



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: October 17, 2024 REPORT NO. PC-24-053  
HEARING DATE: October 24, 2024  
SUBJECT: DISH WIRELESS HAYFORD WAY, Process Four Decision  
PROJECT NUMBER: [PRJ-1053209](#)  
OWNER/APPLICANT: Grace Point Church, Owner, and Dish Wireless, Permittee

### SUMMARY

Issue: Should the Planning Commission approve a Planned Development Permit (PDP) and a Conditional Use Permit (CUP) for a new Wireless Communication Facility (WCF) located at [13340 Hayford Way](#) within the [Carmel Valley Community Planning area](#)?

### Proposed Actions:

1. APPROVE CUP No. 3145517 and;
2. APPROVE PDP No. 3311754.

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: The Carmel Valley Community Planning Group [voted 6-2-0](#) on August 25, 2022, to approve the project with no conditions.

Environmental Review: This project was determined to be categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill). This project is not pending an appeal of the environmental determination. The environmental exemption was made on September 13, 2024 and the opportunity to appeal that determination ended September 27, 2024.

## BACKGROUND

Dish Wireless, a relatively new entrant in the U.S. telecommunications market, officially commenced its operations as a wireless carrier in 2020 following its acquisition of Boost Mobile. As part of its expansion strategy, Dish Wireless is focused on establishing and enhancing its network infrastructure within the San Diego region.

In this context, Dish Wireless has submitted a proposal for the installation of a new Wireless Communication Facility (WCF) at 13340 Hayford Way, situated in the Carmel Valley Planned District. This location falls within the Carmel Valley Single Family zoning designation (CVPD-SF1-A). The property is currently owned and operated by Grace Point Church. The proposed site is surrounded by single-family residences to the west, south, and north. Additionally, Congregation Beth Am is located to the northeast of the proposed facility.



13340 Hayford Drive – Project location

## DISCUSSION

### Project Description:

The proposed WCF project involves the installation of a 65-foot tall monopine, designed by Cell Tree. This monopine will effectively conceal three antennas and six remote radio units, which will be mounted on the uppermost section of the structure.

Supporting equipment for the WCF will be housed within a Concrete Masonry Unit (CMU) enclosure, measuring 10 feet by 12 feet 8 inches. This enclosure will be positioned adjacent to the existing

trash enclosure and will stand 5 feet 5 inches in height. To maintain visual consistency, the CMU enclosure will be painted to match the existing trash enclosure.

The proposed location for the monopine was strategically selected to leverage the existing mature vegetation. The integration of the monopine among other mature pine trees is intended to create a natural and cohesive setting, as depicted in the provided illustrations:



The proposed monopine will adhere to all standard faux tree design requirements, as stipulated by the City of San Diego's Wireless Communication Facility (WCF) Design Guidelines. This ensures that the structure meets the city's design standards for aesthetic integration and visual impact.

#### WCF Design Guidelines

The proposed monopine for the WCF will conform to the City of San Diego's Wireless Communication Facility (WCF) Design Guidelines. The design incorporates the following standard faux tree requirements to ensure visual integration and aesthetic consistency:

- **Branch Extension:** All branches will extend a minimum of 24 inches in front of the entire length of the antenna façade.
- **Branch Density:** The design will utilize the maximum number of branches to achieve heavy density.
- **Pine Tips:** The monopine will feature a high quantity of pine tips to meet density requirements.
- **Antenna Covering:** Antennas will be covered with an antenna sock that provides 360-degree coverage, except for the rear of the antenna.

- **Crown Formation:** A 5-foot crown will be established at the top of the monopine to enhance its natural appearance.
- **Bark Texture:** The monopine will exhibit full bark texture along its entire length.
- **Branch Height:** The starting branch height will be set at 10 feet.
- **Color Matching:** All antennas, equipment, and associated mounting apparatus will be painted in green or brown to replicate natural tree coloring.
- **Mounting Pipe Dimensions:** The width and length of the mounting pipe will be limited to accommodate only the number of antennas installed at the time of construction.
- **Cable Concealment:** Proper cable concealment and routing will be implemented to minimize visibility to the public.

The equipment enclosure will be painted to match the adjacent trash enclosure and will be complemented by newly proposed landscaping. The footprint of the equipment enclosure will be minimized, featuring only one ground-mounted cabinet and a few wall-mounted boxes. These components will be screened by the CMU enclosure, ensuring that they remain unobtrusive and out of public view.

Council Policy 600-43

WCFs are permitted across all zones within the City of San Diego, contingent upon adherence to the appropriate permit process. According to Council Policy 600-43, different land uses are categorized into preference locations, which dictate the suitability and approval process for WCF installations:

- Preference Location 1: Most preferred, typically including non-residential land uses and zones, and are permitted ministerially.
- Preference Location 4: Least preferred, typically including residential land uses and zones, requiring Process Four Planning Commission approval.

The project site is considered "Preference 3" because it is in a residential zone on a premises that does not contain residential development. As part of the permit application process, the applicant is required to justify why Preference 1 and/or Preference 2 locations were deemed unavailable or unsuitable for the proposed WCF. In their justification analysis, the applicant evaluated three potential alternative locations. Each alternative was accompanied by a detailed explanation as to why it was not pursued.

Candidate #1 (Preference 3 location)

Congregation Beth Am	This property was the initial target for this area as it already had an existing carrier on the premises. Unfortunately, the landlord expressed that he was not interested in allowing other carrier(s) on the premises.
5050 Del Mar Heights Road, San Diego	
Land Use: Education	
Zoned: CVPD-SF1A	

Candidate #2 (Preference 3 location)

Ashley Falls School	This property was considered; however, Dish RF Engineers determined that the site was unsuitable due to its lower elevation, which would result in proposing a very tall tower, which would be undesirable to the surrounding area.
13030 Ashley Falls Drive, San Diego	
Land Use: Education, Recreation	
Zoned: CVPD-EP	

Candidate #3 (Preference 1 location)

Torrey Pines High School	Although this site is outside the desired coverage, a proposal was sent to the landlord for a light pole replacement to accommodate the DISH installation. The landlord was not interested in allowing carriers to build on the property.
3710 Del Mar Heights Road, San Diego	
Land Use: Education	
Zoned: CVPD-ED	

Based on the justifications provided by the applicant above for each candidate, staff continued with the current application and design at the current location.

Land Development Code Section 141.0420

In accordance with San Diego Municipal Code (SDMC) Section 141.0420(e)(1)(A)(i), the proposed WCF project requires a CUP under Process 3, a Hearing Officer decision. The project is in the Carmel Valley Single Family 1-A zone, a residentially zoned area where residential uses are situated within less than 100 feet from the nearest residential use to the antennas but there is no residential development on the premises.

However, as per SDMC Section 126.0602, a PDP under Process 4 is required when the project necessitates deviations from zoning regulations.

In line with SDMC Section 112.0103, projects involving multiple approval processes will be consolidated into a single approval procedure, determined by the highest process level required. Consequently, the WCF project requires a Process 4 level approval, which encompasses both the CUP and PDP.

Type of Approval	SDMC Section
1. Planned Development Permit	126.0604 – Deviation to Zone Regulations
2. Conditional Use Permit	141.0420 – WCF located in a residential zone on a premises that does not contain residential development

Wireless communication facilities are subject to specific regulations designed to mitigate potential impacts and enhance visual integration. These regulations aim to camouflage such facilities from public view to minimize their visual intrusion.

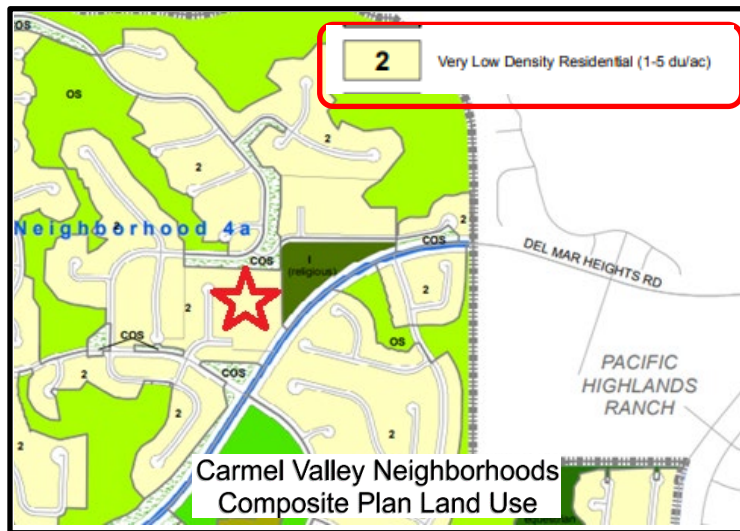
According to Wireless Design Guidelines, Principle of Context policy b.i. ), "A faux tree may be appropriate if there are other mature trees of a similar height in the vicinity, but not if there aren't..

The proposed 65-foot tall monopine is strategically sited adjacent to existing mature pine trees along the rear property line. This placement ensures that the monopine's species aligns with the surrounding landscaping, fulfilling the requirement for faux landscaping to match existing or proposed natural vegetation.

Furthermore, the monopine's design incorporates all standard faux tree features as outlined in the WCF design guidelines. This design approach ensures compliance with LDC Section 141.0420, meeting the regulatory intent to blend the facility seamlessly with the existing environment. The monopine will also employ all required design elements highlighted within the City WCF Design Guidelines for a faux tree to integrate into an existing stand of trees including but not limited to a 5-foot formation of the crown at the top; a textured bark trunk and green or brown paint applied to replicate natural tree color; a 10 foot starting branch height; 24-inch branch extensions; maximum density of branches and pine tips; antenna sock coverings; and concealment of cabling. To maintain visual consistency, the WCF's supporting equipment will be housed within a concrete masonry unit (CMU) enclosure painted to match the existing trash enclosure. These elements will result in a WCF design that is aesthetically pleasing and respectful of the setting.

Community Plan Analysis:

The Carmel Valley Community Plan does not address WCFs.



The Carmel Valley Community Plan designates the project site as very low-density residential land use. The site is developed for religious use (Grace Point Church) and is adjacent to single-family residences and the Congregation Beth Am (religious use). The site does not have residential development. The proposed monopine design is located near mature pine trees in the rear yard

area and is properly integrated within the neighborhood context to minimize visual impacts. 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 aesthetically pleasing and respectful of the neighborhood context. Furthermore, the General Plan states that equipment associated with wireless facilities shall be concealed from view. The proposed monopine concealing antennas, equipment and associated mounting apparatus using faux tree design measures is consistent with the City's WCF Design Guidelines. The monopine is located amongst other mature live pine trees, allowing the monopine to blend into that landscape setting. Additionally, the equipment enclosure is minimally sized and adjacent to the existing trash enclosure, resulting in limited visual impact.

Project-Related Issues:

Deviation- The project is located in the CVPD-SF1-A zone, which has a maximum building height of 35-feet. The proposed monopine is 65-feet tall and is 30-feet above the zone's height limit. A PDP is decided in accordance with Process Four and is required for the deviation, provided that the findings in SDMC Section 126.0604 are made. Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviation:

Deviations Summary Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Maximum Height Limit	SDMC Section 153.0302(b)(4)	35-feet	65-foot monopine; 30-foot deviation

*Justification* - Dish Wireless, as a new telecommunications provider, is focused on establishing robust network coverage. The City of San Diego encourages the collocation of WCFs to minimize the number of standalone structures, provided that feasible design solutions are available.

The proposed deviation from the 35-foot height limit to a 65-foot monopine addresses two key objectives aligned with Dish Wireless's coverage needs and community input. Firstly, the increased height will significantly enhance coverage in the predominantly residential Carmel Valley neighborhood. This site was selected due to its potential for effective screening through existing mature landscaping, considering the limited availability of suitable locations.

Secondly, following a subsequent application from another carrier expressing interest in the same location, a collocation design was developed. This approach aims to prevent the installation of multiple elevated structures on the site by accommodating both carriers within a single facility. The proposed height is necessary to meet the requirements of both carriers.

The planned monopine will support collocation for two carriers, enhancing network efficiency while minimizing visual impact. City staff supports this design and encourages collocation where feasible, as demonstrated by this project.

Staff analysis confirms that the proposed deviation is consistent with the objectives and recommendations of the City of San Diego's General Plan (UD-A.15), the Carmel Valley Community Plan, and the Wireless Communication Facility Ordinance. The project has been designed to integrate seamlessly into the surrounding community and will not adversely affect public health or safety.

Conclusion:

The proposed Dish Wireless monopine design effectively integrates into the existing mature vegetation and with the architecture of the surrounding community, meeting the purpose and intent of the Wireless Communication ordinance, the Wireless Design Guidelines, and Council Policy 600-43. City staff has prepared a draft permit with conditions of approval and draft findings in the affirmative to approve the Project and recommends approval of CUP No. 3145517 and PDP No. 3311754 (Attachments 4 and 5).

