



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 7, 2023 REPORT NO. PC-23-052

HEARING DATE: December 14, 2023

SUBJECT: DIAMOND COMM HOME DEPOT, Process Four Decision

PROJECT NUMBER: [PRJ-1097475](#)

OWNER/APPLICANT: HD Development of Maryland, Inc., Owner, and Diamond Towers IV LLC, Permittee

SUMMARY

Issue: Should the Planning Commission approve a Neighborhood Development Permit (NDP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) located at 355 Marketplace Ave within the Southeastern San Diego Community Plan area?

Staff Recommendations:

1. **Approve** NDP No. 3230691; and
2. **Approve** PDP No. 3230692.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15302 (Replacement or Reconstruction). The environmental exemption determination for this project was made on November 1, 2023, and the opportunity to appeal that determination ended on November 16, 2023 (Attachment 7).

Fiscal Impact Statement: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a wireless communication facility and is not associated with residential development.

BACKGROUND

The Diamond Comm Home Depot Wireless Communication Facility (Project) is a multi-carrier application that serves Dish Communications, T-Mobile, and Verizon Wireless. Diamond Communications operates the WCF pole and recently acquired this site from Capital Telecom. The existing WCF currently includes 15 panel antennas and 12 Remote Radio Heads (RRHs) positioned on an existing 55-foot monopine. The equipment associated with each WCF will continue to operate within a 1,540-square-foot ground-level equipment enclosure. This WCF is situated at 355 Marketplace Avenue in the CC-2-3 Zone within the Southeastern San Diego Community Plan area and falls under City Council District 4. The WCF received prior approval for a PDP on October 20, 2011, with a 10-year expiration date.

DISCUSSION

Project Description:

The Project proposes modifications to an existing WCF owned by Diamond Communications. These modifications involve the removal of twelve (12) panel antennas and three (3) Remote Radio Heads (RRHs), and the installation of eighteen (18) panel antennas and twelve (12) RRHs. The collocation facility will support Dish Communications, T-Mobile, and Verizon Wireless. Additionally, the existing monopine will be altered with a top extension, raising the height of the faux tree from 55 feet to 65 feet. Furthermore, the project includes ancillary equipment to support the WCF, which comprises four (4) equipment cabinets. The current equipment enclosure, measuring 1,540-square-feet, consists of a six-foot concrete masonry unit (CMU) block wall surrounding the existing faux tree.



Figure 1 North Elevation of WCF



Figure 2: South Elevation of WCF

The previous approval for this, denoted as PDP No. 905111, was granted by Development Services on October 20, 2011, and it lapsed on October 20, 2021. The purpose and intent of having an expiration date is to enable the City to evaluate the WCF design in light of the current surrounding development, as well as to incorporate any advancements in design and innovation for WCFs. To continue using the WCF, a new application was submitted for review. If approved, the Project's permit will include a new 10-year expiration date.

The land uses surrounding the site consist of the Greenwood Cemetery to the north, single and multi-dwelling developments to the east and west, and the Educational Cultural Complex, along with single and multi-dwelling developments, to the south (Attachments 1-3). The Project aligns with the Wireless Communication Facility Guidelines concerning the use of Faux Natural Elements, specifically the Faux Pine Tree (Monopine), as specified in the [Telecom Guidelines](#).

WCFs are permitted in all zones citywide through the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 being the lowest. The most preferred locations are those categorized as Preference 1, which are generally non-residential uses/zones and are permitted ministerially. The least preferred locations are residential uses in residential zones categorized as Preference 4, requiring a Process Four approval. This Project is situated in the CC-2-3 zone, which is a Preference 1, the most favored location according to [Council Policy 600-43](#).

The Project requires the following permits:

| Required Permits | Basis |
|---------------------------------|--|
| Neighborhood Development Permit | Equipment enclosure exceeds 250-square-feet, existing 1540-square-feet. SDMC Section 141.0420 (e)(3) |
| Planned Development Permit | Maximum Zone Height is 45-feet, proposed extension to 65-feet. SDMC 126.0602 |

Pursuant to San Diego Municipal Code (SDMC) [141.0420 \(e\)\(3\)](#), the Project as designed requires an NDP, as the Project requires a deviation to exceed 250-square-foot for the equipment enclosure. The 1,540-square-foot existing enclosure size will not change. The enclosure is larger than the standard 250-square-foot to allow for all three carriers associated equipment. Pursuant to SDMC [126.0602](#), the Project, as currently designed, necessitates a Planned Development Permit (PDP) due to the need for a deviation from the maximum allowable structure height of 45-feet. The proposed extension of the monopine's height is set to reach 65-feet, which is 20-feet higher than the height limit specified for the zone. This extension is proposed to facilitate the addition of a third carrier for collocation onto the monopine and to prevent interference from the antennas of the existing carriers. Pursuant to SDMC [112.0103 \(a\)](#), when an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report dated September 21, 2023, from SiteSafe was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the proposed changes. The report will be stamped as Exhibit "A" and provided within the Project file.

Community Plan Analysis:

For the Community Planning Group recommendation, the project was scheduled to be heard by the Southeastern San Diego Community Planning Group (SSD CPG) on November 13, 2023, however, there was no quorum and a vote was not made on the project. The applicant elected not to return, as they were present and showed good faith by attending multiple CPG meetings. On October 23, 2023, the applicant presented their project to the Southeastern San Diego Community Planning Group Project Committee, this resulted to allow the applicant to present to the SSD CPG (Attachment 12).

The Southeastern San Diego Community Plan does not address communication antennas as a specific land use. However, the City of San Diego's General Plan ([UD-A.15](#)) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view.

The General Plan, Section L. Information Infrastructure, Policy PF-L.5 that indicates the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. Lastly, the City will continue to pursue and encourage the proper

planning and provision of information infrastructure. Unlike planning for traditional infrastructure such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, televisions, video, satellites, personal digital assistants, internet, personal computers, and other technical devices has created a new era of unlimited interactive communications possibilities. Planning, providing, and supporting communication and information infrastructure will provide a vital framework for economic growth, educational opportunities, integrated development patterns, and quality of life issues in San Diego. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

The Project suggests an extension to the tree, which will harmoniously integrate with the surrounding environment, given the presence of mature trees to the south of the existing faux tree that share a similar height. The branches of the existing monopine will seamlessly mesh with the proposed extension. Antenna socks will be affixed to all sides of the monopine's equipment to simulate green pine needles, effectively concealing them from view. The branches will protrude 24-inches from the antennas, with a minimum density of four branches per foot to enhance concealment.

Project-Related Issues:

Deviation- An applicant may request deviations from the applicable development regulations with a PDP decided in accordance with Process Four, provided that the findings in [SDMC Section 126.0605](#) are made. Also, an NDP is required, where the existing equipment enclosure exceeds 250-square-foot [SDMC Section 141.0420 \(e\)\(3\)](#). The following Table 1 is a matrix of the proposed deviations, which is followed by the justifications for the deviations:

| DEVIATIONS SUMMARY | | | |
|-------------------------------------|---------------------------------------|-------------------------|---|
| Table 1 | | | |
| Deviation Description | Deviation from SDMC | Allowed/Required | Proposed |
| Max equipment enclosure size | SDMC Section 141.0420 | 250-square-feet | 1540-square-feet |
| Max structure height | SDMC Section 143.0401 | 45-feet | The top of proposed faux tree extension, 65'-0" high. |

Justification- The maximum structure height in the CC-2-3 zone is 45-feet and the WCF top of proposed faux tree extension is 65-feet high. The existing WCF is 55-feet high so the proposed Project would increase the height by 10-feet. Verizon is currently installed at the 36-foot level, and T-

Mobile is installed at the 47-foot level. Dish is proposing a new installation at the 57-foot level. Dish issued a 0.10-mile search ring with a minimum height of 55-feet with the objective of providing coverage to Imperial Avenue and Ocean View Boulevard, as well as the surrounding commercial and residential areas. The Permittee was able to confirm that there were no other existing towers, nor structure of 55-feet in height that are located within the geographic search ring area or within a reasonable distance outside of it. The existing buildings in the area, including the Concorde Career College and 24-Hour Fitness within the search ring are between 3-4 stories high with a maximum rooftop height in the 35-45-foot range which is too low for Dish. The nearest existing tower or structure is 0.23-miles away, however the small cell in the right of way will not accommodate the carriers, nor provide similar coverage to the existing monopine. A new standalone tower, whose height would far exceed the height of any existing structures in the area, would be the only other option to receive similar coverage. This would be far more intrusive than the proposed extension of an existing monopine.

Due to the size of the proposed 1540-square-foot equipment enclosure, the Project requires a deviation to exceed the equipment limitation of 250-square-feet per SDMC 141.0420(e)(3). After carefully considering the 65-foot tall faux monopine supporting three (3) wireless carriers, staff determined that the existing space is appropriate for the new carrier's equipment. Additionally, the 1540-square-foot equipment enclosure is already constructed and was previously approved. This Project does not propose modifications to the equipment enclosure footprint. The Municipal Code provides a larger equipment enclosure is permitted if the findings for a Neighborhood Development Permit can be made. The existing equipment enclosure that exceeds the 250-square-feet can be supported by staff.

The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for Verizon and T-Mobile. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuing of the WCF (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services. The objective of adding Dish is to provide coverage to Imperial Avenue and Ocean View Boulevard, as well as the surrounding commercial and residential areas. The above deviation has been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.15), the Southeastern San Diego Community Plan and the purpose and intent of the Wireless Communication Facility Ordinance. The Project has been designed to integrate into the surrounding community and would not adversely impact the public's health or safety.

Conclusion:

The Project's design effectively integrates with the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance ([SDMC 141.0420](#)), the [Wireless Design Guidelines](#) and [Council Policy 600-43](#). City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of NDP No. 3230691 and PDP No. 3230692 (Attachments 4 and 5).

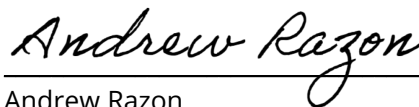
ALTERNATIVES

1. Approve NDP No. 3230691 and PDP No. 3230692, with modifications; or
2. Deny NDP No. 3230691 and PDP No. 3230692, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Simon Tse
Supervising Development Project Manager
Development Services Department



Andrew Razon
Development Project Manager
Development Services Department

ST/AR

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Permit Resolution with Findings
5. Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Photo Survey
10. Photo Simulations
11. Project Plans
12. Community Planning Group Correspondence



Aerial Photograph

Diamond Comm Home Depot Project No. 1097475
355 Marketplace Avenue

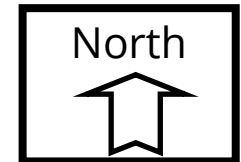
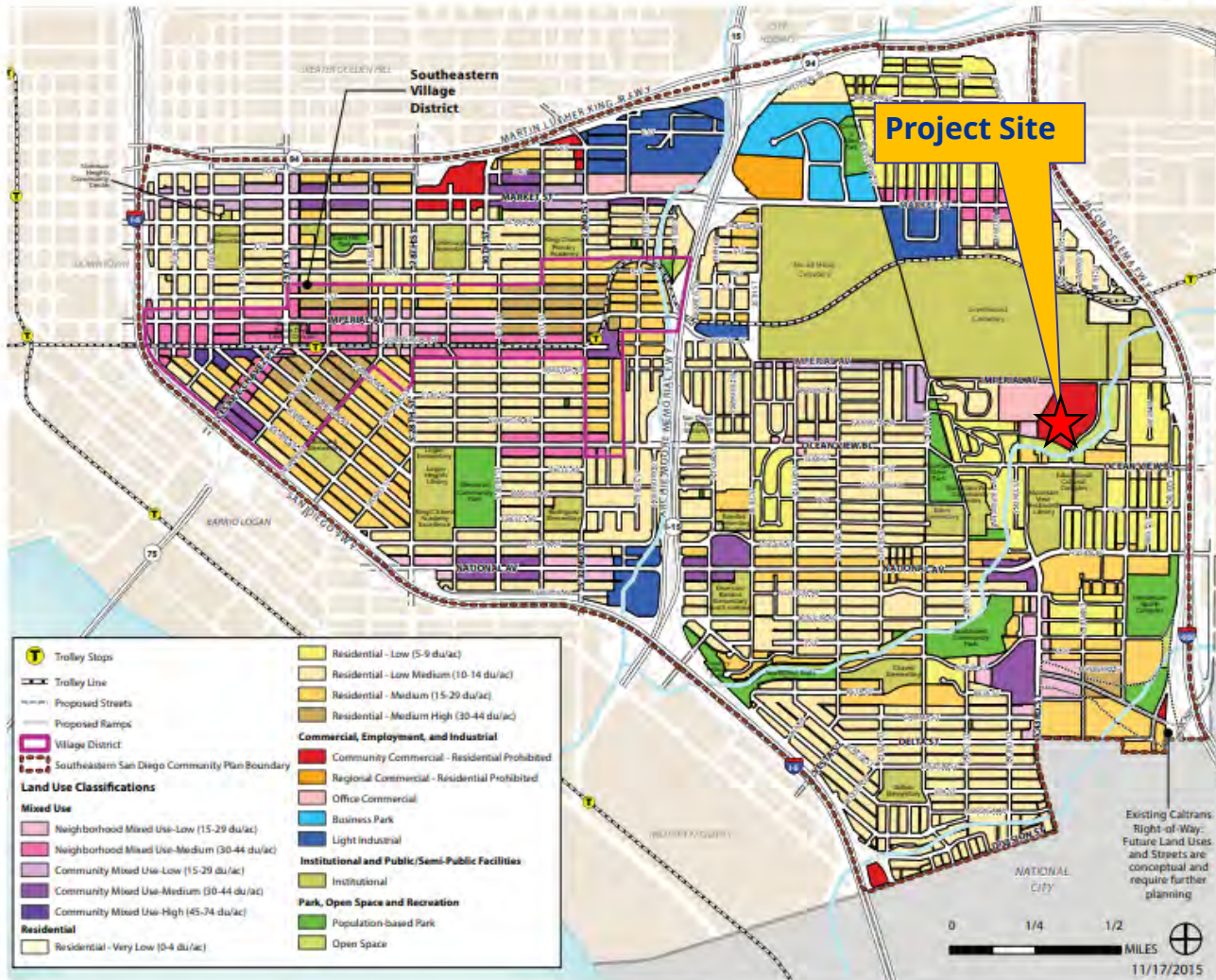
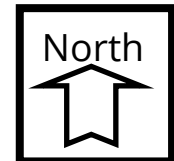


