



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 24, 2025 REPORT NO. PC-25-020

HEARING DATE: July 31, 2025

SUBJECT: DISH TIERRASANTA COMMUNITY PARK, Process Four Decision

PROJECT NUMBER: [PRJ-1117975](#)

OWNER/APPLICANT: City of San Diego, Owner, and DISH Wireless, Permittee

SUMMARY

Issue: Should the Planning Commission approve a Neighborhood Use Permit (NUP), Planned Development Permit (PDP), and Neighborhood Development Permit (NDP) for a Wireless Communication Facility (WCF) located at 11220 Clairemont Mesa Boulevard within the Tierrasanta Community Plan area?

Proposed Actions:

1. APPROVE NUP No. 3305544; and
2. APPROVE PDP No. 3316253; and
3. APPROVE NDP No. 3356418.

Fiscal Considerations: 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.

Community Planning Group Recommendation: On January 15, 2025, the applicant presented DISH Tierrasanta Community Park (Project) to the Tierrasanta Community Planning Group (TCPG). The TCPG postponed issuing a recommendation, citing the need to review the Radio Frequency-Electromagnetic Energy Report. To date, the applicant has not received notice and has chosen to proceed without obtaining a formal recommendation.

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) and 15303 (New Construction or Conversion of Small Structures). The environmental exemption determination for this project was made on March 25, 2025, and the opportunity to appeal that determination ended on April 9, 2025 (Attachment 7).

BACKGROUND

The Project is located at 11220 Clairemont Mesa Boulevard in the Residential-Single Unit zone (RS-1-8), on portions of a 26-acre site within the Tierrasanta Community Plan area, FAA Part 77 Noticing area (MCAS Miramar & Montgomery Field) and City Council District 7.

A Sprint WCF received prior approval for NUP No. 342759 and PDP No. 342758, which was granted by Development Services on March 2, 2007, and expired on August 3, 2016. The project was to install a new Athletic Field Light (AFL) with three (3) new antennas and a new equipment enclosure. On June 30, 2014, the WCF received approval for NUP No. 1277478 to replace three (3) antennas with the addition of three (3) new Remote Radio Heads (RRHs), which expired on April 21, 2024. In 2022, the Sprint WCF and equipment enclosure were no longer required for coverage and were decommissioned, with only the AFL to remain. 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. A new WCF application was submitted for review. If approved, the Project's permit will include a new 10-year expiration date.

DISCUSSION

Project Description:

The Project involves the installation of a new WCF, designed as an AFL. The WCF will replace the existing AFL and will consist of three (3) new panel antennas, six (6) new Remote Radio Units (RRUs), and one (1) new antenna shroud. Additionally, the Project includes new ancillary equipment to support the WCF, including one (1) new equipment cabinet inside a new 151-square-foot Concrete Masonry Unit (CMU) equipment enclosure.



Figure 1: Existing & proposed photo simulation, looking North-East toward the WCF



Figure 2: Existing & proposed photo simulation, looking South-East toward the Equipment Enclosure

The land uses surrounding the site consist of coverage to State Route (SR)-52, open space, and single-dwelling developments to the north; open space, single-dwelling developments, and the Tierrasanta Lutheran Church to the east; open space, and single-dwelling developments to the south; and single-dwelling developments and the De Portola Middle School to the west (Attachments 1-3). The Project complies with the [WCF Guidelines](#) concerning the use of an AFL.

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 certain zones categorized as Preference 4, requiring a Process Four approval. This Project is situated in the Residential-Single Unit zone (RS-1-8), which is a Preference 2, according to Council Policy 600-43.

The Project requires the following permits:

| Required Permits | Basis |
|-------------------------|---|
| Neighborhood Use Permit | The WCF is located at least 100 feet from the property line of a premises with a dwelling unit, childcare center, or school with children enrolled in any grade kindergarten through grade 8, where located in a residential zone on a premises that does not contain residential development. San Diego Municipal Code (SDMC) Section 141.0420(b)(2) |

| | |
|---------------------------------|---|
| Planned Development Permit | Maximum Zone Height is 35-feet, AFL proposed is 67-feet, 11-inches. SDMC Section 126.0602 |
| Neighborhood Development Permit | The proposed equipment enclosure is located above ground and on dedicated parkland. SDMC Section 141.0420(g)(2) |

In accordance with SDMC Section 141.0420(b)(2), the Project as designed requires an NUP as the WCF is located at least 100 feet from the property line of a premises with a dwelling unit, childcare center, or school with children enrolled in any grade kindergarten through grade 8 where located in a residential zone on a premises that does not contain residential development. Pursuant to SDMC Section 126.0602, the Project, as currently designed, necessitates a PDP due to the need for a deviation from the maximum allowable structure height of 35-feet. The proposed 67-foot, 11-inch AFL replaces an existing AFL of the same height. There will be no height change, and it is visually compatible with the existing vertical elements on and around the project site. Additionally, this project requires an NDP because the proposed equipment enclosure is located above ground and on dedicated parkland. Per SDMC Section 141.0420(g)(2), if the proposed wireless communication facility would be located on dedicated parkland subject to San Diego Charter Section 55, equipment enclosures shall be placed underground unless the Parks and Recreation Department Director, or their designee, determines that an above-ground equipment enclosure would not violate Charter Section 55, and a Neighborhood Development Permit is granted in accordance with SDMC [Section 126.0402](#). The proposed equipment enclosure is above ground, and the Parks and Recreation Director, or designee, needs to determine that an above-ground equipment enclosure doesn't violate Charter Section 55. Park and Recreation staff designated to review this project have cleared their comments and support the above-ground equipment enclosure. Park and Recreation staff are considered designees, and their support for the equipment enclosure is documented in the City's review. For this Project, Park and Recreation staff concluded that the WCF equipment operation and design do not violate Charter Section 55. Staff acknowledges the applicant's and Park and Recreation's efforts to reduce park-related disturbances. In accordance with SDMC [Section 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 April 16, 2024 (Report), from EBI Consulting, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the signage recommended in the Site Safety Plan. 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.

Community Planning Group Recommendation: On January 15, 2025, the applicant presented DISH Project to the TCPG. The TCPG postponed issuing a recommendation, citing the need to review the Radio Frequency-Electromagnetic Energy Report. To date, the applicant has not received notice and

has chosen to proceed without obtaining a formal recommendation. (Attachment 9).

The [Tierrasanta 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 and assure the continued public health, safety and welfare, including but not limited to setback limitations, concealment requirements, and electromagnetic fields controls. 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, indicates that the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. 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, the internet, personal computers, and other technical devices have 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 proposes a replacement AFL to match the existing one. Given the presence of other AFLs with similar heights, the AFL will harmoniously integrate with the surrounding environment. All exposed cables, antennas, brackets, supports, RRUs, supplemental equipment and mounting apparatus will be concealed since they are hidden within a new antenna shroud, entirely concealing the antennas from public view, and potential visual impacts will be minimized. The antenna shroud shall be painted to match the new light pole to provide minimal visual impact. Associated equipment will be located within a new 151-square-foot CMU enclosure abutting the west side of the existing Tierrasanta Recreation Center. The enclosure will be 10 feet high with an exterior brick and stucco façade to match the existing adjacent building. The design of this Project is visually compatible with the existing vertical elements on and around the project site.

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. 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 structure height | SDMC Section 143.0401 | 35-feet | The proposed AFL is 67-feet, 11-inches |

Justification:

The maximum allowable structure height in the Residential-Single Unit zone (RS-1-8) is 35-feet. The proposed AFL has a height of 67-feet, 11-inches, which matches the height of the existing AFL it will replace. As there is no change in height, the new AFL remains visually consistent with the existing vertical elements on and around the project site.

This deviation from the zoning height limit is supportable due to the presence of other AFLs in the area with similar heights. The proposed structure will integrate harmoniously with the surrounding environment. To minimize visual impact, all exposed components—including cables, antennas, brackets, supports, RRUs, supplemental equipment, and mounting apparatus—will be fully concealed within a new antenna shroud. This shroud will completely obscure the antennas from public view. Additionally, it will be painted to match the new light pole, further reducing its visual presence in the landscape.

DISH Wireless plans to provide coverage for critical voice and data service throughout the Tierrasanta area. The Project will target the immediate community, including major highways and roads such as SR-52, Clairemont Mesa Boulevard, Santo Road, and Tierrasanta Boulevard. 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 coverage provided on the property (Attachment 6).

City staff has analyzed the above deviation and determined that they are consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.15), the Tierrasanta Community Plan and the purpose and intent of the Wireless Communications ordinance. The Project has been designed to integrate into the surrounding community and would not adversely impact the public's health or safety.

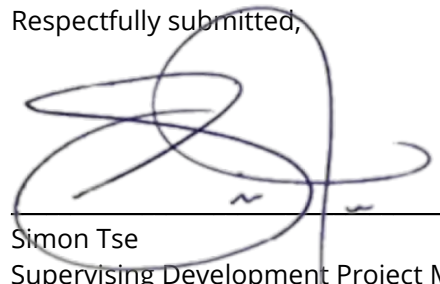
Conclusion:

The Project's design effectively integrates with the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance (SDMC Section 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 NUP No. 3305544, PDP No. 3316253, and NDP No. 3356418 (Attachments 4 and 5).

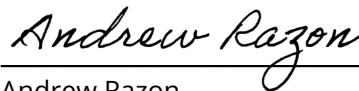
ALTERNATIVES

1. Approve NUP No. 3305544, PDP No. 3316253, and NDP No. 3356418, with modifications.
2. Deny NUP No. 3305544, PDP No. 3316253, and NDP No. 3356418, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Simon Tse', written over a horizontal line.

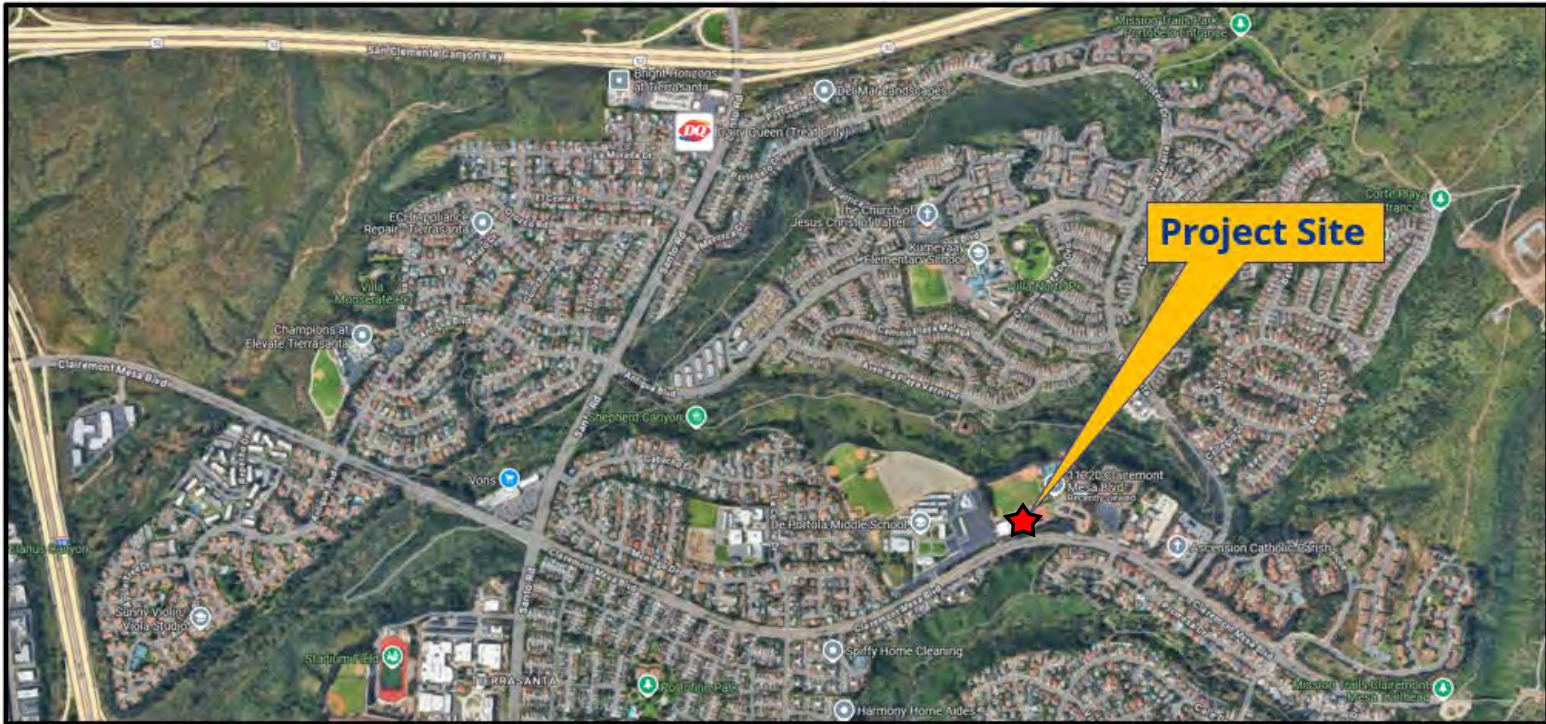
Simon Tse
Supervising Development Project Manager
Development Services Department

A handwritten signature in blue ink, appearing to read 'Andrew Razon', written over a horizontal line.

Andrew Razon
Development Project Manager
Development Services Department

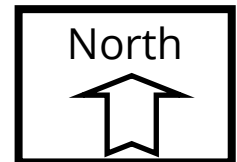
Attachments:

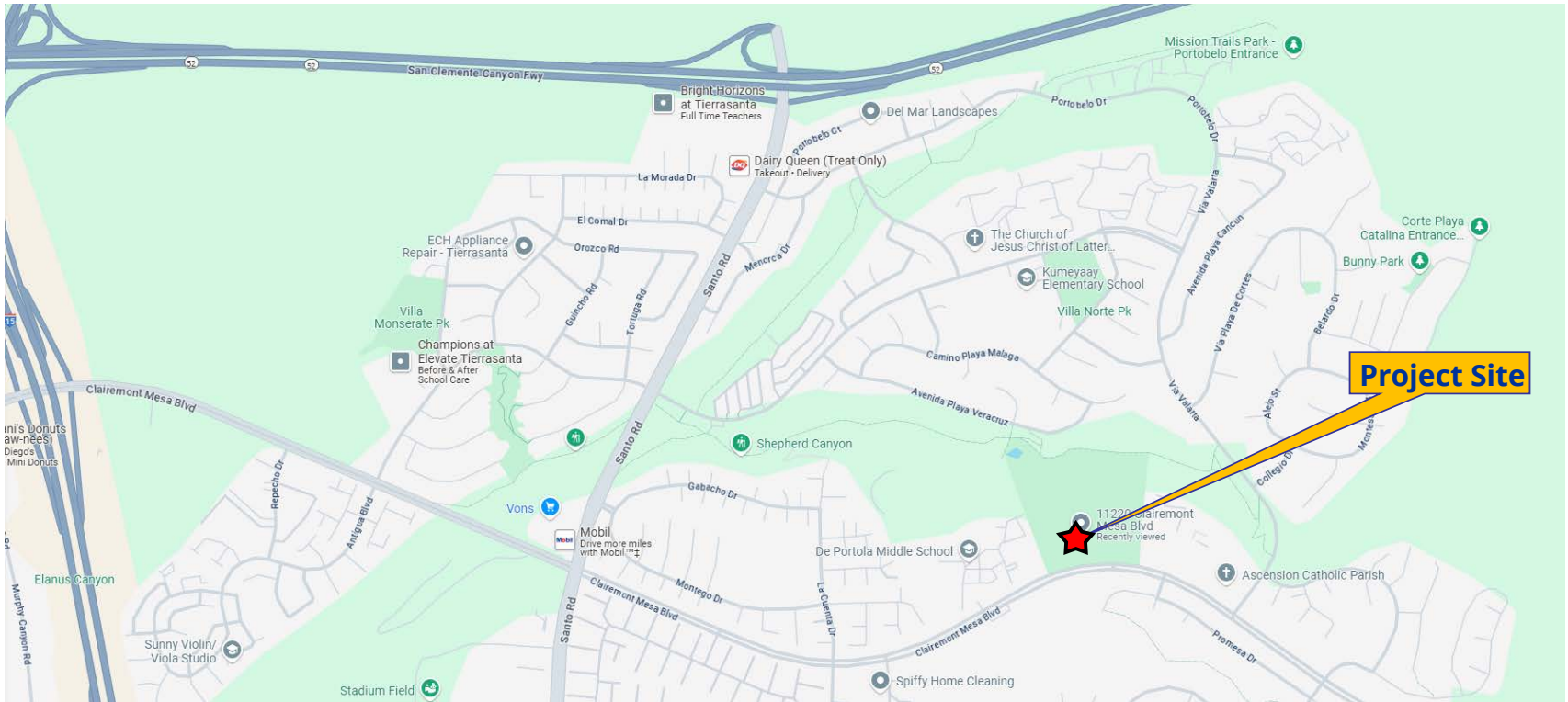
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Permit Resolution with Findings
5. Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Community Planning Group Correspondence
10. Photo Simulations / Photo Survey
11. Project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



