

**CLERK OF THE BOARD OF SUPERVISORS**  
**EXHIBIT/DOCUMENT LOG**

**MEETING DATE & AGENDA NO. 09/10/2025 # 05**

**STAFF DOCUMENTS (Numerical)**

No.	Presented by:	Description:
1.	County Staff	14 page PowerPoint Presentation
2.		
3.		
4.		

**PUBLIC DOCUMENTS (Alphabetical)**

No.	Presented by:	Description:
A.	Victor Avina, Brian Mackey, John Heffernan	32 page PowerPoint Presentation
B.		
C.		
D.		
E.		
F.		
G.		

**OFFICIAL RECORD**  
**Clerk of the Board of Supervisors**  
**County of San Diego**

Exhibit No. 1

Meeting Date: 09/10/2025 Agenda No. 05

Presented by: County Staff



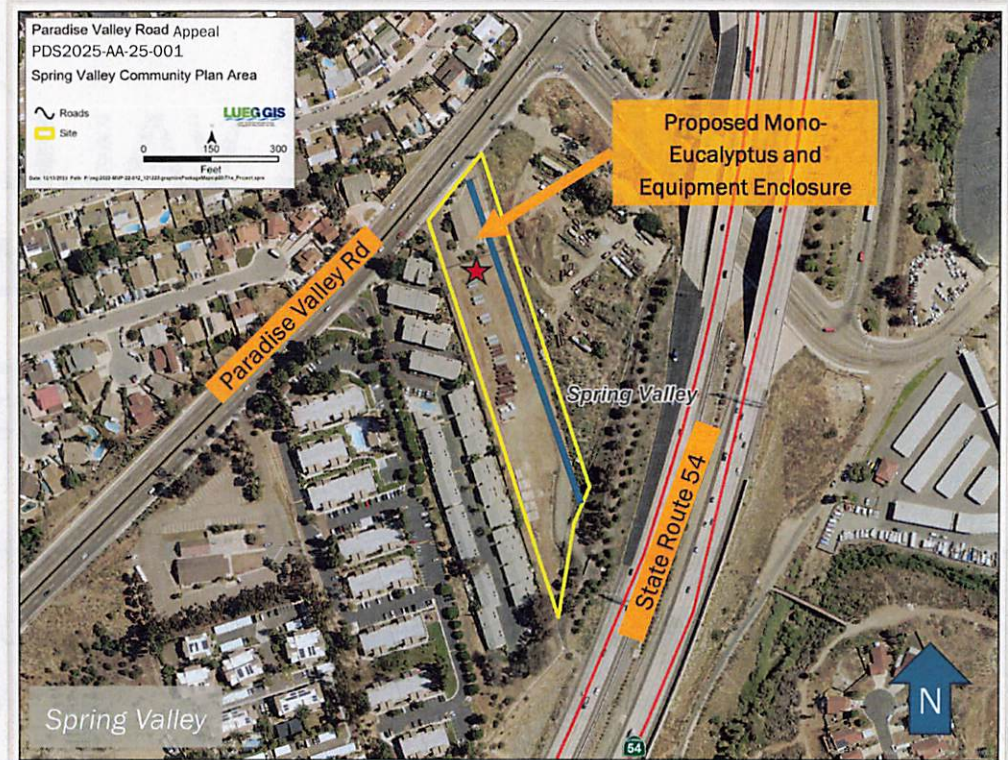
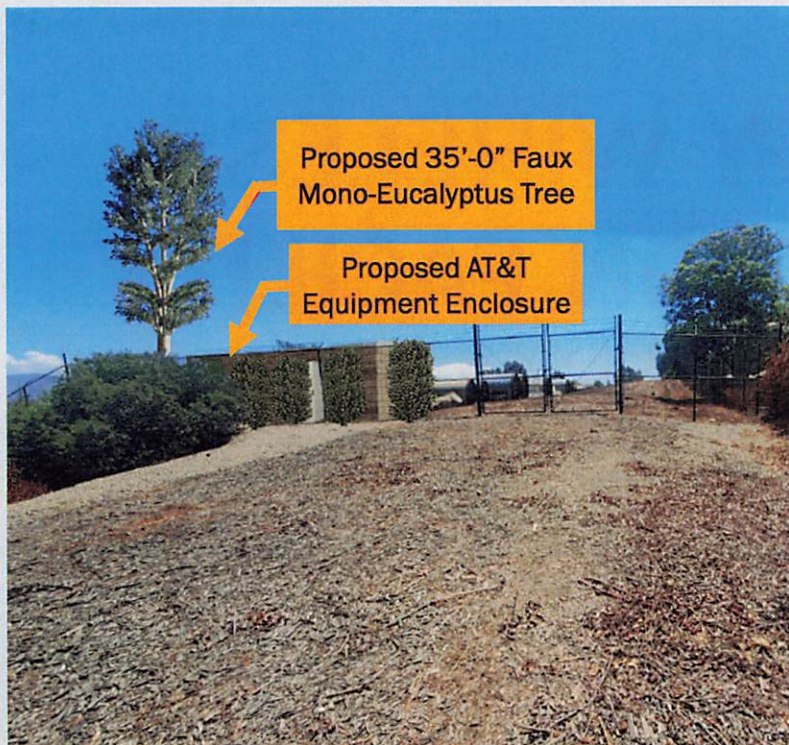
# PARADISE VALLEY WIRELESS TELECOMMUNICATION FACILITY APPEAL

Board of Supervisors

September 10, 2025

Item #5

# Project Description

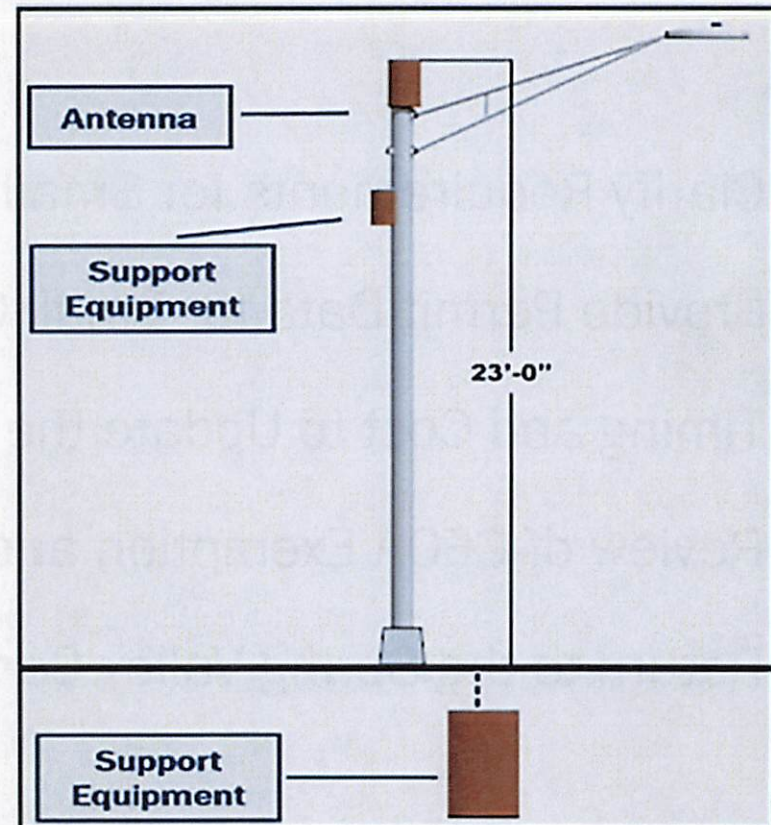


# Board of Supervisors Continuance

- Clarify Requirements for Small Cell vs Non Small-Cell Facilities (Regular)
- Provide Permit Data for Small Cell and Regular Wireless Facilities
- Timing and Cost to Update the Wireless Facility Zoning Ordinance
- Review of CEQA Exemption and Evaluation of Alternative Locations
- Return to the Spring Valley Community Planning Group