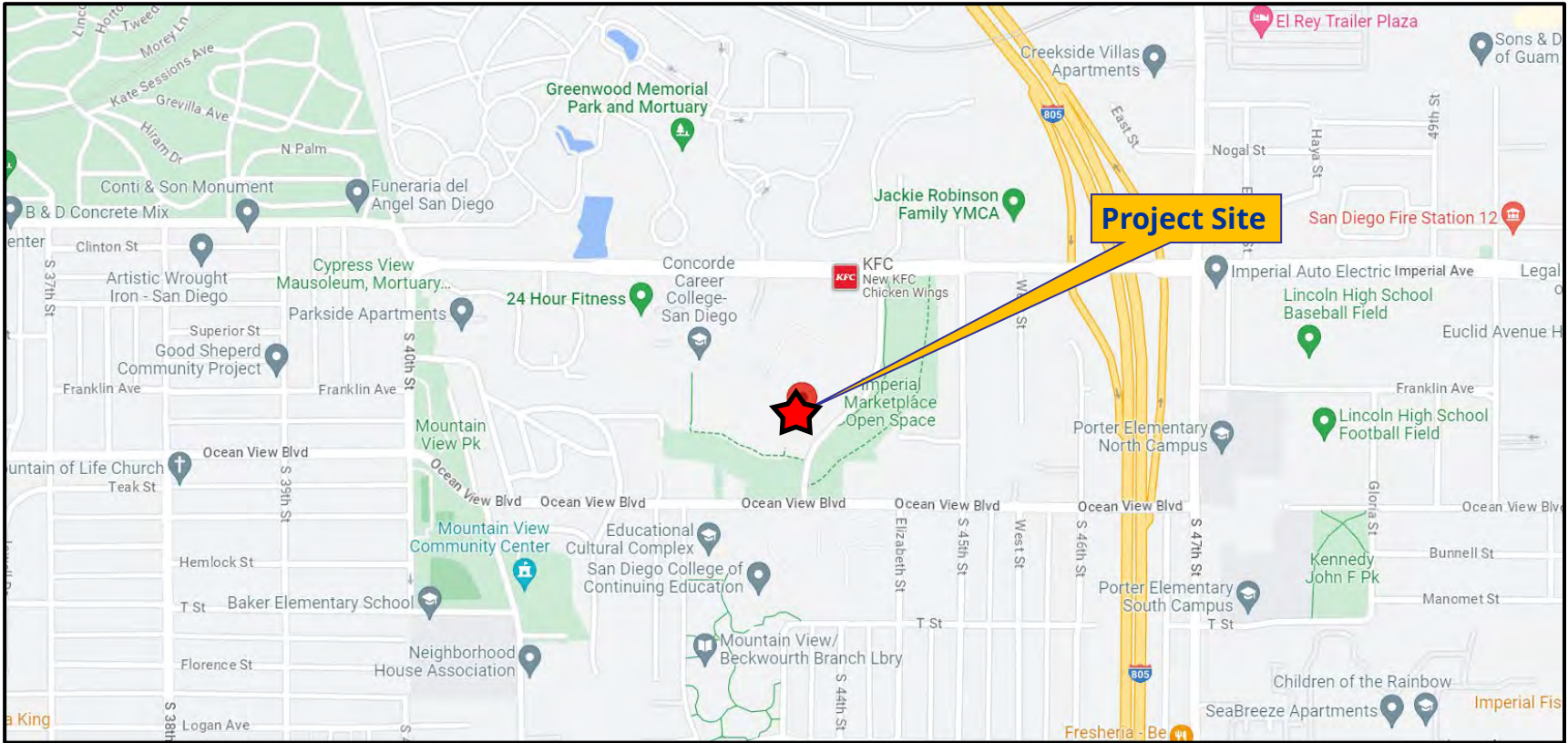
FIGURE 2-1: Community Plan Land Use



Southeastern San Diego Community Land Use Map

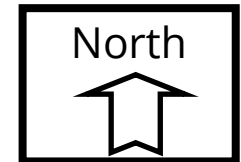
Diamond Comm Home Depot Project No. 1097475
355 Marketplace Avenue





Project Location Map

Diamond Comm Home Depot Project No. 1097475
355 Marketplace Avenue



PLANNING COMMISSION RESOLUTION NO. XXXX
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3230691
PLANNED DEVELOPMENT PERMIT NO. 3230692
DIAMOND COMM HOME DEPOT PROJECT NO. 1097475

WHEREAS, HD Development of Maryland, Inc., Owner, and Diamond Towers IV LLC, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3230691 and 3230692);

WHEREAS, the project site is located at 355 Marketplace Avenue in the CC-2-3 zone within the Southeastern San Diego Community Plan area;

WHEREAS, the project site is legally described as Parcel A: Lot 8 of Imperial Marketplace, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 13977, filed in the Office of the County Recorder of San Diego County, June 6, 2000; Parcel B: Appurtenant non-exclusive easements for ingress, egress, driveway use, parking and loading and unloading of commercial and other vehicles, as said easement are set forth in that certain declaration of covenants, conditions, restrictions and reciprocal easements and grant of reciprocal easement recorded June 14, 2002 as file No. 2002-0507347 of Official Records of San Diego County;

WHEREAS, on November 1, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15302 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 14, 2023, the Planning Commission of the City of San Diego considered Neighborhood Development Permit (NDP) No. 3230691 and Planned Development Permit (PDP) No. 3230692 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to NDP No. 3230691 and PDP No. 3230692:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0404]

1. Findings for all NDP'S:

a. The proposed development will not adversely affect the applicable land use plan.

The Diamond Comm Home Depot (Project) proposes modification to an existing Wireless Communication Facility (WCF) by Verizon Wireless, T-Mobile and Dish Communications. The WCF will consist of removing twelve (12) panel antennas, three (3) Remote Radio Heads (RRHs) and installing eighteen (18) panel antennas and twelve (12) RRHs. The existing monopine will also be modified with a top extension which will raise the height of the faux tree from 55-feet to 65-feet. Additionally, the project includes ancillary equipment for support to the Wireless Communications Facility including four (4) equipment cabinets. The existing 1,540-square-foot equipment enclosure is a six-foot high CMU block wall surrounding the existing faux tree.

Dish Communications issued a 0.10-mile search ring with a minimum height of 55-feet with the objective of providing coverage to Imperial Avenue and Ocean View Boulevard, as well as the surrounding commercial and residential areas. The Permittee was able to confirm that there were no other existing towers, nor structure of 55-feet in height are located within the geographic search ring area or within a reasonable distance outside of it. The nearest existing tower or structure is 0.23-miles away, however the small cell in the right of way will not accommodate the carriers, nor provide similar coverage to the existing monopine.

The Southeastern San Diego Community Plan does not address WCFs as a specific land use. However, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The General Plan, Section L. Information Infrastructure, Policy PF-L.5 that indicates the City should work with private telecommunication service providers to develop and

maintain an integrated information infrastructure system. Lastly, the City will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional infrastructure such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, televisions, video, satellites, personal digital assistants, internet, personal computers, and other technical devices has created a new era of unlimited interactive communications possibilities. Planning, providing, and supporting communication and information infrastructure will provide a vital framework for economic growth, educational opportunities, integrated development patterns, and quality of life issues in San Diego. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

Pursuant to the (SDMC) Section 141.0420, WCFs are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Here, the design of the WCF is to be aesthetically pleasing and respectful of the neighborhood context. This WCF design is consistent with the General Plan's requirement since the WCF is integrated with existing landscaping for screening purposes. The WCF will support three (3) carriers and will contain the maximum amount of branches possible to effectively screen the current and proposed antennas. From a distance, these antennas will be concealed since they are hidden behind antenna socks, fully concealing the antennas from public view and potential visual impacts will be minimized. All the branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas. All exposed cables, brackets, supports, RRHs, supplemental equipment and mounting apparatus shall be painted to match the foliage to provide minimized visual impacts. The project complies with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan. The proposed development would not adversely affect the Southeastern San Diego Community Plan or the City of San Diego General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The project was determined to be exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare including but not limited to, setback limitations, concealment requirements, and electromagnetic fields controls. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during

construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for Verizon Wireless and T-Mobile. New operation by Dish Communications will provide coverage to Imperial Avenue and Ocean View Boulevard, as well as the surrounding commercial and residential areas. The existing carriers (Verizon Wireless and T-Mobile) service the similar area and want to ensure there is no gap in coverage. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation of the WCF (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report dated September 21, 2023, from SiteSafe was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the proposed changes. The Report will be stamped as Exhibit "A" and provided within the project file. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The Project requires a height limit deviation from the zone regulations outlined in the Land Development Code. Deviations to the SDMC may be processed through a PDP in accordance with SDMC 126.0601. The purpose of the PDP is to establish a review process for the development that allows an applicant to request greater flexibility from the strict application of the regulations to allow for a more desirable project. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

The maximum structure height in zone CC-2-3 is 45-feet. The existing monopine is 55-feet high. The existing monopine will be modified with a top extension which will raise the height of the monopine to 65-feet. Verizon Wireless is currently installed at

the 36-foot level, and T-Mobile is installed at the 47-foot level. Dish Communications is proposing a new installation at the 57-foot level. Dish Communications issued a 0.10-mile search ring with a minimum height of 55-feet with the objective of providing coverage to Imperial Avenue and Ocean View Boulevard, as well as the surrounding commercial and residential areas. The Permittee was able to confirm that there were no other existing towers, nor structure of 55-feet in height that are located within the geographic search ring area or within a reasonable distance outside of it. The existing buildings in the area, including the Concorde Career College and 24-Hour Fitness within the search ring are between 3-4 stories high with a maximum rooftop height in the 35-45' range which is too low for Dish Communications. The nearest existing tower or structure is 0.23-miles away, however the small cell in the right of way will not accommodate the carriers, nor provide similar coverage to the existing monopine. A new standalone tower, whose height would far exceed the height of any existing structures in the area, would be the only other option to receive similar coverage. This would be far more intrusive than the proposed extension of an existing monopine.

Due to the size of the proposed 1540-square-foot equipment enclosure, the Project requires a deviation to exceed the equipment limitation of 250-square-feet per SDMC 141.0420(e)(3). After carefully considering the 65-foot tall faux monopine supporting three (3) wireless carriers, staff determined that the existing space is appropriate for the new carrier's equipment. Additionally, the 1540-square-foot equipment enclosure is already constructed and was previously approved. This Project does not propose modifications to the equipment enclosure footprint. The Municipal Code provides a larger equipment enclosure is permitted if the findings for a Neighborhood Development Permit can be made. The existing equipment enclosure that exceeds the 250-square-feet can be supported by staff.

Based on these considerations, this project complies with the permit and design requirements for WCF's as identified in the SDMC. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to SDMC Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all PDP'S:

a. The proposed development will not adversely affect the applicable land use plan.

As outlined in NDP Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

As outlined in NDP Finding No. A.1.b. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

As outlined in NDP Finding No. A.1.c. listed above and incorporated herein by reference, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NDP No. 3230691 and PDP No. 3230692 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3230691 and No. 3230692, a copy of which is attached hereto and made a part hereof.

Andrew Razon
Development Project Manager
Development Services

Adopted on: December 14, 2023

IO#: 11003679

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION
 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT No. 3230691

PLANNED DEVELOPMENT PERMIT No. 3230692

DIAMOND COMM HOME DEPOT PROJECT NO. 1097475

PLANNING COMMISSION

This Neighborhood Development Permit (NDP) No. 3230691 and Planned Development Permit (PDP) No. 3230692 is granted by the Planning Commission of the City of San Diego to HD Development of Maryland, Inc., Owner, and Diamond Towers IV LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0602, 126.0402, 141.0420, and 143.0402. The 11-acre site is located at 355 Marketplace Avenue in the CC-2-3 zone within the Southeastern San Diego Community Plan area. The project site is legally described as Parcel A: Lot 8 of Imperial Marketplace, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 13977, filed in the Office of the County Recorder of San Diego County, June 6, 2000; Parcel B: Appurtenant non-exclusive easements for ingress, egress, driveway use, parking and loading and unloading of commercial and other vehicles, as said easement are set forth in that certain declaration of covenants, conditions, restrictions and reciprocal easements and grant of reciprocal easement recorded June 14, 2002 as file No. 2002-0507347 of Official Records of San Diego County;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 14, 2023, on file in the Development Services Department.

The project shall include:

- a. The WCF will consist of removing twelve (12) panel antennas, three (3) Remote Radio Heads (RRHs) and installing eighteen (18) panel antennas, twelve (12) RRHs; and
- b. The existing monopine will also be modified with a top extension which will raise the height of the faux tree to 65-feet from 55-feet; and

- c. Associated auxiliary equipment with four (4) new equipment cabinets and nine (9) existing cabinets located in a 1,540-square-foot equipment enclosure in the existing six-foot high CMU block wall enclosure located on grade; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 28, 2026.
2. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
3. This Planned Development Permit and corresponding use of this site shall expire on **December 14, 2033**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election,

Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by the Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

WCF-TELECOM REQUIREMENTS:

15. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials, and texture. Any future modifications to this permit must not defeat concealment.

16. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

17. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.

18. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.

19. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped, approved Exhibit "A."

20. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

21. The WCF shall conform to the approved construction plans.

22. Photo simulations shall be printed in color on the construction plans.

23. 3-D Rendering of the faux monopine shall be printed in color on the construction plans.

24. RF socks fully covering the front, back and sides of the antennas (and any other components) shall be used.

25. A minimum of four branches per foot for full density coverage with limited spacing between the branches, unless 3D models justify lower branch counts.

26. There should be no gaps in branch coverage. All branch ports should be used for branches. Branches should blend down the tree with no abrupt transitions.
27. No exposed mounting apparatus may remain.
28. Use 90-degree connectors to eliminate large looping cables coming from the bottom of the antennas.
29. Any changes to branches will require a building permit and should appear on the scope of work of any plans submitted. Faux vegetation should not be rebranched without a permit, even if there is no other work.
30. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
31. The Owner/Permittee shall install and maintain appropriate warning signage and barriers on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
32. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, the Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
33. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
34. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
35. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.
36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the San Diego Municipal Code.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 14, 2023.

Neighborhood Development Permit No. 3230691
Planned Development Permit No. 3230692
December 14, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Andrew Razon
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

HD Development of Maryland, Inc.
Owner

By _____
NAME:
TITLE:

Diamond Towers IV LLC
Permittee

By _____
NAME:
TITLE:

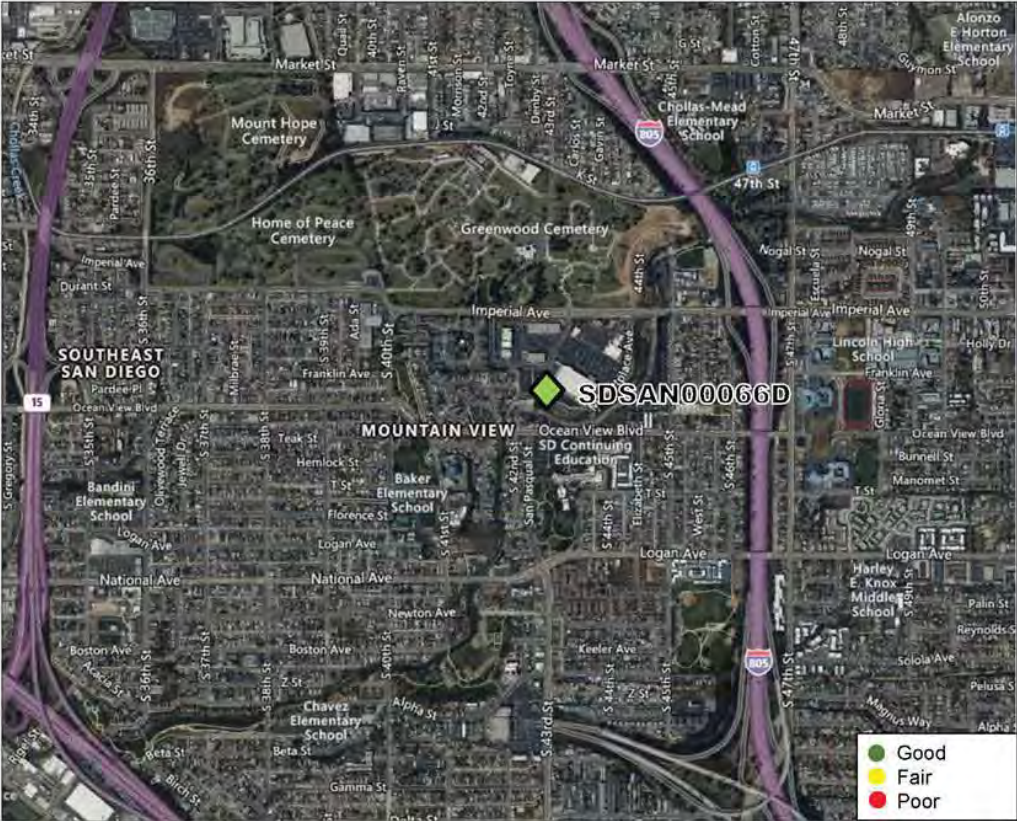
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**


