



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: July 24, 2025 REPORT NO. PC-25-025

HEARING DATE: July 31, 2025

SUBJECT: T-MOBILE POINT LOMA NAZARENE, Process Four Decision

PROJECT NUMBER: PRJ-[1105924](#)

OWNER/APPLICANT: POINT LOMA NAZARENE UNIVERSITY / T-MOBILE WEST, LLC

### SUMMARY

Issue: "SHOULD THE PLANNING COMMISSION APPROVE A NEW WIRELESS COMMUNICATION FACILITY (WCF) LOCATED AT [3900 LOMALAND DRIVE](#) WITHIN THE [PENINSULA COMMUNITY PLANNING AREA](#)?"

### Proposed Actions:

1. APPROVE CONDITIONAL USE PERMIT (CUP) NO. 3281326; and
2. APPROVE COASTAL DEVELOPMENT PERMIT (CDP) NO. 3281327; and
3. APPROVE PLANNED DEVELOPMENT PERMIT (PDP) NO. 3349749.

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

Code Enforcement Impact: None with this action.

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

Community Planning Group Recommendation: On March 20, 2025, the Peninsula Community Planning Group voted 9-0-0 to recommend approval of the project, with no conditions (Attachment 9).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 5, 2025, and the opportunity to appeal that determination ended May 19, 2025.

## BACKGROUND-

The T-Mobile Point Loma Nazarene (Project) proposes a new WCF. An existing T-Mobile WCF, CUP 447899 and CDP 435629 was first approved on September 20, 2007 on campus. The WCF was designed with two existing 30-foot light standards, which was a collocation site in conjunction with Nextel. The collocation site was located north of Wiley Residence Hall, which is the most northern part of the Point Loma Nazarene University (PLNU) campus. In 2018, the light standards were removed and the WCF was redesigned as two 18-foot monopoles in an adjacent enclosure. Other carriers have been on this site since 2006, such as Cingular with Sprint and Verizon a few years later. The Project is located at 3900 Lomaland Drive in the Residential – Single Unit zone (RS-1-7), Coastal Overlay Zone (Coastal Appeal), Coastal Height Limit Overlay Zone, FAA Part 77 for the Lindbergh Field and North Island NAS, and is a designated historic resource (HRB Site #112) of the Peninsula Community Plan.

Land uses surrounding the site consist of single-family residential dwellings to the west, and east, elementary school and single-family residential dwellings to the north, and the PLNU campus and Sunset Cliffs Natural Park to the south.

## DISCUSSION

### Project Description:

The Project proposes to decommission the existing WCF from Wiley Residence Hall and to construct a new WCF on Finch Residence Hall. The Project consists of six panel antennas in five Fiberglass Reinforced Panel (FRP) boxes that are façade-mounted on the dormitory building (Figure 1). The associated 60-square-foot equipment enclosure is designed with a wood fence and trellis that is located west of Finch Residence Hall. The enclosure will consist of two equipment cabinets to support the WCF. The previously approved two 18-foot monopoles and equipment will be removed. The Project requires a deviation to the San Diego Municipal Code (SDMC) to allow for a 22-inch projection of the FRP boxes.



Figure 1: Existing and proposed photosimulations, looking northeast from Finch Residence Hall. The Project complies with the [WCF Guidelines](#) concerning the design type of Façade-Mounted Antennas.

WCFs are permitted in all zones Citywide through the appropriate permit process. Council Policy 600- 43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 being the lowest. The most preferred locations are those categorized as Preference 1, which are generally non-residential uses/zones and are permitted ministerially. The least preferred locations are residential uses in residential zones categorized as Preference 4, requiring Process Four approval. The Project is located in a residential zone with residential uses onsite, which is a Preference 4. The proposed location is necessary to continue to provide the required existing coverage in the area. Collocation with other sites would not provide adequate coverage or are not available for collocation. Most of the targeted area cover the PLNU campus, making other site options extremely limited. The new location is more than 400 feet away from the existing WCF location. This new location allows the WCF to be further from sensitive uses such as the elementary school and single-family residential dwellings. Other site location options were not feasible because they either A) did not meet coverage objectives or B) would not be approved by the PLNU. This site is a preferred WCF for T-Mobile located in a highly residential zoned area. As a result, after careful consideration of these factors, the proposed location will provide the best option to provide much needed service to the community while minimizing the overall visual impact.

Required Permits	Basis
Conditional Use Permit	Residential – Single zone (RS-1-7)
Coastal Development Permit	Ground-mounted equipment in Coastal Overlay Zone (Coastal Appealable)
Planned Development Permit	22-inch projection of the FRP boxes

Pursuant to [SDMC 141.0420\(c\)\(2\)\(B\)](#), the Project requires a CUP as the Project is located in a

residential zone with residential uses. Pursuant to [SDMC 126.0702](#), the Project requires a Coastal Development Permit as the Project is located in the Coastal Overlay Zone (Coastal Appealable) and has ground disturbance. Pursuant to [SDMC 141.0420\(e\)\(8\)\(B\)](#), the Project is deviating from the WCF regulations as the FRP boxes project 22 inches, instead of the allowable 18 inch projection. Pursuant to [SDMC 112.013\(a\)](#), when an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision-maker. The Project is located in the Coastal Height Limit Overlay Zone, which has a maximum allowed height of 30 feet. The dormitory structure's roof does not exceed 26 feet whereas the FRP is below the structure's roofline (Attachment 12). The project site is a designated historic resource and is listed as HRB Site # 112. Historic staff has evaluated the Project and has concluded that the Project complies with the U.S. Secretary of the Interior's Standards.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy Compliance Report dated July 19, 2023, from Global Technology Associates, was submitted to the City verifying that the proposed Project is in compliance with FCC rules and regulations upon completion of the recommended sign and/or barrier mitigations. The report will be stamped as Exhibit "A" and provided within the Project file.

#### Community Plan Analysis:

The Project was heard by the Peninsula Community Planning Group on March 20, 2025 and voted 9-0-0 to recommend approval of the project, with no conditions (Attachment 9). The [Peninsula Community Plan and Local Coastal Program Land Use Plan](#) (PCP) does not mention WCFs, however the City of San Diego's General Plan (UD-A.15) requires that the visual impact of wireless facilities to be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The intent of these regulations is, among other things, to camouflage the facilities from public view.

The Project complies with the UD-A.15 by deploying various screening techniques such as mounting the antennas into FRP boxes that will be painted and textured to match the existing structure. The FRP boxes have been strategically placed on the building to capture the maximum amount of coverage surrounding the Project's site. Secondly, the FRP boxes also add a sense of depth and architectural undulation to the existing rectangular building. This will enhance the building's façade while concealing the different sectors of the WCF. The equipment enclosure will be designed as a wood enclosure with a trellis, which will appear as a dumpster enclosure. Therefore, the Project effectively minimizes the visual impacts of the WCF. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

The General Plan, Section L. Information infrastructure, Policy PF-L.5, indicates that the City should work with private telecommunication service providers to develop and maintain an integrated



information infrastructure system. Lastly, the City will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional infrastructure, such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, television, video, satellites, personal digital assistants, the internet, personal computers, and other technical devices have created a new era of unlimited interactive communications possibilities. Planning, providing, and supporting communication and information infrastructure will provide a vital framework for economic growth, educational opportunities, integrated development patterns, and quality of life issues in San Diego.

