



The County of San Diego

Planning Commission Hearing Report

Date:	September 20, 2024	Case/File No.:	Dish Wireless - SDSAN00442B Major Use Permit; PDS2022-MUP-22-002, PDS2022-ER-22-19-001
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	3230 Sweetwater Springs Boulevard, Spring Valley, CA 91977
Agenda Item:	Item # 2	General Plan:	Public/Semi-Public Facilities
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Single Family Residential (RS)
Applicant/Owner:	Dish Wireless/ Grossmont Union School District	Community:	Spring Valley Community Planning Area
Environmental:	Notice of Exemption	APN:	505-210-03-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) for the Dish Wireless SDSAN00442B Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B). This report includes Staff's recommendation, a project description, analysis and discussion, and the Spring Valley Community Planning Group's recommendation.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the proposed MUP for a wireless telecommunication facility, to determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant MUP PDS2022-MUP-22-002, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The Dish Wireless SDSAN00442B Wireless Telecommunication Facility (Project) is a request for a Major Use Permit (MUP) to construct, maintain, and operate a new Dish wireless telecommunication facility. The proposed telecommunication facility will consist of three panel antennas and a radome enclosure that houses six remote radios and one surge suppressor unit, mounted on a new 84.8-foot-tall football field light. The pad-mounted base station equipment with associated power and telephone cabinets will be installed within a 100 square foot (8-foot-tall) concrete masonry unit (CMU) block wall enclosure with a chain link topper. The enclosure will be located behind the stadium bleachers. Two new lithium batteries, a small Global Positioning System (GPS) receive only antenna, two equipment cabinets, and other supporting equipment will be located within the equipment enclosure. Minimal grading is proposed to install the equipment enclosure. The project includes trenching to install the underground electrical and fiber conduit. The proposed equipment lease area is 100 square feet. The 30.18-acre project site is located at 3230 Sweetwater Springs Boulevard, at Monte Vista High School, in the Spring Valley Community Plan Area within unincorporated San Diego County. The project site is currently developed with school playing fields and two existing wireless telecommunication facilities located on two other 84.8-foot-tall light poles. The project site is subject to the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation. Zoning for the site is Single Family Residential (RS). Access to the wireless facility is provided by a private driveway that connects to Sweetwater Springs Boulevard, a county-maintained road. The project is not proposing any water or sewer facilities as it is unmanned.



Figure 1: (Left) Proposed 84.8-foot-tall wireless facility, (Center) Existing Verizon 84.8-foot-tall wireless facility, and (Right) Existing T-Mobile 84.8-foot-tall wireless facility.



Figure 2: (Left) Existing T-Mobile 84.8-foot-tall wireless facility, (Center) Existing Verizon 84.8-foot-tall wireless facility, and (Right) Proposed Dish Wireless 84.8-foot-tall telecommunication facility.

2. Subject Property and Surrounding Land Uses

The Project is located on an approximately 30.18-acre site within the Spring Valley Community Planning area (Figure 3). The site is developed with Monte Vista High School, situated on Sweetwater Springs Boulevard, approximately 0.35 miles from State Route 94, 0.10 mile north of Austin Drive, and one block east of Cliffside Avenue. The proposed facility will be mounted to an 84.8-foot-tall monopole similar to the other two existing facilities on the site. Access to the wireless facility is provided by a private driveway that connects to Sweetwater Springs Boulevard, a county-maintained road. The surrounding land uses can be categorized as residential uses, commercial office operations, and vacant land (Figures 3 and 4 and Table C-1).



Figure 3: Vicinity Map

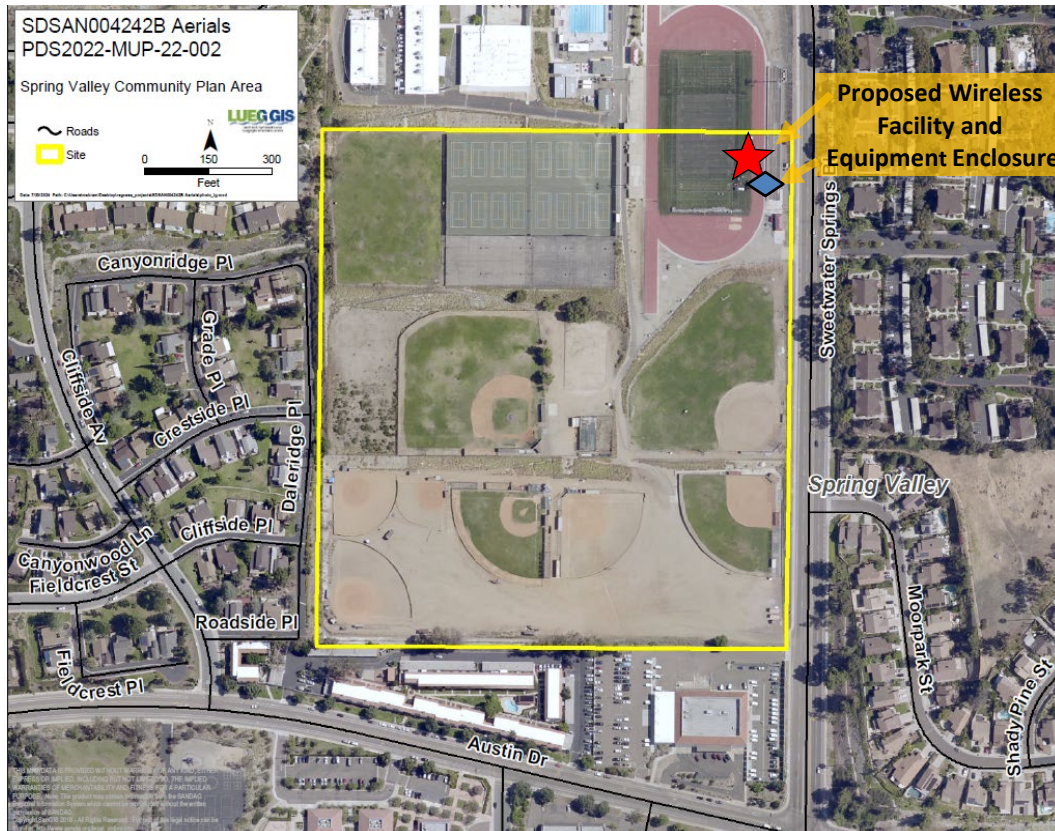


Figure 4: Aerial photograph showing proposed project site and project vicinity.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities	Single Family Residential (RS) Office Professional (C30) Residential Urban (RU)	Rothgard Road	Monte Vista High School, Offices, Residential, Religious Institutes
East	Village Residential (VR-15)	Urban Residential (RU) Multiple-Family (RM) Open Space (S80)	Sweetwater Springs Boulevard	Del Parque County Park, Single and Multi-Family Residential
South	Village Residential (VR-24)	Residential Urban (RU) Residential Variable (RV) Multiple-Family (RM) Limited Impact Industrial (M52) High Impact Industrial (M58)	Austin Drive	Commercial, Public Facilities
West	Village Residential (VR-15)	Residential Variable (RV) Single Family Residential (RS)	Cliffside Avenue	Single Family Residential

D. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Spring Valley Community Plan, the Zoning Ordinance, and CEQA Guidelines. The following subjects were reviewed for the Project and are detailed below: Amortization, Site Planning Analysis, Community Compatibility/Visual Impacts, Alternative Site Analysis (ASA).

1. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following determinations can be made:

- a. Is the Project consistent with the vision, goals, and polices of the General Plan?
- b. Does the Project comply with the policies set forth under the Spring Valley Community Plan?
- c. Is the Project consistent with the County’s Zoning Ordinance?
- d. Is the Project consistent with the County’s Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Project Analysis

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP and amortization of the wireless facility for a 5-year period. If approved, this MUP will have a set expiration of September 20, 2029, in accordance with the amortization schedule.

Amortization

The existing wireless telecommunication facility is in a residential zone and is defined as “high visibility” in accordance with Sections 6985 and 6991 of the Zoning Ordinance. In accordance with Section 6991 of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at \$130,000 resulting in a 5-year permit. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The proposed wireless telecommunication facility is compatible with the surrounding land uses, existing structures, vegetation, and topography. The facility is designed to be architecturally compatible with the two existing wireless facilities on the site which also occur on football field lighting poles. Associated equipment is located within the CMU enclosure and is not visible to adjacent residences and passing motorists using Sweetwater Springs Boulevard. Due to the selected location, urbanized setting, and higher location of the adjacent sidewalk and street, no additional landscaping would be required to screen the proposed wireless telecommunication facility. By blending in with the existing conditions on the site, the proposed wireless facility location will not impact surrounding community character.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic resources, corridors, regionally significant vistas, and natural features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts and adverse impacts to the natural environment and are compatible with existing development and community character. The proposed wireless telecommunication facility is located near State Route 94, a Scenic Highway as identified in the County’s General Plan. State Route 94 is approximately 0.35 mile to the north of the project site. Drivers utilizing this scenic highway do not have a view of the facility due to distance, surrounding topography, and vegetation along the roadways.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The facility and equipment enclosure will continue to integrate with the existing football bleacher infrastructure, other football light poles and the surrounding residential area. As a result, the proposed wireless telecommunication facility will remain consistent with the existing visual setting, be compatible with the community character, and not impact the natural environment.

Alternative Site Analysis (ASA)

The objective of the wireless telecommunication facility is to provide better performing cellular and data coverage to subscribers along Sweetwater Springs Boulevard, extending approximately a half mile in all directions. The prime candidate for this facility is Monte Vista High School, located within a one-fourth mile search radius designated by Dish engineers. This site includes six stadium light standards, two of which are already utilized by T-Mobile and Verizon for antenna installations.

The subject site is in a residentially designated zone, classified as a non-preferred zone under County of San Diego zoning ordinance. The site was selected due to the absence of preferred zones within the search ring and the suitability of existing tall structures for antenna installation. Dish proposes to locate on an 84'-8" tall stadium light structure at the high school, which already accommodates similar installations from other carriers. The use of existing infrastructure minimizes the need for new towers, reducing potential visual impacts.

Dish evaluated alternative sites, including commercial properties and other preferred zones outside the search ring. These alternatives were deemed technically infeasible due to factors such as low building heights, proximity to residential properties, and the inability to meet coverage objectives due to topography and physical obstructions.

The Monte Vista High School site is the most technically feasible location for the proposed facility. It offers tall existing structures, minimal visual impact, sufficient space for ground equipment, and is sufficiently set back from residential properties. Additionally, the site provides an optimal line of sight for coverage, access to utilities, and the school district's support, making it the ideal location to meet Dish's coverage objectives for this area.

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the wireless telecommunication facility within one mile radius of this site. The GSA maps demonstrate that the proposed location is necessary for the carrier to continue maintaining coverage in the surrounding area and provide adequate service to motorists (Figure 5). The GSA is found in Attachment E.

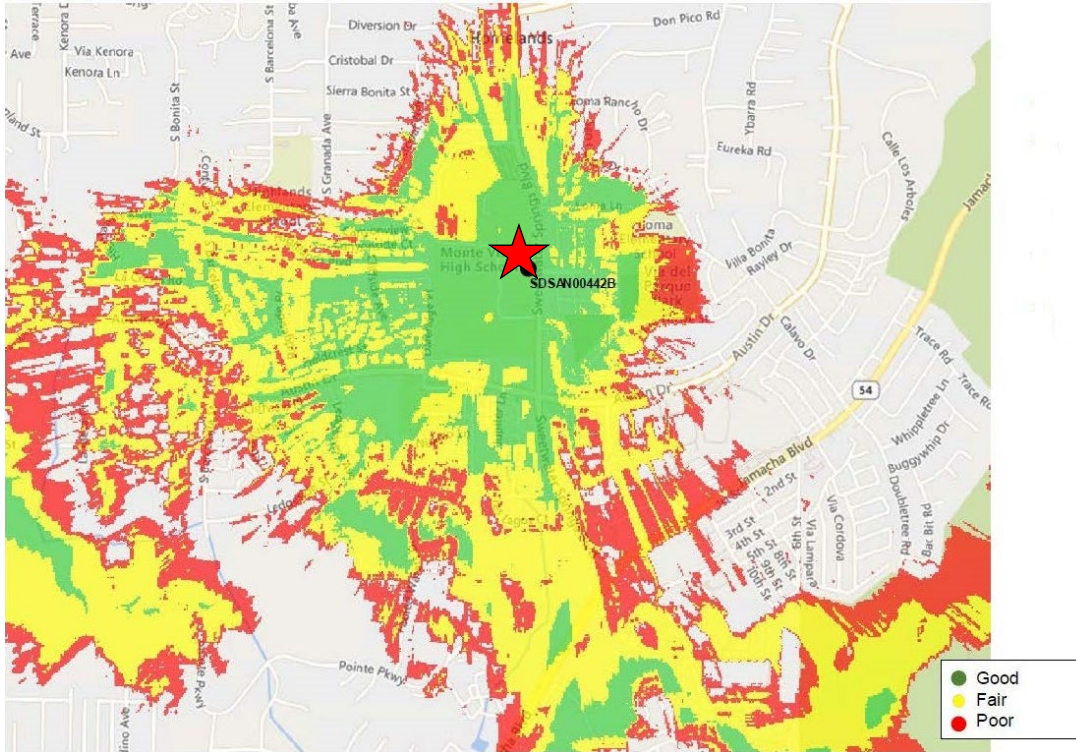


Figure 5: Image reflects proposed coverage with Project.

3. General Plan Consistency

The proposed Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project will provide coverage throughout the area, which is essential in the event of an emergency. The facility is equipped with backup batteries in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by providing service and coverage in the area.</p>
<p>Policy LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts,</p>	<p>The facility is proposed to be sited and designed to minimize visual impacts and to be compatible with the existing development and community character. The proposed light pole will blend with the existing football field lights, while the supporting</p>

General Plan Policy	Explanation of Project Conformance
<p>adverse impacts to the natural environment, and are compatible with existing development and community character.</p> <p>POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>equipment will be housed within an enclosure that fits cohesively beneath the bleachers. The facility is designed to be camouflage within the existing infrastructure, which is an expected visual feature within the community. Although the project is near State Route 94, a Scenic Highway identified in the County of San Diego General Plan, it will not be visible from this highway due to surrounding topography, distance, and existing vegetation. The project is located approximately 0.35 miles from State Route 94. Additionally, the facility's sleek design and concealment components are intended to blend in with the surrounding residential area, thereby avoiding any adverse visual impacts.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>Nearby co-location opportunities did not meet the coverage objectives of the current site. The subject facility will allow co-location with other carriers to the extent feasible.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed Project complies with all applicable zoning requirements of the Single Family Residential (RS) zone with the incorporation of conditions of approval (See Table D-2).

Table D-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RS	Yes, upon approval of a MUP
Animal Regulation:	Q	N/A
Density:	-	N/A
Lot Size:	10000	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	H	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposed facility is greater than the permitted 35-foot height limit. An exemption is requested pursuant to section 4622 (g) of the Zoning Ordinance to allow for the additional height. The monopole blends in with the surrounding landscape. The design and height of the Project will be consistent with other facilities located on the parcel.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The Project is not located within the front, rear, or side yard setbacks. Therefore, the proposed facility will meet the "C" setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission (FCC) regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the Applicant concerning such effects from RF emissions associated with the Project. Information regarding potential health effects is available from the cellular providers upon request as required by the FCC.

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Therefore, staff does not require information from the Applicant on potential health effects from EMR associated with the Project. Generally, this information is available from the cellular providers upon request as it is also required from the FCC.

Table D-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize	The proposed CMU equipment enclosure associated with the telecommunication facility is an 8-foot-tall, and does not exceed the 10-foot-tall height limit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2 - 12

Development Standard	Proposed/Provided	Complies?
architectural integration and the facility is screened by landscaping.		
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed wireless telecommunications facility and existing equipment enclosure are located outside all required setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned RS, and is subject to the most restrictive nighttime one-hour average sound level limit of 45 decibel (dBA) at the property lines pursuant to the County Noise Ordinance. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility. Since the proposed Project has a valuation of \$130,000 the MUP has been conditioned to have a maximum term of 5 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The Project is located on Sweetwater Springs Boulevard within 0.35 miles of State Route 94, the closest Scenic Highway identified in the County of San Diego General Plan. The Project is not visible from this road due to surrounding topography, distance, and existing vegetation. Since the proposed facility is being mounted to a light pole identical to the existing facilities and light poles, additionally being used as football field lights. The wireless facility is designed to blend in with the surrounding area.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA and it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts minor construction to an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway. A Notice of Exemption dated September 20, 2024, was prepared and is on file with Planning & Development Services. It has been determined that the Project, as designed, will not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted ND.

E. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD RECOMMENDATION

On April 26, 2022, the Spring Valley Community Planning Group (CPG) recommended approval of the project without conditions by a vote of 13-0-0-2 (13 – Ayes; 0 – Noes; 0 – Abstain; 2 – Absent/Vacant).

The Spring Valley CPG Recommendation Form and Meeting Minutes are found in Attachment E, Public Documentation.

F. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 20 different property owners were noticed within approximately 500 feet of the project site. Staff received general questions from interested property owners regarding the Project. No formal comments were received during the processing of the permit. Prior to the Zoning Administrator hearing, public notices were sent to a minimum of 20 property owners within approximately 500 feet of the project site.

G. RECOMMENDATIONS

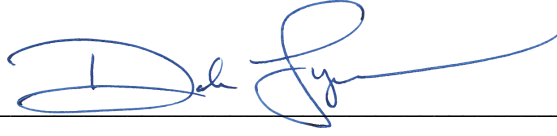
Staff recommends that the Zoning Administrator take the following actions:

1. Find the Project in conformance with CEQA and adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2022-MUP-22-002, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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Report Approved By:
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AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

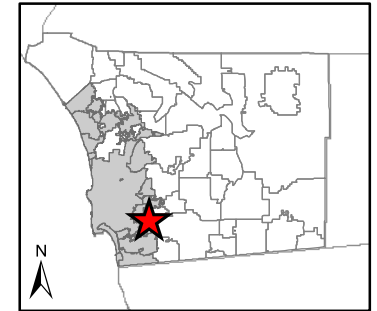
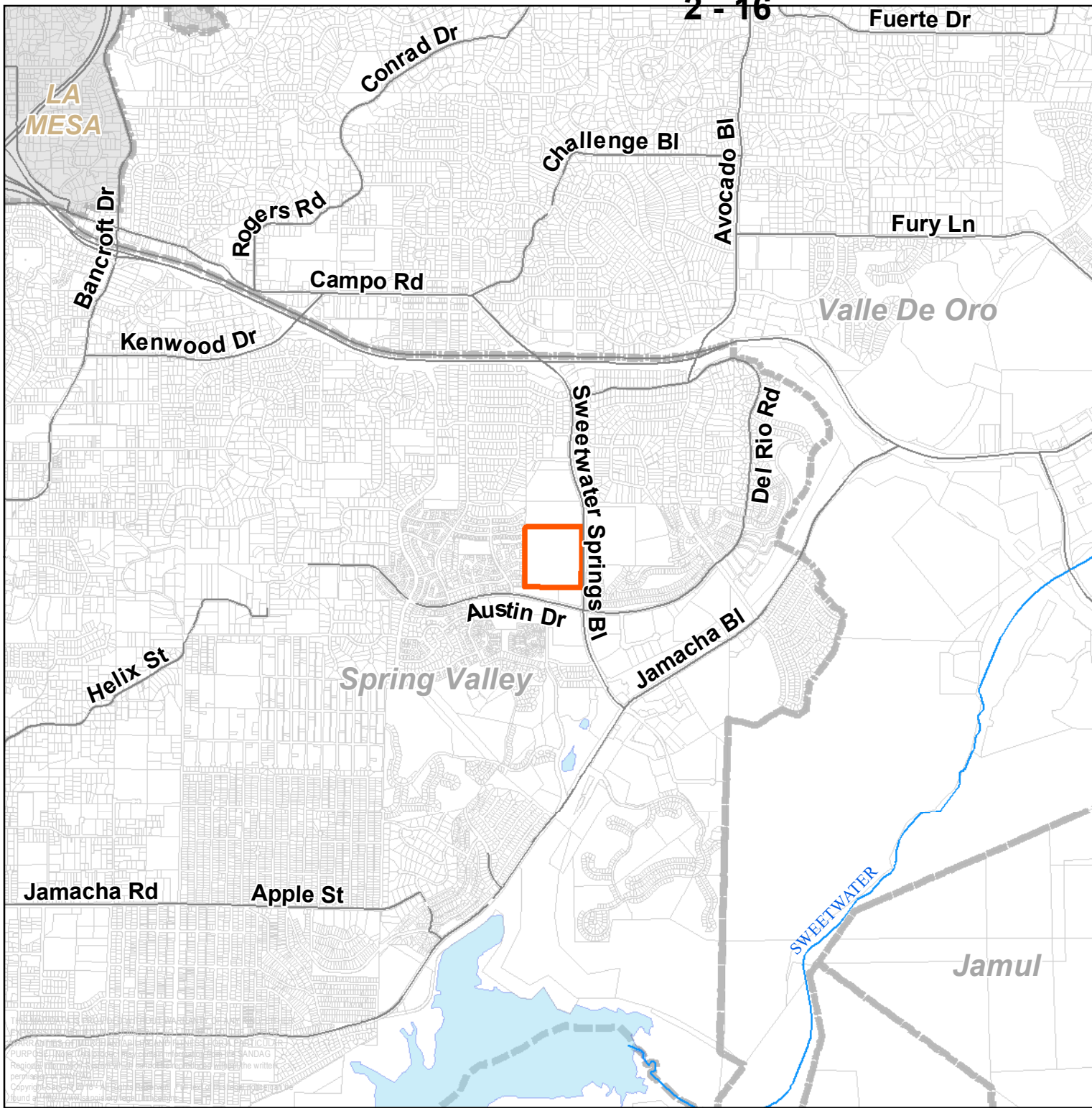
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-MUP-22-002
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G – Ownership Disclosure Form

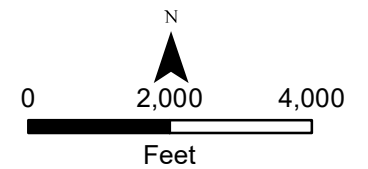
Attachment A – Planning Documentation

Vicinity Map

Spring Valley
Community Plan Area



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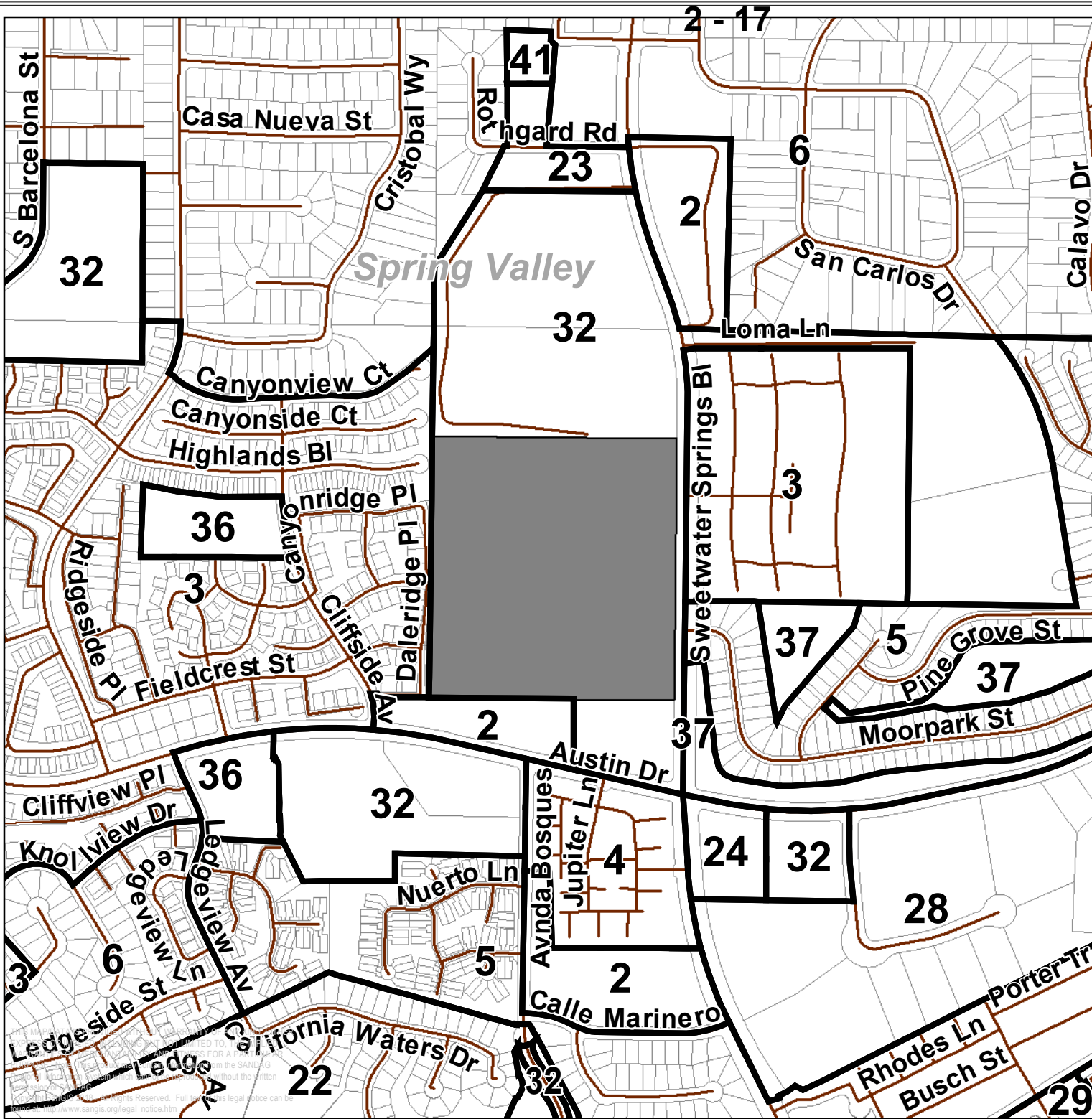
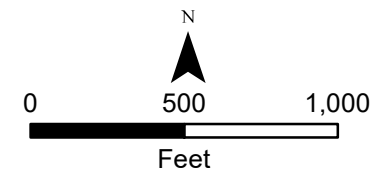
FOR ALL INFORMATION, CONTACT THE SAN DIEGO REGIONAL AIR QUALITY MANAGEMENT DISTRICT (ARMD) AT (619) 444-2200. THE ARMD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THE INFORMATION. THE ARMD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THE INFORMATION.