COVERAGE MAPS

Dish Wireless
T-Mobile
and
Verizon Wireless

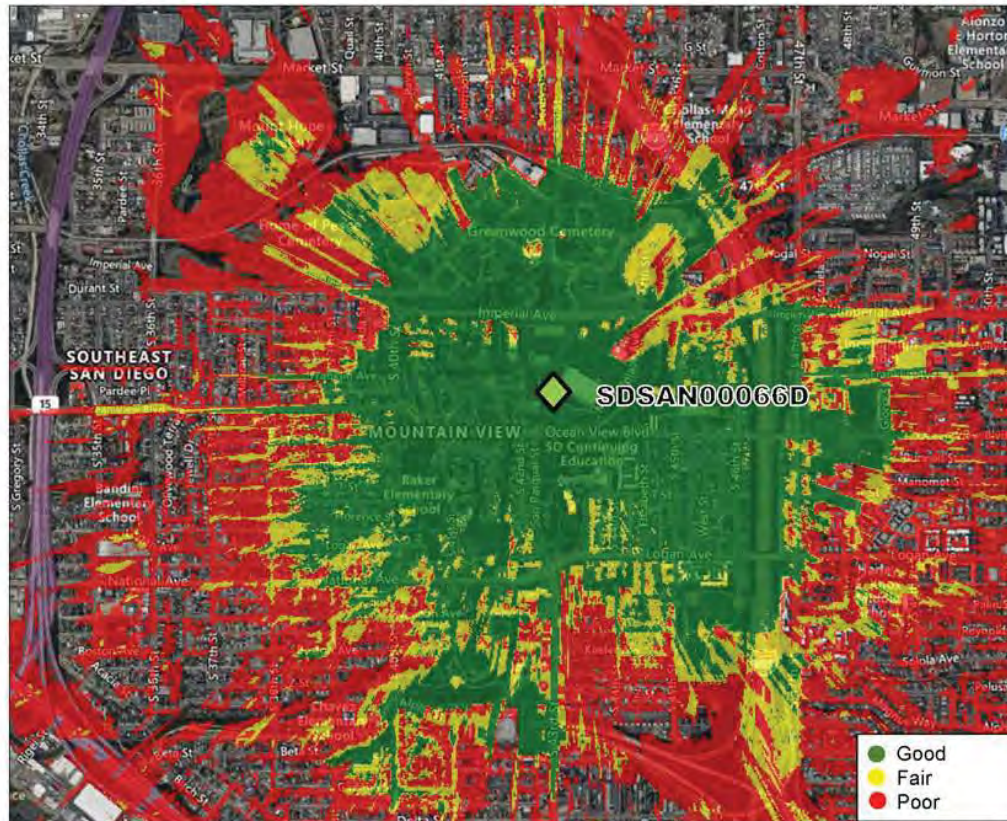
DISH Wireless

SDSAN00066D No Current Coverage



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

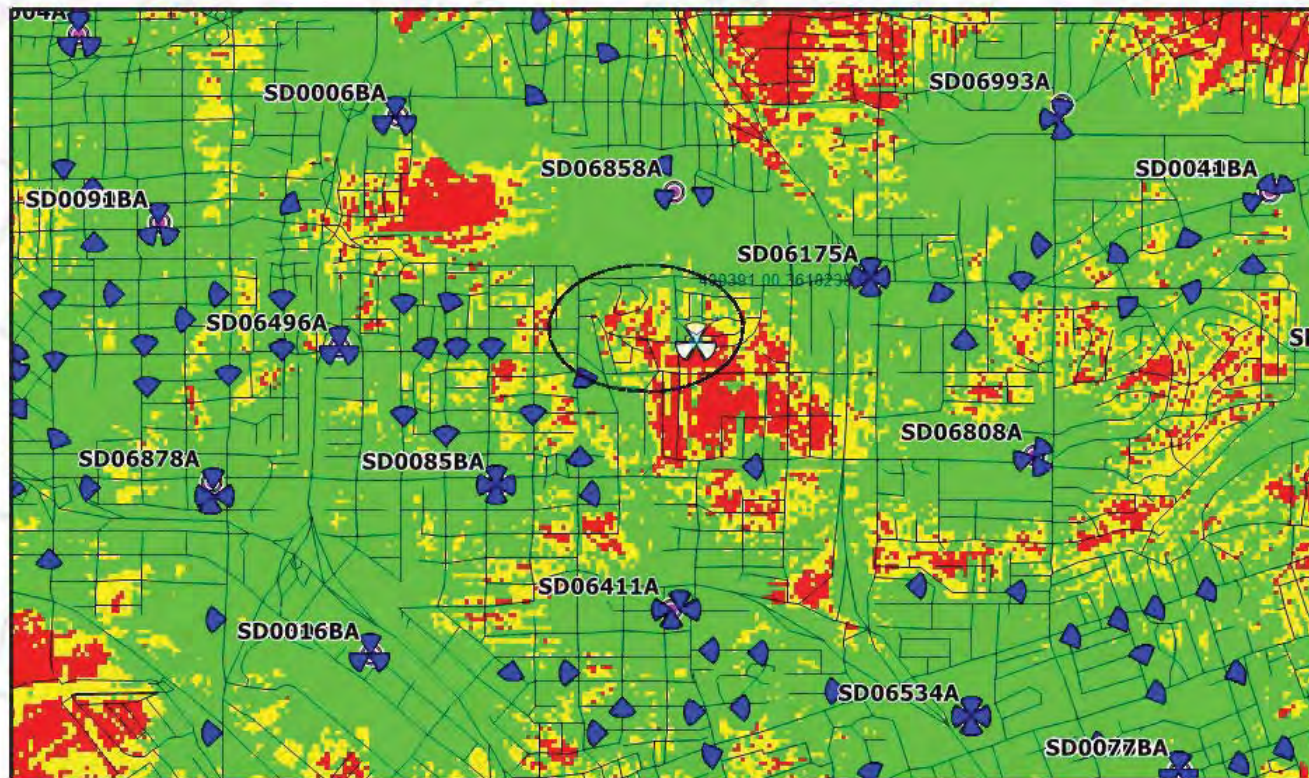
SDSAN00066D Coverage



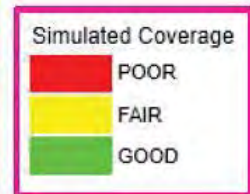
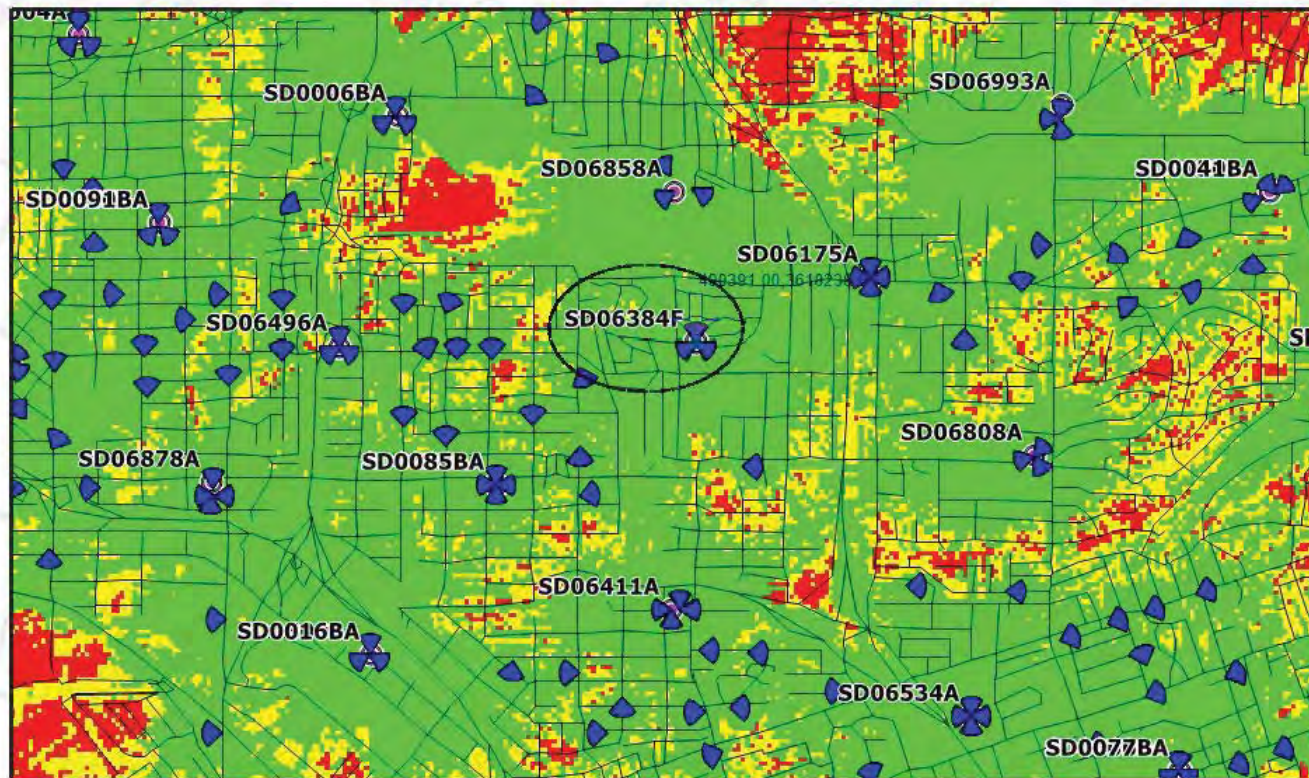
This site will provide coverage to the Mountain View community. It will cover 1.3mi of I-805, parts of Southcrest and Lincoln Park

T-MOBILE

Area without SD06384F

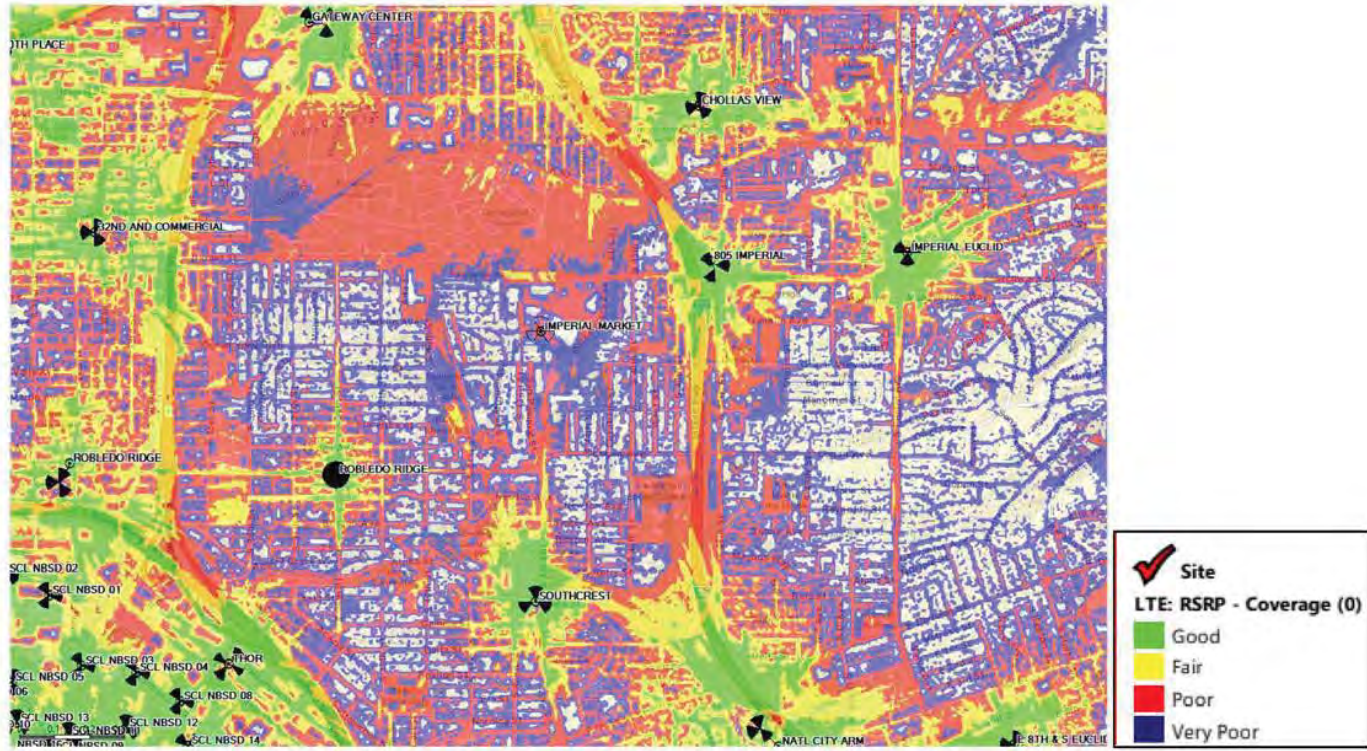


Area with SD06384F



Verizon Wireless

Coverage Without Site = Imperial Market



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Coverage With Site = Imperial Market



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.



THE CITY OF SAN DIEGO

Date of Notice November 1, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004545

PROJECT NAME/NUMBER: Diamond Towers Home Depot /1097475

COMMUNITY PLAN AREA: Southeastern San Diego

COUNCIL DISTRICTS: 4

LOCATION: The project is located at 355 Marketplace Avenue, San Diego, CA 92113

PROJECT DESCRIPTION: Neighborhood Development Permit (NDP) and Planned Development Permit (PDP) for the modification of an existing Wireless Communication Facility (WCF). The project would consist of removing 12 panel antennas, 3 Remote Radio Units (RRUs) and installing 18 panel antennas, and 12 RRHs. The Monopine would also be modified with a top extension which would raise the height of the faux tree from 55 feet to 65 feet. Additionally, the project includes ancillary equipment consisting of 4 equipment cabinets. The 1,540-square foot equipment enclosure is located in the existing concrete block enclosure. The project is located at 355 Marketplace Avenue in the CC-2-3 Zone within the Southeastern San Diego Community Plan area and City Council District 4.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Planning Commission

ENVIRONMENTAL DETERMINATION: Section 15302 (Replacement or Reconstruction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Ian Heacox
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER/EMAIL: (619) 619-446-5338/ IHeacox@sandiego.gov

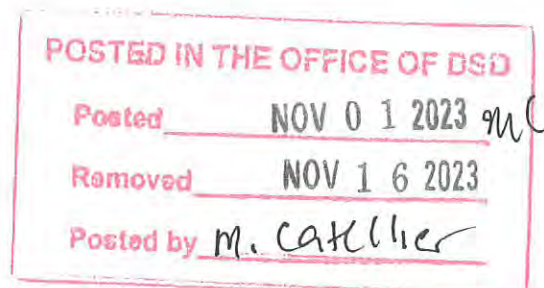
On November 1, 2023 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice so the final day to file an appeal is November 16, 2023. Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



| | | | |
|---|---|---|---------------|
|  | City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000 | Ownership Disclosure Statement | FORM |
| | | | DS-318 |
| | | | October 2017 |

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: San Diego Home Depot Project No. For City Use Only: _____
 Project Address: 355 Marketplace Ave., San Diego, CA 92113

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? Maryland Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner
 Name of Individual: HD Development of Maryland Owner Tenant/Lessee Successor Agency
 Street Address: 2455 Paces Ferry Rd
 City: Atlanta State: GA Zip: 30339
 Phone No.: 800-466-3337 Fax No.: _____ Email: Suzanne_russo@homedepot.com
 Signature: Suzanne Russo Date: 6-5-23
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Diamond Towers IV LLC Owner Tenant/Lessee Successor Agency
 Street Address: 120 Mountain Ave., Unit 619
 City: Springfield State: NJ Zip: 07081
 Phone No.: (973) 544-6810 Fax No.: N/A Email: mbrett@diamondcomm.com
 Signature: By: MWSP Date: 6-5-23
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: Shane Nisula Owner Tenant/Lessee Successor Agency
 Street Address: 4995 Murphy Canyon Rd Ste 301
 City: San Diego State: CA Zip: 92123
 Phone No.: 208-870-2527 Fax No.: _____ Email: shane.nisula@dish.com
 Signature: Shane Nisula Date: 9-5-23
 Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

| | | | |
|---|---|---|------------------------|
|  | City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000 | <h1>Ownership Disclosure Statement</h1> | FORM DS-318 |
| | October 2017 | | |

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: San Diego Home Depot **Project No. For City Use Only:** _____
Project Address: 355 Marketplace Ave., San Diego, CA 92113

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? Maryland Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner
 Name of Individual: HD Development of Maryland Owner Tenant/Lessee Successor Agency
 Street Address: 2455 Paces Ferry Rd
 City: Atlanta State: GA Zip: 30339
 Phone No.: 800-466-3337 Fax No.: _____ Email: Suzanne_russo@homedepot.com
 Signature: Suzanne Russo Date: 6-5-23
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Diamond Towers IV LLC Owner Tenant/Lessee Successor Agency
 Street Address: 120 Mountain Ave., Unit 619
 City: Springfield State: NJ Zip: 07081
 Phone No.: (973) 544-6810 Fax No.: N/A Email: mbrett@diamondcomm.com
 Signature: By: MB Date: 6-5-23
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: Deirdre Ransavage Owner Tenant/Lessee Successor Agency
 Street Address: 1441 Montiel
 City: Escondido State: CA Zip: 92026
 Phone No.: _____ DocuSigned by: _____ Fax No.: _____ Email: deirdre.ransavage1@t-mobile.com
 Signature: Deirdre Ransavage Date: 9/5/2023
 Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.