#### Project-Related Issues:

#### Deviations:

An applicant may request deviations from the applicable development regulations with a PDP decided in accordance with Process Four, if the findings in SDMC section [126.0605](#) can be made. Table 1 is a matrix of the proposed deviations, which is followed by the justifications for the deviations.

<b>Deviation Description</b>	<b>Deviation from SDMC</b>	<b>Allowed/Required</b>	<b>Proposed</b>
Projection Deviation	Section 141.0420(e)(8)(B)	18-inches	22-inches

Table 1

#### Justification

A deviation is required as the FRP boxes project more than the allowable distance of 18 inches, from the façade to the face of the FRP. The deviation can be supported due to modern antennas that are increasing in size which requires more space than previously allowed because of technology advances and increasing demand. The increased space in the FRP will also allow for the continued maintenance and upgrading of antennas and radios. The FRP boxes project 22 inches from the façade and will be painted and textured to match the existing structure. The antenna mounts and antennas are the smallest that T-Mobile utilize. Additionally, the new FRP boxes will add architectural undulation to the rectangular building.

The existing WCF will continue to provide critical voice and data service throughout the surrounding area. Operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile. The site will remain an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation of the WCF (Attachment 6). A loss of the service could have a significant impact on customers and essential emergency communication services.

City staff has analyzed the above deviations and has determined that they are consistent with the goals and recommendations of the Land Development Code, City of San Diego's General Plan, the PCP and the purpose and intent of the San Diego WCF guidelines. The Project has been designed to integrate into the surrounding community and would not adversely impact the public's health or safety.

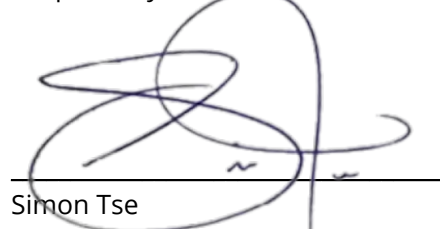
Conclusion:

This facility has operated in compliance since its installation. It provides necessary coverage to critical areas of the PLNU and surrounding residential uses. Any requirement to move the facility could jeopardize the coverage, concealment, and performance of the facility. The Project's design effectively integrates with the surrounding community, meeting the purpose and intent of the SDMC 141.0420, the Wireless Communication Facility Guidelines, and Council Policy 600-43. City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of CUP No. 3259705, PDP No. 3269049; and NDP No. 3269052 (Attachments 4 and 5).

ALTERNATIVES

1. Approve Conditional Use Permit No. 3281326, Coastal Development Permit No. 3281327 and Planned Development Permit No. 3349749, with modifications.
2. Deny Conditional Use Permit No. 3281326, Coastal Development Permit No. 3281327 and Planned Development Permit No. 3349749, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Simon Tse  
Supervising Development Project Manager  
Development Services Department

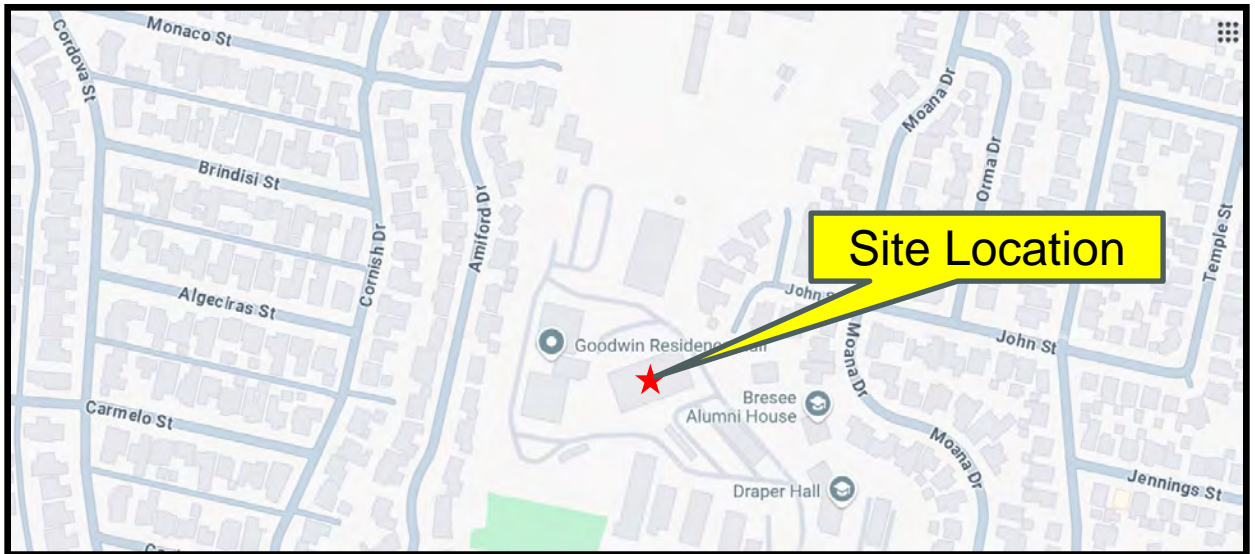


Ian Heacox  
Development Project Manager  
Development Services Department

Attachments:

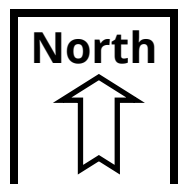
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Permit Resolution with Findings
5. Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form

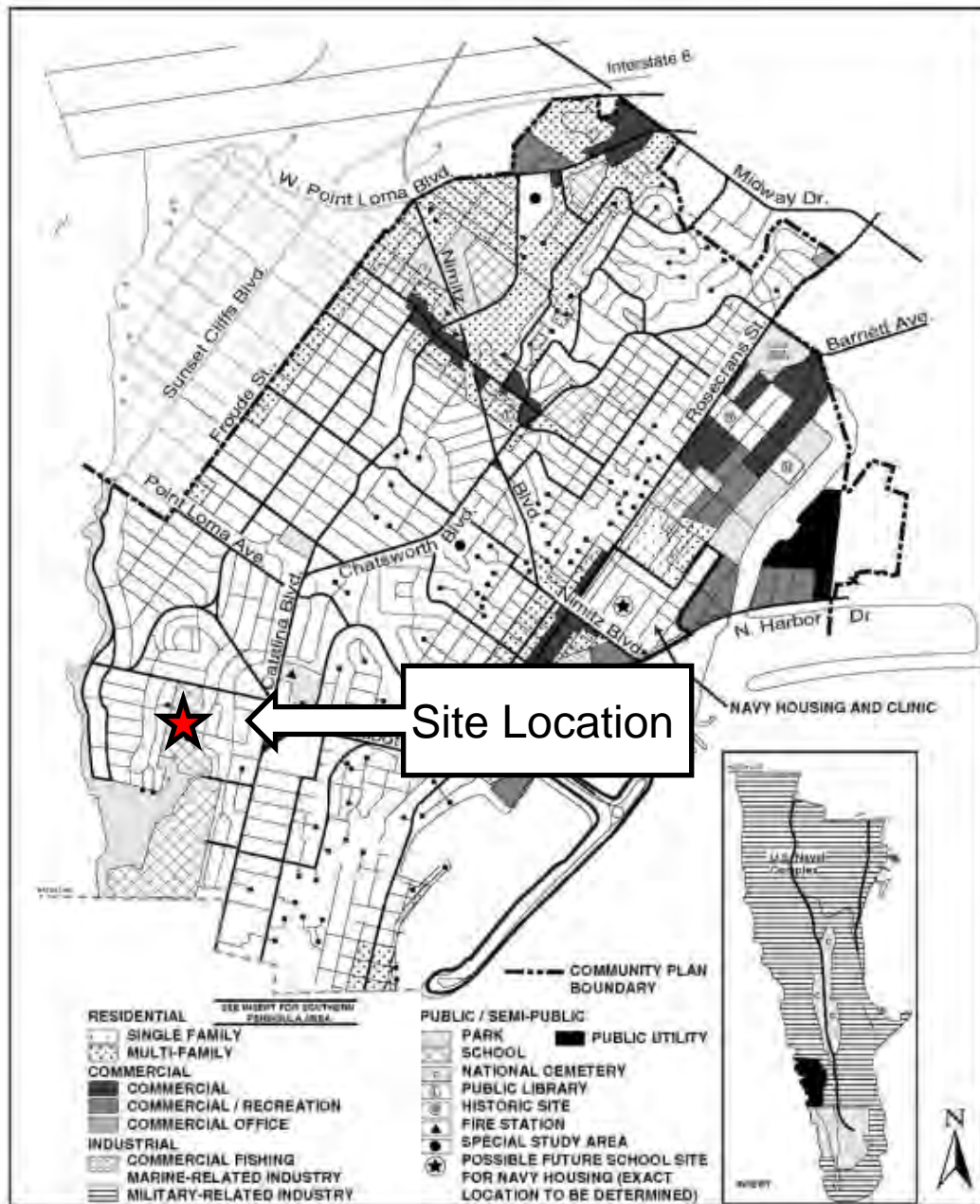
- 9. Community Planning Group Correspondence
- 10. Photo Survey
- 11. Photo Simulations
- 12. Project Plans