SDSAN004242B Aerials
PDS2022-MUP-22-002
General Plan

*Spring Valley
Community Plan Area*

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (22) Specific Plan Area
- (23) Office Professional
- (24) Neighborhood Commercial
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation)
- (37) Open Space (Conservation)
- (41) Semi-Rural Residential (SR-0.5)

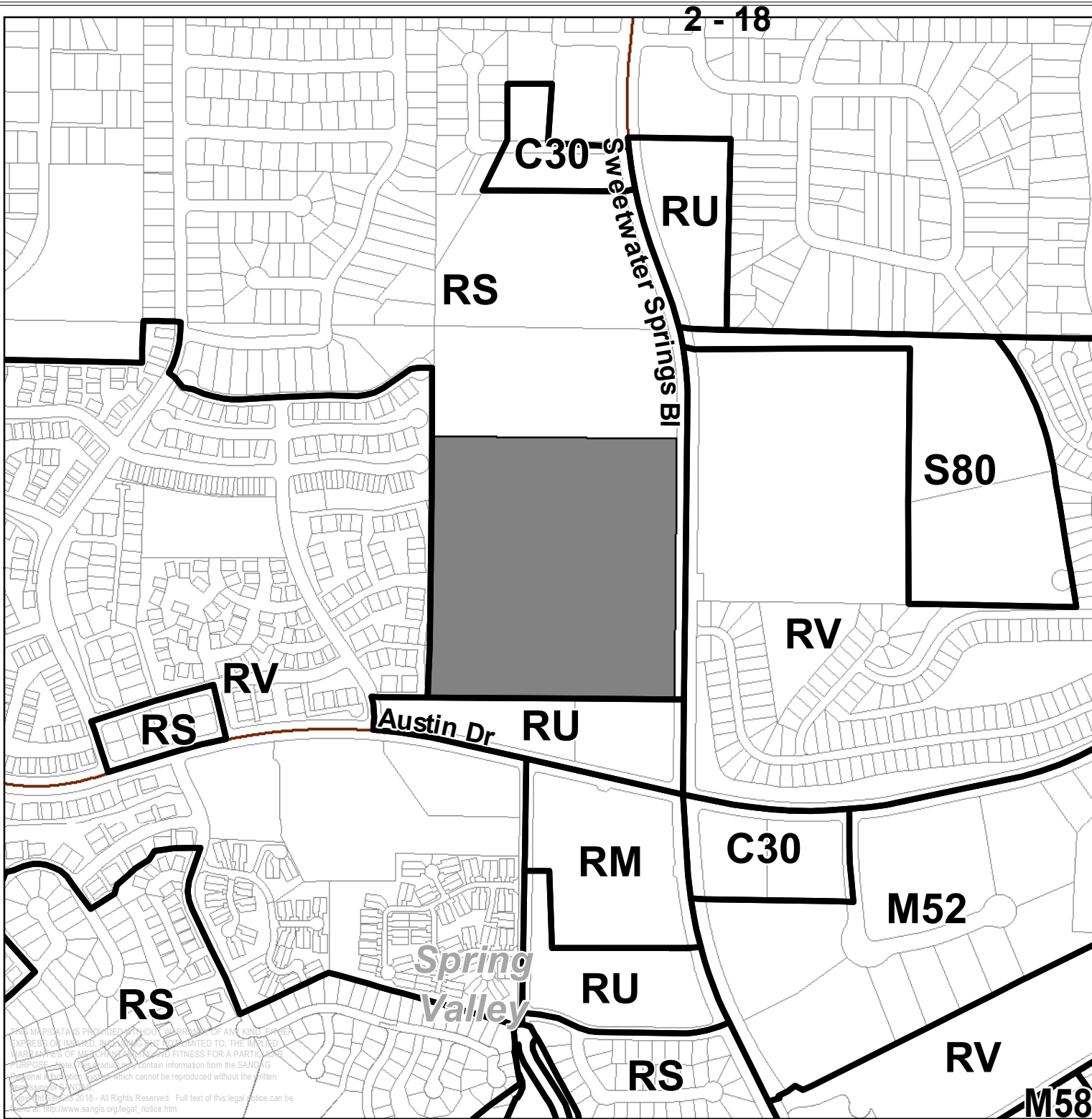
	Roads
	Site
	Parcels
	Planning



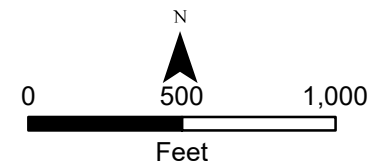
SDSAN004242B Aerials
PDS2022-MUP-22-002
Zoning

*Spring Valley
Community Plan Area*

- C30 - Office Professional
- M52 - Limited Impact Industrial
- RM - Multi Family Residential
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S80 - Open Space
- S88 - Specific Planning Area



	Roads
	Site
	Parcels
	Zoning



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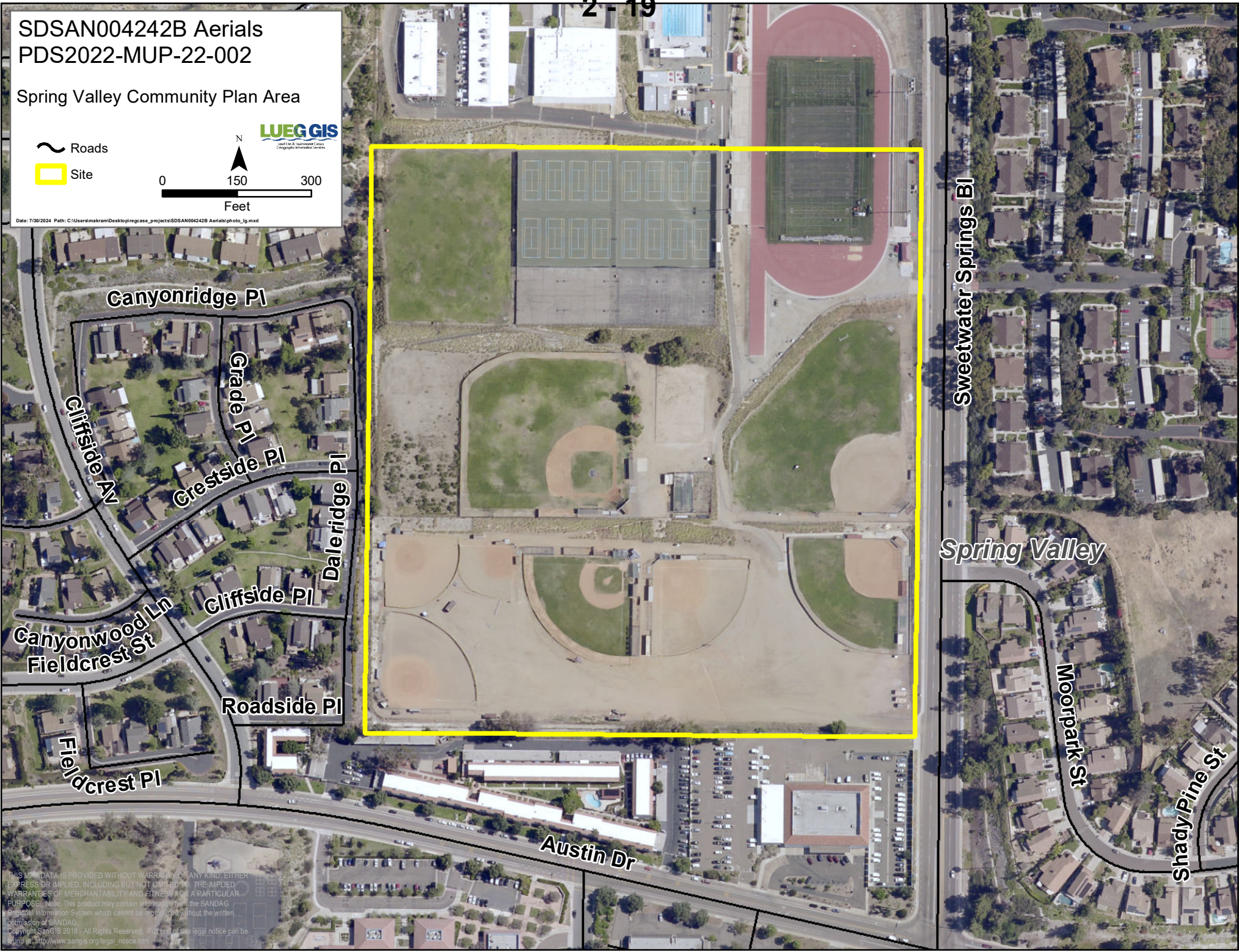
Spring Valley Community Plan Area

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Land Use & Treatment Center
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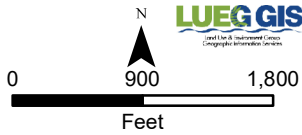
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Spring Valley Community Plan Area

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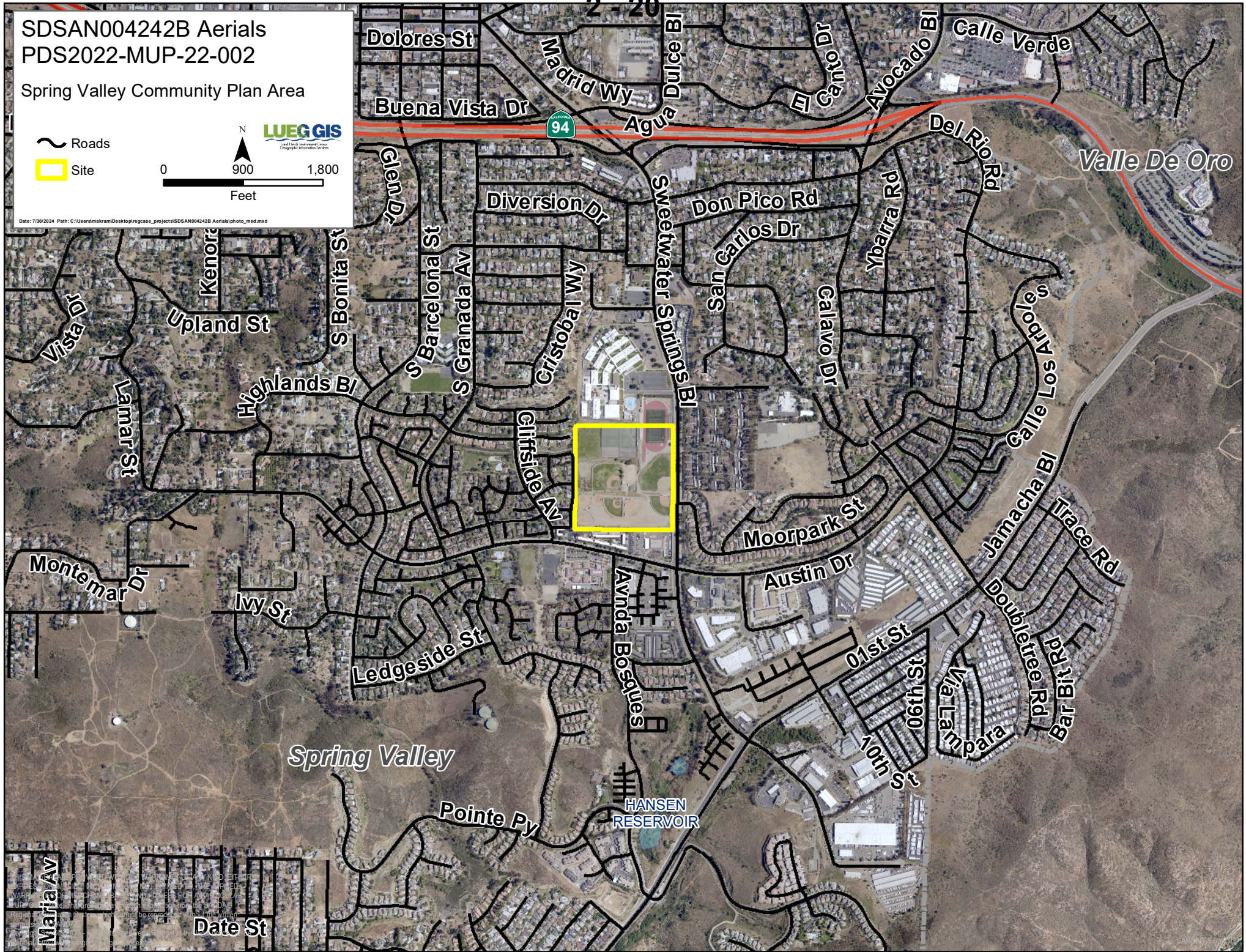
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LUeGIS



Local Use & Treatment Center
Geographic Information Systems


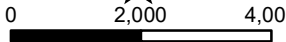
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SDSAN004242B Aerials
PDS2022-MUP-22-002

Spring Valley Community Plan Area

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LEMON GROVE

Valle De Oro

Spring Valley

HANSEN RESERVOIR

Jamul

SWEETWATER RESERVOIR

Sweetwater




54


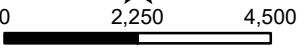
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94

SDSAN004242B Aerials
PDS2022-MUP-22-002
2 Mile Radius

Spring Valley Community Plan Area

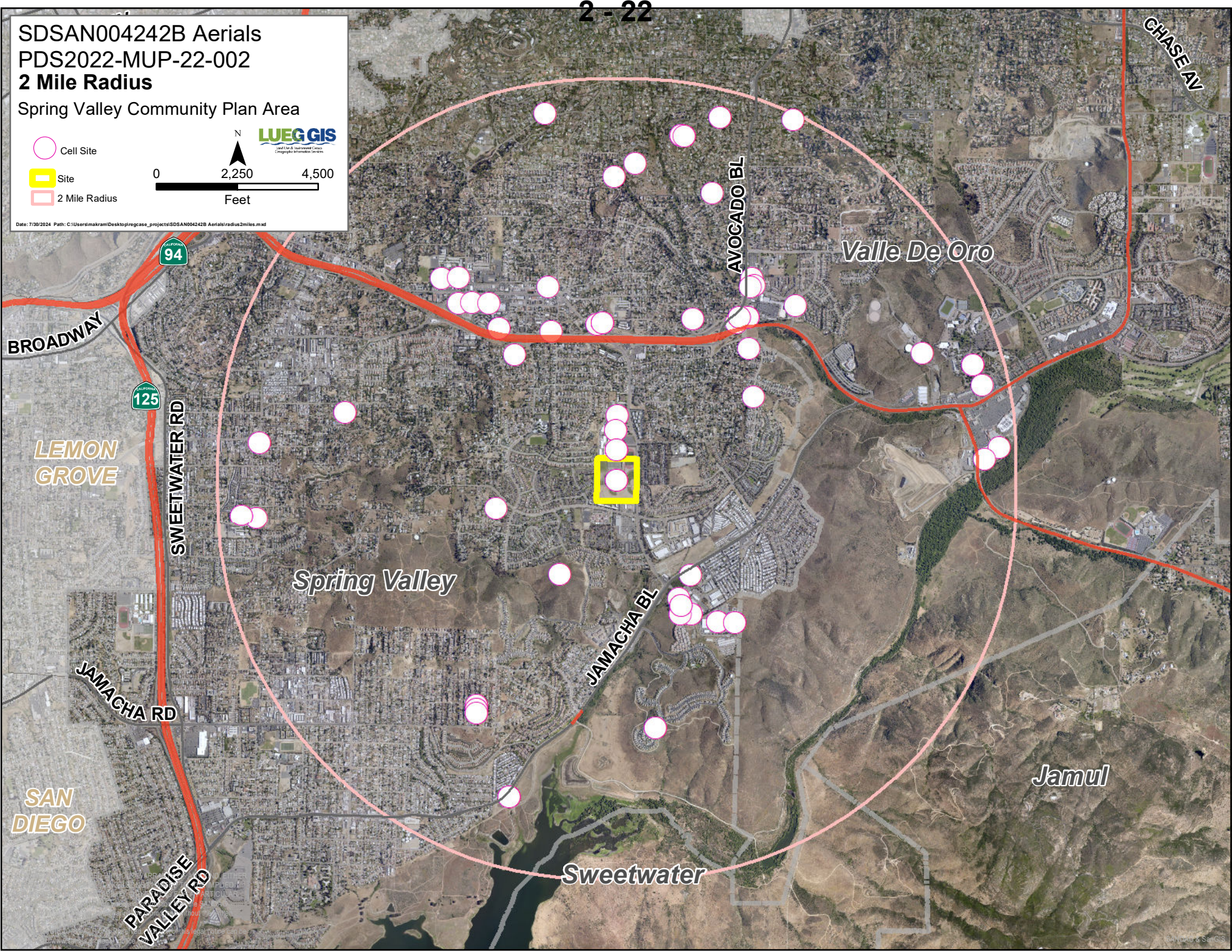
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Land Use & Treatment Center
Geographic Information Systems

Date: 7/30/2024 Path: C:\Users\makram\Desktop\progessa_projects\SDSAN004242B Aerials\radius2miles.mxd





DISH Wireless L.L.C. SITE ID:

SDSAN00442B

DISH Wireless L.L.C. SITE ADDRESS:

**3230 SWEETWATER SPRINGS BL.
SPRING VALLEY, CA 91977**

CALIFORNIA - CODE COMPLIANCE

LIST OF APPLICABLE CODES
 2022 California Administrative Code (CAC), Part 1, Title 24 CCR
 2022 California Building Code (CBC), Part 2, Title 24 CCR
 2022 California Electrical Code (CEC), Part 3, Title 24 CCR
 2022 California Mechanical Code (CMC), Part 4, Title 24 CCR
 2022 California Plumbing Code (CPC), Part 5, Title 24 CCR
 2022 California Energy Code, Part 6, Title 24 CCR
 2022 California Fire Code (CFC), Part 9, Title 24 CCR
 2022 California Existing Building Code (CEBC), Part 10, Title 24 CCR
 2022 California Green Building Standards Code (CALGreen), Part 11, Title 24 CCR
 2022 California Referenced Standards Code, Part 12, Title 24 CCR
 Title 19 CCR, Public Safety, State Fire Marshal Regulations

APPLICABLE STANDARDS
 For a list of applicable standards, including California amendments to the NFPA Standards, refer to CBC Chapter 35 and CFC Chapter 80.

SHEET INDEX

SHEET NO.	SHEET TITLE - 33 SHEETS TOTAL
1-1	TITLE SHEET
LS-1	SITE SURVEY
LS-2	SITE SURVEY
LS-3	SITE SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT, ANTENNA LAYOUT AND SCHEDULE
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	EQUIPMENT AND ELEVATION DETAILS
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
GN-1	LEGEND AND ABBREVIATIONS
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES
S-1	GENERAL NOTES
S-1.1	GENERAL NOTES
S-2	ISOMETRIC VIEW
S-3	PLAN VIEW AND SECTIONS
S-4	DETAILS
S-5	AGL LIGHTING/CELLULAR MONOPOLE
S-6	CELLULAR MONOPOLE FOUNDATION DESIGN
S-7	POLE DETAILS
S-8	ISOMETRIC & ELEVATION VIEWS
S-9	RADOME VIEWS & DETAILS

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:
TOWER SCOPE OF WORK:
 • REMOVE AND REPLACE AN EXISTING (DSA APPROVED # A-29520) 84'-8" STADIUM LIGHT POLE
 • INSTALL (3) PROPOSED PANEL ANTENNAS
 • INSTALL (2) PROPOSED ANTENNA STAND OFF ARM MOUNTS
 • INSTALL PROPOSED JUMPERS
 • INSTALL (6) PROPOSED RRHS (2 PER SECTOR)
 • INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
 • INSTALL (1) PROPOSED HYBRID CABLE
GROUND SCOPE OF WORK:
 • INSTALL (1) PROPOSED CONCRETE PAD
 • INSTALL (1) PROPOSED 10'X10'X8' CMU ENCLOSURE WITH CHAIN LINK TOPPER
 • INSTALL (1) PROPOSED PPC CABINET
 • INSTALL (1) PROPOSED EQUIPMENT CABINET
 • INSTALL (1) PROPOSED POWER CONDUIT
 • INSTALL (1) PROPOSED TELCO CONDUIT
 • INSTALL (1) PROPOSED TELCO-FIBER BOX
 • INSTALL (1) PROPOSED GPS UNIT
 • INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)
 • INSTALL (1) PROPOSED CIENA BOX (IF REQUIRED)
 • INSTALL (1) PROPOSED VAULT
 • INSTALL (1) PROPOSED METER PEDESTAL
 • TWO NEW LITHIUM BATTERIES TO BE INSTALLED INSIDE CABINET. POLARIUM MODEL #SLB48-200-228-1U
 • 130' OF 12" WIDE TRENCH FOR CONDUIT & 100 SQ FT OF LEASE AREA FOR NEW CONC. PAD TO EXCAVATED
 • FIRE SAFETY DURING DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH THE CFC CHAPTER 33 AND THE CBC CHAPTER 33

SITE PHOTO



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



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.

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.

SITE INFORMATION

PROPERTY OWNER:	GROSSMONT UNIFIED SCHOOL
ADDRESS:	3230 SWEETWATER SPRINGS BL SPRING VALLEY, CA 91977
TOWER TYPE:	MONOPOLE
TOWER CO SITE ID:	N/A
TOWER APP NUMBER:	N/A
COUNTY:	SAN DIEGO
LATITUDE (NAD 83):	32° 44' 06.26" N 32.735072 N
LONGITUDE (NAD 83):	116° 58' 18.5" W -116.971806
ZONING JURISDICTION:	COUNTY OF SAN DIEGO
ZONING DISTRICT:	RS - SINGLE FAMILY
PARCEL NUMBER:	505-210-03, 505-210-02, 505-140-15
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	SDG&E
TELEPHONE COMPANY:	COX

PROJECT DIRECTORY

APPLICANT:	DISH Wireless L.L.C.
ADDRESS:	4995 MURPHY CANYON RD., #301 SAN DIEGO, CA 92123
TOWER OWNER:	GROSSMONT UNIFIED SCHOOL (619) 644-8159
APPLICANT REP.:	FRANKLIN OROZCO (619) 632-2569
SITE DESIGNER:	PINNACLE DESIGN GROUP LLC (760) 845-5049
SITE ACQUISITION:	ISAIAH IREYS isaiah.ireys@dish.com
CONSTRUCTION MANAGER:	ANTHONY WOODARD anthony.woodard@dish.com (858) 243-0202
RF ENGINEER:	ARMOND NICKNOM armond.nicknom@dish.com

DIRECTIONS

DIRECTIONS FROM DISH Wireless L.L.C. OFFICE:
 1. HEAD NORTH ON MURPHY CANYON RD.
 2. TURN RIGHT ONTO CLAIREMONT MESA BLVD.
 3. TURN RIGHT TO MERGE ONTO I-15 S.
 4. MERGE ONTO I-15 S.
 5. TAKE EXIT 6B TOWARD I-8 E.
 6. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-8 E/EL CENTRO AND MERGE ONTO I-8 E.
 7. USE THE RIGHT LANE TO TAKE EXIT 14A FOR CA-125 N.
 8. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR CA-125 S AND MERGE ONTO CA-125 S.
 9. TAKE EXIT 16 FOR SPRING ST TOWARD CA-94 E.
 10. USE THE LEFT 2 LANES TO TURN LEFT ONTO SPRING ST.
 11. SLIGHT RIGHT ONTO THE CA-94 E RAMP.
 12. CONTINUE ONTO CA-94 E.
 13. TAKE EXIT 11 FOR SWEETWATER SPRINGS BLVD.
 14. TURN RIGHT ONTO CAMPO RD/SWEETWATER SPRINGS BLVD.
 15. CONTINUE TO FOLLOW SWEETWATER SPRINGS BLVD.
 16. TURN RIGHT.
 17. TURN LEFT.
 18. TURN RIGHT.

VICINITY MAP



4995 MURPHY CANYON ROAD, #301
SAN DIEGO, CA 92123



BLACK ROCK
BLACK ROCK CONSULTING LLC

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

DRAWN BY:	CHECKED BY:	APPROVED BY:
FB	KB	FO

RFDS REV #: ---

CONSTRUCTION DOCUMENTS

REV	DATE	DESCRIPTION
0	2-2-23	90% ISSUED FOR REVIEW
1	2-15-23	90% ISSUED FOR REVIEW
2	5-31-23	100% ISSUED FOR REVIEW
3	7-25-23	COUNTY COMMENTS
4	12-19-23	DSA COMMENTS

A&E PROJECT NUMBER
SDSAN00442B

DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00442B
3230 SWEETWATER SPRINGS BL.,
SPRING VALLEY, CA 91977

SHEET TITLE
TITLE SHEET
SHEET NUMBER
T-1



VICINITY MAP

APN
505-210-02-00 & 505-210-03-00

SITE ADDRESS
3230 SWEETWATER SPRINGS BLVD., SPRING VALLEY, CA 91977

TITLE REPORT
TITLE REPORT WAS PREPARED BY FIRST TITLE NATIONAL TITLE & CLOSING SERVICES WITH ORDER NUMBER C01097670 - CELL TOWER - CURRENT OWNER - D AND E REPORT AND CLIENTS FILE NUMBER SDSAN00442B DATED AUGUST 05, 2021.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE SIX, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06073C1930G EFFECTIVE DATE 05/16/2012.

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
 - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
 - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
 - FIELD SURVEY COMPLETED ON JULY 19, 2023.

LEGAL DESCRIPTION

PARCEL 1:
THAT PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED MAY 3, 1859, TOGETHER WITH A PORTION OF SWEETWATER SPRINGS, ACCORDING TO MAP THEREOF NO. 576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 11, 1889, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SWEETWATER SPRINGS KNOLLS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 2530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 8, 1948, WITH THE WESTERLY LINE OF A RIGHT OF WAY FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF SAN DIEGO BY EASEMENT DEED RECORDED JUNE 13, 1952 IN BOOK 4494, PAGE 576 OF OFFICIAL RECORDS AND SHOWN ON PLAT ENTITLED "ROAD SURVEY NO. 3353" FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID SAN DIEGO COUNTY, SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 36 OF SAID SWEETWATER SPRINGS KNOLLS UNIT NO. 1; THENCE ALONG THE WESTERLY LINE OF SAID ROAD SURVEY NO. 1353 AS FOLLOWS:

SOUTH 4°04' WEST (RECORD SOUTH 4°04'54" WEST) 174.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1850 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00', A DISTANCE OF 774.93 FEET; THENCE TANGENT TO SAID CURVE SOUTH 19°56' EAST 318.87 FEET (RECORD SOUTH 19°55'06" EAST 318.20 FEET) TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1150 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°10'30" (RECORD 20°11'52") A DISTANCE OF 404.94 FEET TO A POINT IN SAID WESTERLY LINE OPPOSITE ENGINEER'S

STATION 39 PLUS 95.64 AS SHOWN ON SAID PLAT OF ROAD SURVEY NO. 1353; THENCE TANGENT TO SAID CURVE, AND CONTINUING ALONG SAID WESTERLY LINE SOUTH 0°14'30" WEST (RECORD SOUTH 0°16'46" WEST) 213.16 FEET; THENCE LEAVING SAID WESTERLY LINE OF ROAD SURVEY NO. 1353, NORTH 89°45'30" WEST 1103.83 FEET; THENCE NORTH 0°39'16" EAST, 507.87 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 34; THENCE TOGETHER WITH THAT PORTION OF SPRING LANE, SHOWN ON SWEETWATER SPRINGS SUBDIVISION ACCORDING TO MAP THEREOF NO. 576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, VACATED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO BY DOCUMENT RECORDED NOVEMBER 17, 1937 IN BOOK 718 PAGE 300 OF OFFICIAL RECORDS, WHICH WOULD PASS WITH A CONVEYANCE OF SAID LAND BY OPERATION OF LAW.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN HELIX VISTA UNIT NO. 2, ACCORDING TO MAP NO. 3993, RECORDED OCTOBER 17, 1958 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALSO EXCEPTING ANY PORTION DESCRIBED IN THE GRANT DEED TO THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, RECORDED NOVEMBER 3, 1961 AS INSTRUMENT NO. 61-191256 OF OFFICIAL RECORDS OF SAID COUNTY.
ALSO EXCEPTING ANY PORTION DESCRIBED IN THE GRANT DEED TO HAROLD E. BIRD WELL AND WANDA M. BIRD WELL RECORDED FEBRUARY 11, 1976 AS INSTRUMENT NO. 76-40184 OF OFFICIAL RECORDS OF SAID COUNTY.