City of San Diego
Development Services
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

FORM
DS-318

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: San Diego Home Depot Project No. For City Use Only: _____

Project Address: 355 Marketplace Ave., San Diego, CA 92113

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? Maryland Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: HD Development of Maryland Owner Tenant/Lessee Successor Agency

Street Address: 2455 Paces Ferry Rd

City: Atlanta State: GA Zip: 30339

Phone No.: 800-466-3337 Fax No.: _____ Email: Suzanne_russo@homedepot.com

Signature: Suzanne Russo Date: 6-5-23

Additional pages Attached: Yes No

Applicant

Name of Individual: Diamond Towers IV LLC Owner Tenant/Lessee Successor Agency

Street Address: 120 Mountain Ave., Unit 619

City: Springfield State: NJ Zip: 07081

Phone No.: (973) 544-6810 Fax No.: N/A Email: mbrett@diamondcomm.com

Signature: By: MB Date: 6-5-23

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Cellco Partnership d/b/a Verizon Wireless Owner Tenant/Lessee Successor Agency

Street Address: 15505 Sand Canyon Ave., Bldg C, 2nd Floor

City: Irvine State: CA Zip: 92618

Phone No.: (714) 294-8411 Fax No.: N/A Email: jin.park@verizonwireless.com

Signature: Jin Park Date: 9-1-2023

Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.



City of San Diego
Development Services
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

FORM
DS-318

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: San Diego Home Depot Project No. For City Use Only: _____

Project Address: 355 Marketplace Ave., San Diego, CA 92113

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? Maryland Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: HD Development of Maryland Owner Tenant/Lessee Successor Agency

Street Address: 2455 Paces Ferry Rd

City: Atlanta State: GA Zip: 30339

Phone No.: 800-466-3337 Fax No.: _____ Email: Suzanne_russo@homedepot.com

Signature: Suzanne Russo Date: 6-5-23

Additional pages Attached: Yes No

Applicant

Name of Individual: Diamond Towers IV LLC Owner Tenant/Lessee Successor Agency

Street Address: 120 Mountain Ave., Unit 619

City: Springfield State: NJ Zip: 07081

Phone No.: (973) 544-6810 Fax No.: N/A Email: mbrett@diamondcomm.com

Signature: By: MBSP Date: 6-5-23

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Diamond Communications Site: 355 Marketplace Avenue

Color Photographic Survey

Key Map

Below is the key map showing the locations of each of the locations and view directions from the existing site, towards the locations shown on the photographic simulations.



Photo A

This location is looking North from the compound and corresponds to Page T-2 of the plans.



Photo B

This location is looking South from the compound and corresponds to Page T-4 of the plans.



Photo C

This location is looking East from the compound and corresponds to Page T-3 of the plans.



Photo D

This location is looking West from the compound and corresponds to Page T-5 of the plans.





Diamond
Communications LLC

SAN DIEGO HOME DEPOT

355 Marketplace Ave, San Diego, CA 92113

**51ft. MONOPINE
EXISTING VIEW**

North Elevation

ATTACHMENT 10



Diamond
Communications LLC

SAN DIEGO HOME DEPOT

355 Marketplace Ave, San Diego, CA 92113

**MONOPINE EXTENSION
SIMULATION**

**10ft. Increase in Height
North Elevation**



Diamond
Communications LLC

SAN DIEGO HOME DEPOT
355 Marketplace Ave, San Diego, CA 92113

51ft. MONOPINE
EXISTING VIEW

East Elevation



Diamond
Communications LLC

SAN DIEGO HOME DEPOT

355 Marketplace Ave, San Diego, CA 92113

**MONOPINE EXTENSION
SIMULATION**

**10ft. Increase in Height
East Elevation**





Diamond
Communications LLC

SAN DIEGO HOME DEPOT
355 Marketplace Ave, San Diego, CA 92113

51ft. MONOPINE
EXISTING VIEW

South Elevation



Diamond
Communications LLC

SAN DIEGO HOME DEPOT

355 Marketplace Ave, San Diego, CA 92113

**MONOPINE EXTENSION
SIMULATION**

**10ft. Increase in Height
South Elevation**



Diamond
Communications LLC

SAN DIEGO HOME DEPOT

355 Marketplace Ave, San Diego, CA 92113

**51ft. MONOPINE
EXISTING VIEW**

West Elevation



Diamond
Communications LLC

SAN DIEGO HOME DEPOT

355 Marketplace Ave, San Diego, CA 92113

MONOPINE EXTENSION SIMULATION

**10ft. Increase in Height
West Elevation**




SAN DIEGO HOME DEPOT
 355 Marketplace Ave, San Diego, CA 92113
51ft. MONOPINE
EXISTING VIEW
 North Elevation




SAN DIEGO HOME DEPOT
 355 Marketplace Ave, San Diego, CA 92113
MONOPINE EXTENSION
SIMULATION
 10ft. Increase in Height
 North Elevation



1387 CALLE AVANZADO
 SAN CLEMENTE CA 92673 (949) 391-8824



DATE SIGNED:
 09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON,
 UNLESS THEY ARE ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL ENGINEER,
 TO ALTER THIS DOCUMENT.

| | | |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| BM | JM | JM |

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

DIAMOND COMMUNICATIONS L.L.C.
 SITE ID: CA009

PROJECT INFORMATION
SAN DIEGO HOME DEPOT
 355 MARKETPLACE AVE
 SAN DIEGO, CA 92113

SHEET TITLE
 PHOTOSIMULATIONS

SHEET NUMBER

T-2




SAN DIEGO HOME DEPOT
 355 Marketplace Ave, San Diego, CA 92113
51ft. MONOPINE
EXISTING VIEW
 East Elevation




SAN DIEGO HOME DEPOT
 355 Marketplace Ave, San Diego, CA 92113
MONOPINE EXTENSION
SIMULATION
 10ft. Increase in Height
 East Elevation



1387 CALLE AVANZADO
 SAN CLEMENTE CA 92673 (949) 391-8824



DATE SIGNED:
09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

| | | |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| BM | JM | JM |

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

DIAMOND COMMUNICATIONS L.L.C.
 SITE ID: CA009

PROJECT INFORMATION
SAN DIEGO HOME DEPOT
 355 MARKETPLACE AVE
 SAN DIEGO, CA 92113

SHEET TITLE
 PHOTOSIMULATIONS

SHEET NUMBER

T-3




SAN DIEGO HOME DEPOT
 355 Marketplace Ave, San Diego, CA 92113
51ft. MONOPINE
EXISTING VIEW
 South Elevation




SAN DIEGO HOME DEPOT
 355 Marketplace Ave, San Diego, CA 92113
MONOPINE EXTENSION
SIMULATION
 10ft. Increase in Height
 South Elevation



1387 CALLE AVANZADO
 SAN CLEMENTE CA 92673 (949) 391-8824



DATE SIGNED:
09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

| | | |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| BM | JM | JM |

RFDS REV #: ---

ZONING DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |
| | | |
| | | |

DIAMOND COMMUNICATIONS L.L.C.
SITE ID: CA009

PROJECT INFORMATION
SAN DIEGO HOME DEPOT
 355 MARKETPLACE AVE
 SAN DIEGO, CA 92113

SHEET TITLE
PHOTOSIMULATIONS

SHEET NUMBER

T-4




SAN DIEGO HOME DEPOT
 355 Marketplace Ave, San Diego, CA 92113
51ft. MONOPINE
EXISTING VIEW
 West Elevation




SAN DIEGO HOME DEPOT
 355 Marketplace Ave, San Diego, CA 92113
MONOPINE EXTENSION
SIMULATION
 10ft. Increase in Height
 West Elevation



1387 CALLE AVANZADO
 SAN CLEMENTE CA 92673 (949) 391-8824



DATE SIGNED:
09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

| | | |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| BM | JM | JM |

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

DIAMOND COMMUNICATIONS L.L.C.
 SITE ID: CA009

PROJECT INFORMATION
SAN DIEGO HOME DEPOT
 355 MARKETPLACE AVE
 SAN DIEGO, CA 92113

SHEET TITLE
 PHOTOSIMULATIONS

SHEET NUMBER

T-5



DATE SIGNED:
09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:
BM JM JM

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

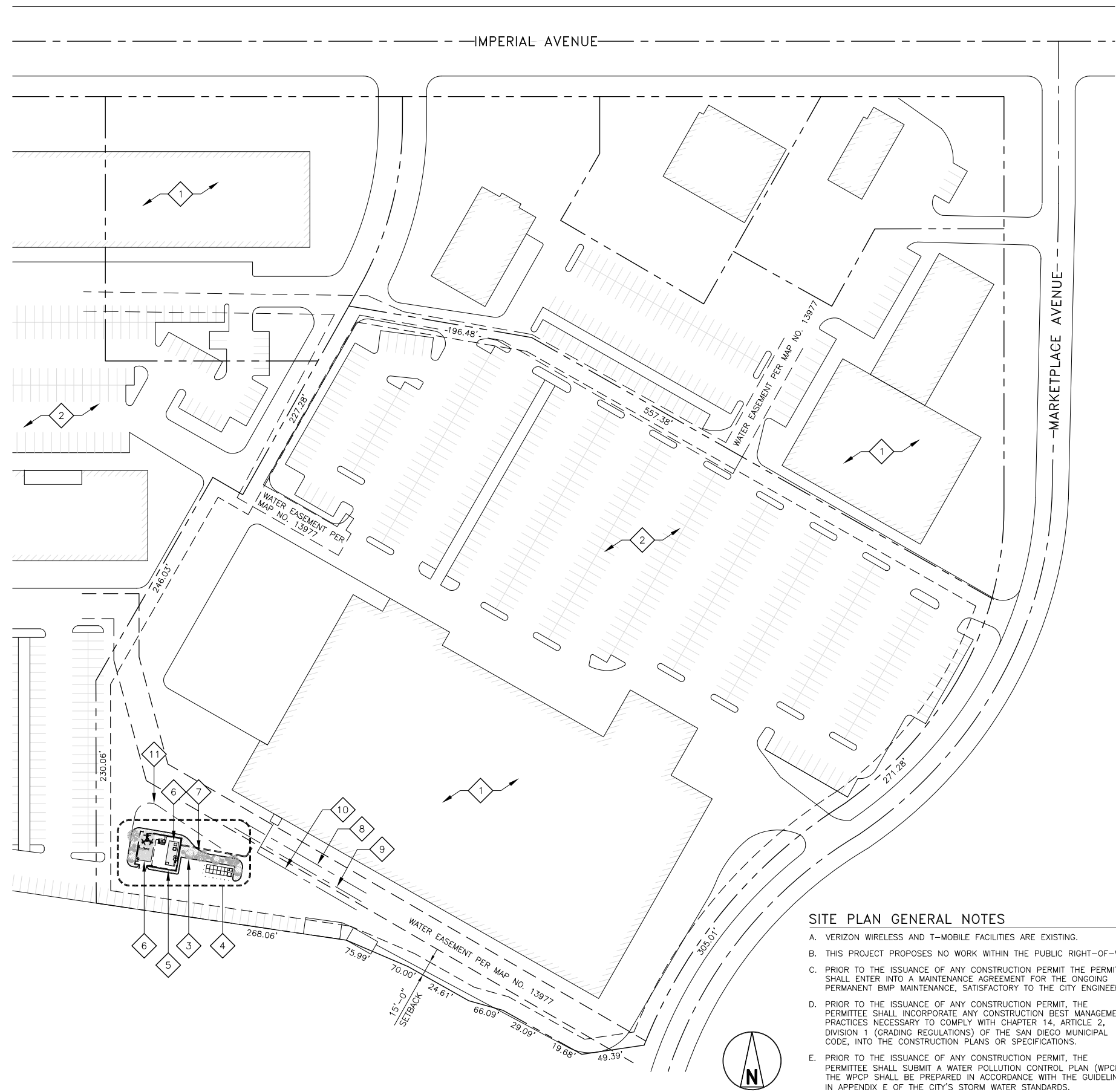
DIAMOND COMMUNICATIONS L.L.C.
SITE ID: CA009

PROJECT INFORMATION
SAN DIEGO HOME DEPOT
355 MARKETPLACE AVE
SAN DIEGO, CA 92113

SHEET TITLE
SITE PLAN

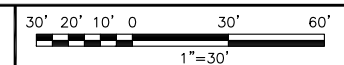
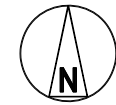
SHEET NUMBER

A-0



SITE PLAN GENERAL NOTES

- A. VERIZON WIRELESS AND T-MOBILE FACILITIES ARE EXISTING.
- B. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- C. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- D. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- E. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.



LEASE CERTIFICATE

SITE PLAN KEYNOTES

- 1 EXISTING BUILDING, TYP.
- 2 EXISTING PARKING LOT, TYP.
- 3 EXISTING LANDSCAPE, TYP.
- 4 FOR ENLARGED SITE PLAN SEE: $\frac{1}{A-1}$
- 5 EXISTING CMU WALL EQUIPMENT ENCLOSURE
- 6 EXISTING EQUIPMENT AREA BY OTHERS
- 7 EXISTING TREE, TYP.
- 8 EXISTING 12"Ø WATER LINE
- 9 EXISTING 8"Ø SEWER LINE
- 10 EXISTING 8"Ø FIRE LINE
- 11 EXISTING FIRE LANE BOUNDARY

