



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: September 10, 2025 REPORT NO. HO-25-033

HEARING DATE: September 17, 2025

SUBJECT: Verizon-Miramar North Ranch Process Three Decision

PROJECT NUMBER: [PRJ-1114673](#)

OWNER/APPLICANT: City of San Diego/Verizon Wireless

### SUMMARY

Issue: Should the Hearing Officer approve Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) to modify and continue the use of an existing Wireless Communication Facility (WCF) located at [11485 Weatherhill Way](#) within the [Miramar Ranch North Community Plan](#)?"

Staff Recommendation: Approve Conditional Use Permit No. 3298802 and Neighborhood Development Permit No. 3359196

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities and Section 15302, Replacement or Reconstruction. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 27, 2025, and the opportunity to appeal that determination ended April 11, 2025 (Attachment 6).

Community Planning Group Recommendation: On December 20, 2024, the Scripps Ranch Planning Group voted 20-0-1 to recommend approval of the proposed project without conditions (Attachment 8).

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

Housing Impact Statement: This project is not associated with residential development.

Code Enforcement Impact: None.

## BACKGROUND

The City of San Diego owns and operates the water tank for its water supply. The WCF has been on this site since 1999. Permit No. 99-0960-03 was granted for its operation and expired on April 11, 2010. Project No. 192138, approved on March 17, 2010, provided a Neighborhood Use Permit No. 734010 for Verizon Wireless to install fifteen (15) panel antennas on the existing water tank and ancillary equipment in an enclosure. This permit expired on March 17, 2020. The applicant stated that the expiration was due to their design schedule. Measures have now been taken to ensure permits remain current on the site.

## DISCUSSION

The project proposes to modify and continued use of Verizon's WCF on a water tank consisting of the removal of 15 antennas and installation of 12 antennas: six (6) antennas measuring 72" x 11.9" x 7.1", three (3) antennas measuring 31.22" x 16.6" x 9.05" and three (3) antennas measuring 8.4" x 7.5" x 4.1" for a total of 33 antennas and six (6) remote radio units (RRUs) concealed behind three (3) new Fiberglass Reinforced Plastic (FRP) enclosures mounted on a water tank painted and textured to match the existing tank surface. The project will also retain three (3) existing cable trays. The trays are vertically mounted to the water tank and will be extended to the bottom of the FRP, appearing to be a part of the FRP, painted and textured to match the existing tank surface. Equipment associated with the antennas is located within an existing above-ground 458-sq-ft equipment area near the existing driveway service area for the water tank, in an enclosure screened with landscape material and fencing designed to match the adjacent residential uses (Figure 2).



The site is designated Open Space in the Miramar Ranch North Community Plan. The project complies with the Wireless Design Guidelines as a Façade Mounted WCF.

The 1.46 acre site is in the RS-1-14 zone, a residential zone that contains a water tank on the parcel. The site will serve the neighboring residences as well as provide coverage to the existing gaps in the area (Attachment 11). This 30 ft. tall water tank provides maximum coverage with minimal visual impact. Therefore, the modification of this facility is appropriate at the existing location. Pursuant to San Diego Municipal Code (SDMC) Section SDMC 141.0420(c)(1)(A)(i) a CUP is required as the WCF is located in a residential zone on a premises that does not contain residential development. The proposed FRPs are located below the water tank roof. The FRPs will not increase the height of the water tank.

An NDP is required for the two deviations requested. Pursuant to SDMC Section 141.0420(e)(3) and Section 126.0402, the existing 458 sq. ft. equipment enclosure exceeds the allowable 250 sq. ft. for an equipment enclosure supporting a WCF. The deviation in equipment size allows Verizon Wireless to continue to meet its coverage and performance objectives with this WCF. An equipment enclosure with lower square footage could not achieve the coverage provided by this facility. The second deviation is to allow an empty pipe mount in the WCF's sector A (Alpha sector). Unconcealed pipe mounts are not considered to comply with SDMC 141.0420(e)(8)(D) unless concealed by an FRP box. The NDP can be supported for both deviations. The pipe mount is appropriately concealed behind the new FRP. Further, the 458 sq. ft. equipment enclosure is existing and appropriately designed and located near the existing driveway service area for the water tank, in an enclosure screened with landscape material and fencing designed to match the adjacent residential uses. Aside from exceeding the WCF equipment footprint and empty pipe mount for which a NDP is required and supported, the project complies with the development regulations of the RS-1-14 zone SDMC 141.0420, the Wireless Design Guidelines, as well as the City's General Plan and the Miramar Ranch North Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

WCF regulations require, among other things, WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with the existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The FRP is below the roof of the water tank and will not increase the height of the existing 30-foot-tall water tank. The trays are vertically mounted to the water tank and will be extended to the bottom of the FRP and appear part of the FRP; painted and textured to match the existing tank surface. As reflected in the exhibits, the design conceals the antennas, meeting the intent of the WCF Guidelines, and it appears as a uniform structure when viewed from grade. Therefore, the proposed development has been designed to comply with the WCFs Regulations.

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 Safety Survey Report was prepared by Pramira dated February 24, 2024, which concluded that the project is in compliance with FCC standards for RF emissions but recommended that necessary signage and barriers be installed and restricted access. Condition No. 25 of the CUP (Attachment 5) requires warning signage and barriers, regulated by the FCC, on the WCF.

WCFs are permitted in all zones Citywide with the appropriate permit process. Council Policy 600-43 assigns preference location levels for where WCFs are located within different land uses, with Preference 1 being the most preferred and Preference Location 4 the least preferred. Preference 1 locations generally include non-residential land uses and zones and are permitted ministerially. Preference 4 locations include residential land uses in residential zones and require a Process Four Planning Commission approval. The project is in the RS-1-14 zone, a residential zone that contains a 30 ft. tall water tank on the parcel and is considered a Preference 3 Location. Applications for sites either in Preference 2, 3, or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used. Verizon Wireless has provided a technical analysis and coverage maps that demonstrate the need for this facility. For this project, Verizon Wireless analysis indicated that antennas concealed behind FRP screening features maintain a consistent visual continuity on the water tank. Both the height and the design of the FRP screens provide the necessary features to provide coverage and performance while camouflaging the antennas from public view. Additionally, there are no other buildings or structures nearby in a lower preference level with the current existing structure height needed to meet the coverage objective.

#### Community Plan:

The Miramar Ranch North Community Plan Communications Section recommends concealing communication antennas from view. The antennas will be concealed behind the new FRP screens mounted below the tank's roof. The cable trays are vertically mounted to the water tank and will be extended to the bottom of the FRP and appears part of the FRP; painted and textured to match the existing tank surface. The water tank is an existing visual element in the landscape. The FRPs are mounted to the tank, they appear to be a part of the visual element and fit in appropriately. Equipment associated with the antennas is located within the existing driveway service area for the water tank, in an enclosure screened with landscape material and fencing designed to match the adjacent residential uses. The General Plan, Section UD-A.15, states that WCF should be concealed in existing structures when possible or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. Since the WCF is concealed behind FRP screens and appears as a uniform structure when viewed from further away, the Verizon Wireless design is consistent with the General Plan's requirement and meets the intent of the WCF Guidelines. Therefore, the proposed WCF complies with the City of San Diego General Plan and will not adversely affect the applicable land use plan.

#### Conclusion:

The proposed design effectively integrates with the architecture of the existing water tank meeting the purpose and intent of the Wireless Communication Ordinance (SDMC 141.0420), the Wireless Design Guidelines and Council Policy 600-43. Staff has prepared draft Findings in the affirmative to approve the project and recommends approval of Conditional Use Permit No. PMT-3298802 and Neighborhood Development Permit No. PMT-3359196 (Attachments 4 and 5).

#### ALTERNATIVES

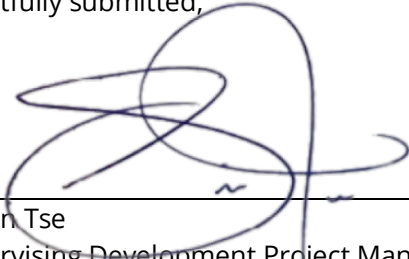
1. Approve Conditional Use Permit No. PMT-3298802 and Neighborhood Development Permit



No. PMT-3359196 with modifications.

2. Deny Conditional Use Permit No. PMT-3298802 and Neighborhood Development Permit No. PMT-3359196, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



---

Simon Tse  
Supervising Development Project Manager  
Development Services Department

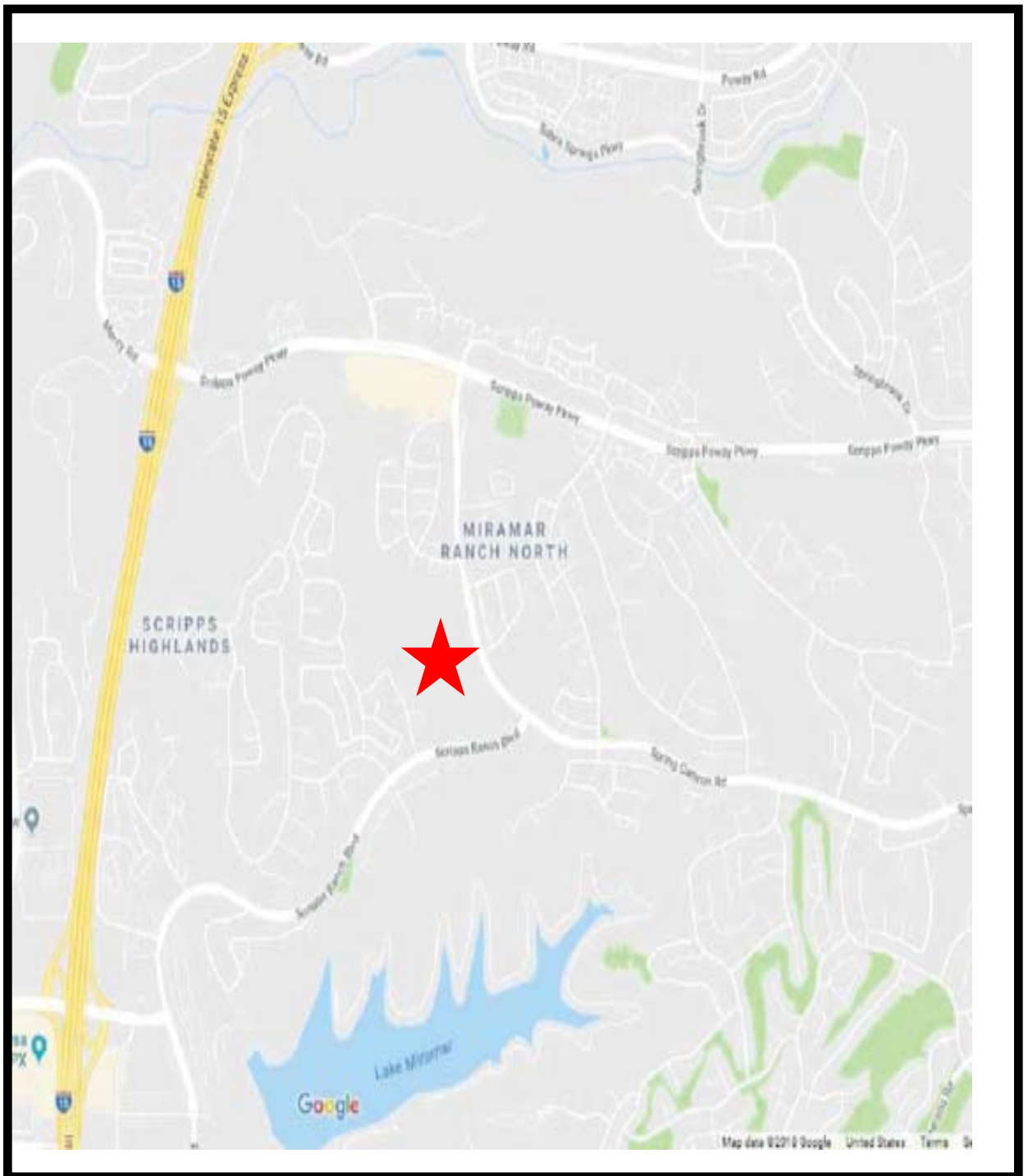


---

Karen Howard  
Development Project Manager  
Development Services Department

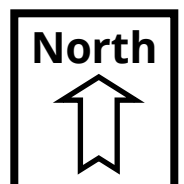
Attachments:

1. Location Map
2. Aerial Photographs
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Project Plans
8. Community Planning Group Recommendation
9. Photo Simulations
10. Telecom Site Justification Letter
11. Telecom Coverage Map
12. Photographic Survey



## Project Location

11485 Weatherhill Way Verizon Miramar North Ranch  
Project No. PRJ-1114673

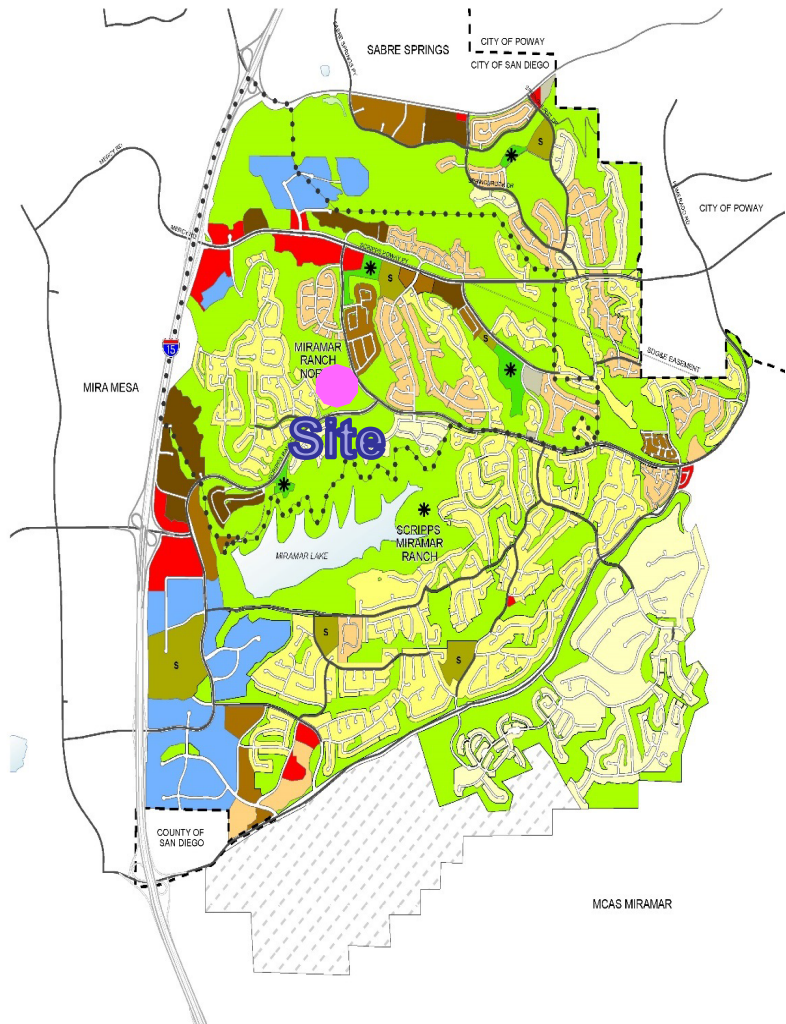


**Legend**

PLANNING AREA BOUNDARY	
MUNICIPAL BOUNDARY	
LOW/VERY LOW	
LOW-MEDIUM 6-9 DU/NET ACRE	
MEDIUM 9-12 DU/NET ACRE	
MEDIUM HIGH 12-24 DU/NET ACRE	
COMMERCIAL AND OFFICE	
INDUSTRIAL	
INSTITUTIONAL	
SCHOOLS	
UNIVERSITY	
INSTITUTIONAL	
PARKS	
OPEN SPACE	

**NOTES:**

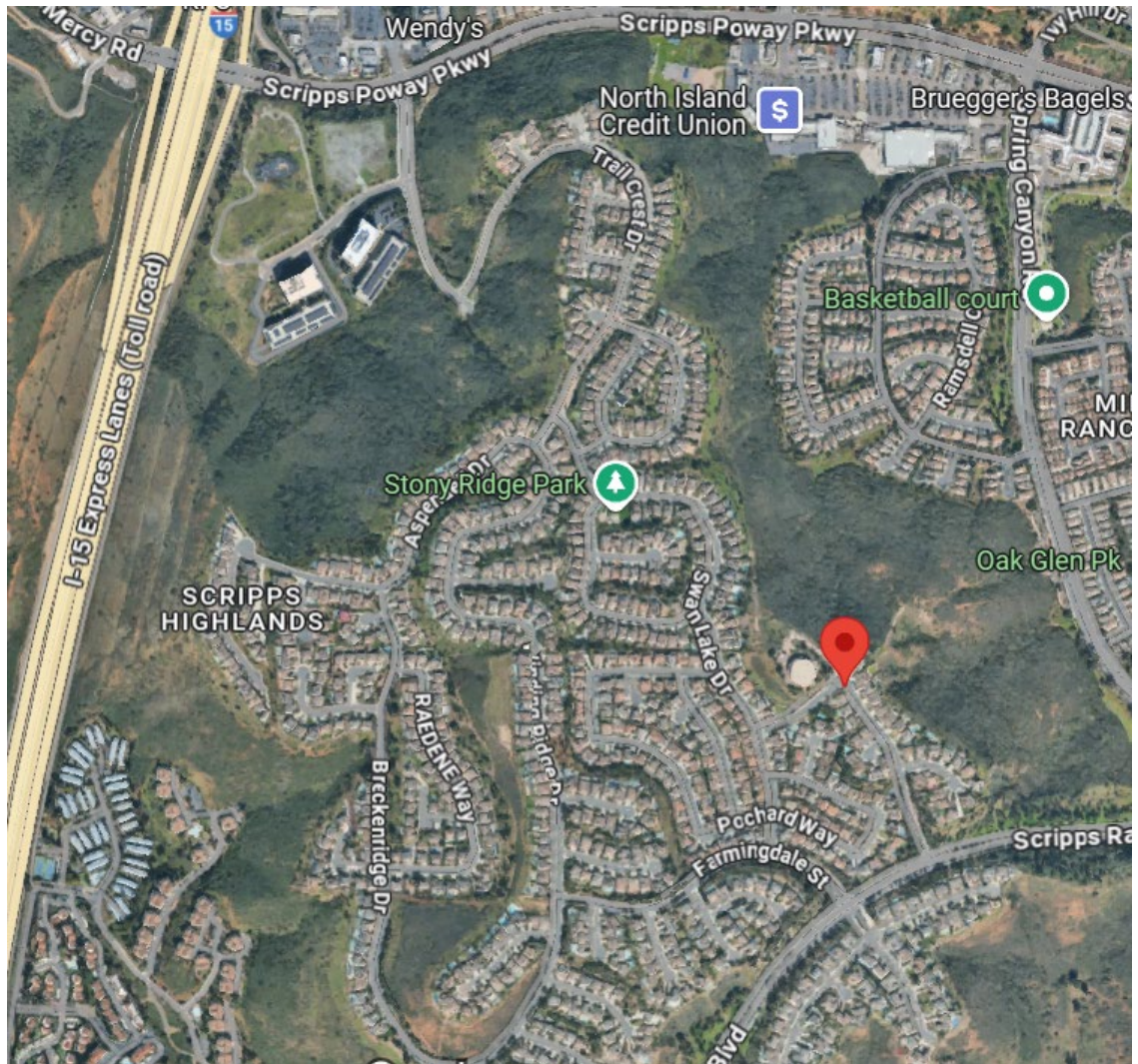
*Alignment of roads shown may change during final design.*



**Location of Twin Communities**  
**Miramar Ranch North Community Plan**







HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. PMT-3298802  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3359196  
**VERIZON-MIRAMAR NORTH RANCH PROJECT NO. PRJ-1114673**

WHEREAS, CITY OF SAN DIEGO, Owner and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to continue the operation of an existing Wireless Communication Facility (WCF) and ancillary equipment in an existing 458-square-foot ground-level equipment enclosure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. PMT-3298802 and PMT-3359196 on portions of a 63,5978.6 Sq ft/1.46 Acres;

WHEREAS, the project site is located at 11485 Weatherhill Way in the RS-1-14 zone of the Miramar Ranch North Community Plan;

WHEREAS, the project site is legally described as portion of parcel 1 of parcel map no. 11571, in the City of San Diego, County of San Diego, State of California, filed in the office of the county recorder of San Diego County, August 7, 1981 as file no. 81-251378 of official records;

WHEREAS, on March 27, 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 15301, Existing Facilities and Section 15302, Replacement or Reconstruction and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 17, 2025, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. PMT-3298802 and Neighborhood Development Permit No. PMT-3359196 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. PMT-3298802 and Neighborhood Development Permit No. PMT-3359196:

**Conditional Use Permit [San Diego Municipal Code (SDMC) Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

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

The project proposes the continued use of Verizon's WCF on a water tank consisting of the removal of 15 antennas and installation of 12 antennas: six (6) antennas measuring 72" x 11.9" x 7.1", three (3) antennas measuring 31.22" x 16.6" x 9.05" and three (3) antennas measuring 8.4" x 7.5" x 4.1" for a total of 33 antennas and six (6) remote radio units (RRUs) concealed behind three (3) new Fiberglass Reinforced Plastic (FRP) enclosures mounted on a water tank painted and textured to match the existing tank surface. Equipment associated with the antennas is located within an existing above-ground 458-sq-ft equipment area near the existing driveway service area for the water tank, in an enclosure screened with landscape material and fencing designed to match the adjacent residential uses. The FRP is below the roof of the water tank and will not increase the height of the existing 30-foot-tall water tank. The project will also utilize the three (3) existing cable trays. The trays are vertically mounted to the water tank and will be extended to the bottom of the FRP; painted and textured to match the existing tank surface. The site is located at 11485 Weatherhill Way in the RS-1-14 zone of the Miramar Ranch North Plan.

On page 84 of the Communications Section of the Miramar Ranch North Plan, objective 8.3 recommends concealing communication antennas from view. Additionally, the City of San Diego's General Plan addresses WCF in section UD-A.15. The general intent of both sections is to require that the visual impact of WCF's be minimized by concealing wireless facilities by utilizing camouflage and screening techniques, designing facilities to be aesthetically pleasing, and concealing equipment associated with the facilities in unobtrusive structures. This project complies with these recommendations. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions to minimize potential impacts. The regulations intend to camouflage facilities from public view. The less visible a facility is, the more integrated/concealed it is. In this case, the antennas and the RRUs will be completely concealed inside new FRPs mounted near the tank's roof and will have minimal visual impacts on the

surrounding area and comply with the City's General Plan requirements. The existing cable trays are mounted on the side of the tank and will be painted and textured to match the tank's surface to conceal the ancillary equipment and minimize visual impacts. The WCF is concealed from public view and appropriately screened behind new FRPs painted and textured to match the surface and concealed from public view. The top of the FRPs are below the tank's flat roof and designed to match the existing building's flat roofline. As designed, the WCF complies with the WCF Land Development Code requirements by integrating the project with the existing building's roofline; and color and texture, thereby reducing visual impacts.

The WCF is in compliance with the WCF Design Guidelines and San Diego Municipal Code (SDMC) section 141.0420. FRP is a transparent material used to screen and integrate a WCF with an existing tank. FRPs use paint and texture to blend them into an existing structure. FRPs make the antennas less visible and more integrated with the existing building. However, an FRP does not completely conceal. Sites that don't completely conceal any of the WCF will receive an expiration date of ten years. Condition No. 3 of the CUP set the expiration date to October 1, 2035. Therefore, the proposed development would not adversely affect the applicable land use plan.