# Small Cell Wireless Facilities

- Compact wireless installations
- Ministerial Approval Permitting Process
- 300-foot setback from schools, childcare centers, hospitals, religious facilities, fire stations, and sheriff stations.
- No property line setback when located in the public right-of-way; must follow zoning setbacks only if placed on private property.



# Regular Wireless Facilities

- Larger Facilities
  - Includes telecommunications towers, equipment buildings, and accessory structures.
- Discretionary Permitting Process
- Set back from the nearest residential property line by a distance equal to the height of the facility or 50 feet, whichever is greater.



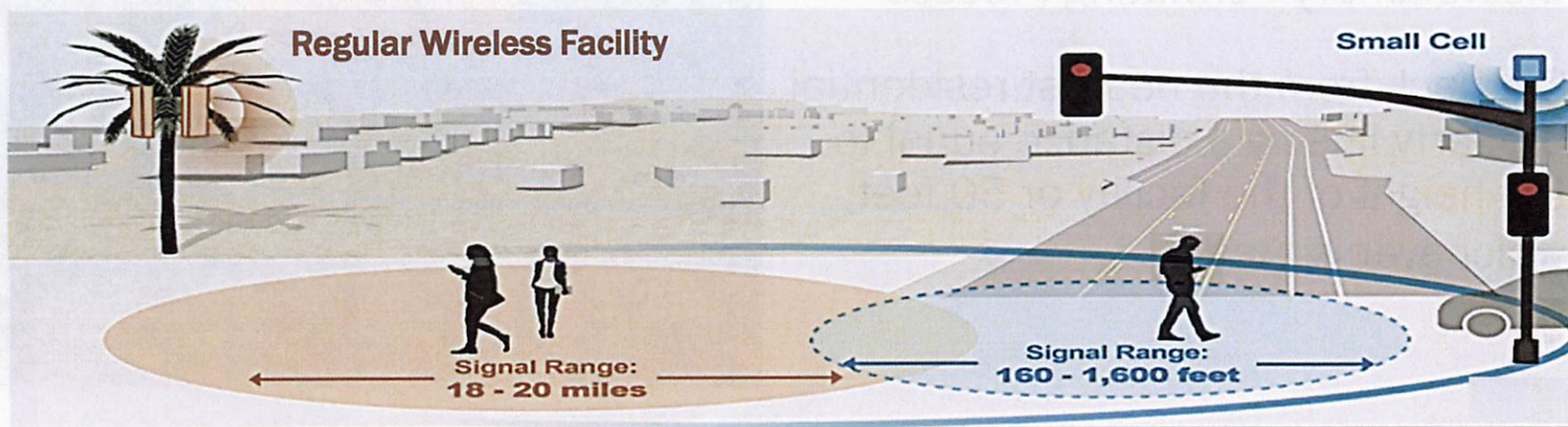
# Wireless Facility Permits

## Regular Wireless Facilities

- 33 wireless projects
- 50-foot setback from property line

## Small Cell

- 5 upgrades and equipment replacements at existing sites
- 300-foot setback from sensitive receptors



# Zoning Code Amendment

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- Proposed project follows current ordinance and is not subject to future ordinance changes.
- Update may set new setback requirements; health concerns excluded by law
- Estimated one-time costs of \$600,000 to \$900,000 are not included in the FY 2025-2026 budget.

# Environmental Review

- Project Qualifies under CEQA Section 15303 exemption
- FCC preempts consideration of potential environmental effects of Radio Frequency (RF) emission
- Project evaluated for fire risk by the San Miguel Fire Protection District
- County staff found no risk to the Sweetwater Aqueduct or Reservoir
- No significant environmental impacts or unusual circumstances identified



# Geographic Service Area (GSA) Analysis

- Coverage analysis uses industry-standards
- Project addresses a coverage gap and improves network capacity