SITE PLAN

ENLARGED SITE PLAN KEYNOTES

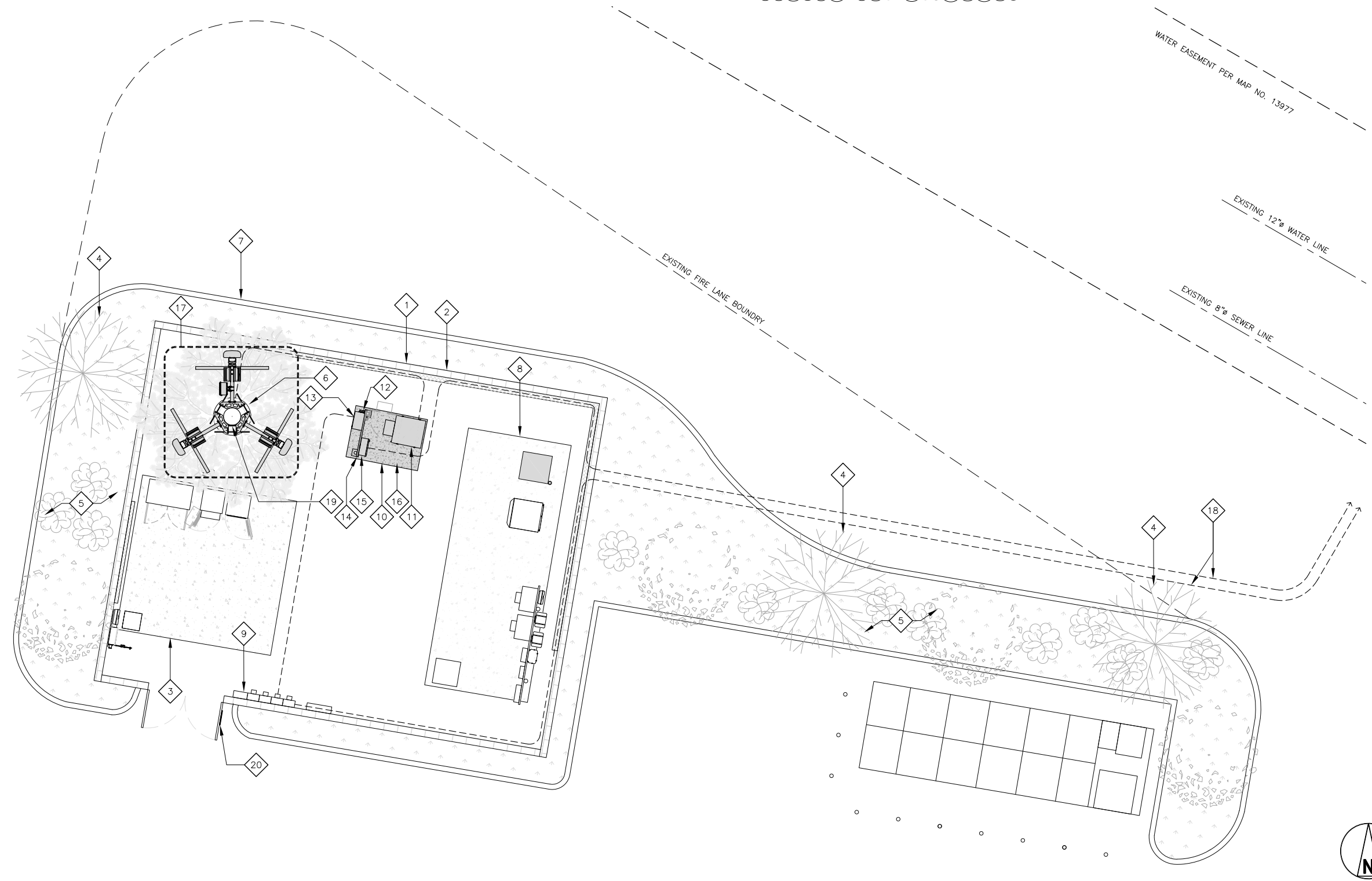
- 1 EXISTING 35'-0" X 44'-0" TELECOM LEASE AREA; 1,540 SQFT
- 2 EXISTING 6'-0" HIGH BLOCK WALL
- 3 EXISTING 15'-0" X 15'-0" T-MOBILE LEASE AREA; 225 SQFT
- 4 EXISTING TREE, TYP.
- 5 EXISTING SHRUBS/LANDSCAPING, TYP.
- 6 EXISTING 51'-0" TALL FAUX MONO-PINE WITH PROPOSED 10'-0" POLE TOP EXTENSION AND EXISTING T-MOBILE AND VERIZON WIRELESS PANEL ANTENNAS
- 7 EXISTING PLANTER AREA WITH CURB
- 8 EXISTING 10'-0" X 25'-0" VERIZON WIRELESS LEASE AREA; 250 SQFT
- 9 EXISTING ELECTRICAL METER BANK AND PANELS MOUNTED ON UTILITY H-FRAME
- 10 PROPOSED 7'-0" X 5'-0" DISH WIRELESS L.L.C. LEASE AREA; 35 SQFT

- 11 PROPOSED DISH WIRELESS L.L.C. EQUIPMENT CABINET WITH PLINTH
- 12 PROPOSED DISH WIRELESS L.L.C. GENERATOR PLUG
- 13 PROPOSED DISH WIRELESS L.L.C. POWER PROTECTIVE CABINET
- 14 PROPOSED DISH WIRELESS L.L.C. H-FRAME
- 15 PROPOSED DISH WIRELESS L.L.C. TELCO FIBER ENCLOSURE

- 16 PROPOSED DISH WIRELESS L.L.C. CONCRETE EQUIPMENT PAD
- 17 PROPOSED DISH WIRELESS L.L.C. ANTENNA AREA
- 18 PROPOSED POWER AND TELCO RUN TO EXISTING POWER AND TELCO SOURCE AT HOME DEPOT BUILDING
- 19 PROPOSED YELLOW CAUTION SIGNS POSTED ON THE TRUNK OF THE MONOPINE PER RECOMMENDATION OF RF REPORT.
- 20 PROPOSED NOTICE SIGN & CAUTION SIGN POSTED ON THE ACCESS GATE PER RECOMMENDATION OF RF REPORT.

ENLARGED SITE PLAN GENERAL NOTES

- A. PROPOSED FAUX MONO-PINE BRANCHES SHALL EXTEND 24" BEYOND PROPOSED ANTENNAS.
- B. INSTALL PINE NEEDLE ANTENNA SOCKS ON PROPOSED ANTENNAS.
- C. ALL CABLE PORTS TO BE BELOW THE TOP OF PROPOSED FENCE.
- D. THE BRANCHES OF THE MONOPINE SHALL BE REPLACED IF THEY ARE DISCOLORED OR IN NEED OF REPLACEMENT. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOPINE A NATURAL APPEARANCE.



M SQUARED WIRELESS
 1387 CALLE AVANZADO
 SAN CLEMENTE CA 92673 (949) 391-8824



DATE SIGNED:
09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:
 BM JM JM

RFDS REV #: ---

ZONING DOCUMENTS

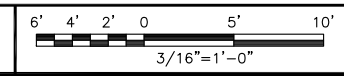
| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

DIAMOND COMMUNICATIONS L.L.C.
 SITE ID: CA009

PROJECT INFORMATION
 SAN DIEGO HOME DEPOT
 355 MARKETPLACE AVE
 SAN DIEGO, CA 92113

SHEET TITLE
 ENLARGED SITE PLAN

SHEET NUMBER
A-1



ELEVATION KEYNOTES

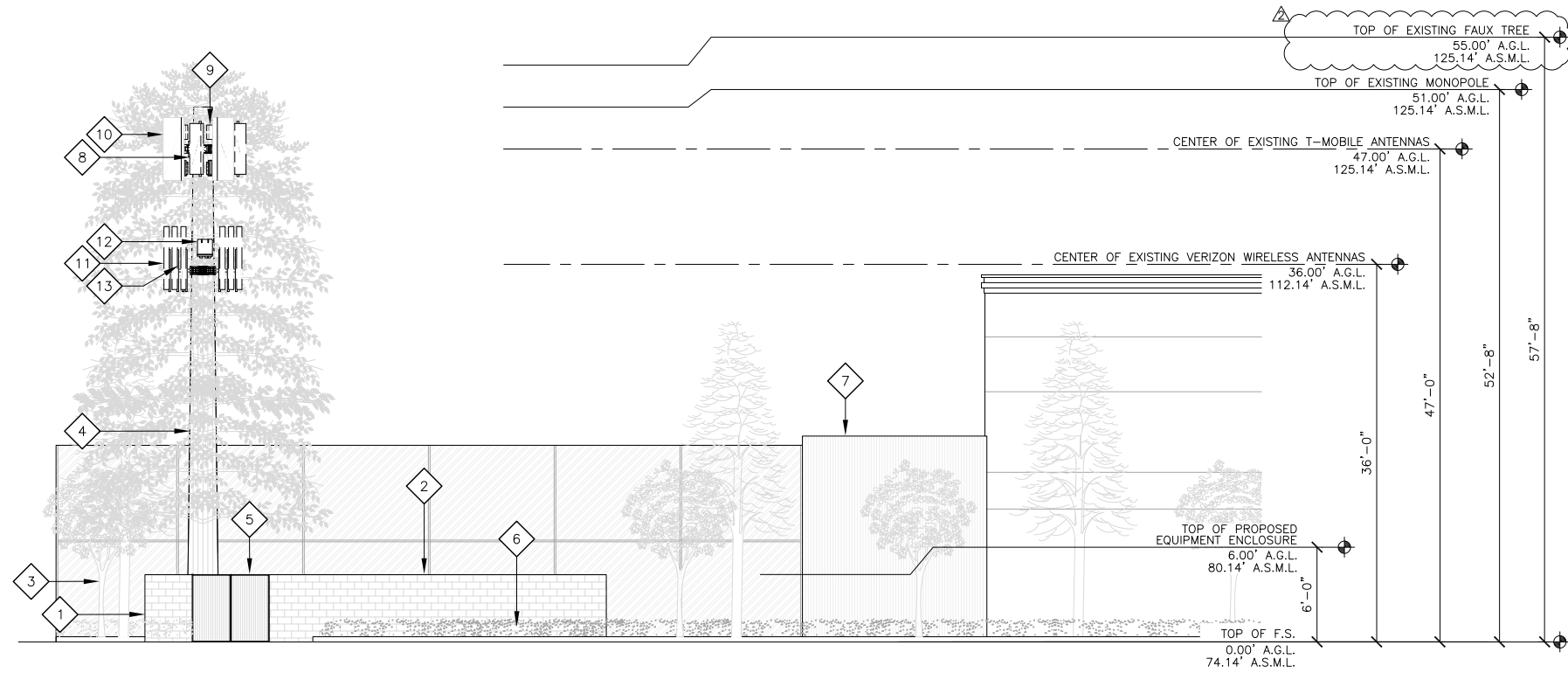
- 1 EXISTING 35'-0" X 44'-0" TELECOM LEASE AREA; 1,540 SQFT
- 2 EXISTING 6'-0" HIGH BLOCK WALL
- 3 EXISTING TREE, TYP.
- 4 EXISTING 51'-0" TALL FAUX MONO-PINE
- 5 EXISTING ACCESS GATES
- 6 EXISTING LANDSCAPING, TYP.
- 7 EXISTING BUILDING (BEYOND), TYP.
- 8 EXISTING T-MOBILE PANEL ANTENNAS TO BE REMOVED; (1) PER SECTOR, (3) TOTAL
- 9 EXISTING T-MOBILE RRRs TO BE REMOVED; (1) PER SECTOR, (3) TOTAL
- 10 EXISTING T-MOBILE PANEL ANTENNAS TO REMAIN; (1) PER SECTOR, (3) TOTAL
- 11 EXISTING VERIZON WIRELESS PANEL ANTENNAS TO BE REMOVED; (3) PER SECTOR, (9) TOTAL
- 12 EXISTING VERIZON WIRELESS RAYCAP OVP TO REMAIN; (2) TOTAL
- 13 EXISTING VERIZON WIRELESS RRRs TO REMAIN; (2) PER SECTOR, (6) TOTAL
- 14 PROPOSED T-MOBILE PANEL ANTENNAS MOUNTED ON EXISTING PIPE MAST; (1) PER SECTOR, (3) TOTAL
- 15 PROPOSED T-MOBILE RRRs INSTALLED ON PROPOSED SECTOR MOUNT; (1) PER SECTOR, (3) TOTAL
- 16 PROPOSED VERIZON WIRELESS PANEL ANTENNAS MOUNTED ON EXISTING PIPE MASTS; (4) PER SECTOR, (12) TOTAL
- 17 PROPOSED VERIZON WIRELESS RRRs MOUNTED BEHIND PROPOSED PANEL ANTENNAS; (1) PER SECTOR, (3) TOTAL
- 18 PROPOSED DISH WIRELESS PANEL ANTENNAS AND ASSOCIATED MOUNTS SECURED TO POLE TOP EXTENSION; (1) PER SECTOR, (3) TOTAL
- 19 PROPOSED 10'-0" TALL POLE TOP EXTENSION

20 PROPOSED NOTICE SIGN & CAUTION SIGN POSTED ON THE ACCESS GATE PER RECOMMENDATION OF RF REPORT. 4.5
A-7

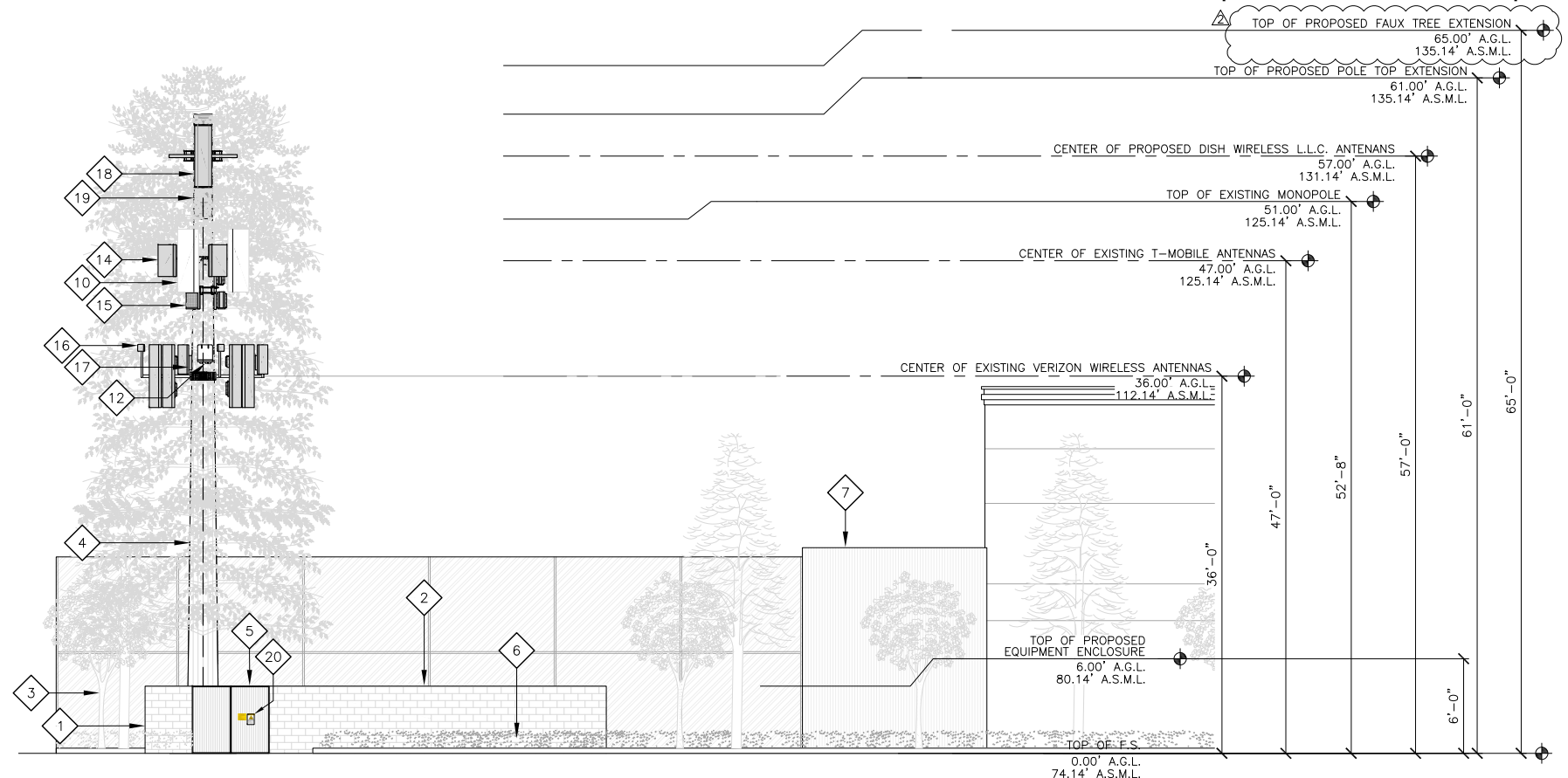
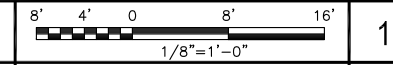
ELEVATION GENERAL NOTES

- A. PROPOSED FAUX MONO-PINE BRANCHES SHALL EXTEND 24" BEYOND PROPOSED ANTENNAS.
- B. INSTALL PINE NEEDLE ANTENNA SOCKS ON PROPOSED ANTENNAS.
- C. ALL CABLE PORTS TO BE BELOW THE TOP OF PROPOSED FENCE.
- D. ANTI-GRAFFITI COATING SHALL BE USED ON THE PROPOSED 6'-0" HIGH BLOCK WALL.
- E. THE BRANCHES OF THE MONOPINE SHALL BE REPLACED IF THEY ARE DISCOLORED OR IN NEED OF REPLACEMENT. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOPINE A NATURAL APPEARANCE.
- F. ANTENNAS SOCKS WILL BE PLACED ON ALL SIDES OF THE ANTENNA AND THE OTHER EQUIPMENT ON THE TREE.
- G. MOUNTING POLES WILL BE REMOVED IF THEY DO NOT HAVE ANY ANTENNAS/EQUIPMENT ATTACHED TO THEM.
- H. MOUNTING POLES WILL NOT BE LONGER THAN THE EQUIPMENT THEY ARE SUPPORTING.
- I. THE PROPOSED MONOPINE WILL HAVE A BRANCH DENSITY OF 4 BRANCHES PER FOOT ALONG THE ENTIRE LENGTH OF THE MONOPINE.