ALTERNATIVES

1. Approve CUP No. 3145517 and PDP No. 3311754, with modifications; or
2. Deny CUP No. 3145517 and PDP No. 3311754, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Simon Tse  
Supervising Development Project Manager  
Development Services Department



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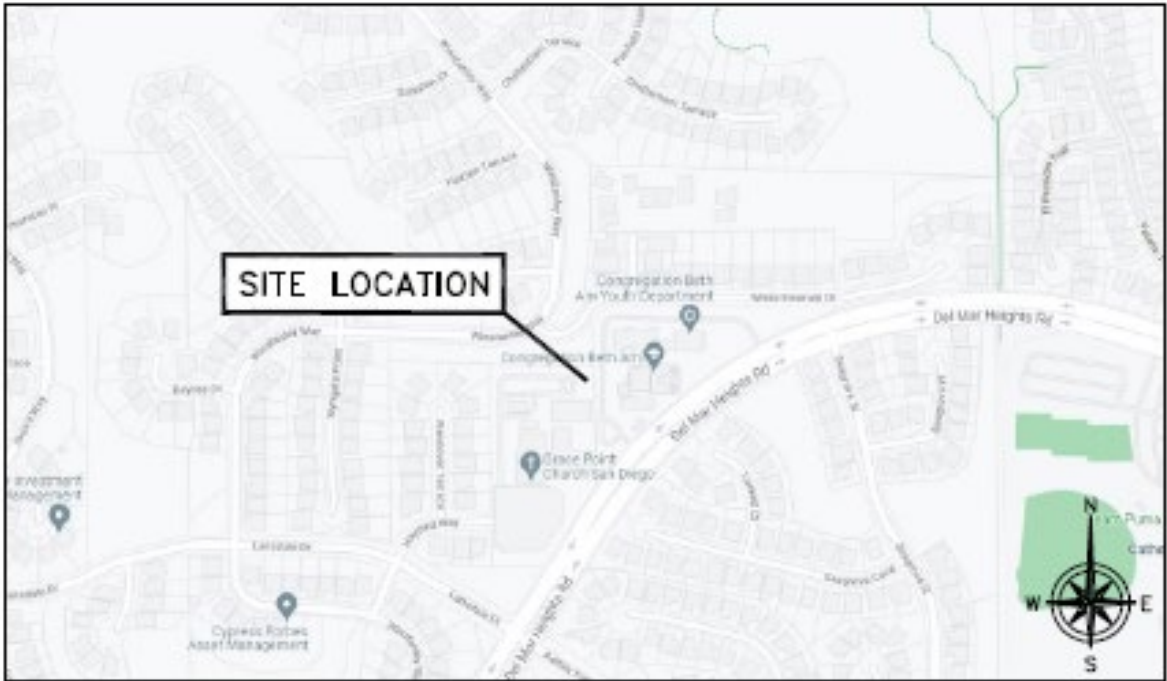
Karen Howard  
Development Project Manager  
Development Services Department

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photographs
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Form



9. Project Plans
10. Coverage Maps
11. Site Justification
12. Photo Simulations
13. Photo Survey



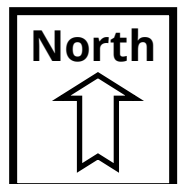
***VICINITY MAP***

NOT TO SCALE



**Project Location**

**13340 Hayford Way Wireless Communication Facility  
Project No. PRJ-1053209**



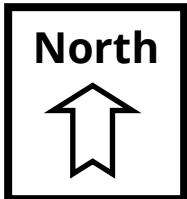
Carmel Valley Neighborhoods  
Composite Plan Land Use

**2** Very Low Density Residential (1-5 du/ac)



**Land Use Plan**

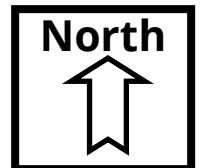
13340 Hayford Way Wireless Communication Facility  
Project No. PRJ-1053209





## Aerial Photo

13340 Hayford Way Wireless Communication Facility  
Project No. PRJ-1053209



PLANNING COMMISSION RESOLUTION NO. [REDACTED]  
CONDITIONAL USE PERMIT NO. 3145517  
PLANNED DEVELOPMENT PERMIT NO. 3311754  
**DISH WIRELESS HAYFORD WAY PROJECT NO. 1053209**

WHEREAS, Grace Point Church, Owner and Dish Wireless, Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) and a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits CUP No. 3145517 and PDP No. 3311754 on portions of a 1.7 acre site;

WHEREAS, the project site is located at 13340 Hayford Way in the Carmel Valley Planned District-Single Family 1A (CVPD-SF1A) zone of the Carmel Valley Community Planning area;

WHEREAS, the project site is legally described as Parcel 1, in the City of San Diego, County of San Diego, State of California Parcel Map No. 18937, according to Map thereof, filed in the Office of the County Recorder of San Diego County on April 11, 2002 as File/Page No. 2002-0304308 of Official Records;

WHEREAS, on September 13, 2024, 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 15332 (In-Fill) 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 October 24, 2024, the Planning Commission of the City of San Diego considered CUP No. 3145517 and PDP No. 3311754 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 CUP No. 3145517 and PDP No. 3311754:

**A. PLANNED DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0605]**

**1. Findings for all Planned Development Permits:**

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

The project consists of a new Wireless Communication Facility (WCF) supporting three antennas and six remote radio units concealed within a 65-foot tall monopine, designed by Cell Tree. The monopine will be located near the rear property alongside the existing mature vegetation to ensure compatibility and adequate screening. The monopine will also employ all required design elements highlighted within the City WCF Design Guidelines for a faux tree which includes:

- **Branch Extension:** All branches will extend a minimum of 24 inches in front of the entire length of the antenna façade.
- **Branch Density:** The design will utilize the maximum number of branches to achieve heavy density.
- **Pine Tips:** The monopine will feature a high quantity of pine tips to meet density requirements.
- **Antenna Covering:** Antennas will be covered with an antenna sock that provides 360-degree coverage, except for the rear of the antenna.
- **Crown Formation:** A 5-foot crown will be established at the top of the monopine to enhance its natural appearance.
- **Bark Texture:** The monopine will exhibit full bark texture along its entire length.
- **Branch Height:** The starting branch height will be set at 10 feet.
- **Color Matching:** All antennas, equipment, and associated mounting apparatus will be painted in green or brown to replicate natural tree coloring.
- **Mounting Pipe Dimensions:** The width and length of the mounting pipe will be limited to accommodate only the number of antennas installed at the time of construction.
- **Cable Concealment:** Proper cable concealment and routing will be implemented to minimize visibility to the public.

Supporting equipment for the WCF will be housed within a Concrete Masonry Unit (CMU) enclosure measuring 10 feet by 12 feet 8 inches. This enclosure will be positioned adjacent to the existing trash enclosure and will stand 5 feet 5 inches in height. To maintain visual consistency, the CMU enclosure will be painted to match the existing trash enclosure.

The Carmel Valley Community plan does not address WCFs. However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires

that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or by 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 be concealed from view. The WCF meets these requirements, as well as the design requirements in the Land Development Code.

Additionally, the primary land use in the area consists of single-family residences. With the exception of the adjacent property, Congregational Beth Am, there are no other non-residential uses within the preferred Dish Wireless search ring. According to the San Diego Land Development Code, communication antennas are permitted citywide in all zones, provided the appropriate permit process is followed. WCF are regulated separately and must adhere to specific conditions to minimize potential impacts. These regulations aim to camouflage facilities from public view, making them less visible and more integrated into their surroundings. The Carmel Valley Community plan does not address WCFs.

The proposed design is consistent with the City's General Plan by combining site design and location. In this proposal, the project design featuring a 65-foot tall monopine will effectively conceal all elements of the WCF, as highlighted above. Additionally, the monopine will be placed adjacent to existing mature landscaping of similar species consistent with the neighborhood context. Therefore, the proposed Dish Wireless development would not adversely affect the City of San Diego General Plan.

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

The project consists of a new WCF supporting three antennas and six remote radio units concealed within a 65-foot tall monopine, designed by Cell Tree. The monopine will be located near the rear property alongside the existing mature vegetation to ensure compatibility and adequate screening. Supporting equipment for the WCF will be housed within a CMU enclosure measuring 10 feet by 12 feet 8 inches. This enclosure will be positioned adjacent to the existing trash enclosure and will stand 5 feet 5 inches in height. To maintain visual consistency, the CMU enclosure will be painted to match the existing trash enclosure.

The project is exempt from CEQA pursuant to Section 15332 (In-Fill). The In-Fill exemption has five criteria that must be met in order to use the exemption. The project has met all five criteria: (1) The development is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (2) The 1.7-acre site occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses; (3) Because the project site has been previously impacted by development the site has no value as habitat for endangered, rare or threatened species; (4) Project review by qualified staff has determined that the project would

not result in any significant effects related to air quality, noise, traffic or water quality; and (5) The site is located in an existing developed community and can be adequately serviced by all required utilities and public services. The Notice of Right to Appeal of the environmental determination was posted on September 13, 2024.

The conditions of approval for the project require compliance with several operational constraints and development controls intended to assure the continued public safety. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. The project does not include air conditioning units or a generator, so there is no noise to mitigate. The Telecommunications 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 EBI Consulting dated February 8, 2022, which concluded that the project is in compliance with FCC standards for RF emissions. 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 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 project consists of a new WCF supporting three antennas and six remote radio units concealed within a 65-foot tall monopine, designed by Cell Tree. The monopine will be located near the rear property alongside the existing mature vegetation to ensure compatibility and adequate screening. Supporting equipment for the WCF will be housed within a CMU enclosure measuring 10 feet by 12 feet 8 inches. This enclosure will be positioned adjacent to the existing trash enclosure and will stand 5 feet 5 inches in height. To maintain visual consistency, the CMU enclosure will be painted to match the existing trash enclosure.

The proposed Dish Wireless monopine design is consistent with LDC Section 141.0420(e)(1) which states, "*Wireless communication facilities shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment.*" As designed, Dish Wireless is proposing to use only three antennas and six remote radio units, and the permit will condition the monopine to use all means of concealment as listed here:

- **Branch Extension:** All branches will extend a minimum of 24 inches in front of the entire length of the antenna façade.



- **Branch Density:** The design will utilize the maximum number of branches to achieve heavy density.
- **Pine Tips:** The monopine will feature a high quantity of pine tips to meet density requirements.
- **Antenna Covering:** Antennas will be covered with an antenna sock that provides 360-degree coverage, except for the rear of the antenna.
- **Crown Formation:** A 5-foot crown will be established at the top of the monopine to enhance its natural appearance.
- **Bark Texture:** The monopine will exhibit full bark texture along its entire length.
- **Branch Height:** The starting branch height will be set at 10 feet.
- **Color Matching:** All antennas, equipment, and associated mounting apparatus will be painted in green or brown to replicate natural tree coloring.
- **Mounting Pipe Dimensions:** The width and length of the mounting pipe will be limited to accommodate only the number of antennas installed at the time of construction.
- **Cable Concealment:** Proper cable concealment and routing will be implemented to minimize visibility to the public.

Consistent with LDC 141.0420(e)(6), which states, "*Faux landscaping may be used on premises where natural vegetation similar in size and species exists or is proposed as part of the development. The applicant shall provide sufficient samples, models, or other means to demonstrate the quality, appearance, and durability of the faux vegetation.*" The proposed location of the Dish Wireless Monopine will be located by the rear property with existing mature pine trees as the backdrop to help support the proposed monopine tree.

Dish Wireless, as a new telecommunications provider, is focused on establishing robust network coverage. The City of San Diego encourages the collocation of WCFs to minimize the number of standalone structures, provided that feasible design solutions are available.

The proposed deviation from the 35-foot height limit to a 65-foot monopine addresses two key objectives aligned with Dish Wireless's coverage needs and community input. Firstly, the increased height will significantly enhance coverage in the predominantly residential Carmel Valley neighborhood. This site was selected due to its potential for effective screening through existing mature landscaping, considering the limited availability of suitable locations.

Secondly, following a subsequent application from another carrier expressing interest in the same location, a collocation design was developed. This approach aims to prevent the installation of multiple elevated structures on the site by accommodating both carriers within a single facility. The proposed height is necessary to meet the requirements of both carriers. Thus, the deviation from the maximum height limit results in a more desirable project than if designed with strict conformance to the base zone height regulation.

The planned monopine will support collocation for two carriers, enhancing network efficiency while minimizing visual impact. City staff supports this design and encourages collocation where feasible, as demonstrated by this project.

Staff analysis confirms that the proposed height deviation is consistent with the objectives and recommendations for WCFs and the proposed height deviation will result in a more desirable project by accommodating a collocation opportunity than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

**B. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

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

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

As outlined in PDP Finding A. 1. a. listed above and incorporated herein by this reference, 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 PDP Finding No. A.1.b. listed above and incorporated herein by this reference, 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; and**

As outlined in PDP Finding A. 1. c. listed above and incorporated herein by this reference 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.**

The project consists of a new WCF supporting three antennas and six remote radio units concealed within a 65-foot tall monopine, designed by Cell Tree. The monopine will be located near the rear property alongside the existing mature vegetation to ensure compatibility and adequate screening. Supporting equipment for the WCF will be housed within a CMU enclosure measuring 10 feet by 12 feet 8 inches. This enclosure will be positioned adjacent to the existing trash enclosure and will stand 5

feet 5 inches in height. To maintain visual consistency, the CMU enclosure will be painted to match the existing trash enclosure.

WCFs are permitted across all zones within the City of San Diego, contingent upon adherence to the appropriate permit process. According to Council Policy 600-43, different land uses are categorized into preference locations, which dictate the suitability and approval process for WCF installations:

- Preference Location 1: Most preferred, typically including non-residential land uses and zones, and are permitted ministerially.
- Preference Location 2: Applicant must demonstrate that a Preference 1 location could not be used to meet the technical requirements for siting WCFs.
- Preference Location 3: Typically sensitive land uses and are less preferred for siting WCFs. A CUP-Process 3 is required and applicant must demonstrate that a Preference 1 and 2 locations were explored and found unacceptable.
- Preference Location 4: Least preferred, typically including residential land uses and zones, requiring Process Four Planning Commission approval.

The project site is considered "Preference 3" because it is in a residential zone on a premises that does not contain residential development. As part of the permit application process, the applicant is required to justify why Preference 1 and/or Preference 2 locations were deemed unavailable or unsuitable for the proposed WCF. In their justification analysis, the applicant evaluated three potential alternative locations. Each alternative was accompanied by a detailed explanation as to why it was not pursued, was unavailable, or was unsuitable:

Candidate 1, Torrey Pines High School located at 3710 Del Mar Heights Road was pursued. This Preference 1 location was outside of the search ring but was still considered a last resort. Dish proposed to pursue a light pole; however, the property owner was not interested in allowing any wireless providers to build on their property.

Candidate 2, Ashley Falls School, located at 13030 Ashley Falls Drive, was pursued. However, Dish Wireless and their RF engineer had concerns with the topography. This would have been a Preference 3 location (same as the project site) based on the City's Council Policy. Additionally, due to the site's lower elevation, a taller more visible structure would be required. Due to the lack of integration availability, this site was determined to be undesirable.

Candidate 3, Congregation Beth Am, located at 5050 Del Mar Heights Road, was pursued. This Preference 3 location was the initial primary candidate since it contained existing wireless providers. However, the landlord expressed no interest in allowing any additional wireless providers on their premises.

The current proposed project on the Grace Point Church is in a residential zone without residential uses on the premises. It is classified as a Preference 3 Location

and requires a Process 3 application. Due to the request height deviation, the project is a consolidated Process 4 application.

Based on the justifications provided by the applicant above for each candidate, the current application and design at the current location is appropriate. The proposed monopine will be located near the rear property line with existing mature pine trees as the backdrop to help support the proposed monopine tree. The primary land use in the area consists of single-family residences. With the exception of the adjacent property, Congregational Beth Am, there are no other non-residential uses within the preferred Dish Wireless search ring. Additionally, the location can accommodate collocation with other carriers, eliminating the need for separate wireless telecommunication facilities in the area, according to the justification analysis (Attachment 11). The planned monopine will support collocation for two carriers, enhancing network efficiency while minimizing visual impact. The proposed deviation from the 35-foot height limit to a 65-foot monopine addresses two key objectives aligned with Dish Wireless's coverage needs and community input. Firstly, the increased height will significantly enhance coverage in the predominantly residential Carmel Valley neighborhood. This site was selected due to its potential for effective screening through existing mature landscaping, considering the limited availability of suitable locations. City staff supports this design and encourages collocation where feasible, as demonstrated by this project.

Staff analysis confirms that the proposed height deviation is consistent with the objectives and recommendations for WCFs and the proposed height deviation will result in a more desirable project by accommodating a collocation opportunity 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 monopine will also employ all required design elements highlighted within the City WCF Design Guidelines for a faux tree to integrate into an existing stand of trees including but not limited to a 5-foot formation of the crown at the top; a textured bark trunk and green or brown paint applied to replicate natural tree color; a 10 foot starting branch height; 24-inch branch extensions; maximum density of branches and pine tips; antenna sock coverings; and concealment of cabling. To maintain visual consistency, the WCF's supporting equipment will be housed within a concrete masonry unit (CMU) enclosure painted to match the existing trash enclosure. These elements will result in a WCF design that is aesthetically pleasing and respectful of the setting. The permit will condition the monopine to comply with several operational constraints and development controls intended to assure the continued public safety.

