot-tall mono-eucalyptus and three faux boulders of different heights: 9 feet tall, 12 feet tall, and 16.5 feet tall boulders. The associated equipment is located within an existing 13-foot-tall equipment shelter. The footprint of the proposed wireless telecommunication facility will be located on disturbed/urban developed portion of the property. The project site also contains an existing residence. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed habitat do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions, the proposed project footprint, and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance. No take authorization for incidental or deliberate impacts to state or federally listed species is granted with this determination. While no impacts to listed species are anticipated based on staff's review of the project, the applicant is responsible for ensuring that none occur and/or appropriate authorization has been obtained.

## **Attachment E – Public Documentation**



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

Record ID(s): PDS2021-MUP-10-044W1

Project Name: Mt Helix -Extension of Major Use Permit

Project Manager: John Leavitt

Project Manager's Phone: 619-323-867

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 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.

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.





1 - 62

County of San Diego, Planning & Development Services

**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT RECOMMENDATION**  
**ZONING DIVISION**

Record ID(s): PDS2021-MUP-10-044W1

Project Name: Mt Helix -Extension of Major Use Permit

Planning/Sponsor Group: Valle de Oro Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: 8/3/2021

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

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**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:** 12 Yes 0 No 0 Abstain 3 Vacant/Absent

**C. Recommended conditions of approval:**

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Reported by: Alyssa Bauling Position: Interim Vicechairperson Date: 8/3/2021

Please email recommendations to BOTH EMAILS;

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

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<http://www.sdcounty.ca.gov/pds>