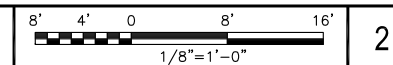
KEY NOTES



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



M SQUARE WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824



DATE SIGNED:
09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:
BM JM JM

RFDS REV #: ---

ZONING DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

DIAMOND COMMUNICATIONS L.L.C.
SITE ID: CA009

PROJECT INFORMATION
SAN DIEGO HOME DEPOT
355 MARKETPLACE AVE
SAN DIEGO, CA 92113

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2

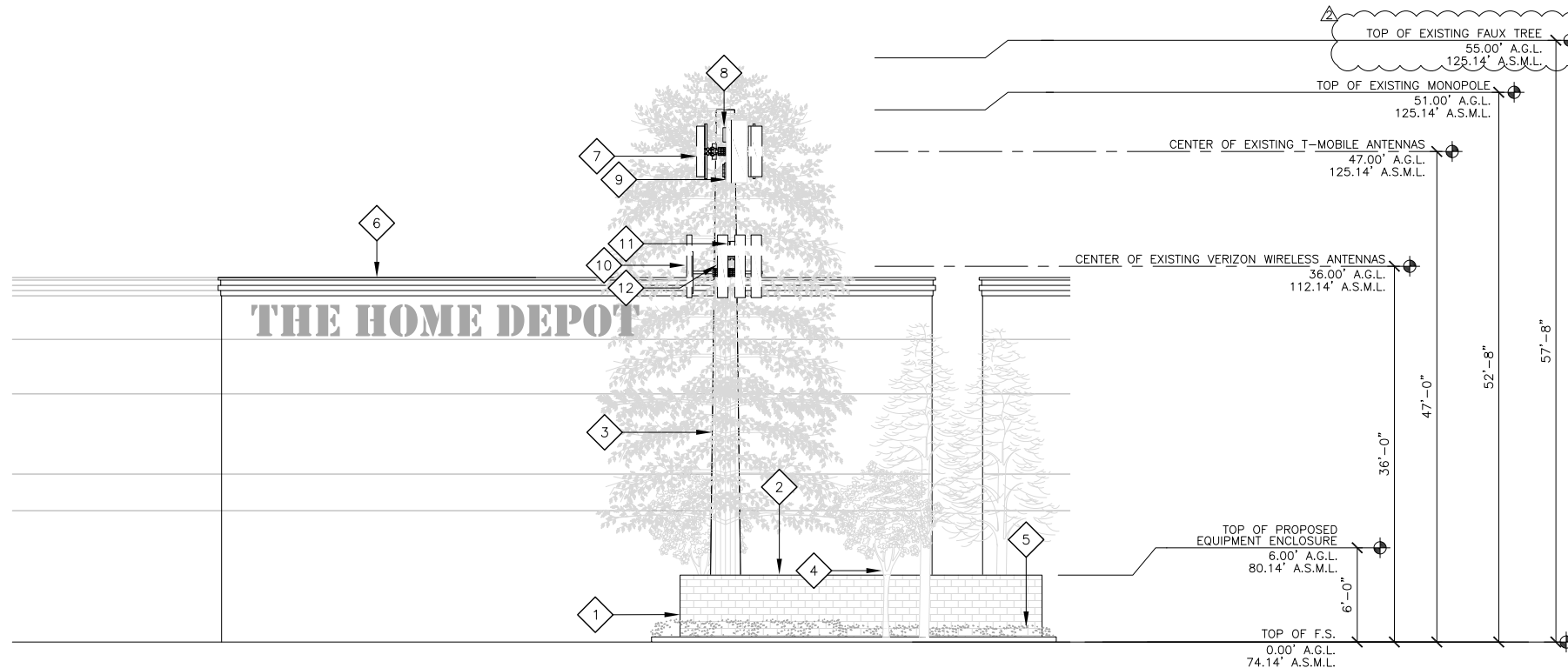
ELEVATION KEYNOTES

- 1 EXISTING 35'-0" X 44'-0" TELECOM LEASE AREA; 1,540 SQFT
- 2 EXISTING 6'-0" HIGH BLOCK WALL
- 3 EXISTING 51'-0" TALL FAUX MONO-PINE
- 4 EXISTING TREE, TYP.
- 5 EXISTING LANDSCAPING, TYP.
- 6 EXISTING BUILDING (BEYOND), TYP.
- 7 EXISTING T-MOBILE PANEL ANTENNAS TO BE REMOVED; (1) PER SECTOR, (3) TOTAL
- 8 EXISTING T-MOBILE RRHs TO BE REMOVED; (1) PER SECTOR, (3) TOTAL
- 9 EXISTING T-MOBILE PANEL ANTENNAS TO REMAIN; (1) PER SECTOR, (3) TOTAL
- 10 EXISTING VERIZON WIRELESS PANEL ANTENNAS TO BE REMOVED; (3) PER SECTOR, (9) TOTAL
- 11 EXISTING VERIZON WIRELESS RAYCAP OVP TO REMAIN; (2) TOTAL
- 12 EXISTING VERIZON WIRELESS RRHs TO REMAIN; (2) PER SECTOR, (6) TOTAL
- 13 PROPOSED T-MOBILE PANEL ANTENNAS MOUNTED ON EXISTING PIPE MAST; (1) PER SECTOR, (3) TOTAL
- 14 PROPOSED T-MOBILE RRHs INSTALLED ON PROPOSED FRAME MOUNT; (1) PER SECTOR, (3) TOTAL
- 15 PROPOSED VERIZON WIRELESS PANEL ANTENNAS MOUNTED ON EXISTING PIPE MASTS; (4) PER SECTOR, (12) TOTAL
- 16 PROPOSED VERIZON WIRELESS RRHs MOUNTED BEHIND PROPOSED PANEL ANTENNAS; (1) PER SECTOR, (3) TOTAL
- 17 PROPOSED DISH WIRELESS PANEL ANTENNAS AND ASSOCIATED MOUNTS SECURED TO POLE TOP EXTENSION; (1) PER SECTOR, (3) TOTAL
- 18 PROPOSED 10'-0" TALL POLE TOP EXTENSION

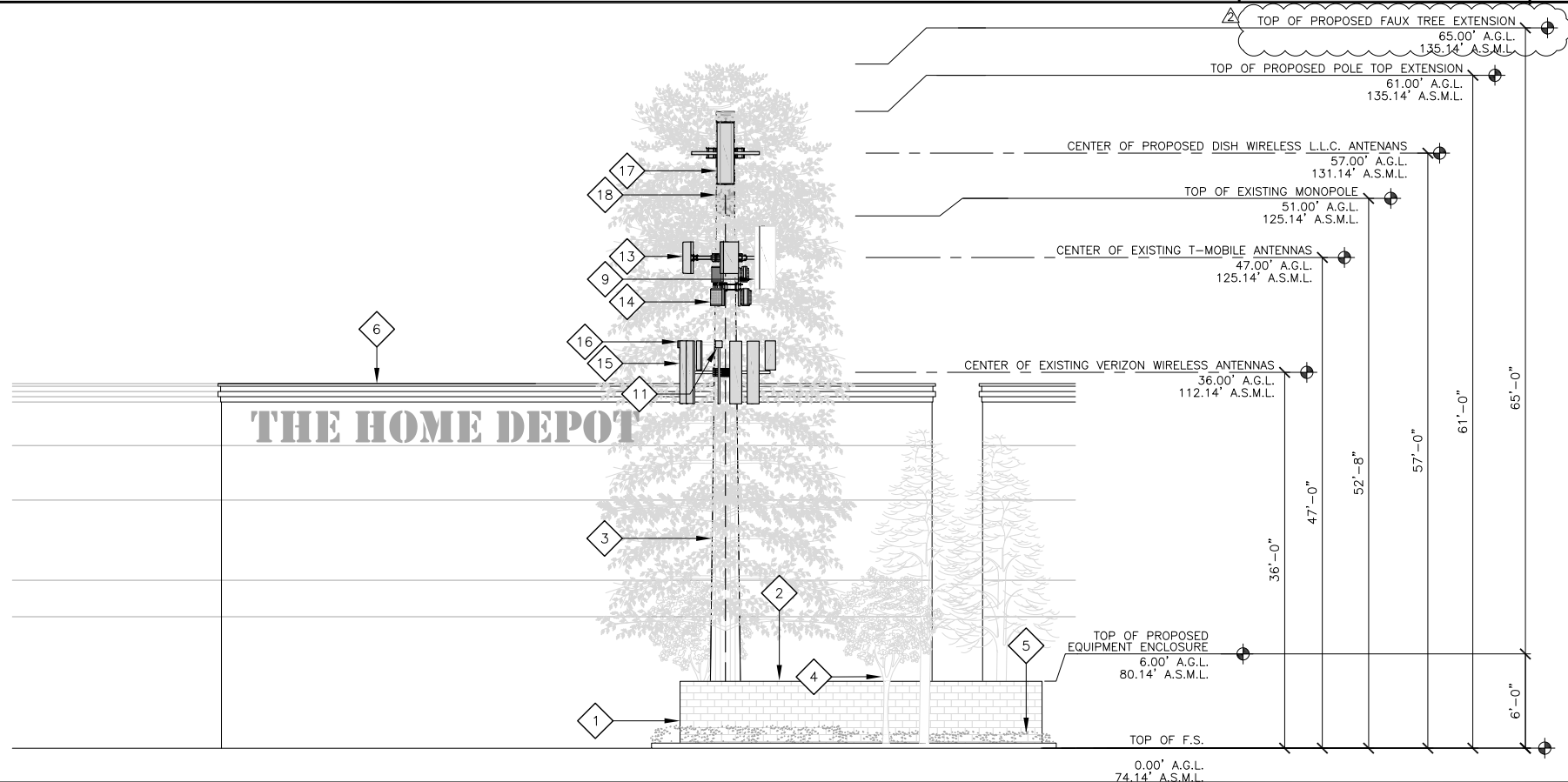
ELEVATION GENERAL NOTES

- A. PROPOSED FAUX MONO-PINE BRANCHES SHALL EXTEND 24" BEYOND PROPOSED ANTENNAS.
- B. INSTALL PINE NEEDLE ANTENNA SOCKS ON PROPOSED ANTENNAS.
- C. ALL CABLE PORTS TO BE BELOW THE TOP OF PROPOSED FENCE.
- D. ANTI-GRAFFITI COATING SHALL BE USED ON THE PROPOSED 6'-0" HIGH BLOCK WALL.
- E. THE BRANCHES OF THE MONOPINE SHALL BE REPLACED IF THEY ARE DISCOLORED OR IN NEED OF REPLACEMENT. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOPINE A NATURAL APPEARANCE.
- F. ANTENNAS SOCKS WILL BE PLACED ON ALL SIDES OF THE ANTENNA AND THE OTHER EQUIPMENT ON THE TREE.
- G. MOUNTING POLES WILL BE REMOVED IF THEY DO NOT HAVE ANY ANTENNAS/EQUIPMENT ATTACHED TO THEM.
- H. MOUNTING POLES WILL NOT BE LONGER THAN THE EQUIPMENT THEY ARE SUPPORTING.
- I. THE PROPOSED MONOPINE WILL HAVE A BRANCH DENSITY OF 4 BRANCHES PER FOOT ALONG THE ENTIRE LENGTH OF THE MONOPINE.

KEY NOTES



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



DATE SIGNED: 09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:
BM JM JM

RFDS REV #: ---

ZONING DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

DIAMOND COMMUNICATIONS L.L.C.
SITE ID: CA009

PROJECT INFORMATION
SAN DIEGO HOME DEPOT
355 MARKETPLACE AVE
SAN DIEGO, CA 92113

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

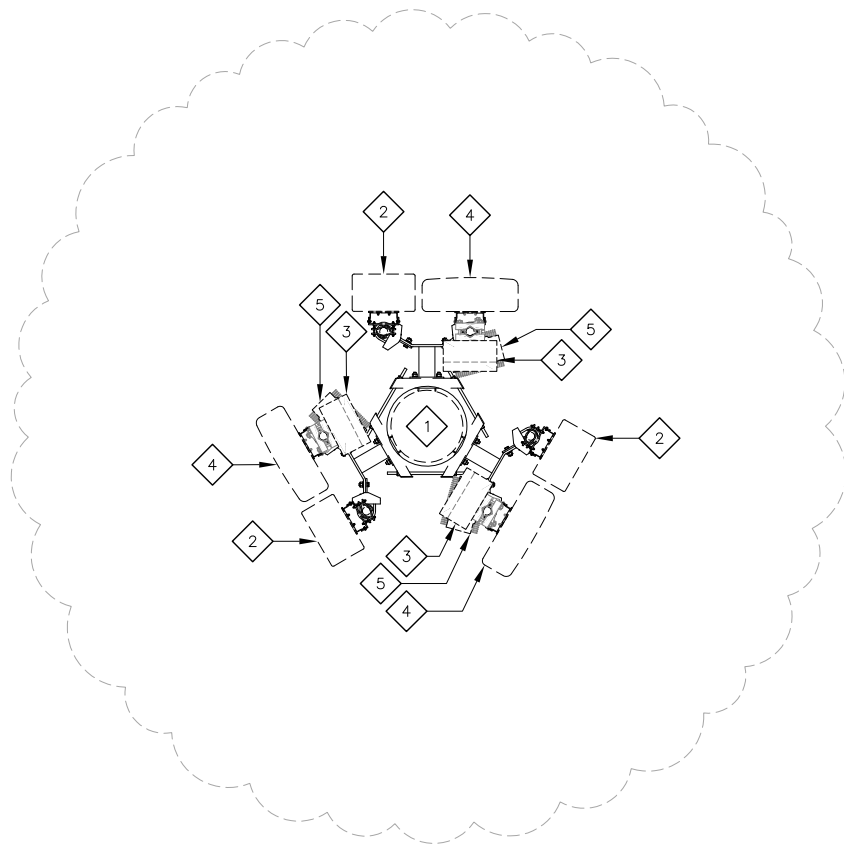
- 1 EXISTING 51'-0" TALL FAUX MONO-PINE
- 2 EXISTING T-MOBILE PANEL ANTENNAS TO BE REMOVED; (1) PER SECTOR, (3) TOTAL
- 3 EXISTING T-MOBILE RRHS TO BE REMOVED; (1) PER SECTOR, (3) TOTAL
- 4 EXISTING T-MOBILE PANEL ANTENNAS TO REMAIN/BE RELOCATED TO PROPOSED SECTOR MOUNT; (1) PER SECTOR, (3) TOTAL
- 5 EXISTING T-MOBILE PANEL RRHS TO REMAIN/BE RELOCATED TO PROPOSED SECTOR MOUNT; (1) PER SECTOR, (3) TOTAL
- 6 PROPOSED T-MOBILE PANEL ANTENNAS MOUNTED ON EXISTING PIPE MAST; (1) PER SECTOR, (3) TOTAL
- 7 PROPOSED T-MOBILE RRHS INSTALLED ON PROPOSED FRAME MOUNT; (1) PER SECTOR, (3) TOTAL

| | ANTENNA MAKE AND MODEL | DIMENSION (H X W X D) |
|---|-------------------------------------|-----------------------|
| 6 | (N) ERICSSON AIR6419 B41 (MIMO) | 36.3" X 20.9" X 9" |
| 4 | (E) RFS APXVAARR18_43-U-NA20 (OCTO) | 72" X 24" X 8.5" |

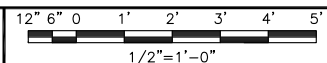
ELEVATION GENERAL NOTES

- A. PROPOSED FAUX MONO-PINE BRANCHES SHALL EXTEND 24" BEYOND PROPOSED ANTENNAS.
- B. INSTALL PINE NEEDLE ANTENNA SOCKS ON PROPOSED ANTENNAS.
- C. ALL CABLE PORTS TO BE BELOW THE TOP OF PROPOSED FENCE.
- D. ANTI-GRAFFITI COATING SHALL BE USED ON THE PROPOSED 6'-0" HIGH BLOCK WALL.
- E. THE BRANCHES OF THE MONOPINE SHALL BE REPLACED IF THEY ARE DISCOLORED OR IN NEED OF REPLACEMENT. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOPINE A NATURAL APPEARANCE.
- F. ANTENNAS SOCKS WILL BE PLACED ON ALL SIDES OF THE ANTENNA AND THE OTHER EQUIPMENT ON THE TREE.
- G. MOUNTING POLES WILL BE REMOVED IF THEY DO NOT HAVE ANY ANTENNAS/EQUIPMENT ATTACHED TO THEM.
- H. MOUNTING POLES WILL NOT BE LONGER THAN THE EQUIPMENT THEY ARE SUPPORTING.
- I. THE PROPOSED MONOPINE WILL HAVE A BRANCH DENSITY OF 4 BRANCHES PER FOOT ALONG THE ENTIRE LENGTH OF THE MONOPINE.