# Alternative Site Analysis

## Locations & Feasibility



Project Site

## Additional Location



8565 Paradise Valley Road

## Alternative Site Analysis



5821 Sweetwater Road



487 Sweetwater Road



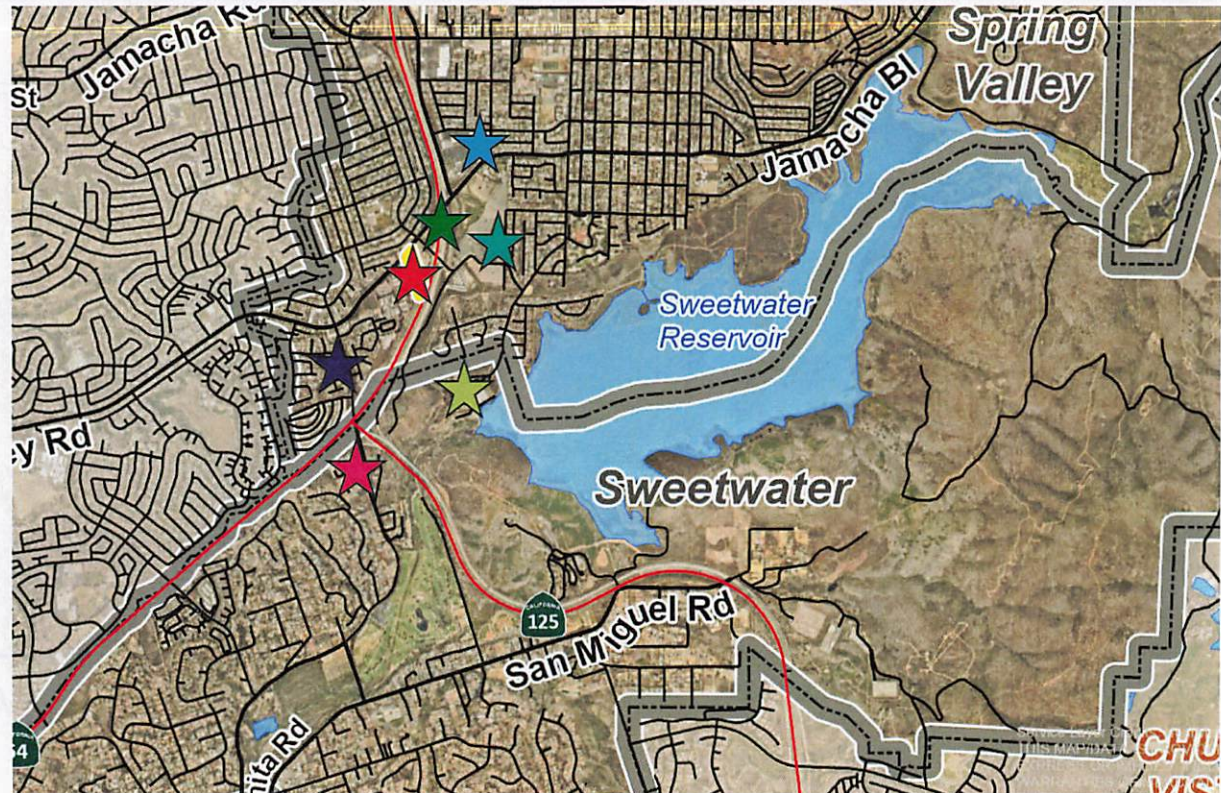
6377 Quarry Road



8475 Avenida Anguilla



8715 Ranza Road



# Spring Valley CPG Recommendations

On July 22, 2025, the Spring Valley CPG recommended the Board to grant the Appeal and Deny the Project by a vote of 8 Yes, 1 No, 1 Abstain, and 5 Absent.

## Key Discussion:

- Discussion centered on health/RF emissions
- Preference for siting away from homes
- Applicant explained alternative sites' limitations
- FCC compliance confirmed by applicant

# Actions to Consider

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1. Deny the appeal and sustain the Planning Commission's decision to approve the Project.
2. Grant the appeal and deny the Project.
3. Request additional analysis or information, including any additional direction from the Board, and return to the Board within a specified time period.

# Recommendations

## Staff Recommendations:

- Deny the Appeal
- Uphold Planning Commission Decision
- Adopt the Environmental Findings
- Enter into Defense and Indemnification Agreement



# PARADISE VALLEY WIRELESS TELECOMMUNICATION FACILITY APPEAL

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Item #5

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Exhibit No. A

Meeting Date: 09/10/2025 Agenda No. 05

Presented by: Victor Avina, Brian Mackey, John Heffernan



# Paradise Valley Road Wireless Telecommunication Facility

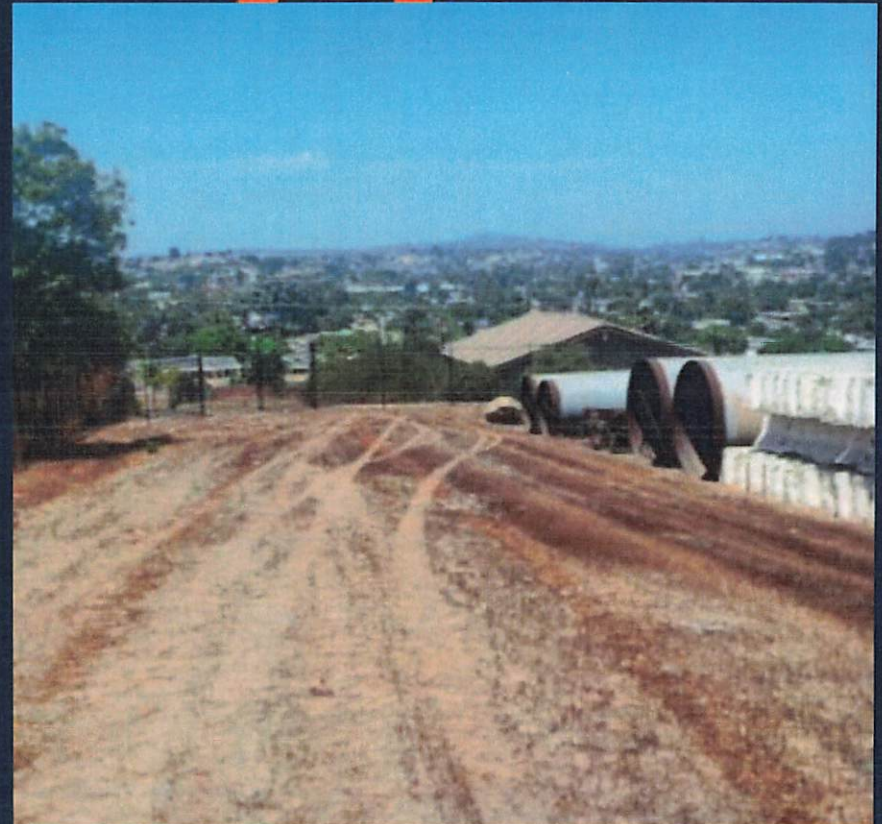
**MD7**



2025

## Proposed Wireless Telecommunications Site Benefits

- **8,900 customers**, including residents, businesses, and public safety personnel.
- **Critical coverage to SR 125**, serving more than 66,000 daily commuter trips.
- Coverage will span up to **1.62 miles**
- Improved coverage for nearby multi-family housing units, single-family residences, the Spring Valley Swap Meet, worship centers, a shopping mall and Rancho Elementary School.
- Proposed structure: 35' mono-eucalyptus faux tree.



## Location Introduction



## Location Introduction



## Location Introduction



# Project Introduction

## Stakeholders:

- Spring Valley Community Planning Group
- Sweetwater Hills Townhomes Homeowners Association
- San Diego County Planning Commission
- San Diego Board of Supervisors
- San Diego County Water Authority

## Project siting:

- Site has been moved an additional 11.5 feet east from original location
- Site is 67 feet from the residential property line to the west
- Site >80 feet from the nearest home to the west

