

ATTACHMENT E – Public Documentation



ATTACHMENT E

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

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

Project Name: CAL02871 paradise Valley Road

Project Manager: Polina Mitcheom

Project Manager's Phone: 619-942-1376

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

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

Notification of scheduled hearings:

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



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

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

Project Name: CAL02872 Paradise Valley Road

Planning/Sponsor Group: Spring Valley

Results of Planning/Sponsor Group Review

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

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

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

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

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

MOTION: ☐ Approve without conditions
☐ Approve with recommended conditions
☒ Deny
☐ Continue

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

C. Recommended conditions of approval:

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

Please email recommendations to BOTH EMAILS;

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

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

THIS IS NOT A SURVEY

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

LEGAL DESCRIPTION:

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

Spring Valley Community Planning Group

Reviewed: 2/14/23

Motion was to Recommend:

- ☐ Approval without conditions
- ☐ Approval with conditions
- ☒ Disapproval with concerns

Vote: 6 Aye 6 No 2 Abstention 0 Vacant
 Signature: Jim Snyder Date: 2/23/23



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG
 CALL 811 OR VISIT www.811.org
 CALL 3 WORKING DAYS BEFORE YOU DIG

Know what's below.
 Call before you dig.

SITE PLAN



SCALE: 1"=60'-0" (22:34)
 (OR) 1/2"=60'-0" (11:17)

MD7
 10550 WEST OCEAN AIR DRIVE
 SUITE 250
 SAN DIEGO, CA 92130

Applicant:
 Your world. Delivered.

Plans Prepared By:

 MORRISON HERSHFIELD
 5000 SW 10TH AVENUE, SUITE 200
 PORTLAND, OR 97239
 TEL: 503-555-4128 FAX: 503-555-4138
www.morrisonhershfield.com

Project:
 CAL00872
 SITE ID: CAL00872
 8500 PARADISE VALLEY ROAD
 SPRING VALLEY, CA 91977
 FA: 15558384

ATTACHMENT E

SITE PLAN

Drawing Title:

Project No.:	220348700
Designer:	BB
Drawn By:	OS
TM Review:	Client Approval
Issue No.:	0
Drawing No.:	A01.0

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS. TO VERIFY DIMENSIONS OF WORK, CONTRACTOR SHALL OBTAIN A CURRENT SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Project No.: 2232348700	Designer: B	Date: 10/17/22
Drawn By: S	Checked By: —	
Reviewed: R	Client Approval:	
Drawing No.: 0	Drawing No.:	A01.