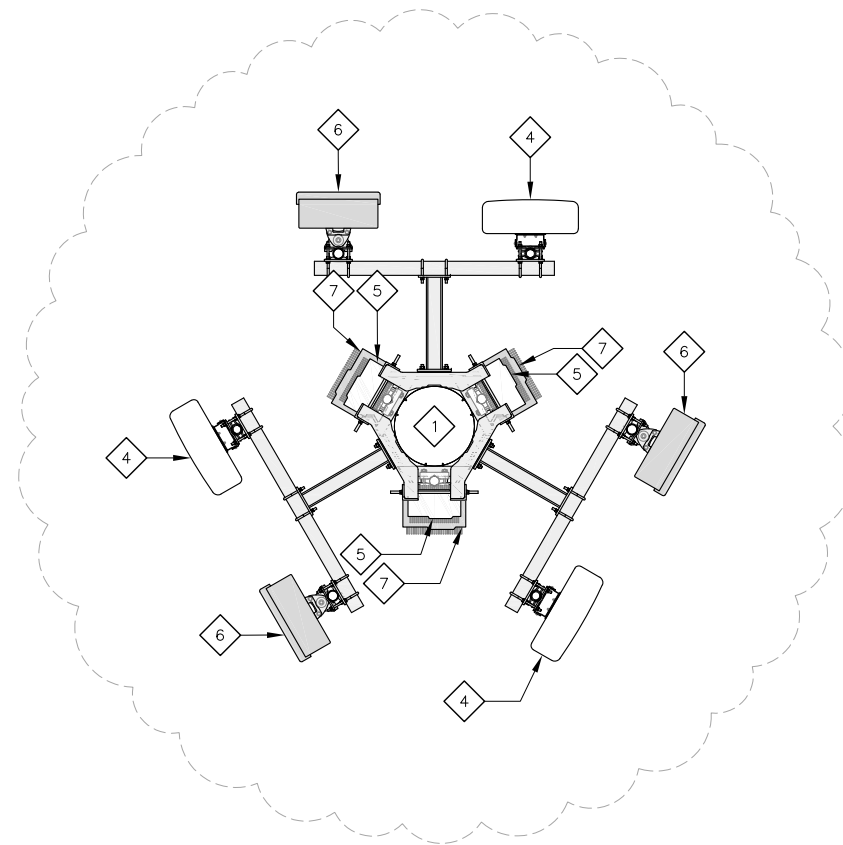
KEY NOTES



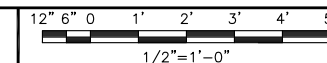
EXISTING T-MOBILE ANTENNA LAYOUT



1



PROPOSED T-MOBILE ANTENNA LAYOUT



2



DATE SIGNED:
09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

| | | |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| BM | JM | JM |

RFDS REV #: ---

ZONING DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

DIAMOND COMMUNICATIONS L.L.C.
SITE ID: CA009

PROJECT INFORMATION
SAN DIEGO HOME DEPOT
355 MARKETPLACE AVE
SAN DIEGO, CA 92113

SHEET TITLE
ANTENNA DETAILS

SHEET NUMBER

A-4

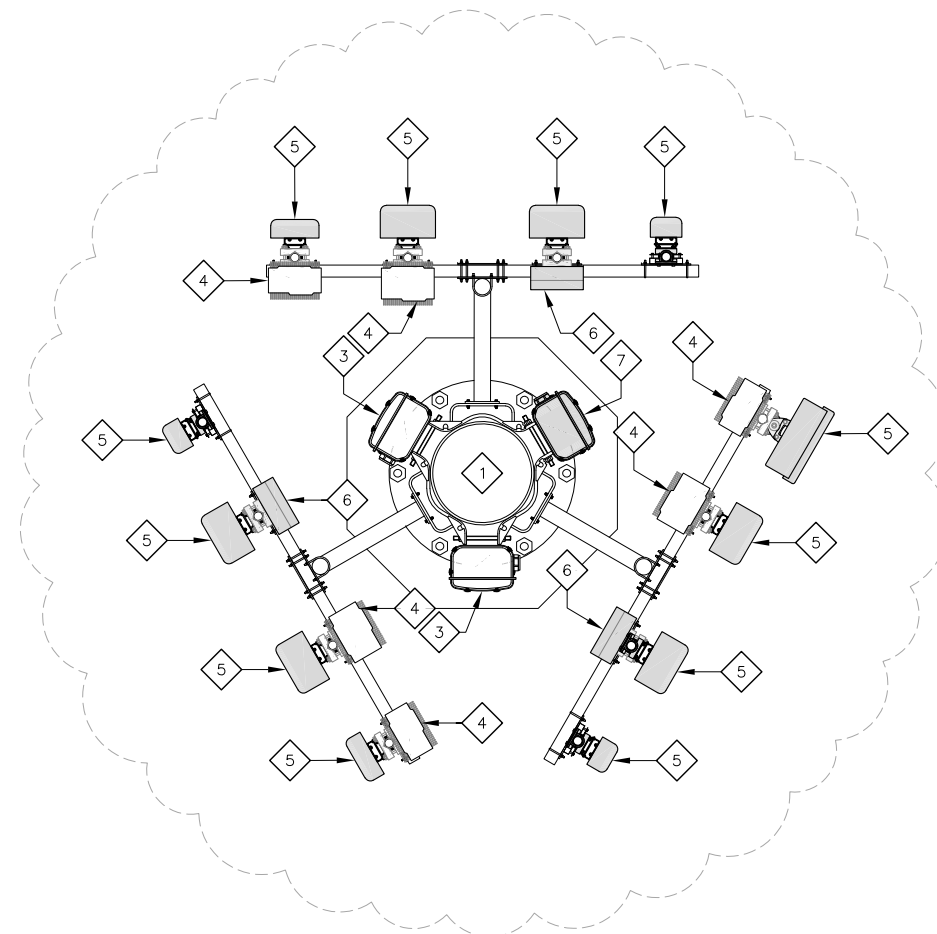
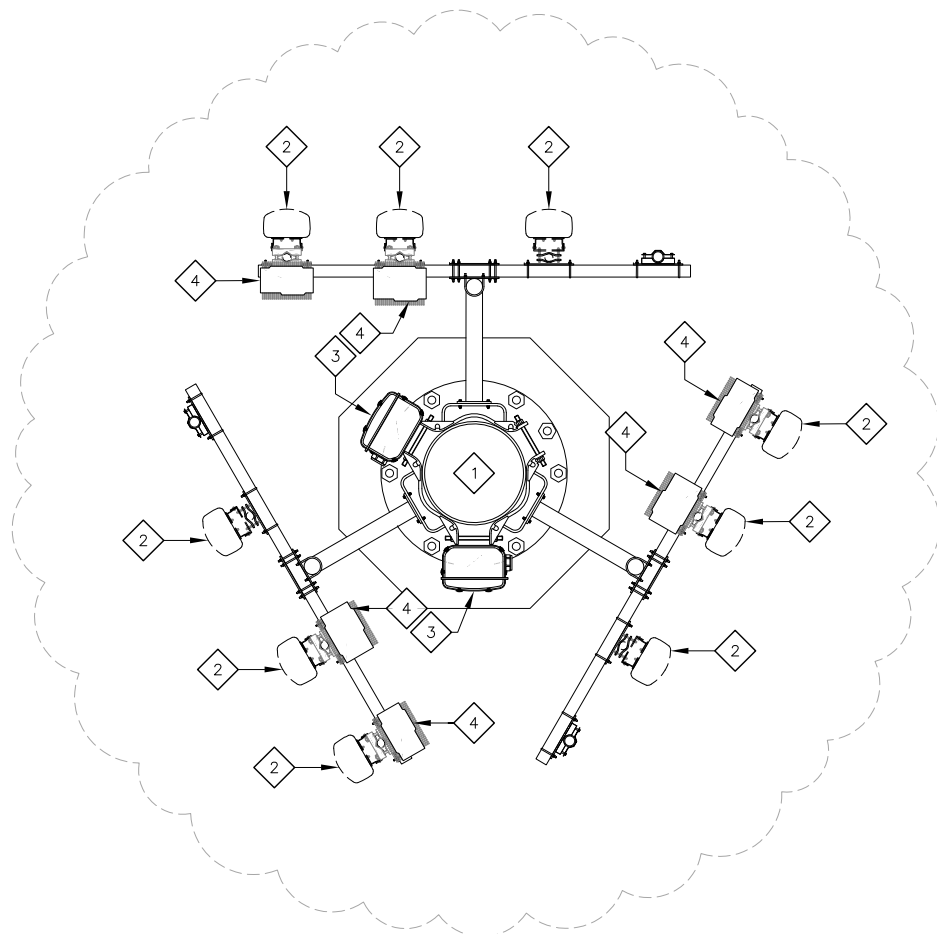
- 1 EXISTING 51'-0" TALL FAUX MONO-PINE
- 2 EXISTING VERIZON WIRELESS PANEL ANTENNAS TO BE REMOVED; (3) PER SECTOR, (9) TOTAL
- 3 EXISTING VERIZON WIRELESS RAYCAP OVP TO REMAIN; (2) TOTAL
- 4 EXISTING VERIZON WIRELESS RRHs TO REMAIN; (2) PER SECTOR, (6) TOTAL
- 5 PROPOSED VERIZON WIRELESS PANEL ANTENNAS MOUNTED ON EXISTING PIPE MASTS; (4) PER SECTOR, (12) TOTAL
- 6 PROPOSED VERIZON WIRELESS RRHs MOUNTED BEHIND PROPOSED PANEL ANTENNAS; (1) PER SECTOR, (3) TOTAL
- 7 PROPOSED VERIZON WIRELESS OVP MOUNTED TO EXISTING MONO-PINE; (1) TOTAL

| ANTENNA MAKE AND MODEL | DIMENSION (H X W X D) |
|-----------------------------|-----------------------|
| (N) ERICSSON AIR6449 | 30.6" X 15.9" X 10.6" |
| (N) COMMSCOPE NHHS4-65B-R3B | 72" X 13.8" X 8.2" |
| (N) COMMSCOPE NHHS4-65B-R3B | 72" X 13.8" X 8.2" |
| (N) ERICSSON KRE105281/1 | 8.4" X 7.9" X 5.0" |

ELEVATION GENERAL NOTES

- A. PROPOSED FAUX MONO-PINE BRANCHES SHALL EXTEND 24" BEYOND PROPOSED ANTENNAS.
- B. INSTALL PINE NEEDLE ANTENNA SOCKS ON PROPOSED ANTENNAS.
- C. ALL CABLE PORTS TO BE BELOW THE TOP OF PROPOSED FENCE.
- D. ANTI-GRAFFITI COATING SHALL BE USED ON THE PROPOSED 6'-0" HIGH BLOCK WALL.
- E. THE BRANCHES OF THE MONOPINE SHALL BE REPLACED IF THEY ARE DISCOLORED OR IN NEED OF REPLACEMENT. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOPINE A NATURAL APPEARANCE.
- F. ANTENNAS SOCKS WILL BE PLACED ON ALL SIDES OF THE ANTENNA AND THE OTHER EQUIPMENT ON THE TREE.
- G. MOUNTING POLES WILL BE REMOVED IF THEY DO NOT HAVE ANY ANTENNAS/EQUIPMENT ATTACHED TO THEM.
- H. MOUNTING POLES WILL NOT BE LONGER THAN THE EQUIPMENT THEY ARE SUPPORTING.
- I. THE PROPOSED MONOPINE WILL HAVE A BRANCH DENSITY OF 4 BRANCHES PER FOOT ALONG THE ENTIRE LENGTH OF THE MONOPINE.

KEY NOTES



DATE SIGNED:
09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:
BM JM JM

RFDS REV #: ---

ZONING DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

DIAMOND COMMUNICATIONS L.L.C.
SITE ID: CA009

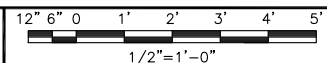
PROJECT INFORMATION
SAN DIEGO HOME DEPOT
355 MARKETPLACE AVE
SAN DIEGO, CA 92113

SHEET TITLE
ANTENNA DETAILS

SHEET NUMBER

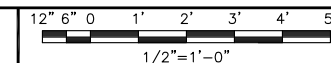
A-5

EXISTING VERIZON WIRELESS ANTENNA LAYOUT



1

PROPOSED VERIZON WIRELESS ANTENNA LAYOUT

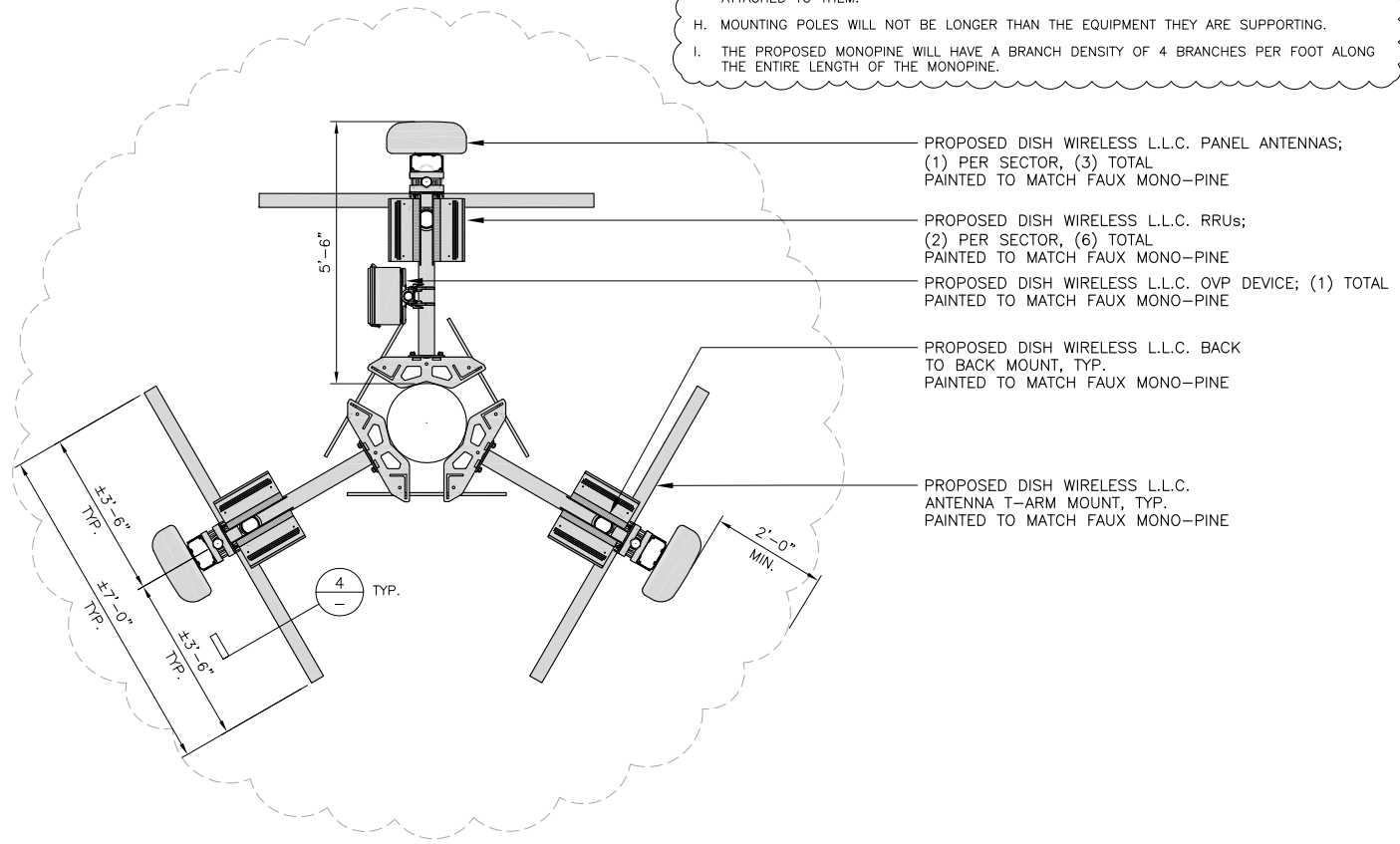


2

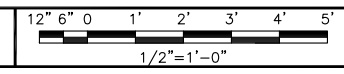
| ANTENNA MAKE AND MODEL | DIMENSION (H X W X D) |
|------------------------|-----------------------|
| (N) JMA MX08FRO665-21 | 72" X 20" X 8" |