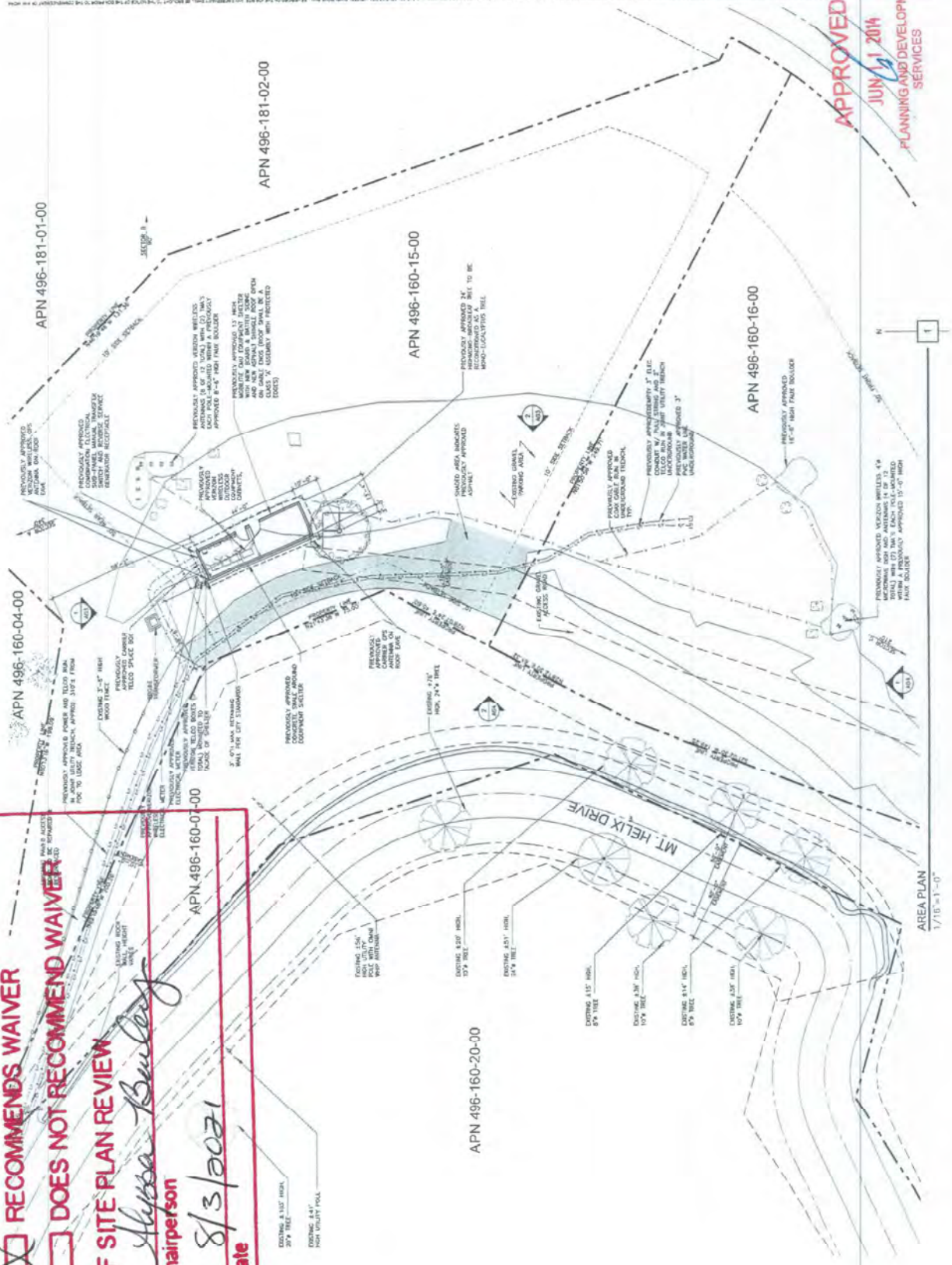








Date \_\_\_\_\_

[illegible]

**SHEET INFORMATION**

202

PLANNING AND DEVELOPMENT SERVICES

FIGURE 1  
PROTOCOLS 1-7: 1 (Decide Or Buy)

A B C H I T E C T

**[E]nvision**  
ARCHITECTS • GRAPHICS  
286 WEST 95TH ST., SUITE 100 • CAYCE, SC 29735  
803-798-9626 • FAX 803-798-9627 • WWW.ENVISIONSC.COM