The WCF is appropriately designed at the location and integrates with the existing vegetation surrounding it. The design is consistent with the City's General Plan for wireless facilities. A 10-year term will be included as a condition of approval to ensure that the design and use is still appropriate at that time. As demonstrated by the justification analysis and the design, the existing WCF is appropriate at the existing location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PDP No. 3311754 and CUP No. 3145517 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit PDP No. 3311754 and CUP No. 3145517, a copy of which is attached hereto and made a part hereof.

---

Karen Howard  
Development Project Manager  
Development Services

Adopted on: October 24, 2024

IO#: 11003679

fm 7-17-17

**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: 11003697

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3145517  
PLANNED DEVELOPMENT PERMIT NO. 3311754  
**DISH WIRELESS HAYFORD WAY- PROJECT NO. PRJ-1053209**  
**PLANNING COMMISSION**

This Conditional Use Permit (CUP) No. 3145517 and Planned Development Permit (PDP) No. 3311754 is granted by the Planning Commission of the City of San Diego to Grace Point Church, Owner and Dish Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420(c)(1)(A)(i), 143.0402, and 153.0302. The property is located at 13340 Hayford Way in the Carmel Valley Planned District-Single Family 1A (CVPD-SF1A) zone of the Carmel Valley Community Planning area. The project site is legally described as: Parcel 1, in the City of San Diego, County of San Diego, State of California Parcel Map No. 18937, according to Map thereof, filed in the Office of the County Recorder of San Diego County on April 11, 2002 as File/Page No. 2002-0304308 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner /Permittee, for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 24, 2024, on file in the Development Services Department.

The project shall include:

- a. A new Dish Wireless Communication Facility (WCF) consisting of the installation of a total of three (3) antennas and of a total of six (6) remote radio units concealed on a 65 ft. tall faux mono-pine tree;
- b. A 120-square-foot (sq. ft.) equipment enclosure located on the ground in the parking lot;
- c. A height deviation of 30 feet to an overall faux mono-pine tree height of 65 feet for the WCF, where 35 feet is required pursuant to the CVPD-SF1A zone;

## ATTACHMENT 5

- 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 October 24, 2027.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, a final inspection must be obtained.
3. This permit and corresponding use of this site shall expire on **November 6, 2034**. 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.
4. No later than ninety (90) days prior to the expiration of this approval, the Owner/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.
5. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date of **October 24, 2034**. Use of this permit approval beyond the expiration date of this permit is prohibited.

### **TELECOM DESIGN REQUIREMENTS:**

#### Faux Trees

6. All proposed hand-holes shall be covered with bark material to match the faux mono-pine tree trunk to the satisfaction of the Development Services Department.
7. All mounting pipes supporting each antenna must not extend beyond the length of each antenna. No mounting pipes absent antennas/RRHs shall remain.

## ATTACHMENT 5

8. All coaxial conduits shall be routed up through the caisson and into the faux mono-pine tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
9. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
10. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."
11. All exposed cables, brackets and supports shall be painted to match the faux mono-pine tree foliage to the satisfaction of the Development Services Department.
12. Radio Frequency antenna socks designed to match the faux mono-pine tree shall fully cover 360-degrees of antennas (except for the back due to cooling) (and any other components).
13. The faux mono-pine shall install a minimum of 4-branches per foot to employ a heavy density design. A 3-D Rendering shall be included and scanned onto the construction plans for review.
14. The faux mono-pine shall employ maximum pine tips and premium branches for the highest amount of density.
15. The applicant shall be required to update and/or replace the faux mono-pine tree foliage if there are any discoloration after final inspection. Such repairs shall be performed within 30 calendar days after an official email notice by the Development Services Department to the applicant/owner on record.
16. 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.
17. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department and;
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
18. 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.
19. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.



## ATTACHMENT 5

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

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

22. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

23. Construction plans shall be in substantial conformity to Exhibit "A" dated October 24, 2024, 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.

24. 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.

25. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

26. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the P Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation

## ATTACHMENT 5

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.

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

28. The City may require the Owner/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 Owner/Permittee.

29. The Owner/Permittee shall install barriers and warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

30. The accuracy and validity of the Radio Frequency (RF) Compliance Report, submitted by the Owner/Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

31. 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.

32. 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.

33. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

34. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

### **ENGINEERING**

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

### **LANDSCAPING**

36. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents 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.

37. 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:**

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this 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 October 24, 2024, and Resolution No. **CM-XXXX**.

**ATTACHMENT 5**

Conditional Use Permit No. 3145517  
Planned Development Permit No. 3311754  
October 24, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Karen Howard  
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.

Grace Point Church  
Owner/Permittee

By \_\_\_\_\_  
Name  
Title

DISH Wireless  
Permittee

By \_\_\_\_\_  
DISH Wireless  
Name  
Title

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

## 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 Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** Grace Point Church /1053209

**State Clearinghouse No.:** Pending

**Project Location-Specific:** 13340 Hayford Way, San Diego, CA 92130

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

**Description of nature and purpose of the Project:** Conditional Use Permit (CUP) and Planned Development Permit for a new Wireless Communication Facility (WCF) consisting of the installation of a total of three (3) antennas and of a total of six (6) remote radio units concealed on a sixty-five foot-tall faux mono-pine tree; a 120-square-foot (sq. ft.) equipment enclosure in the parking lot; a cable connecting the antenna to the equipment area is located in a conduit. The PDP is required for height deviation of 30 feet to an overall faux mono-pine tree height of 65 feet, where 35 feet is allowed pursuant to the CVPD-SF1A zone.

**Name of Public Agency Approving Project:** City of San Diego, Planning Commission

**Name of Person or Agency Carrying Out Project:** Mercedes Thatcher- 4995 Murphy Canyon Road, San Diego, CA 92123 (813) 846-9063

**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 15332 (In-Fill).

**Reasons why project is exempt:** The City of San Diego conducted an environmental review and determined that the Project is exempt from CEQA pursuant to Section 15332 (In-Fill). The In-Fill exemption has five criteria that must be met in order to use the exemption. The project has met all five criteria; 1. The development is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. 2. The 1.7-acre site occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. 3. Because the project site has been previously impacted by development the site has no value as habitat for endangered, rare or threatened species. 4. Project review by qualified staff has determined that the project would not result in any significant

effects related to air quality, noise, traffic or water quality. 5. The site is located in an existing developed community and can be adequately serviced by all required utilities and public services.

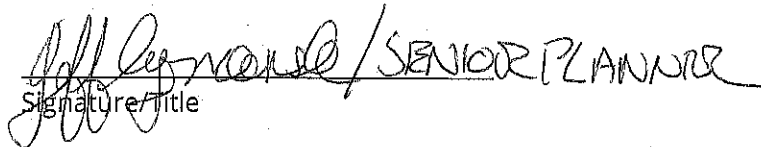
**Lead Agency Contact Person:** Jeffrey Szymanski

**Telephone:** 619 446-5324

**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.

 / SENIOR PLANNER  
Signature/Title

9/24/2024  
Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

<b>Page 3</b>		<b>City of San Diego · Information Bulletin 620</b>		<b>August 2018</b>	
		<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h1 style="text-align: right;">Community Planning Committee Distribution Form</h1>	
Community: Carmel Valley					
<p>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>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input checked="" type="checkbox"/> 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 25, 2022	
# of Members Yes 6		# of Members No 2		# of Members Abstain 0	
Conditions or Recommendations:					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Frisco White, AIA					
TITLE: Chair				DATE: September 20, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

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



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

# Ownership Disclosure Statement

**FORM  
DS-318**

**October 2017**

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

**Project Title:** DISH Wireless SDSAN00480A **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 13340 Hayford Way, San Diego, CA 92130

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

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 33-0349441

Partnership  Individual

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

**Property Owner**

Name of Individual: Grace Point Church, Robert Alan Johnson - President  Owner  Tenant/Lessee  Successor Agency

Street Address: 13340 Hayford Way

City: San Diego State: CA Zip: 92130

Phone No.: (858) 481 - 0424 Fax No.: \_\_\_\_\_ Email: facilities@gracepointsd.com

Signature:  Date: Sept. 12, 2024

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: DISH Wireless c/o Vanessa Bybee OR Mercedes Thatcher  Owner  Tenant/Lessee  Successor Agency

Street Address: 4995 Murphy Canyon Road, Suite 300

City: San Diego State: CA Zip: 92123

Phone No.: 813-846-9063 Fax No.: not applicable Email: mthatcher@stand8.io

Signature: Mercedes Thatcher Digitally signed by Mercedes Thatcher  
Date: 2024.09.10 16:33:51 -0400' Date: September 10, 2024

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No



**SYMBOLS/ABBREVIATIONS LEGEND**

**PROJECT TEAM**

APPLICANT: DISH wireless L.L.C.  
5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

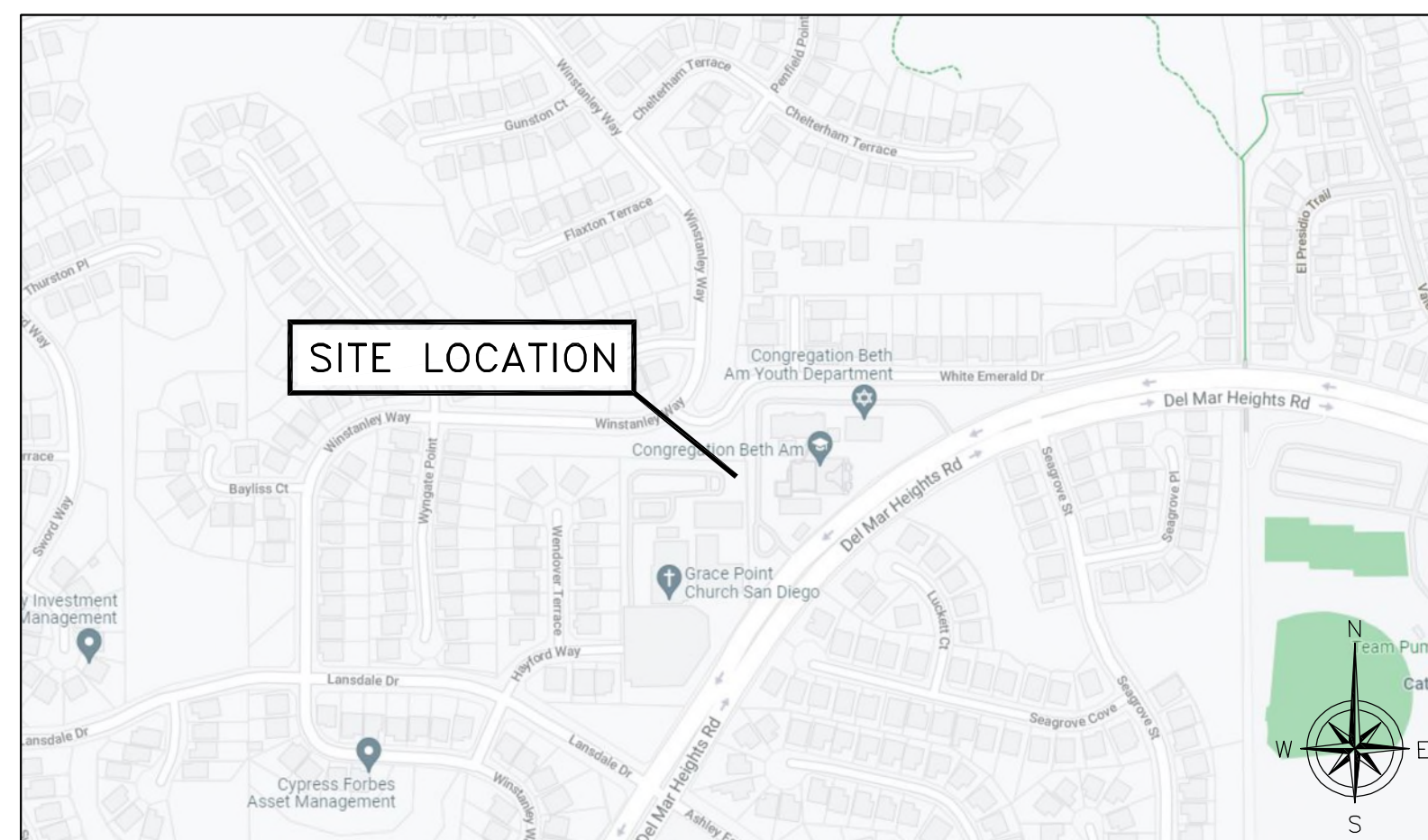
SITE DESIGNER: CELLSITE CONCEPTS  
16885 VIA DEL CAMPO CT. STE 318  
SAN DIEGO, CA 92127  
TEL (858) 432-4112

SITE ACQUISITION: MERCEDES THATCHER  
(813) 846-9063  
mthatcher@stand8.io

CONSTRUCTION MANAGER: ANTHONY WOODARD  
(858) 243-0202  
anthony.woodard@dish.com

RF ENGINEER: ALEJANDRO VELAZQUEZ  
(619) 415-5462  
alejandro1.velazquez@dish.com

ZONING PERMIT FOR:  
**SDSAN00480A**  
(CUP NO. PMT-3145517) <sup>H</sup>



**VICINITY MAP**

NOT TO SCALE



**SITE IMAGE**

NOT TO SCALE

**DIRECTIONS TO SITE**

DEPARTING FROM SAN DIEGO INTERNATIONAL AIRPORT LOCATED AT 1912 CORONADO AVE., SAN DIEGO, CA 92154  
COMMUTE TIME: 17 MIN. (15.0 MILES)

1. HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD
2. TURN SLIGHT RIGHT ONTO N HARBOR DR.
3. TURN LEFT ONTO W LAUREL ST.
4. TURN LEFT ONTO INDIA ST.
5. MERGE ONTO I-5 N VIA THE RAMP ON THE LEFT.
6. TAKE THE DEL MAR HEIGHTS ROAD EXIT, EXIT 34.
7. TURN RIGHT ONTO DEL MAR HEIGHTS RD.
8. TURN LEFT ONTO LANSDALE DR.
9. TURN LEFT ONTO HAYFORD WAY.
10. 13340 HAYFORD WAY, SAN DIEGO, CA 92130 IS ON THE LEFT.