(APN: 505-140-15 AND 505-210-02)

PARCEL 2:

THAT PORTION OF SWEETWATER SPRINGS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 11, 1889, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SWEETWATER SPRINGS KNOLLS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 2530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY DECEMBER 8, 1948, WITH THE WESTERLY LINE OF A RIGHT OF WAY FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF SAN DIEGO BY EASEMENT DEED RECORDED JUNE 13, 1952 IN BOOK 4494, PAGE 576 OF OFFICIAL RECORDS AND SHOWN ON PLAT ENTITLED "ROAD SURVEY NO. 1353" FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID SAN DIEGO COUNTY, SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 36 OF SAID SWEETWATER SPRINGS KNOLLS UNIT NO. 1; THENCE ALONG THE WESTERLY LINE OF SAID ROAD SURVEY NO. 1353 AS FOLLOWS: SOUTH 4°04' WEST (RECORD SOUTH 4°04'54" WEST) 174.18 FEET TO THE

BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1850 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00', A DISTANCE OF 774.93 FEET; THENCE TANGENT TO SAID CURVE SOUTH 19°56' EAST 318.87 FEET (RECORD SOUTH 19°55'06" EAST, 318.20 FEET) TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1150 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°10'30" (RECORD 20°11'52") A DISTANCE OF 404.94 FEET TO A POINT IN SAID WESTERLY LINE OPPOSITE ENGINEER'S STATION 39 PLUS 95.64 AS SHOWN ON SAID PLAT OF ROAD SURVEY NO. 1353; THENCE TANGENT TO SAID CURVE, AND CONTINUING ALONG SAID WESTERLY LINE SOUTH 0°14'30" WEST (RECORD SOUTH 0°16'46" WEST) 213.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE OF ROAD SURVEY NO. 1353, SOUTH 0°14'30" WEST 787.23 FEET; THENCE LEAVING SAID WESTERLY LINE, NORTH 89°45'30" WEST, 1109.50 FEET; THENCE NORTH 0°39'16" EAST, 787.25 FEET TO A LINE WHICH BEARS NORTH 89°45'30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°45'30" EAST, 1103.83 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SPRING LANE, SHOWN ON SWEETWATER SPRINGS SUBDIVISION ACCORDING TO MAP THEREOF NO. 576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, VACATED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO BY DOCUMENT RECORDED NOVEMBER 17, 1937 IN BOOK 718 PAGE 300 OF OFFICIAL RECORDS, WHICH WOULD PASS WITH A CONVEYANCE OF SAID LAND BY OPERATION OF LAW. (PORTION OF APN: 505-210-03)

PARCEL 3:

THAT PORTION OF SWEETWATER SPRINGS IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 11, 1889, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SWEETWATER SPRINGS KNOLLS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 2530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 8, 1948, WITH THE WESTERLY LINE OF A RIGHT OF WAY FOR PUBLIC HIGHWAY GRANTED TO THE COUNTY OF SAN DIEGO BY EASEMENT DEED RECORDED JUNE 13, 1952 IN BOOK 4494, PAGE 576 OF OFFICIAL RECORDS AND SHOWN ON PLAT ENTITLED "ROAD SURVEY NO. 1353" FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID SAN DIEGO COUNTY, SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 36 OF SAID SWEETWATER SPRINGS KNOLLS UNIT NO. 1; THENCE ALONG THE WESTERLY LINE OF SAID ROAD SURVEY NO. 1353 AS FOLLOWS:

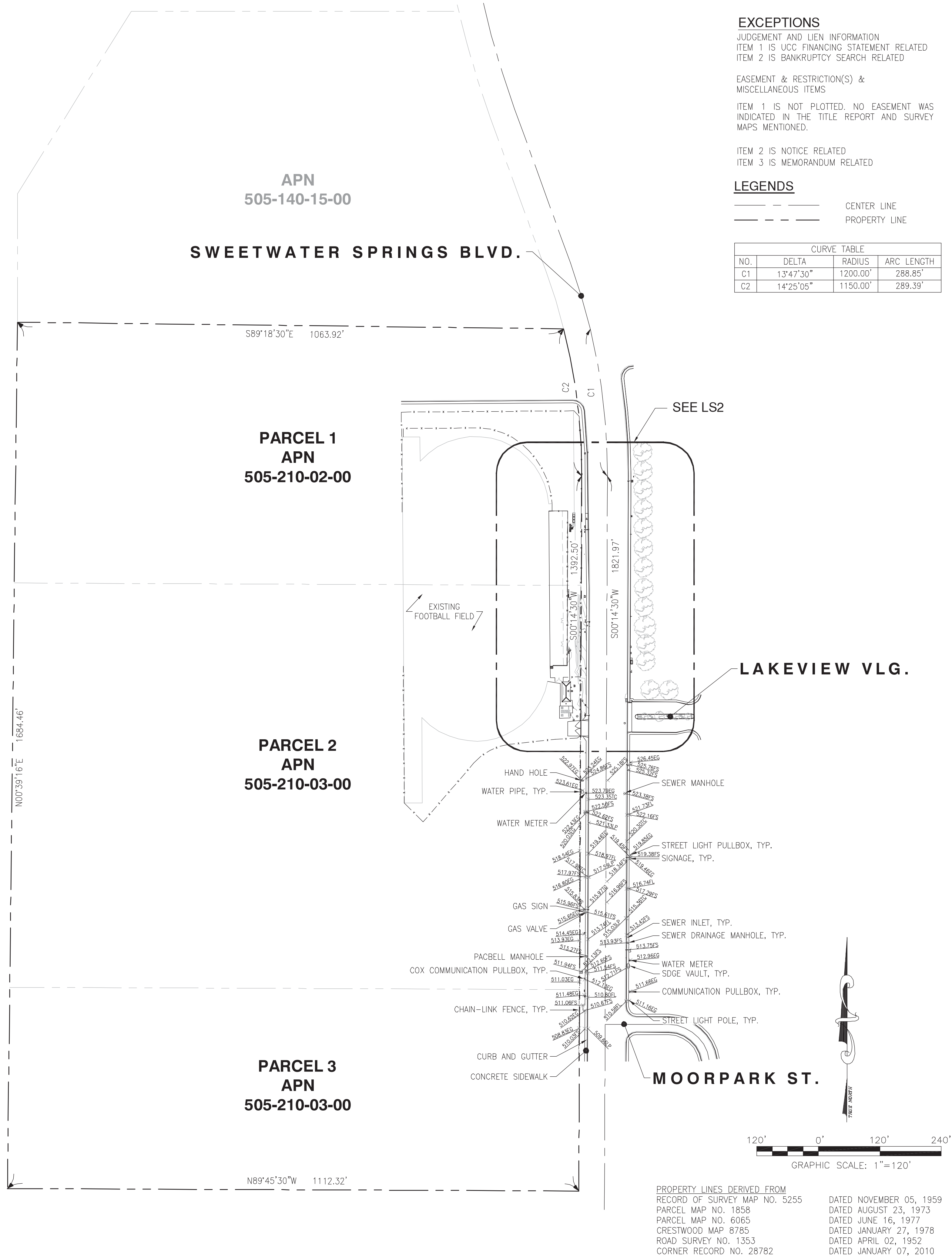
SOUTH 4°04' WEST (RECORD SOUTH 4°04'54" WEST) 174.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1850 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00' A DISTANCE OF 774.93 FEET; THENCE TANGENT TO SAID CURVE SOUTH 19°56' EAST 318.87 FEET (RECORD SOUTH 19°55'06" EAST 318.20 FEET) TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1150 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°10'30" (RECORD 20°11'52") A DISTANCE OF 404.94 FEET TO A POINT IN SAID WESTERLY LINE OPPOSITE ENGINEER'S STATION 39 PLUS 95.64 AS SHOWN ON SAID PLAT OF ROAD SURVEY NO. 1353 THENCE TANGENT TO SAID CURVE, AND CONTINUING ALONG SAID WESTERLY LINE SOUTH 0°14'30" WEST (RECORD SOUTH 0°16'46" WEST) 1000.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE OF ROAD SURVEY NO. 1353, SOUTH 0°14'30" WEST 392.11 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 89°45'30" WEST, 1112.32 FEET; THENCE NORTH 0°39'16", 392.12 FEET TO A LINE WHICH BEARS NORTH 89°45'30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°45'30" EAST, 1109.50 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF CORONADO LANE AND SPRING LANE, SHOWN ON SWEETWATER SPRINGS SUBDIVISION ACCORDING TO MAP THEREOF NO. 576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, VACATED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO BY DOCUMENT RECORDED NOVEMBER 17, 1937 IN BOOK 718 PAGE 300 OF OFFICIAL RECORDS, WHICH WOULD PASS WITH A CONVEYANCE OF SAID LAND BY OPERATION OF LAW.

(PORTION OF APN: 505-210-03)

PARCEL ID: 505-210-02-00, 760-128-09-00, 505-210-03-00



EXCEPTIONS
JUDGEMENT AND LIEN INFORMATION
ITEM 1 IS UCC FINANCING STATEMENT RELATED
ITEM 2 IS BANKRUPTCY SEARCH RELATED

EASEMENT & RESTRICTION(S) & MISCELLANEOUS ITEMS
ITEM 1 IS NOT PLOTTED. NO EASEMENT WAS INDICATED IN THE TITLE REPORT AND SURVEY MAPS MENTIONED.

ITEM 2 IS NOTICE RELATED
ITEM 3 IS MEMORANDUM RELATED

LEGENDS
--- CENTER LINE
--- PROPERTY LINE

CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
C1	13°47'30"	1200.00'	288.85'
C2	14°25'05"	1150.00'	289.39'

PROPERTY LINES DERIVED FROM RECORD OF SURVEY MAP NO. 5255 PARCEL MAP NO. 1858 PARCEL MAP NO. 6065 CRESTWOOD MAP 8785 ROAD SURVEY NO. 1353 CORNER RECORD NO. 28782

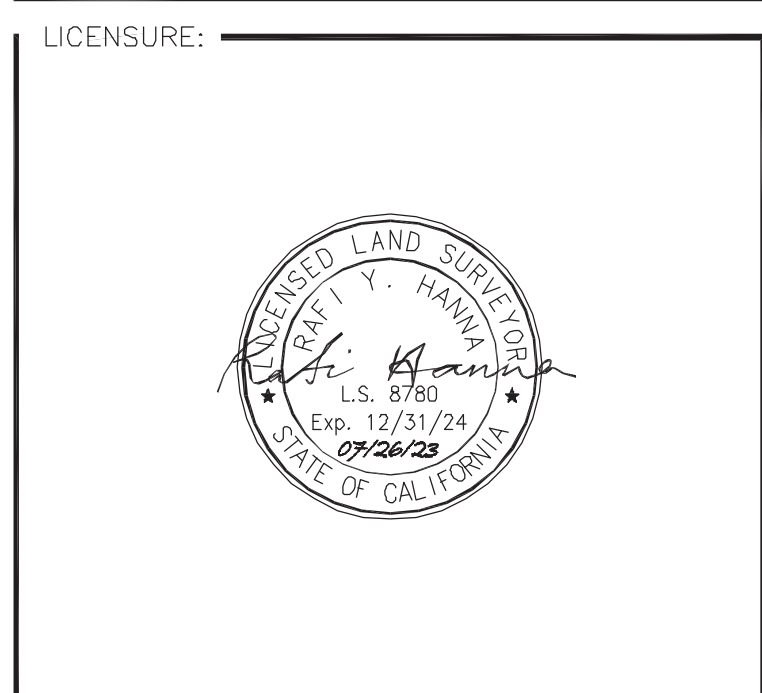
DATED NOVEMBER 05, 1959
DATED AUGUST 23, 1973
DATED JUNE 16, 1977
DATED JANUARY 27, 1978
DATED APRIL 02, 1952
DATED JANUARY 07, 2010



REV	DATE	DESCRIPTION
3	07/26/2023	LINE OF SIGHT SURVEY
2	12/09/2021	FINAL SURVEY
1	11/05/2021	PRELIMINARY SURVEY

ISSUED DATE: **JULY 26, 2023**

ISSUED FOR: **FINAL SURVEY**



PROJECT INFORMATION:
SDSAN00442B
3230 SWEETWATER SPRINGS BLVD.,
SPRING VALLEY, CA91977

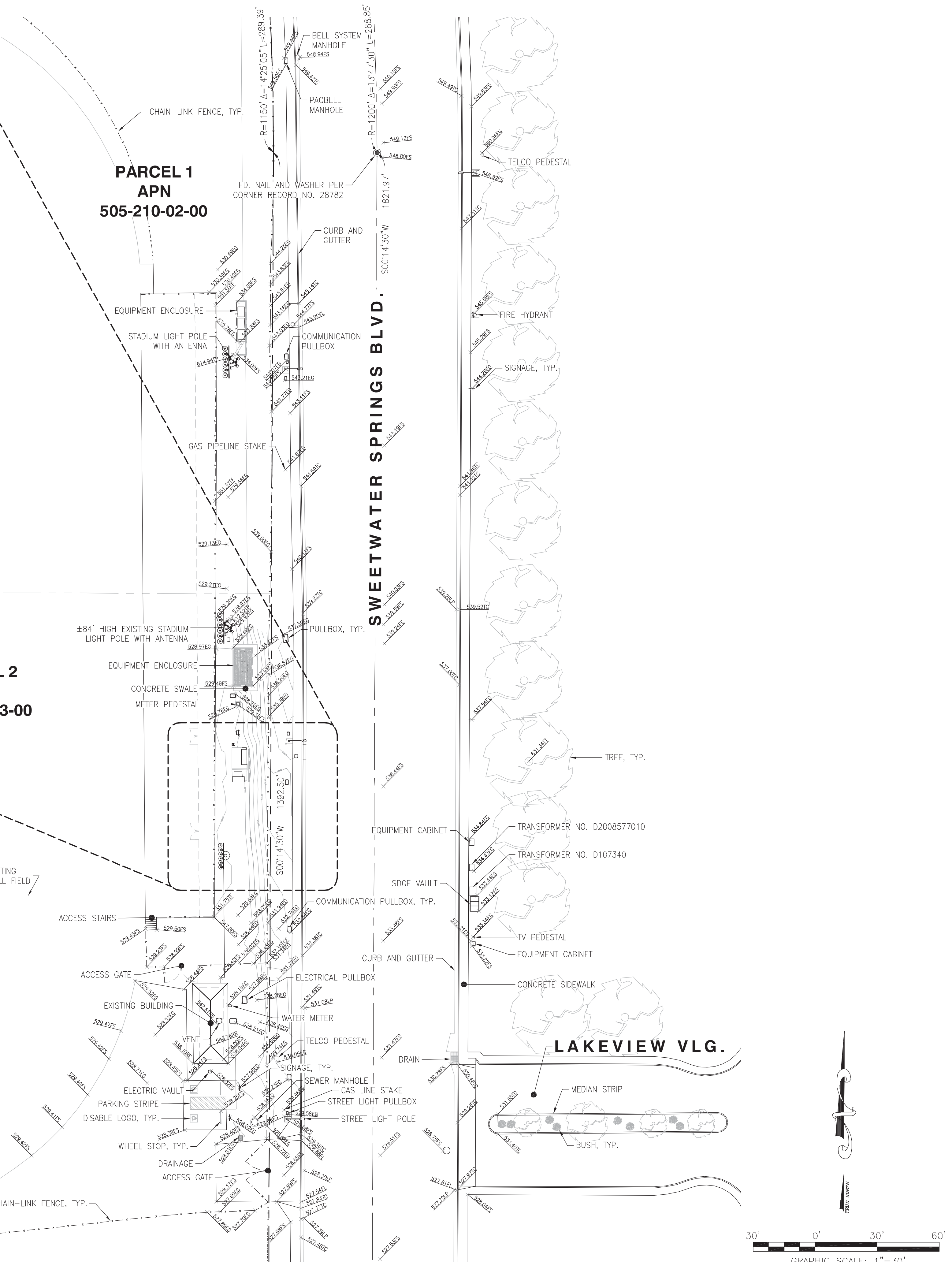
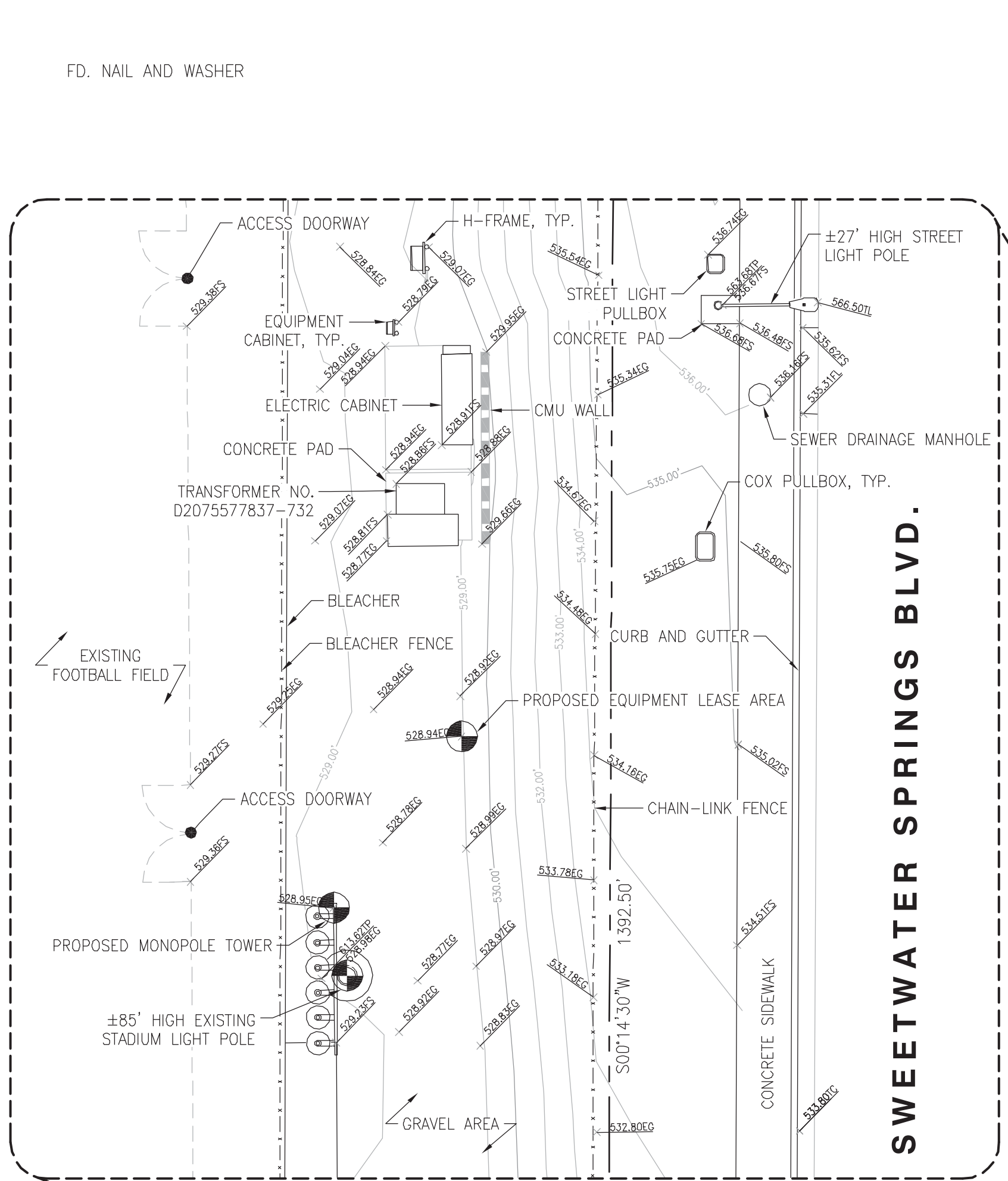
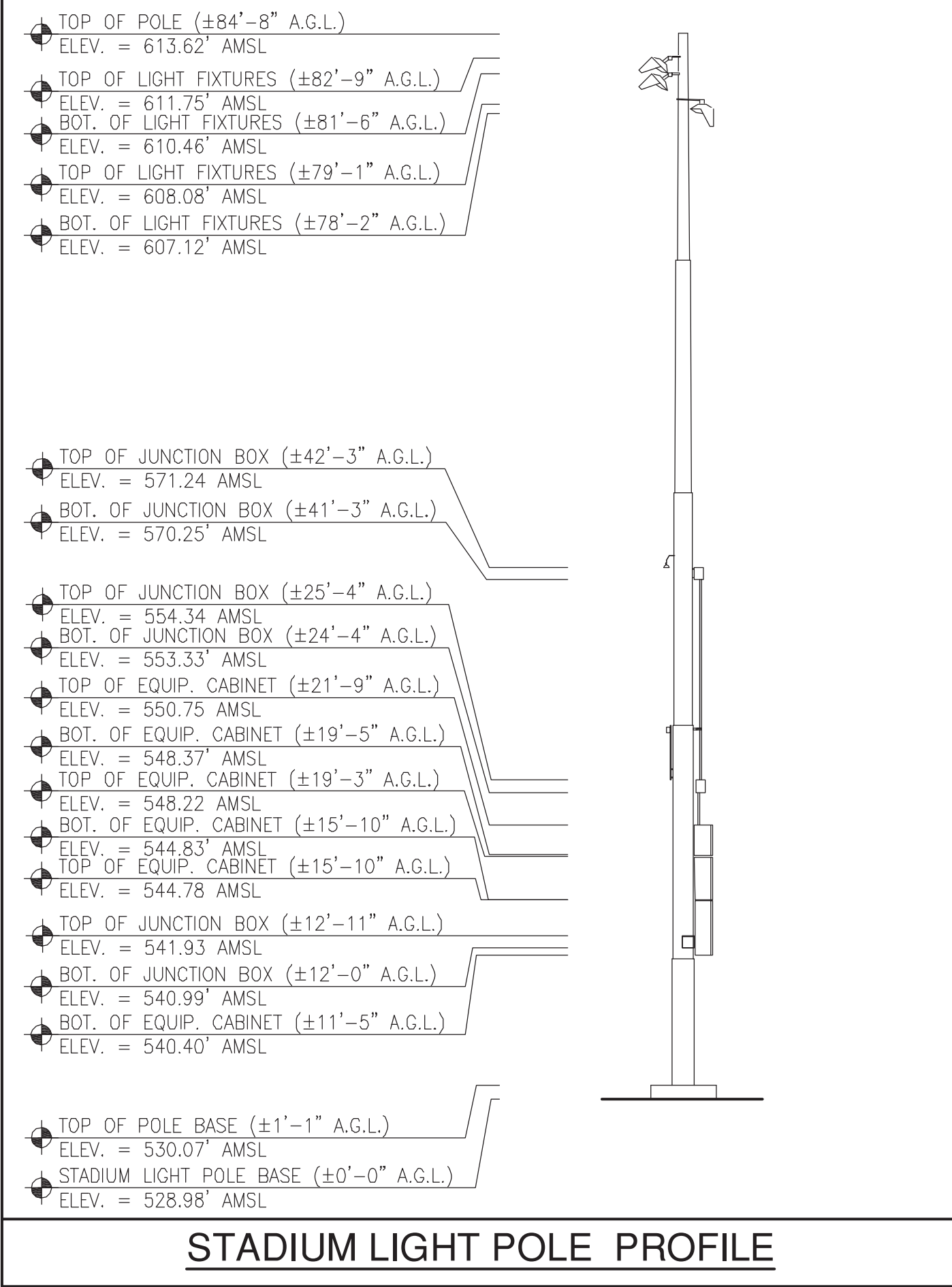
DRAWN BY: AGG
CHECKED BY: RH

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-1**

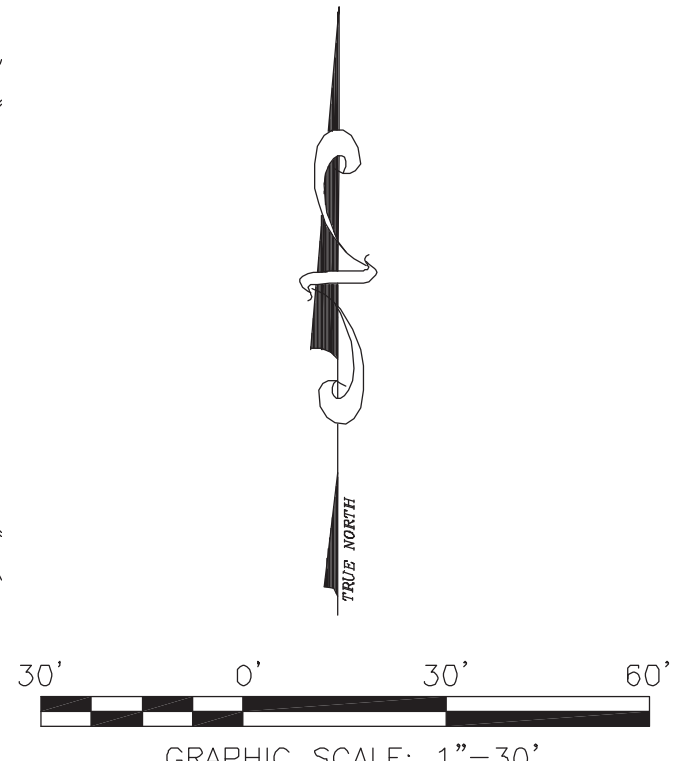
- LEGENDS**
- CENTER LINE
 - PROPERTY LINE
 - x - x - CHAIN-LINK FENCE
 - CMU WALL
 - EG EXISTING GRADE
 - FS FINISH SURFACE
 - FL FLOW LINE
 - LP LIP OF GUTTER
 - TC TOP OF CURB
 - TL TOP OF LUMINAIRE
 - TP TOP OF POLE
 - TF TOP OF BLEACHER FENCE
 - TCF TOP OF CHAIN-LINK FENCE
 - TT TOP OF TREE
 - RR ROOF RIDGE
 - RE ROOF EDGE
 - RS ROOF SURFACE
 - EXISTING STREET LIGHT
 - EXISTING SIGNAGE
 - CATCH BASIN
 - FIRE HYDRANT
 - TREE
 - BUSH
- MONUMENT**
- FD. NAIL AND WASHER

- COORDINATES**
- EXISTING STADIUM LIGHT POLE
- LATITUDE: 32°44'06.26"N (32.735072)
 - LONGITUDE: 116°58'18.47"W (-116.971797)
- PROPOSED MONOPOLE TOWER
- LATITUDE: 32°44'06.31"N (32.735086)
 - LONGITUDE: 116°58'18.46"W (-116.971794)
- PROPOSED EQUIPMENT LEASE AREA
- LATITUDE: 32°44'06.45"N (32.735125)
 - LONGITUDE: 116°58'18.37"W (-116.971761)



PROPERTY LINES DERIVED FROM RECORD OF SURVEY MAP NO. 5255 PARCEL MAP NO. 1858 PARCEL MAP NO. 6065 CRESTWOOD MAP 8785 ROAD SURVEY NO. 1353 CORNER RECORD NO. 28782

DATED NOVEMBER 05, 1959
DATED AUGUST 23, 1973
DATED JUNE 16, 1977
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DATED JANUARY 07, 2010



16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606

BLACK ROCK
BLACK ROCK CONSULTING LLC

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

REV	DATE	DESCRIPTION
3	07/26/2023	LINE OF SIGHT SURVEY
2	12/09/2021	FINAL SURVEY
1	11/05/2021	PRELIMINARY SURVEY

ISSUED DATE: **JULY 26, 2023**

ISSUED FOR: **FINAL SURVEY**

PROJECT INFORMATION:

SDSAN00442B

3230 SWEETWATER SPRINGS BLVD.,
SPRING VALLEY, CA91977

DRAWN BY: AGG
CHECKED BY: RH

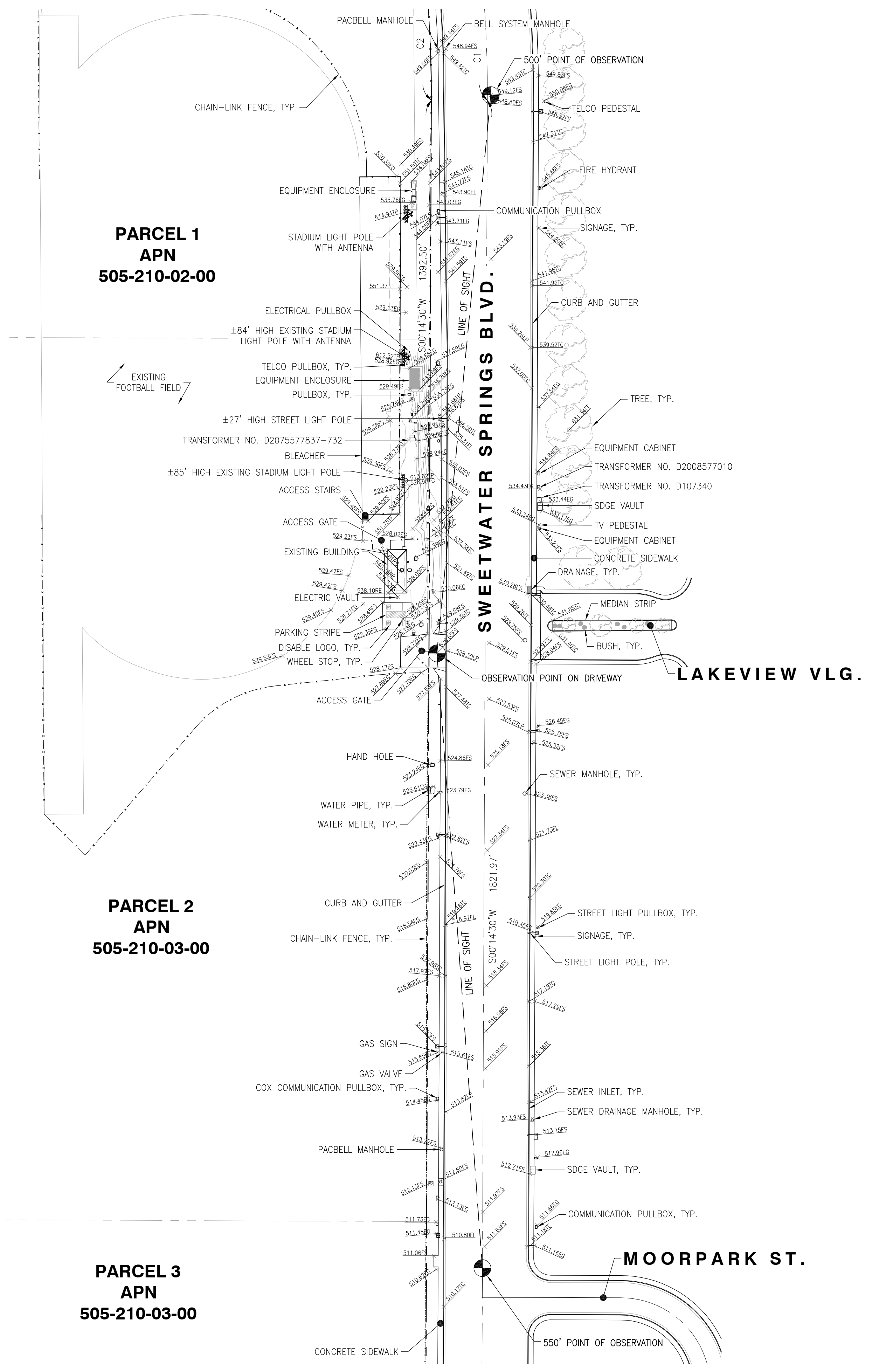
SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-2**

LEGENDS

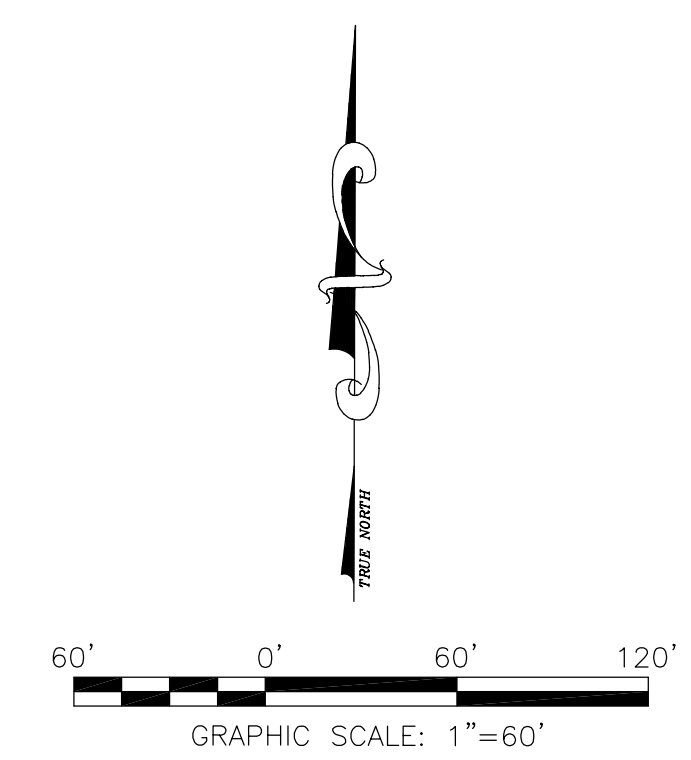
- CENTER LINE
- - - PROPERTY LINE
- x - x - CHAIN-LINK FENCE
- ▬ CMU WALL
- EG EXISTING GRADE
- FS FINISH SURFACE
- FL FLOW LINE
- LP LIP OF CUTTER
- TC TOP OF CURB
- TL TOP OF LUMINAIRE
- TP TOP OF POLE
- TF TOP OF BLEACHER FENCE
- TCF TOP OF CHAIN-LINK FENCE
- TT TOP OF TREE
- RR ROOF RIDGE
- RE ROOF EDGE
- RS ROOF SURFACE
- EXISTING STREET LIGHT
- EXISTING SIGNAGE
- CATCH BASIN
- FIRE HYDRANT
- TREE
- BUSH

CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
C1	13°47'30"	1200.00'	288.85'
C2	14°25'05"	1150.00'	289.39'



SITE DISTANCE NOTE:
 THERE IS 500 FEET OF UNOBSTRUCTED INTERSECTIONAL SIGHT DISTANCE IN THE NORTHBOUND DIRECTION AND 550 FEET OF UNOBSTRUCTED INTERSECTIONAL SIGHT DISTANCE IN THE SOUTHBOUND DIRECTION FROM THE EXISTING DRIVEWAY SERVING THE PROJECT ALONG SWEETWATER SPRINGS BLVD. IN ACCORDANCE WITH THE METHODOLOGY DESCRIBED IN SECTION 6.1.(E), TABLE 5 OF THE MATCH 2012 COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS.
 SAID LINES OF SIGHT FALL WITHIN THE EXISTING RIGHT-OF-WAY AND A CLEAR SPACE EASEMENT IS NOT REQUIRED.

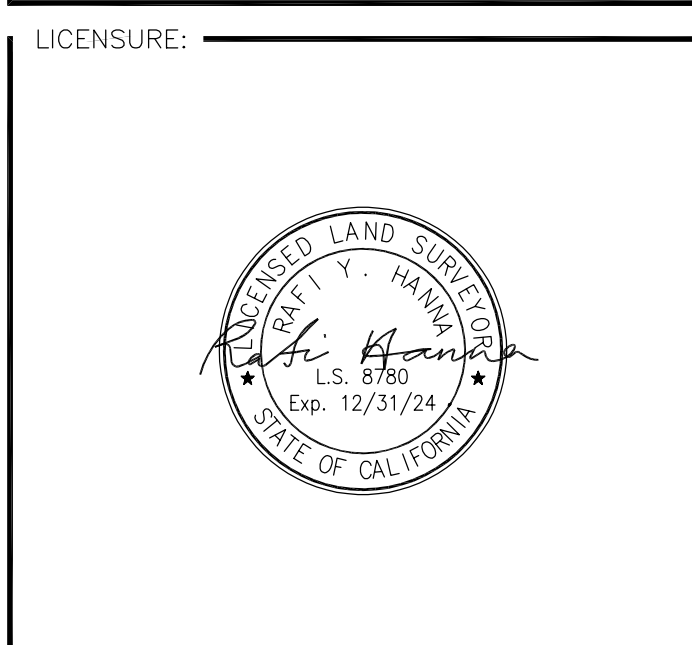
PROPERTY LINES DERIVED FROM
 RECORD OF SURVEY MAP NO. 5255 DATED NOVEMBER 05, 1959
 PARCEL MAP NO. 1858 DATED AUGUST 23, 1973
 PARCEL MAP NO. 6065 DATED JUNE 16, 1977
 CRESTWOOD MAP 8785 DATED JANUARY 27, 1978
 ROAD SURVEY NO. 1353 DATED APRIL 02, 1952
 CORNER RECORD NO. 28782 DATED JANUARY 07, 2010



REV	DATE	DESCRIPTION
4	03/06/2024	REVISED SITE DISTANCE DATA
3	07/26/2023	LINE OF SIGHT SURVEY
2	12/09/2021	FINAL SURVEY
1	11/05/2021	PRELIMINARY SURVEY

ISSUED DATE: **MARCH 06, 2024**

ISSUED FOR: **FINAL SURVEY**



PROJECT INFORMATION:
SDSAN00442B
 3230 SWEETWATER SPRINGS BLVD.,
 SPRING VALLEY, CA91977

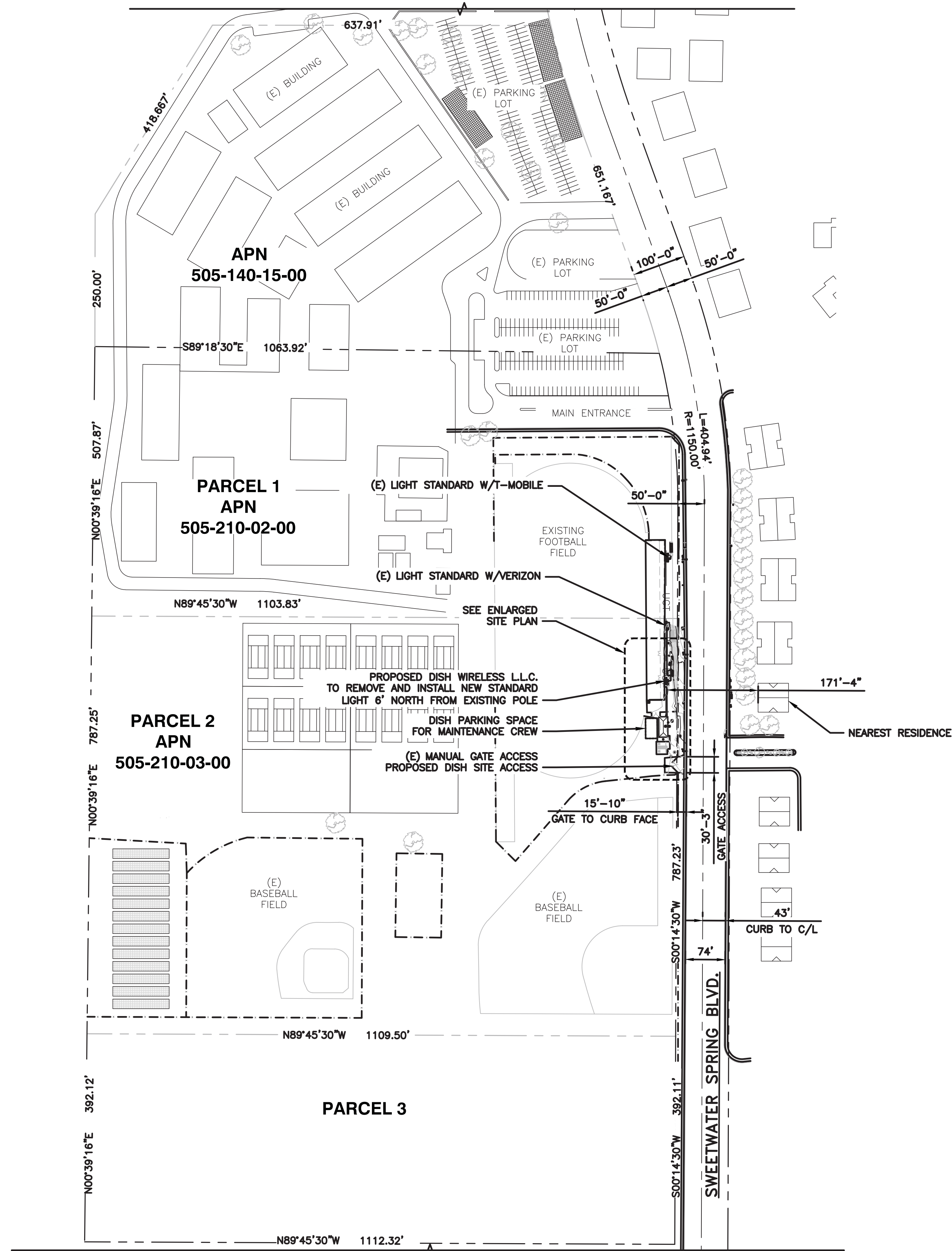
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 CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

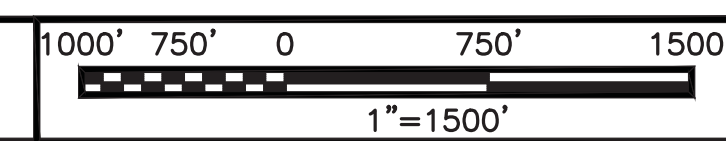
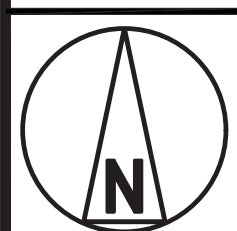
SHEET NUMBER:
LS-3

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



OVERALL SITE PLAN



4995 MURPHY CANYON ROAD, #301
SAN DIEGO, CA 92123



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RFDS REV #: ---

CONSTRUCTION DOCUMENTS

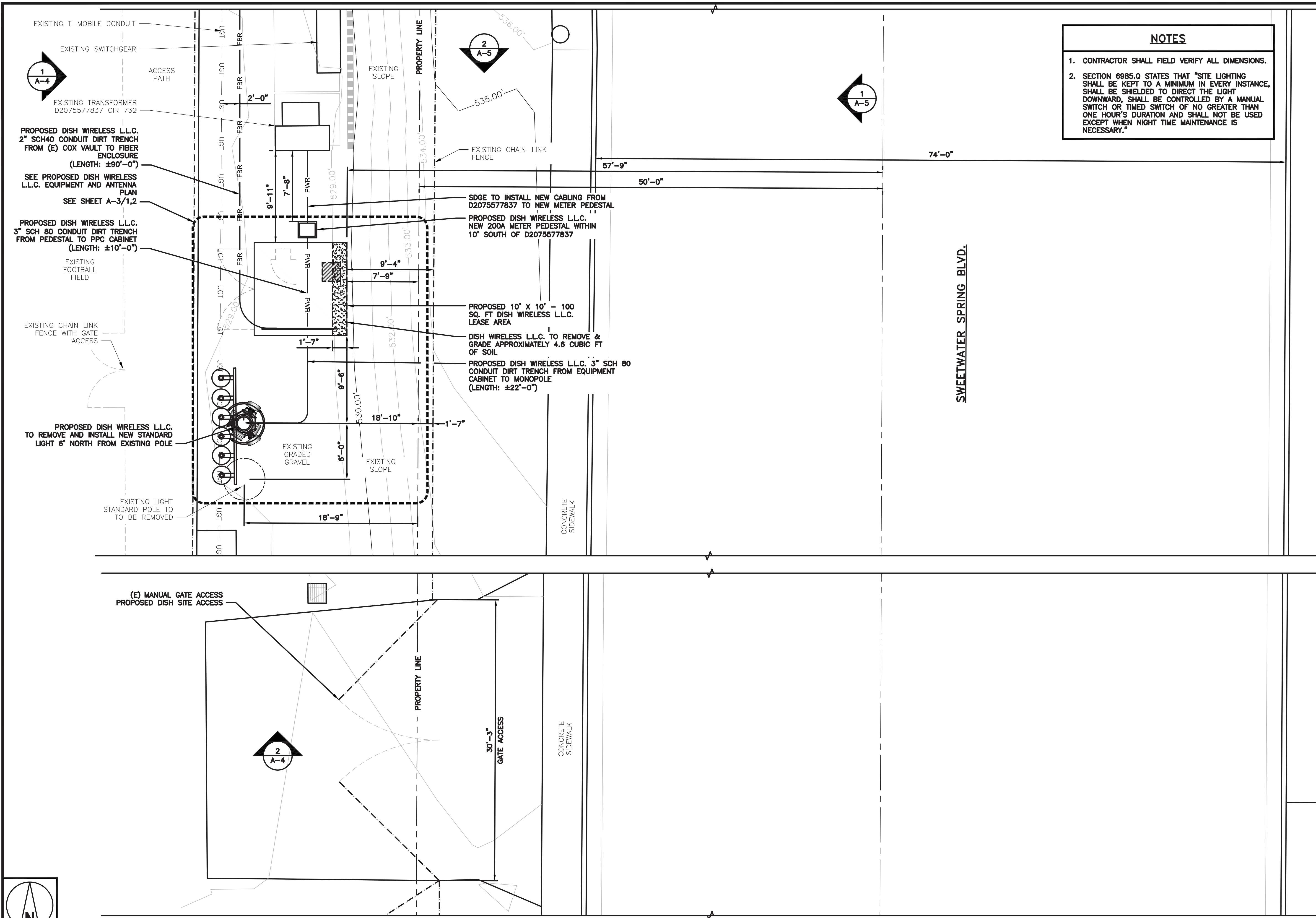
SUBMITTALS		
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4	12-19-23	DSA COMMENTS

A&E PROJECT NUMBER
SDSAN00442B

DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00442B
3230 SWEETWATER SPRINGS BL.,
SPRING VALLEY, CA 91977

SHEET TITLE
**OVERALL
SITE PLAN**

SHEET NUMBER
A-1



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. SECTION 6985.0 STATES THAT "SITE LIGHTING SHALL BE KEPT TO A MINIMUM IN EVERY INSTANCE, SHALL BE SHIELDED TO DIRECT THE LIGHT DOWNWARD, SHALL BE CONTROLLED BY A MANUAL SWITCH OR TIMED SWITCH OF NO GREATER THAN ONE HOUR'S DURATION AND SHALL NOT BE USED EXCEPT WHEN NIGHT TIME MAINTENANCE IS NECESSARY."



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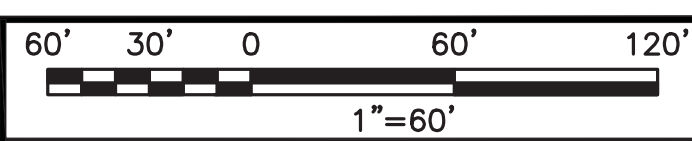
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SDSAN00442B

DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00442B
3230 SWEETWATER SPRINGS BL.,
SPRING VALLEY, CA 91977

SHEET TITLE
ENLARGED
SITE PLAN

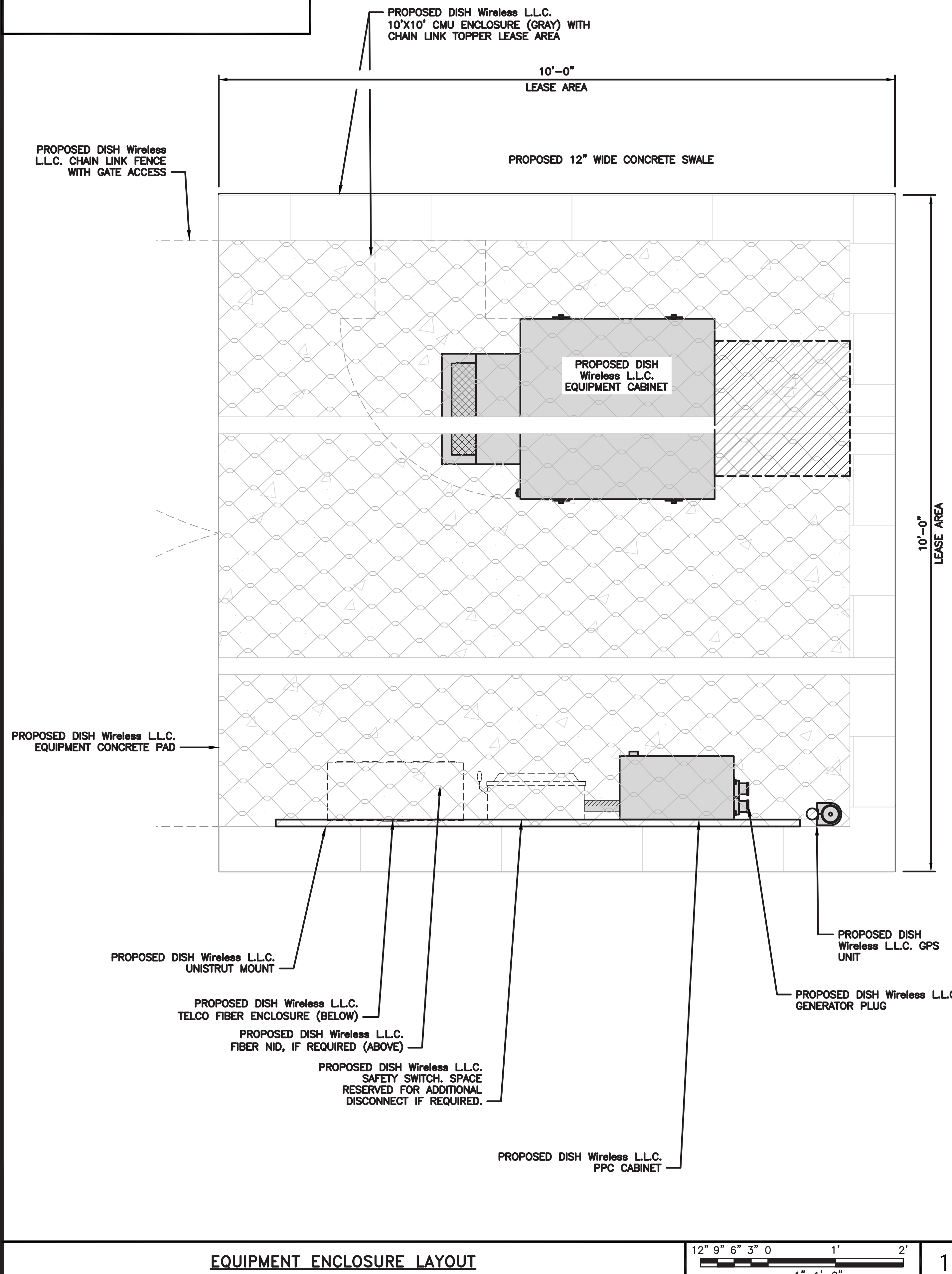
SHEET NUMBER
A-2

ENLARGED SITE PLAN

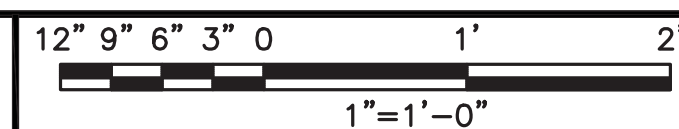


NOTES

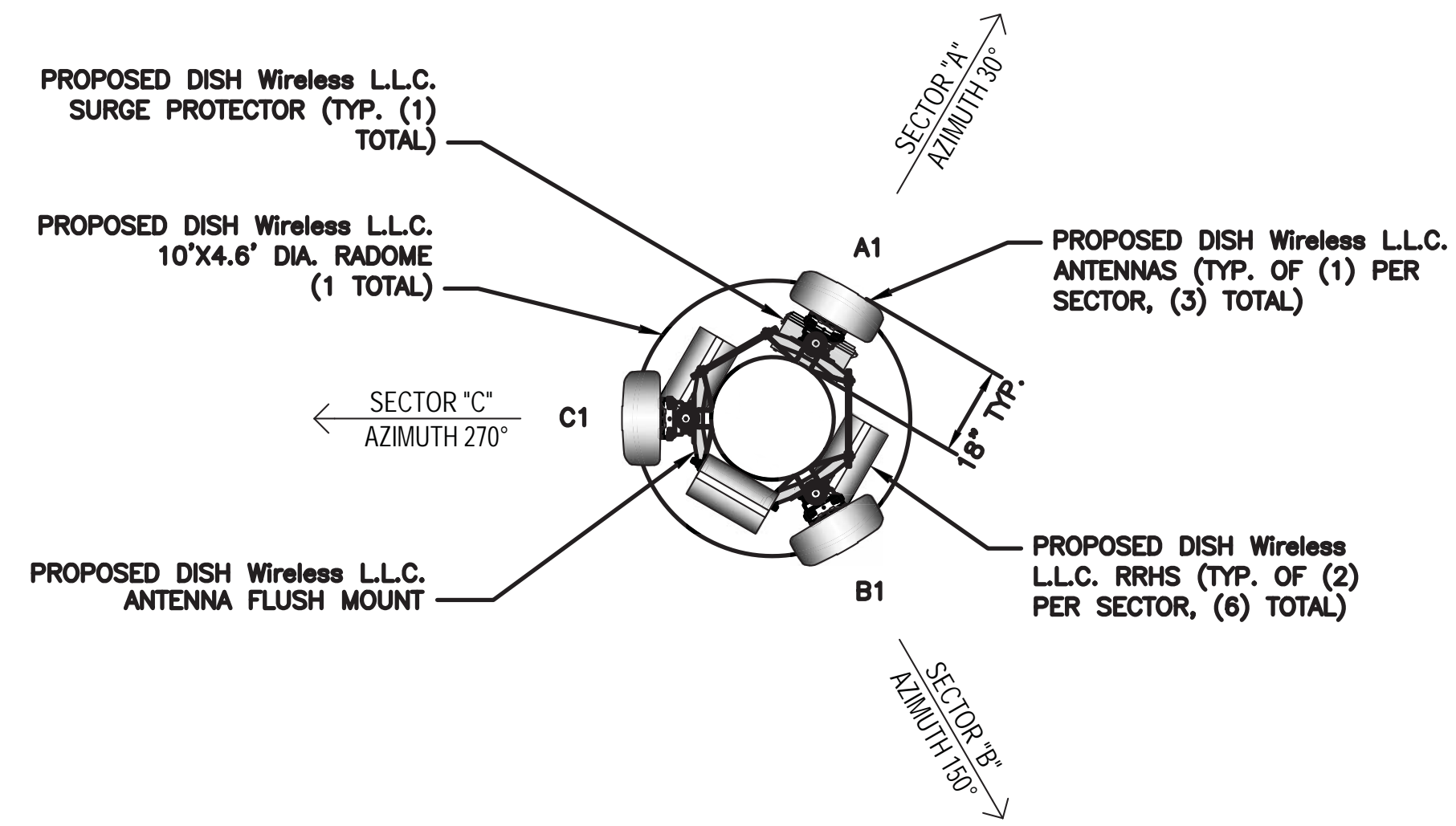
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



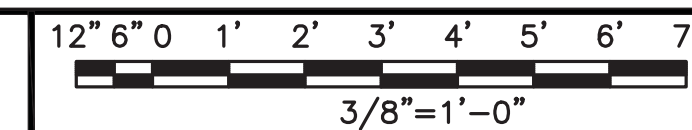
EQUIPMENT ENCLOSURE LAYOUT



1



ANTENNA LAYOUT



2

SECTOR	POSITION	ANTENNA					TRANSMISSION CABLE	
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	KMW KE654L4H6-D	5G	72" x 18.1"	30°	67'-0"	(1) HIGH-CAPACITY HYBRID CABLE (100' LONG)
	A1	-	-	-	-	-	-	
BETA	B1	PROPOSED	KMW KE654L4H6-D	5G	72" x 18.1"	150°	67'-0"	N/A
	B2	-	-	-	-	-	-	
GAMMA	C1	PROPOSED	KMW KE654L4H6-D	5G	72" x 18.1"	270°	67'-0"	N/A
	C2	-	-	-	-	-	-	

SECTOR	POSITION	RRH MANUFACTURER - MODEL NUMBER	TECHNOLOGY
ALPHA	A1	SAMSUNG - RF4451D-70A	N66 N70
	A1	SAMSUNG - RF4450T-71A	N71 N29 N26
	A2	SPARE	---
BETA	B1	SAMSUNG - RF4451D-70A	N66 N70
	B1	SAMSUNG - RF4450T-71A	N71 N29 N26
	B2	SPARE	---
GAMMA	C1	SAMSUNG - RF4451D-70A	N66 N70
	C1	SAMSUNG - RF4450T-71A	N71 N29 N26
	C2	SPARE	---

NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

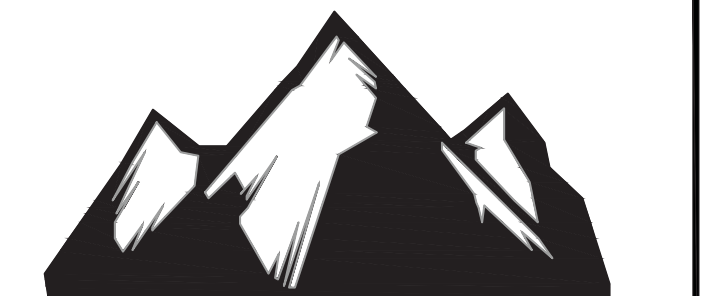
ANTENNA SCHEDULE

NO SCALE

3



4995 MURPHY CANYON ROAD, #301
SAN DIEGO, CA 92123



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A&E PROJECT NUMBER
SDSAN00442B

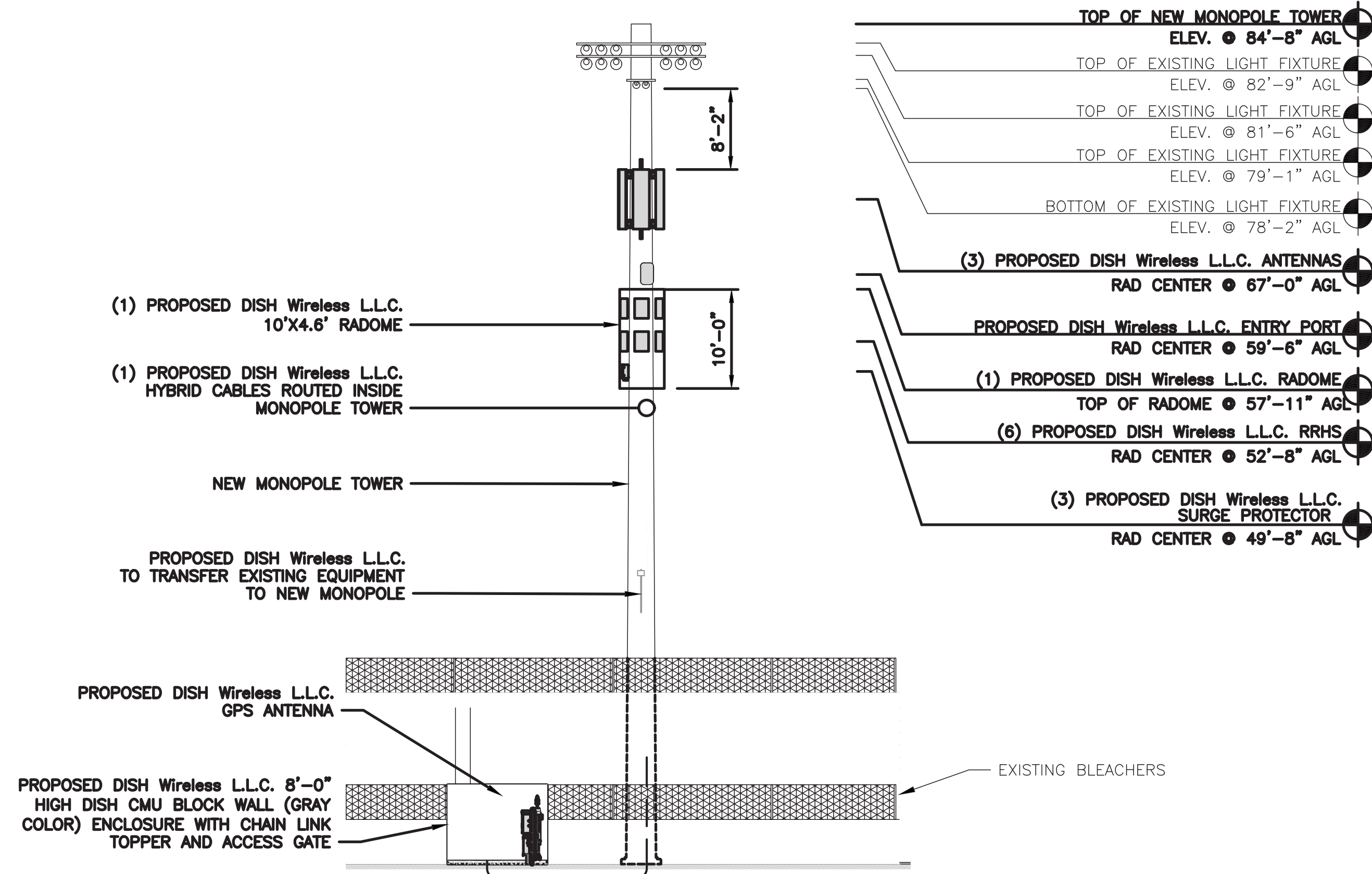
DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00442B
3230 SWEETWATER SPRINGS BL.,
SPRING VALLEY, CA 91977

SHEET TITLE
EQUIPMENT, ANTENNA
LAYOUT AND SCHEDULE

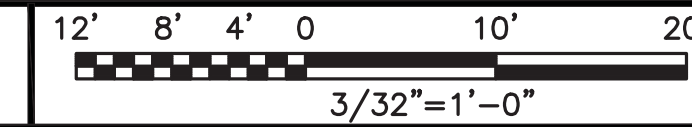
SHEET NUMBER
A-3

NOTES

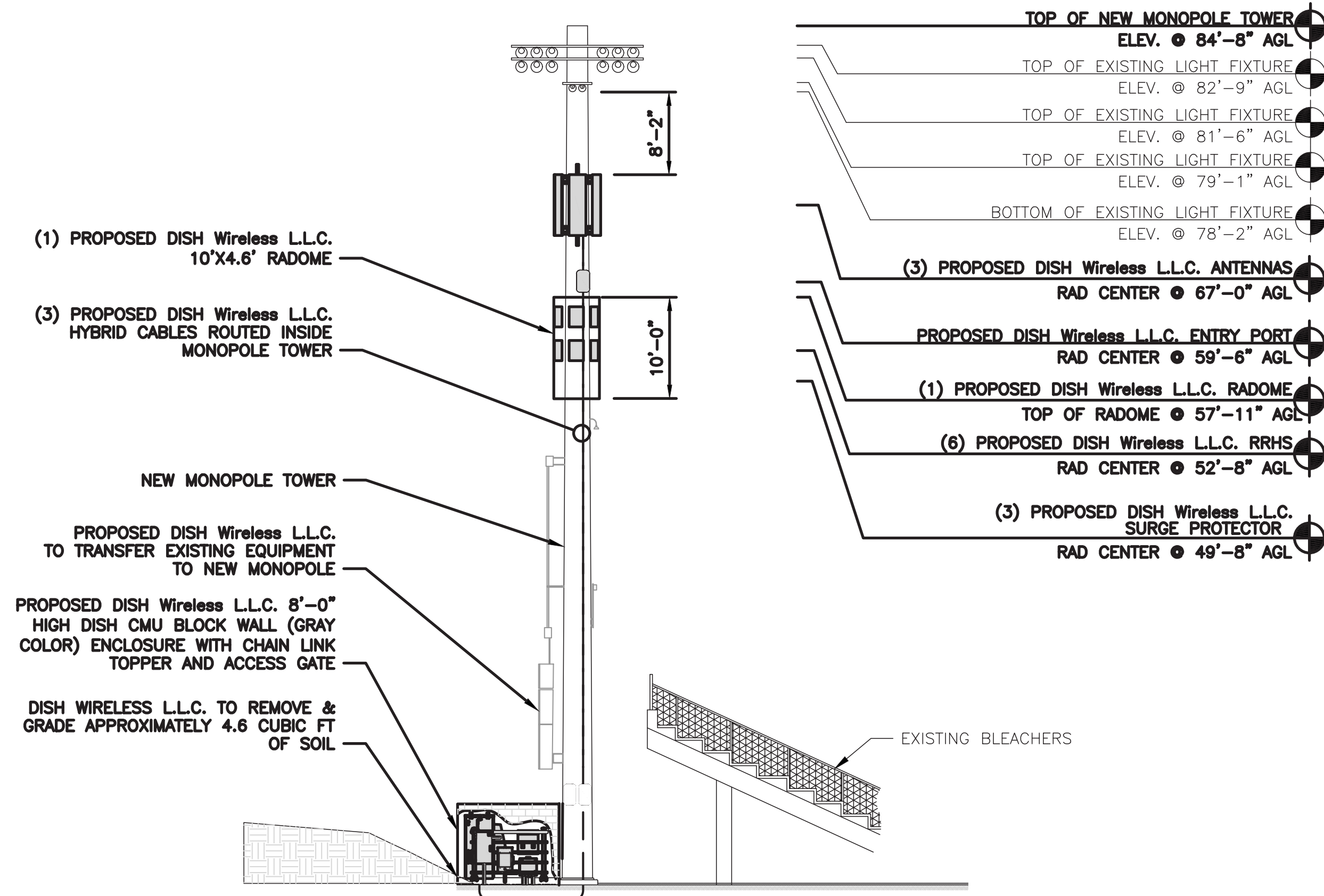
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2. ANTENNA DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.
4. PAINT PROPOSED ANTENNAS AND RADOME LIGHT GRAY TO MATCH EXISTING INSTALLATION,



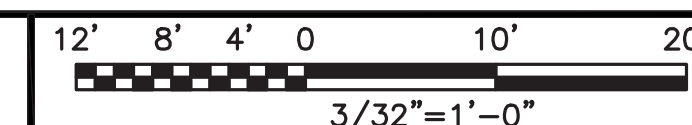
BUILDING WEST ELEVATION



1



PROPOSED SOUTH ELEVATION



2



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SAN DIEGO, CA 92123



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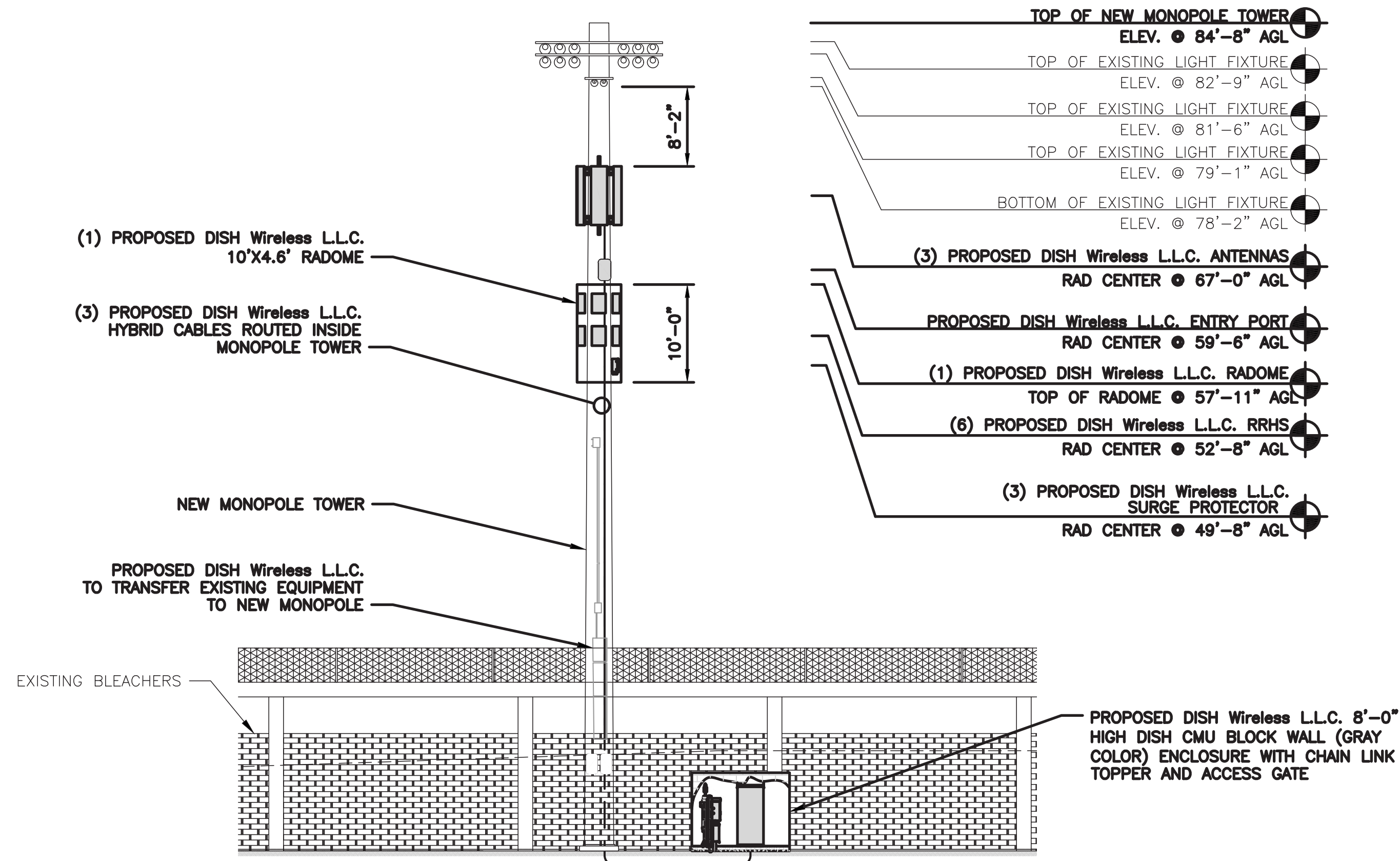
DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00442B
3230 SWEETWATER SPRINGS BL.,
SPRING VALLEY, CA 91977

SHEET TITLE
ELEVATIONS

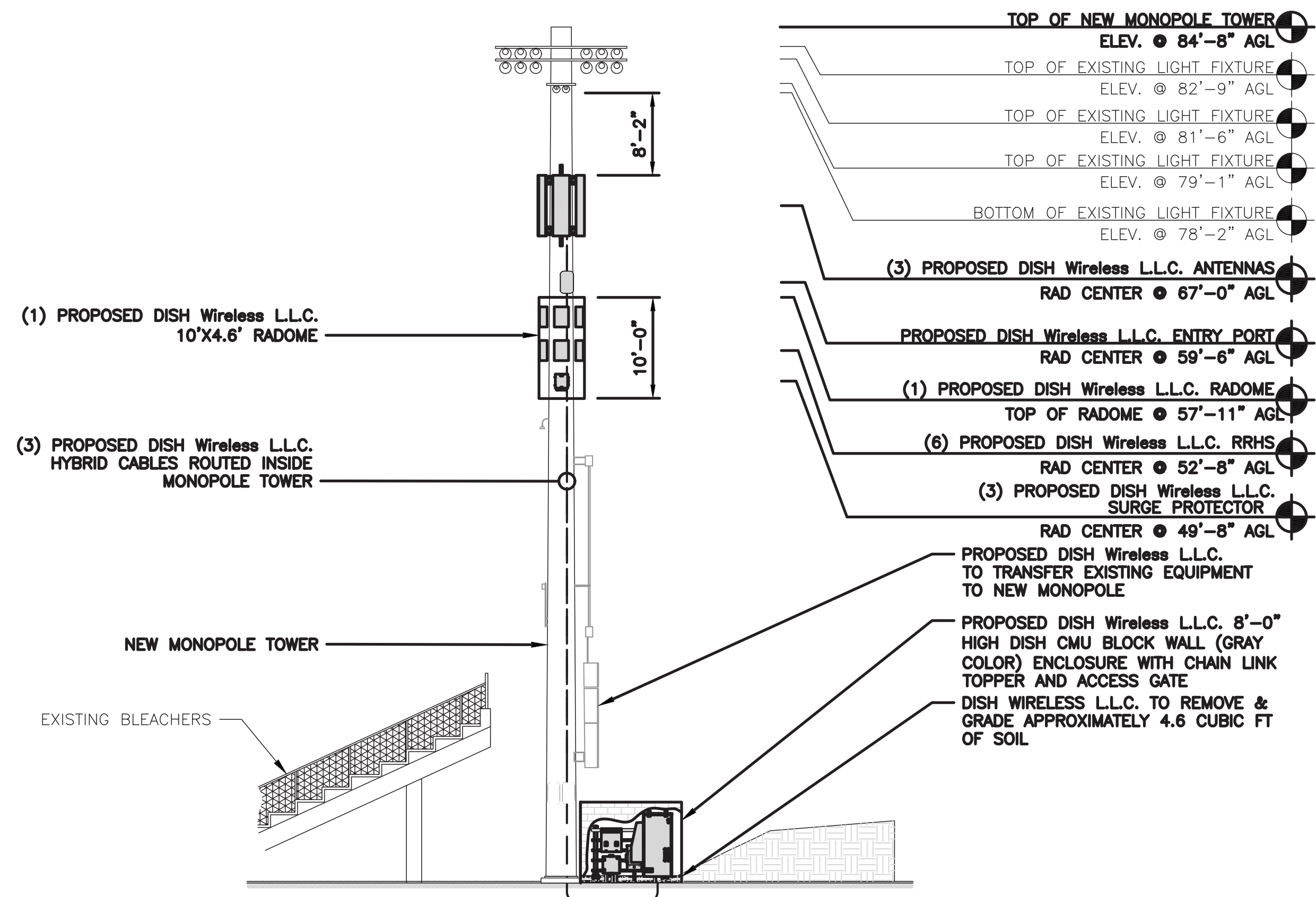
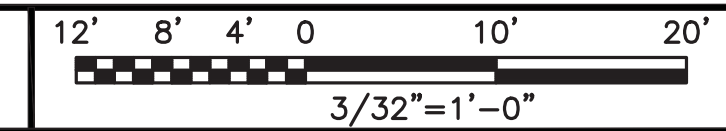
SHEET NUMBER
A-4

NOTES

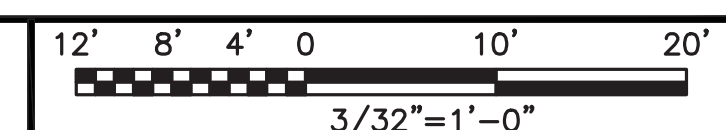
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3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.
4. PAINT PROPOSED ANTENNAS AND RADOME LIGHT GRAY TO MATCH EXISTING INSTALLATION,



BUILDING EAST ELEVATION



PROPOSED NORTH ELEVATION



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CONSTRUCTION DOCUMENTS

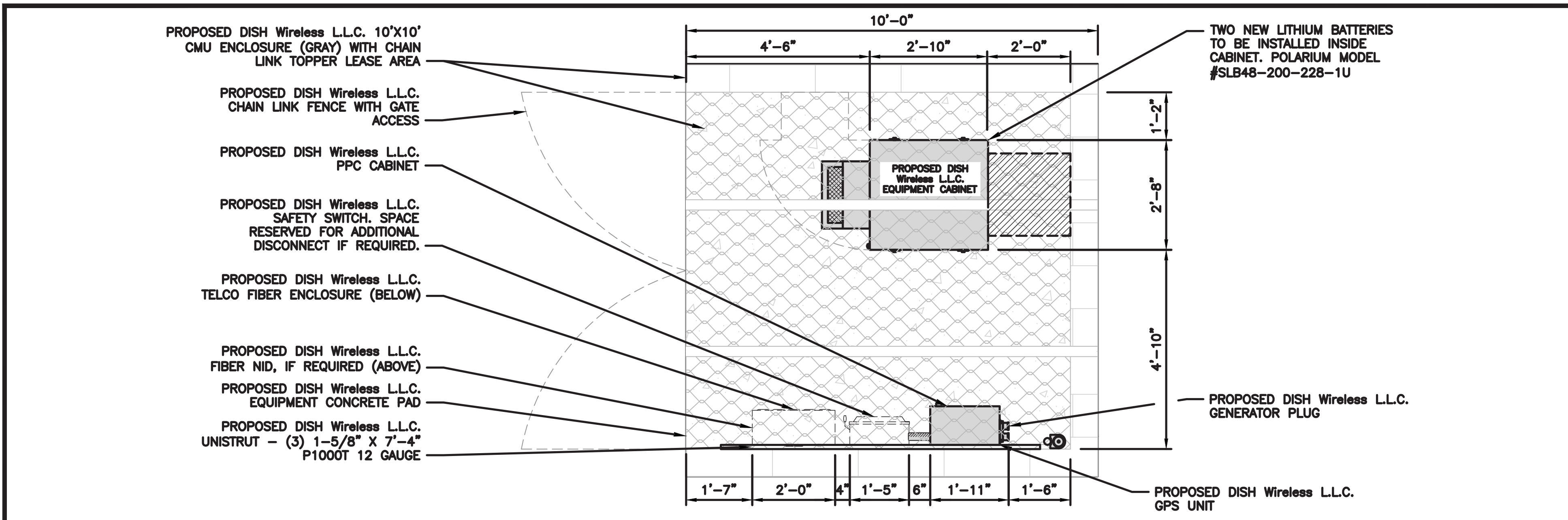
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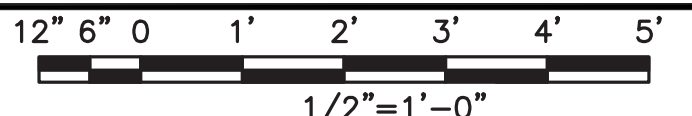
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PROJECT INFORMATION
SDSAN00442B
3230 SWEETWATER SPRINGS BL.,
SPRING VALLEY, CA 91977