Aerial Photograph

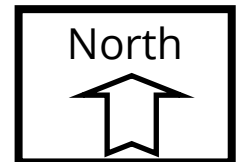
DISH Tierrasanta Community Park Project No. 1117975
11220 Clairemont Mesa Boulevard





Aerial Photograph

DISH Tierrasanta Community Park Project No. 117975
11220 Clairemont Mesa Boulevard



PLANNING COMMISSION RESOLUTION NO. XXX
NEIGHBORHOOD USE PERMIT NO. 3305544
PLANNED DEVELOPMENT PERMIT NO. 3316253
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3356418
DISH TIERRASANTA COMMUNITY PARK - PROJECT NO. 1117975

WHEREAS, CITY OF SAN DIEGO, Owner, and DISH Wireless, Permittee, filed an application with the City of San Diego for a permit to install a new DISH Wireless Communication Facility (WCF) designed as an Athletic Field Light (AFL). The WCF will replace the AFL and will consist of three (3) new panel antennas (72-inches by 18.1-inches by 7.1-inches), six (6) new Remote Radio Units (RRUs), and one (1) new 15-foot by 38.5-inch diameter antenna shroud. Additionally, the project includes ancillary equipment to support the WCF, including one (1) new equipment cabinet inside a new 151-square-foot Concrete Masonry Unit (CMU) equipment enclosure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits No. 3305544, 3316253, and 3356418) on portions of a 26-acre site;

WHEREAS, the project site is located at 11220 Clairemont Mesa Boulevard in the Residential-Single Unit zone (RS-1-8) of the Tierrasanta Community Plan area;

WHEREAS, the project site is legally described as Lot 15 of Rosedale Tract, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 825, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on March 25, 2025, 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 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the

Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) [Section 112.0520](#);

WHEREAS, on July 31, 2025, the Planning Commission of the City of San Diego considered Neighborhood Use Permit (NUP) No. 3305544, Planned Development Permit (PDP) No. 3316253, and Neighborhood Development Permit (NDP) No. 3356418 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 NUP No. 3305544, PDP No. 3316253, and NDP No. 3356418:

A. NEIGHBORHOOD USE PERMIT [SDMC Section 126.0205]

1. Findings for all NUP'S:

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

The DISH Tierrasanta Community Park (Project) proposes the installation of a new DISH WCF designed as an AFL. The WCF will replace an existing AFL and will consist of three (3) new panel antennas, six (6) new RRUs, and one (1) new antenna shroud. Additionally, the Project includes ancillary equipment to support the WCF, including one (1) new equipment cabinet inside a new 151-square-foot CMU equipment enclosure.

The [Tierrasanta 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 community plan also calls for these facilities 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, indicates that 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, the internet, personal computers, and other technical devices have 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. Here, the design of the WCF is to be aesthetically pleasing. This WCF design is consistent with the General Plan's requirement since the WCF is integrated with existing vertical elements for screening purposes. The antennas are located on a functional AFL, which is part of the lighting plan for the adjacent playing field and integrates with the vertical feature the AFL provides. All exposed cables, antennas, brackets, supports, RRUs, supplemental equipment and mounting apparatus will be concealed since they are hidden within a new antenna shroud, entirely concealing the antennas from public view, and potential visual impacts will be minimized.

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 with limitations or require compliance with conditions to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The [WCF Guidelines](#) state that the "antenna shroud length may be one-third of the overall pole height (one-fourth on City park sites)." The proposed antenna shroud is 15-feet in length, and the proposed pole is 67-feet, 11-inches tall. The antenna shroud will be less than one-fourth of the overall height of the proposed pole, making it compliant with the WCF Guidelines. The antenna shroud shall be painted to match the new light pole to provide minimal visual impact. Associated equipment will be located within a new 151-square-foot CMU equipment enclosure abutting the west side of the existing Tierrasanta Recreation Center. The equipment enclosure will not contain any noise-producing equipment and will comply with the City of San Diego Noise Ordinance, SDMC [Section 59.5.0501](#). The equipment enclosure will be 10 feet high with an exterior brick and stucco façade to integrate and match the existing adjacent building. The design of this Project is visually compatible with the existing vertical elements on and around the Project site. The Project complies with SDMC Section 141.0420, the WCF Guidelines, and the City's General Plan. The proposed development would not adversely affect the Tierrasanta 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) and 15303 (New Construction or Conversion of Small Structures). 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 ensure the

Project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

DISH Wireless plans to provide coverage for critical voice and data service throughout the Tierrasanta area. The Project will target the immediate community, including major highways and roads such as State Route (SR)-52, Clairemont Mesa Boulevard, Santo Road, and Tierrasanta Boulevard. 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 coverage provided on the property (Attachment 6).

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 April 16, 2024 (Report), from EBI Consulting, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the signage recommended in the Site Safety Plan. 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 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 [Section 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.

Permitting the height deviation will result in a more effective and aesthetically integrated project for the following reasons: In accordance with 141.0420(g)(1), park site installation designs require that antennas be mounted on sports field light poles where practicable and shall not be mounted above the light source. The proposed antennas will be installed on a functional AFL that is part of the existing lighting plan for the adjacent playing field, effectively integrating with the site's existing vertical infrastructure. Additionally, using the AFL minimizes visual impact by maintaining consistency with other vertical elements on and around the Project site. The placement of the WFC supports the Project's goal of providing reliable coverage for critical voice and data services throughout the Tierrasanta area. Elevating the

antennas on the AFL enhances coverage by extending signal reach and addressing existing gaps and inconsistencies with coverage. Furthermore, it mitigates interference caused by surrounding trees and existing structures.

The maximum structure height in the Residential-Single Unit zone (RS-1-8) is 35 feet. The proposed 67-foot, 11-inch AFL replaces an existing AFL of the same height. There will be no height change, and it is visually compatible with the existing vertical elements on and around the Project site. However, due to the request for a height deviation for the proposed 67-foot, 11-inch AFL, a PDP, Process Four is required. In accordance with SDMC Section 141.0420(b)(2), this Project application is being processed as a NUP, Process Two, because the WCF is located at least 100 feet from the property line of a premises with a dwelling unit, childcare center, or school with children enrolled in any grade kindergarten through grade 8 where located in a residential zone on a premises that does not contain residential development. Additionally, pursuant to SDMC Section 141.0420(g)(2), this Project application is being processed as an NDP, Process Two, because the proposed equipment enclosure is above ground and the Parks and Recreation Director, or designee, needs to determine that an above-ground equipment enclosure doesn't violate Charter Section 55. Park and Recreation staff designated to review this Project have cleared their comments and support the above-ground equipment enclosure. Park and Recreation staff are considered designees, and their support for the equipment enclosure is documented in the City's review. For this Project, Park and Recreation staff concluded that the WCF equipment operation and design do not violate Charter Section 55. Staff acknowledges the applicant's and Park and Recreation's efforts to reduce park-related disturbances.

The WCF Design Guideline requirements, SDMC Section 141.0420(e)(9), permits antennas to be located on vertical elements, such as light standards or flag poles, as long as they replicate the design, diameter and proportion of the vertical element they are intending to imitate. In this case, based on these considerations, this Project complies with the permit and design requirements for WCFs as identified in the SDMC. Therefore, the proposed development will comply with the regulations of the Land Development Code, including any proposed deviations under 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 under the Land Development Code.

2. Supplemental Findings – Wireless Communication Facilities

a. The proposed wireless communication facility does not interfere with the free and unobstructed use of the public right-of-way.

The proposed antennas and equipment associated with this facility are mounted on a replacement AFL within a new antenna shroud. The ancillary equipment associated with the antennas is located within a new 151-square-foot CMU equipment enclosure abutting the west side of the existing Tierrasanta Recreation Center. No

part of the WFC is in the public right-of-way. Thus, the Project will not interfere with the free and unobstructed use of the public right-of-way.

b. The proposed wireless communication facility will not adversely affect the aesthetic character of the community.

The design of the WCF is consistent with the Tierrasanta Community Plan and General Plan because it 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 aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The Project's antennas and associated equipment are screened within a new antenna shroud, which is well-integrated with the AFL, and any potential visual impacts will be minimized. The new antenna shroud is painted and textured to match the same color as the pole. Also, the equipment enclosure will have an exterior brick and stucco façade to integrate and match the existing adjacent building. The Project complies with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan. Therefore, the proposed development will not adversely affect the aesthetic character of the community.

c. The proposed wireless communication facility will not interfere with the City's ability to use the public right-of-way.

As outlined in Supplemental Findings for NUPs No. A.2.a. listed above, the Project will not interfere with the City's ability to use the public right-of-way.

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 NUP 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 NUP Finding No. A.1.b. listed above, the proposed development will not adversely affect the applicable land use plan.

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 NUP 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.

C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC [Section 126.0404](#)]

1. Findings for all NDP'S:

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

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

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.

As outlined in NUP 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.

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NUP No. 3305544, PDP No. 3316253, and NDP No. 3356418 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3305544, No. 3316253, and No. 3356418, a copy of which is attached hereto and made a part hereof.

Andrew Razon
Development Project Manager
Development Services

Adopted on: July 31, 2025

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 USE PERMIT NO. 3305544
PLANNED DEVELOPMENT PERMIT NO. 3316253
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3356418
DISH TIERRASANTA COMMUNITY PARK PROJECT NO. 1117975
PLANNING COMMISSION

This Neighborhood Use Permit (NUP) No. 3305544, Planned Development Permit (PDP) No. 3316253, and Neighborhood Development Permit (NDP) No. 3356418 are granted by the Planning Commission of the City of San Diego to the City of San Diego, Owner, and DISH Wireless, Permittee, pursuant to San Diego Municipal Code (SDMC) Section [126.0203](#), [126.0402](#), [126.0602](#), and [141.0420](#). The 26-acre site is located at 11220 Clairemont Mesa Boulevard in the Residential-Single Unit zone (RS-1-8) of the Tierrasanta Community Plan area. The project site is legally described as: Lot 15 of Rosedale Tract, in the City of San Diego, State of California, According to Map thereof No. 825, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and Permittee for a new DISH Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 31, 2025, on file in the Development Services Department. The project shall include:

- a. The WCF will consist of three (3) new panel antennas (72-inches by 18.1-inches by 7.1-inches), six (6) new Remote Radio Units (RRUs), and one (1) new 15-foot by 38.5-inch diameter antenna shroud on a replacement 67-foot, 11-inch Athletic Field Light (AFL); and
- b. Associated ancillary equipment, including one (1) new equipment cabinet inside a new 151-square-foot Concrete Masonry Unit (CMU) equipment enclosure with façade to match the existing building;
- c. This Light Pole is for the primary purpose of providing lighting on the sports field but may have the secondary purpose of accommodating the Permittee's Operations on the Premises.

- 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 **August 14, 2028**.
2. The associated permits and corresponding use of this site shall expire on **July 31, 2035**. 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.
3. Under no circumstances does approval of this permit authorize the 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.
4. 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 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.
5. 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.
6. 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 Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the 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.).

9. The Permittee shall secure all necessary building permits. The 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.

10. 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.

11. 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.

12. The 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 Permittee of any claim, action, or proceeding, and, if the City should fail to cooperate fully in the defense, the 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, the 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 the 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by the Permittee.

ENGINEERING REQUIREMENTS:

13. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PARK & RECREATION REQUIREMENTS:

14. Prior to the issuance of construction permits, the Park and Recreation Department shall review and approve the construction documents.

15. Prior to the final inspection, verification that the Park and Recreation Department has signed off and approved the installation shall be provided.

16. The contractor shall fill out a Site Access Form and schedule a pre-construction meeting with the District Manager at least 72 hours before the start of construction work.

PLANNING/DESIGN REQUIREMENTS:

17. 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.

18. The City may require the Permittee to provide a topographical survey conforming to the provisions of the SDMC 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 Permittee.

19. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.

20. The accuracy and validity of the Radio Frequency (RF) Compliance Report submitted for this project shall be assured while the WCF is in operation. If requested by the City, a copy of an updated RF Compliance Report shall be provided to address any issues associated with the emitting components of the WCF within 30 calendar days.

21. 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.

22. The City shall be notified within 30 calendar 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 restoration of this site to its original condition are required.

23. Antenna shrouds should conceal antennas and any associated components. No WCF component except the antenna shroud should be visibly mounted to a pole.

24. Use of or replacement of any radome with Fiberglass Reinforced Plastic (FRP) material for purposes of concealing antennas shall consist of a solid piece of material. All FRP shall be painted and textured to match the light pole.

25. All cables and conduits to and from the light standard are to be routed from the caisson up into the pole.

26. The photo simulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."

27. No overhead cabling is allowed for this project.
28. The Permittee shall not cause or allow the antennas located on the light pole to be different sizes (length, width, or height) than as shown on the stamped approved plans.
29. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photo simulations) prior to receiving final inspection approval.
30. All equipment, including transformers, emergency generators and air conditioners belonging to the 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. The AFL is for the primary purpose of providing lighting on the sports field and must be maintained and working as an AFL, as intended.
31. This Light Pole is for the primary purpose of providing lighting on the sports field but may have the secondary purpose of accommodating the Permittee's Operations on the Premises. The radome shall not obscure the light.
32. 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 SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any 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 July 31, 2025, and Resolution No. xxx.

ATTACHMENT 5

Neighborhood Use Permit No. 3305544
Planned Development Permit No. 3316253
Neighborhood Development Permit No. 3356418
Date of Approval: July 31, 2025

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.

CITY OF SAN DIEGO

Owner

By _____
NAME
TITLE

DISH WIRELESS

Permittee

By _____
NAME
TITLE

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



DISH Wireless

SDSAN00308E Coverage

April 2024



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.

Existing DISH sites surrounding Build Site SDSAN00308E

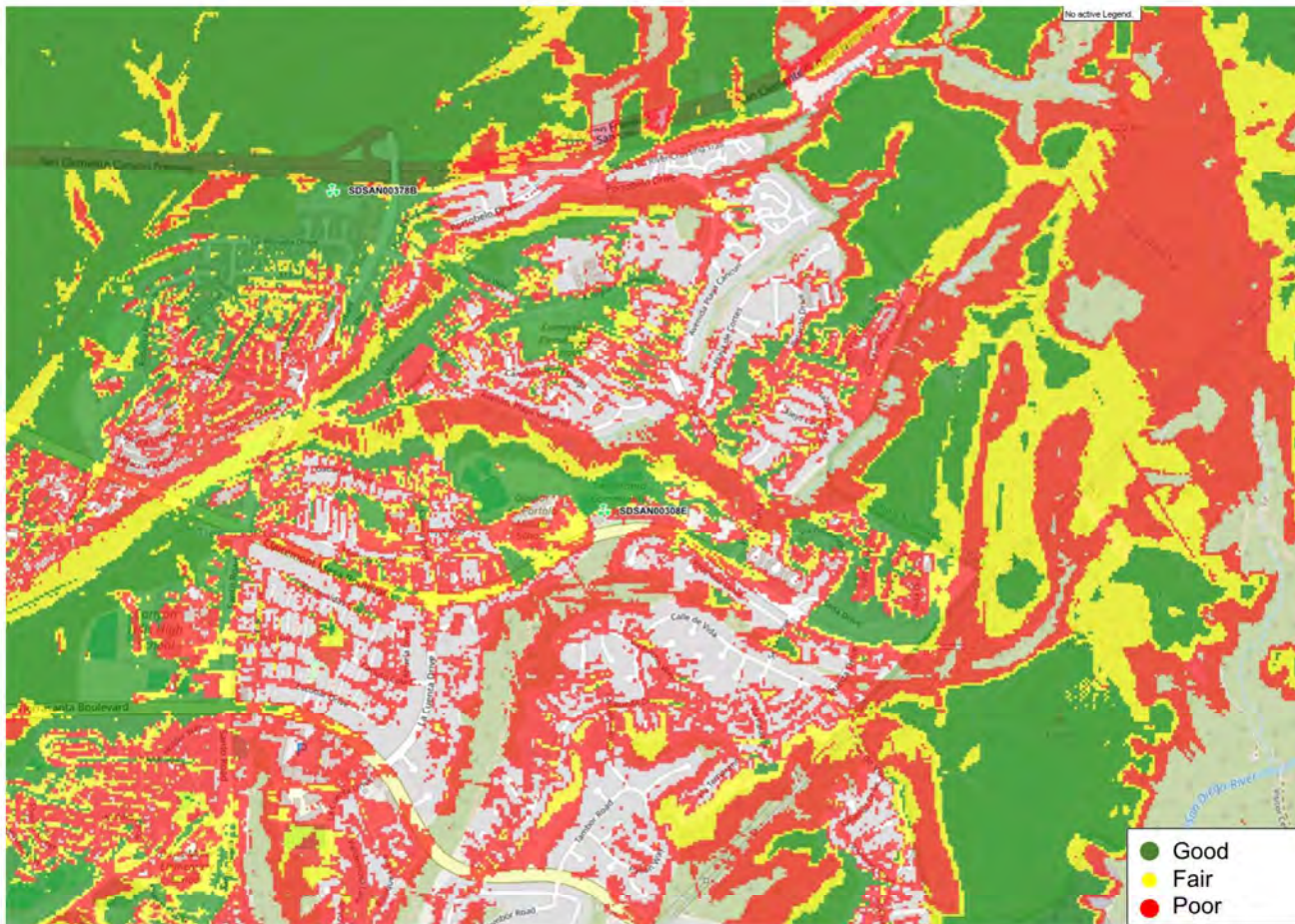


- Only two dedicated Build sites for the Tierrasanta area
- Major highways and roads to cover include HWY-52, Clairemont Mesa Blvd, Santo Rd, and Tierrasanta Blvd
- Primarily residential, dense area with several shopping centers, schools, and public parks
- SDSAN00308E is centrally located in a critical area for DISH subscribers who need service



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.