The FRPs are painted to match the water tank coloring. The water tank is an existing visual element in the landscape. As the FRPs are attached to the tank, they appear to be a part of the visual element and fit in appropriately. Equipment associated with the antennas is located within the existing driveway service area for the water tank, in an enclosure screened with landscape material and fencing designed to match the adjacent residential uses. Therefore, this project is consistent with the City's General Plan and 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 15301, Existing Facilities and Section 15302, Replacement or Reconstruction. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions and ancillary equipment will be in the existing equipment enclosure. The top and bottom of the FRP screen boxes will be open and screened with mesh painted and textured to match the tank. The project does not include air conditioner units or a generator, so there is no noise to mitigate. No environmental impacts were identified for the proposed project. 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. Condition 25 addresses safety requirements. 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.

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 RF-EME Compliance Report (Report) dated February 24, 2024, from Pramira was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC for RF emissions, but recommended that access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible. The proposed equipment will be surrounded by an six-foot-tall lattice fence with locked steel gate accessible only to qualified personnel. The project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and**

The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. The regulations and Council Policy 600-43 dictate preference levels in the form of the permits required for a WCF. In this case, the WCF is located on a Preference 3 location which is considered a Process 3 permit. WCF's located in a residential zone where the antennas are located less than 100 feet from the property line of a day care, elementary or middle school, or residential use are permitted with the processing of a Conditional Use Permit. As such, this project complies with the permit and design requirements for WCF's as identified in the Land Development Code.

An NDP is required for the two deviations requested. Pursuant to SDMC Section 141.0420(e)(3) and Section 126.0402, the existing 458 sq. ft. equipment enclosure exceeds the allowable 250 sq. ft. for an equipment enclosure supporting a WCF. The deviation in equipment size allows Verizon Wireless to continue to meet its coverage and capacity objectives with this WCF. An equipment enclosure with lower square footage could not achieve the coverage provided by this facility. The second deviation is to allow an empty pipe mount in the Alpha sector. Unconcealed pipe mounts are not considered to comply with SDMC 141.0420(e)(8)(D) unless concealed by an FRP box. The NDP can be supported for both deviations. The pipe mount is appropriately concealed behind the new FRP. Further, the 458 sq. ft. equipment enclosure is existing and appropriately designed and located near the existing driveway service area for the water tank, in an enclosure screened with landscape material and fencing designed to match the adjacent residential uses. Aside from exceeding the WCF equipment footprint and empty pipe mount for which a NDP is required and supported, the project complies with the development regulations of the RS-1-14 zone. Therefore, the proposed development will comply with the

regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

**d. The proposed use is appropriate at the proposed location.**

This WCF is located in a Preference 3 location as outlined in Council Policy 600-43. The policy sets forth locational categories that correspond to the process levels contained within the Land Development Code (LDC) at SDMC Section 141.0420, WCF Regulations. These guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used. Verizon Wireless has provided a technical analysis and coverage maps that demonstrate the need for this facility. Verizon Wireless indicated that antennas concealed behind FRP screening features maintain a consistent visual continuity on the building. Both the height and the design of the FRP screens provide the necessary features to provide coverage and performance while camouflaging the antennas from public view. Additionally, there are no other buildings or structures nearby in a lower preference level with the current existing structure height needed to meet the coverage objective.

The site is zoned RS-1-14 and designated Open Space in the community plan. A Conditional Use Permit Process Three (3) is required for a WCF on this site. A Neighborhood Development Permit is also required to allow an equipment enclosure that exceeds 250 square-feet and an empty pipe mount. The overall objective of the WCF regulations is to identify process levels and provide design requirements. The trend to eliminate landline phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. The Wireless Communication Facility (WCF) regulations, Land Development Code Section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the antennas are located on a water tank. Equipment associated with the antennas is in an above- ground equipment enclosure near the existing driveway service area for the water tank. Water tanks are typical elements found in a neighborhood and integrate the WCF with the surrounding residential uses. The existing mature trees also help integrate the facility with the residential uses. Based on the design of the facility, the project complies with the applicable regulations of the regulations of the Land Development Code, including the allowed deviations being processed with NDP, and the Wireless Communication Facility Guidelines. Therefore, the use is appropriate at this location because it is designed appropriately. and integrates well into the water tank and the context of the neighborhood.

**B. Neighborhood Development Permit SDMC Section 126.0604****1. Findings for all Neighborhood Development Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

The Conditional Use Permit Finding at A.1.a. above and all supporting facts therein are adopted and incorporated herein by reference in their entirety.

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

The Conditional Use Permit Finding at A.1.b. above and all supporting facts therein are adopted and incorporated herein by reference in their entirety.

**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.**

An NDP is required for the two deviations requested. Pursuant to SDMC Section 141.0420(e)(3), the existing 458 sq. ft. equipment enclosure exceeds the allowable 250 sq. ft. for an equipment enclosure supporting a WCF and SDMC Section 141.0420(e)(8)(D) allows an empty pipe mount.

The WCF design regulations require that if an equipment enclosure is necessary, it shall not exceed 250 sq. ft. unless an NDP is granted. The deviation in equipment size allows Verizon Wireless to continue to meet its coverage and capacity objectives with this WCF. An equipment enclosure with a lower square footage could not achieve the coverage provided by this facility. The NDP can be supported because the equipment enclosure is existing and located near the driveway service area for the water tank; in an enclosure screened with landscape material and fencing designed to match the adjacent residential uses. The deviation to allow an empty pipe mount does not violate SDMC Section 141.0420(e)(8)(D), because the equipment is concealed behind the new FRP from view. Aside from exceeding the WCF equipment footprint and allowing a pipe mount for which a NDP is required and supported, the project complies with the development regulations of the RS-1-14 zone. A signed agreement from the City of San Diego to allow Verizon Wireless to continue operation of the existing WCF is scanned on the plans. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer of the City of San Diego, Conditional Use Permit No. PMT-3298802 and Neighborhood Development Permit No. PMT-3359196 is hereby GRANTED by the Hearing Officer to the referenced Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. PMT-3298802 and Neighborhood Development Permit No. PMT-3359196, a copy of which is attached hereto and made a part hereof.

\_\_\_\_\_  
KAREN HOWARD  
Development Project Manager  
Development Services

Adopted on: September 17, 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

CONDITIONAL USE PERMIT NO. 3298802  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3359196  
**VERIZON-MIRAMAR NORTH RANCH PROJECT NO. PRJ-1114673**  
**HEARING OFFICER**

This Conditional Use Permit No. 3298802 and Neighborhood Development Permit No. 3359196 is granted by the Hearing Officer of the City of San Diego, City of San Diego, Owner and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0604, 131.0420 and 141.0420. The 1.46 acre site is located at 11485 Weatherhill Way in the RS-1-14 zone of the Miramar Ranch North Community Plan. The project site is legally described as: portion of parcel 1 of parcel map no. 11571, in the City of San Diego, County of San Diego, State of California, filed in the office of the county recorder of San Diego County, August 7, 1981 as file no. 81-251378 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 17, 2025, on file in the Development Services Department.

The project shall include:

- a.** The modification of an existing WCF involves the removal of 15 antennas and the installation of 12 new antennas. This includes six (6) antennas measuring 72" x 11.9" x 7.1", three (3) antennas measuring 31.22" x 16.6" x 9.05", and three (3) antennas measuring 8.4" x 7.5" x 4.1". The total number of antennas will be 33, along with six (6) remote radio units (RRUs), all concealed behind three (3) new Fiberglass Reinforced Plastic (FRP) enclosures; and
- b.** An existing above ground 458-sq-ft equipment area; and
- c.** 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 September 17, 2028.

2. This Conditional Use Permit and Neighborhood Development Permit and corresponding use of this site shall expire on October 1, 2035. Upon expiration of this approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.

3. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

4. 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.

5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The 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.

11. Construction plans shall be in substantial conformity to Exhibit "A" dated September 17, 2025, on file in the Development Services Department. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The 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 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, 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 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 City shall not be required to pay or perform any settlement unless such settlement is approved by the City.



**ENGINEERING**

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

**TELECOM PLANNING**

15. No overhead cabling is permitted unless designed and installed to the satisfaction of the Development Services Department.

16. All antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls unless designed and installed to the satisfaction Development Services Department.

17. All use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces. RF-transparent material should not be warped or discolored or shall be replaced to the satisfaction of the Development Services Department.

18. Failure to maintain the condition of the FRP may impact the complete concealment facility status. All warped and/or poorly maintain FRP shall be repaired, removed and replaced within 30 days of notice issued by the City to the satisfaction Development Services Department.

19. All antennas shall align parallel with the water tank's roofline. No part of the antenna shall extend above the roofline unless designed and installed to the satisfaction of the Development Services Department.

20. No exposed pipes or mounting apparatus absent antennas shall be present at any time unless designed and installed to the satisfaction of the Development Services Department.

21. Mounting pipes shall not be longer than the antennas unless designed and installed to the satisfaction of the Development Services Department.

22. Mounting pipes shall not be wider than the antennas unless designed and installed to the satisfaction of the Development Services Department.

23. This WCF shall install and maintain appropriate warning signage and barriers as required by State and Federal regulations.

**LANDSCAPING**

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the

Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or “topping” of trees is not permitted.

**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 Hearing Officer of the City of San Diego on September 17, 2025 and Resolution No. CM-XXXX

## ATTACHMENT 5

Permit Type/PRJ Approval No.: Conditional Use Permit No. 3298802  
Neighborhood Development Permit No. 3359196  
Date of Approval: September 17, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
NAME  
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 ECONOMIC DEVELOPMENT**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**VERIZON WIRELESS**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

**DRAFT**

**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:** 11485 Weatherhill WCF / PRJ-1114673

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 11485 Weatherhill Way, San Diego CA 92131

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

**Description of nature and purpose of the Project:** Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) to continue the operation and modify the existing Wireless Communication Facility (WCF). The project proposes to remove 15 antennas and install 12 façade mounted antennas behind Fiber-Reinforced Plastic boxes on the existing WCF. The WCF is on an existing 30-foot-tall San Diego Water District tower. The site is zoned Residential – Single Unit (RS-1-14) and designated as Low Residential in the Miramar Ranch North Community Plan. The project is also within the following overlays: Complete Communities Mobility Choices, Affordable Housing Parking Demand, and Very High Fire Hazard Severity Zone, within Council District 5. **LEGAL DESCRIPTION:** PORTION OF PARCEL 1 OF PARCEL MAP NO. 11571, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 7, 1981, AS FILE NO. 81-251378 OF OFFICIAL RECORDS.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Armando Montes, 1 Spectrum Pointe Drive, Suite 130, Lake Forest, CA 92630. (562) 309-5577.