## Project Location

T-MOBILE POINT LOMA NAZARENE  
3900 Lomaland Drive  
Project No. PRJ-1105924





## Land Use Peninsula Community Plan

CITY OF SAN DIEGO • PLANNING DEPARTMENT



## Land Use Plan

T-MOBILE POINT LOMA NAZARENE  
3900 Lomaland Drive  
Project No. PRJ-1105924

North

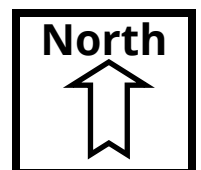






## Aerial Photo

T-MOBILE POINT LOMA NAZARENE  
3900 Lomaland Drive  
Project No. PRJ-1105924





PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 3281326  
COASTAL DEVELOPMENT PERMIT NO. 3281327  
PLANNED DEVELOPMENT PERMIT NO. 3349749  
**T-MOBILE POINT LOMA NAZARENE PROJECT NO. 1105924**  
PLANNING COMMISSION

WHEREAS, POINT LOMA NAZARENE UNIVERSITY, Owner, and T-MOBILE WEST, LLC, Permittee, filed an application with the City of San Diego for a permit to construct a new T-Mobile Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits No. 3281326, 3281327, and 3349749;

WHEREAS, the project site is located at 3900 Lomaland Drive in the Residential – Single Unit zone (RS-1-7), Coastal Overlay Zone (Coastal Appeal), Coastal Height Limit Overlay Zone, FAA Part 77 for the Lindbergh Field and North Island NAS, and is a designated historic resource (HRB Site #112) of the Peninsula Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 18070, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 16, 1998 as File No. 1998-442233 of Official Records;

WHEREAS, on May 5, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 31, 2025, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 3281326, Coastal Development Permit (CDP) No. 3281327, Planned Development Permit (PDP) No. 3349749 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to CUP No. 3281326, CDP No. 3281327, PDP No. 3349749:

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

**1. Findings for all CUPs:**

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

The T-Mobile Point Loma Nazarene (Project) proposes the construction of a new T-Mobile Wireless Communication Facility (WCF). The WCF will consist of six panel antennas in five Fiberglass Reinforced Plastic (FRP) façade-mounted on the Finch Residence Hall dormitory building. The enclosure will consist of two equipment cabinets to support the WCF. The associated 60-square-foot equipment enclosure is designed with a wood fence and trellis that is located west of Finch Residence Hall. The existing T-Mobile WCF located at Wiley Residence Hall will be decommissioned.

Pursuant to SDMC Section 141.0420, WCFs are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The Peninsula Community Plan and Local Coastal Program Land Use Plan (PCP) does not mention WCFs, however the City of San Diego's General Plan (UD-A.15) requires that the visual impact of wireless facilities to be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view.

The aesthetics are integrated by deploying various screening techniques such as mounting the antennas into FRP boxes that will be painted and textured to match the existing structure. The FRP boxes have been strategically placed on the building to capture the maximum amount of coverage surrounding the Project's site. Secondly, the FRP boxes also add a sense of depth and architectural undulation to the existing rectangular building. This will enhance the building's façade while concealing the different sectors of the WCF. The equipment enclosure will be designed as a wood enclosure with a trellis, which will appear as a dumpster

enclosure. Therefore, the Project effectively minimizes the visual impacts of the WCF. The project complies with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan. The proposed development would not adversely affect the PCP or the City of San Diego General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare including but not limited to: setback compliance, concealment requirements and electromagnetic fields controls. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The WCF will provide critical voice and data service throughout the surrounding area for T-Mobile. New operation by T-Mobile will provide coverage at critical areas of the Point Loma Nazarene University (PLNU) and surrounding residential uses. The site will be an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the proposed coverage provided on the property and juxtaposition against the no coverage map (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy Compliance Report dated July 19, 2023, from Global Technology Associates, was submitted to the City verifying that the proposed Project is in compliance with FCC rules and regulations upon completion of the recommended sign and/or barrier mitigations. The report will be stamped as Exhibit "A" and provided within the Project file. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The deviation required is for the maximum projection from the building face to the FRP face. The Telecom Regulations allows this measurement up to 18-inches and the proposed Fiberglass Reinforced Plastic (FRP) boxes project 22-inches. The deviation can be supported due to modern antennas that are increasing in size which requires

more space than previously allowed because of technology advances and increasing demand. The increased space in the FRP will also allow for the continued maintenance and upgrading of antennas and radios. The FRP boxes will be painted and textured to match the existing structure. The antenna mounts and antennas are the smallest that T-Mobile utilizes. Additionally, the new FRP boxes will add architectural undulation to the rectangular building.

The Project requires a deviation from the SDMC Section 141.0420(e)(8)(B) outlined in the Land Development Code and may be processed through a PDP in accordance with SDMC 126.0601. The purpose of the PDP is to establish a review process for the development that allows an applicant to request greater flexibility from the strict application of the regulations to allow for a more desirable project. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards. The deviation makes the Project more desirable as T-Mobile is utilizing their smallest antennas and antenna mounts which requires larger FRP boxes that the code allows. The current interior space from the proposed antennas to the FRP box is between two to three inches that allows for maintenance and the space to accommodate future modifications.

The WCF regulations, Land Development Code Section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the Project deploys various screening techniques such as mounting the antennas into FRP boxes that will be painted and textured to match the existing structure. The FRP boxes have been strategically placed on the building to capture the maximum amount of coverage surrounding the Project's site. The FRP boxes also add a sense of depth and architectural undulation to the existing rectangular building. This will enhance the building's façade while concealing the different sectors of the WCF. The equipment enclosure will be designed as a wood enclosure with a trellis, which will appear as a dumpster enclosure. Therefore, the Project effectively minimizes the visual impacts of the WCF. As designed, the WCF will be integrated with the property from all views due to the siting and coloring, location among other urban development, and surrounding topography.