Existing DISH RF Coverage surrounding Build Site SDSAN00308E

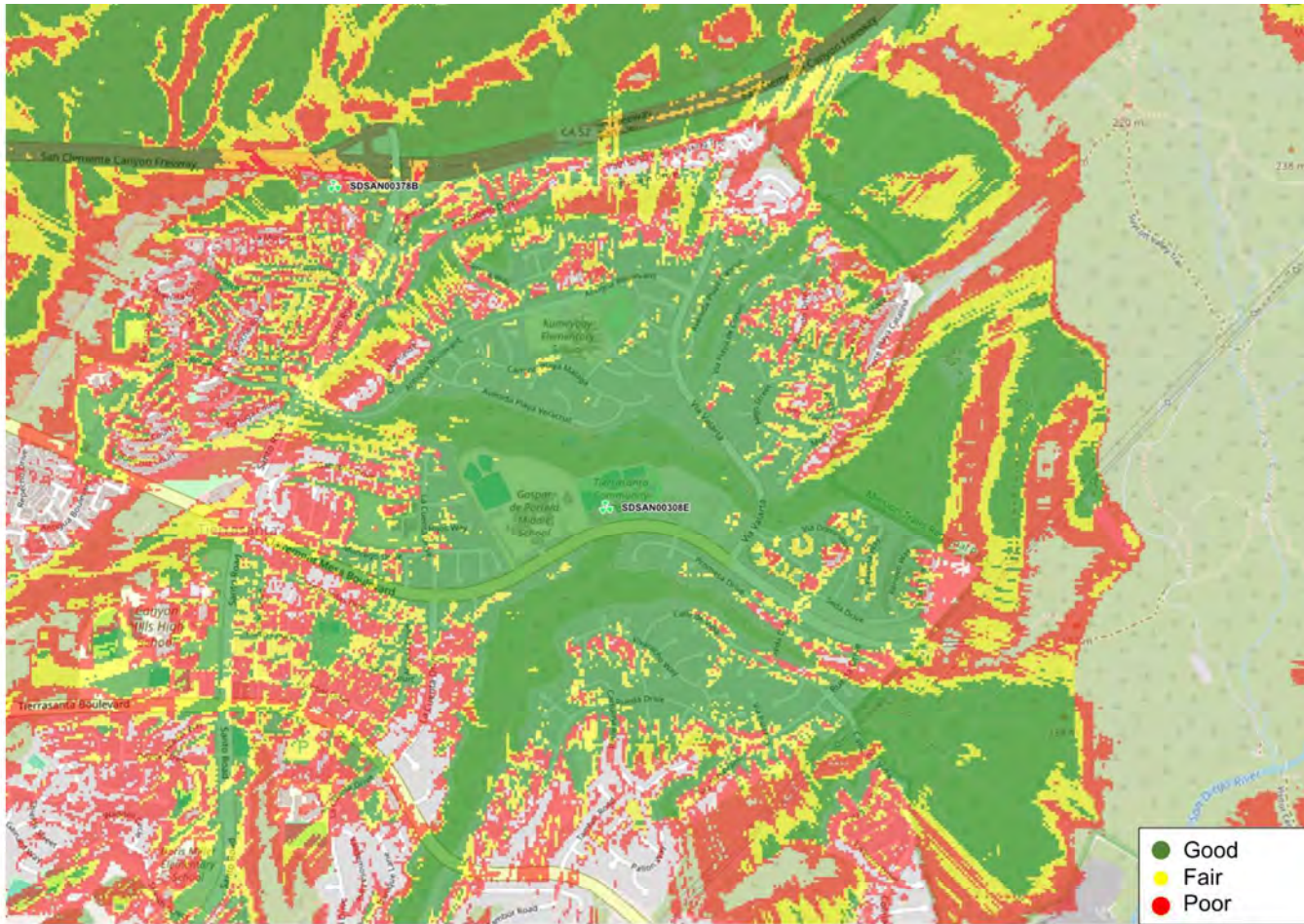


- Displaying existing DISH coverage with surrounding Build sites, without SDSAN00308E
- Major critical patchy coverage holes surrounding Tierrasanta neighborhood
- Coverage gaps with either very weak or no service along stretches of Clairemont Mesa Blvd, Tierrasanta Blvd



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.

DISH RF Coverage for SDSAN00308E



- Displaying existing DISH coverage for SDSAN00308E
- Predominantly impacted areas for improved coverage includes Tierrasanta Recreation Center, several community churches, local schools, and the Tierrasanta Town Center



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.



DISH Wireless



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

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 11220 Clairemont Mesa Boulevard WCF / PRJ-1117975

State Clearinghouse No.: N/A

Project Location-Specific: 11220 Clairemont Mesa Blvd, San Diego, CA 92124

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Planned Development Permit to install a new wireless communication facility (WCF) designed to attach to an Athletic Field Light at the Tierrasanta Recreation Center located at 11220 Clairemont Mesa Blvd. The scope of work would include removal of an existing 67-foot-11-inch field light and installation of a new 67-foot-11-inch field light with three new panel antennas, six new Remote Radio Units, and one new 38.5-inch diameter antenna shroud. Additionally, the project includes ancillary equipment for support to the WCF, including one new equipment cabinet. The new 151-square-foot concrete masonry unit equipment enclosure would be located on grade, adjacent to an existing building. The project site is designated for Community Park use in the Tierrasanta Community Plan and zoned Residential Single Unit (RS-1-8). It is located within the following overlays/areas: Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar and Montgomery Field), Airport Land Use Compatibility Plan Airport Influence Area (MCAS Miramar and Montgomery Field – Review Area 2), Federal Aviation Administration Part 77 Noticing Area and Very High Fire Hazard Severity Zone.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Maverick Becker, DISH, 12526 High Bluff Drive, San Diego, CA, 92130, (858) 692-1556.

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: CEQA Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures)
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures). The project meets the criteria set forth in CEQA Guidelines Section 15302, as the project would replace the existing field light in the same location with no expansion of capacity or change in purpose. Additionally, the project meets the criteria set forth in CEQA Guidelines Section 15303, as the project would place new WCF equipment onto the field light and place a small new enclosure for ancillary equipment. The exceptions listed in CEQA Section 15300.2 would not apply in that the project is not located in a particularly sensitive environment; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; and the site is not included on any list compiled pursuant to Government code Section 65962.5 for hazardous waste sites.

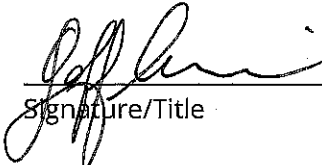
Lead Agency Contact Person: C. Garcia

Telephone: (619) 687-5959

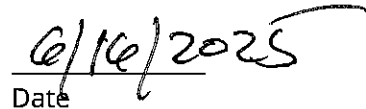
If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.



Signature/Title / Senior Planner



Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



Real Estate Assets

REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

04/08/2024

Date

The City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Name: Tierrasanta Community Park Project # _____
Site Address: 11220 Clairemont Mesa Blvd, San Diego, CA 92124, San Diego (the "Property")
Agreement: Agreement dated _____ (the "agreement") between The City of San Diego ("City") and DISH Wireless, ("Lessee" or "Permittee" or "Licensee").

DISH Wireless is seeking Consent from the City to perform the following to the above referenced site:

- ☐ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.
- ☒ Installation of a New Wireless Communication Facility on City owned property.
- ☐ Apply for New Permit/New Agreement on existing facility – **NO** modifications or changes to existing equipment or site.
- ☐ Apply for New Permit/New Agreement on existing facility – with modifications or changes to existing equipment or site.

Describe proposed project below:

DISH Wireless proposes to remove and replace the existing 65'-6" stadium light pole located at Tierrasanta Community Park. Replacement pole to be used for the mounting of wireless equipment. All mounted equipment proposed within an FRP canister screen, painted and textured to match existing poles. The proposed replacement pole is 65'-6" tall. 10-foot tall CMU ground equipment enclosure proposed in rear of existing building (location of previously approved Sprint wireless ground equipment enclosure).

Pursuant to Improvements and Alterations, section of the above referenced agreement, *Lessee/ Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval.*

In order to comply with such requirements, DISH Wireless would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Maverick Becker, agent for DISH Wireless

Applicant Signature: Maverick Becker

Digitally signed by Maverick Becker
DN: cn=US, email=mbecker@mcormackshields.com, c=DH/Maverick Becker
Reason: I agree to the terms defined by the placement of my signature on
this document
Date: 2024.04.08 15:22:16-0700

☐ **A one-time, non-refundable Processing Fee (\$4,920 for long term agreements - \$980 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.**

City Parks and Rec. Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

5/1/24

Date

Steve Palle Deputy. Director

Print Name & Title

Steve Palle

Signature

Digitally signed by Steve Palle
Date: 2024.05.01 08:46:35 -07'00'

City of San Diego, acknowledgment and consent for _____

Site Location

5/1/2024

Date

Nicholas Baldwin, Program Coordinator

Print Name & Title

Nick Baldwin

Signature

Digitally signed by Nick Baldwin
Date: 2024.05.01 09:43:39 -07'00'

For READ ONLY

- ☐ **Approved and Stamped plans received and attached**
- ☐ **Scan as Amendment to Agreement when executed**
- ☐ **Processing fee received**



Real Estate Assets



Draft MINUTES for the Joint Meeting of the
Tierrasanta Community Council and Planning Group

Wednesday, January 15, 2025 • 6:30pm

Tierrasanta Recreation Center

11220 Clairemont Mesa Blvd.

San Diego, CA 92124

www.tierrasantacc.org

The Tierrasanta Community Council and Planning Group meets generally in the following months: January, February, March, April, June, July, September, and October. Additional meetings may be called on an as needed basis. In order to be eligible for election to the Planning Group, a member must have attended a minimum of one meeting prior to being placed on the ballot and his/her attendance noted either via sign-in sheet or referenced in the minutes for a specific meeting.

Director Attendance:

| | | | |
|-------------------------------------|---|----------------------------------|---|
| 1. Area1: Ingrid Cornax | A | 12. Area4: Vince Cardoza | P |
| 2. Area1: John Adair | P | 13. Area5: Kelly Kolterman-Brown | P |
| 3. Area1: Michael Ferrell | A | 14. At Large: Jeremy Brown | P |
| 4. Area2: Dawn Nielsen-Lostritto | P | 15. Area5: (vacant) | - |
| 5. Area2: Mary Saxton | A | 16. Commercial: Chris Shamoon | P |
| 6. Area2: Rich Thesing | P | 17. Village @ MV: Carol Kelley | P |
| 7. Area3: Robert Lang | P | | |
| 8. Area3: Jennifer Cochrane-Schultz | P | | |
| 9. Area3: Rebecca Schacher | P | | |
| 10. Area4: Lisa Leonard | A | | |
| 11. Area4: Alex Brown | A | | |

Non-Voting Positions:

Canyon Hills HS: Quentin Brown P

6:31pm Pledge of Allegiance; Present members introduced themselves; *Eleven* members present and a quorum was determined. President Chris Shamoon conducted the meeting.

Convene a joint meeting of the Tierrasanta Community Council and Planning Group, a City of San Diego recognized planning group, and the Tierrasanta Community Council, a 501(c)4 community association.

President: Chris Shamoon
Vice President: Ingrid Cornax
Treasurer: Dawn Nielsen-Lostritto
Secretary: (vacant)

Item A: Agenda Review/Requests for Continuance/Additions to the Agenda

None

Action Item 1: Approval of the Draft Minutes for the October 16, 2024 Joint Meeting of the Tierrasanta Community Council and Planning Group.

- *Motion to approve by Jennifer Shultz, seconded by Bob Lang, and passed unanimously.*

Info Item 1: Updates by Government Representatives (limited to 2 minutes each)

- *Fire Station 39 (Tierrasanta/Murphy Canyon): <http://www.sandiego.gov/fire>*
- *Police Department (Eastern Division): Community Service Officer Salvador Laureltorres: 858-495-7919; slaureltorre@pd.sandiego.gov*
- *U.S. Congressman Sara Jacobs: 619-280-5353; Michaela Castagnola; Michaela.Castagnola@mail.house.gov*
 - As of January 3, the new congress has begun.
 - As a recap of 2024,
 - Helped over 1,400 San Diegans who needed assistance with federal agencies
 - Returned \$23M to constituents
 - Brought home \$406 million in federal funds to upgrade and repair the South Bay International Wastewater Treatment Plant to address the Tijuana River Valley crisis
 - \$82M in Federal Funds for nonprofits working to prevent street-releases and treat migrants and asylum seekers with respect
 - She also helped expand military access to child care by redesigning and modernizing how the Department of Defense staffs and pays their child care workers
- *State Senator Akilah Weber MD: 619-688-6700; Moana Alo; Moana.Alo@sen.ca.gov*
 - Upcoming Events
 - 43rd Annual Martin Luther King Jr. Parade
 - The office will be walking in the annual Martin Luther King Jr. Parade on Sunday, January 19th, this parade will also feature a 5K walk/run and festival. They invite everyone to come out and participate whether you are a volunteer, sponsor, or attendee this will truly be an event to remember.
 - Past Events
 - Assembly events that will carry over to the Senate
 - Perfect Attendance Ceremony
 - Spring Literacy Event
 - Red Ribbon Week
 - Backpack Giveaway and Resource Fair
 - Senior Event
 - Turkey Giveaway and Health Fair
 - Community Recognitions
 - Young Legislatures Program
 - Senior Advisory Council
 - If you would like to stay up to date on the office events, sign up at <https://sd39.senate.ca.gov/>
 - Session/Legislative Update:

- Immediately after being sworn in on December 2nd as Senator to the 39th District, Senator Weber Pierson introduced her first bill of the 2025 legislative session, SB32, which addresses the increase in maternity ward closures.
 - Additionally as the newly elected Chair for the California Legislative Black Caucus she will be focusing on CLBC priorities as well.
- Constituent Services
 - As always, the office continues to provide assistance with all state agencies. Additionally, if there are any events that you'd like the office to attend please contact Moana.alo@sen.ca.gov
- *Assembly District 78 Chris Ward: 619-280-7801; Michael Bravo; michael.bravo@asm.ca.gov*
- *County Supervisor Joel Anderson: 619-531-5522; Michael Kulis; Michael.Kulis@sdcaounty.gov*
- *Mayor Todd Gloria: 619-952-0092; Korral Taylor; TaylorK@sandiego.gov*
- *City Councilmember Raul Campillo: Vic Vettiyil; 619-236-6749; vvettiyil@sandiego.gov*

○ CITYWIDE UPDATES

■ SECOND TERM/MEASURE E:

- Councilmember Campillo is thankful for being elected to a second term and for the trust you've placed in the team he has assembled to continue working on your behalf.
- During his inauguration speech last month, Councilmember Campillo outlined key priorities for the next four years.
- His focus was clear: our City government excels at keeping residents safe, maintaining neighborhood infrastructure, and fostering a thriving local economy.
- However, we must also acknowledge the reality we face. Measure E, which could have resolved the City's budget issues for the first time in 27 years, failed by 3,506 votes.
- While this setback is significant, our financial situation is not as dire as some might think, so I do want to put into context how many of these budget challenges stem from decisions made by both city and county leadership over the past two decades.
- Looking back, in 2002, the city council made the choice to raid pension funds to address a budget deficit. This led to long-term consequences, including public mistrust that continues to linger into a new generation.
- And in that vacuum of consequences, City leadership stepped up to address homelessness, filling gaps left by the County Board of Supervisors, which has prioritized their savings accounts over health and human services.
- However, addressing homelessness is the County's legal responsibility. Their funding and authority make them better suited for this work.
- The City's primary responsibility should continue to be the maintenance of services like parks, libraries, firehouses, and infrastructure. Despite limited resources—since 87% of sales and property taxes go to Sacramento and the County—city workers continue to deliver vital services.