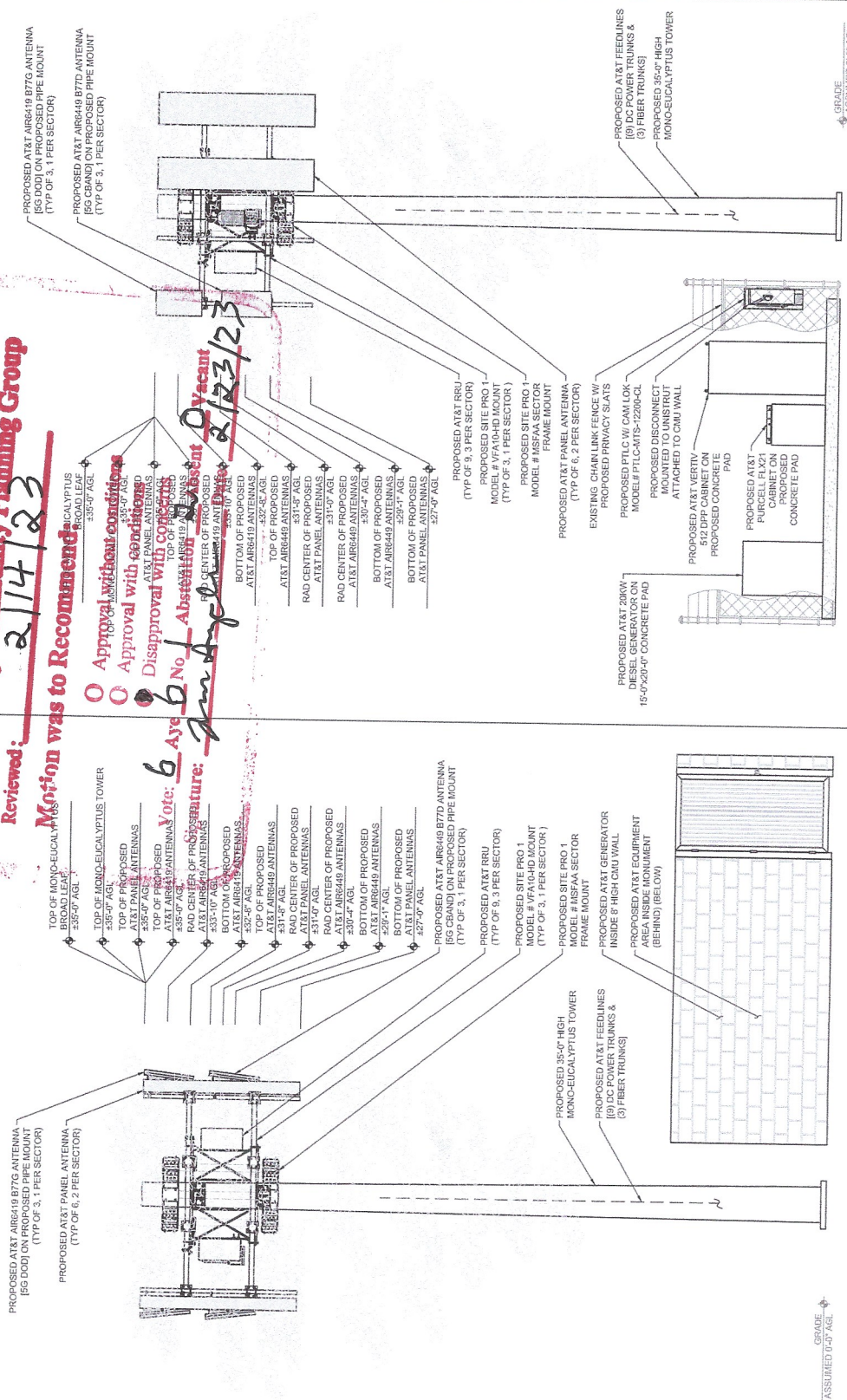


NOTE:
SEE A04.0 FOR ANTENNA PLAN

Spring Valley Community Planning Group
Reviewed: 2/14/23

Reviewed:

Motion was to Recommend:



ATTACHMENT E

ELEVATIONS

Drawing Title:

Project No.:

1000

Abstract

170

M. Kervin:

Issue No.:

C

5

10

SCALE 1/2" BASE ON 22" X 34" 7" 1975

5

PROPOSED NORTH ELEVATION

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

PROPOSED SOUTH ELEVATION

SCALE: 1/2"=1'-0" (22x34)

0.6" 1'

Abstract

ATIC

ORTH

POS

1	
---	--

ALE: $1\frac{1}{2}''$
 (R) $1\frac{1}{4}''$

0 6" 1'

1141

1000

EVA

105

PROF

Spring Valley Community Planning Group

Reviewed: 2/14/23

Motion was to Recommend:

Vote: 6 Aye 6 No 1 Abstention 0 Vacant 0
 Signature: [Signature] Date: 2/23/23

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS. ANY VARIATIONS OF MAGNIFICATION, DISTORTION, OR DEFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. APPROVE ALL PROPOSED SITES OF THIS DRAWING AND SPECIFICATIONS HEREIN. THE PROPERTY OF MORRISON HERSHFIELD IS NOT BEING CONVEYED BY THIS PROJECT.

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

MD7

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

Applicant:



Your world. Delivered.

Plans Prepared By:



MORRISON HERSHFIELD
 5100 S MACADAM AVE., UNIT 500
 TEL: 619-592-9128 FAX: 619-592-9138
 www.morrisonherfield.com

Project:

CAL02872
 SITE ID: CAL02872
 8538 PARADISE VALLEY ROAD
 SPRING VALLEY, CA 91977
 PA: 15555384

Drawing Title:

ELEVATIONS

Project No.:

220348700

Design:

RB

Date:

10/17/22

Checked By:

—

Drawn By:

—

PI Review:

—

Client Approval:

—

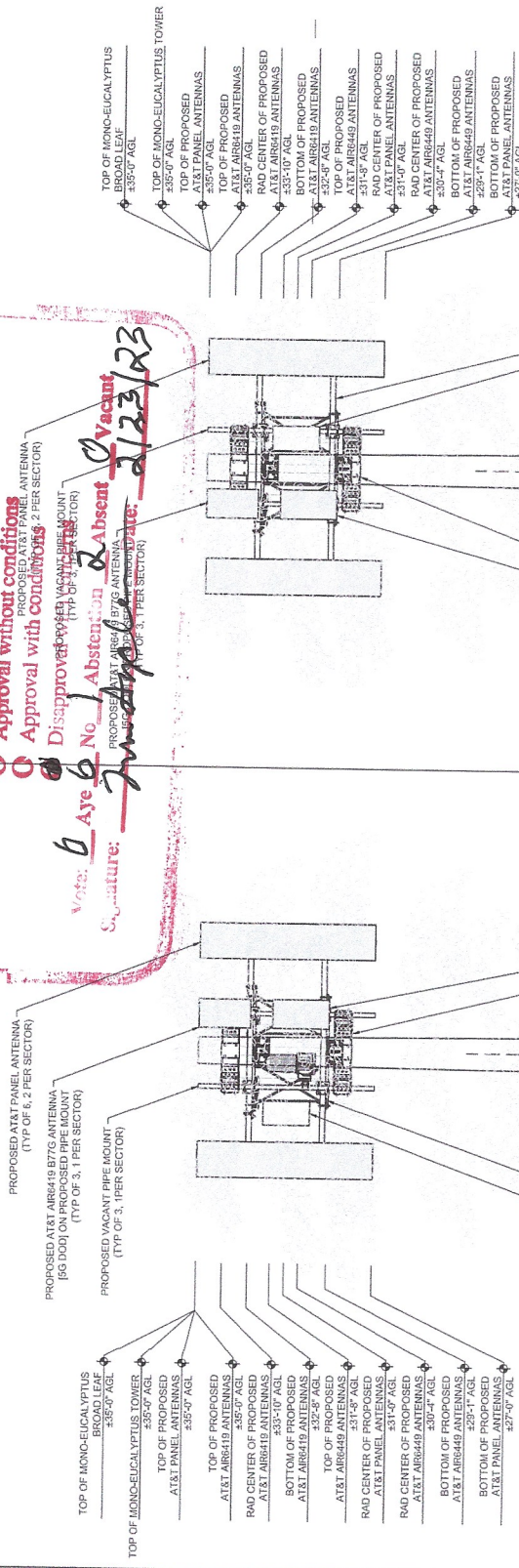
Drawing No.:

0

A03.

Scale: 1"=10'

6



PROPOSED SITE PRO 1
 MODEL # VFA10-HD MOUNT
 (TYP OF 3, 1 PER SECTOR)
 PROPOSED AT&T RRU
 (TYP OF 8, 3 PER SECTOR)
 PROPOSED 35'-0" HIGH
 MONO-EUCALYPTUS TOWER
 PROPOSED AT&T FEED LINES
 (9) DC POWER TRUNKS &
 (3) FIBER TRUNKS
 PROPOSED AT&T GENERATOR
 INSIDE 6" HIGH CMU WALL
 PROPOSED AT&T EQUIPMENT
 AREA INSIDE MONUMENT
 (BEHIND) (BELOW)

PROPOSED AT&T AR6449 B77G
 ANTENNA (5G CBAND) ON
 PROPOSED PIPE MOUNT
 (TYP OF 3, 1 PER SECTOR)
 PROPOSED SITE PRO 1
 MODEL # MSFAA
 SECTOR FRAME MOUNT
 PROPOSED AT&T FEED LINES
 (9) DC POWER TRUNKS &
 (3) FIBER TRUNKS

GRADE
 ASSUMED 0.47' AGL

GRADE
 ASSUMED 0.47' AGL

PROPOSED WEST ELEVATION 1 2 3 4 5 6

PROPOSED EAST ELEVATION 1 2 3 4 5 6

SCALE: 1/2"=10' (22x34)
 (OR) 1/4"=10' (11x17)

SCALE: 1/2"=10' (22x34)
 (OR) 1/4"=10' (11x17)