The WCF Design Requirements, LDC Section 141.0420(g)(10), permits antennas to be concealed with FRP which shall not result in any noticeable lines or edges in the transition to the original structure. Additionally, all FRP shall be painted and textured to match the original structure. The associated permit will include concealment conditions and will be inspected for compliance prior to issuance.

Based on these considerations, this project complies with the permit and design requirements for WCFs as identified in the SDMC. Therefore, the proposed development will comply with the regulations of the Land Development Code

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

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

The Wireless Communications Ordinance encourages wireless carriers to locate on non-residential properties. WCFs are separately regulated uses outlined in the Land Development Code (SDMC Section 141.0420). Per this code section, WCFs may be permitted with a CUP, where the site is located in a residential zone on a premises that contains residential development.

WCFs are permitted in all zones Citywide through the appropriate permit process. Council Policy 600- 43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 being the lowest. The most preferred locations are those categorized as Preference 1, which are generally non-residential uses/zones and are permitted ministerially. The least preferred locations are residential uses in residential zones categorized as Preference 4, requiring Process Four approval. The Project is located in a residential zone with residential uses onsite, which is a Preference 4. The proposed location is necessary to continue to provide the required existing coverage in the area. Collocation with other sites would not provide adequate coverage or are not available for collocation.

The Project is located in the Coastal Height Limit Overlay Zone, which has a maximum allowed height of 30 feet. The dormitory structure's roof does not exceed 26 feet whereas the FRP is below the structure's roofline (Attachment 12). The Project's site is a designated historic resource and is listed as HRB Site # 112. Historic staff has evaluated the Project and has concluded that the Project complies with the U.S. Secretary of the Interior's Standards.

The PLNU has an established history of wireless use on the campus with multiple carriers on the campus. The existing T-Mobile site will be decommissioned and relocated from the Wiley Residence Hall to the Finch Residence Hall. Most of the targeted area covers the PLNU campus, making other site options extremely limited. The new location is more than 400 feet away from the existing WCF location. This new location allows the WCF to be further from sensitive uses such as the elementary school and single-family residential dwellings located north of the PNLU. Other site location options were not feasible because they either A) did not meet coverage objectives or B) would not be approved by the University. This site is a preferred WCF for T-Mobile located in a highly residential zoned area. As a result, after careful consideration of these factors, the proposed location will provide the best option to provide much needed service to the community while minimizing the overall visual impact. The location of the WCF, with antennas located on a dormitory structure, is compatible with the existing development and surrounding community. Therefore, the proposed use is appropriate at the proposed location.

**B. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]****1. Findings for all CDPs:**

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

This WCF will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in the PCP. As this project has been designed as a “stealth” facility, the design helps to protect public views by reducing the appearance of the WCF and associated equipment, especially as viewed from a distance. The FRP boxes do not extend above the existing structure and therefore will not impeded on public views to and along the ocean and other scenic coastal areas as specified in the PCP.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

This development will not adversely affect environmentally sensitive lands. The development is taking place on an area of the Point Loma Nazarene University that has been previously disturbed.

- c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

This coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

This project does not interfere with access or views to or from the ocean. The project is not located between the nearest public road and the sea or shoreline of any body of water.

**C. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]****1. Findings for all PDPs:**



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

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

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

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

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

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

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 3281326, CDP No. 3281327, PDP No. 3349749 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permits No. 3281326, 3281327, and 3349749, a copy of which is attached hereto and made a part hereof.

---

Ian Heacox

Development Project Manager  
Development Services

Adopted on: July 31, 2025

IO#: 11003679

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3281326  
COASTAL DEVELOPMENT PERMIT NO. 3281327  
PLANNED DEVELOPMENT PERMIT NO. 3349749  
**T-MOBILE POINT LOMA NAZARENE PROJECT NO. 1105924**  
PLANNING COMMISSION

This CONDITIONAL USE PERMIT NO. 3281326, COASTAL DEVELOPMENT PERMIT NO. 3281327 and PLANNED DEVELOPMENT PERMIT NO. 3349749 is granted by the Planning Commission of the City of San Diego to POINT LOMA NAZARENE UNIVERSITY, Owner, and T-MOBILE WEST, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections [126.0305](#), [126.0605](#), [126.0708](#) and [141.0420](#). The project site is located at 3900 Lomaland Drive in the Residential – Single Unit zone (RS-1-7), Coastal Overlay Zone (Coastal Appeal), Coastal Height Limit Overlay Zone, FAA Part 77 for the Lindbergh Field and North Island NAS, and is a designated historic resource (HRB Site #112) of the Peninsula Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 18070, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 16, 1998 as File No. 1998-442233 of Official Records.

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

The project shall include:

- a. Six (6) panel antennas measuring 48" by 24" by 9", mounted in five (5) façade-mounted Fiberglass Reinforced Panel (FRP) boxes located on Finch Residence Hall.
- b. Two (2) equipment cabinets in a 60-square-foot equipment enclosure with wood fence and trellis located adjacent to Finch Residence Hall.
- c. Two (2) panel antennas, four (4) Tower Mounted Amplifier on the existing WCF adjacent to Wiley Residence Hall will be removed.
- d. Deviation required for the 22-inch projection of the FRP boxes.

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **August 14, 2028**.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. This Permit and corresponding use of this site shall expire on **July 31, 2035**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

12. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 of Construction BMP Standards Chapter 4 of the city's Stormwater Standards.

**LANDSCAPE REQUIREMENTS:**

15. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

17. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
18. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.
19. The WCF shall conform to the approved construction plans.
20. Photosimulations shall be printed in color on the construction plans.
21. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.



22. This WCF shall install and maintain appropriate warning signage and barriers as required by State and Federal regulations.
23. The accuracy and validity of the RF Compliance Report submitted for this project shall be assured while the WCF is in operation. If requested by the City, a copy of an updated RF Compliance Report shall be provided to address any issues associated with the emitting components of the WCF within 30 calendar days.
24. All equipment, including transformers, emergency generators and air conditioners belonging to this project shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
25. All facilities and related equipment shall be maintained in good working order, free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
26. The City shall be notified within 30 calendar days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case the removal and restoration of this site to its original condition are required.
27. No overhead cabling is permitted unless designed and installed to the satisfaction of the Development Services Department.
28. FRP boxes concealing antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.
29. All antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls unless designed and installed to the satisfaction Development Services Department.
30. All use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces. RF-transparent material should not be warped or discolored or shall be replaced to the satisfaction of the Development Services Department.
31. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

### INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit

are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on July 31, 2025 and [Approved Resolution Number].