- With all of that said, Councilmember Campillo knows that rather than turn a blind eye like leaders of the past, we must address the outdated budgeting hinder progress, head on.
 - That is why in the upcoming election cycle, Councilmember Campillo will reintroduce the sales tax proposal to address these challenges responsibly.
 - Over the next two years, he will lead the Council and local leaders to focus on the City's core strengths and obligations, working to rebuild trust with voters and ensure effective governance.
 - And as he said last month - If we reaffirm our dedication to the three things a city can and must do well: protect safety, build infrastructure, and get people their permits to spur economic growth and create great jobs, then we restore trust in government and in turn the City breaks the cycle of budgetary constraints it has faced for so long.
 - And before I take questions on that, I do want to say you can address Councilmember Campillo directly later this month/early next month at his annual town hall series.
- 2025 TOWN HALLS:
 - And if you have questions you'd like to ask the Councilmember directly on these topics, he's excited to announce his annual town hall series will be occurring the last week of January and the first week of February.
 - Tierrasanta will be the first town hall, at the the Rec Center on Wednesday 1/29/25 at 6PM
 - Navajo will be the second town hall, and will be held at the Mission Trails Regional Park Visitor Center on Thursday 1/30/25 at 6PM
 - The Serra Mesa/Birdland/Stonecrest Town Hall will be held on 2/5/25 at the Stonecrest Clubhouse at 6PM
 - The Linda Vista/Mission Valley Town Hall will be held on 2/6/25 at the Bayside Community Center at 6PM
- TIERRASANTA:
 - Last month the intersection at Tierrasanta Blvd. and Santo Rd. was completed after our office had been following up on this work since the paving of Tierrasanta Blvd. was completed last summer.
 - In addition, our office will be hosting our next Coffee With Campillo on 2/22/25 at the Tierrasanta Library at 9:30AM-11AM
- GENERAL CASE WORK:
 - Our office is continuing to address questions and issues related to streetlights, code enforcement issues of ADUs, and time for encampment clean-ups to just mention a few.
 - If any issues come up, please feel free to reach out to our office at RaulCampillo@sandiego.gov or give us a call at 619-236-6677.
- *Canyon Hills High School Principal Dr. Erica Renfree; 858-496-8342; erenfree@sandi.net; Student Representative: Quentin Brown*
 - Construction on the softball/baseball fields are almost done.
 - Installing an elevator to get down to the football field.
- *Board of Education: Board Member Shana Hazan; shazan@sandi.net*

- City Attorney's Office: Ann Marie Council; 619-533-6205; ACouncil@sandiego.gov
- MCAS Miramar: Kristin Camper; 858-577-6603; kristin.camper@usmc.mil
kristin.camper@usmc.mil
- City Planning Department: Lesley Henegar; (619) 235-5208;
LHenegar@sandiego.gov
- Tierrasanta Library: Jeremy Davies; 858-573-1385; JLDavies@sandiego.gov; 4985
La Cuenta Blvd

Info Item 2: Non-Agenda Public Comment. *Any member of the public may address a community issue not elsewhere on this agenda. Each speaker may take up to 2 minutes; speakers may be limited to less time if several speakers have filed speaker slips to speak on the same issue. The TCC is prohibited by The Brown Act from acting on or voting on any issue that is not already on the agenda unless it is deemed by the Council to be an urgent issue. Issues raised during Non-Agenda Public Comment may be referred to an appropriate Tierrasanta Community Council committee.*

- Aubrey Eblin stated concerns about having 5G towers near schools and where children are present. Areas in La Jolla have denied similar towers. She is working to implement a 1,600 ft setback from residences. She is a scientist who says they are unsafe and that the FCC has been sued successfully and that studies on 2G have proven to be unsafe.
- Ed Langmaid, a member of CERT (Community Emergency Response Team) and former Disaster Preparedness and Business Continuity Director at BAE Systems here in San Diego, spoke about the Tierrasanta Community Council Preparedness Committee as part of their community planning goals.
 - From the recent and unexpected destruction of thousands of homes just north of us to the risk of catastrophic earthquakes that could isolate our community from normal services like electricity and water, a Preparedness Committee can help residents plan and respond to emergency situations.
 - Tierrasanta residents do not have to become "Extreme Preppers", but they will benefit from regular communiques from a team of concerned individuals like a Preparedness Committee... as long as the material is provided in logical, interesting, and actionable packets of information.
 - What can a Disaster Preparedness Committee do for Tierrasanta? It can give residents tools to prepare and react to emergency situations and remind us that **neighborhoods** strengthen our ability to do so.
 - What is the proposed next step? I gathered a list of people from a table at the 2024 Tierrasanta fun run and from word-of-mouth discussions.
 - With the Community Council's support, I will see who on that list is interested in being on a 5 person preliminary Preparedness Committee to:
 - Discuss disaster preparedness issues
 - Prioritize issues
 - Discuss the best approach to move forward, for example
 - Learn from other similar groups
 - Learn about available community disaster preparedness programs
 - Avoid "reinventing the wheel"
 - If anyone has compassion for our community, and can spare 20 minutes a month, consider being a part of our Tierrasanta Disaster Preparedness Committee.

- Daren Dodero expressed concerns about the current brush management. After the Cedar Fire, brush clearing was completed, but it has become neglected again. There are feld trees that are kindle for a catastrophic fire. Several neighbors in the crowd agreed.
- Sandra Courtney also had comments about brush management. Tree branches and grass has not been up kept and trimmings are not being collected.
- Darlene from Goodwill invited everyone to the Goodwill opening of their location becoming a retail store as well as a donation site. The event will be on February 12 ribbon cutting at 8:45am and the store will open at 9am.

Action Item 2: Request for recommendation of CUP permit for Dish Network on Tierrasanta Rec Center; Maverick Becker; 858-394-6672; Maverick.Becker@stantec.com

- Works for Stantec, a consultant for Dish Network
- This is a replacement of an existing tower on the light pole.
 - Sprint was on the site until 2023
 - Property of the city
 - Plans were submitted and approved
 - Now in the zoning process.
 - No comments on the design
 - Looking to installing around June 2025
 - There are two church properties who were also potential candidate sites.
 - There was no interest shown
 - Continued with the City
 - 3 antennas and an equipment screen on the pole
 - Underground conduit with cabling inside the poles
- Dish Wireless is newly building wireless networks, so this is to bring towers to the community.
 - Dish Network has gaps in the current network within Tierrasanta
 - Brings more affordable options to over 8,000 residents
- Motion by Rich Thesing to table until health risks are available and studied, seconded by Kelly Kolterman-Brown. Passed unanimously.

Action Item 3: Request for recommendation of Max Lenail Memorial Bridge; Ben Lenail; benlenail@gmail.com; 650-799-1075

- Ben came from Palo Alto as the sponsor of the Max Lenail Memorial Bridge.
 - It is a private project on public land.
 - Hopes for approval in 2025 and inauguration on March 26, 2026 on Max's 27th birthday.
- 140 foot long and 8 feet wide pedestrian and bicycle bridge over the river.
 - Crossing is currently risky.
 - Max Lenail is Ben's son. He was a senior medical student at Brown University.
 - In January 2021, Max was running his usual trail alone, when he saw a storm approaching and quickly tried to return to his car.
 - He needed to get to his car, so he had to choose between backtracking in the hail to his car, or attempt to cross the river.
 - He unsuccessfully attempted to cross the river and did not make it.

- Search and rescue found his body the next day.
 - Wants to make a safe crossing to avoid such a tragedy again.
 - Bridge had been in the Master Plan for over a decade, but had never been funded.
 - A foundation was formed to fundraise to privately pay for the bridge.
- Materials were chosen for durability.
 - The bridge is designed with an unobstructed view.
 - Can withstand a 100 year rain.
- Kevin Loomis is the chair for Mission Trails and endorses the project.
- Motion by Rich Thesing to send a recommendation to the city to approve the bridge, seconded by Vince Cardoza. Passed unanimously

Info Item 3: Lisa Leonard has resigned from the board due to schedule availability; New open slot for Area 4.

- This seat was up for election this year already.

Action Item 4: Appoint a qualified candidate to fill the vacant Area 5 Director position.

- *None*

Action Item 5: Appoint a TCC member to the vacant Secretary Position

- *None*

Info Item 4: MAD Budget Presentation; Jennifer Cochrane-Schultz; jen.schultz702@gmail.com; 858-573-1393 (Attachment 2)

- The budget was presented and is attached.
- The bulk of the budget goes to landscaping costs
 - Treebeard is the current contractor
 - Contract is going out for bid.
- Budget will be an action item for the February Meeting.

Info Item 5: Reports from Committee and Community Liaisons

- *Tierrasanta Community Development Committee: **Wayne Holtan**, Bill Reschke, John Hopper, Mary Saxton, John Adair, Rich Thesing, Carol Kelley*
- *Elections: **Hani Shatila**, Chris Shamoon, Dawn Nielsen-Lostritto, Michael Ferrell*
 - Up for election:
 - Area 1: Ingrid Cornax
 - Area 2: Rich Thesing
 - Area 2: Mary Saxton
 - Area 3: Bob Lang
 - Area 3: Jennifer Cochrane-Shultz
 - Area 4: Vacant
 - Area 5: Kelly Kolterman-Brown
 - Area 5 Vacant
 - All Candidate statements need to be emailed to Shamoon.TCC@gmail.com
 - Must be 18 years of age or older

- *Annual Recognition: **Chris Shamoon**, Dawn Nielsen-Lostritto*
- *Bylaws Committee: **Dawn Nielsen-Lostritto**, Mary Saxton*
- *Communications Committee: **Bob Lang**, Dawn Nielsen, Carol Kelley, Kelly Kolterman-Brown, Jennifer Schultz*
 - Committee Meeting will be called
- *Concerts in the Park Committee: **Chris Shamoon**, Dawn Nielsen-Lostritto, John Sperrazo, Rebecca Schacher, Carol Kelley*
 - A meeting will be called to
- *Vision & Goals Committee: **Bob Lang**, Dawn Nielsen-Lostritto, Ingrid Cornax*
- *Community Planners Committee: **Chris Shamoon**, Ingrid Cornax*
- *Miramar Community Leaders Forum: **Don Chick***
- *Tierrasanta Recreation Council Liaison: **Rich Thesing***
 - People are complaining that the proposed pickleball activities should be put on the tennis courts and not the basketball courts outside
- *Mission Trails Regional Park Liaison: **Rich Thesing**, Dawn Nielsen-Lostritto, Ingrid Cornax*
 - Old Mission Dam has been Dredged, which only took 2 weeks after a couple years of constant road blocks
 - E-bikes or any bike with a throttle are not allowed on the trails
 - Plans are being discussed to revamp the visitor Center's indoor and out so it will have more use for groups large and small for meeting or just hanging out.
 - No night time ranger on duty so call 911 for help.
 - Since April of 2024 105 acres are in progress to be added to the park
 - Since December 2020, 320 acres were added.
- *San Diego River Coalition: **Rich Thesing**, Dawn Nielsen-Lostritto, Ingrid Cornax*
 - The large homeless encampments on the river, mostly in Mission Beach and Mission valley, have been removed especially due to the environmental impact and tons of trash being removed.
 - Homeless still live on the river.
- *Rock Quarry Conditional Use Permit: **Rich Thesing***
 - CUP talks curtailed, so only 2 people show up.
- *Open Space Committee: **Jennifer Schultz**, Bob Lang, Dawn Nielsen-Lostritto, Rich Thesing,*

Adjournment:

*Motion to adjourn by Jennifer Cochrane-Shultz ; seconded by Jeremy Brown and passed unanimously. There being no further business the meeting adjourned at **7:59 pm**.*

The next regular meeting will be 6:00 pm Wednesday, February 19, 2025.

Attachments can be found with the February 2024 Agenda on TCC website.