**OWNER/APPLICANT**

APPLICANT: DISH Wireless L.L.C.  
5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

OWNER: GRACE POINT CHURCH,  
A CALIFORNIA NON-PROFIT  
CORPORATION

TOWER TYPE: MONOPINE

**SITE ADDRESS**

13340 HAYFORD WAY, SAN DIEGO, CA 92130

**SHEET INDEX**

SHEET	DC	DESCRIPTION
1	G01	TITLE SHEET
2	G02	PHOTOSIMULATIONS <sup>H</sup>
3	LS1	TOPOGRAPHIC SURVEY
4	LS2	TOPOGRAPHIC SURVEY
5	L1	ENLARGED EXISTING LANDSCAPE PLAN
6	L2	ENLARGED PLANTING PLAN
7	L3	ENLARGED IRRIGATION PLAN
8	L4	PLANTING DETAILS, NOTES AND SPECIFICATIONS
9	L5	IRRIGATION DETAILS, NOTES AND SPECIFICATIONS
10	A01	OVERALL SITE PLAN
11	A02	ENLARGED SITE PLAN AND EQUIPMENT PLAN
12	A03	ANTENNA PLAN AND SCHEDULE
13	A04	EAST AND WEST ELEVATIONS
14	A05	NORTH AND SOUTH ELEVATIONS <sup>H</sup>

**DISCIPLINE CODE (DC)**

GENERAL	G
ARCHITECTURAL	A
SURVEY	LS
LANDSCAPING	L
ELECTRICAL	E
MECHANICAL	M

**SCOPE OF WORK**

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:

- SCOPE OF WORK:
- INSTALL (1) PROPOSED 65'-0" HIGH FAUX MONOPINE <sup>H</sup>
  - INSTALL (3) PROPOSED PANEL ANTENNAS
  - INSTALL (3) PROPOSED ANTENNA MOUNTS
  - INSTALL PROPOSED JUMPERS
  - INSTALL (6) PROPOSED RRUS (2 PER SECTOR)
  - INSTALL (1) PROPOSED SURGE SUPPRESSION DEVICE
  - INSTALL (1) PROPOSED HYBRID / DISCRETE CABLE
  - INSTALL (1) PROPOSED UL LISTED EQUIPMENT CABINET
  - INSTALL (1) PROPOSED POWER CONDUIT
  - INSTALL (1) PROPOSED TELCO CONDUIT
  - INSTALL (1) PROPOSED NEMA 3R TELCO-FIBER BOX
  - INSTALL (1) PROPOSED GPS UNIT
  - INSTALL (1) PROPOSED ELECTRICAL METER IN ELEC. ROOM
  - INSTALL (1) PROPOSED PPC WITH GENERATOR RECEPTACLE
  - INSTALL PROPOSED CMU WALL ENCLOSURE
  - INSTALL (1) PROPOSED FIBER PULLBOX
  - INSTALL (1) PROPOSED POWER PULLBOX
  - INSTALL (1) PROPOSED COAX PULLBOX
  - INSTALL (1) PROPOSED SERVICE LIGHT
  - INSTALL (4) RECTIFIER UNITS WITH (2) BATTERIES IN THE MAIN DISH CABINET
  - INSTALL (1) 480V BUS TAP FOR DISH

**SITE INFORMATION**

LATITUDE	32° 57' 41.26" N (32.961461 N)
LONGITUDE	117° 12' 32.22" W (117.20895 W)
ZONING DISTRICT	CUPD-SF 1A
ZONING JURSDICTION	CITY OF SAN DIEGO
PARCEL NUMBER	304-352-65-00
OCCUPANCY	U
POWER COMPANY	SDG&E
TELEPHONE COMPANY	AT&T
(E) OCCUPANCY GROUP	B
(P) OCCUPANCY GROUP	U
(E) CONSTRUCTION TYPE	V-B
(P) CONSTRUCTION TYPE	V-B

**CODE COMPLIANCE**

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA FIRE CODE

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, OF PARCEL MAP NO. 18937, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 11, 2022 AS FILE/PAGE NO. 2022-0304308 OF OFFICIAL RECORDS.  
PARCEL ID: 304-352-65-00

**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

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CONSTRUCTION CHANGE TABLE			CC NO.
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	

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

REVISION HISTORY					
RFDS REV #: C					
SUBMITTALS			SUBMITTALS		
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	12/28/2021	90% PZD'S	G	03/12/2024	PLANNING COMMENTS
B	02/21/2022	100% FZD'S	/H	07/25/2024	PLANNING COMMENTS
C	10/17/2022	MONOPINE RELOCATION			
D	07/19/2023	SITE ACQ COMMENTS			
E	08/18/2023	CITY COMMENTS			
F	10/26/2023	ADDED CUP NO.			

PRIVATE CONTRACT

TITLE SHEET FOR:  
**SDSAN00480A**  
13340 HAYFORD WAY, SAN DIEGO, CA 92130

TITLE SHEET

PRJ NO. \_\_\_\_\_

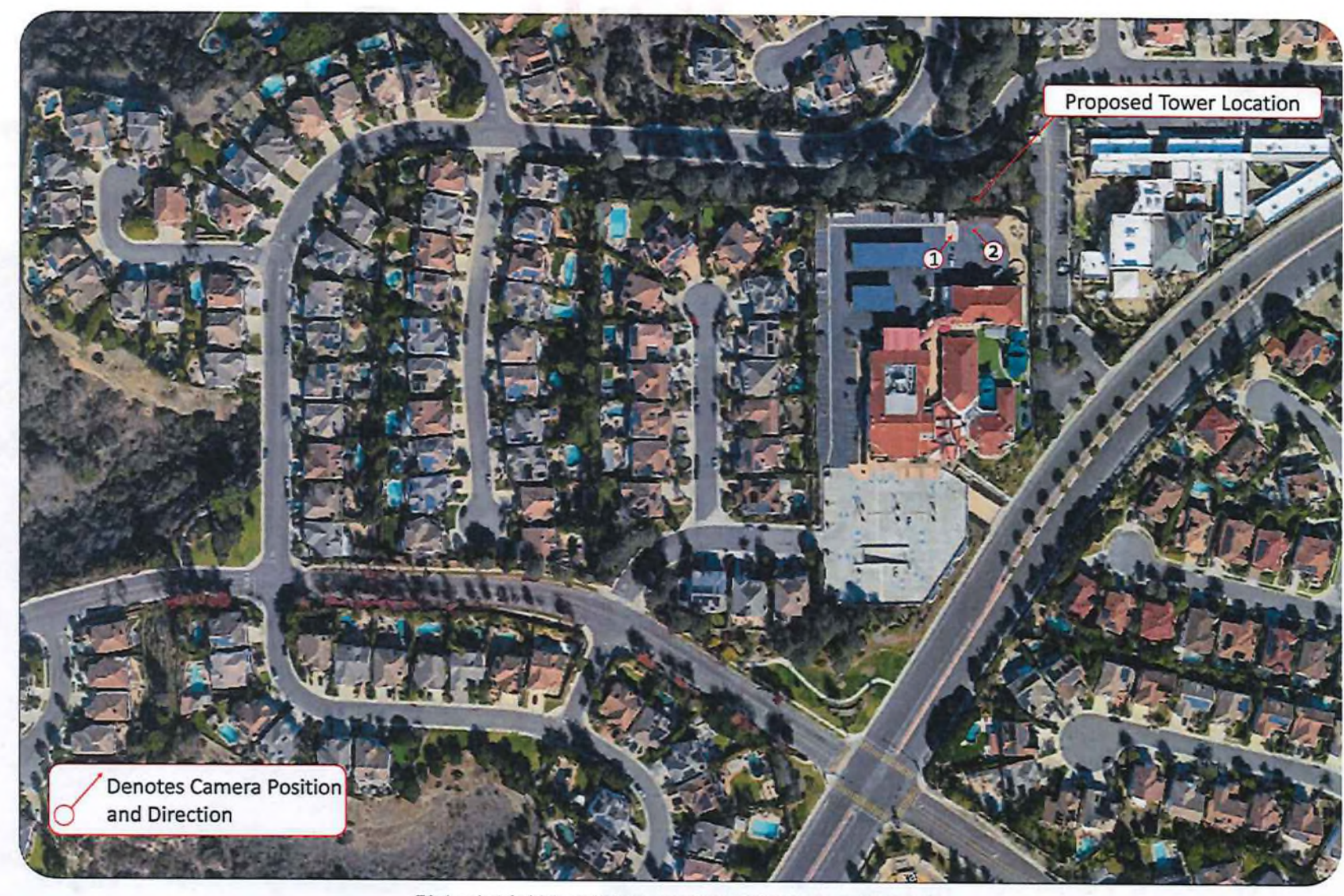
PMT NO. \_\_\_\_\_

G01



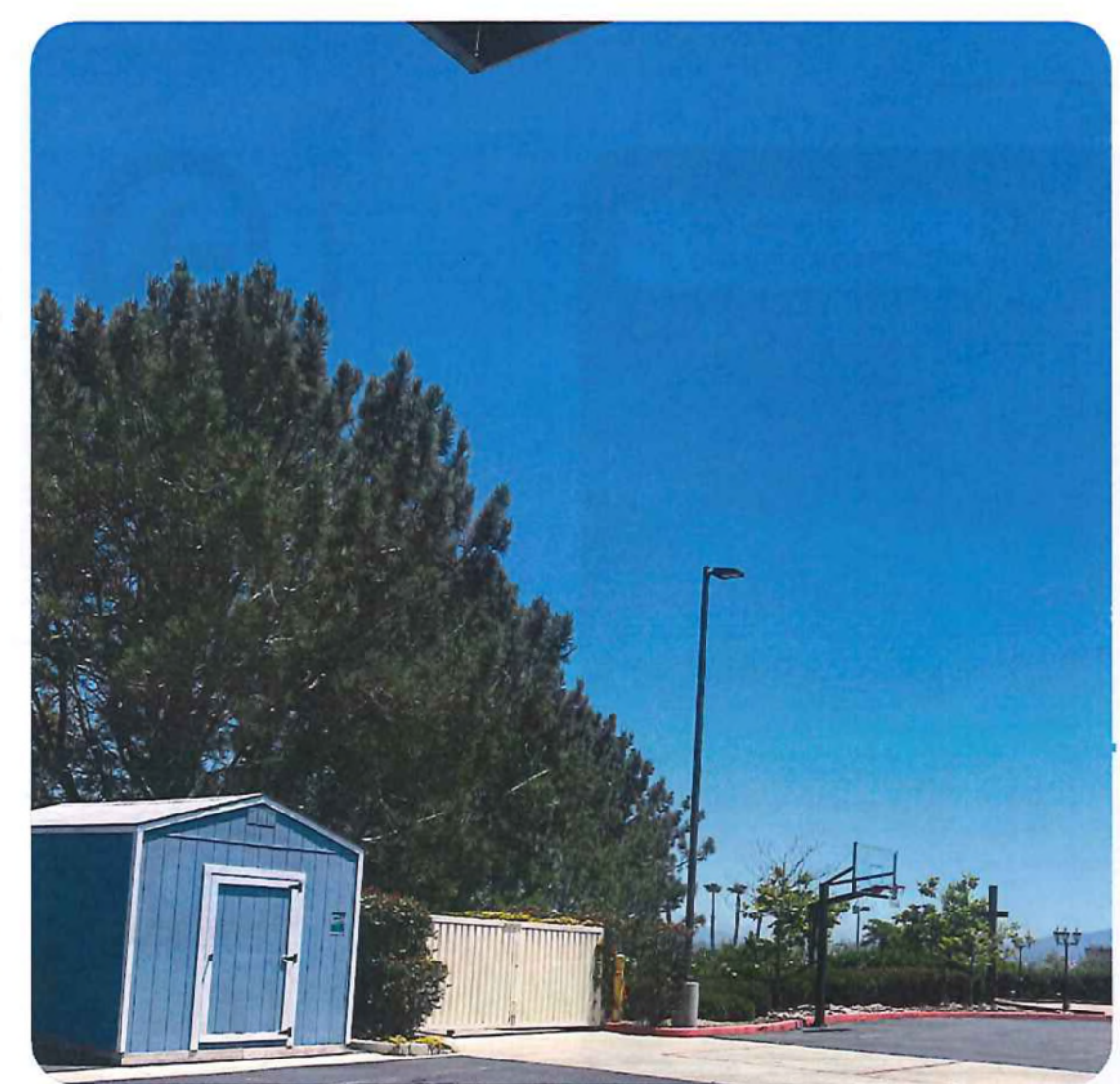


**SDSAN00480A**  
13340 HAYFORD WAY, SAN DIEGO, CA 92130



This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions and design, please refer to the submitted plans. Cell Trees, Inc. is not responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variations or Any Construction Related Concerns.