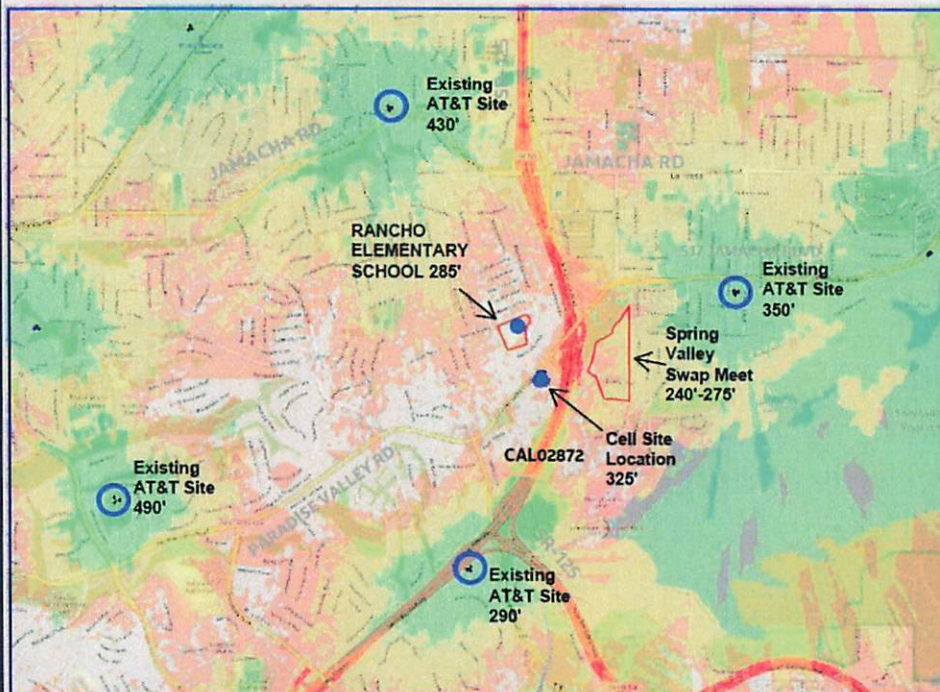


# Proposed Coverage: Before and After

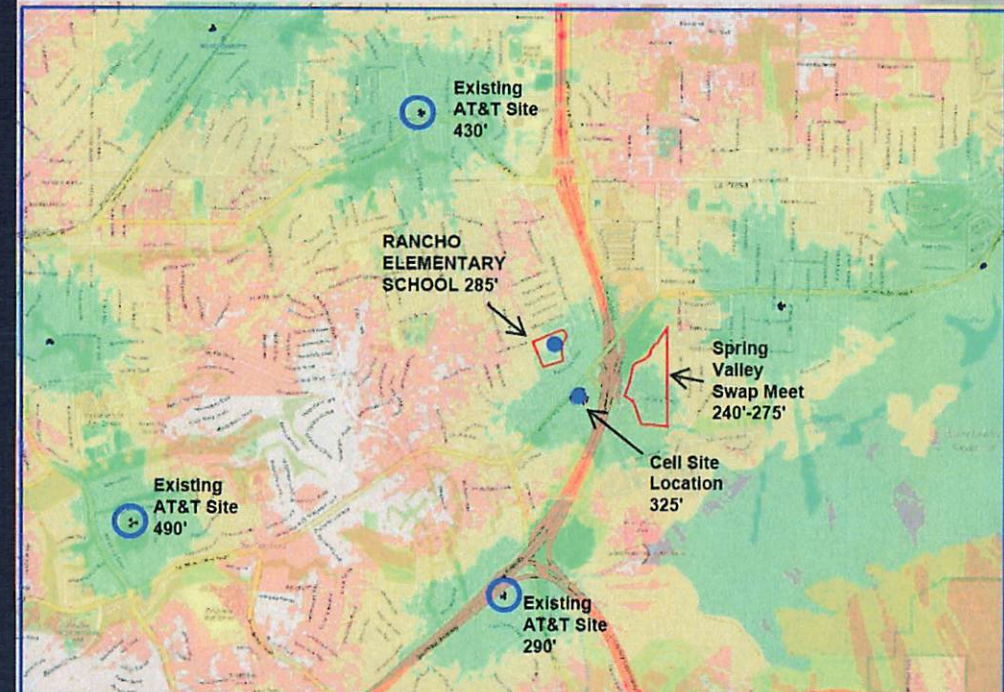
Green: Great  
Yellow: Good  
Red: Fair  
White: Poor

	Outdoor	In Vehicle	Indoor
Green: Great	✓	✓	✓
Yellow: Good	✓	✓	—
Red: Fair	✓	—	—
White: Poor	—	—	—