## ATTACHMENT 5

Conditional Use Permit No. 3281326  
Coastal Development Permit No. 3281327  
Planned Development Permit No. 3349749  
Date of Approval: July 31, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Ian Heacox  
Development Project Manager

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

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

**POINT LOMA NAZARENE UNIVERSITY**  
Owner

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

**T-MOBILE WEST, LLC**  
Owner/Permittee

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

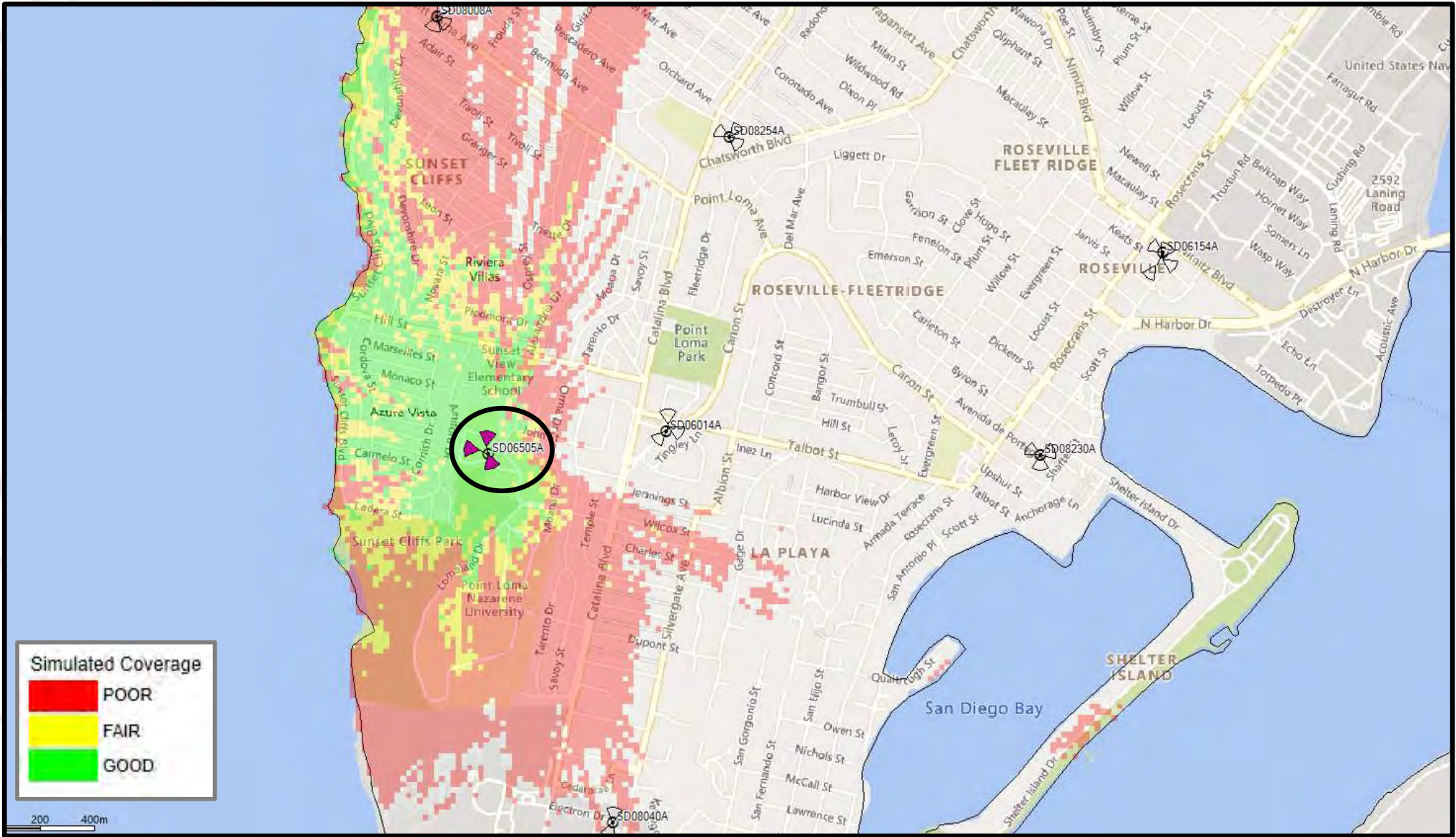
**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