DATE: 8/5/2024



EXISTING CONDITIONS



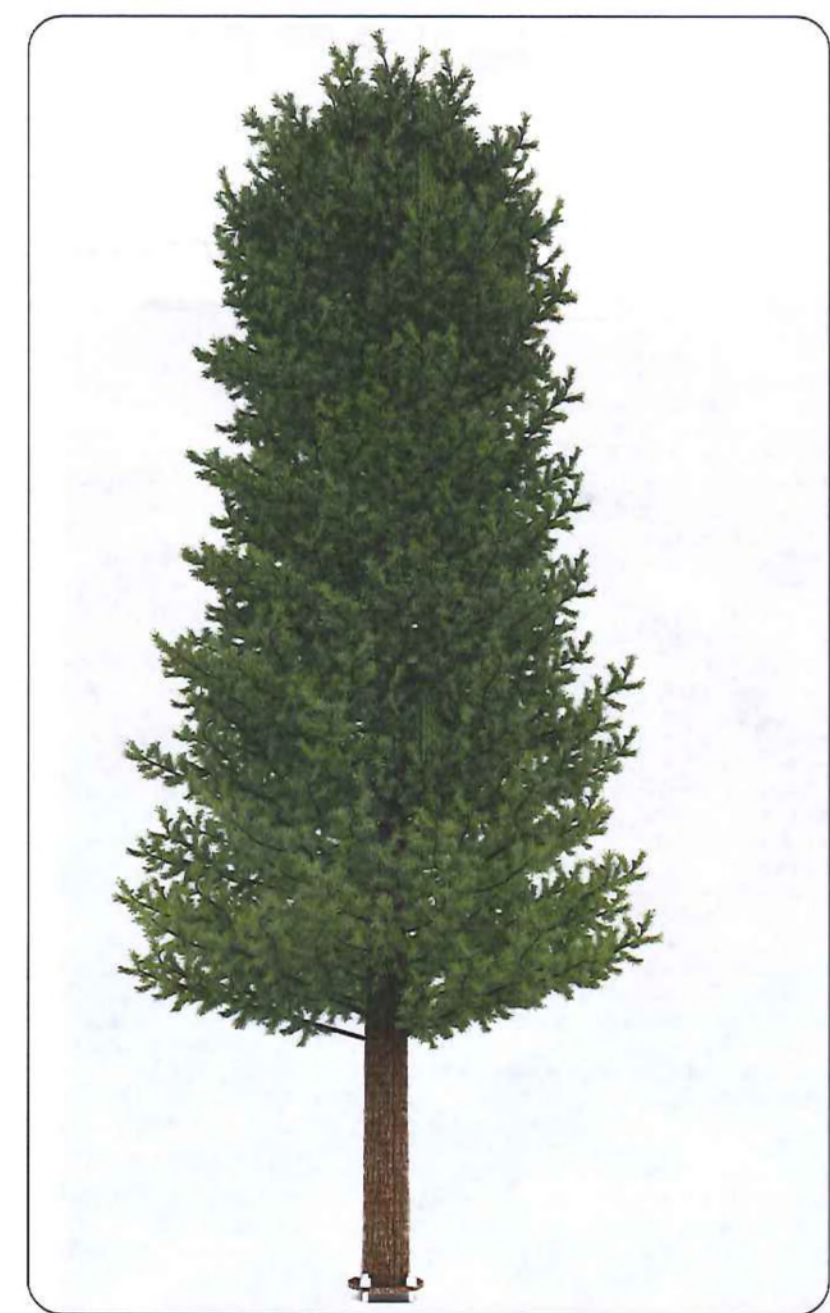
PROPOSED SITE BUILD



EXISTING CONDITIONS



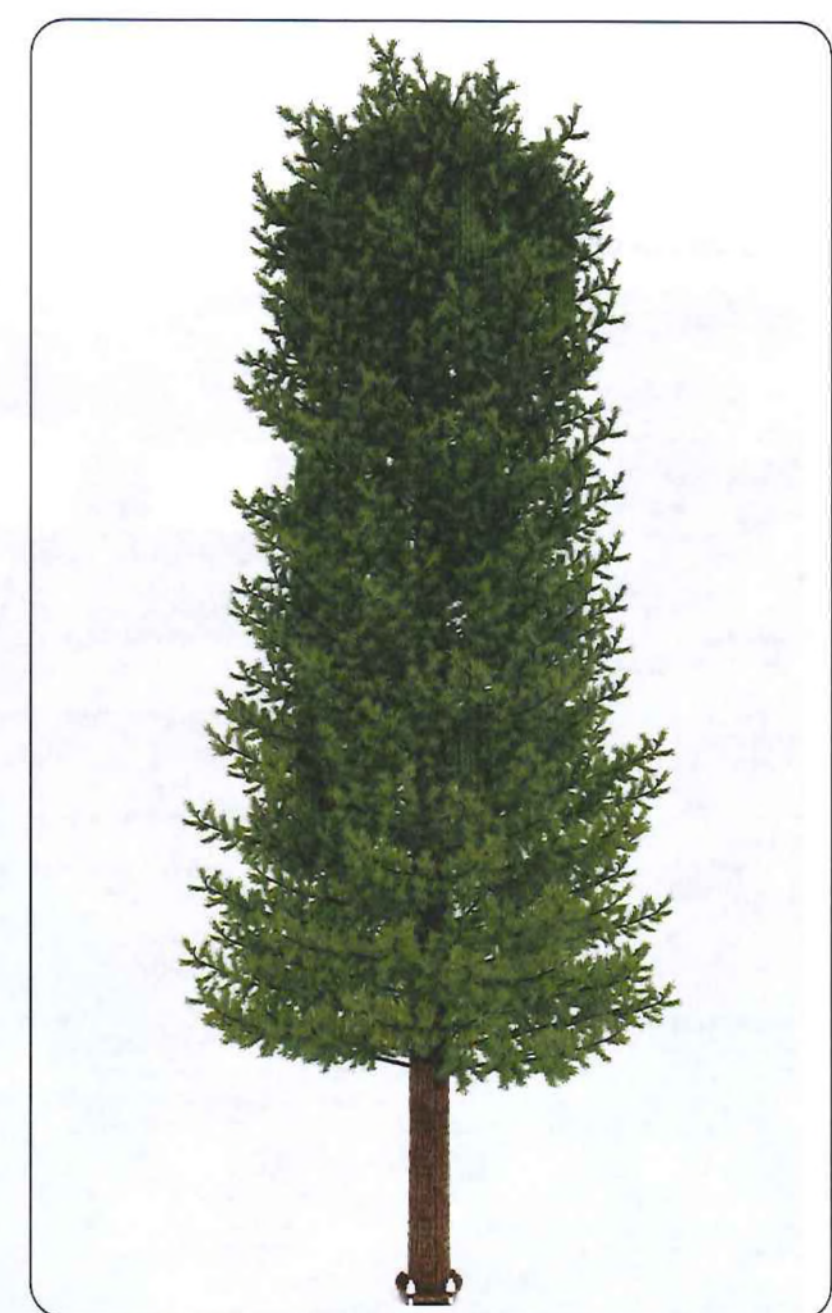
PROPOSED SITE BUILD



ISOMETRIC VIEW

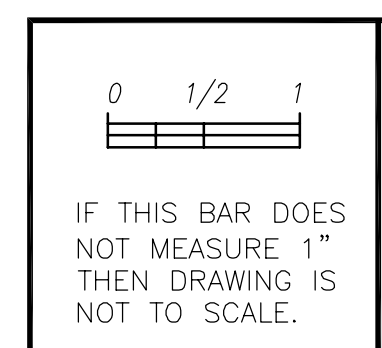


TOP VIEW



FRONT VIEW

**FOR REFERENCE ONLY**

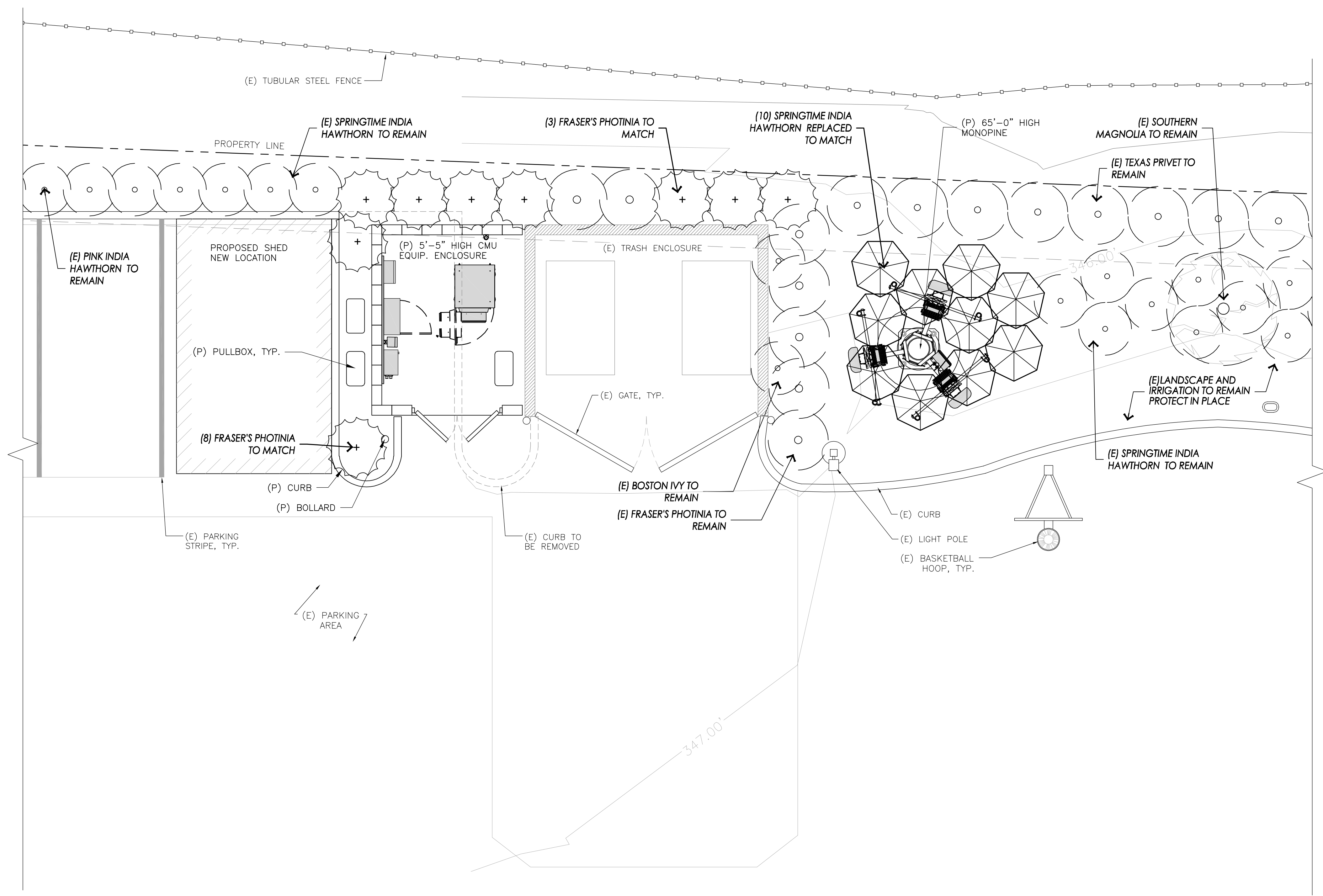


TITLE SHEET FOR:  
**SDSAN00480A**  
13340 HAYFORD WAY, SAN DIEGO, CA 92130

PHOTOSIMULATIONS

PRJ NO. \_\_\_\_\_  
PMT NO. \_\_\_\_\_

G02



SHRUBS									
SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DL/SH	MATURE H/W	WUCOLS/REG-REG.	
	PHO FRA	PHOTINIA FRASERI RED PHOTINIA		15 GAL	11	A	6'x4'	3-L	
	RHA SPR	RHAPIOLEPIS L. "SPRINGTIME" PINK INDIA HAWTHORN		5 GAL	10	A	3'x5'	3-L	

MAINTAIN 3" MIN. DEEP MULCH TO THE DRILLPIECE OF THE TREES/ SHRUBS THROUGHOUT THE LIFE OF THE PLANTINGS. MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP. BETWEEN GROUND COVERS 1-1/2" DEEP- USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE- APPROVED EQUAL.

QTY. KEY  
 99 CEA HOR  
 66 1 GAL  
 33 5 GAL  
 SIZE

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

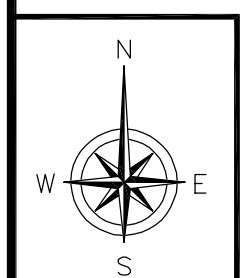
CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOILS TEST TO DETERMINE FERTILITY AND DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. GENERIC AMEND- MENTS SHALL BE USED. LAB MUST BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

PRIOR TO PLANTING, 6 YARDS OF COMPOST PER 1000 SQ. FT. OF PLANTING AREA SHALL BE INCORPORATED. COMPACTED SOILS MUST BE TRANSFORMED INTO A FRIABLE CONDITION. SOIL SHALL BE AMENDED AND RIPPED TO A DEPTH OF 18"

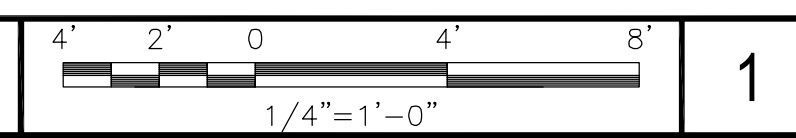


**DMLA**  
 Landscape Architecture  
 34032 Alcazar Dr, Dana Point, Ca 92629  
 david@dmlaonline.com (949) 388-3369

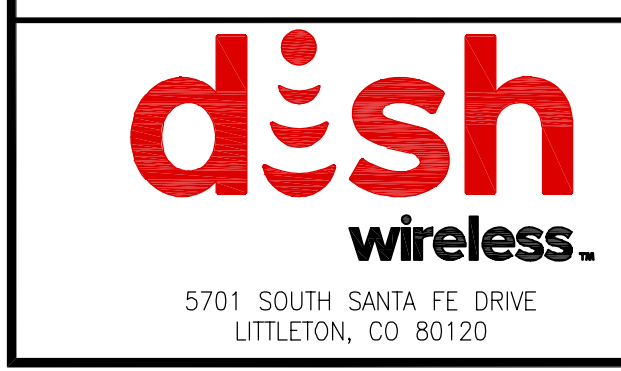
ENLARGED PLANTING PLAN FOR:  
**SDSAN00480A**  
 13340 HAYFORD WAY, SAN DIEGO, CA 92130



ENLARGED PLANTING PLAN



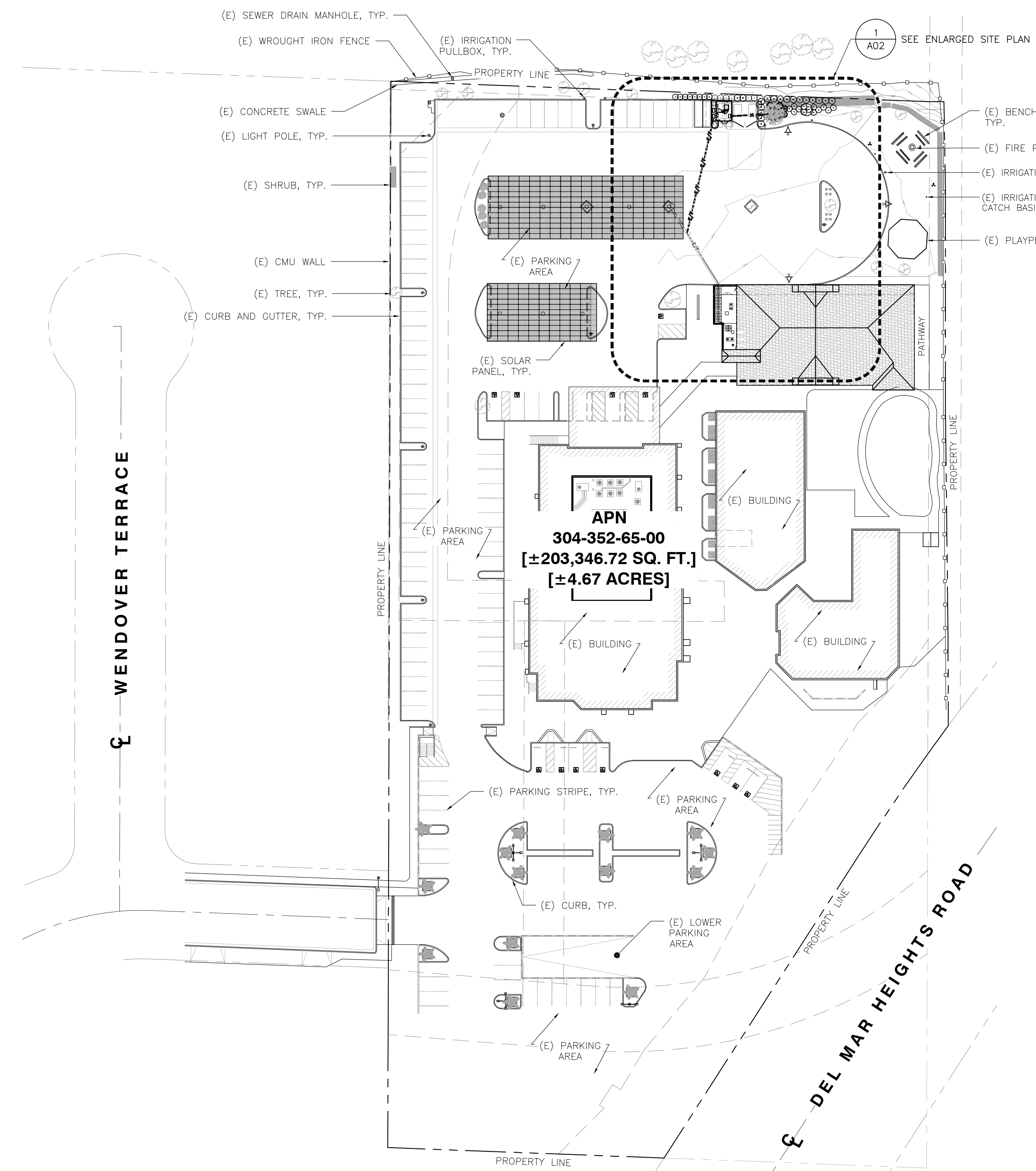
SHEET 6 OF 14 SHEETS  
 PRJ NO. \_\_\_\_\_  
 PMT NO. \_\_\_\_\_