<https://www.tierrasantacc.org/2025-tcc-agendas-and-minutes>

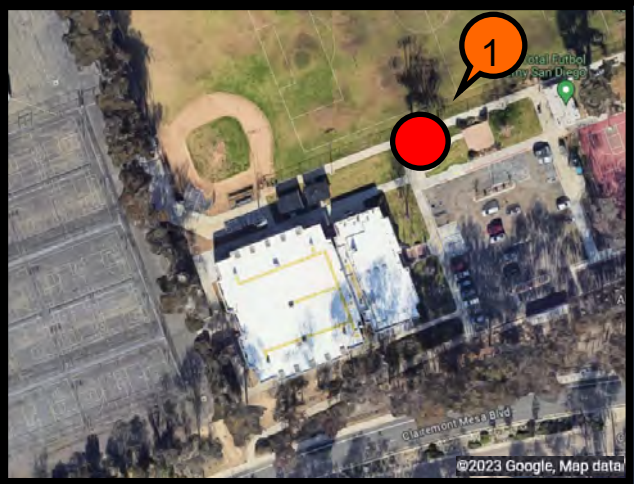


SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92124



VIEW 1



EXISTING



PROPOSED LOOKING SOUTH-WEST



SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92124



VIEW 2



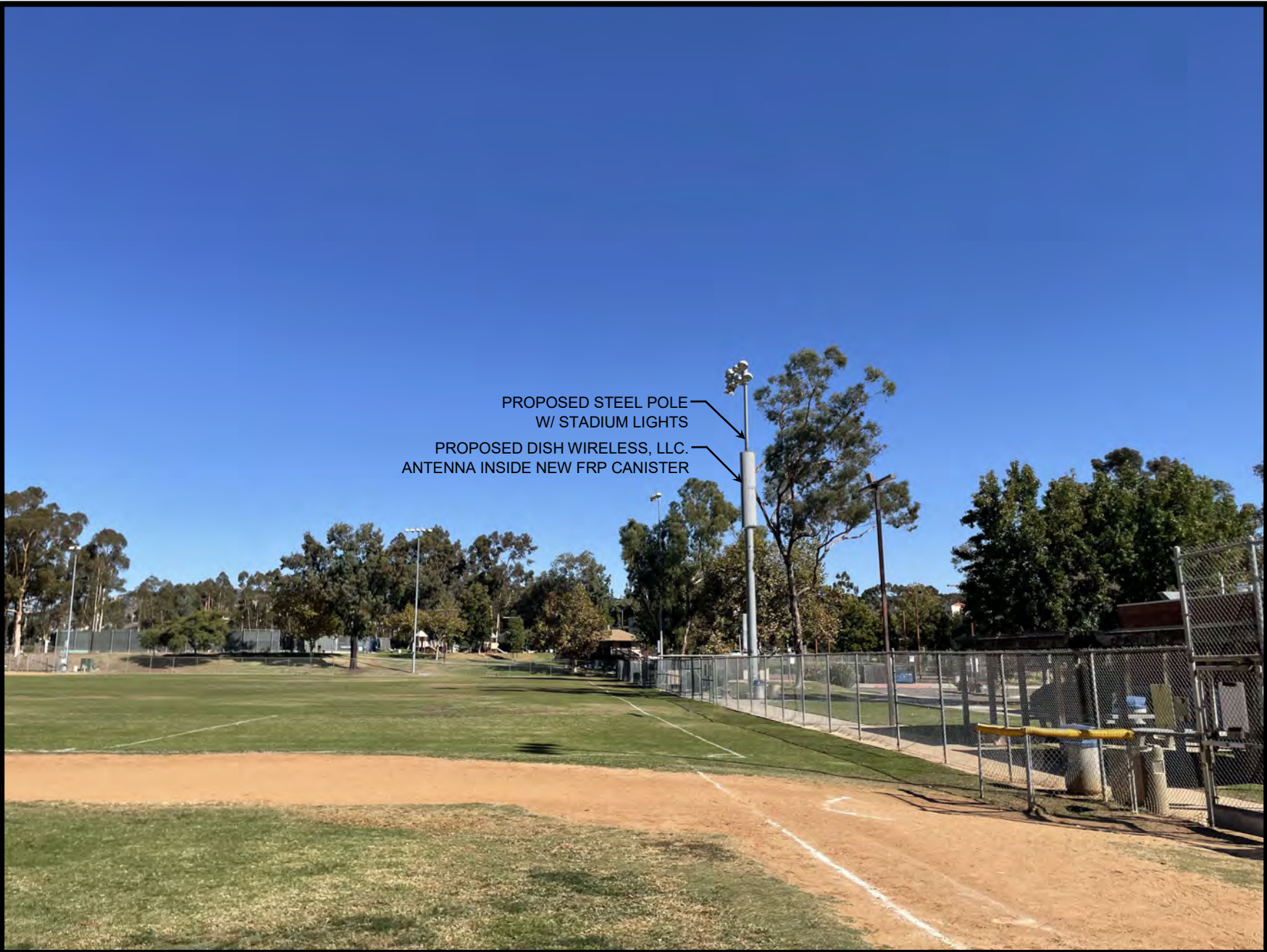
EXISTING



PROPOSED LOOKING SOUTH



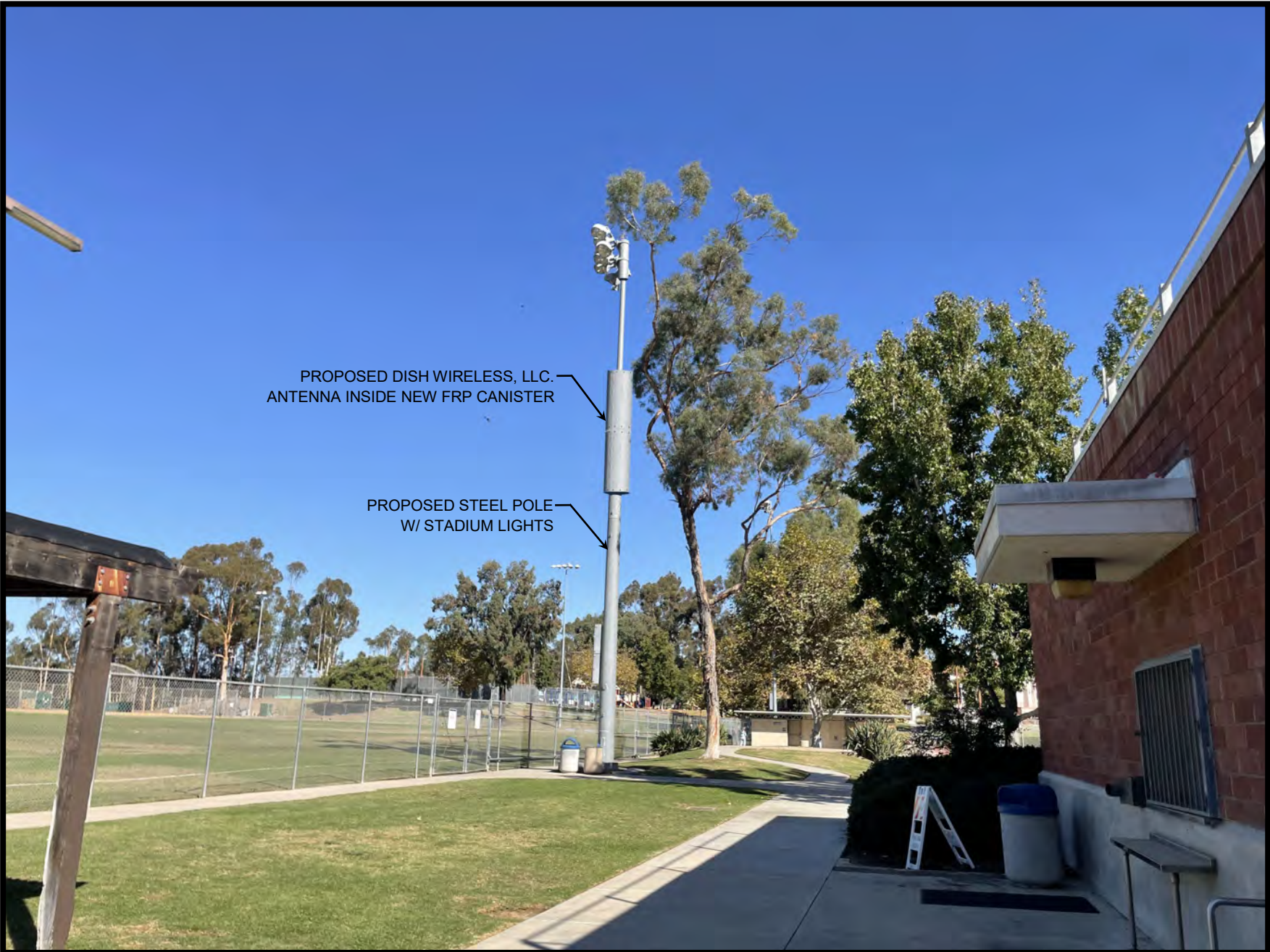
EXISTING



PROPOSED LOOKING EAST



EXISTING



PROPOSED LOOKING NORTH-EAST



EXISTING



PROPOSED LOOKING NORTH



EXISTING



PROPOSED LOOKING SOUTH-EAST



SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92124



VIEW 7



EXISTING

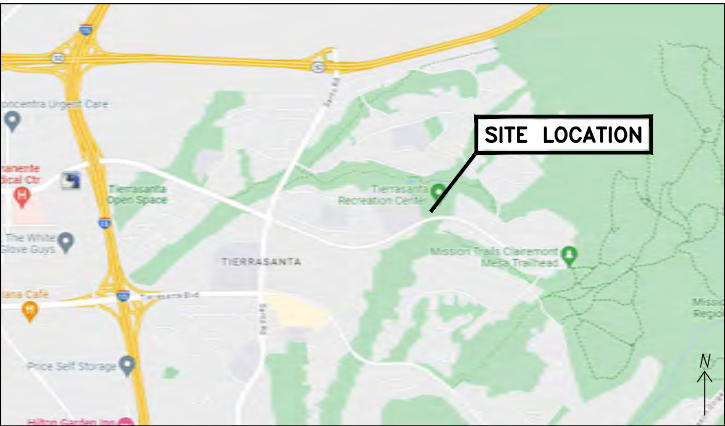


PROPOSED LOOKING WEST

SYMBOLS/ABBREVIATIONS LEGEND

| SECTION REFERENCE | DETAIL REFERENCE |
|--|--|
| <div><div>XX</div><div>X-X</div></div> | <div><div>XX</div><div>X-X</div></div> |
| AB ANCHOR BOLT | FIN FINISH(ED) |
| ABV ABOVE | FLR FLOOR |
| AC ALTERNATING CURRENT | FDN FOUNDATION |
| ADDL ADDITIONAL | FOC FACE OF CONCRETE |
| AFF ABOVE FINISHED FLOOR | FOM FACE OF MASONRY |
| AFG ABOVE FINISHED GRADE | FOS FACE OF STUD |
| AGL ABOVE GROUND LEVEL | FOW FACE OF WALL |
| AIC AMPERAGE INTERRUPTION | FS FINISH SURFACE |
| ALUM ALUMINUM | FT FOOT |
| ALT ALTERNATE | FTG FOOTING |
| ANT ANTENNA | GA GAUGE |
| APPROX APPROXIMATE | GEN GENERATOR |
| ARCH ARCHITECTURAL | GFCI GROUND FAULT CIRCUIT INTERRUPTER |
| ATS AUTOMATIC TRANSFER SWITCH | GLB GLUE LAMINATED BEAM |
| AWG AMERICAN WIRE GAUGE | GLV GALVANIZED |
| BATT BATTERY | GPS GLOBAL POSITIONING SYSTEM |
| BLDG BUILDING | GND GROUND |
| BLK BLOCK | GSM GLOBAL SYSTEM FOR MOBILE |
| BLKG BLOCKING | HDG HOT DIPPED GALVANIZED |
| BM BEAM | HDR HEADER |
| BTC BARE TINNED COPPER CONDUCTOR | HGR HANGER |
| BOF BOTTOM OF FOOTING | HVAC HEAT/VENTILATION/AIR CONDITIONING |
| CAB CABINET | HT HEIGHT |
| CANT CANTILEVERED | IGR INTERIOR GROUND RING |
| CHG CHARGING | IN INCH |
| CLG CEILING | INT INTERIOR |
| CLR CLEAR | LB(S) POUND(S) |
| COL COLUMN | LF LINEAR FEET |
| COMM COMMON | LTE LONG TERM EVOLUTION |
| CONC CONCRETE | MAS MASONRY |
| CONSTR CONSTRUCTION | MAX MAXIMUM |
| DBL DOUBLE | MB MACHINE BOLT |
| DC DIRECT CURRENT | MECH MECHANICAL |
| DEPT DEPARTMENT | MFR MANUFACTURER |
| DF DOUGLAS FIR | MGB MASTER GROUND BAR |
| DIA DIAMETER | MIN MINIMUM |
| DIAG DIAGONAL | MISC MISCELLANEOUS |
| DIM DIMENSION | MTL METAL |
| DWG DRAWING | MTS MANUAL TRANSFER SWITCH |
| DWL DWEL | MW MICROWAVE |
| EA EACH | NEC NATIONAL ELECTRIC CODE |
| EC ELECTRICAL CONDUCTOR | NM NEWTON METERS |
| EL ELEVATION | NO. NUMBER |
| ELEC ELECTRICAL | # NUMBER |
| EMT ELECTRICAL METALLIC TUBING | NTS NOT TO SCALE |
| ENG ENGINEER | OC ON-CENTER |
| EQ EQUAL | OSHA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION |
| EXP EXPANSION | OPNG OPENING |
| EXT EXTERIOR | P/C PRECAST CONCRETE |
| EW EACH WAY | PCS PERSONAL COMMUNICATION SERVICES |
| FAB FABRICATION | |
| FF FINISH FLOOR | |
| FG FINISH GRADE | |
| FIF FACILITY INTERFACE FRAME | |
| | PCU PRIMARY CONTROL UNIT |
| | PRC PRIMARY RADIO CABINET |
| | PP POLARIZING PRESERVING |
| | PSF POUNDS PER SQUARE FOOT |
| | PSI POUNDS PER SQUARE INCH |
| | PT PRESSURE TREATED |
| | PWR POWER CABINET |
| | QTY QUANTITY |
| | RAD RADIUS |
| | RECT RECTIFIER |
| | REF REFERENCE |
| | REINF REINFORCEMENT |
| | REQ'D REQUIRED |
| | RET REMOTE ELECTRIC TILT |
| | RF RADIO FREQUENCY |
| | RMC RIGID METALLIC CONDUIT |
| | RRH REMOTE RADIO HEAD |
| | RRU REMOTE RADIO UNIT |
| | RACEWAY |
| | SCH SCHEDULE |
| | SHT SHEET |
| | SIAD SMART INTEGRATED ACCESS DEVICE |
| | SIM SIMILAR |
| | SPEC SPECIFICATION |
| | SQ SQUARE |
| | SS STAINLESS STEEL |
| | STD STANDARD |
| | STL STEEL |
| | TEMP TEMPORARY |
| | THK THICKNESS |
| | TMA TOWER MOUNTED AMPLIFIER |
| | TN TOE NAIL |
| | TOA TOP OF ANTENNA |
| | TOC TOP OF CURB |
| | TOF TOP OF FOUNDATION |
| | TOP TOP OF PLATE (PARAPET) |
| | TOS TOP OF STEEL |
| | TOW TOP OF WALL |
| | TVSS TRANSIENT VOLTAGE SURGE SUPPRESSION |
| | TYP TYPICAL |
| | UG UNDERGROUND |
| | UL UNDERWRITERS LABORATORY |
| | UNO UNLESS NOTED OTHERWISE |
| | UMTS UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM |
| | UPS UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT) |
| | VIF VERIFIED IN FIELD |
| | W WIDE |
| | W/ WITH |
| | WD WOOD |
| | WP WEATHERPROOF |
| | WT WEIGHT |

PLAN FOR: SDSAN00308E



VICINITY MAP

NOT TO SCALE



SITE IMAGE

NOT TO SCALE

DIRECTIONS TO SITE

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT, SAN DIEGO, CA:
HEAD WEST ON N HARBOR DR. MAKE A U-TURN. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. MERGE WITH I-5 S. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY. CONTINUE ONTO CA-94 E. USE THE LEFT LANE TO TAKE EXIT 2C FOR CA-15 N TOWARD I-805 N. MERGE WITH CA-15. CONTINUE ONTO I-15 N. USE THE RIGHT LANE TO TAKE EXIT 9 TO MERGE WITH TIERRASANTA BLVD. MERGE WITH TIERRASANTA BLVD. TURN LEFT ONTO SANTO RD. TURN RIGHT ONTO CLAIREMONT MESA BLVD. TURN LEFT. TURN RIGHT. DESTINATION WILL BE ON THE RIGHT.

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE

OWNER/APPLICANT

APPLICANT: DISH Wireless L.L.C.
4995 MURPHY CANYON ROAD
SAN DIEGO, CA 92123

OWNER: CITY OF SAN DIEGO
1200 3rd AVE STE 1700
SAN DIEGO, CA 92101

SITE ADDRESS

11220 CLAIREMONT MESA BLVD
SAN DIEGO, CA 92124

SITE INFORMATION

LATITUDE: 32.830042° N
32° 49' 48.15" N
LONGITUDE: -117.089069°
117° 05' 20.65" W

ZONING: RS-1-B
JURISDICTION: CITY OF SAN DIEGO
PARCEL NUMBER: 3730800500
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: U

POWER COMPANY: SDG&E
FIBER COMPANY: AT&T

SCOPE OF WORK

TOWER TYPE: STADIUM LIGHT POLE

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE.
THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- ANTENNA SCOPE OF WORK:
- REMOVE EXISTING STADIUM LIGHT POLE
 - INSTALL (1) 67'-11" TALL STEEL POLE W/ STADIUM LIGHTS
 - INSTALL (1) 38.5" CANISTER BY OTHERS
 - INSTALL MAST MOUNT KITS
 - INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
 - INSTALL PROPOSED JUMPERS
 - INSTALL (6) PROPOSED RRUS (2 PER SECTOR)
 - INSTALL (1) PROPOSED SURGE SUPPRESSION DEVICE
 - INSTALL (1) PROPOSED HYBRID CABLE

- EQUIPMENT SCOPE OF WORK:
- INSTALL (1) PROPOSED CMU EQUIPMENT ENCLOSURE
 - INSTALL (1) CHAIN LINK LID WITH PRIVACY SLATS
 - INSTALL (1) PROPOSED CABINET
 - INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
 - INSTALL (1) PROPOSED POWER CONDUIT
 - INSTALL (1) PROPOSED TELCO CONDUIT
 - INSTALL (1) PROPOSED PPC
 - INSTALL (1) PROPOSED GPS UNIT
 - INSTALL (1) PROPOSED METER
 - INSTALL (1) PROPOSED CIENA BOX
 - INSTALL (1) GEN PLUG

SHEET INDEX

| SHEET | DC | DESCRIPTION |
|-------|-------|--|
| 1 | G01 | TITLE SHEET |
| 2 | G02 | STORM WATER QUALITY NOTES-CONSTRUCTION BMPs |
| 3 | G03 | PHOTOSIMULATIONS |
| 4 | G03.1 | PHOTOSIMULATIONS |
| 5 | G03.2 | PHOTOSIMULATIONS |
| 6 | G03.3 | PHOTOSIMULATIONS |
| 7 | G04 | RF-EME SIGNAGE PLAN |
| 8 | C01 | OVERALL SITE PLAN |
| 9 | C02 | ENLARGED PLAN |
| 10 | C02.1 | EQUIPMENT PLAN |
| 11 | C03 | PROPOSED ANTENNA LAYOUT AND SCHEDULE |
| 12 | C04 | POLE PROFILE |
| 13 | C04.1 | WEST ELEVATION |
| 14 | C04.2 | EQUIPMENT ENCLOSURE NORTH AND SOUTH ELEVATIONS |
| 15 | C05 | EQUIPMENT DETAILS |
| 16 | C06 | EQUIPMENT DETAILS |

PROJECT TEAM

| | | | |
|-------------------|---|-----------------------|---|
| SITE DESIGNER: | STANTEC 9797 AERO DRIVE, SUITE 310 SAN DIEGO, CA 92123 | CONSTRUCTION MANAGER: | DISH Wireless L.L.C. CHARLES LINDSAY charles.lindsay@dish.com |
| PERMITTING: | STANTEC ALEX TSATUROV Alex.Tsaturov@stantec.com | RF ENGINEER: | DISH Wireless L.L.C. MATTHEW MONCAYO matthew.moncayo@dish.com |
| SITE ACQUISITION: | DISH WIRELESS L.L.C. CHARLES LINDSAY charles.lindsay@DISH.COM | | |

GENERAL NOTES

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



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



CONSTRUCTION CHANGE TABLE

| CHANGE | DATE | EFFECTED OR ADDED SHEET NUMBERS | CC NO. |
|--------|------|---------------------------------|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.