# SD06505A Coverage Maps

RF Team - San Diego Market



# SD06505A Only



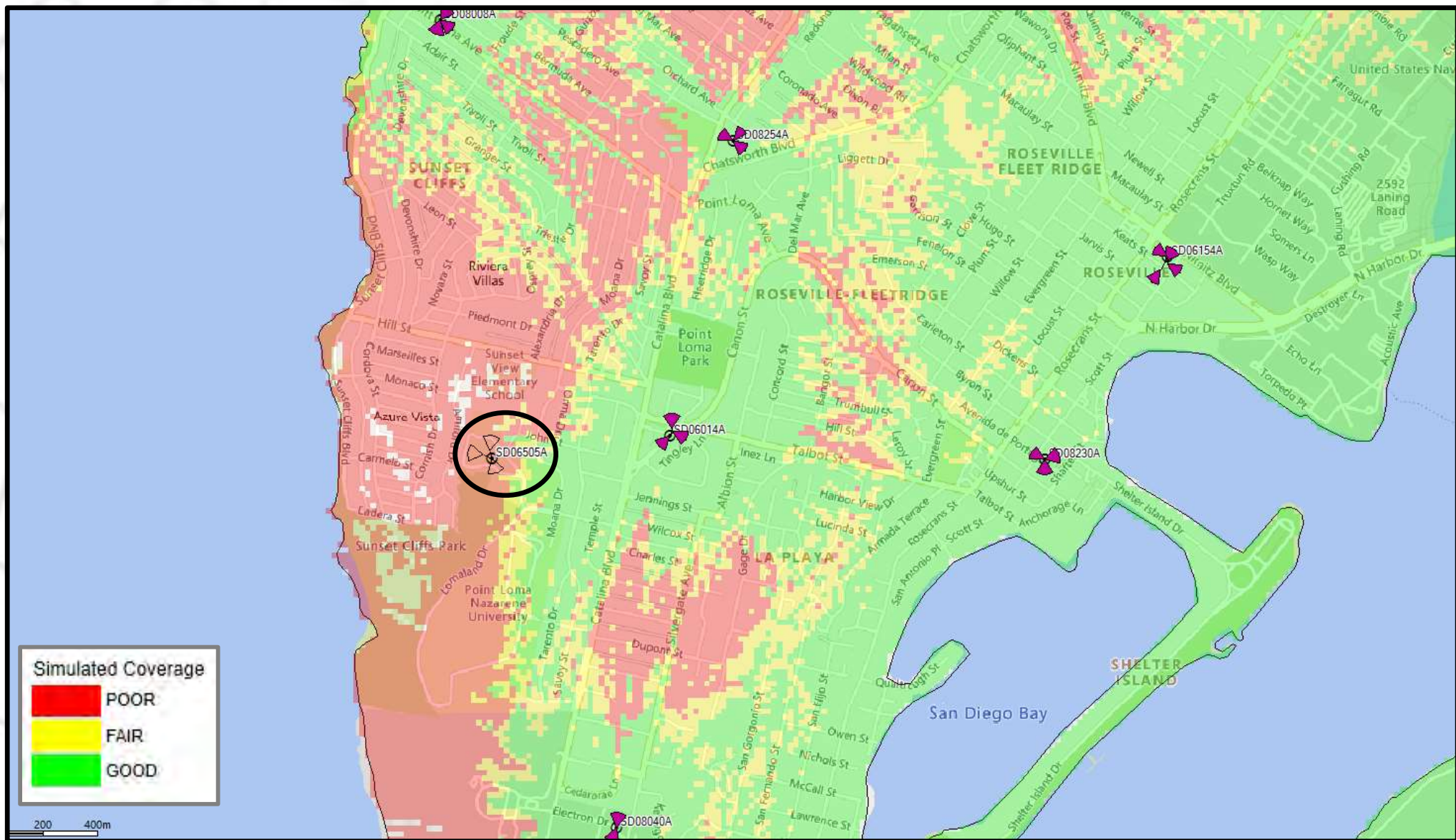


# Area with SD06505A





# Area without SD06505A



## NOTICE OF EXEMPTION

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

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

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

**Project Title / Number:** 3900 Lomaland Drive WCF / PRJ-1105924

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

**Project Location-Specific:** 3900 Lomaland Drive, San Diego, CA 92106

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

**Description of nature and purpose of the Project:** A request for a Conditional Use Permit and Coastal Development Permit for the relocation of an existing wireless communication facility (WCF) located at Point Loma Nazarene University's Wiley Residence Hall. The new WCF would be concealed behind fiberglass reinforced (FRP) boxes mounted on the exterior of Finch Residence Hall, approximately 300 feet south of the current location. The project proposes to replace the existing antennas and ancillary equipment with six new antennas, six new remote radio units (RRU's) and install five new FRP boxes in addition to relocating an existing FRP to the new location. Additionally, the project includes a 60-square-foot equipment enclosure, located on grade, near Finch Residence Hall. (Assessor's Parcel Number: 532-510-21).

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

**Name of Person or Agency Carrying Out Project:** Sydney McLaughlin, Smartlink, 3300 Irvine Ave, 300, Irvine, CA 92660. (443) 789-0010.

**Exempt Status:** (Check one)

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

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). The project meets the criteria set forth in CEQA Section 15303 which allows for the construction and location of limited numbers of new, small facilities or structures and

installation of small new equipment and facilities in small structures. The exemption was deemed appropriate since the project would mount small FRP boxes on an existing structure to conceal WCF equipment, and the project would construct a small equipment enclosure on grade. The exceptions listed in CEQA Section 15300.2 would not apply in that it is not located in a particularly sensitive environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; and the site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.


**Lead Agency Contact Person:** C. Garcia

**Telephone:** (619) 687-5959

**If filed by applicant:**

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

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

 / SENIOR PLANNER  
Signature/Title

7/7/2025  
Date

**Check One:**

- ☒ Signed by Lead Agency  
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



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

# Ownership Disclosure Statement

FORM  
DS-318

October 2017

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

**Project Title:** SD06505A Point Loma Nazarene **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 3900 Lomaland Dr, San Diego, CA 92106

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☐ Individual

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

**Property Owner**

Name of Individual: Point Loma Nazarene University, a California nonprofit benefit corporation ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3900 Lomaland Drive, San Diego

City: San Diego State: CA Zip: 92106

Phone No.: 619-849-2480 Fax No.: \_\_\_\_\_ Email: jeffbolster@pointloma.edu

Signature: \_\_\_\_\_ Date: 09/18/2024

Additional pages Attached: ☐ Yes ☐ No

**Applicant**

Name of Individual: Chris Pell obo T-Mobile ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 10 Church Circle

City: Annapolis State: MD Zip: 21401

Phone No.: 760-678-8329 Fax No.: \_\_\_\_\_ Email: chris.pell@smartlinkgroup.com

Signature: \_\_\_\_\_ Date: 09/18/2024

Additional pages Attached: ☐ Yes ☐ No

**Other Financially Interested Persons**

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

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

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

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

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

Additional pages Attached: ☐ Yes ☐ No



	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<b>Community Planning Committee Distribution Form</b>	
Project Name: 3900 Lomaland Dr (PLNU WCF)		Project Number: PRJ-1105924	
Community: Peninsula			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: March 20, 2025	
# of Members Yes 9	# of Members No 0	# of Members Abstain	
Conditions or Recommendations: None			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Eric H Law			
TITLE: Chair, Project Review Committee		DATE: March 21, 2025	

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

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

DS-5620 (08-18) ONLINE FORM

# Smartlink Group Photo Survey

- T-Mobile Site Modification
- SD06505 Point Loma Nazarene
- 3900 Lomaloand Dr. San Diego, CA 92106

# Index

Page	Subject
1.	Aerial View of Site
2.	View from Site to East
3.	View from Site to West
4.	View from Site to North
5.	View from Site to South

# Aerial View of Site





View from  
the East



View from  
the West





View from  
the North



View from  
the South







EXISTING



PROPOSED





EXISTING



PROPOSED

VIEW 2 | SECTOR 'B' | LOOKING NORTHWEST





EXISTING



PROPOSED

VIEW 3 | SECTOR 'C' | LOOKING NORTHEAST





EXISTING



PROPOSED



SYMBOLS/ABBREVIATIONS LEGEND



GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:  
GENERAL CONTRACTOR – GENERAL CONTRACTOR  
SUBCONTRACTOR – CONTRACTOR (CONSTRUCTION)  
OWNER – T-MOBILE
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND T-MOBILE PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS: GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL T-MOBILE, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOWN DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY (E) CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO THE BEGINNING CONSTRUCTION.
15. SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE SUBCONTRACTOR SHALL PROTECT (E) IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL (E) ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, D) TRENCHING & EXCAVATION.
23. ALL (E) INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE (E) SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY T-MOBILE TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION T-MOBILE GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
41. NO NOISE, SMOKE, DUST, OR VIBRATIONS WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
42. NO ADDITIONAL PARKING TO BE PROPOSED. (E) ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
43. NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

PROJECT TEAM

RF ENGINEER:  
T-MOBILE USA  
1441 MONTIEL RD  
ESCONDIDO, CA 92026  
CONTACT: PEDRO ABE  
PHONE: (858) 334-2128  
EMAIL: pedro.abe@T-Mobile.com

REAL ESTATE PROJECT MANAGER:  
SMARTLINK  
3300 IRVINE AVE, 300  
IRVINE, CA 92660  
CONTACT: DEIRDRE RANSVAGE  
PHONE: (702) 308-4622  
EMAIL: deirdre.ransavage@smartlinkgroup.com

ENGINEER:  
M SQUARED WIRELESS  
1387 CALLE AVANZADO  
SAN CLEMENTE, CA 92673  
CONTACT: MICHAEL MONTELLO  
PHONE: (619) 997-4012  
EMAIL: michael@msquaredwireless.com

BUILDING PERMIT PLAN FOR:  
SD06505A POINT LOMA NAZARENE



VICINITY MAP

NOT TO SCALE



SITE IMAGE

NOT TO SCALE

DIRECTIONS TO SITE

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:

1. HEAD WEST ON N HARBOR DR TOWARD ROSECRANS ST
2. TURN LEFT ONTO ROSECRANS ST
3. TURN RIGHT ONTO TALBOT ST
4. TURN LEFT ONTO CANON ST
5. USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT ONTO CATALINA BLVD
6. TURN RIGHT ONTO LOMALAND DR
7. CONTINUE STRAIGHT TO STAY ON LOMALAND DR
8. TURN RIGHT ONTO JOHN ST
9. DESTINATION WILL BE ON THE LEFT

DISCIPLINE CODE (DC)