**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: Section 15301, Existing Facilities and Section 15302, Replacement or Reconstruction
- ☐ 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 15301, Existing Facilities. Section 15301

allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. This exemption would apply because the project is renewing an existing permit to continue the operation of an existing WCF located on an existing 30-foot-tall Water District tower. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction. CEQA Section 15302 allows for the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The project is proposing to modify the existing WCF by removing old equipment and replacing it with new equipment. No environmental impacts would occur. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**Lead Agency Contact Person:** Kristy Blodgett

**Telephone:** (619) 236-7788

**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.

Anne D. Jorgensen, Senior Planner  
Signature/Title

April 14, 2025  
Date

**Check One:**

- ☒ Signed by Lead Agency  
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

CITY OF SAN DIEGO PUBLIC UTILITIES DEPARTMENT (PUD)			
<b>Wireless Program Coordinator</b>			
Title	Name	Initials	
Operations Engineering			
Distribution Operations			
PUD CIP and Project Coordination			
Engineering & Program Management			
Security			
Safety			
Wireless Consultant			
<b>Department of Real Estate &amp; Airport Management (DREAM)</b>			
Real Estate Assets			
<p>MODIFICATION OF AN EXISTING UNMANNED VERIZON WIRELESS COMMUNICATIONS SUBSTATION TO CONSIST OF THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>G.C. TO REMOVE FIFTEEN (15) EXISTING PREVIOUSLY APPROVED PANEL ANTENNAS, TYP. OF (B) AT EACH SECTOR.</li> <li>G.C. TO INSTALL SIX (6) NEW 6'-0" PANEL ANTENNAS ON EXISTING WATER TANK (2 AT EACH SECTOR ON NEW DUAL MOUNT BRACKET) CONCEALED WITHIN (N) SCREEN BOX.</li> <li>G.C. TO INSTALL THREE (3) NEW AIR6419 31H. PANEL ANTENNAS FOR C-BAND (WITH INTEGRATED RRU) ON EXISTING WATER TANK (1 AT EACH SECTOR, CONCEALED WITHIN (N) SCREEN BOXES.</li> <li>G.C. TO INSTALL THREE (3) NEW 8' SQ. 4408 FOR CBRs (W/ INTEGRATED ANTENNA FACE PLATE) ON EXISTING WATER TANK (1 AT EACH SECTOR, CONCEALED WITHIN (N) SCREEN BOX.</li> <li>G.C. TO REMOVE ONE (1) PIPE MTD. RRU812 W/ A-2 MODULE AT ALPHA SECTOR ON WATER TANK.</li> <li>G.C. TO REMOVE THE EXISTING RBS 6201 LTE CABINET FROM WITHIN HOSC CABINET.</li> <li>G.C. TO INSTALL (N) DC POWER PLANT UPGRADE WITHIN EXISTING CABINET.</li> <li>G.C. TO INSTALL THREE (3) NEW DUAL BAND RRU8 4490 (B13/ B5) FOR (700-LTE/850-LTE) AT ANTENNA LOCATIONS (1 PER SECTOR).</li> <li>G.C. TO INSTALL THREE (3) NEW DUAL BAND RRU8 4490 (B2/B66) FOR (PCS-LTE/AWS/AWS-3) AT ANTENNA LOCATIONS (1 PER SECTOR).</li> <li>G.C. TO REMOVE ONE (1) EXISTING PREVIOUSLY APPROVED 1064 RAYCAP BOX AT ALPHA ANTENNA LOCATION.</li> <li>G.C. TO INSTALL THREE (3) NEW 6627 RAYCAP BOXES W/ ALARM CARDS AT ANTENNA SECTOR LOCATIONS (1 PER SECTOR) CONCEALED WITHIN (N) SCREEN BOX.</li> <li>G.C. TO INSTALL NEW RAYCAP 4620 AT EXISTING TOLL RACK WITHIN EXISTING EQUIP. CABINET.</li> <li>G.C. TO INSTALL THREE (3) NEW 1-5670 (Bx12) LOW INDUCTANCE HYBRIFLEX CABLES WITHIN EXISTING NEW CABLE ROUTES (1 PER SECTOR).</li> <li>G.C. TO INSTALL THREE (3) NEW FRP SCREEN BOXES ON FACE OF WATER TANK TO CONCEAL ALL ANTENNAS &amp; EQUIPMENT, TYP. OF 1 PER SECTOR.</li> <li>GAMMA SECTOR TO BE RELOCATED AT NORTH SIDE OF TANK PER PLAN.</li> </ol> <p>THE SIZE OF THE EXISTING EQUIPMENT LEASE AREA &amp; FACILITY HEIGHT WILL REMAIN UNCHANGED.</p> <p>THERE ARE CURRENTLY TWO (2) EXISTING TELECOMMUNICATION FACILITIES (VERIZON WIRELESS AND SPRING) ON SITE.</p> <p>EXISTING # OF ANTENNAS: 15 FINAL # OF ANTENNAS: 12</p> <p>EXISTING # OF RRU8: 6 FINAL # OF RRU8: 1</p>			



# "MIRAMAR NORTH RANCH"

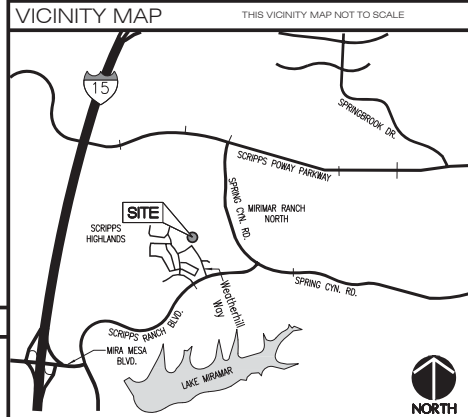
(SPRG CYN / SCRIPP)

11485 WEATHERHILL WAY

SAN DIEGO, CA 92131

(FUZE ID #'S: 16524409, 16601949)

(700/850-LTE CONV., AWS/AWS-3, C-BAND, SECTOR RELO & CUP RENEWAL )



**PROJECT INFORMATION**

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA ADMINISTRATIVE CODE  
PART 1, TITLE 24, C.C.R.

2022 CALIFORNIA BUILDING CODE (C.B.C.)  
PART 2, TITLE 24, C.C.R.

2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
PART 3, TITLE 24, C.C.R.

2022 CALIFORNIA MECHANICAL CODE (C.M.C.)  
PART 4, TITLE 24, C.C.R.

2022 CALIFORNIA PLUMBING CODE (C.P.C.)  
PART 5, TITLE 24, C.C.R.

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.S.C.) (PART 11, TITLE-24, CCR)

2022 CALIFORNIA FIRE CODE (C.F.C.)  
PART 9, TITLE 24, C.C.R.

2022 CALIFORNIA INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS

2022 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

AND ALL APPLICABLE CITY CODES, POLICIES, LAND USE PLANS, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED.

**PROJECT TEAM**

**APPLICANT:**  
VERIZON WIRELESS  
15505 SAND CANYON AVE.  
BUILDING D, FIRST FLOOR  
IRVINE, CA. 92618

**APPLICANT'S AGENT:**  
SEQUOIA DEPLOYMENT SERVICES  
1 SPECTRUM POINTE DR., STE. #130  
LAKE FOREST, CA 92630-2283  
PH: (849) 310-1562  
CONTACT: KEN WEINGARTNER

**ARCHITECT:**  
DERRA DESIGN, INC.  
1759 CALIFORNIA AVE., #102  
CORONA, CA. 92881  
951-285-1850  
CONTACT: JEFF ROEBUCK

**OWNER:**  
CITY OF SAN DIEGO  
1200 THIRD AVENUE, SUITE 1700  
SAN DIEGO, CA 92101  
CONTACT: CAROL YOUNG  
PH: (619) 236-6081

**STRUCTURAL ENGINEER:**  
SHUJIB "CHUCK" YAGHI, P.E.  
112 E. CHAPMAN AVE., SUITE D  
ORANGE, CA. 92666  
PH: 714-997-9120  
CONTACT: CHUCK YAGHI, P.E.

**ELECTRICAL ENGINEER:**  
CD DESIGN GROUP  
P.O. BOX 4107  
IRVINE, CA 92614  
PHONE: (949) 387-8476  
CONTACTS: CHRIS KARJALA

**APPROVALS**

APPROVED BY	DATE	INITIALS	COMMENTS
<b>RF ENGINEER</b>			
<b>SITE DEV.</b>			
<b>SITE ACQ.</b>			
<b>PM</b>			

**CONSTRUCTION DATA**

JURISDICTION: CITY OF SAN DIEGO

ASSESSORS PARCEL NUMBER: 319-651-05

ZONING: RS-1-13

CONSTRUCTION TYPE: V-B

OCCUPANCY: U/S-2

EXISTING VERIZON LEASE AREA: 453 S.F.

**LEGAL DESCRIPTION**

ASSESSORS PARCEL NUMBER:  
319-651-05

PORTION OF PARCEL 1 OF PARCEL MAP NO. 11571, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 7, 1981 AS FILE NO. 81-251378 OF OFFICIAL RECORDS.

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES, SYM., ABBREVIATIONS, & FORMS
T-3	RF SIGNAGE
T-4	PHOTOSIMULATIONS
T-5	WATER POLLUTION CONTROL PLAN (WPCP)
A-1.0	SITE PLAN
A-1.1	EXIST. & PROPOSED EQUIPMENT LEASE AREA PLANS
A-2	ENLARGED SITE PLAN
A-3.0	EXISTING ANTENNA PLANS
A-3.1	PROPOSED ANTENNA PLANS
A-4	EXISTING AND PROPOSED SOUTH ELEVATION
A-5.0	EXISTING NORTH AND EAST ELEVATIONS
A-5.1	PROPOSED NORTH AND EAST ELEVATIONS
A-6	ANTENNA AND EQUIPMENT SPECIFICATIONS
A-7	ARCHITECTURAL DETAILS
A-8	ARCHITECTURAL DETAILS
S-1	STRUCTURAL NOTES AND DETAILS
S-2	STRUCTURAL NOTES AND DETAILS
S-3	FRP RESEARCH REPORT DOCUMENTS
E-1	ANTENNA EQUIPMENT GROUNDING PLAN

**NOTES**

- THE NUMBER OF PREVIOUSLY APPROVED PANEL ANTENNAS IS FIFTEEN (15).
- THE MAXIMUM NUMBER OF PANEL ANTENNAS TO BE REMOVED AND REPLACED IS SIX (6).
- THE NUMBER OF PREVIOUSLY APPROVED ANTENNAS TO BE REMOVED IS FIVE (5).
- THE NUMBER OF ANTENNAS TO BE INSTALLED AFTER MOD IS TEN (10).
- THE MAXIMUM NUMBER OF PREVIOUSLY APPROVED GPS ANTENNAS IS TWO (2).
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED.
- VERIZON WIRELESS TO PERMANENTLY LABEL ALL EQUIPMENT, EQUIPMENT ENCLOSURES, ANTENNA SECTORS THIS INCLUDES GROUND BASED, ENCLOSURES, ANTENNA LOCATED ON TANK

**SPECIAL INSPECTIONS**

SPECIAL INSPECTION IS REQUIRED FOR THE WORK

NONE


**RF DOCUMENT**

THESE PLANS DESIGNED PER RFDS DOCUMENT DATED: 1/29/24

**PROPRIETARY INFORMATION**

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

Dept. Approved Date	
A&C	
RE	
RF	
INT	
EE	
GPS	
ECOUT	



15505 Sand Canyon Ave.  
Building "C2", Second Floor  
Irvine, CA. 92618

**MIRAMAR NORTH RANCH**  
(PCS-LTE CONV., 700/850-LTE/AWS/AWS-3, C-BAND, CUP RENEWAL SECTOR RELO)  
11 SAN DIEGO, CA 92131