DEVELOPMENT SERVICES DEPARTMENT



9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

TITLE SHEET FOR:

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

TITLE SHEET

PRJ NO. _____

PMT NO. _____

G01

STORM WATER QUALITY NOTES-CONSTRUCTION BMPs

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORMWATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORMWATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR. .
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.
15. UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BYPASSING THE ENTRANCE.
- (a) NON-STORMWATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

NOTES

1. THIS IS NOT A SURVEY. ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND JURISDICTIONAL GIS INFORMATION AND ARE APPROXIMATE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



4995 MURPHY CANYON ROAD
SAN DIEGO, CA 92123



9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

A&E PROJECT NUMBER
280470003

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------------|
| | 04/09/24 | ISSUED FOR REVIEW |
| | 06/11/24 | ISSUED FOR SUBMITTAL |
| | 10/02/24 | REVISED PER CITY COMMENTS |
| | 02/06/25 | REVISED PER CITY COMMENTS |

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

STORM WATER QUALITY AND BMP NOTES

PRJ NO. _____

PMT NO. _____

G02



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.



DEVELOPMENT SERVICES DEPARTMENT



SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92124



VIEW 1



EXISTING



PROPOSED LOOKING SOUTH-WEST



SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92124



VIEW 2



EXISTING



PROPOSED LOOKING SOUTH



4995 MURPHY CANYON ROAD
SAN DIEGO, CA 92123



9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

A&E PROJECT NUMBER
280470003

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------------|
| 1 | 04/09/24 | ISSUED FOR REVIEW |
| 2 | 06/11/24 | ISSUED FOR SUBMITTAL |
| 3 | 10/02/24 | REVISED PER CITY COMMENTS |
| 4 | 02/06/25 | REVISED PER CITY COMMENTS |

SDSAN00308E

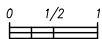
11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

PHOTOSIMULATIONS

PRJ NO.

PMT NO.

G03



IF THIS BAR DOES
NOT MEASURE 1" THEN
DRAWING IS NOT TO SCALE.



DEVELOPMENT SERVICES DEPARTMENT



SDSAN00308E

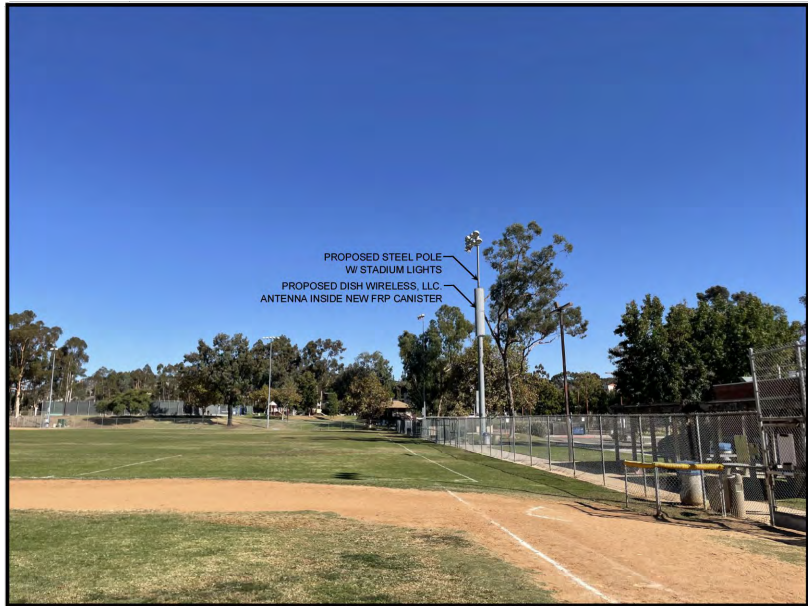
11220 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92124



VIEW 3



EXISTING



PROPOSED LOOKING EAST



SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92124



VIEW 4



EXISTING



PROPOSED LOOKING NORTH-EAST



4995 MURPHY CANYON ROAD
SAN DIEGO, CA 92123



9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

A&E PROJECT NUMBER
280470003

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------------|
| 1 | 04/09/24 | ISSUED FOR REVIEW |
| 2 | 06/11/24 | ISSUED FOR SUBMITTAL |
| 3 | 10/02/24 | REVISED PER CITY COMMENTS |
| 4 | 02/06/25 | REVISED PER CITY COMMENTS |

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

PHOTOSIMULATIONS

PRJ NO. _____

PMT NO. _____



DEVELOPMENT SERVICES DEPARTMENT



IF THIS BAR DOES
NOT MEASURE 1"
 THEN DRAWING IS
 NOT TO SCALE.

G03.1



SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92124



VIEW 5



EXISTING



PROPOSED LOOKING NORTH



SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92124



VIEW 6



EXISTING



PROPOSED LOOKING SOUTH-EAST



9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

A&E PROJECT NUMBER
280470003

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------------|
| 1 | 04/09/24 | ISSUED FOR REVIEW |
| 2 | 06/11/24 | ISSUED FOR SUBMITTAL |
| 3 | 10/02/24 | REVISED PER CITY COMMENTS |
| 4 | 02/06/25 | REVISED PER CITY COMMENTS |

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

PHOTOSIMULATIONS

PRJ NO. _____

PMT NO. _____



DEVELOPMENT SERVICES DEPARTMENT

G03.2



SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92124



VIEW 7



EXISTING



PROPOSED LOOKING WEST



9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

| A&E PROJECT NUMBER | | |
|--------------------|----------|---------------------------|
| 280470003 | | |
| SUBMITTALS | | |
| REV | DATE | DESCRIPTION |
| 1 | 04/09/24 | ISSUED FOR REVIEW |
| 2 | 06/11/24 | ISSUED FOR SUBMITTAL |
| 3 | 10/02/24 | REVISED PER CITY COMMENTS |
| 4 | 02/06/25 | REVISED PER CITY COMMENTS |

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

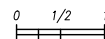
PHOTOSIMULATIONS

PRJ NO.

PMT NO.



DEVELOPMENT SERVICES DEPARTMENT



IF THIS BAR DOES
NOT MEASURE 1"
THEN DRAWING IS
NOT TO SCALE.

G03.3

RF-EME COMPLIANCE

SEE 'RADIO FREQUENCY-ELECTROMAGNETIC ENERGY (RF-EME) REPORT'
BY EBI CONSULTING, DATED 04/16/2024 FOR MORE INFORMATION



RF-EME Compliance Report
EBI Project No. 014176-PR

Site No. SDSAN00308E
11220 Clairemont Mesa Blvd, San Diego, California

| Final Compliance Configuration | GUIDELINES | NOTICE | CAUTION | WARNING | NOC INFO | BARRIER / MARKER |
|--------------------------------|------------|--------|---------|---------|----------|------------------|
| Access Point(s) | 0 | 0 | 0 | 1 | 1 | N/A |
| Alpha | 0 | 0 | 0 | 0 | 0 | N/A |
| Beta | 0 | 0 | 0 | 0 | 0 | N/A |
| Gamma | 0 | 0 | 0 | 0 | 0 | N/A |

| Sign | Posting Instructions | Required Signage / Mitigation |
|------|---|--|
| | NOC Information Information signs are used to provide contact information for any questions or concerns for personnel accessing the site. | Securely post 10 feet above ground level at the base of the light pole in a manner conspicuous to all individuals entering thereon as indicated in the signage plan. |
| | Guidelines Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments. | Signage not required. |
| | Notice Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures. | Signage not required. |
| | Caution Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded. | Signage not required. |
| | Warning Used to notify individuals that they are entering a hot zone where the occupational FCC's MPE limit has been exceeded by 10x. | Securely post 10 feet above ground level at the base of the light pole in a manner conspicuous to all individuals entering thereon as indicated in the signage plan. |

EBI Consulting • 21 B Street • Burlington, MA 01803 • 1.800.786.2346

NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY 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.

NOTICE

Transmitting Antenna(s)

Radio frequency fields beyond this point MAY EXCEED the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: **SDSAN00308E**

dish

CAUTION

Transmitting Antenna(s)

Radio frequency fields beyond this point MAY EXCEED the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: **SDSAN00308E**

dish

WARNING

Transmitting Antenna(s)

Radio frequency fields beyond this point MAY EXCEED the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: **SDSAN00308E**

dish

INFORMATION

This is an access point to an area with transmitting antennas.

Obey all signs and barriers beyond this point.
Call the DISH Wireless L.L.C. NOC at 1-866-624-6874

Site ID: **SDSAN00308E**

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

The City of SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

| A&E PROJECT NUMBER | | |
|--------------------|----------|---------------------------|
| 280470003 | | |
| SUBMITTALS | | |
| REV | DATE | DESCRIPTION |
| 1 | 04/09/24 | ISSUED FOR REVIEW |
| 2 | 06/11/24 | ISSUED FOR SUBMITTAL |
| 3 | 10/02/24 | REVISED PER CITY COMMENTS |
| 4 | 02/06/25 | REVISED PER CITY COMMENTS |

4995 MURPHY CANYON ROAD
SAN DIEGO, CA 92123

9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

RF/EME COMPLIANCE

PRJ NO. _____

PMT NO. _____

G04

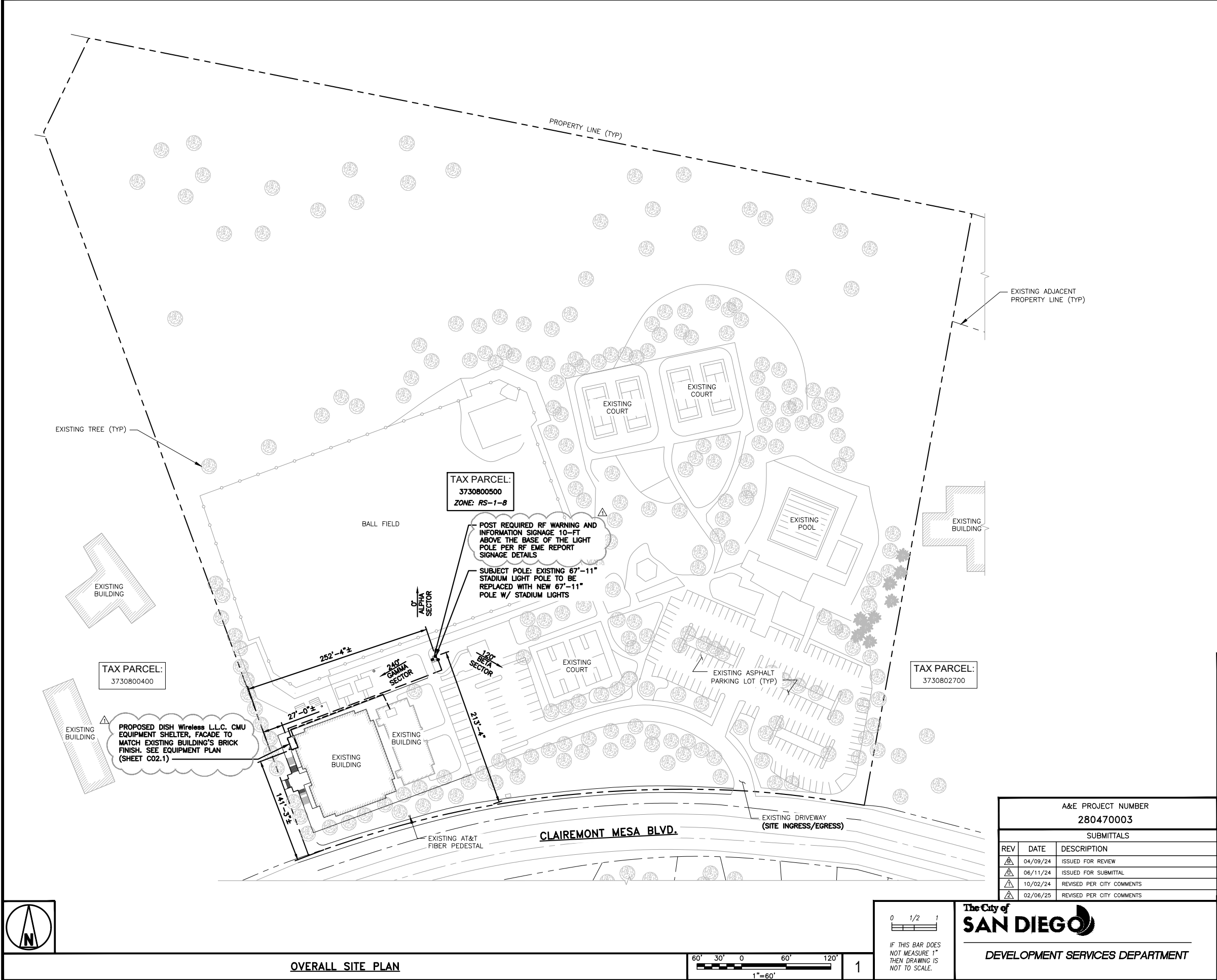
- NOTES
1. THIS IS NOT A SURVEY. ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND JURISDICTIONAL GIS INFORMATION AND ARE APPROXIMATE.

2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

4. ALL SURFACE DISTURBANCES SHALL BE REPAIRED AND REPLACED TO THE SATISFACTION OF CITY OF SAN DIEGO PARKS AND RECREATION STAFF.

5. ATTACH PROPOSED RF SIGNAGE PER PAGE 17 OF THE RF REPORT



4995 MURPHY CANYON ROAD
SAN DIEGO, CA 92123

9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

A&E PROJECT NUMBER
280470003

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------------|
| Δ | 04/09/24 | ISSUED FOR REVIEW |
| Δ | 06/11/24 | ISSUED FOR SUBMITTAL |
| Δ | 10/02/24 | REVISED PER CITY COMMENTS |
| Δ | 02/06/25 | REVISED PER CITY COMMENTS |

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

OVERALL SITE PLAN

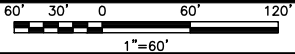
PRJ NO. _____
PMT NO. _____

C01

(REV 03/01/2023)