SHEET TITLE
ELEVATIONS

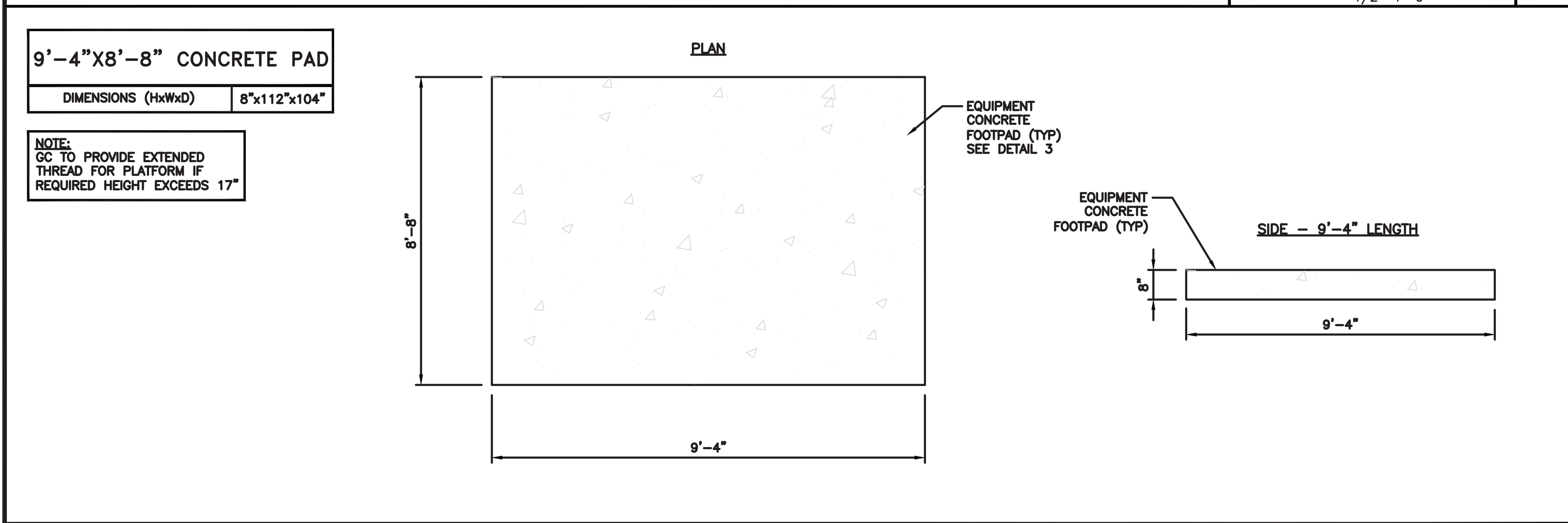
SHEET NUMBER
A-5



EQUIPMENT PLAN



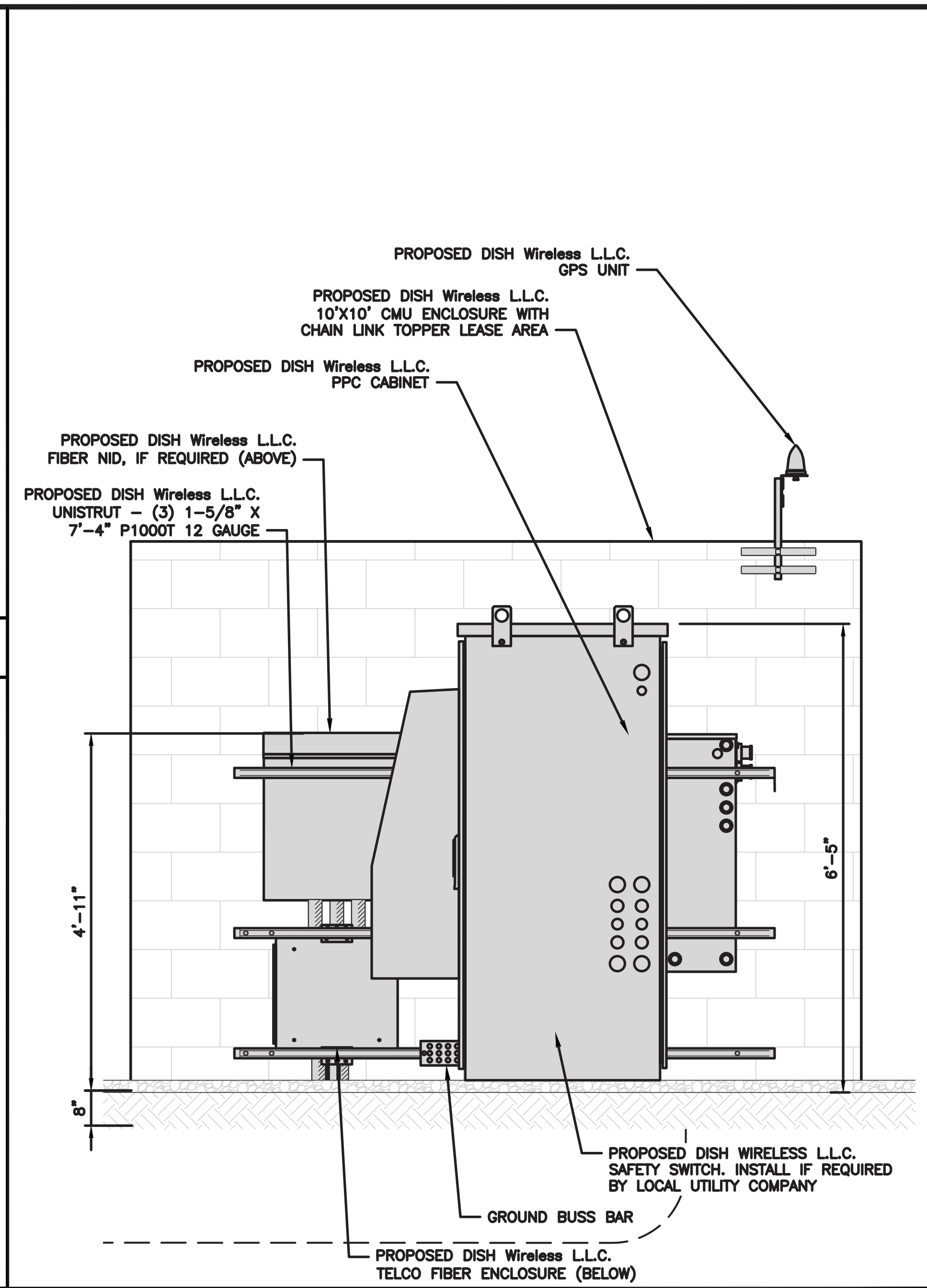
1



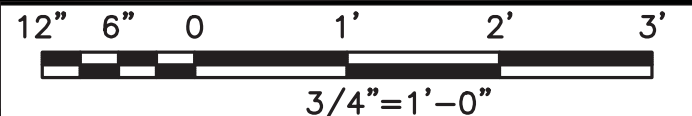
CONCRETE PAD DETAIL

NO SCALE

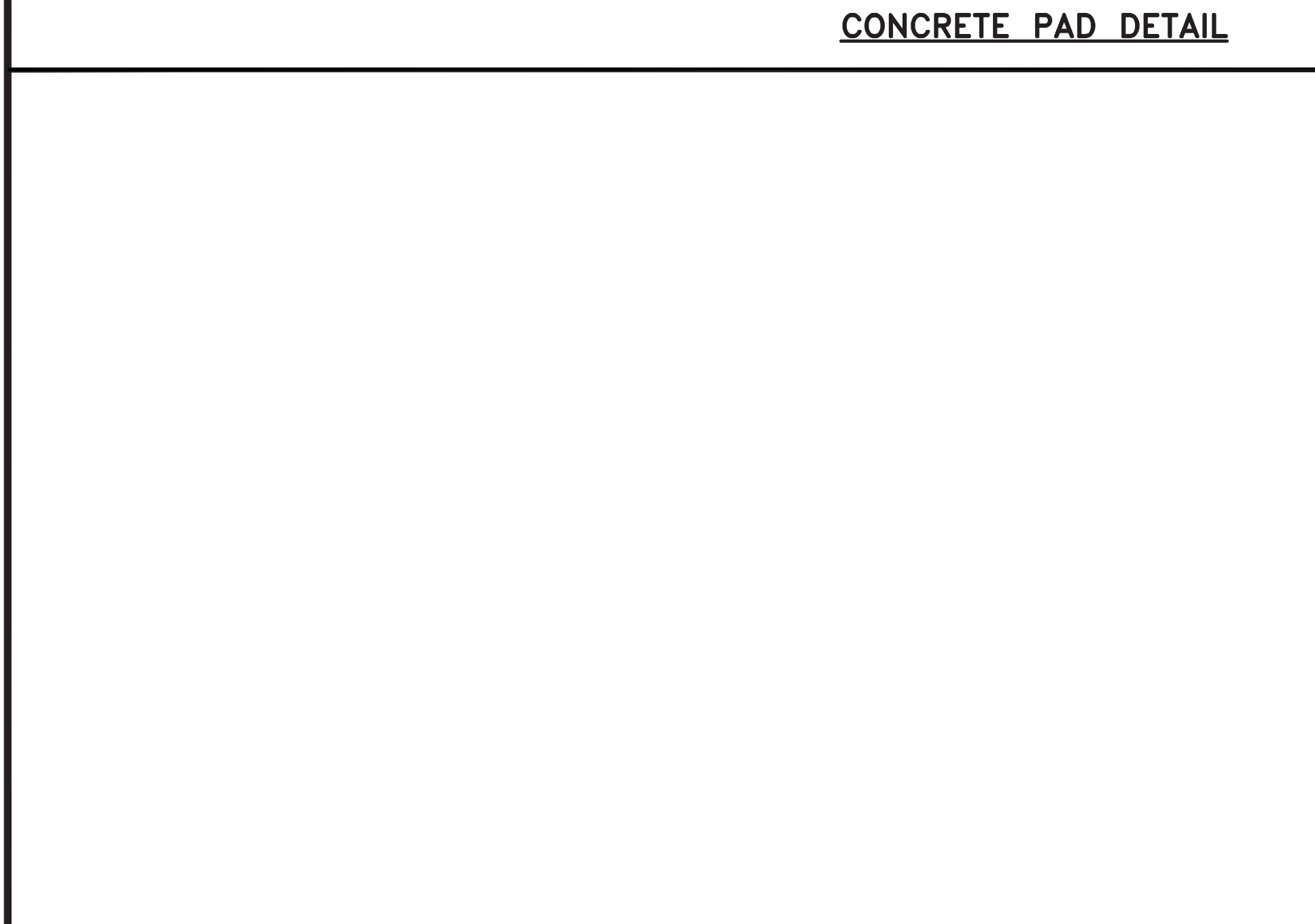
2



EQUIPMENT ELEVATION

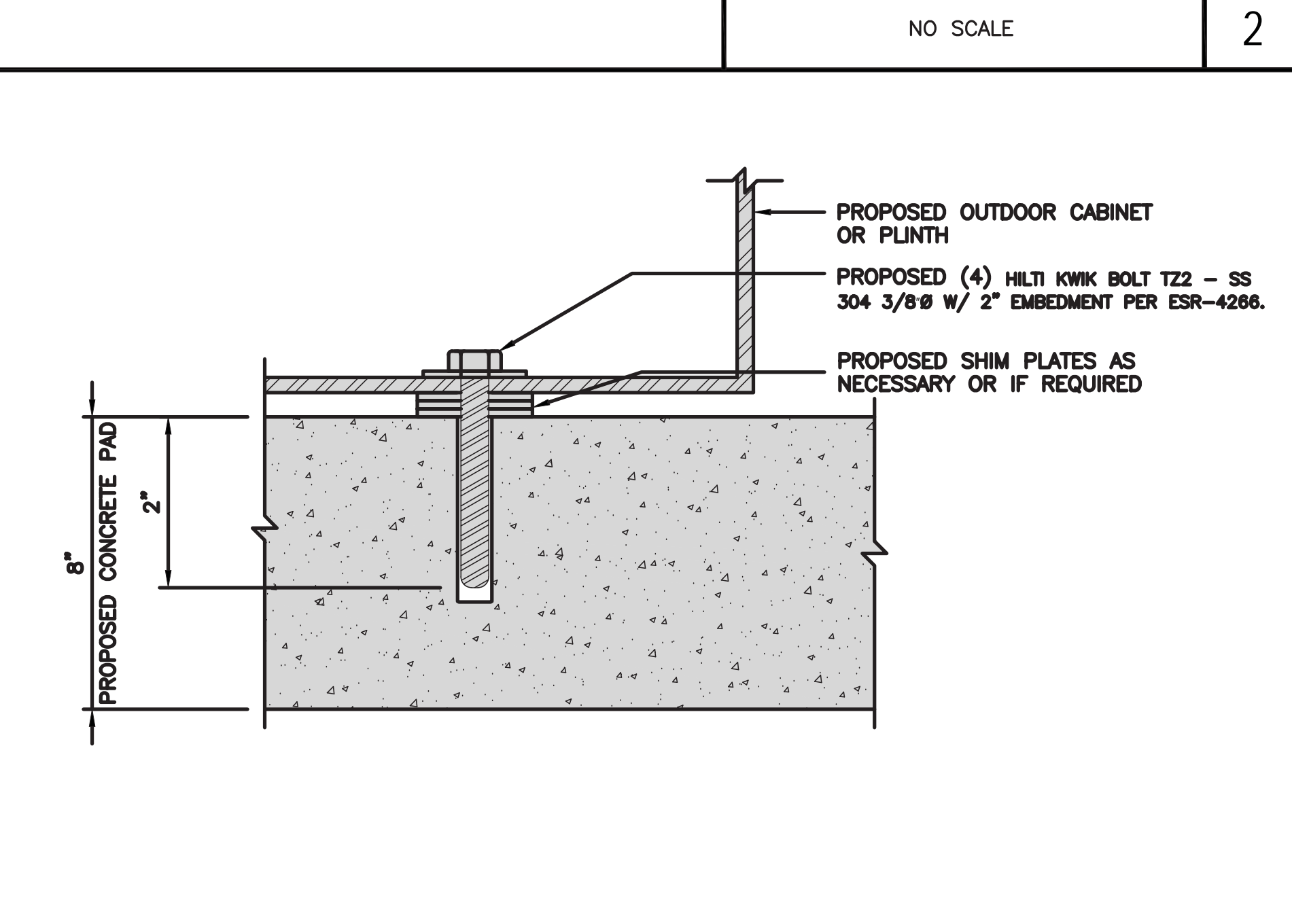


6



NO SCALE

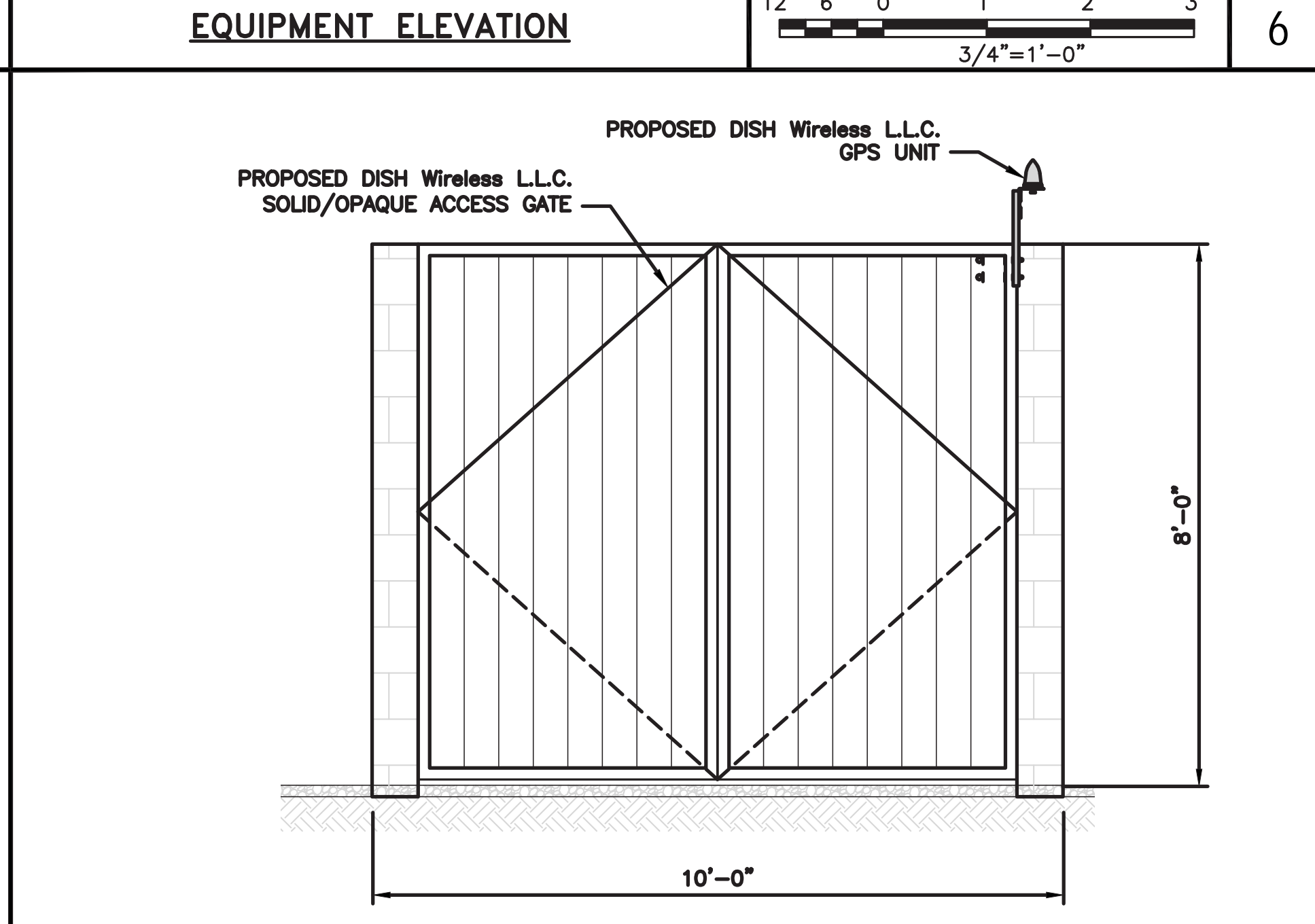
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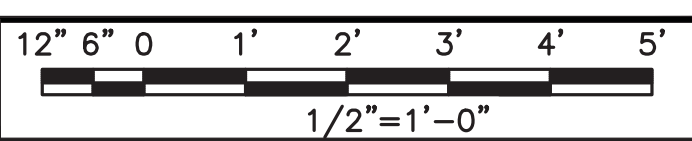
TYPICAL OUTDOOR EQUIPMENT TO CONCRETE SLAB ANCHORAGE

NO SCALE

4



ENCLOSURE ELEVATION FRONT



5



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SAN DIEGO, CA 92123



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A&E PROJECT NUMBER
SDSAN00442B

DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00442B
3230 SWEETWATER SPRINGS BL.,
SPRING VALLEY, CA 91977

SHEET TITLE
EQUIPMENT AND
ELEVATION DETAILS

SHEET NUMBER
A-6

GREAT LAKES DC#12804-HX	
DIMENSIONS (HxWxD)	75"x32"x48.4"
HEX	TBD
WEIGHT (EMPTY)	420 LBS

NOTE: TWO NEW LITHIUM BATTERIES TO BE INSTALLED INSIDE CABINET.
POLARIUM MODEL #SLB48-200-228-1U

BACK SIDE FRONT

CABINET DETAIL NO SCALE 1

RAYCAP PPC RDIAC-2465-P-240-MTS	
ENCLOSURE DIMENSIONS (HxWxD):	39"x22.86"x12.6"
WEIGHT:	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G

TOP BACK SIDE FRONT SIDE

PPC DETAIL NO SCALE 2

SQUARE D SAFETY SWITCHES D224NRB	
ENCLOSURE DIMENSIONS (HxWxD):	29.25"x19"x8.5
ENCLOSURE TYPE	NEMA 3R RAINPROOF
UL LISTED	FILE E-2875

SIDE FRONT

SAFETY SWITCH DETAIL NO SCALE 3

NOT USED

NOT USED NO SCALE 4

5RU (LEFT SWING DOOR) FIBER NID ENCLOSURE	
DIMENSIONS (HxWxD)	36.1"x29"x12.9"
WEIGHT	85 lbs

BACK SIDE FRONT

FIBER NID ENCLOSURE DETAIL NO SCALE 5

CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE	
ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4

SIDE BACK FRONT

FIBER DISTRIBUTION BOX DETAIL NO SCALE 6

MINIMUM OF 75% OR 270° IN ANY DIRECTION

GPS UNIT

OBSTRUCTIONS MUST BE BELOW 10'

GPS MINIMUM SKY VIEW REQUIREMENTS NO SCALE 7

1.75"φ

27" MIN BEND RADIUS

CU12PSM6P4XXX (4 AWG CONDUCTORS)

1.60"φ

24" MIN BEND RADIUS

CU12PSM9P6XXX (6 AWG CONDUCTORS)

1.41"φ

22" MIN BEND RADIUS

CU12PSM9P8XXX (8 AWG CONDUCTORS)

CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADIUSSES NO SCALE 8

GREAT LAKES PLINTH DC#12804-IT3	
DIMENSIONS (HxWxD)	6"x32"x32"
WEIGHT	TBD

SIDE FRONT

PLINTH DETAIL NO SCALE 9



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SAN DIEGO, CA 92123



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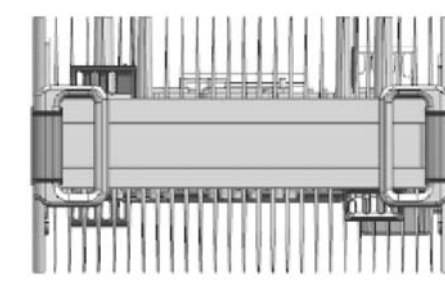
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DISH Wireless L.L.C.
PROJECT INFORMATION
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3230 SWEETWATER SPRINGS BL.,
SPRING VALLEY, CA 91977

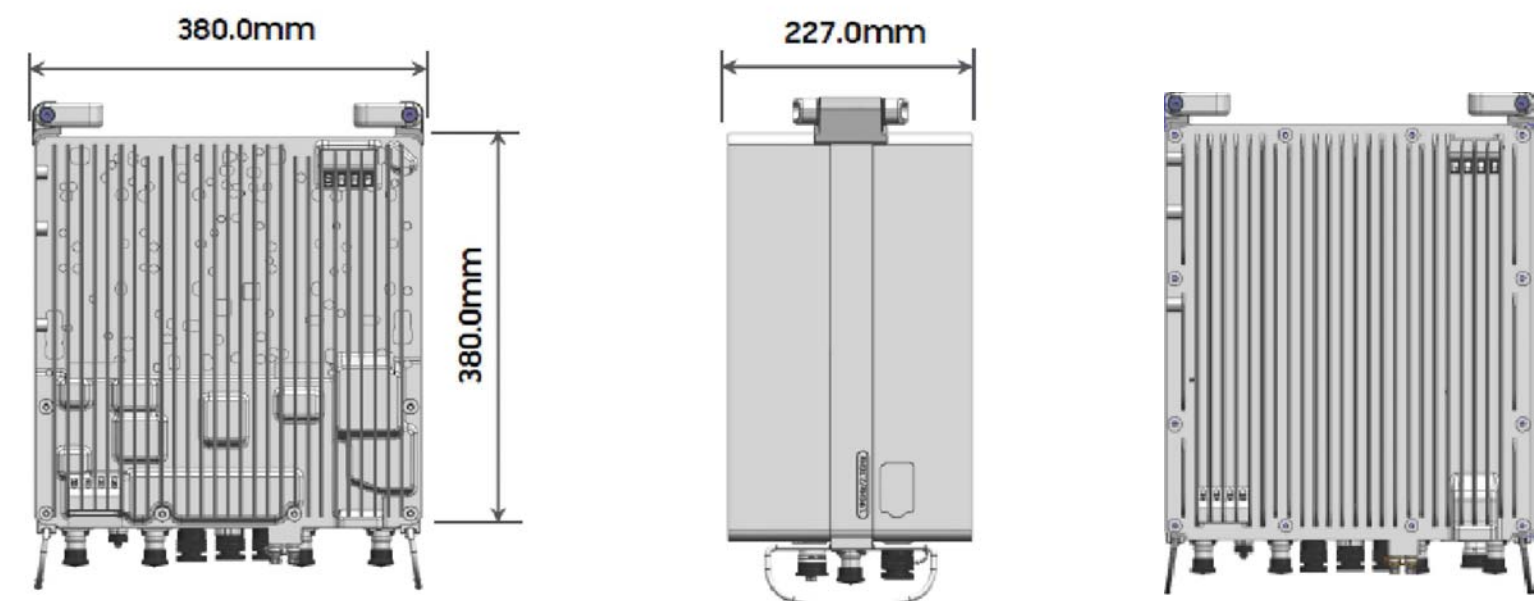
SHEET TITLE
EQUIPMENT
DETAILS

SHEET NUMBER
A-7

RRH DUAL BAND SAMSUNG RF4451D-70A	
DIMENSIONS (HxWxD)	15.0"x15.0"x8.9"
WEIGHT	61.3 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



PLAN

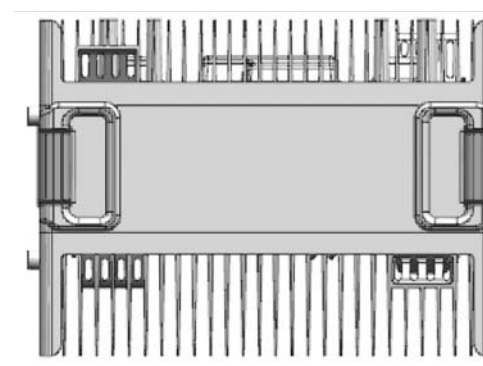


BACK

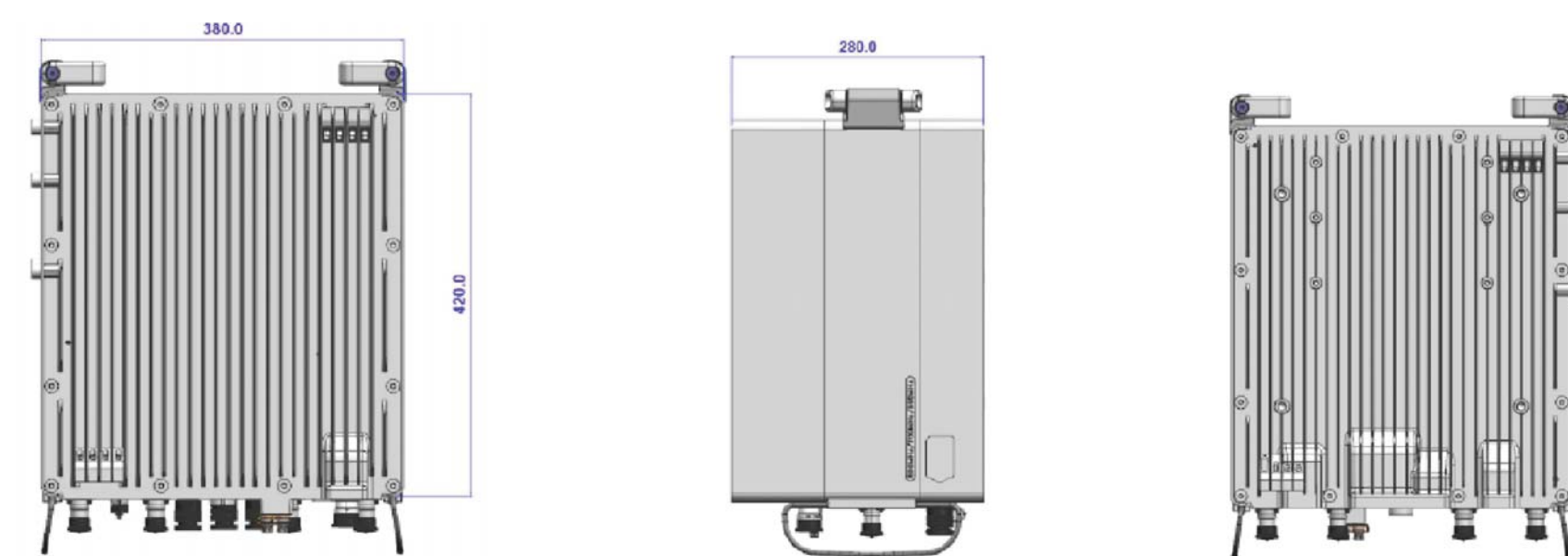
SIDE

FRONT

RRH DUAL BAND SAMSUNG RF4450T-71A	
DIMENSIONS (HxWxD)	15.0"x16.5"x11.0"
WEIGHT	94.6 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



PLAN

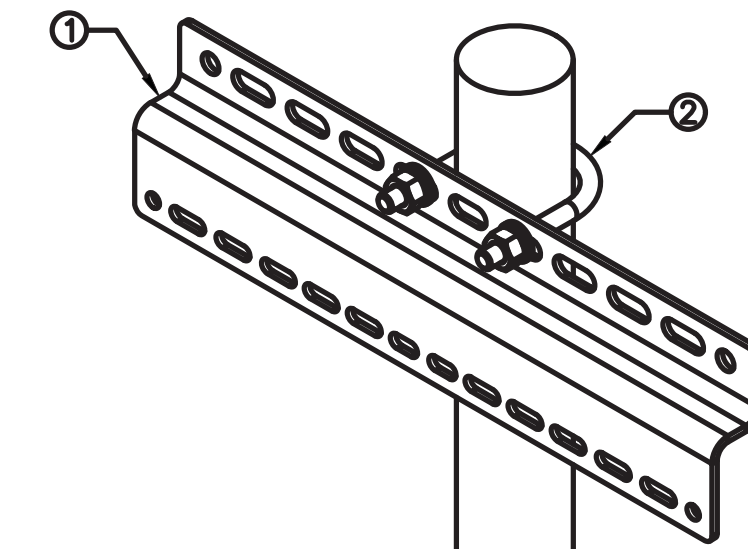


BACK

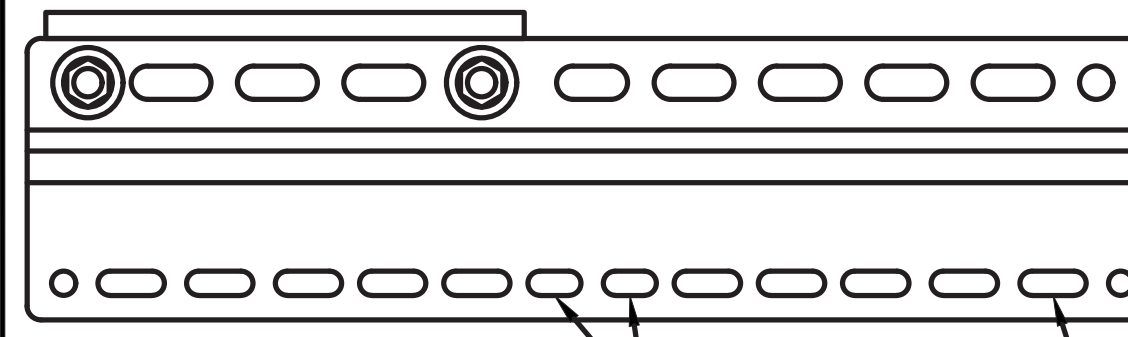
SIDE

FRONT

SABRE SINGLE Z-BRACKET C10123151	
DIMENSIONS (HxWxD) (1 BRACKET)	5"x20"x1-13/16"
WEIGHT (FULL ASSEMBLY)	13.41 lbs
PACKAGE QUANTITY	2



#	DESCRIPTION
1	RRH Z BRACKET, 3/16"
2	U-BOLT ASSEMBLY, 1/2" FOR 2-7/8" PIPE



NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT

11MM x 24MM SLOTS

11MM x 30MM SLOTS
40MM ON CENTER

RRH DETAIL

NO SCALE

1

RRH DETAIL

NO SCALE

2

RRH AND OVP MOUNT DETAIL

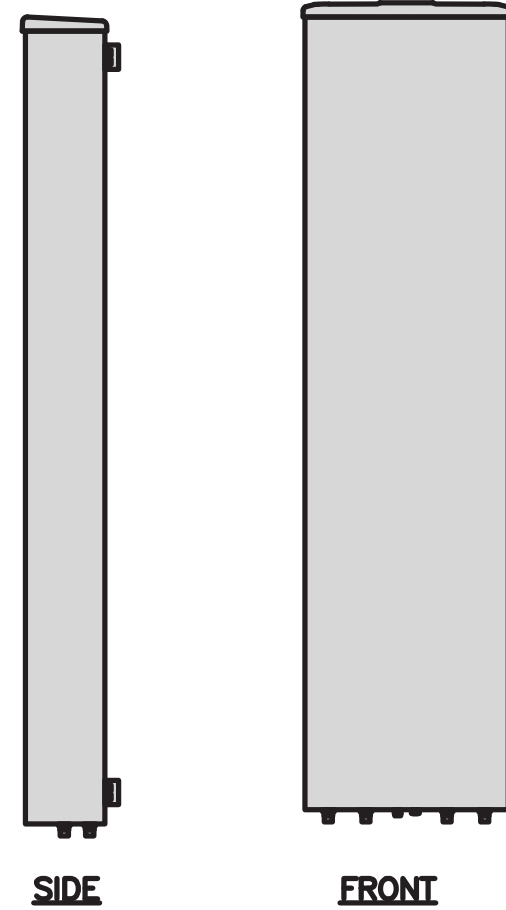
NO SCALE

3

KMW COMMUNICATIONS KE654L4H6-D ANTENNA	
DIMENSIONS (HxWxD)	72"x18.1"x7.1"
RF PORTS, CONNECTOR TYPE	8 x 4.3-10 FEMALE
WEIGHT	52.9 lbs.
WEIGHT WITH BRACKETS	71.9 lbs.