**TITLE SHEET**  
CONSTRUCTION DRAWINGS

**derra**  
1759 California Ave., Suite 102  
Corona, CA 92881  
Ph: 951-285-1850 Fax: 951-285-1851

**T-1**  
Job No. 2300

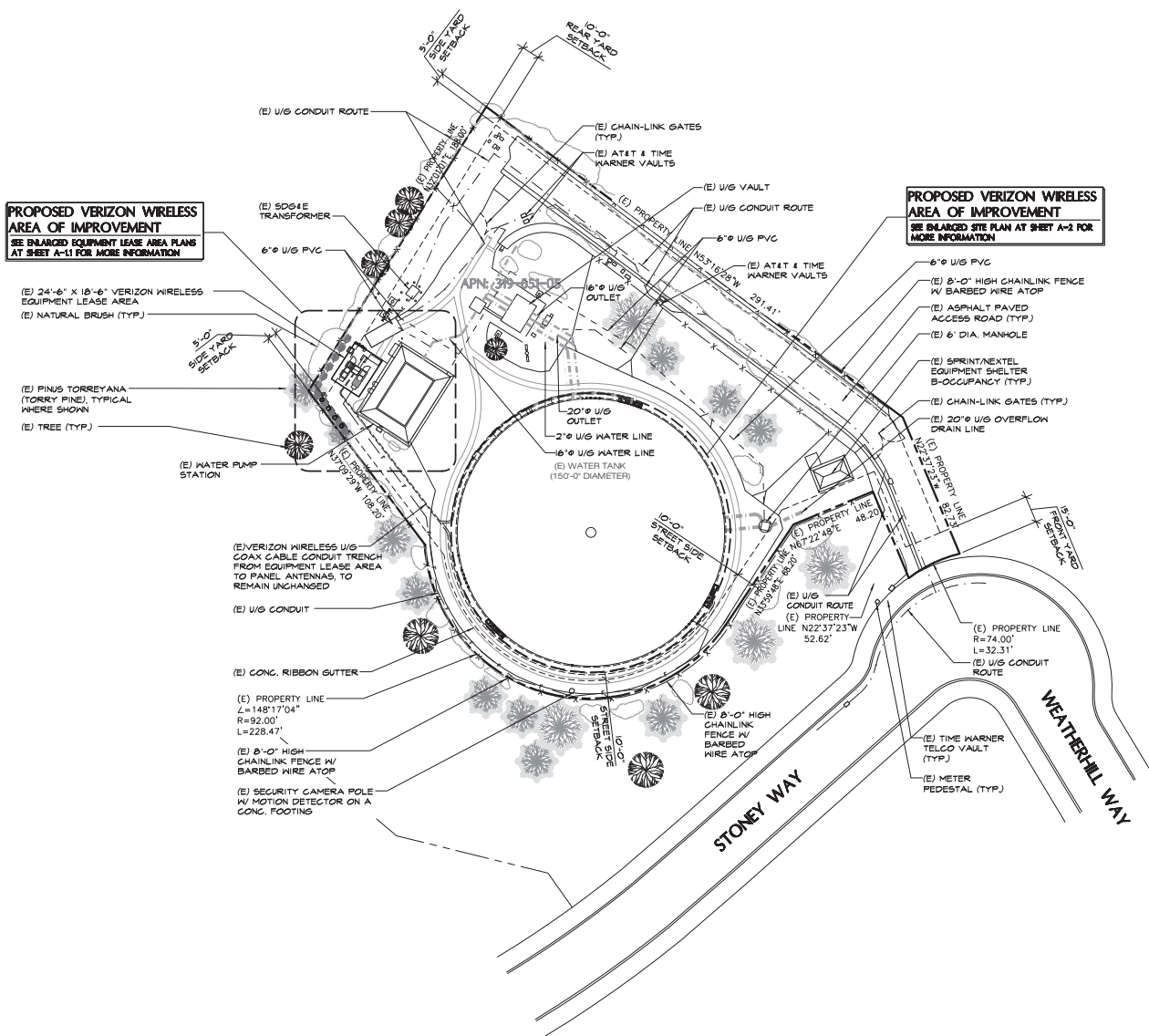


NOTES:

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

NOTES:

- NEW TRENCHING IS PROPOSED WITH THIS MODIFICATION.
- ASPHALT CUT REQUIRED TO EXTEND NEW CONDUITS FROM EXIST. GAMMA LOCATION TO NEW GAMMA LOCATION.
- NO NEW BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT.



SITE PLAN



Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
CPS		
EEOUT		

MIRAMAR NORTH RANCH  
(SRRG CYN / SCRIPP  
PCS-LTE CONV. 000 800-LTE/AVS/WS-3/  
C-BAND) CUP RENEWAL SEC FOR RELD  
11 SAN DIEGO, CA 92131  
SITE PLAN & LEASE AREA  
CONSTRUCTION DRAWINGS

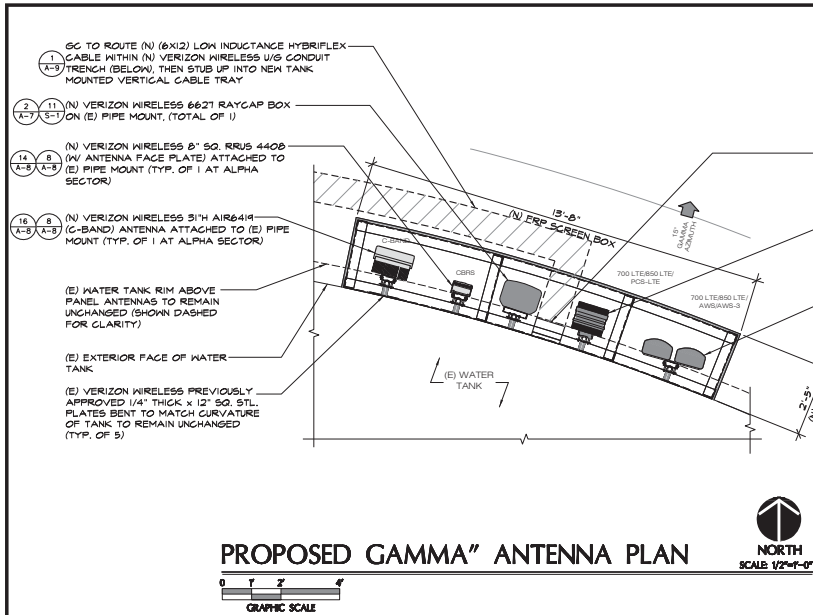
15505 Sand Canyon Ave.  
Building "C2", Second Floor  
Irvine, CA 92618  
(949) 266-7000

1750 California Ave., Suite 400  
Cerritos, CA 90501  
Ph: 905.468.1650 Fax: 905.468.6561

REV	DATE	BY	CHKD	DESCRIPTION
0	11/26/23			PUBLIC WORKS REVIEW
0	1/2/24			05/05/24
0	5/14/24			05/14/24
0	5/14/24			05/14/24
0	6/27/24			06/27/24
0	7/1/24			07/01/24

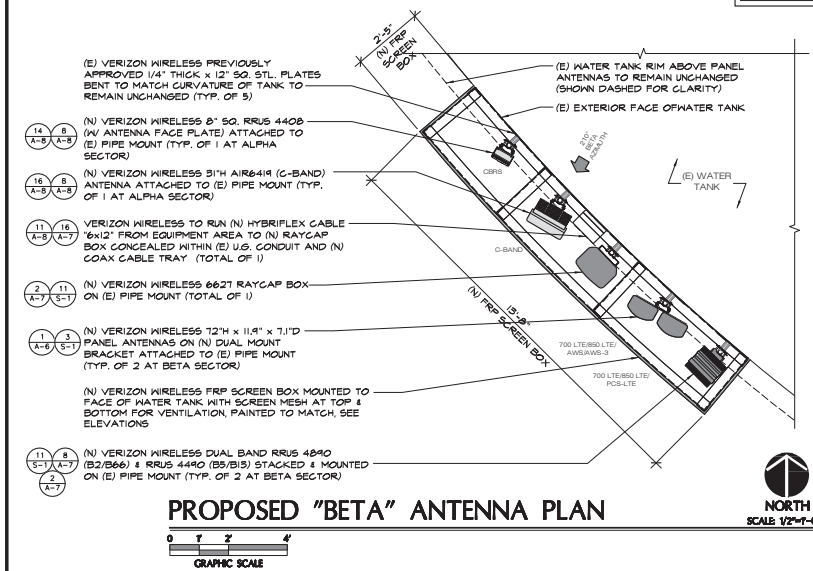
A-1.0

Job No. 23030



**NOTES:**

VERIZON WIRELESS TO CONCEAL ALL (N) & (E) ANTENNAS AND EQUIPMENT WITHIN (N) FRP SCREEN BOXES @ EACH SECTOR. TOP & BOTTOM OF FRP BOX TO BE OPEN & SCREENED WITH MESH PAINTED TO MATCH FOR REQUIRED VENTILATION



PROPOSED ANTENNA AND COAXIAL CABLE SCHEDULE							
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL	(N) EQUIPMENT PER SECTOR	NO. OF CABLES PER SECTOR	COAX/ HYBRIFLEX CABLES LENGTH (+/- 5')	JUMPER LENGTH (+/- 0')
ALPHA 1	EAST	105°	-	-	(2) (E) 7/8" COAX CABLES	280'	16'-0"
ALPHA 2			(2) (N) NHH-658-R2B (LTE / AWS-3)	(1) RRUS 4490 (B5/B13) (700-LTE/850-LTE)	-		
ALPHA 3			(N) RRUS	(1) RRUS 4890 (B2/B66) (PCS-LTE/AWS/AWS-3)	-		
ALPHA 4			(N) RRUS/ANT 4408 OV. (N) RAYCAP	-	-		
ALPHA 5			(N) AIR 6419	-	-		
BETA 1	SOUTHEAST	210°	(N) RRUS	(1) (N) 6627 RAYCAP BOX	(1) (N) 1-5/8" (6X12) HYBRIFLEX CABLE	-	16'-0"
BETA 2			(2) (N) NHH-658-R2B (LTE / AWS-3)	(1) RRUS 4490 (B5/B13) (700-LTE/850-LTE)	-		
BETA 3			(N) RAYCAP	(1) RRUS 4890 (B2/B66) (PCS-LTE/AWS/AWS-3)	-		
BETA 4			(N) AIR 6419	-	-		
BETA 5			(N) RRUS/ANT 4408	-	-		
GAMMA 1	NORTH	15°	(N) AIR 6419	(1) (N) 6627 RAYCAP BOX	(1) (N) 1-5/8" (6X12) HYBRIFLEX CABLE	-	16'-0"
GAMMA 2			(N) RRUS/ANT 4408	(1) RRUS 4490 (B5/B13) (700-LTE/850-LTE)	-		
GAMMA 3			(N) RAYCAP	(1) RRUS 4890 (B2/B66) (PCS-LTE/AWS/AWS-3)	-		
GAMMA 4			(N) RRUS	-	-		
GAMMA 5			(2) (N) NHH-658-R2B (LTE / AWS-3)	(1) (N) 6627 RAYCAP BOX	(1) (N) 1-5/8" (6X12) HYBRIFLEX CABLE		
<b>TOTAL#</b>	-	-	(12) PANEL ANTENNAS	(6) RRUS (3) RAYCAP 6627	(2) (E) 7/8" COAX CABLES (3) (N) 1-5/8" (6X12) HYBRIFLEX CABLE	-	-

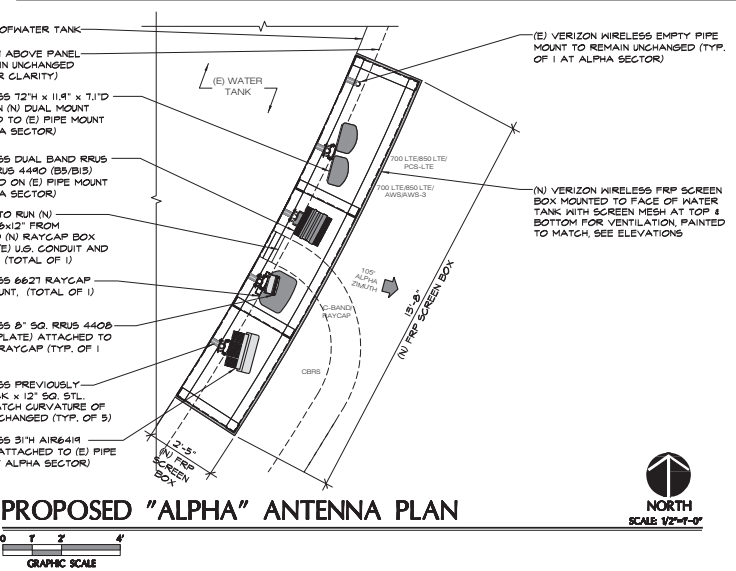
**NOTES:**

1. FIELD VERIFY ALL CABLE LENGTHS PRIOR TO ORDERING CABLE.

2. VERIFY MODEL NUMBERS OF PANEL ANTENNAS FOR LATEST RFD.

3. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT.