Existing Coverage



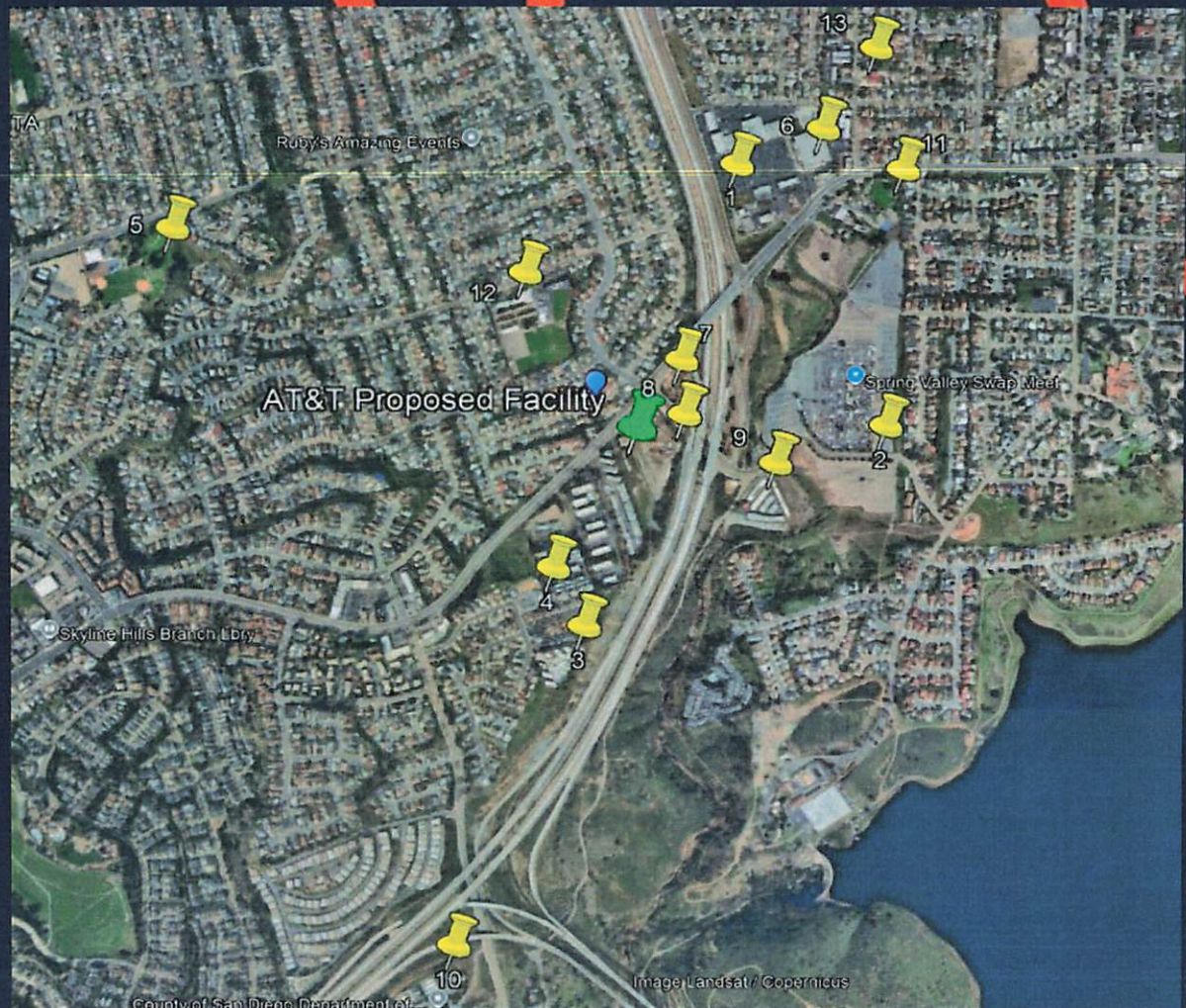
Proposed Coverage



	Address	Critical Flaw(s)
1	487 Sweetwater Rd	Conflicts with camouflage regulations (Sec. 6987).
2	6377 Quarry Road	Outside of target area; Insufficient elevation.
3	8475 Avenida Angulia	Non-preferred zone (Sec. 6986); Unable to meet height and Setback requirements (Sec. 4610).
4	8498 Paseo Iglesia	Non-preferred zone (Sec. 6986); Owner not interested
5	Skyline Hills Park	City of San Diego Non-preferred zone (Section 141.0420)
6	543 Sweetwater Rd	Insufficient elevation; too close to existing AT&T site
7	8565 Paradise Valley Rd	Difficult site conditions; Unable to meet height and Setback requirements (Sec. 4610).
8	332 Elkeltan Pl	Owner not interested; Parcel unavailable.
9	6240 Quarry Rd	Insufficient elevation; would require 100'+ structure for equivalent coverage
10	5821 Sweetwater Rd	Outside of target area; Existing AT&T Facility on-site
11	Spring Valley County Park	Non-preferred zone (Sec. 6986); Insufficient elevation.
12	Rancho Elementary School	Non-preferred zone (Sec. 6986)
13	San Miguel Fire District Station 16	Non-preferred zone (Sec. 6986); Unable to meet height and Setback requirements (Sec. 4610).

MD7 PROPERTY OF MD7

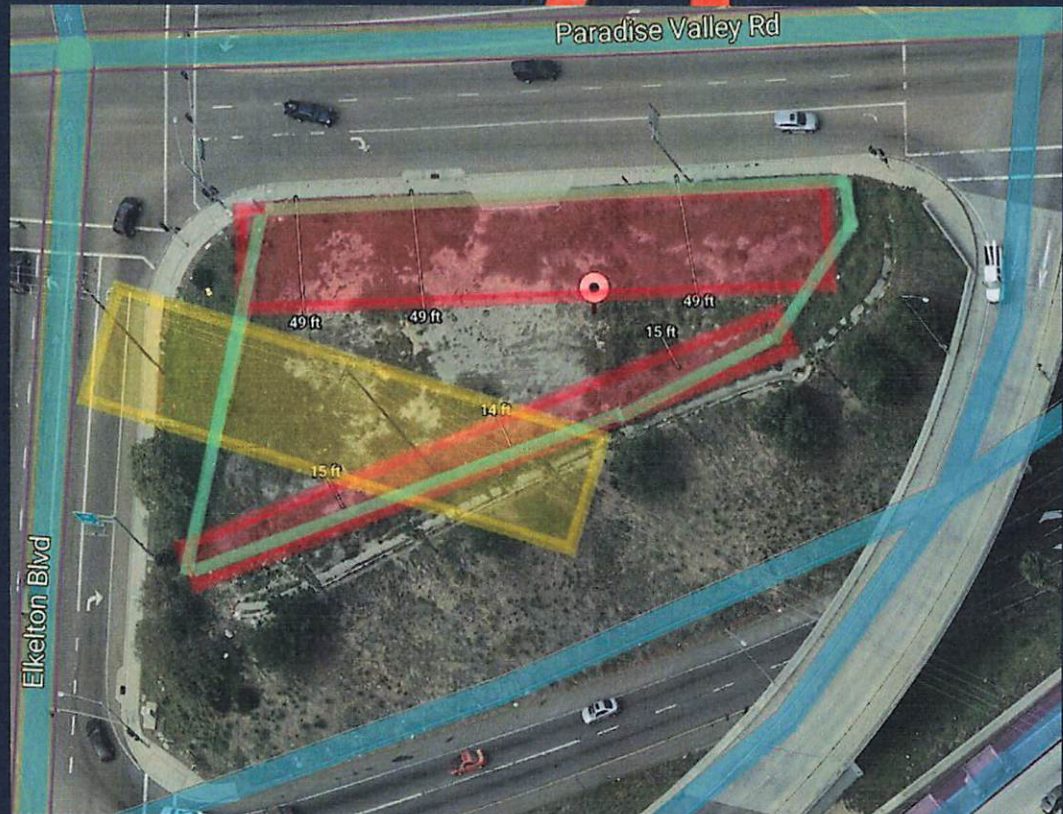
## Alternative Sites Considered



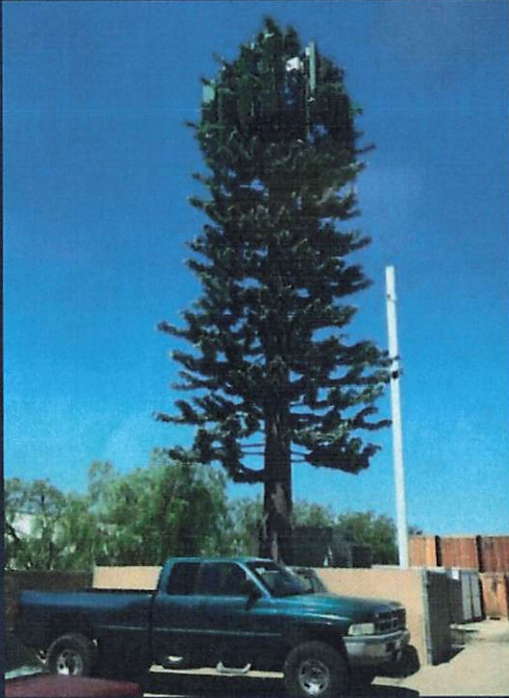
## Alternative Site #7 – 8565 Paradise Valley Rd

Illustration of San Diego County setback requirements.

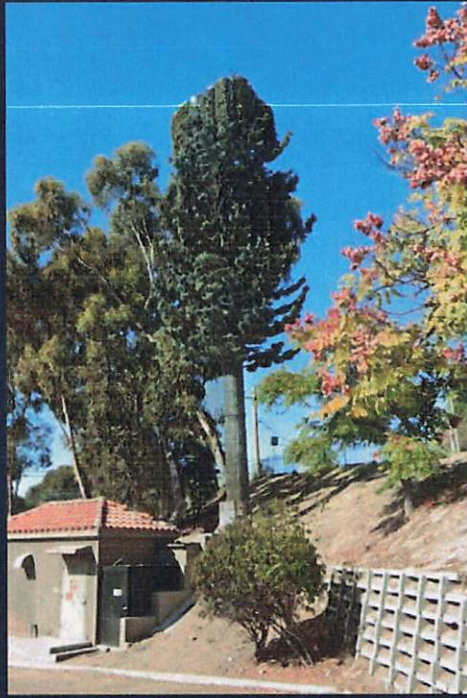
Unable to site facility within the allowed area that aligns with setback requirements (Sec. 4610).