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



L2



**GENERAL NOTES**

1. NO EXISTING LANDSCAPING AND IRRIGATION SYSTEM ARE BEING REMOVED AND/OR MODIFIED AS PART OF THE PROPOSED INSTALLATION.
2. THIS PROPOSAL IS FOR AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF INSTALLATION OF NEW ANTENNAS ON ROOFTOP AND THE PLACEMENT OF EQUIPMENT CABINETS ON THE ROOF.
3. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
4. THE PROPOSED FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED).
5. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY DISH WIRELESS TECHNICIANS.
6. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS INSTALLATION.
7. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.
8. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
9. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.
10. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
11. AN ACCESS KEY SHALL BE PROVIDED TO THE CITY FIRE DEPARTMENT AND PLACED IN THE KNOX BOX LOCATED ON BUILDING SITE.
12. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS, SURVEY, AND DRAWINGS PROVIDED BY THE SITE OWNER. SUBCONTRACTOR SHALL NOTIFY CELLSITE CONCEPTS OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

**LANDSCAPING NOTES**

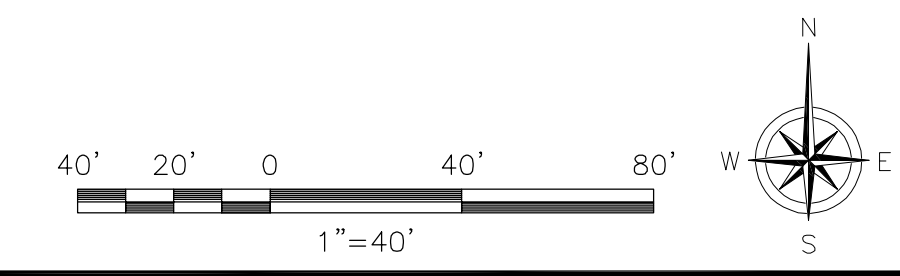
1. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
2. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - 2.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - 2.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - 2.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - 2.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
3. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

TITLE SHEET FOR:  
**SDSAN00480A**  
 13340 HAYFORD WAY, SAN DIEGO, CA 92130

**OVERALL SITE PLAN**

PRJ NO. \_\_\_\_\_  
 PMT NO. \_\_\_\_\_

**A01**



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



ANTENNA NOTES

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS/TOWER DRAWINGS.
2. CONTRACTOR TO VERIFY APPROVED STRUCTURAL ANALYSIS PRIOR TO INSTALLATION.
3. CONTRACTOR IS TO REFER TO DISH Wireless' MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY ACTUAL CABLE LENGTH DURING PRE-CONSTRUCTION WALK.
5. GENERAL CONTRACTOR TO PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED ANTENNAS. ALL ANTENNAS & MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER 2022 CBC AND EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
6. PROPOSED DISH Wireless L.L.C. ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.
7. BRANCHES TO EXTEND A MINIMUM OF 24 INCHES IN FRONT OF THE FACE OF THE ANTENNAS. BRANCH DENSITY TO BE (4) BRANCHES/FT SUBJECT TO CHANGE PENDING POLE/TOWER DRAWINGS COMPLETED BY TOWER VENDOR.
8. CONTRACTOR TO PROVIDE CABLE MANAGEMENT TO AVOID EXCESSIVE LOOPING.
9. NO DOGHOUSE WILL BE ASSOCIATED WITH THIS INSTALLATION.
10. NO PIPE MOUNTS ABSENT ANTENNAS ALLOWED.

BRANCH NOTE: (SUBJECT TO CHANGE PENDING POLE/TOWER DRAWINGS COMPLETED BY TOWER VENDOR)

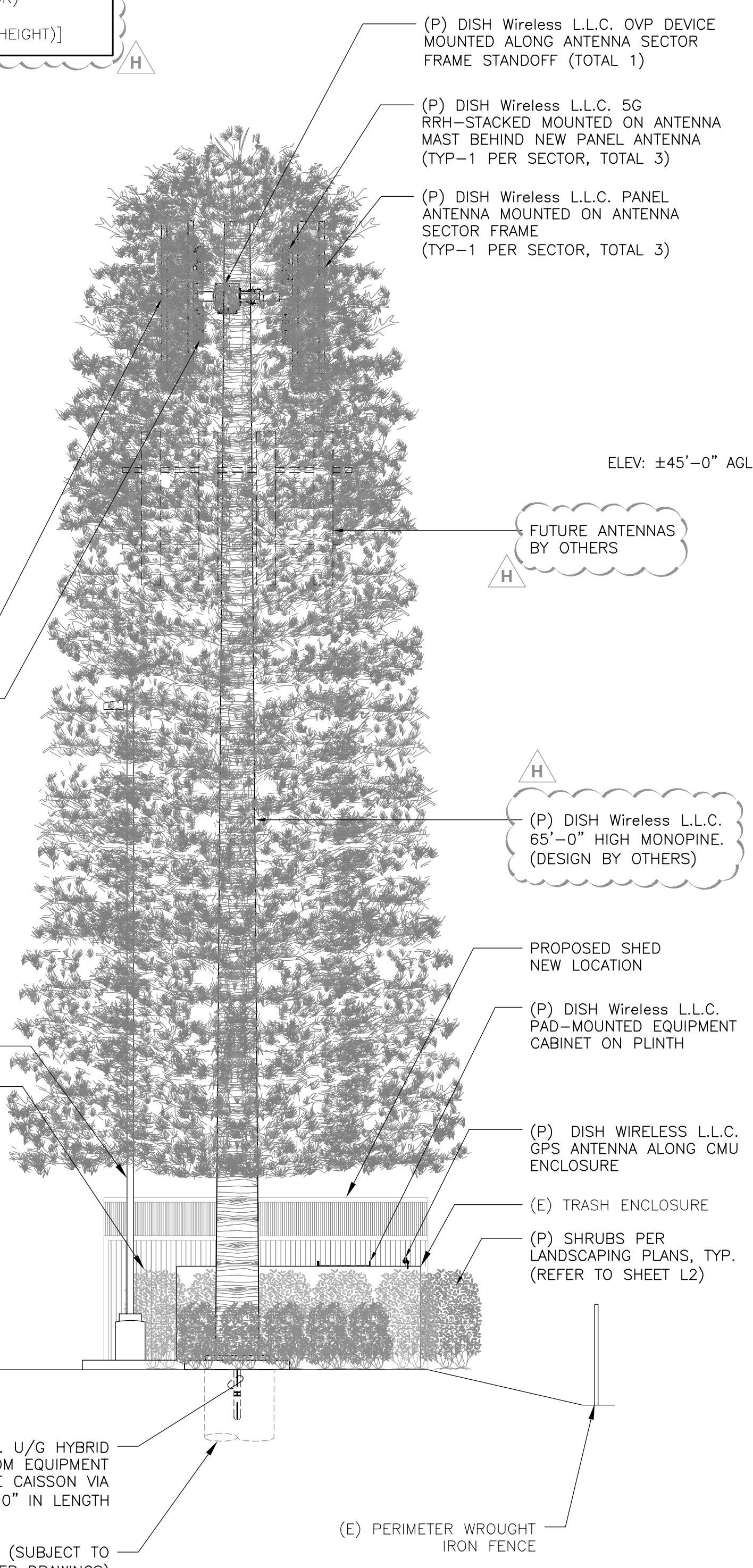
200 NUMBER OF BRANCHES DIVIDED BY [60' (TOP OF MONOPINE POLE) - 10' (STARTING BRANCH HEIGHT)]

- TOP OF PROPOSED DISH Wireless L.L.C. MONOPINE BRANCHES  
ELEV: ±65'-0" AGL
- TOP OF PROPOSED DISH Wireless L.L.C. MONOPINE POLE / ANTENNAS  
ELEV: ±60'-0" AGL
- PROPOSED DISH Wireless L.L.C. ANTENNA RAD CENTER  
ELEV: ±56'-0" AGL
- BOTTOM OF PROPOSED DISH Wireless L.L.C. ANTENNAS  
ELEV: ±52'-0" AGL
- FUTURE ANTENNA RAD CENTER (BY OTHERS)  
ELEV: ±45'-0" AGL

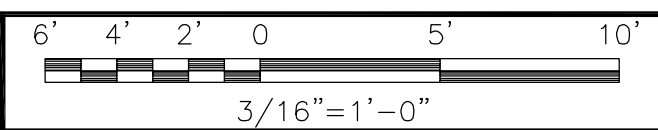
- (P) DISH Wireless L.L.C. ANTENNA SECTOR FRAME (TYP-1 PER SECTOR, TOTAL 3)
- (P) DISH Wireless L.L.C. RRH-STACKED MOUNTED ON ANTENNA MAST BEHIND NEW PANEL ANTENNA (TYP-1 PER SECTOR, TOTAL 3)

- BOTTOM OF PROPOSED DISH Wireless L.L.C. MONOPINE BRANCHES  
ELEV: ±10'-0" AGL
- TOP OF (E) CMU TRASH ENCLOSURE AND TOP OF PROPOSED DISH Wireless L.L.C. CMU EQUIPMENT ENCLOSURE  
ELEV: ±5'-5" AGL
- GROUND FLOOR  
ELEV: ±0'-0" AGL

- (P) DISH Wireless L.L.C. U/G HYBRID CABLE ROUTED FROM EQUIPMENT ENCLOSURE TO POLE CAISSON VIA BORING, APPROX. 30'-0" IN LENGTH
- (P) TOWER CAISSON (SUBJECT TO CHANGE PENDING TOWER DRAWINGS)



EAST ELEVATION



1

WEST ELEVATION

- (P) DISH Wireless L.L.C. 5G RRH-STACKED MOUNTED ON ANTENNA MAST BEHIND NEW PANEL ANTENNA (TYP-1 PER SECTOR, TOTAL 3)
- (P) DISH Wireless L.L.C. PANEL ANTENNA MOUNTED ON ANTENNA SECTOR FRAME (TYP-1 PER SECTOR, TOTAL 3)

- TOP OF PROPOSED DISH Wireless L.L.C. MONOPINE BRANCHES  
ELEV: ±65'-0" AGL
- TOP OF PROPOSED DISH Wireless L.L.C. MONOPINE POLE / ANTENNAS  
ELEV: ±60'-0" AGL
- PROPOSED DISH Wireless L.L.C. ANTENNA RAD CENTER  
ELEV: ±56'-0" AGL
- BOTTOM OF PROPOSED DISH Wireless L.L.C. ANTENNAS  
ELEV: ±52'-0" AGL
- FUTURE ANTENNA RAD CENTER (BY OTHERS)  
ELEV: ±45'-0" AGL

- (P) DISH Wireless L.L.C. RRH-STACKED MOUNTED ON ANTENNA MAST BEHIND NEW PANEL ANTENNA (TYP-1 PER SECTOR, TOTAL 3)

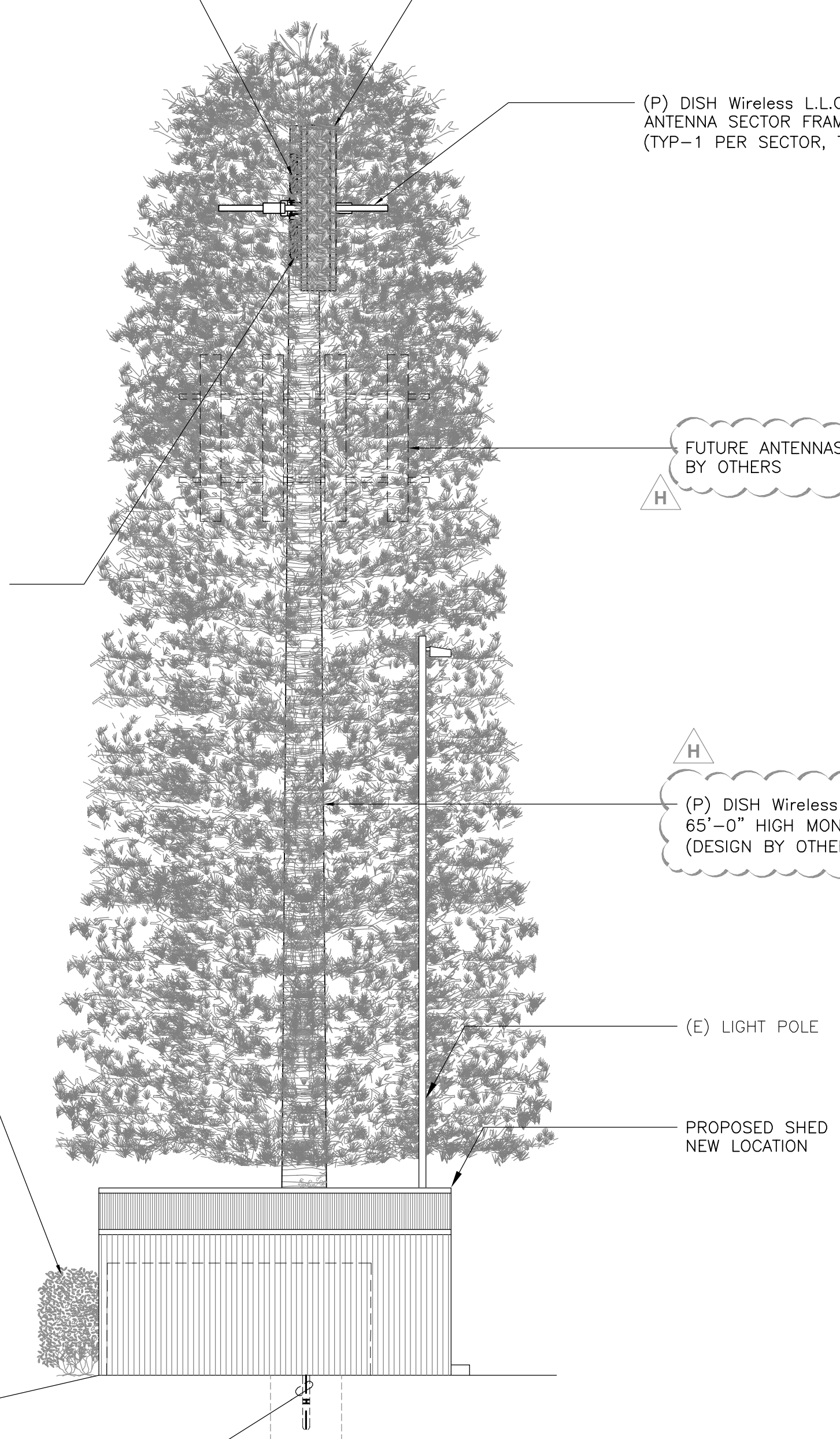
FUTURE ANTENNAS BY OTHERS

(P) DISH Wireless L.L.C. 65'-0" HIGH MONOPINE (DESIGN BY OTHERS)