## ANTENNA AND COAXIAL CABLE SCHEDULE



Dept. Approved	Date
A&C	
RE	
RF	
INT	
EE	
OPS	
ECOUT	

**verizon**

15505 Sand Canyon Ave.  
Building "C2", Second Floor  
Irvine, CA 92618  
(949) 266-7000

MIRAMAR NORTH RANCH  
(PCS-LTE CONV. / 800-850-LTE/AWS/AWS-3)  
(C-BAND) CUP RENEWAL (FOR RHO)  
SAN DIEGO, CA 92131  
PROPOSED ANTENNA PLANS  
CONSTRUCTION DRAWINGS

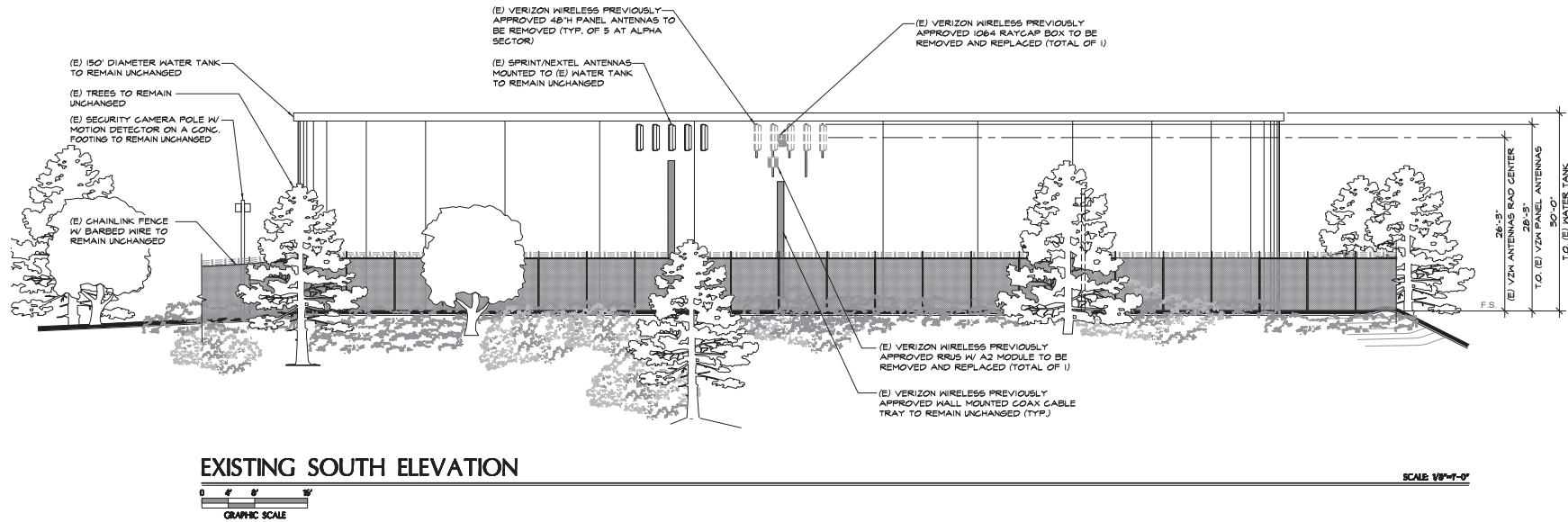
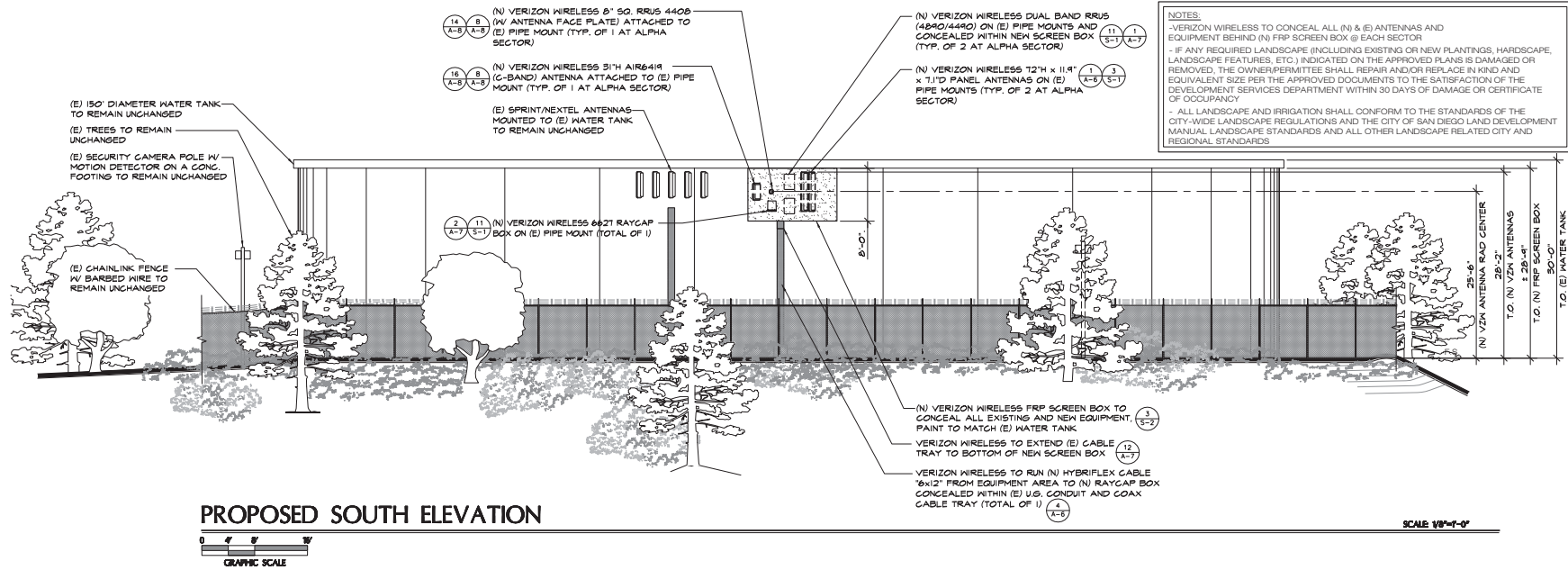
**derra**

1750 California Ave., Suite 100  
Corona, CA 92701  
Ph: 951-261-1800 Fax: 951-261-1801

REV	DATE	BY	CHK	DESC
0	12/26/23	AU		PUBLIC WORKS REVIEW
0	1/2/24	000	00	000
0	5/14/24	000	00	000
0	5/14/24	000	00	000
0	6/27/24	000	00	000
0	7/1/24	000	00	000

**A-3.1**

Job No. 23000



**NOTES:**

- VERIZON WIRELESS TO CONCEAL ALL (N) & (E) ANTENNAS AND EQUIPMENT BEHIND (N) FRP SCREEN BOX @ EACH SECTOR
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS

Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		
ECOUT		

**verizon**

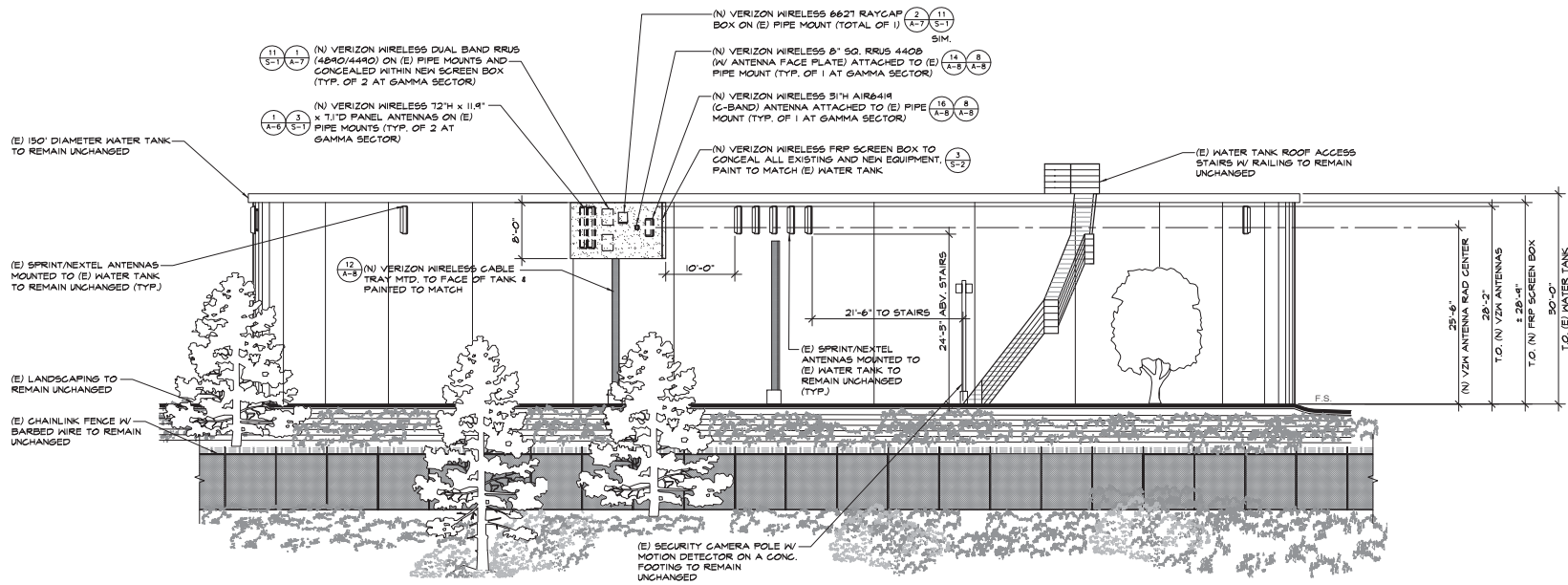
15505 Sand Canyon Ave.  
Building "C2", Second Floor  
Irvine, CA 92618  
(949) 266-7000

MIRAMAR NORTH RANCH  
(SCHRG CYN / SCORPP  
(PCS-LTE CONV. 000-800-LTE/AVS/WS-3)  
C-BAND) CUP RENEWAL (SEC OR REL)  
11 SAN DIEGO, CA 92131  
(E) & (P) SOUTH ELEVATION  
CONSTRUCTION DRAWINGS

**derra**

1750 California Ave., Suite 400  
Cerritos, CA 90601  
Ph: 906.568.1600 Fax: 906.568.1601

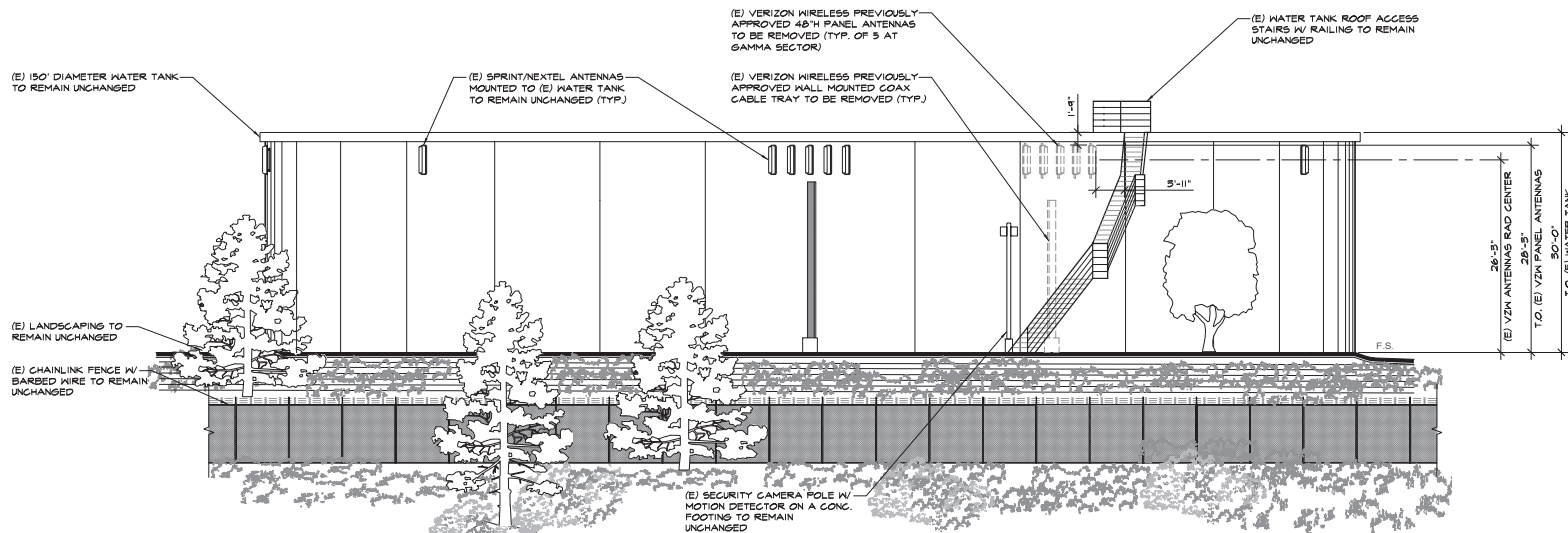
REV	DATE	BY	CHK	DESCRIPTION
0	11/26/23	AW		PUBLIC WORKS REVIEW
0	3/27/24	AW		DATE CD
0	5/14/24	AW		DATE CD
0	6/27/24	AW		DATE CD
0	7/11/24	AW		DATE CD
0	7/11/24	AW		DATE CD
0	7/11/24	AW		DATE CD
0	7/11/24	AW		DATE CD