## Existing AT&T Facilities in San Diego County



516 MAPLE STREET  
RAMONA, CA 92065



1790 SAN ALTOS PLACE  
LEMON GROVE, CA 91945



2290 LAKE MORENA DRIVE  
CAMPO, CA 91906

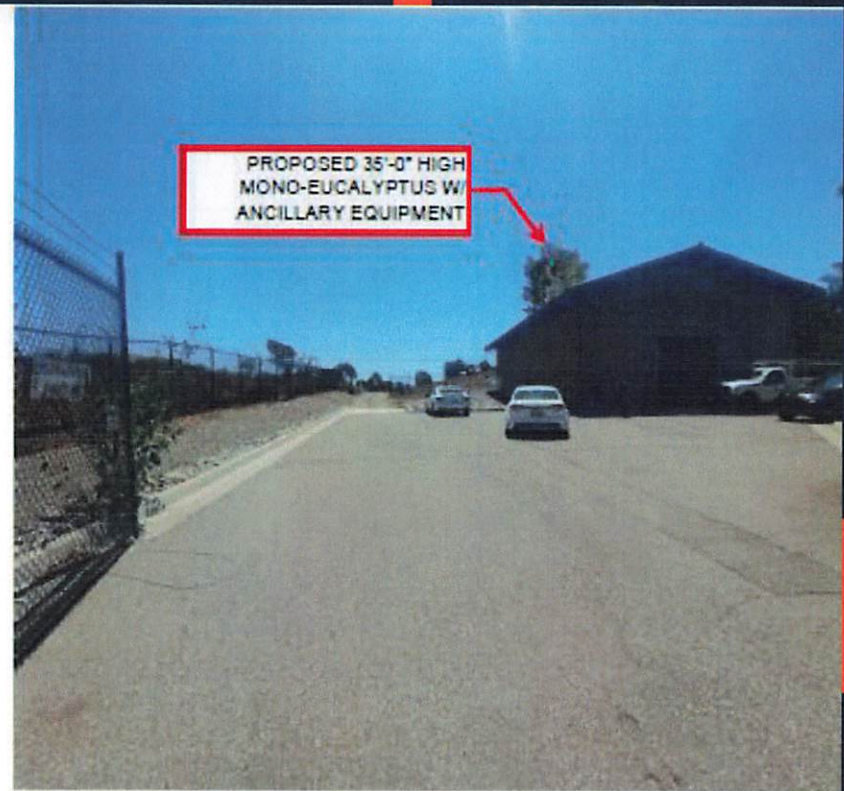


5821 SWEETWATER RD  
BONITA, CA 91902

## View 1 - Looking South from Paradise Valley Rd



VIEW: BEFORE

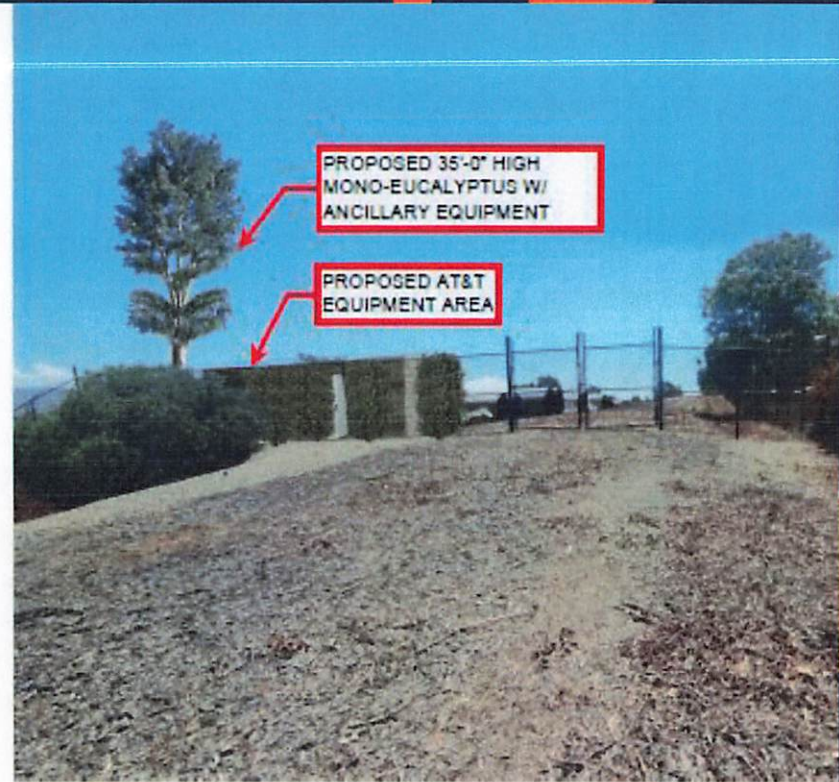


VIEW: AFTER

## View 2 - Looking Southeast from Paradise Valley Rd

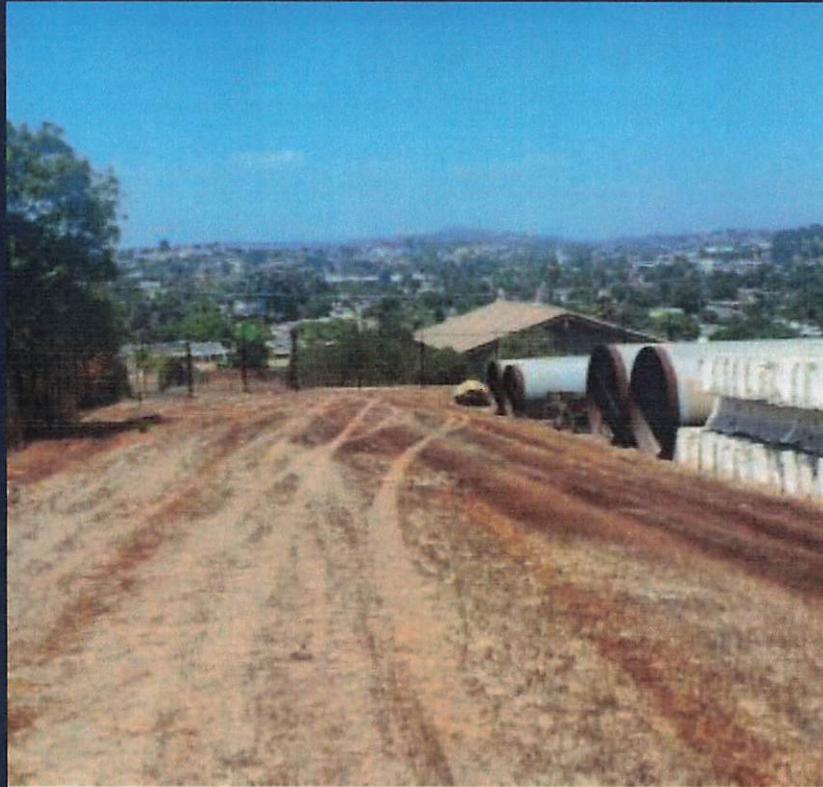


VIEW: BEFORE

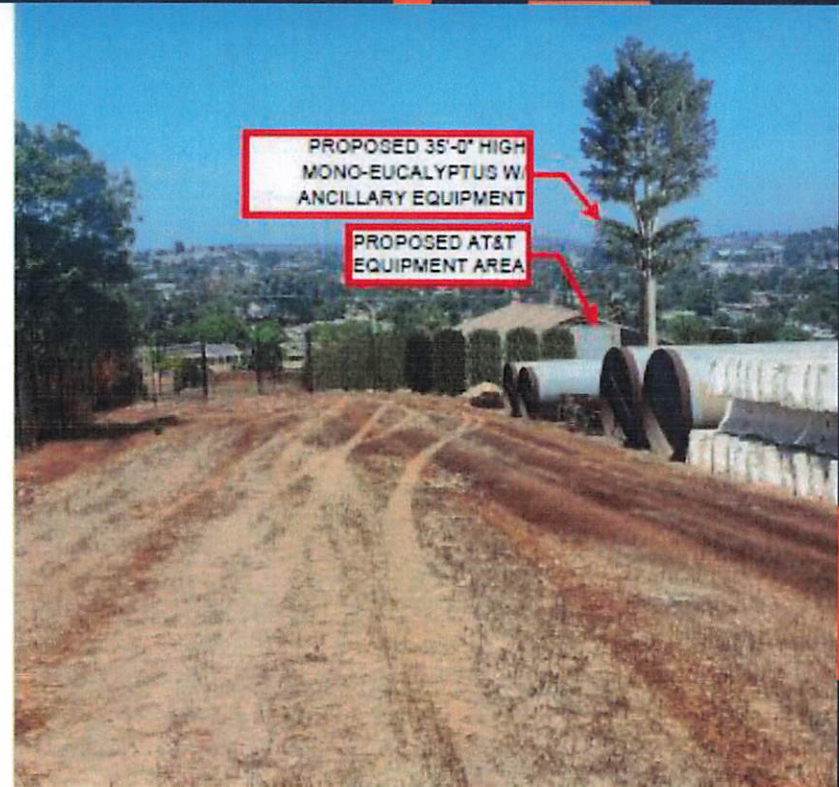


VIEW: AFTER

## View 3 - Looking North toward Paradise Valley Rd



VIEW: BEFORE



VIEW: AFTER

## View 4 - Looking Southeast from Paradise Valley Rd



VIEW: BEFORE



VIEW: AFTER

## View 5 - Looking Northwest toward Paradise Valley Rd



VIEW: BEFORE



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

PROPOSED AT&T  
EQUIPMENT AREA



**We respectfully urge the Board to uphold County staff's recommendation and deny the appeal, allowing this critical infrastructure improvement to proceed for the benefit of the broader community.**

**Thank you.**

# Addendum

## Coverage Legend

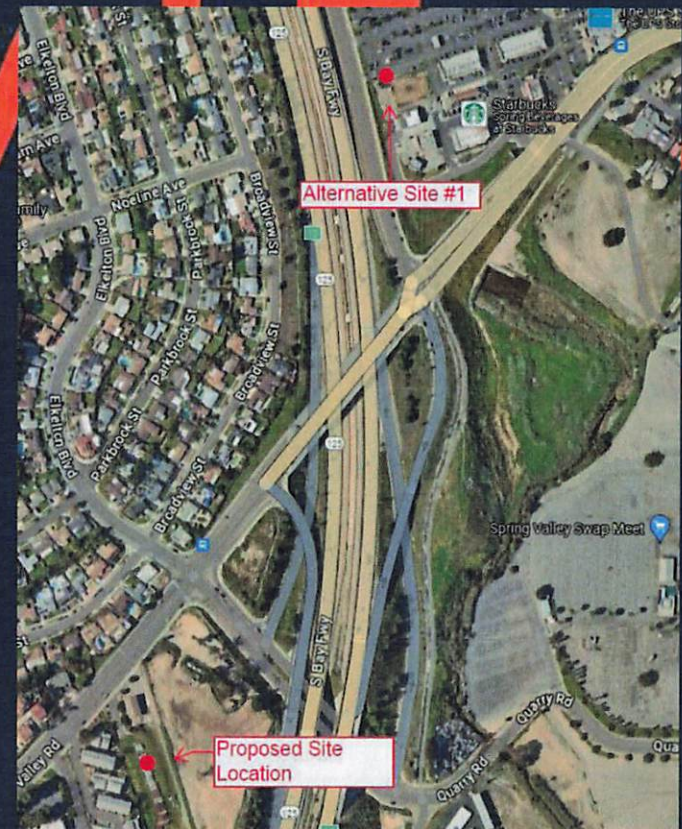
- **Reliable indoor, in-vehicle and outdoor coverage:** In general, the areas shown in green should have the most coverage and the strongest signal strength and be sufficient for reliable in-building service and connection to the AT&T wireless network. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, and the user's location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)
- **Unreliable indoor / Reliable in-vehicle and outdoor:** The areas shown in yellow should have sufficient coverage and signal strength for reliable device usage in vehicles and outdoors but will not have adequate coverage or signal strength for reliable in-building usage.
- **Unreliable indoor and in-vehicle / Reliable outdoor:** The areas shown in red should have sufficient coverage and signal strength for reliable device usage outdoors only and will not have adequate coverage or signal strength for reliable in-building or in-vehicle usage.