- (P) SHRUBS PER LANDSCAPING PLANS, TYP. (REFER TO SHEET L2)

- BOTTOM OF PROPOSED DISH Wireless L.L.C. MONOPINE BRANCHES  
ELEV: ±10'-0" AGL
- TOP OF (E) CMU TRASH ENCLOSURE AND TOP OF PROPOSED DISH Wireless L.L.C. CMU EQUIPMENT ENCLOSURE  
ELEV: ±5'-5" AGL
- GROUND FLOOR  
ELEV: ±0'-0" AGL

- (P) DISH Wireless L.L.C. U/G HYBRID CABLE ROUTED FROM EQUIPMENT ENCLOSURE TO POLE CAISSON VIA BORING, APPROX. 30'-0" IN LENGTH
- (P) TOWER CAISSON (SUBJECT TO CHANGE PENDING TOWER DRAWINGS)



TITLE SHEET FOR:

**SDSAN00480A**

13340 HAYFORD WAY, SAN DIEGO, CA 92130

**EAST AND WEST ELEVATIONS**

PRJ NO. \_\_\_\_\_

PMT NO. \_\_\_\_\_

**A04**



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



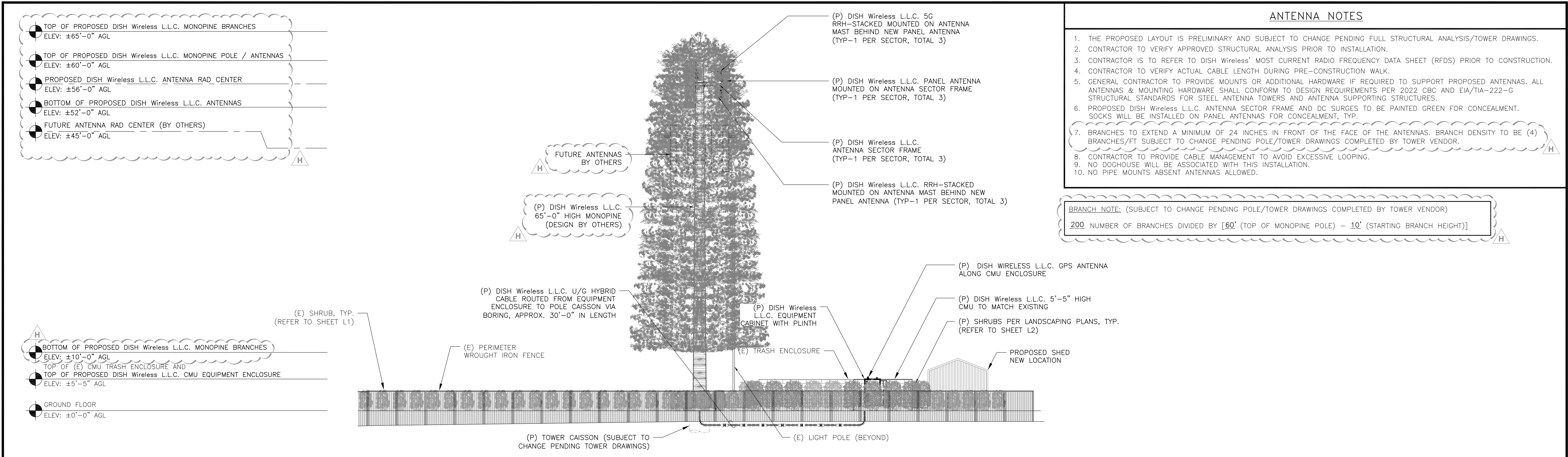
16885 VIA DEL CAMPO CT., SUITE 318  
SAN DIEGO, CA 92127  
tel: (858) 432-4112 / (858) 432-4257



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



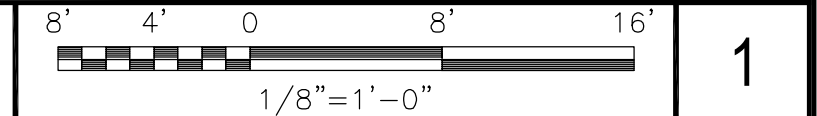
DEVELOPMENT SERVICES DEPARTMENT



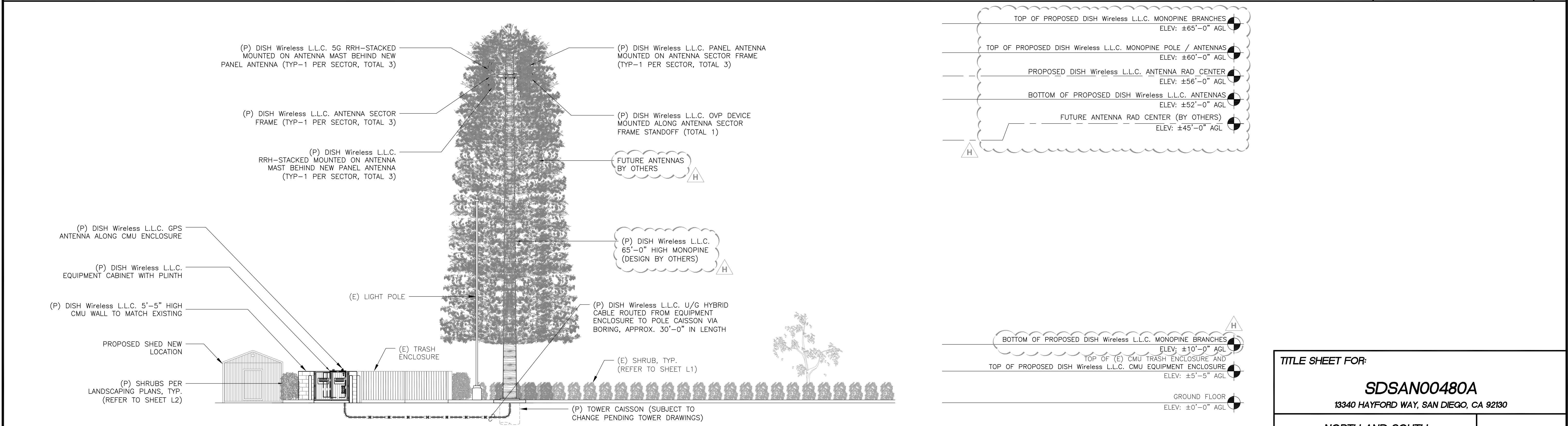
- ### ANTENNA NOTES
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS/TOWER DRAWINGS.
  2. CONTRACTOR TO VERIFY APPROVED STRUCTURAL ANALYSIS PRIOR TO INSTALLATION.
  3. CONTRACTOR IS TO REFER TO DISH Wireless' MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
  4. CONTRACTOR TO VERIFY ACTUAL CABLE LENGTH DURING PRE-CONSTRUCTION WALK.
  5. GENERAL CONTRACTOR TO PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED ANTENNAS. ALL ANTENNAS & MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER 2022 CBC AND EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
  6. PROPOSED DISH Wireless L.L.C. ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.
  7. BRANCHES TO EXTEND A MINIMUM OF 24 INCHES IN FRONT OF THE FACE OF THE ANTENNAS. BRANCH DENSITY TO BE (4) BRANCHES/FT SUBJECT TO CHANGE PENDING POLE/TOWER DRAWINGS COMPLETED BY TOWER VENDOR.
  8. CONTRACTOR TO PROVIDE CABLE MANAGEMENT TO AVOID EXCESSIVE LOOPING.
  9. NO DOGHOUSE WILL BE ASSOCIATED WITH THIS INSTALLATION.
  10. NO PIPE MOUNTS ABSENT ANTENNAS ALLOWED.

BRANCH NOTE: (SUBJECT TO CHANGE PENDING POLE/TOWER DRAWINGS COMPLETED BY TOWER VENDOR)  
 200 NUMBER OF BRANCHES DIVIDED BY [60' (TOP OF MONOPINE POLE) - 10' (STARTING BRANCH HEIGHT)]

NORTH ELEVATION



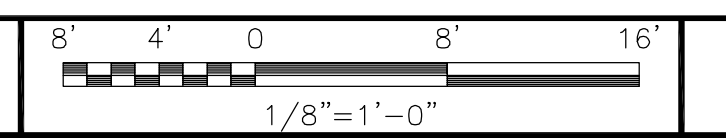
1



- TOP OF PROPOSED DISH Wireless L.L.C. MONOPINE BRANCHES ELEV: ±65'-0" AGL
- TOP OF PROPOSED DISH Wireless L.L.C. MONOPINE POLE / ANTENNAS ELEV: ±60'-0" AGL
- PROPOSED DISH Wireless L.L.C. ANTENNA RAD CENTER ELEV: ±56'-0" AGL
- BOTTOM OF PROPOSED DISH Wireless L.L.C. ANTENNAS ELEV: ±52'-0" AGL
- FUTURE ANTENNA RAD CENTER (BY OTHERS) ELEV: ±45'-0" AGL

- BOTTOM OF PROPOSED DISH Wireless L.L.C. MONOPINE BRANCHES ELEV: ±10'-0" AGL
- TOP OF (E) CMU TRASH ENCLOSURE AND TOP OF PROPOSED DISH Wireless L.L.C. CMU EQUIPMENT ENCLOSURE ELEV: ±5'-5" AGL
- GROUND FLOOR ELEV: ±0'-0" AGL

SOUTH ELEVATION



2

TITLE SHEET FOR:  
**SDSAN00480A**  
 13340 HAYFORD WAY, SAN DIEGO, CA 92130

**NORTH AND SOUTH ELEVATIONS**



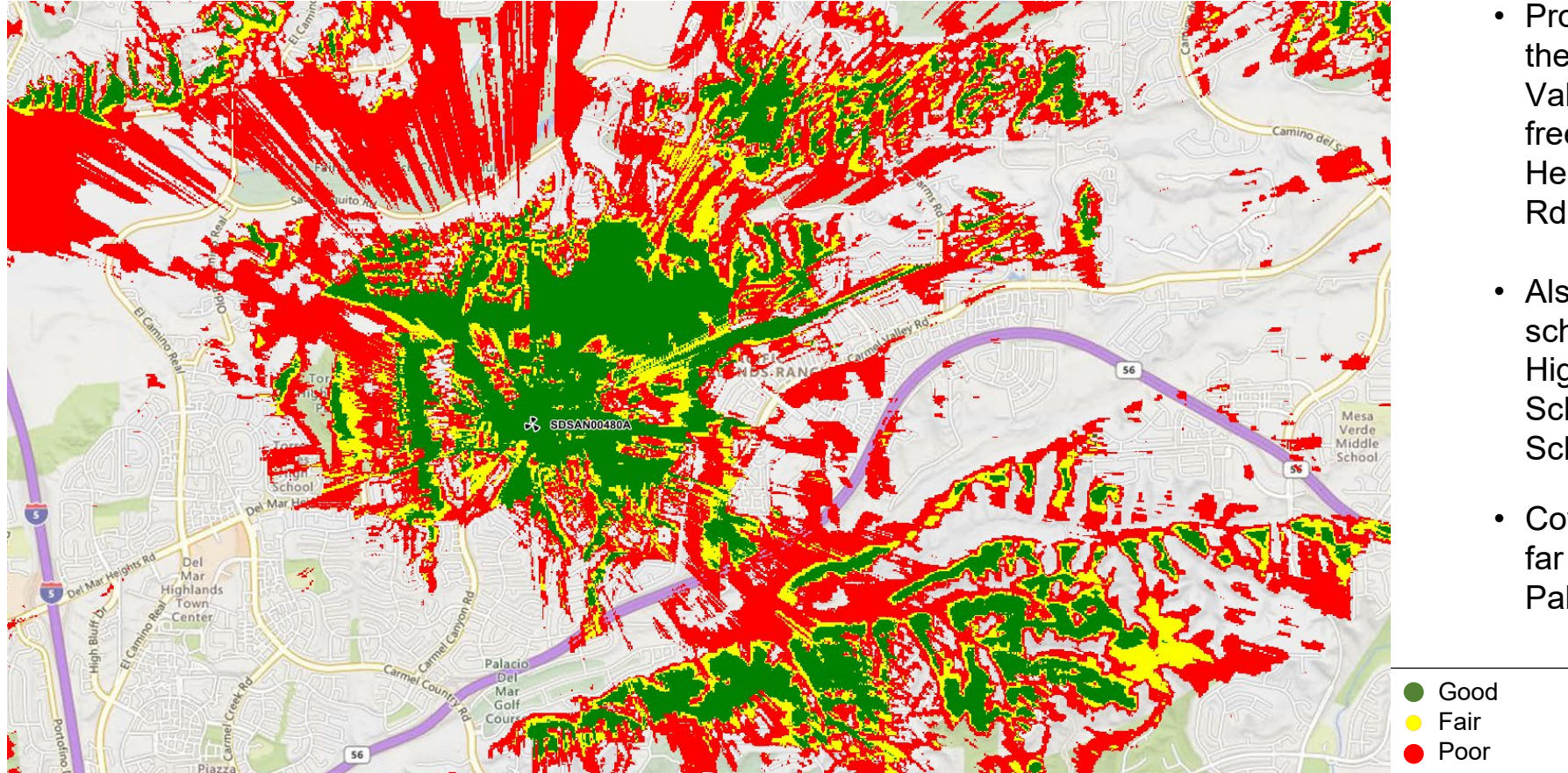
0 1/2 1  
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.



PRJ NO. \_\_\_\_\_  
 PMT NO. \_\_\_\_\_

A05

# SDSAN00480 A Proposed RF Coverage



- Provides coverage primarily in the neighborhood of Carmel Valley including main roads and freeways such as: Del Mar Heights Rd, Carmel Country Rd, and portions of HWY-56
- Also provides coverage to local schools (Cathedral Catholic High School, Ashley Falls School, Torrey Pines High School, Mesa Verde Middle School)
- Coverage fringes also reach as far South as the foothills of Palacio Del Mar



PROJECT NAME: SDSAN00480A\_Hayford Way  
 APPLICANT: DISH Wireless  
 DESCRIPTION: CUP Conditional Use Permit  
 WTF: Proposing a 55' Monopine, with associated equipment shelter  
 ADDRESS: 13340 Hayford Way, San Diego, CA 92130  
 APN: 304-352-65-00  
 TO: City of San Diego Development Services Department

## ALTERNATE SITE ANALYSIS

Efforts are currently underway in the City of San Diego to build out the 5G network infrastructure for Dish Wireless’s wireless network. Dish Wireless has retained the services of STAND 8 to facilitate the land use entitlement process. Dish Wireless is requesting approval for the installation, operation and entitlement of a new Wireless Telecommunications Facility at 13340 Hayford Way, San Diego.