PROPOSED NORTH ELEVATION



SCALE: 1/8"=1'-0"



EXISTING NORTH ELEVATION



SCALE: 1/8"=1'-0"

Dept.	Approved	Date
A&C	RE	
RF	INT	
EE		
OPS		
ECOUT		

**verizon**

15505 Sand Canyon Ave.  
Building "C2", Second Floor  
Irvine, CA 92618  
(949) 256-7000

MIRAMAR NORTH RANCH  
(PCS-LTE CONV. / 000-800-LTE/SAWS-3/  
C-BAND) / CUP RENEWAL SEC FOR RELY  
11 SAN DIEGO, CA 92131  
(E) & (P) NORTH ELEVATIONS  
CONSTRUCTION DRAWINGS


**derra**  
1750 California Ave., Suite 400  
Cerritos, CA 90508  
Ph: 905.568.1650 Fax: 905.568.1651

REV	DATE	BY	CHK	APP	DESCRIPTION
0	12/26/23	0	0	0	PUBLIC WORKS REVIEW
0	3/27/24	0	0	0	0
0	5/14/24	0	0	0	ADD PHOTOGRAPH TO PLANS
0	6/27/24	0	0	0	0
0	7/11/25	0	0	0	REVISION COMMENTS

A-5.1

Job No. 23030



Page 3	City of San Diego · Information Bulletin 620		August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form</b>
Project Name: Verizon Spring Cyn Scripp 11485 Weatherhill,		Project Number: PRJ-1114673	
Community:      Scripps Miramar Ranch			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote:  August 01, 2024
# of Members Yes <div style="text-align: center;">20</div>	# of Members No <div style="text-align: center;">0</div>	# of Members Abstain <div style="text-align: center;">1</div>	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME:      Victoria La Bruzzo			
TITLE:      SRPG Chair		DATE:      December 20, 2024	

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

VIEW 1



EXISTING



PROPOSED

LOOKING NORTH FROM STONEY WAY



VIEW 3



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM STONY RIDGE WAY





EXISTING



PROPOSED

LOOKING NORTHEAST FROM SWAN LAKE DRIVE

Verizon Wireless Proposed Wireless Telecommunications Facility Modification  
And CUP renewal for Spring Canyon Scipp L-Sub6 - 11485 Weatherhill Way, San Diego, CA 92131  
Original Case Number: Neighborhood Use Permit NO. 734010

**Project Description**

Verizon Wireless is proposing to modify an existing wireless telecommunications facility at 11485 Weatherhill Way, San Diego, CA 92131. The existing facility is on an existing 30' tall San Diego Water District tower. The proposed modification consists of the following:

- REMOVE FIFTEEN (15) EXISTING PREVIOUSLY APPROVED PANEL ANTENNAS, TYP. OF (5) AT EACH SECTOR. Addition of three (3) new 2' 5" panel antennas.
- INSTALL SIX (6) NEW 6'-0" PANEL ANTENNAS ON EXISTING WATER TANK (2 AT EACH SECTOR ON NEW DUAL MOUNT BRACKET) CONCEALED WITHIN (N) SCREEN BOX.
- INSTALL THREE (3) NEW AIR6449 31"H. PANEL ANTENNAS FOR C-BAND (WITH INTEGRATED RRU) ON EXISTING WATER TANK (1 AT EACH SECTOR, CONCEALED WITHIN (N) SCREEN BOXES.
- INSTALL THREE (3) NEW 8" SQ. 4408 FOR CBRS (W/ INTEGRATED ANTENNA FACE PLATE) ON EXISTING WATER TANK (1 AT EACH SECTOR & CONCEALED WITHIN (N)SCREEN BOX.
- REMOVE ONE (1) PIPE MTD. RRUS12 W/ A-2 MODULE AT ALPHA SECTOR ON WATER TANK.
- REMOVE THE EXISTING RBS 6201 LTE CABINET FROM WITHIN HGSC CABINET.
- INSTALL (N) DC POWER PLANT UPGRADE WITHIN EXISTING CABINET.
- INSTALL THREE (3) NEW DUAL BAND RRUS 4449 (B13/ B5) FOR (700-LTE/850-LTE) AT ANTENNA LOCATIONS (1 PER SECTOR).
- INSTALL THREE (3) NEW DUAL BAND RRUS 8843 (B2/B66) FOR (PCS-LTE/AWS/AWS-3) AT ANTENNA LOCATIONS (1 PER SECTOR).
- REMOVE ONE (1) EXISTING PREVIOUSLY APPROVED 1064 RAYCAP BOX AT ALPHA ANTENNA LOCATION.
- INSTALL THREE (3) NEW 6600 RAYCAP BOXES W/ ALARM CARDS AT ANTENNA SECTOR LOCATIONS (1 PER SECTOR) CONCEALED WITHIN (N) SCREEN BOX.
- INSTALL NEW RAYCAP 4520 AT EXISTING TOLL RACK WITHIN EXISTING EQUIP. CABINET.
- TO INSTALL THREE (3) NEW FRP SCREEN BOXES ON FACE OF WATER TANK TO CONCEAL ALL ANTENNAS & EQUIPMENT, TYP. OF 1 PER SECTOR,
- GAMMA SECTOR TO BE RELOCATED AT NORTH SIDE OF TANK PER PLAN.

The size of the existing equipment lease area & facility height will remain unchanged.

THERE ARE CURRENTLY TWO (2) EXISTING TELECOMMUNICATION FACILITIES (VERIZON WIRELESS AND SPRINT) ON SITE.

EXISTING # OF ANTENNAS: 15

FINAL # OF ANTENNAS: 12

EXISTING # OF RRUS: 1

FINAL # OF RRUS: 6

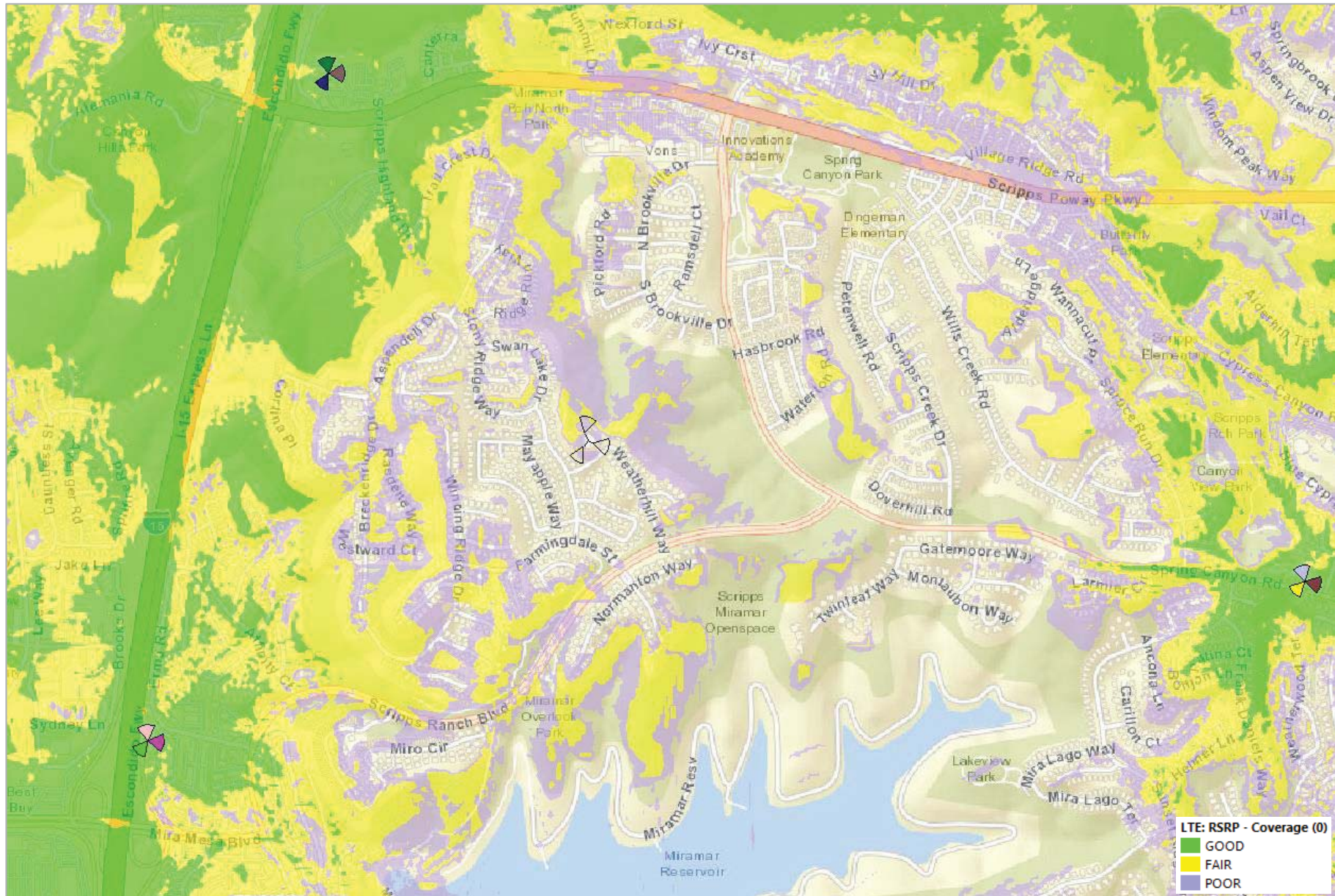
The original Neighborhood Use Permit NO. 734010 for Verizon Wireless was approved on March 17th, 2010, by the City of San Diego. The property is currently zoned RS-1-13, permitting the use of wireless telecommunications facilities through previous approval. The proposed modification does not conflict with the spirit or the intent of any condition of approval related to the project.

In efforts to meet customer demands, Verizon Wireless is proposing to upgrade the facility in a manner that will not create conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The facility will not be staffed, having no impact on current (traffic or parking) circulation systems. In addition, the facility continues to only require periodic maintenance, which equates to approximately one trip per month. Furthermore, Verizon will operate in full compliance with all local, state and federal regulations including the Telecommunications Act of 1996. Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). Verizon Wireless technology does not interfere with any other forms of private or public communications systems.

The proposed modification will continue to provide coverage to those residing, working, or traveling in the vicinity of the water tank and surrounding area.