**mobile**

10.5.2008 - Revision













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



**Helix Top**  
4901 Mt. Helix Drive  
La Mesa, CA 92941

**mobilitie**  
telecommunications infrastructure



Photosimulation viewpoints







CURRENTLY INSTALLED







CURRENTLY INSTALLED









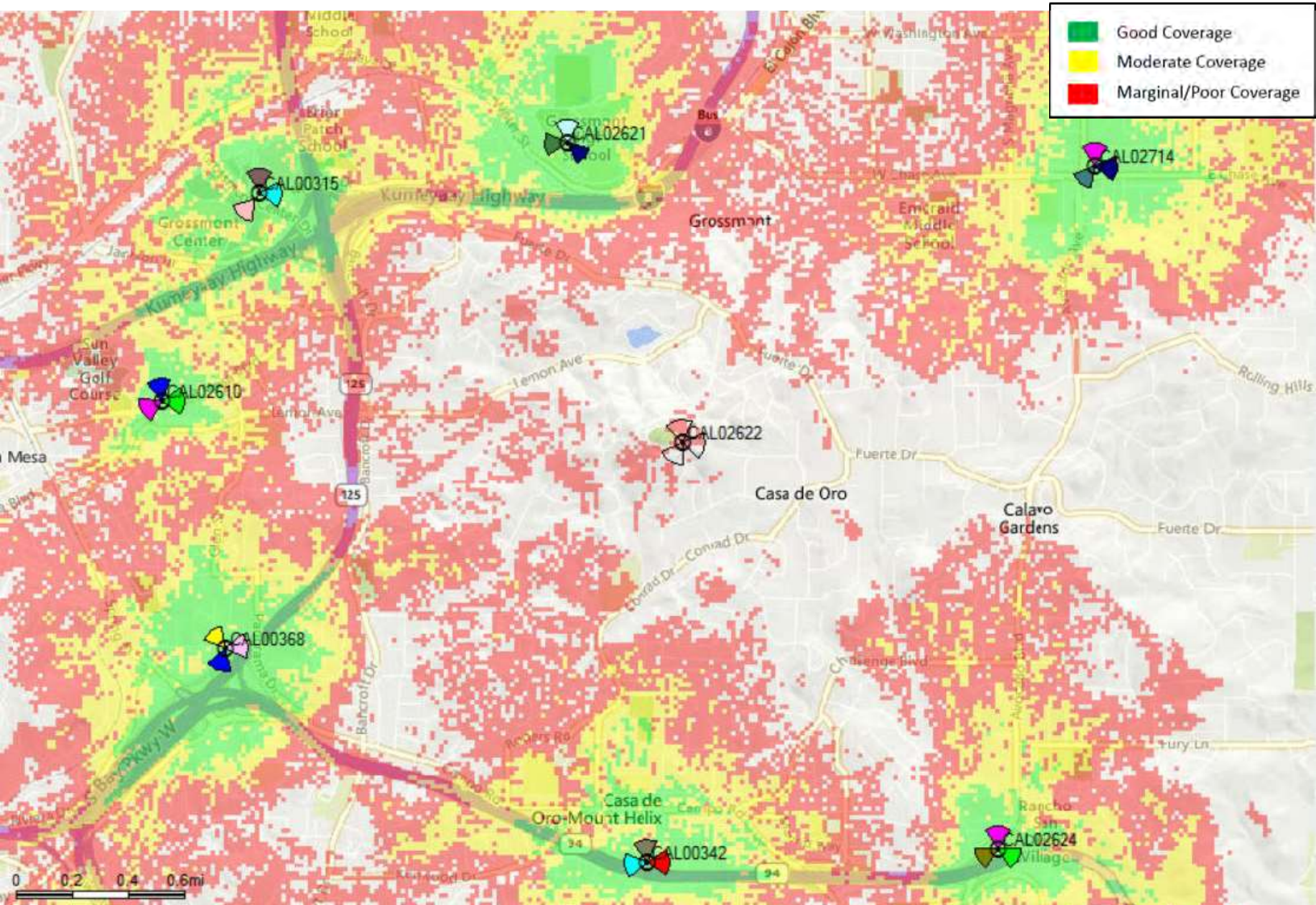
***Photosimulation of proposed telecommunications site: View zoomed from end of Gabriel Way***