GENERAL G  
CIVIL C

OWNER/APPLICANT

T-MOBILE  
1441 MONTIEL RD  
ESCONDIDO, CA 92026

REFERENCE DRAWINGS

REFERENCE DRAWING AS-BUILT ..... 32225-4--D

SITE ADDRESS

3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET INDEX

SHEET	DC	DESCRIPTION
1	G01	COVER SHEET
2	G02	STORM WATER QUALITY NOTES-CONSTRUCTION BMPs
3	G03	ZONING APPROVAL
4	G04	PHOTOSIMULATIONS
5	G05	LETTER OF AUTHORIZATION
6	G06	EMC COMPLIANCE
7	G07	EROSION CONTROL NOTES
8	G08	EROSION CONTROL PLAN
9	C01	SITE PLAN
10	C02	EQUIPMENT LAYOUT
11	C03	ANTENNA LAYOUT
12	C04	ELEVATIONS
13	C05	ELEVATIONS
14	C06	ELEVATIONS
15	C07	DETAILS
16	C08	DETAILS
17	C09	DETAILS
18	C10	GROUNDING DETAILS
19	C11	CABLE LINE DIAGRAM

SITE INFORMATION

LATITUDE	32.72140°
LONGITUDE	-117.251333°
ZONING	RS-1-7
JURISDICTION	CITY OF SAN DIEGO
PARCEL NUMBER	532-510-21
TYPE OF CONSTRUCTION	V-N
OCCUPANCY	S-1
PROPERTY OWNER	POINT LOMA NAZARENE UNIVERSITY 3900 LOMALAND DR SAN DIEGO, CA 92106
LEASE AREA	±77 SQ.FT (EQUIPMENT AREA) ±60 SQ.FT (ANTENNA AREA)

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES:

2022 CALIFORNIA BUILDING CODE	
CITY/COUNTY ORDINANCES	
BUILDING OFFICIALS & CODE AND ADMINISTRATORS (BOCA)	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA FIRE CODE	
LOCAL BUILDING CODE	
STANDARD SPECIFICATIONS:	
DOCUMENT NO.	DESCRIPTION
PW1010119-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
PW1010119-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION
PW1010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PW1060121-10	CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES REVISION 6 (CA MUTCD REV6), 2014 EDITION
PW1092816-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION
STANDARD DRAWINGS:	
DOCUMENT NO.	DESCRIPTION
PW1010119-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION
PW1092816-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2015 EDITION

SCOPE OF WORK

T-MOBILE PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE (2) EXISTING T-MOBILE PANEL ANTENNAS
- REMOVE (2) EXISTING T-MOBILE ANTENNA MOUNTS
- REMOVE (4) EXISTING T-MOBILE TMA'S @ ANTENNA LEVEL
- REMOVE (2) EXISTING T-MOBILE CABINETS @ GROUND EQUIPMENT LEVEL
- REMOVE (8) EXISTING T-MOBILE RUS01'S @ GROUND EQUIPMENT LEVEL
- REMOVE (1) EXISTING T-MOBILE DUW30 @ GROUND EQUIPMENT LEVEL
- REMOVE (4) EXISTING T-MOBILE 100AH BATTERIES @ GROUND EQUIPMENT LEVEL
- REMOVE (1) EXISTING T-MOBILE DISCONNECT SWITCH @ GROUND EQUIPMENT LEVEL
- REMOVE (8) EXISTING T-MOBILE 7/8" COAX CABLES
- RELOCATE (1) EXISTING T-MOBILE GPS ANTENNA @ GROUND EQUIPMENT LEVEL
- RELOCATE (1) EXISTING T-MOBILE FIBER CABINET @ GROUND EQUIPMENT LEVEL
- RELOCATE (1) EXISTING T-MOBILE 200A PPC @ GROUND EQUIPMENT LEVEL
- RELOCATE (1) EXISTING T-MOBILE CAMLOK GENERATOR RECEPTACLE @ GROUND EQUIPMENT LEVEL
- RELOCATE (1) EXISTING T-MOBILE CIENA BOX @ GROUND EQUIPMENT LEVEL
- RELOCATE (1) EXISTING T-MOBILE BB6630 @ GROUND EQUIPMENT LEVEL
- RELOCATE (1) EXISTING T-MOBILE DUG20 @ GROUND EQUIPMENT LEVEL
- INSTALL (3) NEW T-MOBILE AIR6419 PANEL ANTENNAS
- INSTALL (3) NEW T-MOBILE 4'-0" PANEL ANTENNAS
- INSTALL (5) NEW T-MOBILE FRP BOXES @ ANTENNA LEVEL
- INSTALL (5) NEW T-MOBILE LOUVERED VENTS @ ANTENNA LEVEL
- INSTALL (3) NEW T-MOBILE 4460 B25+B66 @ ANTENNA LEVEL
- INSTALL (3) NEW T-MOBILE 4480 B71+B25 @ ANTENNA LEVEL
- INSTALL (1) NEW T-MOBILE CONCRETE PAD @ GROUND EQUIPMENT LEVEL
- INSTALL (1) NEW T-MOBILE WOODEN FENCE WITH LATTICE COVER @ GROUND EQUIPMENT LEVEL
- INSTALL (1) NEW T-MOBILE B160 CABINET @ GROUND EQUIPMENT LEVEL
- INSTALL (1) NEW T-MOBILE B160 CABINET @ GROUND EQUIPMENT LEVEL
- INSTALL (12) NEW T-MOBILE 190AH BATTERIES IN NEW B160 CABINET @ GROUND EQUIPMENT LEVEL
- INSTALL (2) NEW T-MOBILE RP6651 IN NEW B160 CABINET @ GROUND EQUIPMENT LEVEL
- INSTALL (1) NEW T-MOBILE RBS 6601 IN NEW B160 CABINET @ GROUND EQUIPMENT LEVEL
- INSTALL (2) NEW T-MOBILE IXR ROUTER IN NEW B160 CABINET @ GROUND EQUIPMENT LEVEL
- INSTALL (4) NEW T-MOBILE PSU 4813 IN NEW B160 CABINET @ GROUND EQUIPMENT LEVEL
- INSTALL (5) NEW T-MOBILE WALL MOUNTED CABLE TRAYS
- INSTALL (5) NEW T-MOBILE 6X24 HCS 4AWG ±130M

- \* ANTENNA AND EQUIPMENT AREA RELOCATED TO FINCH RESIDENCE HALL FROM WILEY RESIDENCE HALL
- \* ADD (1) PSU 4813 FOR 6419, (1) FOR RADIO 4480 AND (2) FOR RADIO 4460
- \* RUN 5 HCS (2) FOR ALPHA, (2) FOR BETA AND (1) FOR GAMMA
- \* CONTRACTOR SHALL RESTORE & REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION INCLUDING ANY VEGETATION.