## Alternative Site #1 – 487 Sweetwater Road

- Site is located 0.5 miles away from target area.
- Located within a Commercial Zone (C36).
- There is an existing 35-foot tall mono-palm facility on the property.

### Critical Flaw:

- Co-location onto this site would defeat concealment as it would require increasing the facility's height by an additional 30 percent and force a redesign from a mono-palm to an alternative structure.
- This will conflict with Section 6987 of the county ordinance, "Design Regulations of Camouflaged Facilities".



## Alternative Site #2 – 6377 Quarry Road

- This address is located 0.7 miles outside the search ring target area.

### Critical Flaw:

- The elevation at this location is approximately 58- feet lower than the proposed location deeming it unfeasible for a Wireless Facility.



## Alternative Site #3 – 8475 Avenida Angulia

- This site is located within 0.3 miles away from the proposed location.

### Critical Flaw:

- This address is located within a non-preferred zone, per Section 6986 of the County Ordinance.



## Alternative Site #4 – 8498 Paseo Iglesia

- This site is located within 0.25 miles away from the proposed location.

### Critical Flaw:

- This address is located within a non-preferred zone, per Section 6986 of the County Ordinance.
- Landlord confirmed they are not interested in a lease with AT&T.



## Alternative Site #5 – Skyline Hills Park

- This site is located within 0.75 miles away from the proposed location.

### Critical Flaw:

- City of San Diego – OP-1-1 and R-1 Zone is a non-preferred location.
- Property is adjacent to a San Diego Unified School District elementary school.



## Alternative Site #6 – 543 Sweetwater Rd

- This site is located within 0.6 miles away from the proposed location.

### Critical Flaw:

- Insufficient elevation for AT&T to meet coverage objectives.
- Close proximity to existing AT&T facility.



## Alternative Site #7 – 8565 Paradise Valley Rd

- This site is located within 0.1 miles away from the proposed location.