San Diego  
CAL02622-Mt. Helix Coverage Maps  
December 14th, 2021



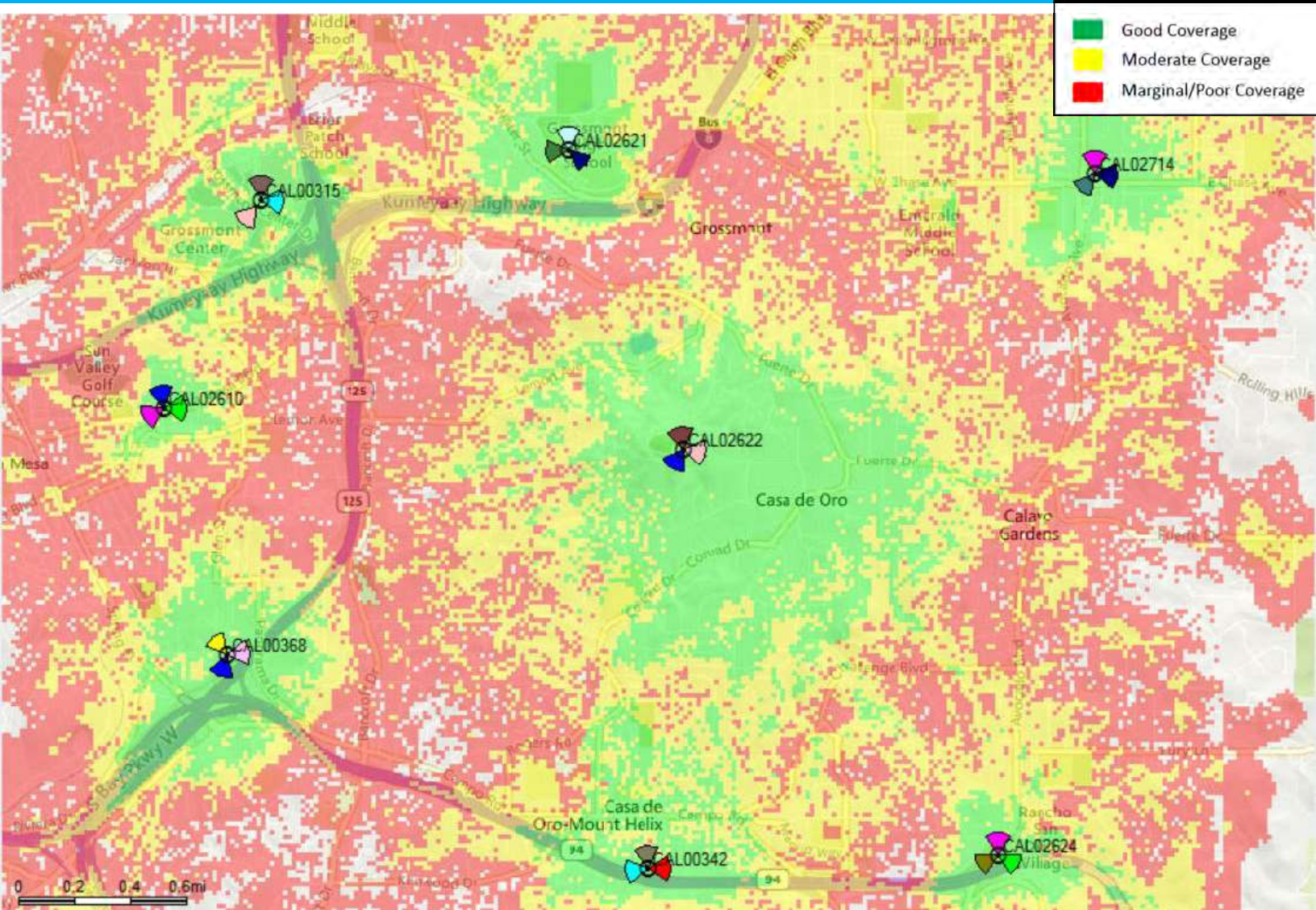


## Coverage Without CAL02622



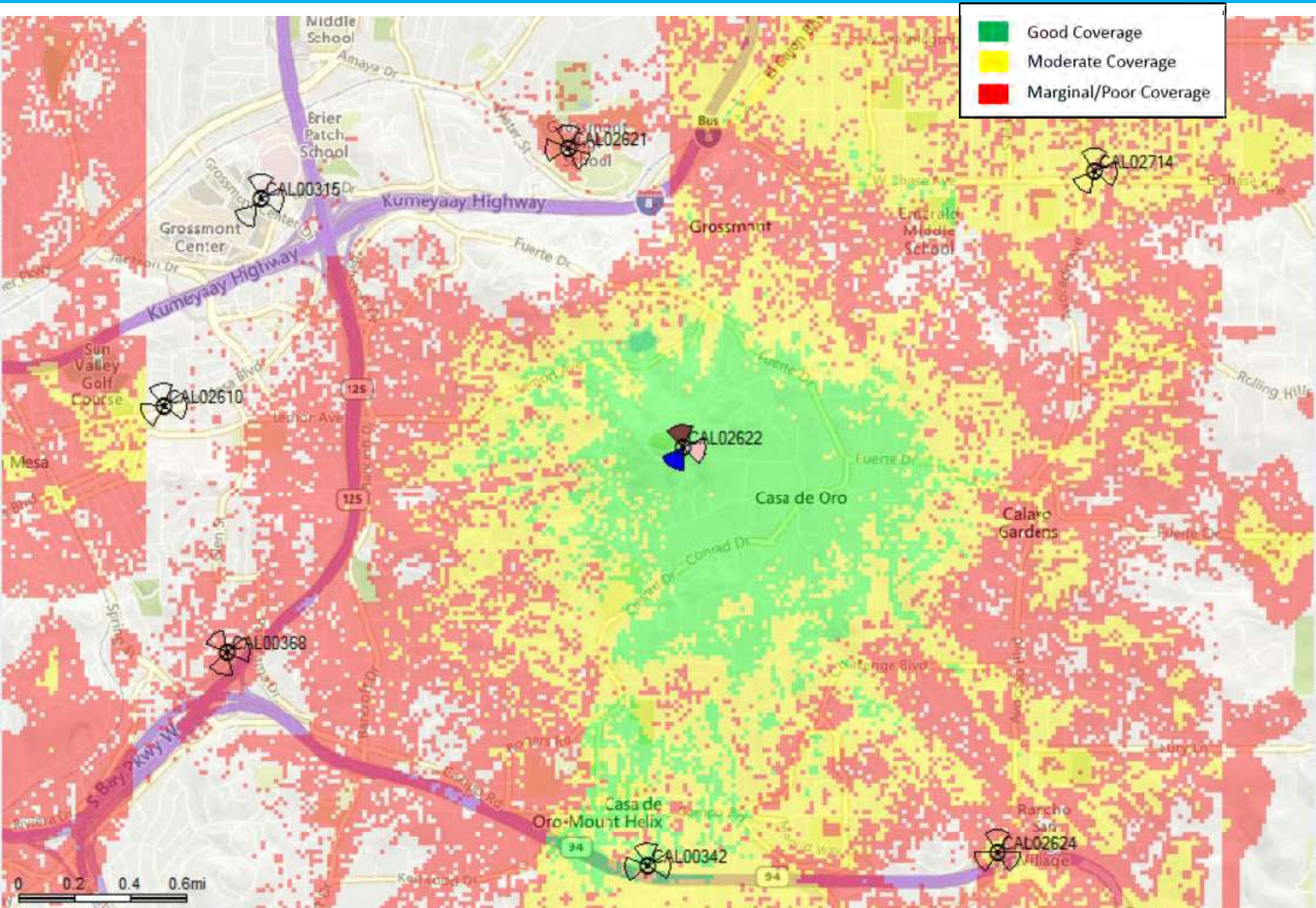


## Coverage With CAL02622





## Coverage With CAL02622 only





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# Helix Top – 812835/1351498