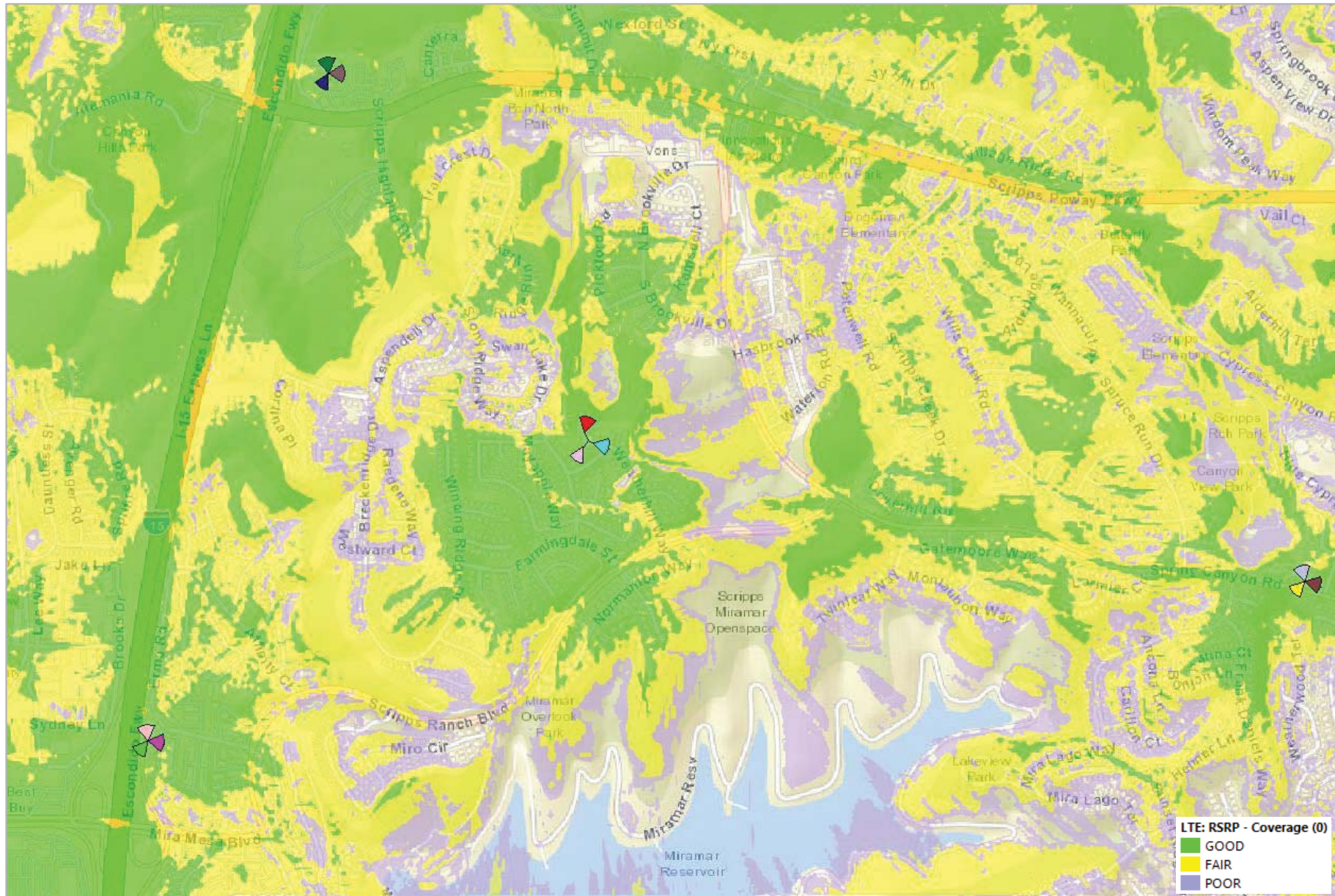


# Verizon Coverage without SPRG CYN SCRIPP





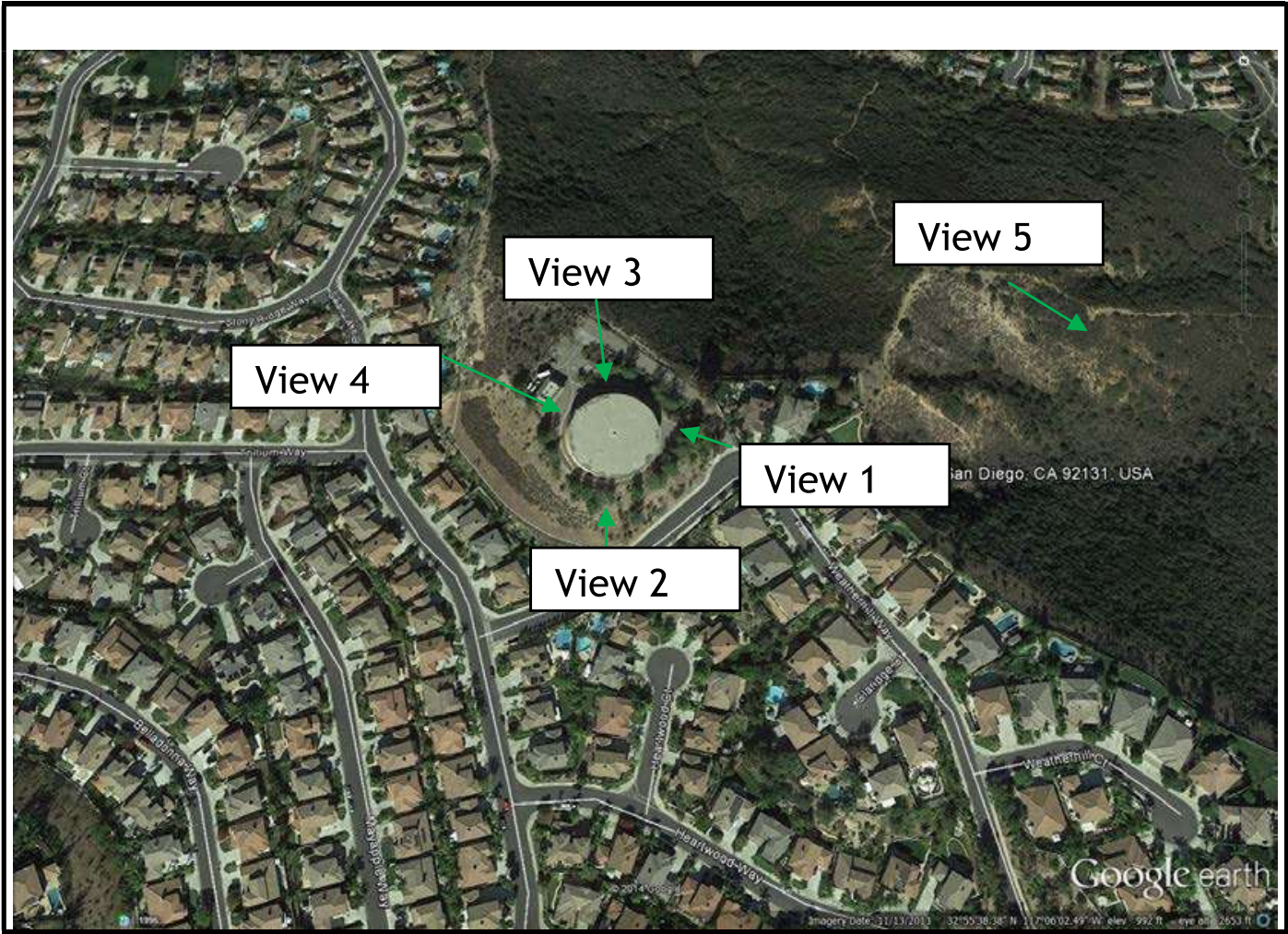
# Verizon Coverage with SPRG CYN SCRIPP



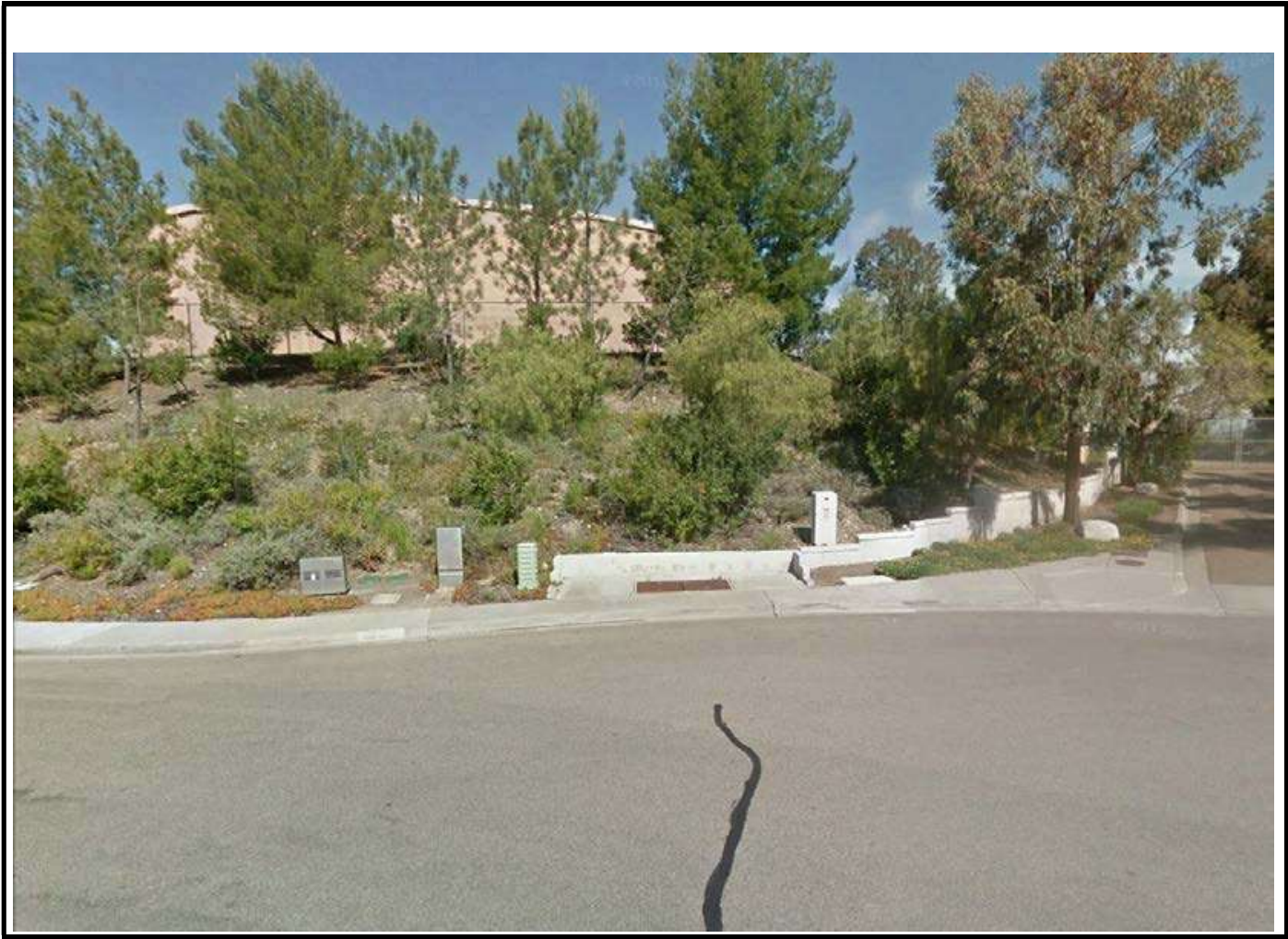




**SITE PHOTOGRAPHS-SPRING CANYON -LTE CAPACITY**  
**11485 WEATHERHILL WAY**  
**SAN DIEGO, CA 92131**  
**APN: 319-651-05**



PROJECT SITE KEY MAP



#1 VIEW NORTHWEST FROM STONEY WAY





**SITE PHOTOGRAPHS-SPRING CANYON -LTE CAPACITY**  
**11485 WEATHERHILL WAY**  
**SAN DIEGO, CA 92131**  
**APN: 319-651-05**



#2 VIEW LOOKING N FROM STONE WAY



#3 VIEW LOOKING S FROM ACCESS ROAD



**SITE PHOTOGRAPHS-SPRING CANYON -LTE CAPACITY**  
**11485 WEATHERHILL WAY**  
**SAN DIEGO, CA 92131**  
**APN: 319-651-05**



#4 VIEW LOOKING SE FROM THE SUBJECT PROPERTY





**SITE PHOTOGRAPHS-SPRING CANYON -LTE CAPACITY**  
**11485 WEATHERHILL WAY**  
**SAN DIEGO, CA 92131**  
**APN: 319-651-05**



#5 VIEW SE FROM SAN DIEGUITO RD