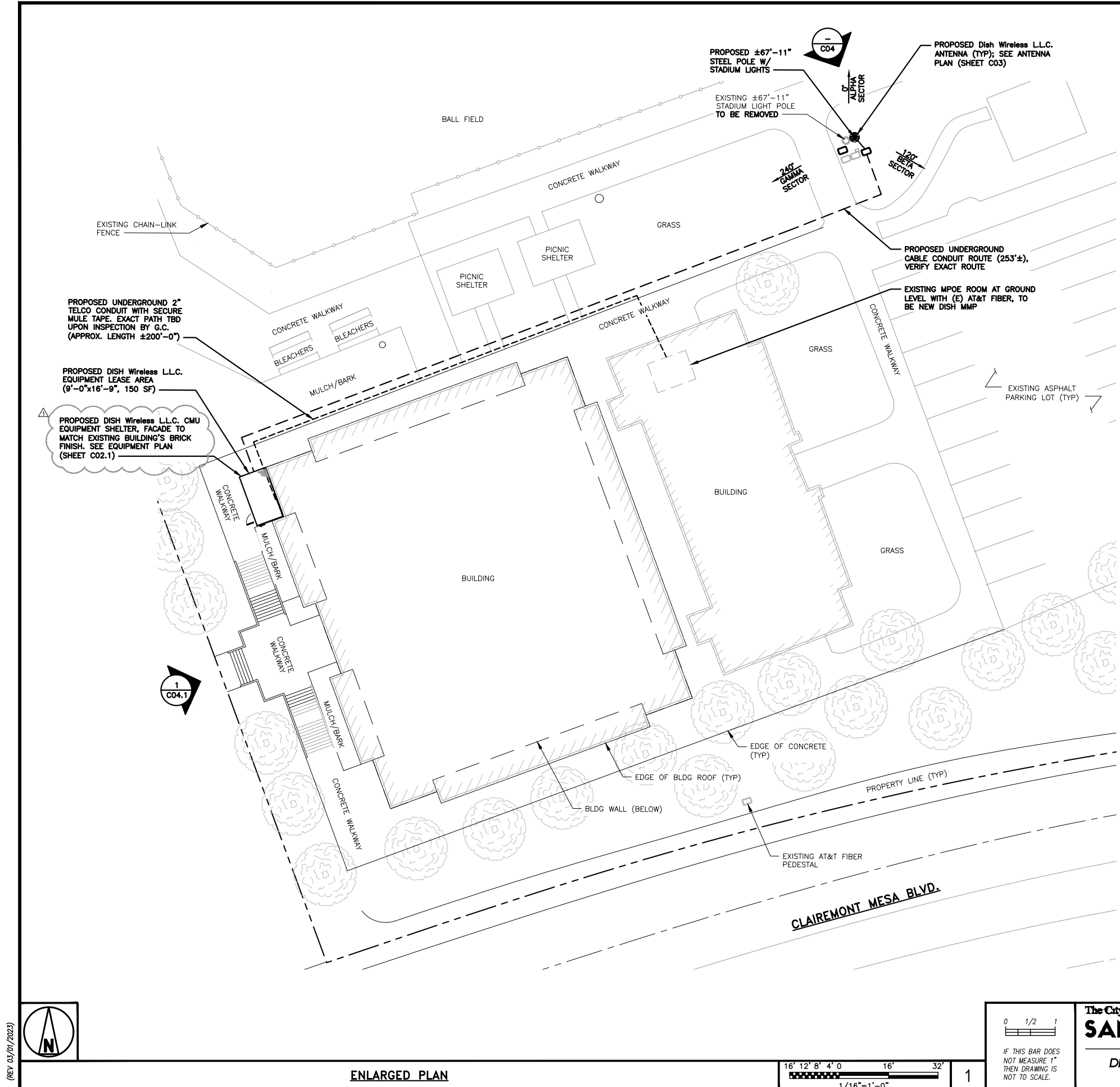
OVERALL SITE PLAN



1

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

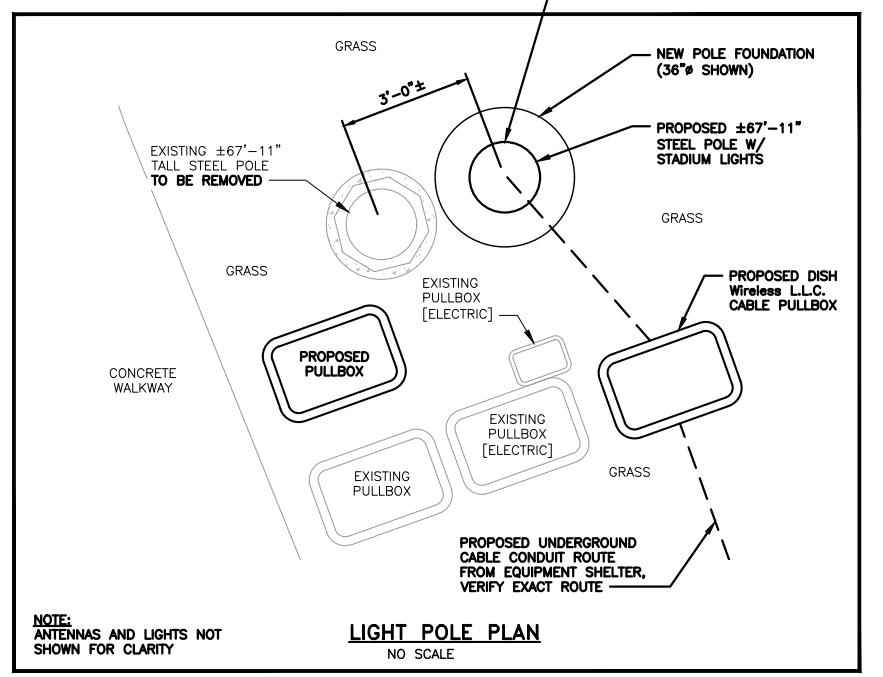
The City of
SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT



LANDSCAPING NOTE:
RESTORE DISTURBED LANDSCAPING TO
EXISTING CONDITIONS OR BETTER.

- NOTES**
1. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL/MOUNT ANALYSIS REPORT (SIGNED AND SEALED) UNDER SEPARATE COVER. CONTRACTOR, PRIOR TO CONSTRUCTION, SHALL REVIEW THE APPROVED TOWER STRUCTURAL ANALYSIS SUPPLIED BY DISH WIRELESS AND MODIFY, IF REQUIRED, ALL APPLICABLE MEMBERS AS INDICATED IN CERTIFIED STRUCTURAL REPORT PRIOR TO INSTALLATION OF ANTENNAS AND COAX CABLES.
 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
 4. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.

POST REQUIRED RF WARNING AND
INFORMATION SIGNAGE 10'-FT
ABOVE THE BASE OF THE LIGHT
POLE PER RF EME REPORT
SIGNAGE DETAILS



LIGHT POLE PLAN
NO SCALE

4995 MURPHY CANYON ROAD
SAN DIEGO, CA 92123

9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

ENLARGED PLAN

PRJ NO. _____

PMT NO. _____

C02

| A&E PROJECT NUMBER | | |
|--------------------|----------|---------------------------|
| 280470003 | | |
| SUBMITTALS | | |
| REV | DATE | DESCRIPTION |
| 1 | 04/09/24 | ISSUED FOR REVIEW |
| 2 | 06/11/24 | ISSUED FOR SUBMITTAL |
| 3 | 10/02/24 | REVISED PER CITY COMMENTS |
| 4 | 02/06/25 | REVISED PER CITY COMMENTS |

DEVELOPMENT SERVICES DEPARTMENT

0 1/2 1

16' 12' 8' 4' 0' 16' 32'

1/16"=1'-0"

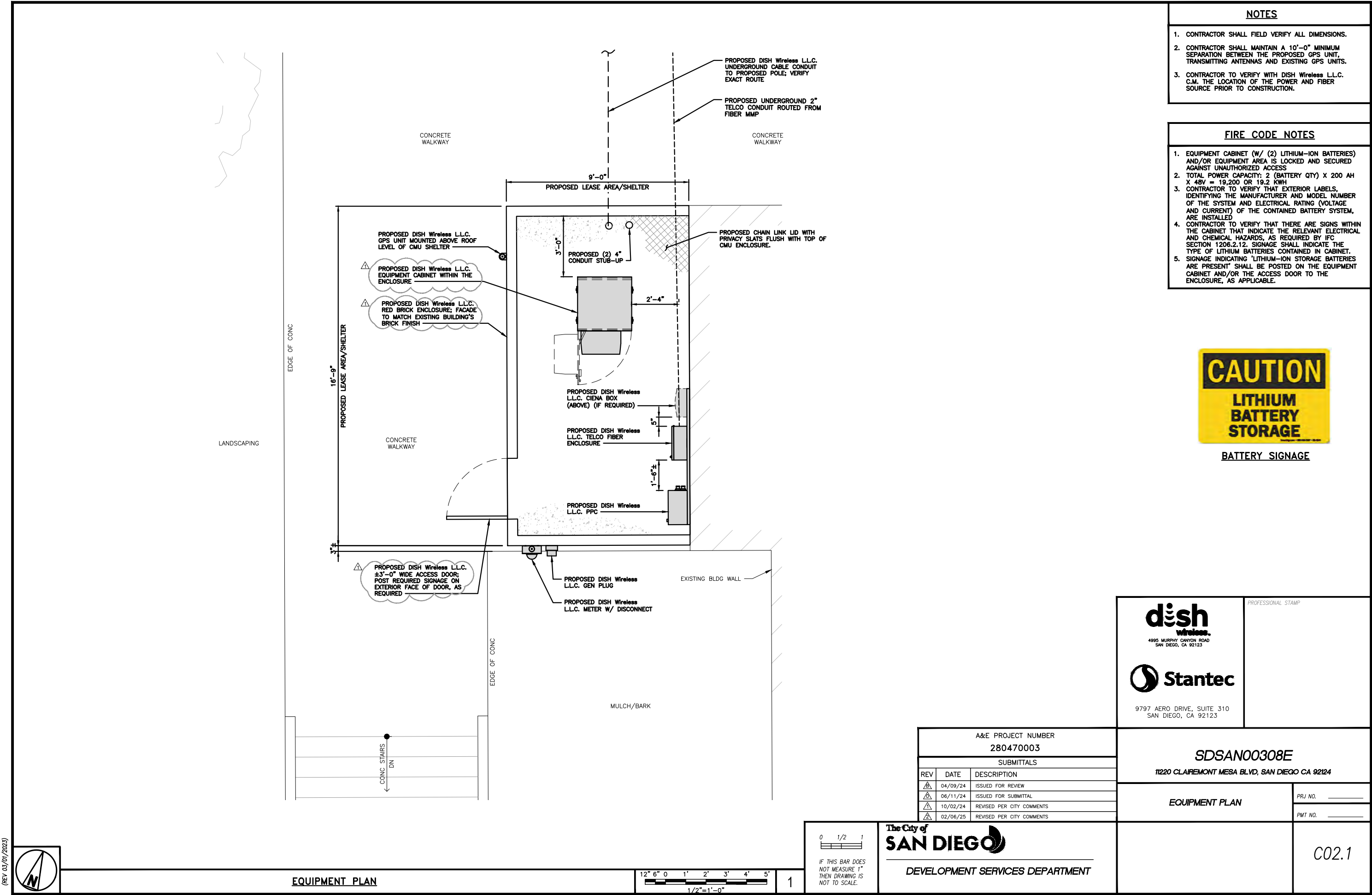
1

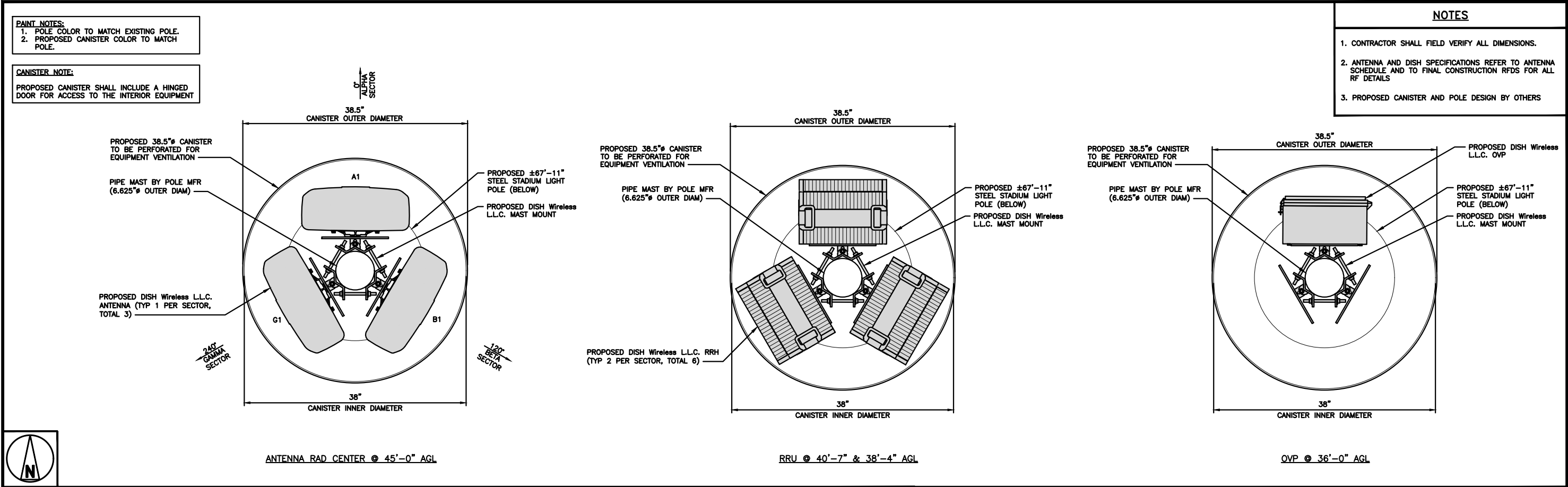
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

(REV 03/01/2023)

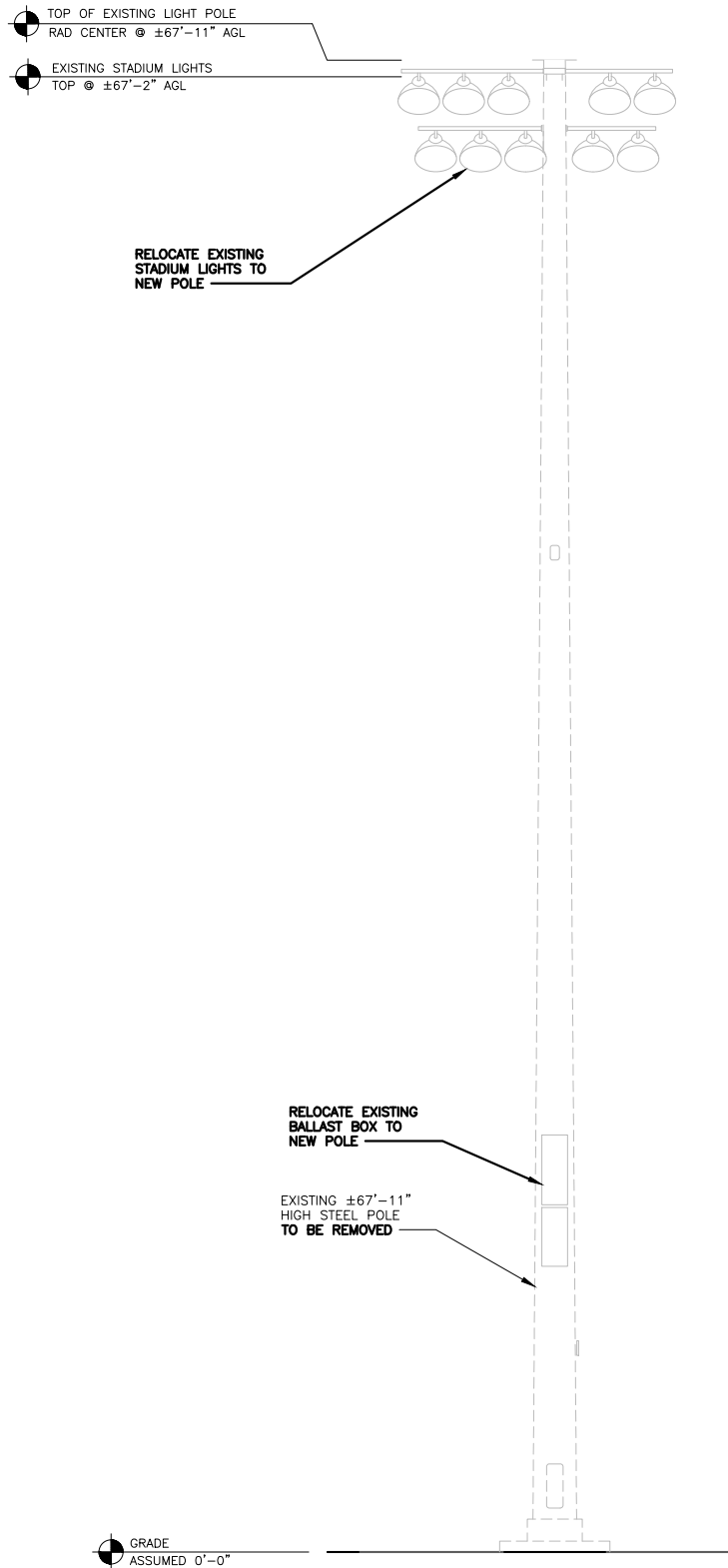


ENLARGED PLAN

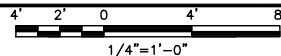




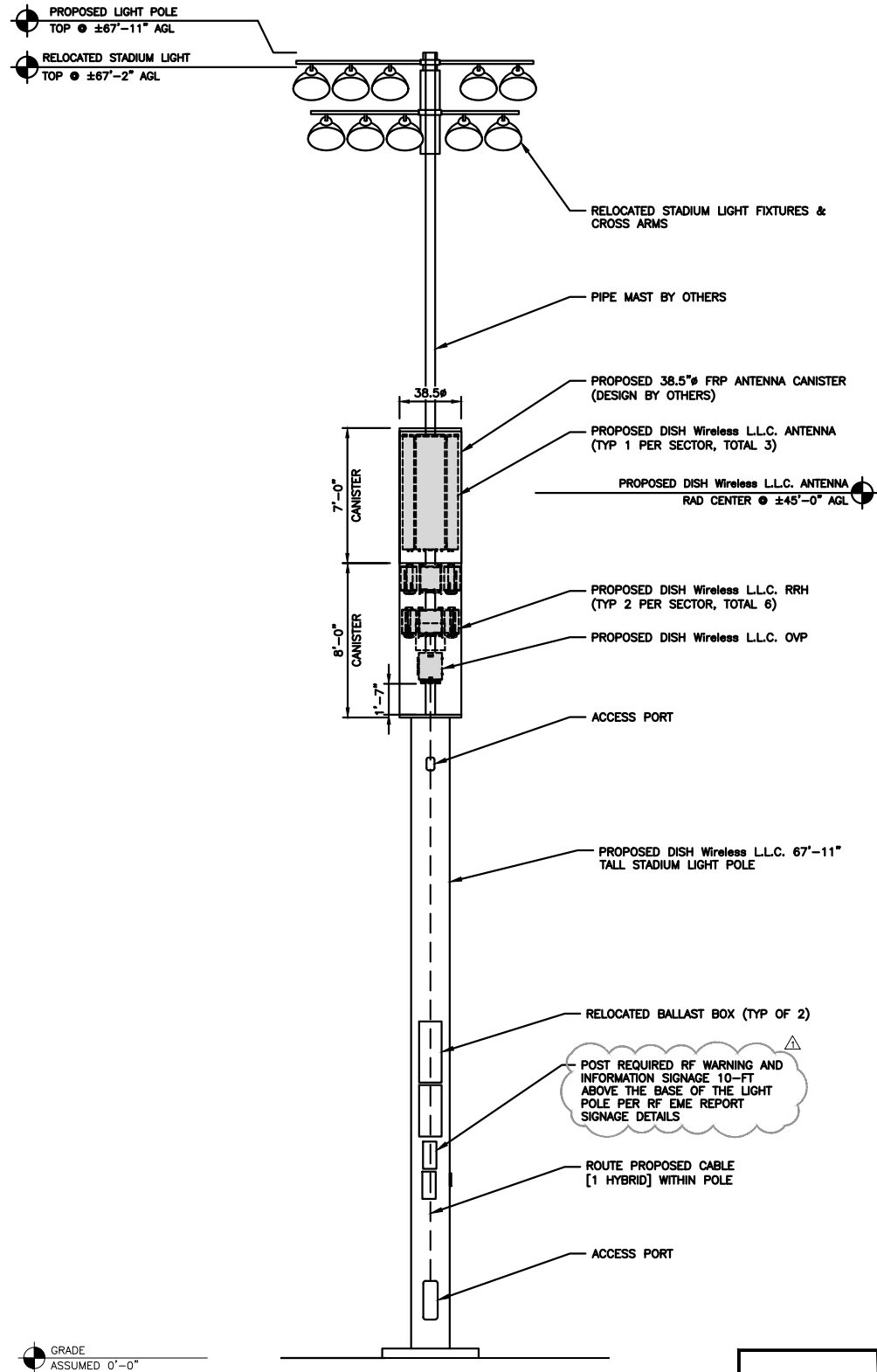
(REV 03/01/2023)



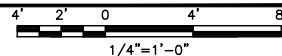
EXISTING POLE PROFILE



1



PROPOSED POLE PROFILE



2

PAINT NOTES:
1. POLE COLOR TO MATCH EXISTING POLE.
2. PROPOSED CANISTER COLOR TO MATCH POLE.