Over the past few years, we have diligently explored multiple potential colocation sites within the ½-mile radius surrounding the proposed site. However, despite our best efforts, we have encountered significant challenges in identifying suitable sites that align with our network's requirements.

As depicted in the attached Alternative Site Analysis Map and set forth below, there are no viable preferred sites within the coverage area for various reasons. Below are the sites and reasons:

### Candidate #1

Congregation Beth Am	This property was the initial target for this area as it already had an existing carrier on the premises. The landlord unfortunately expressed that he was not interested in allowing other carrier(s) on the premises.
5050 Del Mar Heights Road, San Diego	
Land Use: Education	
Zoned: CVPD-SF1A	

### Candidate #2

Ashley Falls School	This property was considered and as a result the RF Engineers for DISH Wireless stated that the site was unsuitable due to how the site is lower in elevation which would result in proposing a very tall tower. Which would be undesirable to the surrounding area.
13030 Ashley Falls Drive, San Diego	
Land Use: Education, Recreation	
Zoned: CVPD-EP	









### Candidate #3

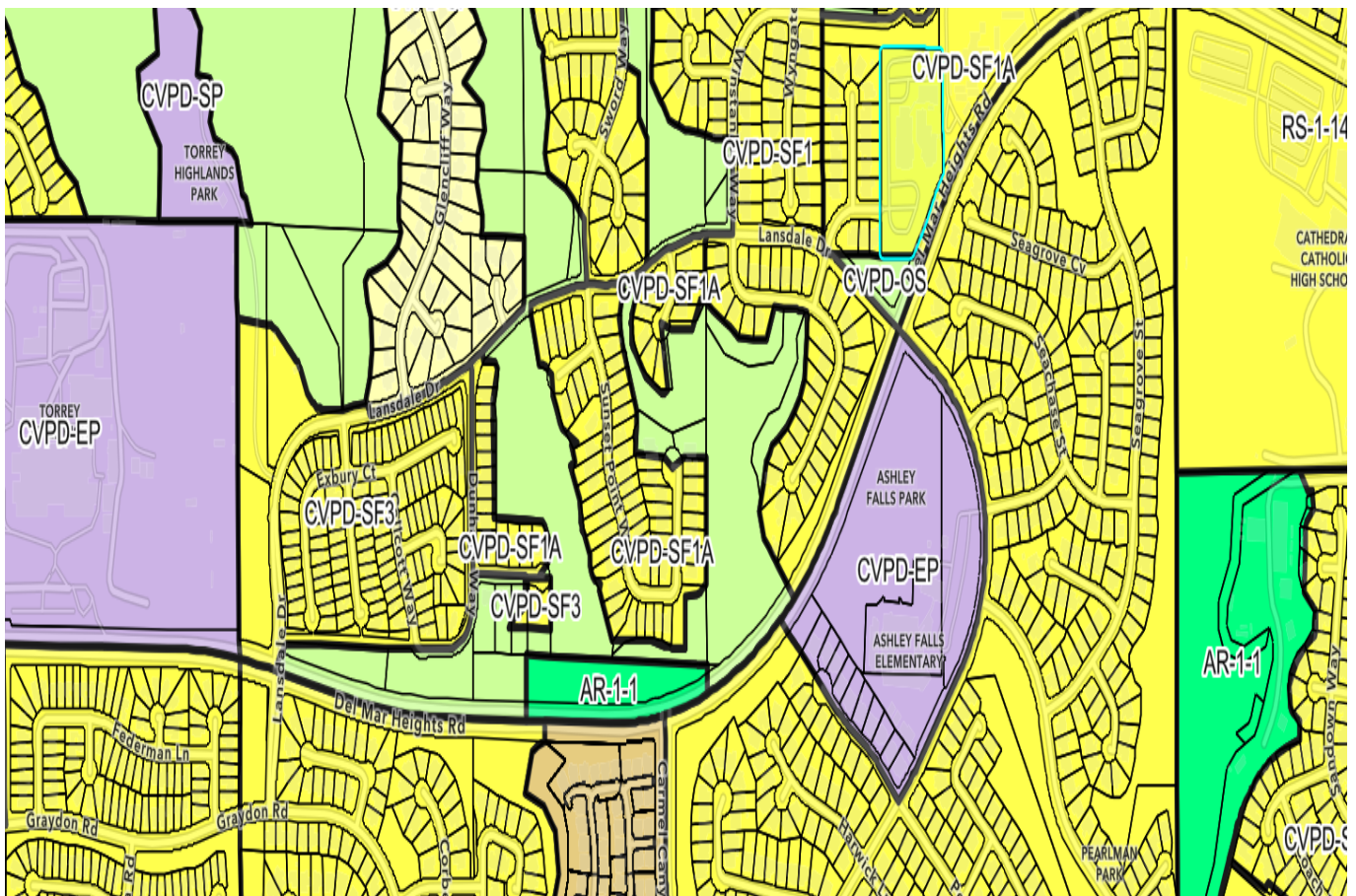
Torrey Pines High School	Albeit this site is outside the desired coverage, a proposal was sent to the landlord for a light pole replacement to accommodate the DISH installation. Landlord was not interested in allowing carriers to build on property.
3710 Del Mar Heights Road, San Diego	
Land Use: Education	
Zoned: CVPD-ED	

In summary, the proposed candidate and location being submitted for your consideration has been vetted and determined to be Dish Wireless' best option. The candidate has a willing and cooperative Landlord who has agreed to enter into an agreement with Dish Wireless. Additionally, as stated earlier, the location can accommodate collocation with other carriers, eliminating the need for separate wireless telecommunication facilities in the area.

Thank you for your consideration.  
Vanessa Bybee

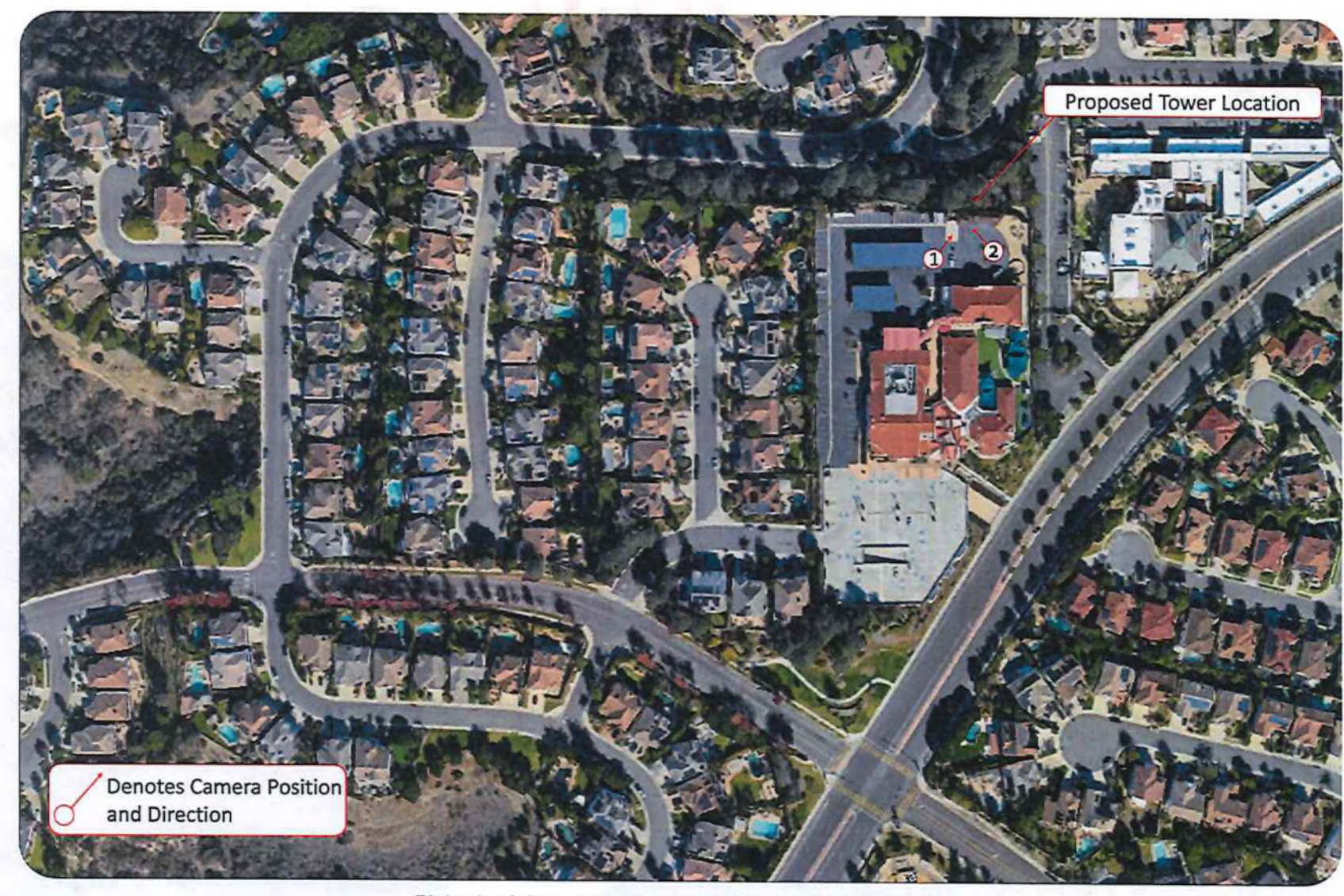
## Zone Designation

-  CVPD-SF1
-  CVPD-SF1A
-  CVPD-SF2
-  CVPD-SF3
-  CVPD-SF4
-  CVPD-EP





**SDSAN00480A**  
13340 HAYFORD WAY, SAN DIEGO, CA 92130



This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions and design, please refer to the submitted plans. Cell Trees, Inc. is not responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variations or Any Construction Related Concerns.

DATE: 8/5/2024



EXISTING CONDITIONS



PROPOSED SITE BUILD



EXISTING CONDITIONS



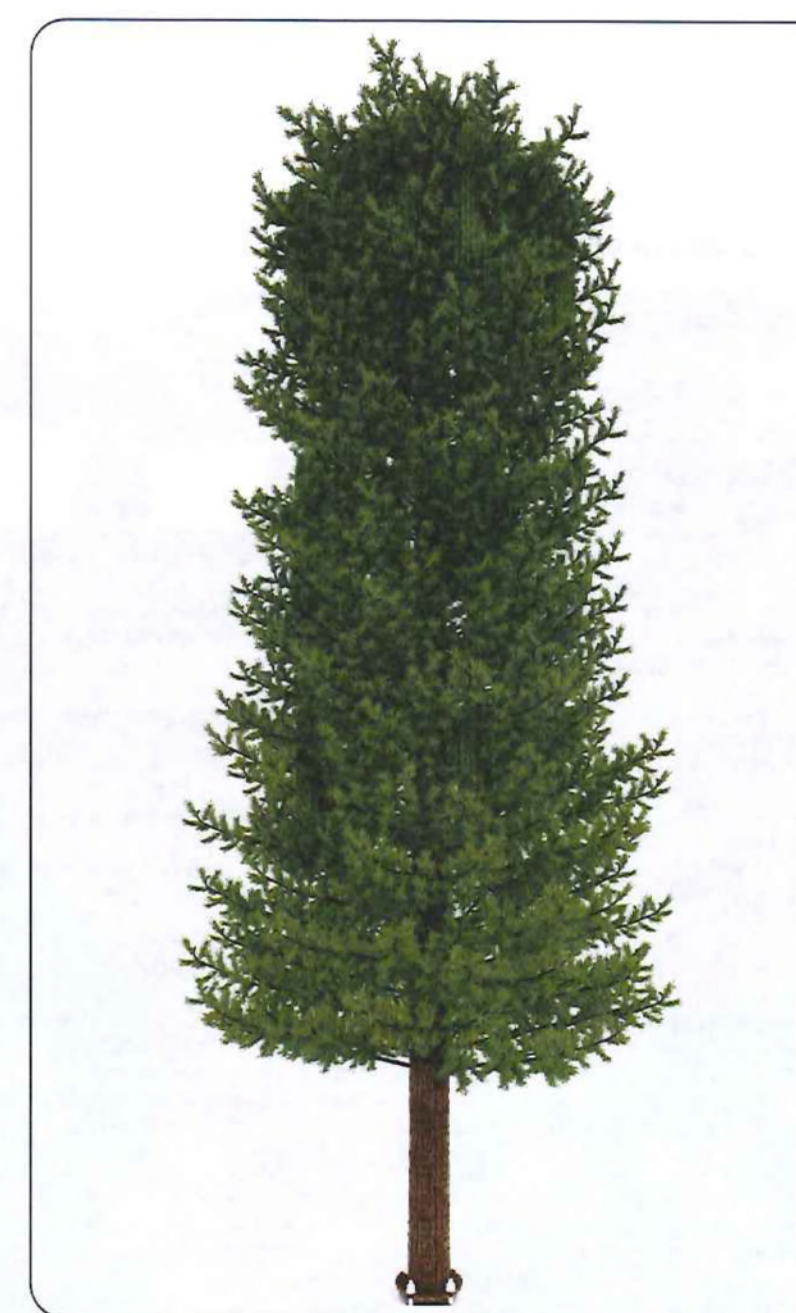
PROPOSED SITE BUILD



ISOMETRIC VIEW

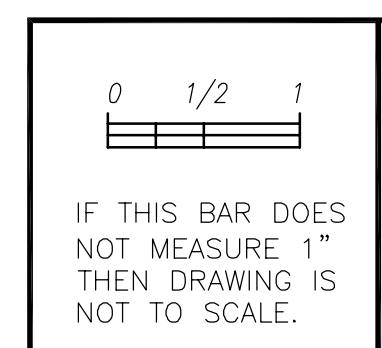


TOP VIEW



FRONT VIEW

**FOR REFERENCE ONLY**



TITLE SHEET FOR:  
**SDSAN00480A**  
13340 HAYFORD WAY, SAN DIEGO, CA 92130

PHOTOSIMULATIONS

PRJ NO. \_\_\_\_\_  
PMT NO. \_\_\_\_\_

G02

# **STAND 8**

## **PHOTO SURVEY**

**Dish Wireless SDSAN00480A**

13340 Hayford Way  
San Diego, CA 92130

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- 8 View of West from site*

## North towards site



## East towards site



## West towards site





*South towards site*



# North from site



# East from site



## South from site



## West from site