**Coverage Plots**  
**December 8<sup>th</sup>, 2021**

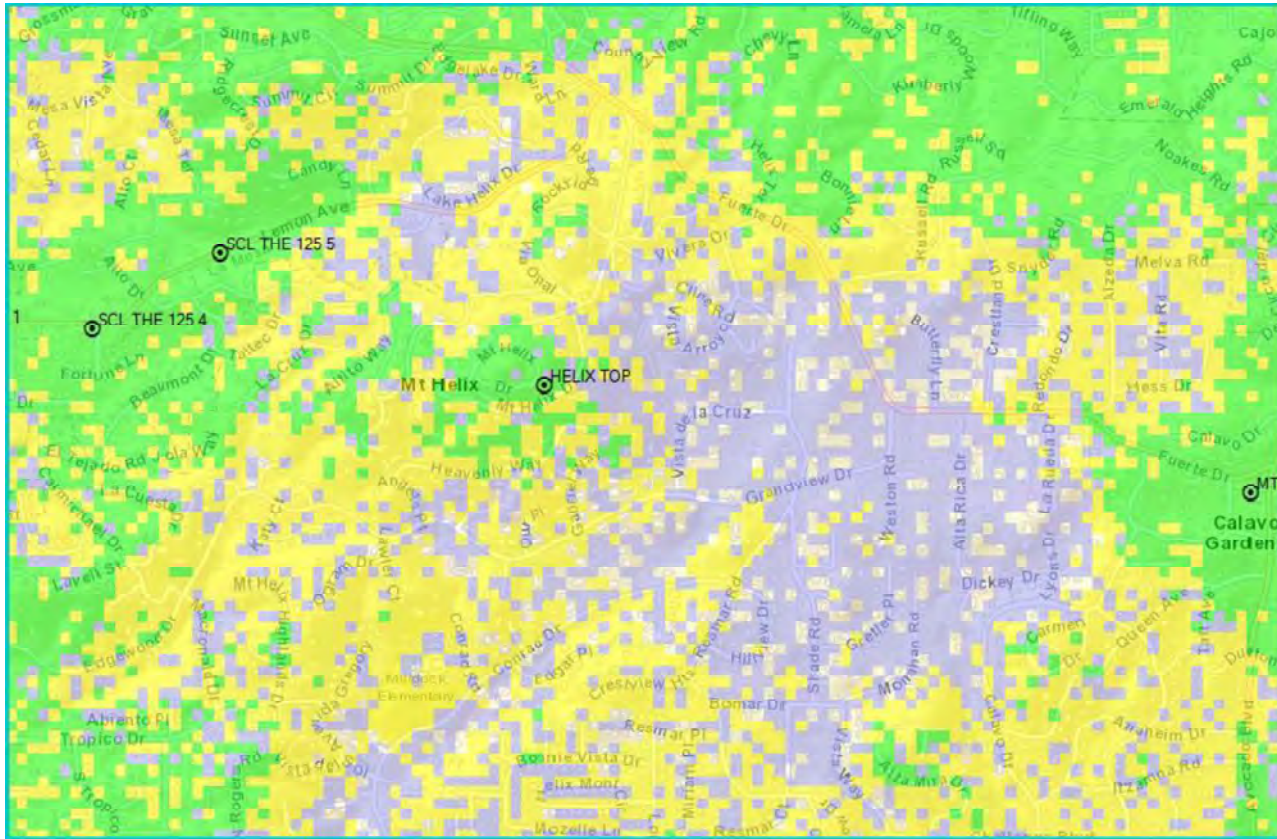


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Coverage without Helix Top

Zoning\_LTE: RSRP - Coverage (0)