### Critical Flaw:

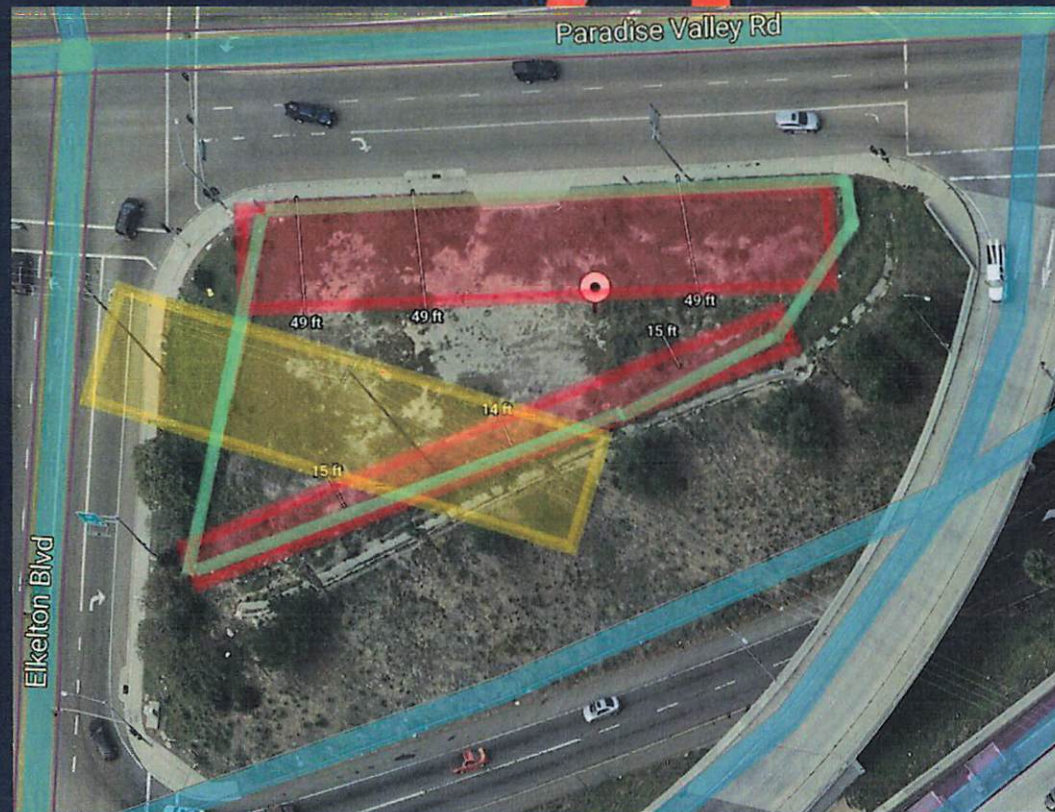
- **Setback Conflict**
  - Planned gas station prevents AT&T meeting SD County setbacks
- **Overhead Power Lines**
  - Severely limit buildable area
  - Restrict safe and compliant siting options
- **No Existing Landscaping or Structures**
  - Difficult to conceal new WCF
  - Doesn't meet SD County's visual integration goals



## Alternative Site #7 – 8565 Paradise Valley Rd (Cont.)

Illustration of San Diego County setback requirements.

Unable to site facility within the allowed area.



## Alternative Site #8 – 332 Elkelton Pl

- This site is located within 0.1 miles away from the proposed location.

### Critical Flaw:

- Landlord confirmed they are not interested in a lease with AT&T.



## Alternative Site #9 – 6240 Quarry Rd

- This site is located within 0.25 miles away from the proposed location.

### Critical Flaw:

- Significantly lower elevation at 240'. Loss of 80' elevation from Proposed Location. Structure of 100'+ would be required for similar coverage at coverage objectives.



## Alternative Site #10 – 5821 Sweetwater Rd

- This site is located within 1.1 miles outside the coverage gap target area

### Critical Flaw:

- Existing AT&T facility at this location.

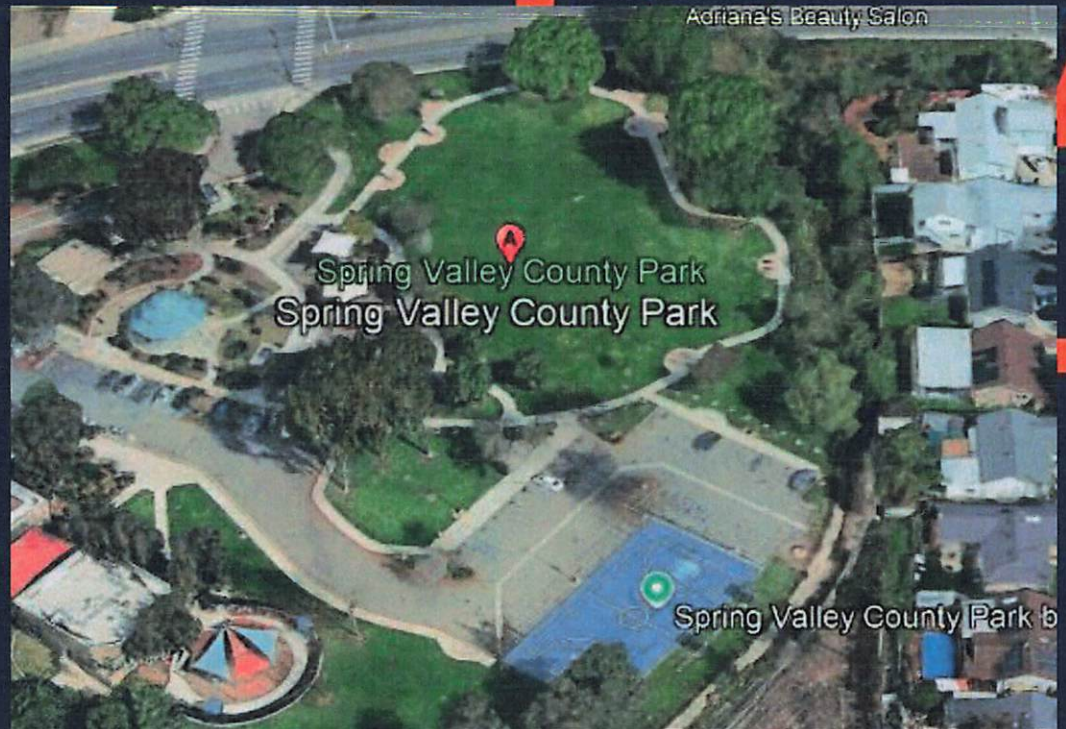


## Alternative Site #11 – Spring Valley County Park

- This site is located within 0.6 miles away from the proposed location.

### Critical Flaw:

- This park sits at a significantly lower elevation of 257 feet - a 65-foot reduction
- compared to the Proposed Facility. Achieving equivalent coverage would require a structure of 85 feet or more. Maximum height in this zone, S80, is 30-feet.



## Alternative Site #12 – Rancho Elementary School

- This site is located within 0.5 miles away from the proposed location.

### Critical Flaw:

- Located within a non-preferred RS (Single-Family Residential) zone under Section 6986 of the County Ordinance.



## Alternative Site #13 – San Miguel Fire District Station 16

- This site is located within 0.7 miles away from the proposed location.

### Critical Flaw:

- Located within a non-preferred RV (Variable Family Residential) zone under Section 6986 of the County Ordinance.