ELEVATION GENERAL NOTES

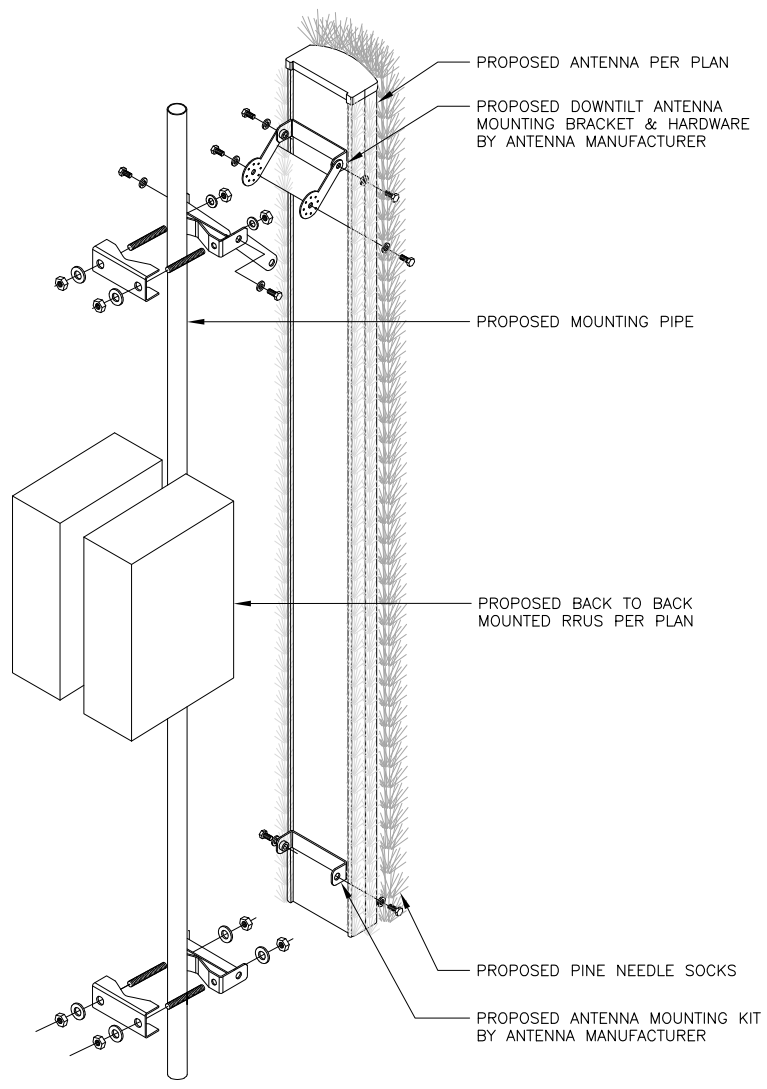
- A. PROPOSED FAUX MONO-PINE BRANCHES SHALL EXTEND 24" BEYOND PROPOSED ANTENNAS.
- B. INSTALL PINE NEEDLE ANTENNA SOCKS ON PROPOSED ANTENNAS.
- C. ALL CABLE PORTS TO BE BELOW THE TOP OF PROPOSED FENCE.
- D. ANTI-GRAFFITI COATING SHALL BE USED ON THE PROPOSED 6'-0" HIGH BLOCK WALL.
- E. THE BRANCHES OF THE MONOPINE SHALL BE REPLACED IF THEY ARE DISCOLORED OR IN NEED OF REPLACEMENT. ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOPINE A NATURAL APPEARANCE.
- F. ANTENNAS SOCKS WILL BE PLACED ON ALL SIDES OF THE ANTENNA AND THE OTHER EQUIPMENT ON THE TREE.
- G. MOUNTING POLES WILL BE REMOVED IF THEY DO NOT HAVE ANY ANTENNAS/EQUIPMENT ATTACHED TO THEM.
- H. MOUNTING POLES WILL NOT BE LONGER THAN THE EQUIPMENT THEY ARE SUPPORTING.
- I. THE PROPOSED MONOPINE WILL HAVE A BRANCH DENSITY OF 4 BRANCHES PER FOOT ALONG THE ENTIRE LENGTH OF THE MONOPINE.



PROPOSED DISH WIRELESS ANTENNA LAYOUT



2



ANTENNA MOUNTING DETAIL

NO SCALE

4



PINE NEEDLE SOCKS

NO SCALE

1

NOT USED

NO SCALE

5

NOT USED

NO SCALE

3



DATE SIGNED: 09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

| | | |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| BM | JM | JM |

RFDS REV #: ---

ZONING DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLs |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

DIAMOND COMMUNICATIONS L.L.C.
SITE ID: CA009

PROJECT INFORMATION
SAN DIEGO HOME DEPOT
355 MARKETPLACE AVE
SAN DIEGO, CA 92113

SHEET TITLE
ANTENNA DETAILS

SHEET NUMBER
A-6

CAUTION

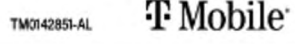


Beyond this point: Radio frequency fields from transmitting antennas at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency exposure 47 CFR 1.1307(b)

For information contact: 877-611-5868



TM0142851-AL

NOT USED

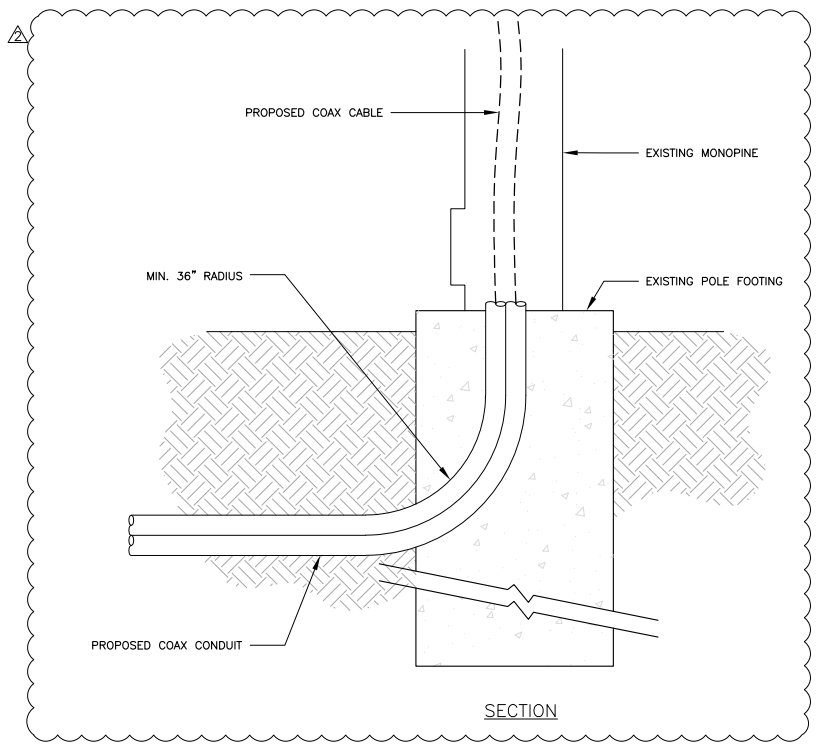
NO SCALE

6

RF CAUTION SIGNAGE

NO SCALE

4



- NOTES:
1. NUMBER OF CONDUITS USED MAY VARY; INCREASE OR DECREASE SHROUD SIZE AS NECESSARY.
 2. EXISTING MONOPOLE FOOTING SIZE MAY VARY; INCREASE OR DECREASE SHROUD SIZE AS NECESSARY.

UNDERGROUND COAX ROUTE TO TOWER

NO SCALE

2



M SQUARE
WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824



DATE SIGNED:
09/22/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:
BM JM JM

RFDS REV #: ---

ZONING DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| A | 01/24/2023 | ISSUED FOR REVIEW |
| B | 04/09/2023 | ZD'S REVISED - RLS |
| O | 05/31/2023 | 100% ZD'S FOR SUBMITTAL |
| Δ | 09/22/2023 | 100% ZD'S REVISED - JX |

DIAMOND COMMUNICATIONS L.L.C.
SITE ID: CA009

PROJECT INFORMATION
SAN DIEGO HOME DEPOT
355 MARKETPLACE AVE
SAN DIEGO, CA 92113

SHEET TITLE
DETAILS

SHEET NUMBER
A-7

NOTICE

GUIDELINES FOR WORKING IN RADIO FREQUENCY ENVIRONMENTS

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

TM-GL-AL-118.5

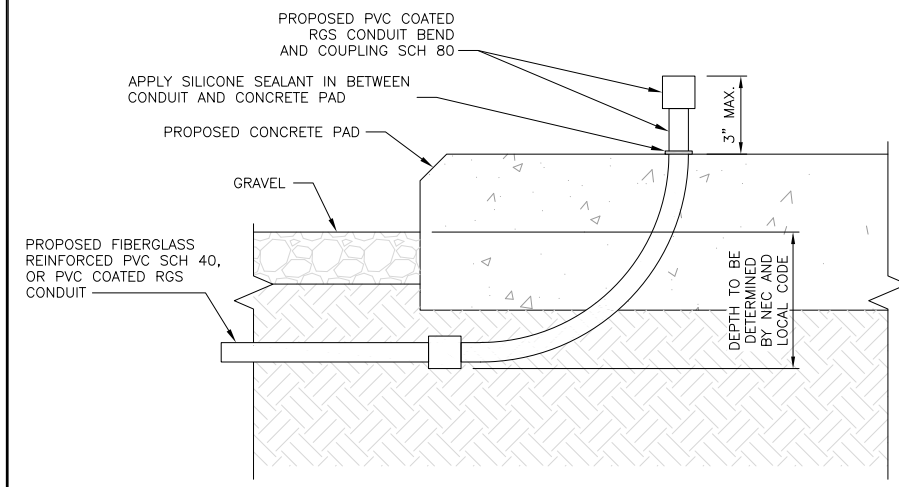
NOTICE SIGNAGE

NO SCALE

5

NOTES

PVC COATED CONDUIT BENDS AND FITTINGS SHALL BE USED WHERE CONCEALED CONDUIT RUNS ARE STUBBED UP FROM THE SLAB. RISERS ON POLES SHALL BE PVC COATED RGS INCLUDING WEATHERHEADS.



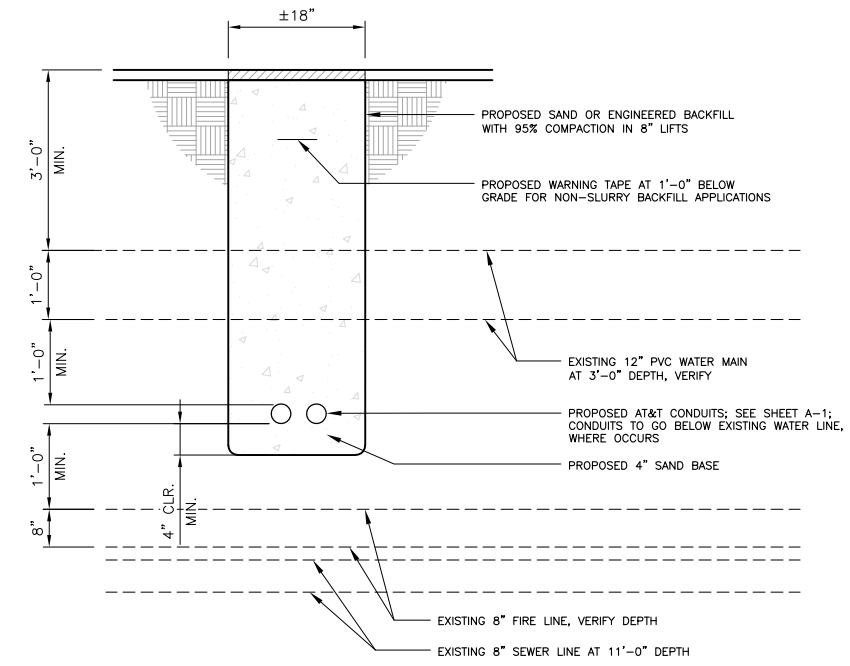
STUB UP DETAIL

NO SCALE

3

TRENCHING BACKFILL GENERAL NOTES:

1. CONTRACTOR CAN INSTALL (2) SACK SLURRY INSTEAD OF SAND BACKFILL IN ALL LOCATIONS.
2. AT PAVED AREAS, (2) SACK SLURRY MUST BE USED.
3. WHEN CONDUITS GO BELOW FOOTING OR BELOW CONCRETE, CONDUITS MUST BE INCASED IN 2,500 PSI CONCRETE.
4. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING.



U.G. CONDUIT

NO SCALE

1

Razon, Andrew

From: Bebb Francis <wbfrancis@francislawfirm.com>
Sent: Wednesday, November 29, 2023 12:25 PM
To: Heacox, Ian; Razon, Andrew
Cc: Thomas Waniewski; Linda Bailes
Subject: [EXTERNAL] NEIGHBORHOOD DEVELOPMENT PERMIT No. 3230691 and PLANNED DEVELOPMENT PERMIT NO. 3230692 Diamond Towers IV LLC - 355 Marketplace - Home Depot

Importance: High

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Mr. Heacox and Mr. Razon:

Tom Waniewski, Senior Vice President, Site Acquisition, Diamond Communications, attended the October 23rd Southeastern San Diego Community Planning Group (CPG) Projects Committee meeting and briefed the Projects Committee members on the proposed 10 foot extension of the existing monopine WCF .

During the meeting, Tom presented to the Projects Committee members copies of the following documents:

1. Coverage Maps for DISH Wireless, T-Mobile, and Verizon Wireless;
2. The “before” and “after” elevations of the existing monopine WCF;
3. The Site Plan for the existing monopine WCF; and
4. Photo simulations the existing monopine WCF.

Additionally, Tom left a number of these documents with the Projects Committee members.

After discussing the proposed 10 foot extension of the existing monopine WCF, the Projects Committee members did not express any concerns or ask any questions regarding the proposed WCF extension.

I attended the November 13th CPG Monthly Meeting.

Unfortunately, the Monthly Meeting was cancelled due to a lack of a quorum.

Thank you.

Bebb Francis

FRANCIS

The Francis Law Firm, P.C.

The information in this email may be confidential and/or privileged. This email is intended to be reviewed only by the individual or organization named above. If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any review, dissemination or copying of this email and its attachments, if any, and any use or disclosure of the information contained herein, is prohibited. If you have received this email in error, please immediately notify the sender by email or telephone and permanently delete this email from your system. Pursuant to Department of Treasury Circular 230, this email and any attachment hereto, is not intended or written or to be used, and may not be used by the recipient, for the purpose of avoiding any federal tax penalty which may be asserted.