- In-Building Coverage
- In-Vehicle Coverage
- On-Street Coverage

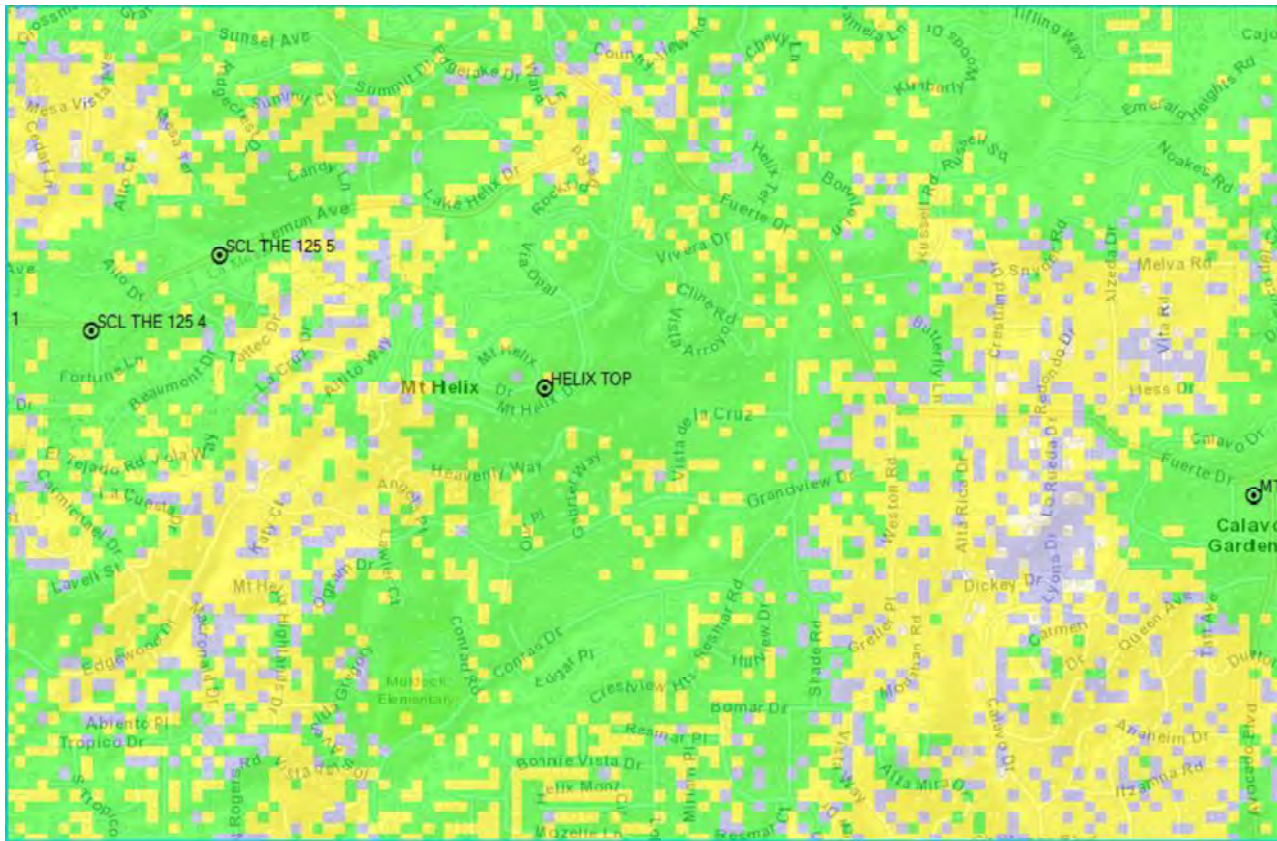


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Coverage with Helix Top

Zoning\_LTE: RSRP - Coverage (0)

- In-Building Coverage
- In-Vehicle Coverage
- On-Street Coverage



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Attachment I – Alternative Site Analysis

**Project Name:** Mt Helix

**Record ID:** PFS 2021-MUP-10-044W1

**Environmental Log No.:** PDS-ER-10-14-016A

**Project Address:** 4939 Mt. Helix Drive, La Mesa, CA 91941

**APNs:** 496-160-15-00 and 496-160-16-00

Preferred Location Sites per Section 6986 of the County Zoning Ordinance

### Water Tanks

1. Helix Water Tank, Ad Astra Way

Section 6986 of the County Zoning Ordinance defines water tanks as preferred locations as long as the tank is located in a non-residential land use designation. This location is designated as a residential zone and the location of more than one telecommunications facility requires a Planning Director's waiver; a previous application was denied the Director's waiver. There is an existing T-Mobile telecommunication facility on the water tank and the Helix Water District will not allow AT&T to mount additional antennas on the water tank.

### Co-location on Existing Facilities

2. ZAP 01-094, 10545 Grandview Drive

The facility at this location is an existing Sprint PCS cell site with three two-foot omni-directional antennas mounted on an existing utility pole. The Sprint equipment is located in a vault approximately 100 feet north of the utility pole. Co-location is not possible due to the number of lines and crossbars on the existing pole. Also, the existing Sprint installation would preclude the installation of additional antennas on the pole.

### Utility Poles

Utility poles in the area are not suitable for macro cell sites that include a full array of 12 antennas. As noted in the example in number 2 above, utility poles are generally used for sites that require one to three antennas.

### County or Government Facilities

There are no county or government facilities in the project area.

### Commercial or Industrial Buildings

3. C-36 ZONE AT AVOCADO AND PUEBLA

The property at this location is a strip commercial center and sits in a "hole" along Avocado Boulevard at approximately 800 feet elevation AMSL. A hill rises immediately west of the property to an elevation of 890 feet at Calavo Drive, effectively blocking any signal to the proposed coverage area. Coverage



provided from this location would be north and south along Avocado Boulevard. The area is about 1.23 miles east of the proposed coverage area. There are two existing cell sites on two separate parcels, both monopalm style facilities with 12 antennas each. Verizon is one of the existing carriers at the location and the project site will provide complementary coverage to this one.

#### 4. COMMERCIAL CENTER AT AVOCADO AND SR94

The commercial center located here is a major shopping center for the area. There are several wireless facilities on the property, including AT&T and Verizon. The property is located approximately 1.8 miles southeast of the coverage objective. Coverage for both carriers is already being provided from this location.