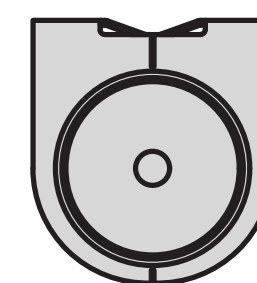
PLAN



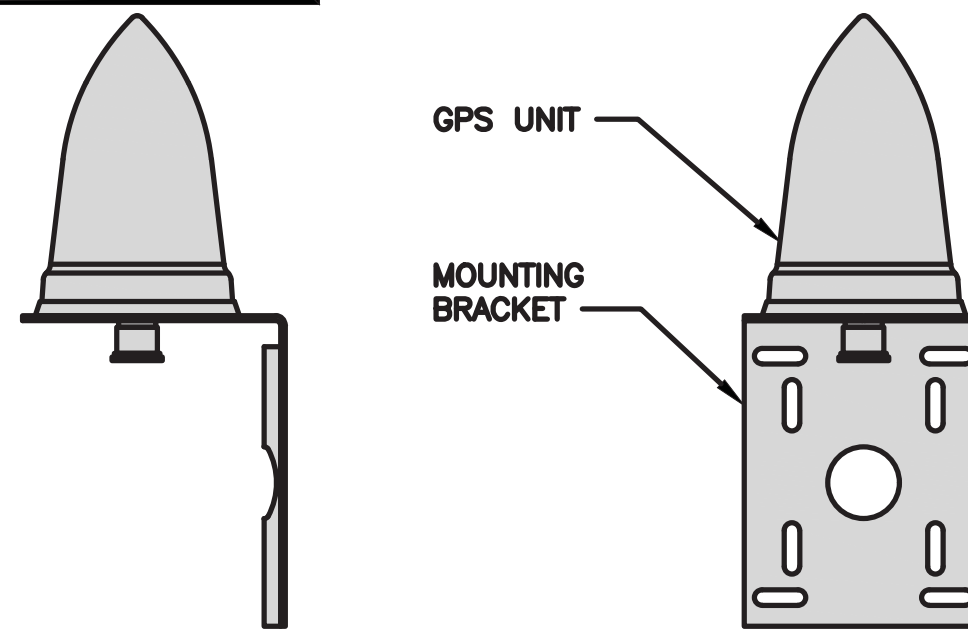
SIDE

FRONT

PCTEL GPSGL-TMG-SPI-40NCB	
DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	0.75 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz



TOP

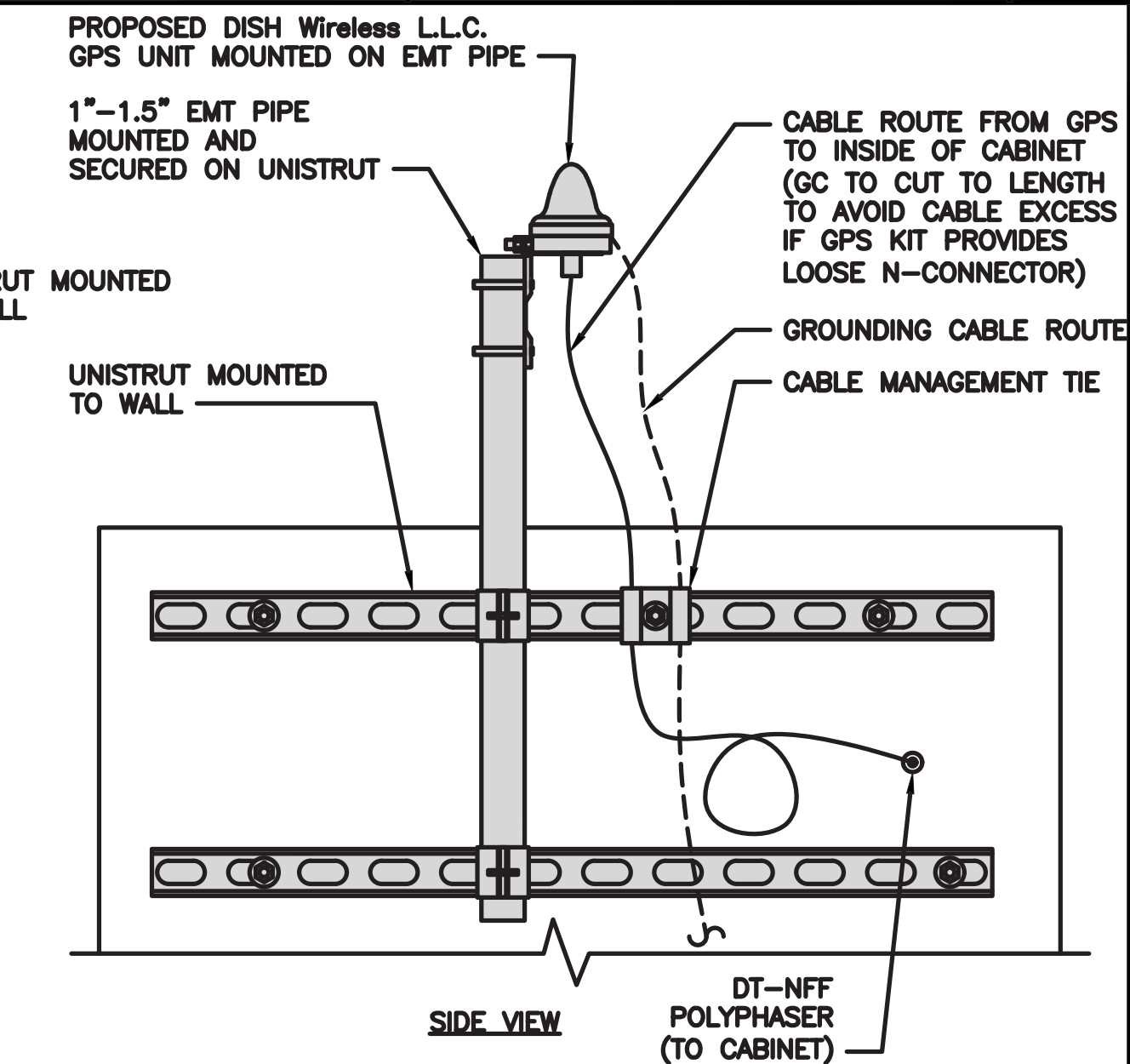


GPS UNIT

MOUNTING BRACKET

BACK

SIDE



TOP VIEW

SIDE VIEW

ANTENNA DETAIL

NO SCALE

4

GPS DETAIL

NO SCALE

5

GPS MOUNTING DETAIL

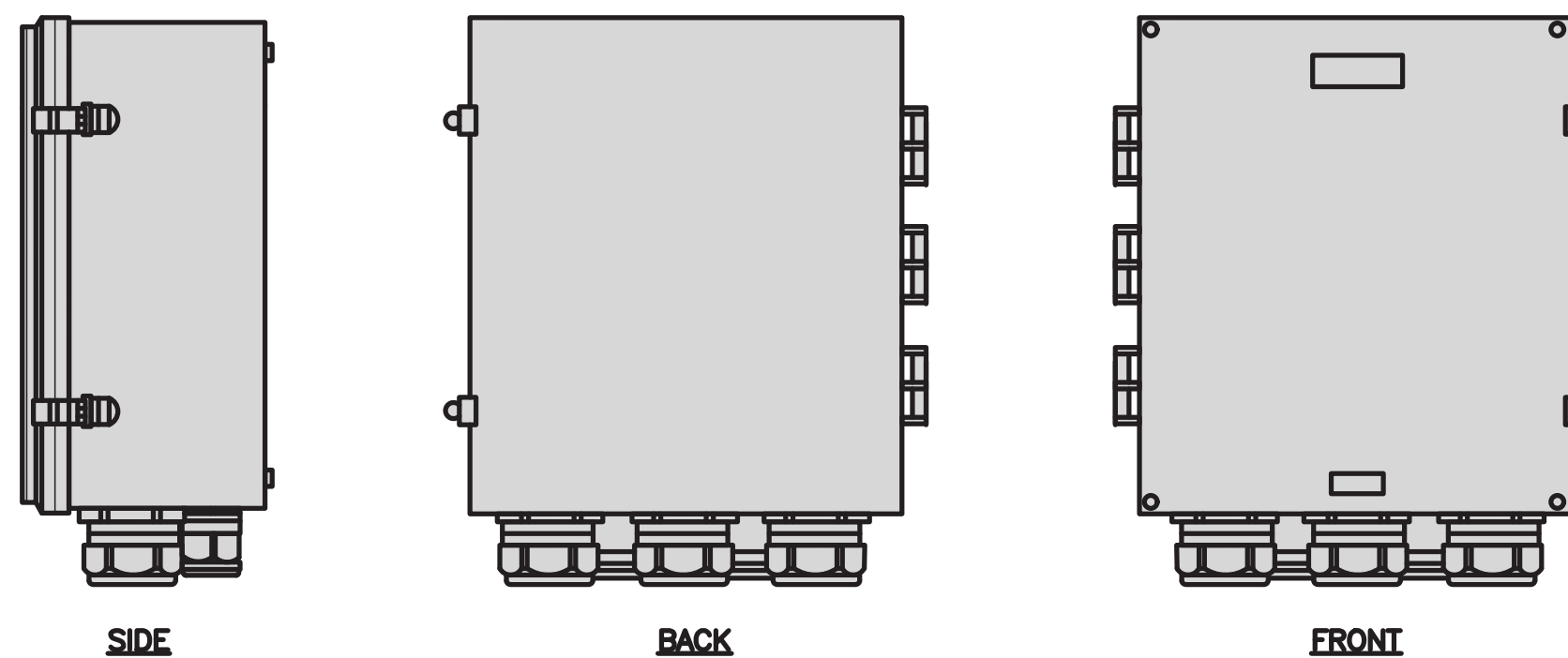
NO SCALE

6

RAYCAP RDIDC-9181-PF-48 DC SURGE PROTECTION (OVP)	
DIMENSIONS (HxWxD)	18.98"x14.39"x8.15"
WEIGHT	21.82 lbs



PLAN

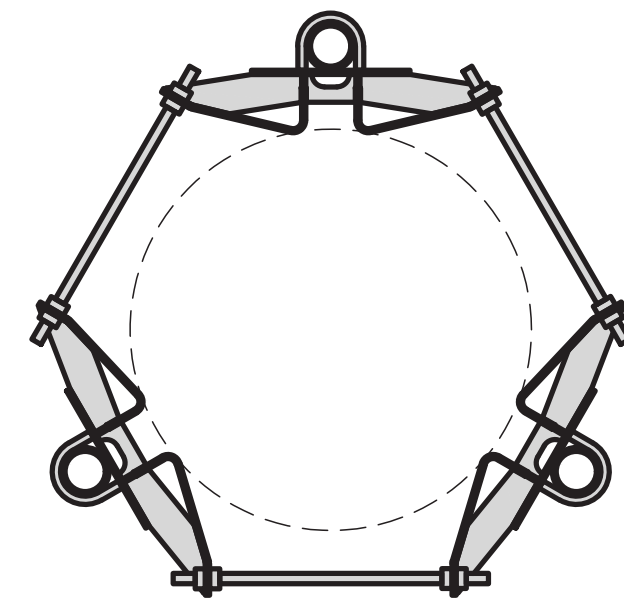


SIDE

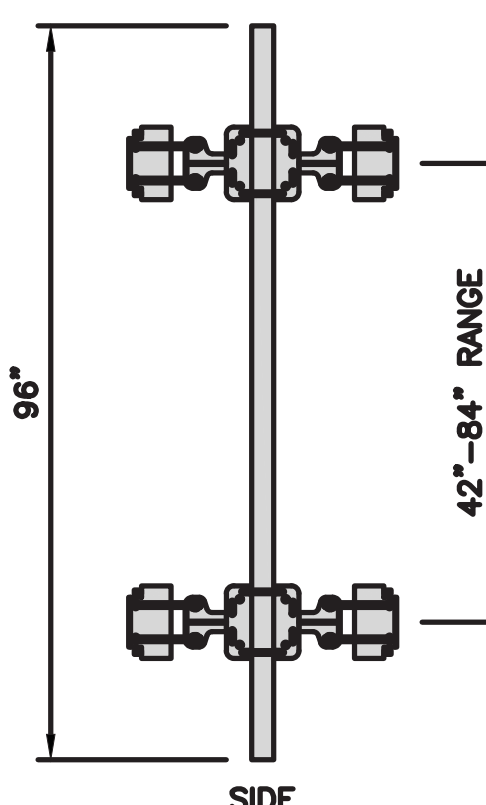
BACK

FRONT

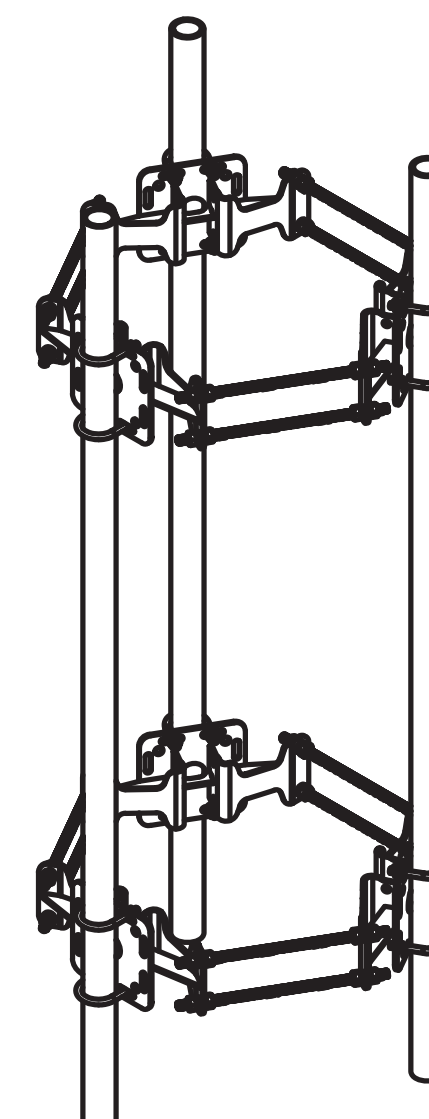
SABRE C10899500-12788 FLUSH MOUNT	
POLE DIAMETER	10"-34"
WEIGHT	270.61 Lbs



TOP



SIDE



NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT

STANDOFF ARMS DETAIL

NO SCALE

8

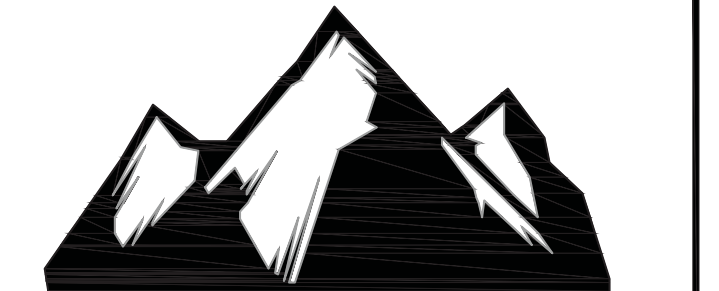
NOT USED

NO SCALE

9



4995 MURPHY CANYON ROAD, #301
SAN DIEGO, CA 92123



BLACK ROCK CONSULTING LLC

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

DRAWN BY:	CHECKED BY:	APPROVED BY:
FB	KB	FO

RFDS REV #: ---

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	2-2-23	90% ISSUED FOR REVIEW
1	2-15-23	90% ISSUED FOR REVIEW
2	5-31-23	100% ISSUED FOR REVIEW
3	7-25-23	COUNTY COMMENTS
4	12-19-23	DSA COMMENTS

A&E PROJECT NUMBER
SDSAN00442B

DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00442B
3230 SWEETWATER SPRINGS BL.,
SPRING VALLEY, CA 91977

SHEET TITLE
EQUIPMENT
DETAILS

SHEET NUMBER
A-8

**Attachment B – Form of Decision
Approving PDS2022-MUP-22-002**



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
ASSISTANT DIRECTOR

September 20, 2024

PERMITEE: DISH WIRELESS (ATTN: FRANKLIN OROZCO)
PROJECT NUMBER: PDS2022-MUP-22-002
E.R. NUMBER: PDS2022-ER-22-19-001
PROPERTY: 3230 SWEETWATER SPRINGS BOULEVARD IN THE SPRING VALLEY
PLANNING AREA, WITHIN UNINCORPORATED COUNTY OF SAN DIEGO
APN: 505-210-03-00

DECISION OF PLANNING COMMISSION

This Major Use Permit for MUP-22-002 consists of 12 sheets including plot plan, equipment layout, and elevations dated February 23, 2022. This permit authorizes Dish Wireless to construct, maintain, and operate a new telecommunication wireless facility. The proposed telecommunication facility will consist of three panel antennas, and a radome enclosure that houses six remote radios and one surge suppressor unit, mounted on a new 84.8-foot-tall football field light. The pad-mounted base station equipment with associated power and telephone cabinets will be installed within a 100 square foot (8-foot-tall) concrete masonry unit (CMU) block wall enclosure with a chain link topper. The enclosure will be located behind the stadium bleachers. Two new lithium batteries, a small Global Positioning System (GPS) receive only antenna, two equipment cabinets, and other supporting equipment will be located within the equipment enclosure. Minimal grading is proposed to install the equipment enclosure. The project proposes trenching to install the underground electrical and fiber conduit. The proposed equipment lease area is 100 square feet.

Pursuant to Sections 6985, 6986 and 7358 of the Zoning Ordinance. Wireless telecommunication facilities subject to this Major Use Permit are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Minor Use Permit shall have a maximum term of 15 years (ending August 22, 2039, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All wireless telecommunication facilities subject to this Minor Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on August 22, 2026 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT PDS2022-MUP-22-002: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Please note that all applicable conditions (ongoing, maintenance, etc.) associated with Major Use Permit (MUP-22-002) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. GEN#1–COST RECOVERY:

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. GEN#2–RECORDATION OF DECISION:

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

3. GEN#3–INSPECTION FEE

INTENT: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an

invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

4. PLN#1– PHOTO SIMULATION:

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated **10/04/2023** to ensure that the site was built to be screened from public view.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review that demonstrates the mono-broadleaf has been re-branched to a mono-pine. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations

5. PLN#2–SITE CONFORMANCE (WIRELESS)

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans including landscaping. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

6. PLN#3–SITE PLAN IMPLEMENTATION:

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design and concealment features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

ONGOING: *(The following conditions shall apply during the term of this permit).*

7. PLN#4–SITE CONFORMANCE:

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, landscaping and all lighting wall/fencing. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

8. PLN#5–SITE CONFORMANCE (WIRELESS):

INTENT: In order to comply with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements. This includes, but is not limited to maintaining the following:

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated **10/04/2023**. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be

- kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

DOCUMENTATION: The property owner and applicant shall conform to the ongoing requirements of this condition. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

9. NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE:

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

10. ROADS#1–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance based upon the prevailing traffic speed in both directions along **Sweetwater Springs Boulevard (SA 970)** from the driveway opening serving the facility for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this

project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

FINDINGS FOR MAJOR USE PERMIT PDS2022-MUP-22-002

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage and density;*

The subject property is 30.18 acres in size and currently houses Monte Vista High School, part of the Grossmont Union School District. The proposed wireless telecommunications facility will be mounted on an 84.8-foot monopole, which will also support lighting for the football field located below. Additionally, there are two existing wireless telecommunications facilities on the property, each mounted on adjacent monopoles.

Scale and Bulk:

The project area can be characterized as highly developed, with commercial and residential uses nearby. The developed residential lots in the surrounding area contain single-family residences. The light standard and wireless telecommunication equipment would be located over 100 feet west of the closest residential property line.

The photo simulations illustrate that the proposed 84.8-foot-tall monopole, equipment, and generator enclosure would be unobtrusive to the surrounding residential and roadway viewshed. The view of the wireless facility would be minimized due to the distance from surrounding residences, project design, surrounding mature landscaping, and the terrain of the area.

The proposed telecommunication facility will consist of 3 panel antennas. Beneath the antennas, a radome enclosure that houses 6 remote radios and one surge suppressor unit will be mounted on a new 84.8-foot-tall football field light. A pad-mounted base station equipment with associated power and telephone cabinets will be installed within a 100-square-foot (8-foot-tall) concrete masonry unit (CMU) block wall enclosure with a chain link topper. The enclosure will be located behind the stadium bleachers.

Two new lithium batteries, a small Global Positioning System (GPS) receive-only antenna, two equipment cabinets, and other supporting equipment would be located within the equipment enclosure. Minimal grading is proposed to install the

equipment enclosure. The project proposes trenching to install underground electrical and fiber conduit. The proposed equipment lease area is 100 square feet.

The wireless telecommunication facility is set back approximately 30 feet from Sweetwater Springs Boulevard and is located over 100 feet west of the closest residential property line. This setback, combined with the buffering from the existing topography and mature vegetation, will allow residents to maintain their current visual setting. The scale and bulk of the proposed facility are further minimized by surrounding large trees located across Sweetwater Springs Boulevard, which serve as a buffer between residential views and the light standard.

Considering the distance between the proposed wireless facility from the nearest public roadway and nearby residences, the camouflaging of the facility, sloping topography across Sweetwater Springs Boulevard, and the presence of existing mature vegetation, the proposed facility would blend in with the surrounding area and meet the coverage objectives that AT&T requires. For the reasons stated above, the project would be in harmony with surrounding land uses in terms of scale and bulk and would not result in a negative impact on the surrounding area.

Coverage:

The subject site is 30.18 acres in size. Surrounding land uses are primarily residential with parcel sizes ranging from approximately a ¼-acre to over 20 acres in size. The project is located on a parcel that is developed with an existing high school football stadium. The lease area for this unmanned wireless telecommunication facility would total 100 square-feet (less than 1 % lot coverage). Due to the small scale of the facility, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

Density:

No residential structures are proposed. The project is a MUP for the authorization of a wireless telecommunication facility and does not have a residential component subject to density.

2. *The availability of public facilities, services and utilities;*

The project meets the Department of Planning and Land Use Building Division's Policy FP-2 by surrounding the equipment area by the CMU walls with a steel access door. The project has been reviewed and found to be FP-2 compliant. Electric and telephone service are available at the project site. All required utilities and services are therefore available for this project.

3. *The harmful effect, if any, upon desirable neighborhood character;*

The project involves the installation of an unmanned wireless telecommunication facility, which will include an 84.8-foot-tall monopole, along with associated antennas, equipment, and emergency lithium batteries. The antennas will be

mounted on the monopole in a manner consistent with the two other existing adjacent wireless facilities. The equipment will be enclosed within a concrete masonry unit (CMU) wall enclosure located beneath the stadium bleachers, helping it blend seamlessly with the surrounding structures and making it difficult to distinguish for travelers along Sweetwater Springs Boulevard.

The facility will be situated along the eastern portion of the parcel, approximately 30 feet west of Sweetwater Springs Boulevard. Considering the distance of the proposed facility from the closest residential property line (over 100 feet), along with the area's varying terrain, the siting of the facility, as designed, will not cause an adverse aesthetic effect on the surrounding land uses or roadway. For the reasons stated above, the project will not negatively impact the desirable neighborhood character

4. *The generation of traffic and the capacity and physical character of surrounding streets;*

The traffic generated from the project is expected to be one maintenance trip per month and would utilize Sweetwater Springs Boulevard, a public road for access. Existing parking is available on the property. The use associated with this MUP would be compatible with the existing nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of Sweetwater Springs Boulevard

5. *The suitability of the site for the type and intensity of use or development, which is proposed;*

The applicant proposes a MUP for the authorization of an unmanned wireless telecommunication facility. The subject property is a total of almost 30.18 acres in size and is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require significant alteration to the landform. The project, as designed, would be stealth and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use.

None identified.

That the impacts, as described in Paragraph "a" of this section and the location of the proposed use will be consistent with the San Diego County General Plan.

The project is consistent with the General Plan because the land use designation of the subject property (19) Intensive Agriculture in the Estate Development Area Regional Classification, allows for civic uses that tend to support the local population. The project is further consistent with the Public Safety Element of the

General Plan because it encourages the continual improvement of a countywide telephone communications system, particularly with respect to enhancing emergency communications.

- (b) The project site is within the Spring Valley Community Plan Area and is subject to the Semi-Rural Residential Land Use Designation. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Lastly, the project cannot be seen from any Scenic Highway identified in the County of San Diego General Plan. Pursuant to Section 6987(D) of the Zoning Ordinance, monopoles or other similar structures are not permitted when visible from Scenic Highways identified in the County of San Diego General Plan and the project would result in the facility to be in conformance with the Zoning Ordinance and General Plan. Therefore, the proposed use and project are consistent with the San Diego County General Plan.
- (c) Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a preferred location in a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a camouflaged facility as a faux utility pole. In addition, the proposed project consists of converting an existing monopole into a faux utility pole as monopoles are not permitted when visible from scenic highways identified in the County of San Diego General Plan. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans

associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Minor Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Minor Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant

Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.
<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health and Quality (DEHQ)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT’S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO
 DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

email cc:

Daniella Hofreiter, Planning Manager, PDS
Eddie Scott, Project Planner, Land Use/Environmental Planner, PDS
Franklin Orozco, Point of Contact, franklin@blk-rock.com

Attachment C – Environmental Documentation

2-51 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: SDSAN00442B; PDS2022-MUP-22-002

Project Location: 3230 Sweetwater Springs Boulevard, in the Spring Valley Community Plan Area within APNs: 505-210-03-00

Project Applicant: Franklin Orozco on behalf of Dish Wireless 9895 Montegrino Court, Elk Grove CA 95757 (619) 632-2569

Project Description: The applicant requests a Major Use Permit (MUP) to construct, maintain, and operate a new Dish wireless telecommunication facility. The proposed telecommunication facility will consist of 3 panel antennas, 6 remote radios and 1 surge suppressor unit below the antennas within a radome enclosure, mounted on a new 84.8-foot-tall football field light. A pad-mounted base station equipment with associated power and telephone cabinets will be installed within a 100 square foot (8-foot-tall) concrete masonry unit (CMU) block wall enclosure with a chain link topper. The enclosure will be located behind the stadium bleachers.

Agency Approving Project: County of San Diego

County Contact Person: Eddie Scott Telephone Number: (619) 323-8090

Date Form Completed: September 20, 2024

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on August 24, 2024 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15303 – New Construction or Conversion of Small Structures.
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures were were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Section 15303 is for the construction and location of limited numbers of new small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples include, but are not limited to, commercial structures less than 2500 square feet, not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surround area is not environmentally sensitive. The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: Eddie Scott Telephone: (619) 323-8090

Name (Print): Eddie Scott Title: Land Use / Environmental Planner II

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

FOR PURPOSES OF CONSIDERATION OF

**SDSAN00442B
Major Use Permit
PDS2022-MUP-22-002, PDS2022-ER-22-19-001
September 20, 2024**

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES NO NOT APPLICABLE/EXEMPT

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO – Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES NO NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE – Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES NO NOT APPLICABLE/EXEMPT

The project is an unmanned wireless telecommunications facility that would not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE – Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance (RPO).

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the RPO, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with the RPO.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site, therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with the RPO.

V. STORMWATER ORDINANCE (WPO) – Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

NO

NOT APPLICABLE

The project Storm Water Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

NO

NOT APPLICABLE

The project is zoned RR and is subject to the 45 dBA one-hour average sound level limit at the project property line. Primary noise sources associated with the project are HVAC units and a generator unit.

Field noise measurements for the proposed HVAC units indicate that they would generate a sound pressure level of 74.8 dBA at a distance of five feet. The proposed generator unit would produce a (worst-case) sound pressure level of 67.3 at a distance of 23 feet. Based on noise attenuation by distance alone, the combined equipment could produce noise levels as high as 66.2 dBA at the northern property line and 52.6 dBA at the southern property line.

Even though the proposal could generate and expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the applicant has incorporated design considerations into the project in order to reduce the noise impacts to applicable limits. Incorporation of the CMU block wall, HVAC units facing in the southerly direction, and enclosure of the generator unit within a sound house with the vents and exhaust pipe facing in the southerly direction, noise levels at the northern and southern property lines would be reduced to 42 dBA and 43.6 dBA respectively. Therefore, the project would generate noise levels below the 45 dBA property line sound level limit and would comply with County noise standards.