CANISTER NOTE:
1. PROPOSED CANISTER SHALL INCLUDE A HINGED DOOR FOR ACCESS TO THE INTERIOR EQUIPMENT.
2. PROPOSED CANISTER SHALL BE PERFORATED TO ALLOW EQUIPMENT VENTILATION.

NOTES

1. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL/MOUNT ANALYSIS REPORT (SIGNED AND SEALED) UNDER SEPARATE COVER. CONTRACTOR, PRIOR TO CONSTRUCTION, SHALL REVIEW THE APPROVED TOWER STRUCTURAL ANALYSIS SUPPLIED BY DISH WIRELESS AND MODIFY, IF REQUIRED, ALL APPLICABLE MEMBERS AS INDICATED IN CERTIFIED STRUCTURAL REPORT PRIOR TO INSTALLATION OF ANTENNAS AND COAX CABLES.
2. ANTENNA AND DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDs FOR ALL RF DETAILS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

dish
wireless
4995 MURPHY CANYON ROAD
SAN DIEGO, CA 92123

Stantec

9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

| A&E PROJECT NUMBER | | |
|--------------------|----------|---------------------------|
| 280470003 | | |
| SUBMITTALS | | |
| REV | DATE | DESCRIPTION |
| △ | 04/09/24 | ISSUED FOR REVIEW |
| △ | 06/11/24 | ISSUED FOR SUBMITTAL |
| △ | 10/02/24 | REVISED PER CITY COMMENTS |
| △ | 02/06/25 | REVISED PER CITY COMMENTS |

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

POLE PROFILE

PRJ NO. _____

PMT NO. _____

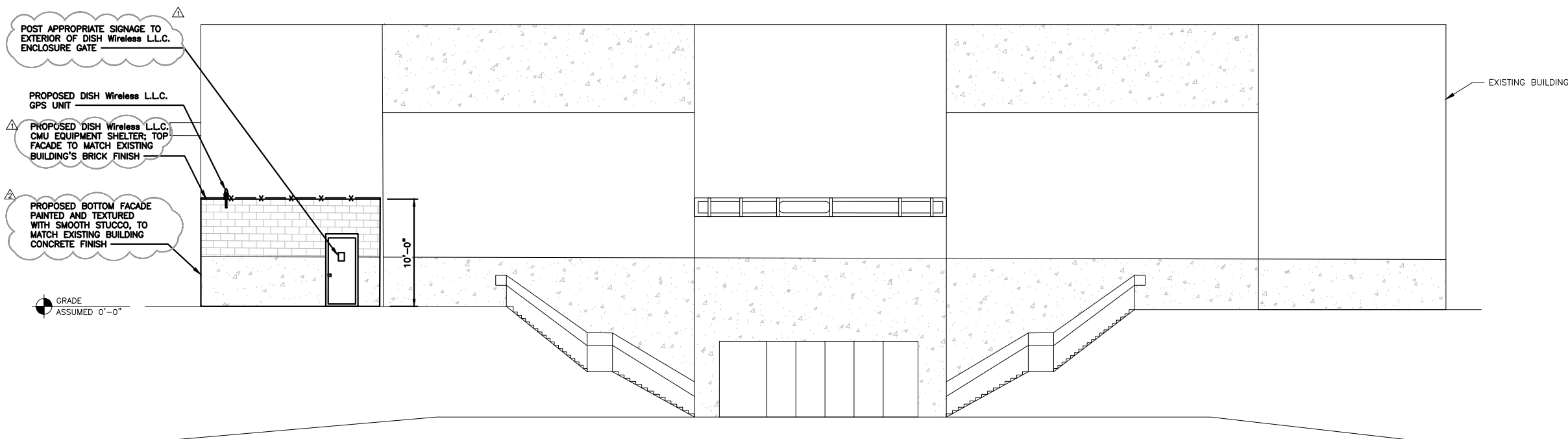
The City of
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

C04

NOTES

1. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL/MOUNT ANALYSIS REPORT (SIGNED AND SEALED) UNDER SEPARATE COVER. CONTRACTOR, PRIOR TO CONSTRUCTION, SHALL REVIEW THE APPROVED TOWER STRUCTURAL ANALYSIS SUPPLIED BY DISH WIRELESS AND MODIFY, IF REQUIRED, ALL APPLICABLE MEMBERS AS INDICATED IN CERTIFIED STRUCTURAL REPORT PRIOR TO INSTALLATION OF ANTENNAS AND COAX CABLES.
2. ANTENNA AND DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDs FOR ALL RF DETAILS
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



GRADE
ASSUMED 0'-0"

dish
wireless
4995 MURPHY CANYON ROAD
SAN DIEGO, CA 92123

Stantec
9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

PROFESSIONAL STAMP

| A&E PROJECT NUMBER | | |
|--------------------|----------|---------------------------|
| 280470003 | | |
| SUBMITTALS | | |
| REV | DATE | DESCRIPTION |
| 1 | 04/09/24 | ISSUED FOR REVIEW |
| 2 | 06/11/24 | ISSUED FOR SUBMITTAL |
| 3 | 10/02/24 | REVISED PER CITY COMMENTS |
| 4 | 02/06/25 | REVISED PER CITY COMMENTS |

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

WEST ELEVATION

PRJ NO. _____

PMT NO. _____

The City of
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

C04.1

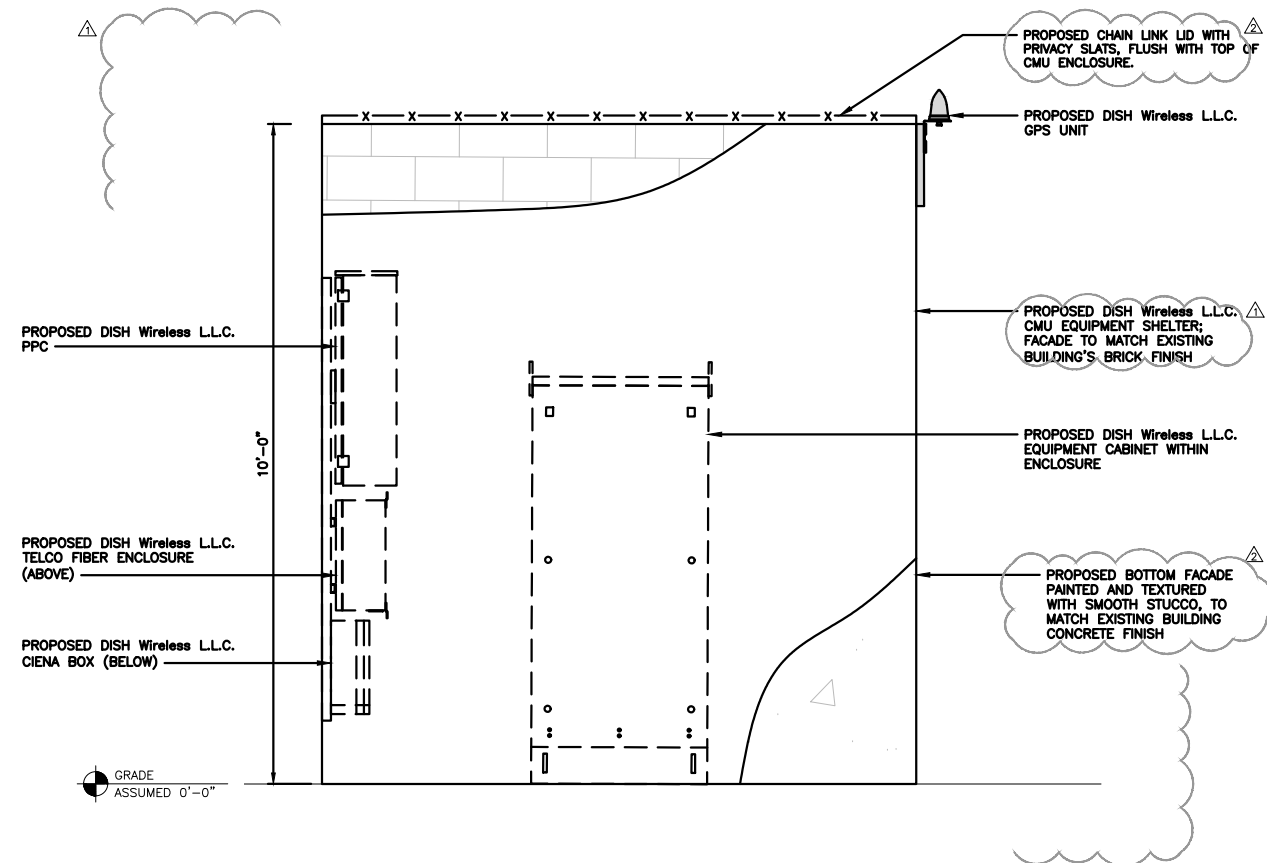
WEST ELEVATION

6' 4' 2' 0 5' 10'
3/16"=1'-0"

1

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

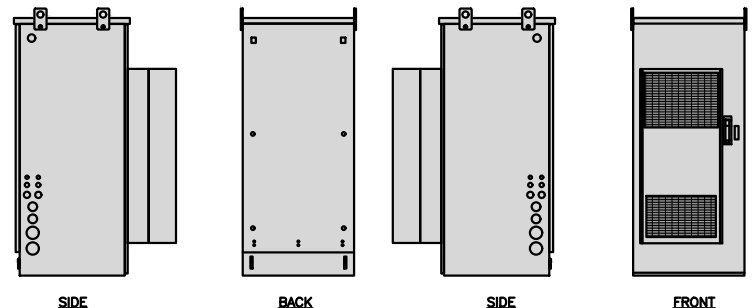
(REV 03/01/2023)



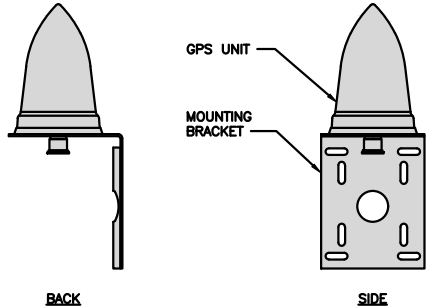
1

2

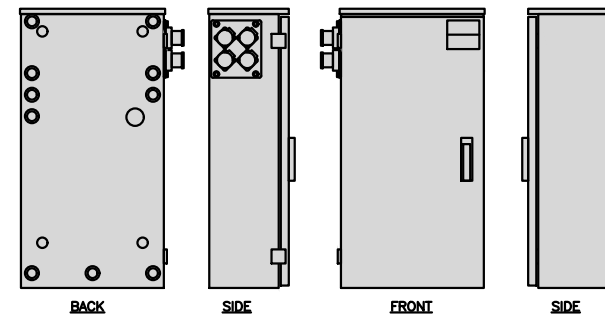
PLAN



TOP



TOP


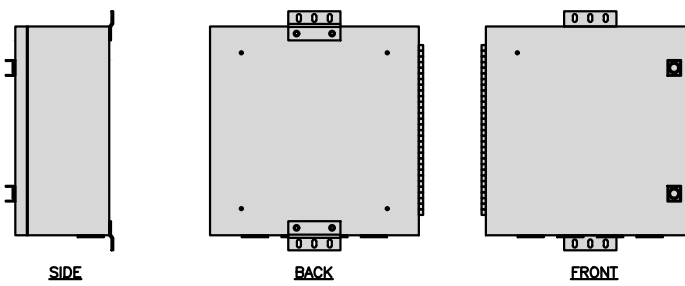


| | |
|----------|---|
| NO SCALE | 1 |
|----------|---|


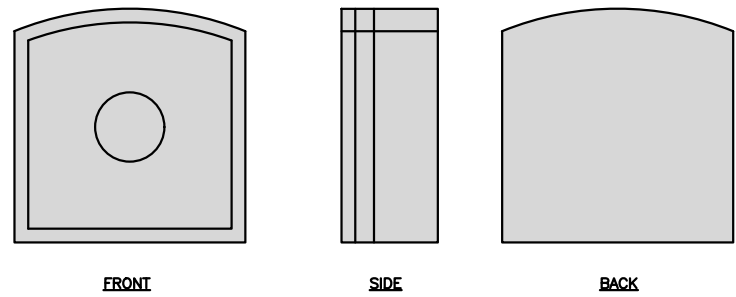
| | |
|----------|---|
| NO SCALE | 2 |
|----------|---|

| | |
|----------|---|
| NO SCALE | 3 |
|----------|---|

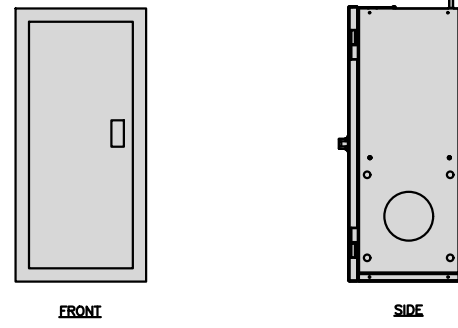
FRONT



PLAN



PLAN

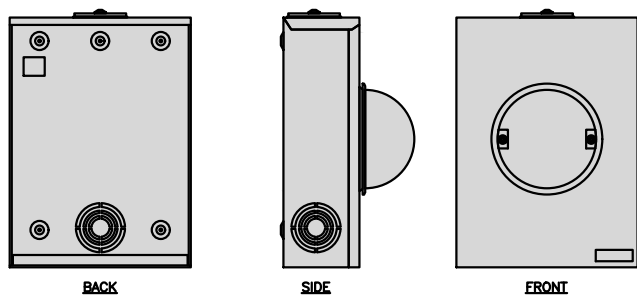


| | |
|----------|---|
| NO SCALE | 4 |
|----------|---|

| | |
|----------|---|
| NO SCALE | 5 |
|----------|---|

| | |
|----------|---|
| NO SCALE | 6 |
|----------|---|

TOP



| | |
|----------|---|
| NO SCALE | 7 |
|----------|---|

| | |
|----------|---|
| NO SCALE | 8 |
|----------|---|

The City of
SAN DIEGO

dish
wireless.
4995 MURPHY CANYON ROAD
SAN DIEGO, CA 92123



Stantec

9797 AERO DRIVE, SUITE 310
SAN DIEGO, CA 92123

SDSAN00308E

11220 CLAIREMONT MESA BLVD, SAN DIEGO CA 92124

WEST ELEVATION

PRJ NO.

PMT NO.

C05