#### **Cobra Style Street Lights**

There are no Cobra Style Street Lights in the project area.

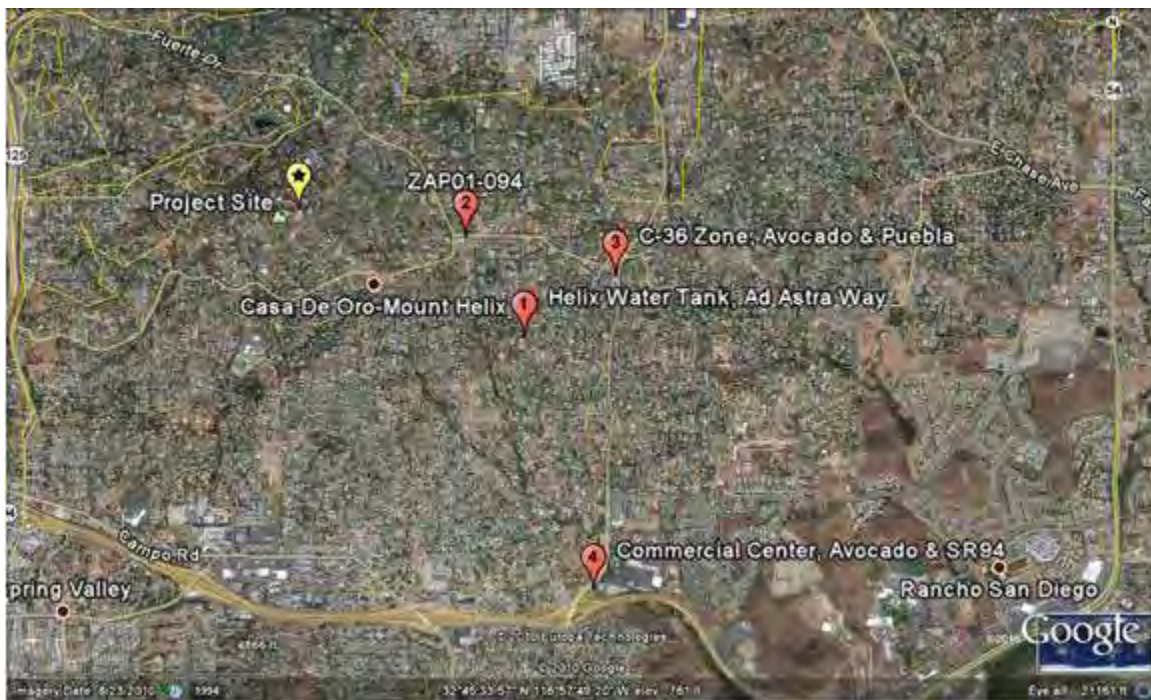
#### **Traffic Lights**

There are no traffic signal lights in the project area.

#### **Utility Towers**

There are no utility towers in the project area.

#### **Aerial View of Alternate Sites**



1. HELIX WATER TANK, AD ASTRA WAY, LA MESA
2. ZAP01-094, 10545 GRANDVIEW DRIVE, LA MESA
3. C-36 ZONE AT AVOCADO BLVD. & PUEBLA, LA MESA
4. COMMERCIAL CENTER AT AVOCADO BLVD. & SR94

## **Attachment G – Ownership Disclosure**



## County of San Diego, Planning &amp; Development Services

**APPLICANT'S DISCLOSURE OF OWNERSHIP  
INTERESTS ON APPLICATION FOR ZONING  
PERMITS/ APPROVALS**  
**ZONING DIVISION**

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

Assessor's Parcel Number(s) 496-160-15-00 & 496-160-16-00

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

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

Mt. Helix Park Foundation

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

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

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.

N/A

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

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

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.

N/A

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

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

**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

Ryan Kerswill, Mobilitie LLC

Print Name

05/19/2021

Date

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

**SDC PDS RCVD 7-08-21**  
**MUP10-044TE**

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<http://www.sdcountry.ca.gov/pds>