Attachment D – Environmental Findings

**SDSAN00442B
MAJOR USE PERMIT
PERMIT NO.: PDS2022-MUP-22-002
ENVIRONMENTAL LOG: PDS2022-ER-22-19-001**

**ENVIRONMENTAL FINDINGS
September 20, 2024**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
ZONING DIVISION

Record ID(s): PDS2022-MUP-22-002

Project Name: SDSAN00442B

Planning/Sponsor Group: Spring Valley

Results of Planning/Sponsor Group Review

Meeting Date: April 26, 2022

A. Comments made by the group on the proposed project.

Approved without conditions

B. Advisory Vote: The Group **Did** **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- Approve without conditions
 - Approve with recommended conditions
 - Deny
 - Continue

VOTE: 13 Yes 0 No 0 Abstain 2 Vacant / Absent

C. Recommended conditions of approval:

None

Reported by: Tim Snyder  Position: Chair Date: 4/27/2022

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770
<http://www.sdcounty.ca.gov/pds>

Attachment F – Photo-Simulations, Geographic Service Area Map, and Alternative Site Analysis

PHOTO SIMULATION

POLE MOUNTED PANEL ANTENNAS:

3230 SWEETWATER SPRINGS BLVD, SPRING VALLEY, CA 91977



SHEET INDEX

PAGE NO.	PAGE TITLE
1	COVER
2	VIEW 1
3	VIEW 2
4	VIEW 3

PROJECT DESCRIPTION

DISH WIRELESS PROPOSES A NEW SITE INSTALLATION

● LOCATION OF DISH WIRELESS ANTENNAS

COVER

08.09.23



PROJECT INFORMATION

SITE ID: SDSAN00442B
 SITE ADDRESS: 3230 SWEETWATER SPRINGS BOULEVARD
 SPRING VALLEY, CA 91977

SDC PDS RCVD 10-03-23
 MUP22-002



VIEW 1 | EAST VIEW ACROSS SWEETWATER SPRINGS BLVD.

08.09.23



PROJECT INFORMATION

SITE ID: SDSAN00442B
 SITE ADDRESS: 3230 SWEETWATER SPRINGS BOULEVARD
 SPRING VALLEY, CA 91977



VIEW 2 | SOUTHEAST VIEW ACROSS SWEETWATER SPRINGS BLVD.

08.09.23



PROJECT INFORMATION

SITE ID: SDSAN00442B
 SITE ADDRESS: 3230 SWEETWATER SPRINGS BOULEVARD
 SPRING VALLEY, CA 91977



VIEW 3 | SOUTH VIEW WITHIN THE PROPERTY SHOWING THE EQUIPMENT ENCLOSURE

08.09.23



PROJECT INFORMATION

SITE ID: SDSAN00442B
 SITE ADDRESS: 3230 SWEETWATER SPRINGS BOULEVARD
 SPRING VALLEY, CA 91977



SDSAN00442B
Photographic Survey & Map



SDC PDS RCVD 10-03-23
MUP22-002



1. View of the subject site facing northwest



2. View of the subject site facing south



3. View of the subject site facing southeast



4. View of the subject site facing north



PROJECT DESCRIPTION / JUSTIFICATION

3230 Sweetwater Springs Boulevard, Spring Valley, CA (APN: 505-210-03-00)

Background

Dish is building the nation's first cloud-native 5G network to run smart cities of the future. Founded in 1980's, Dish has transformed from initial launch of satellites to one of the world's largest companies that aims to change and compete in the future of the way we communicate, bring visual content to homes and business, to the future of wireless service that will power our smart cities, internet of things throughout all communities.

Dish provides services to approximately 19 million customers offering high quality service delivering wireless services through Boost Mobile and other brands and is now building the largest first cloud, Open RAN-compliant 5G network throughout San Diego County and in over several states in the north America.

The advancement of high-quality wireless handheld devices has increased the demand for wireless services throughout all segments of the population. Dish goal is to complete a network of cell sites to serve the greater urban and suburban areas in San Diego County.

Project Description

The proposed Dish wireless telecommunication will be located at 3230 Sweetwater Springs Boulevard, Spring Valley an unincorporated area of San Diego County. The subject property is approximately 30.18 acres in size and is presently developed with school playing fields and two existing wireless telecommunication facilities. The zoning classification for this property is R-S, Residential and is designated as Public / Simi-Public Facilities in the county's General Plan. Wireless telecommunication facilities are permitted on the subject property with approval of a Major Use Permit (Tier 4) in compliance with Section 6980 of the county's code.

The proposed telecommunication facility will consist of three (3) panel antennas, six (6) remote radios and one surge suppressor unit to be installed on a replaced 84'-8" tall football field light standard. The antennas will be flush mounted approximately 8'-2" below football field lights. The RRU and surge suppressor will be installed within a perforated radome enclosure below the antennas. A pad mounted base station equipment with associated power and telephone cabinets will be installed within a concrete masonry enclosure near the base of the light standard, behind the existing stadium bleachers. A small GPS receive only antenna will also be installed at the equipment enclosure. The antennas, associated equipment and mounting units on the light standard are proposed to be painted gray to match the color of the

stadium lights. Similar installations were previously approved on the same property for Verizon and T-Mobile. (See attached drawings and site photo simulations for additional information).

Dish proposed wireless facility only requires electrical and fiber utilities. Both services are available at the site and will be extended to the equipment location and to the respective antennas via underground conduits and inside the replaced stadium light pole. Because the proposed facility is unmanned, there are no regular hours of operation. Therefore, no impacts are expected to existing traffic patterns or conflicts with the daily operations of the existing uses.

Once building permits are secured, construction of the project is expected to last approximately 3-4 weeks. Upon completion and optimization of the facility, the site will operate 24 hours per day; 7 days a week. Maintenance schedule will be approximately 6 times per year. The site is entirely self-monitored and connects directly to Dish central office where sophisticated computers alert personnel of any equipment malfunction or breach of security that might require a maintenance visit.

Equipment Information

A single equipment cabinet will house all required radio-transmitters, computers, power rectifiers and back-up batteries. The cabinet dimensions are approximately 32" wide by 48" deep by 75" high. Small PPC and Telco panels will be installed next to the main equipment cabinet. Details of these cabinets and associated equipment is shown on Sheet A-6 and A-7 of the project plans.

The following equipment is shown on sheet A-8 of the project plans.

Panel antennas, a total of three, Model KMW KE654L4H6.

Remote Radio Units (RRU) Fujitsu – TA08025-B605 and TA08025-B604.

Raycap RDIDC-3045-PF-48.

Small GPS received only antenna, approximately 3" in diameter and 4" high.

Dish Operating Frequencies are:

Transmitting: 722-728/2155-2200/1995-2020/617-652

Receiving: 1755-1780/1995-2020/663-698

Project Narrative and Justification

Pursuant Section 6980 of the County of San Diego municipal code, the proposed project meets the following design principles.

1. Height guidelines

Dish proposes to install wireless communication antennas on a replaced football field stadium light standard. The proposed design and installation will be similar to two other wireless carriers previously approved on the subject property. The overall height of the existing structure will not change. All equipment installed on the replaced stadium light standard will be painted a light gray to match the pole and to blend in with the pole to minimize visual impacts.

2. Maintenance

As noted above, Dish wireless facility is unmanned. It is monitored remotely and will require a few site visits per year. Therefore, no additional impacts will be generated from the proposed use to existing activities and or traffic patterns in the general vicinity.

3. Noise / Acoustical Information

The noise produced by the proposed equipment is minimal and is expected to be contained within the proposed enclosure and property. A noise report was prepared for this project by MD Acoustics dated March 1, 2024 which finds proposed project in compliance with San Diego County applicable noise requirements and allowable limits.

4. Non-preferred zone or location

See alternative analysis below.

5. Concept Site Plan. Not applicable to the proposed installation.

6. Fire Service.

In compliance with County of San Diego Fire Code Compliance for Cellular Facilities, Policy # FP 2, the proposed wireless facility will implement the use of outdoor cabinets which will be fully enclosed by masonry block wall on all sides. The San Miguel Fire Protection approved the installation on June 9, 2023.

7. Hazardous Materials.

The proposed facility will use back-up batteries included within the proposed cabinet. The project received clearance from the County of San Diego, Department of Environmental Health and Quality for the proposed battery installation. Plan Check # DEH2023-013638.

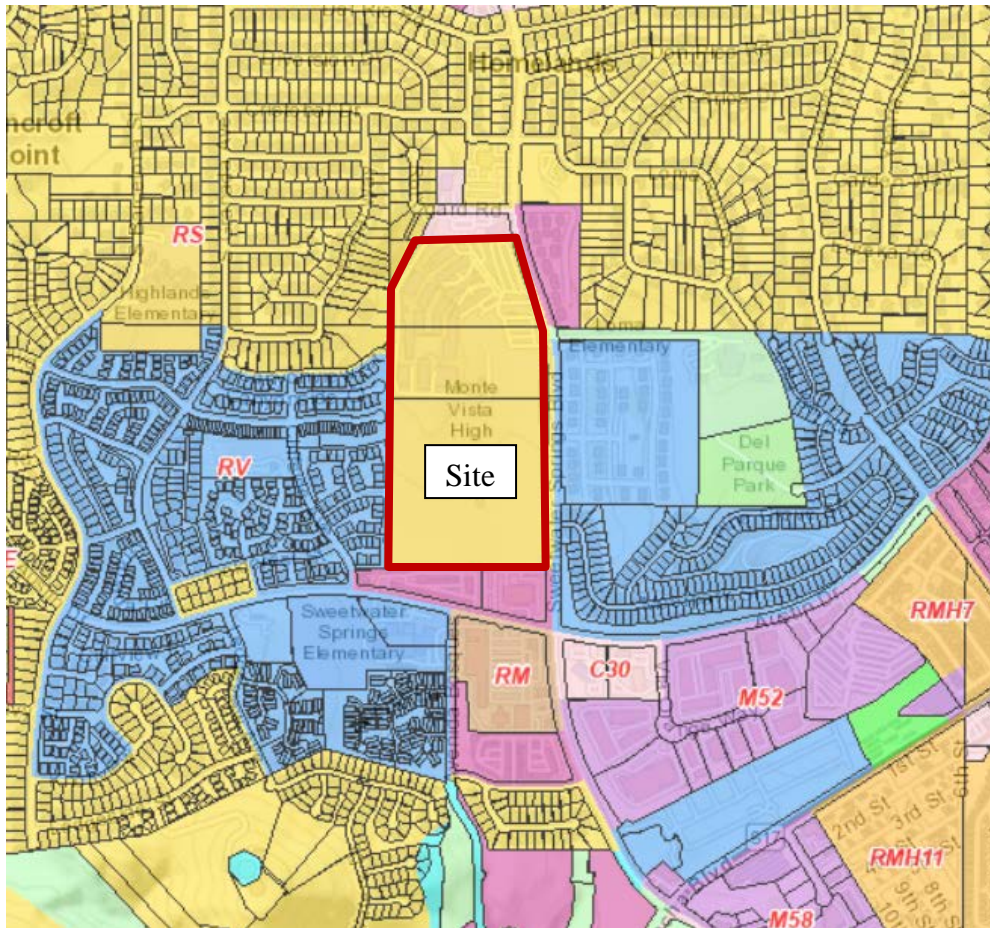
- 8. Public right-of-way locations.** Not applicable to this project.
- 9. Collocation letter.** See attached.
- 10. Lease area.** See attached plans.
- 11. Facilities operating below 1200 megahertz.** Not applicable to this project.

Alternative Site Analysis.

Project location and zoning.

Dish Wireless is proposing to install a wireless telecommunication facility at Monte Vista High School located at 3230 Sweetwater Springs Boulevard. The subject site has zoning designation of R-S, Residential Single Family and as Public / Semi-Public Facilities in the county's General Plan. The properties in the general vicinity have similar zoning designations and are also considered residential properties per the Wireless Communication Facilities Ordinance, Section 6983.R.

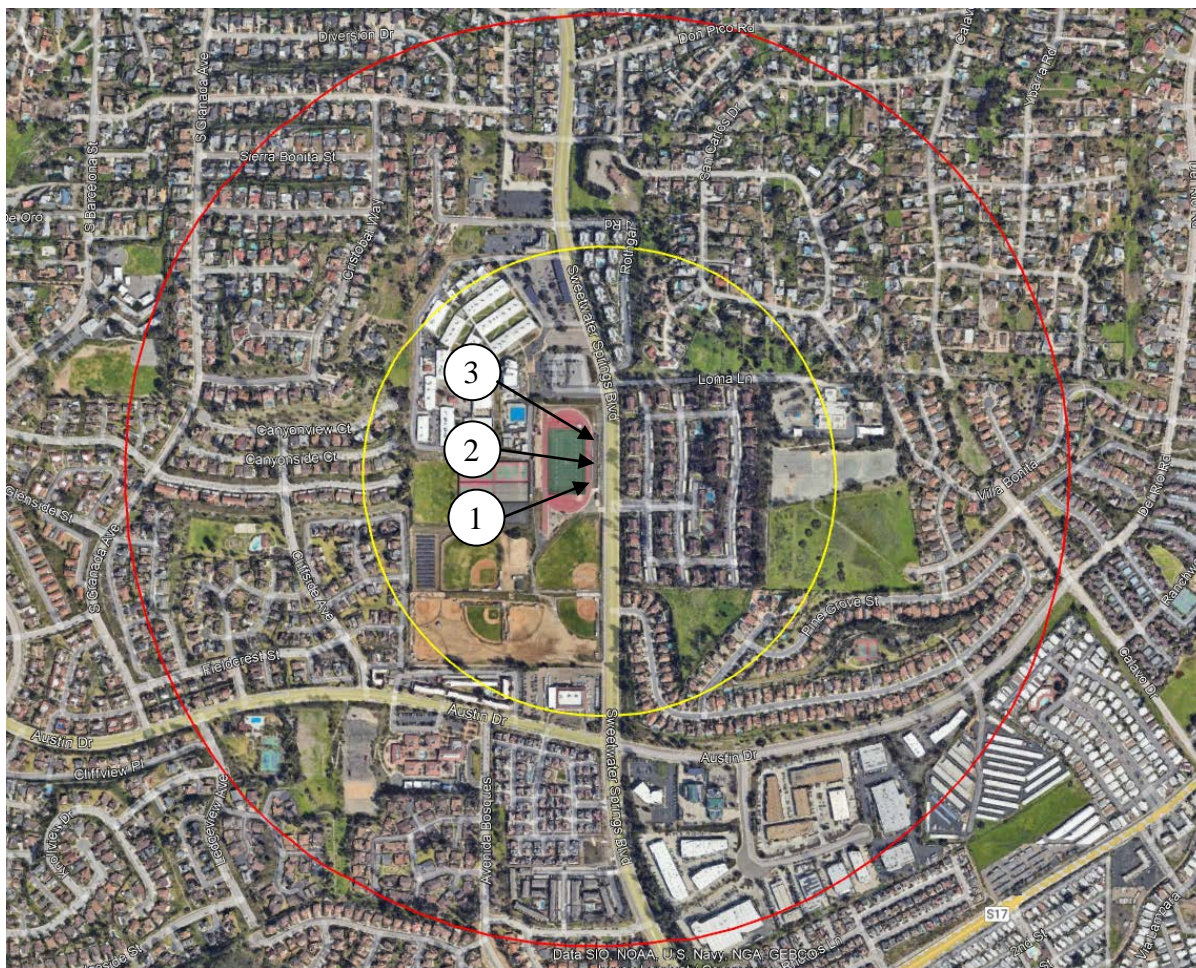
Zoning Map



Project Objectives

The objective for the Dish Wireless telecommunication is provide cellular and data coverage to future Dish subscribers along Sweetwater Springs Boulevard north towards Highway 94 and south towards Jamacha Boulevard, and approximately 1/2 mile in all directions. As noted above, Dish is deploying a new network of sites, therefore, it does not have any existing operating facilities in San Diego County.

To achieve this objective, Dish radio engineers have selected the school site as their prime candidate and center of the search ring. A 1/4 mile search radius was also designated by Dish engineers to meet the coverage objectives. The prime candidate is a high school with six (6) stadium light standards. Two other carriers, T-Mobile and Verizon, have antenna installations on two of the stadium light standards. The use of existing stadium lights also is considered low visibility facilities by code that do not exceed the height of the existing structures and blend in with the existing structure. The search radius and coverage objectives are generally shown on the aerial map below. Additional coverage maps are provided showing the signal propagation from the proposed site.



- 1. Project site.
- 2. Existing Verizon
- 3. Existing T-Mobile

— General coverage area — Search ring boundary

Conformance with Section 6986

Preferred zones

As mentioned above, the subject site is in a residentially designated zone as defined Section 6983.R of the county code. Residential designated zones are non-preferred zones per Section 6986.A. As shown on the zoning map and discussion above, the site and vicinity are largely composed of residential designated properties. There are no preferred zones within the search ring as defined by Dish radio engineers. Outside of the search ring, there are two locations in preferred zones which are further evaluated below.

Preferred locations

The code defines preferred locations as existing structures in non-residential zones when the size and scale are compatible; commercial and industrial buildings; County or other government facilities; and co-location in zones other than residential to a total of three (3) towers each. There are no preferred locations within the search ring. Outside of the search ring, there are two general locations which are further evaluated below.

Dish proposes to use an 84'-8" tall existing football field light structure at the Monte Vista High School site to install communications antennas. The ground elevation is 528 feet above mean sea level. Two other existing communication facilities currently occupy the subject property with similar antenna installations approved by San Diego County. In essence, Dish is proposing to co-locate on a site already developed with existing wireless telecommunication facilities. The use of existing stadium light standards provides an opportunity to use existing tall structures without the need to build a separate tower, thus reducing potential visual impacts to the community.

Although the code allows for no more than one facility on any parcel or site in a residential zone, the subject site has been determined by Director as consistent with community character with the approval of two wireless facilities at the school site.

The existing stadium lights are located approximately 118-feet from the nearest residential property line, which is greater than the height of the existing stadium light and mounting height of the proposed Dish antennas. The equipment will be below grade and not visible to the public.

Evaluation of alternative sites.

Dish evaluated two general areas in preferred zones. These areas are outside of the designated search ring by Dish and are technically not feasible locations as described below. The locations include: 1) two commercial properties on Rothgard road and 2) the commercial and industrial area southeast of Austin Drive and Sweetwater Springs Boulevard.

2 - 78

Site #1 - 10130 Rothgard Road (APN: 505-140-21)

This property is developed with a single-story building used as a child-care facility. This location is not technically feasible for the following reasons:

- The site is outside the designated search ring.
- The property has low structures.
- There is no physical ground space on the property for the project.
- The property is 50-feet from residential properties.

Site #2 – 3322 Sweetwater Springs Boulevard (APN: 505-140-22)

This property is developed with a two-story office building. This location is not technically feasible for the following reasons:

- The location is outside the designated search ring.
- The existing office building is not tall enough to achieve the coverage objective.
- There is physical ground space in the back of the property.
- It requires construction of a 50+ foot support structure in direct view to single-family residential homes.

Site #3 – 10225 Austin Drive (APN: 505-640-01)

This property is developed with a two-story office building. This location is not technically feasible for the following reasons:

- The location is outside the designated search ring and 1/3 mile south of the target ring.
- The location approximately 30-feet lower in ground elevation to the prime site at the high school.
- Existing topography and physical obstructions prevent a line of site to the coverage objectives, which includes Sweetwater Springs Road north of Austin Road, thus reducing the coverage objective.
- There are no tall existing structures with adequate height for antenna mounting.

Site #4 – 2850 Via Orange Way (APN: 505-640-02)

This property is developed with a two-story office building and fire station. This location is not technically feasible for the following reasons:

- The location is outside the designated search ring and 1/3 mile south of the target ring.
- The location approximately 30-feet lower in ground elevation to the prime site at the high school.
- Existing topography and physical obstructions by the existing residential development north of Austin Drive prevents a line of site to Sweetwater Springs Road north of Austing Road, thus not meeting the intended coverage objective.

All other locations south and east of Site # 3 and #4 are also not technically feasible locations for Dish as the ground elevation is diminish and the coverage object would not be met.

Per County staff request, Dish evaluated two other locations which are listed below.

1. A commercial property located on Hilton Head Road. This commercial location is approximately 2 miles east of the search ring and coverage objective. This location is not viable nor technically feasible for this project.
2. Otay Water tank at Ledge Avenue. This existing water tank is approximately 0.7 miles southwest of the target ring. This location is outside of the search ring, target area and will not meet the coverage objectives. Furthermore, water tanks are in a depressed terrain with large trees in front of them. The water district no longer allows the use of these structures for wireless facilities.

Co-location on the same light standards with other existing carriers.

Dish is unable to co-locate on the existing towers for these reasons:

- The existing poles used by Verizon and T-Mobile were not structurally designed for multiple carrier facilities.
- The use of either of these poles will substantially reduce the antennas height for Dish affecting the overall coverage objective to this area.

Conclusion

The Monte Vistal High School property (APN: 505-210-03-00) is the most technically feasible alternative for the proposed wireless facility for the following reasons:

1. The location is an existing high school site with two other wireless facilities installed on the football field lights.
2. This site has the tallest structures within the community that can be used to mount the required antennas without the need to build additional towers in the community.
3. The antennas can be attached to the structure with minimal visual impacts. Antennas will be flush mounted. Radios will also be flush mounted and enclosed by a radome. All components on the pole will be painted to match.
4. The property has ample room for the required ground mounted equipment.
5. The property is sufficiently setback from any residential development by at least 165 feet to a residential structure.
6. The school district is a willing property. Additional income from the facility benefits school programs.

Dish believes that the high school site is the best location to achieve the coverage objective for this portion of the unincorporated area in the county. Historically the high school site has been used by other wireless providers because of the opportunity to use existing tall structures to mount the antennas without the need to build new tall supporting structures in the community. The use of the existing light standards is considered low visibility facilities by code. The location within the high school is ideal for the carriers as it provides an excellent line of sight to the existing roads, proximity to future subscribers of the network, and immediate access to the required utilities.

Required Project Findings

1. Harmony in scale, bulk, coverage and density.

The proposed Dish Wireless facility is located within a school property which is presently developed with six stadium light standards and two wireless carriers on two of the six light poles. The existing wireless telecommunication facilities have panel antennas and radio equipment mounted on each pole. The proposed wireless facility for Dish has been designed to mimic the existing approved installations. The antennas and radios for Dish will be closely mounted to the pole and will be painted a light gray color to match the pole. The new equipment installation will be below the existing stadium lights and does not exceed the height of the structure. It will be in scale with the other wireless installations, low profile to minimize the bulkiness and density, and will be in harmony with the current approved installations.

2. Availability of public facilities, Services and utilities.

The proposed Dish Wireless facility will only use electrical and telephone (fiber) services as noted in the project description. These utilities are present and within proximity to the project site. These will be extended from the point of connections to the proposed equipment area, and from the equipment to the antennas on the pole. All utilities will be within underground vaults and conduits.

3. The harmful effect, if any, upon desirable neighborhood character.

The site is located over 100 feet from the nearest residential development. The installation of the proposed Dish Wireless antennas will be 60 feet above ground level. There are no harmful effects anticipated from the installation of the proposed Dish Wireless project. An RF compliance report submitted with the application demonstrated the project compliance with FCC standards.

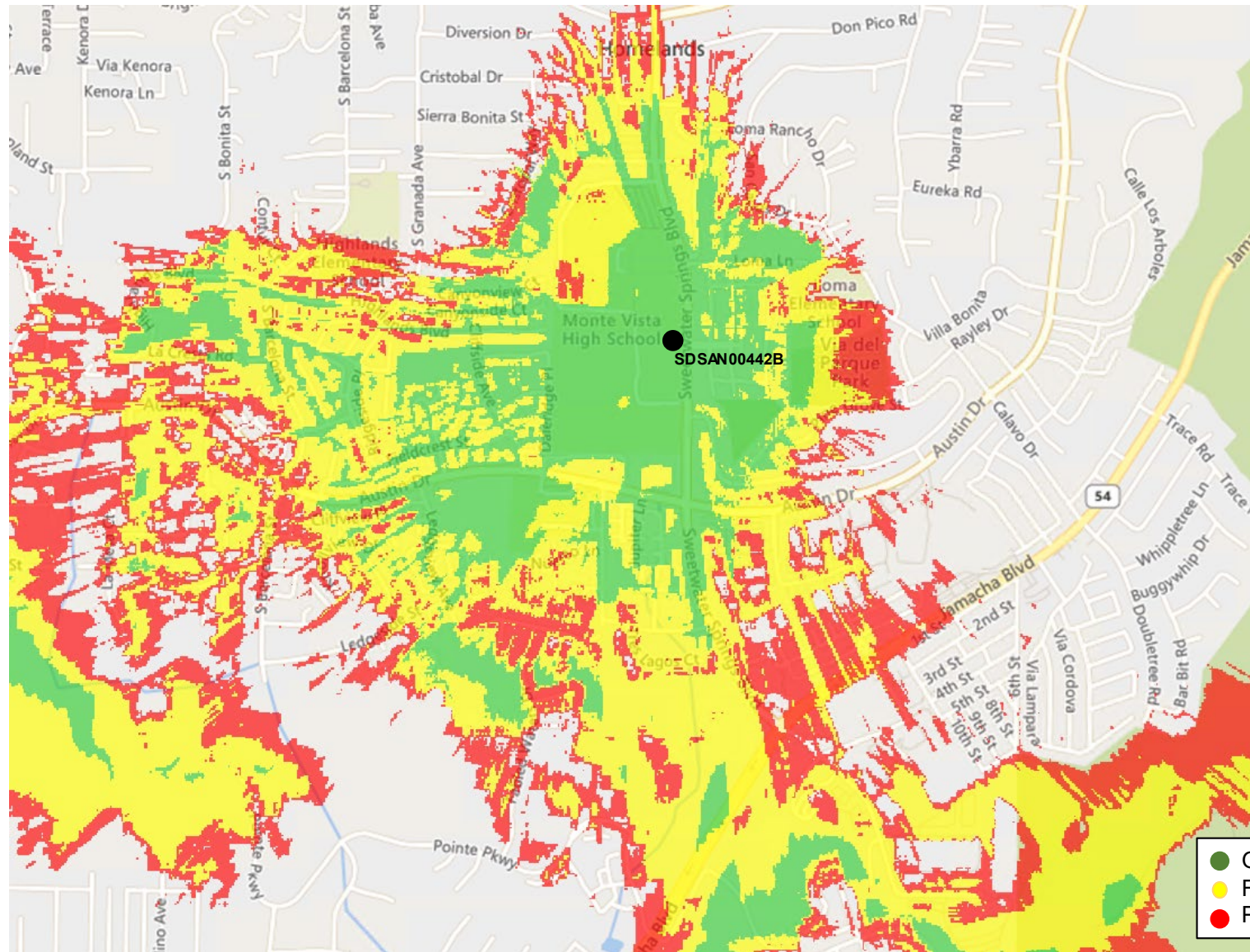
4. The generation of traffic and the capacity and physical character of surrounding street.

The project site is served by Sweetwater Springs Boulevard; a four-lane road with shoulder lanes and sidewalks. The existing road right-of-way is 100 feet in width. The proposed wireless facility is unmanned. There will be no additional impact to the existing traffic patterns or access ways to the site. The site may be visited for routine services once per month.

5. The suitability of the site for the type and intensity of use or development which is proposed.

The proposed Dish Wireless will use approximately 100 square feet of the 30-acre property. The project will make use of an existing structure that will be replaced within few feet from its original position and a small area on the ground for equipment. The site is suitable in size for the small amount of added development by the proposed project.

SDSAN00442B n66 band coverage



- Provide wireless coverage to Jamacha Blvd
- Provide wireless coverage to Austin Dr and Sweetwater S Blvd
- Provide wireless coverage to Del Parque County Park
- Provide wireless coverage to commercial area in the vicinity
- Provide wireless coverage to heavy residential areas in the vicinity

Attachment G – Ownership Disclosure Form



2185
County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2022-MUP-22-002

Assessor's Parcel Number(s) 505-210-03-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Grossmont Union School District _____

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Franklin Orozco
Signature of Applicant

Franklin Orozco
Print Name

Digitally signed by Franklin Orozco
 Date: 2022.02.23 10:02:38 -08'00'

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 03-03-22
MUP22-002

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
 For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>