LEGEND

EXISTING IMPROVEMENTS

ITEM	STANDARD DWGS.	SYMBOL
PROPERTY LINE		---
CENTER LINE		---
BUILDING		□
TREE		☼

ABBREVIATIONS

AC	ALTERNATING CURRENT	PPC	POWER PEDESTAL CABINET
AGL	ABOVE GROUND LEVEL	QTY	QUANTITY
AIC	AMPERAGE INTERRUPTION	RAD	RADIUS
	CAPACITY	RBS	RADIO BASE STATION
AWG	AMERICAN WIRE GAUGE	RET	REMOTE ELECTRIC TLT
BBU	BATTERY BACKUP UNIT	RF	RADIO FREQUENCY
BLDG	BUILDING	RRH/RRU	REMOTE RADIO HEAD/UNIT
BLK/BLKG	BLOCK/BLOCKING	SA	STRUCTURAL ANALYSIS
DC	DIRECT CURRENT	SPEC	SPECIFICATION
DIA	DIAMETER	SQ	SQUARE
DIM	DIMENSION	STD	STANDARD
EA	EACH	STL	STEEL
EQ	EQUAL	TEMP	TEMPORARY
FIF	FACILITY INTERFACE FRAME	THK	THICKNESS
FRP	FIBERGLASS REINFORCEMENT	TMA	TOWER MOUNTED AMPLIFIER
FT	FOOT	TYP	TYPICAL
GA	GAUGE	UG	UNDERGROUND
GEN	GENERATOR	UMTS	UNIVERSAL MOBILE
GPS	GLOBAL POSITIONING SYSTEM		TELECOMMUNICATIONS SYSTEM
HCS	HYBRID CABLE SYSTEM	W/	WITH
HVAC	HEAT/VENTILATION/AIR CONDITIONING		
IN	INCH		
LB(S)	POUND(S)		
LF	LINEAR FEET		
MAX	MAXIMUM		
MFR	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTS	MANUAL TRANSFER SWITCH		
NW	MICROWAVE		
NO./#	NUMBER		
NTS	NOT TO SCALE		
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION		
	PRIVATE CONTRACT		

TITLE SHEET FOR:

SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 1 OF 19 SHEETS

PRJ NO. -----

PMT NO. -----

REV	DATE	DESCRIPTION	BY
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G01



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



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DEVELOPMENT SERVICES DEPARTMENT



STORM WATER QUALITY NOTES-CONSTRUCTION BMPs

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

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

(REV 3 01/06/2023)

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

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

01/21

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The City of  
**SAN DIEGO**

DEVELOPMENT SERVICES DEPARTMENT

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2	08/07/2024	100% CD'S PER JX COMMENTS	SP
<u>Δ</u>	01/06/2025	100% CD'S PER JX COMMENTS	EZG

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

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

G02

PRIVATE CONTRACT

NOTES FOR:

SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106




ZONING APPROVAL

PRIVATE CONTRACT

ZONING APPROVAL FOR:  
  
SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 3 OF 19 SHEETS	PRJ NO. -----
	PMT NO. -----


(REV 3 01/06/2025)



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SAN CLEMENTE CA 92673 (949) 391-8824

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.


0 1/2 1



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The City of  
**SAN DIEGO**

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G03



PHOTOSIMULATIONS

M SQUARE WIRELESS

1387 CALLE AVANZADO  
SAN CLEMENTE CA 92073 (949) 391-8824

SD06505A  
POINT LOMA NAZARENE  
3900 LOMALAND DR | SAN DIEGO, CA 92106

T-Mobile

EXISTING

PROPOSED

PROPOSED EQUIPMENT WITHIN NEW ENCLOSURE

VIEW 1 | SECTOR 'A' | LOOKING SOUTHEAST

M SQUARE WIRELESS

1387 CALLE AVANZADO  
SAN CLEMENTE CA 92073 (949) 391-8824

SD06505A  
POINT LOMA NAZARENE  
3900 LOMALAND DR | SAN DIEGO, CA 92106

T-Mobile

EXISTING

PROPOSED

PROPOSED EQUIPMENT WITHIN NEW ENCLOSURE

VIEW 2 | SECTOR 'B' | LOOKING NORTHWEST

M SQUARE WIRELESS

1387 CALLE AVANZADO  
SAN CLEMENTE CA 92073 (949) 391-8824

SD06505A  
POINT LOMA NAZARENE  
3900 LOMALAND DR | SAN DIEGO, CA 92106

T-Mobile

EXISTING

PROPOSED

PROPOSED EQUIPMENT WITHIN NEW ENCLOSURE

VIEW 3 | SECTOR 'C' | LOOKING NORTHEAST

M SQUARE WIRELESS

1387 CALLE AVANZADO  
SAN CLEMENTE CA 92073 (949) 391-8824

SD06505A  
POINT LOMA NAZARENE  
3900 LOMALAND DR | SAN DIEGO, CA 92106

T-Mobile

EXISTING

EXISTING ANTENNA TO BE REMOVED

EXISTING ANTENNA TO BE REMOVED

EXISTING CABLES TO BE REMOVED

PROPOSED

VIEW 4 | LOOKING SOUTHWEST

PRIVATE CONTRACT

PHOTOSIMULATIONS FOR:  
  
SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106


SHEET 4 OF 10 SHEETS

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

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3	01/06/2025	100% CD'S PER JX COMMENTS	EZG

G04

LETTER OF AUTHORIZATION



LETTER OF AUTHORIZATION  
APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

T-Mobile Site No.: SD06505A

T-Mobile Site Name: POINT LOMA NAZARENE

Property Address: 3900 Lomaland Drive, San Diego CA 92106

Assessor's Parcel No: 532-510-21-00

Point Loma Nazarene University ("Property Owner"), owns the real property described above ("Property") and hereby authorizes Smartlink LLC, and its representatives, to take all such actions necessary for the sole purpose of applying for and obtaining any building or land use applications, permits and approvals related to T-Mobile's wireless communications facilities on the Property consistent with the lease between the parties for the Site.

Authorized Signature of Property Owner:

Jeff Bolster, Vice President for University Services

Print Name:



Jeff Bolster

Jeff Bolster (Sep 13, 2023 14:17 PDT)

Signature:

Sep 13, 2023

Date:


 

PRIVATE CONTRACT

LETTER OF AUTHORIZATION FOR:  
  
SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106




SHEET 5 OF 10 SHEETS

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G05


(REV 3 01/06/2025)

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

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

0 1/2 1



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The City of  
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT



EME COMPLIANCE

Site ID: SD06505A

8.0 Compliance Measures

The site needs the following mitigation and/or compliance plan.  
The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. At the time of our analysis, T-Mobile will be complaint with the FCC rules and regulations, as described in OET Bulletin 65 upon implementation of below remediation and/or compliance recommendations.

On building :

Recommendations for Site Compliance	Signages on Access Points, Sectors & Equipment					Enclosing Sectors			
	Guidelines	NOC INFO	NOTICE	CAUTION	WARNING	Sign	Count	Length	Barrier & Chain
Access Point(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Barrier & Chain
Sector Alpha	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>	<input type="checkbox"/>			Barrier & Chain
Sector Beta	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>	<input type="checkbox"/>			Barrier & Chain
Sector Gamma	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>			Barrier & Chain
Equipment/BTS	<input checked="" type="checkbox"/>	1	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>			Barrier & Chain
Total Signage	1	1	6	0	0	0			0 ft.

CAUTION: - The table above represents EVERY compliance item that MUST be implemented by the carrier at the site location; please see the Site Plan shown in diagram 1.

It is recommended to have periodic inspections of the components that are involved in radiation of RF energy. Periodic Electromagnetic Emission (EME) measurement should be conducted to reevaluate the RF radiation level at this site.

GTA recommends that T-Mobile and the authorized personal at the site take additional measures to ensure that persons accessing the roof (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general population limit and made aware that these areas must be avoided to maintain compliance with FCC requirements. This is important especially when the placement of barriers, striping, taping or any other positive access control (areas of the roof that exceed the RF levels of general population limit) is not possible due to the physical construction or constraints or safety measures surrounding the antennas or on the roof like sloped roof, tiled roof, chimney, steeples, cupolas, hilly terrain, etc.

It is further recommended to distribute this report to anyone accessing the roof and ensuring the confirmation that it has been read and understood.

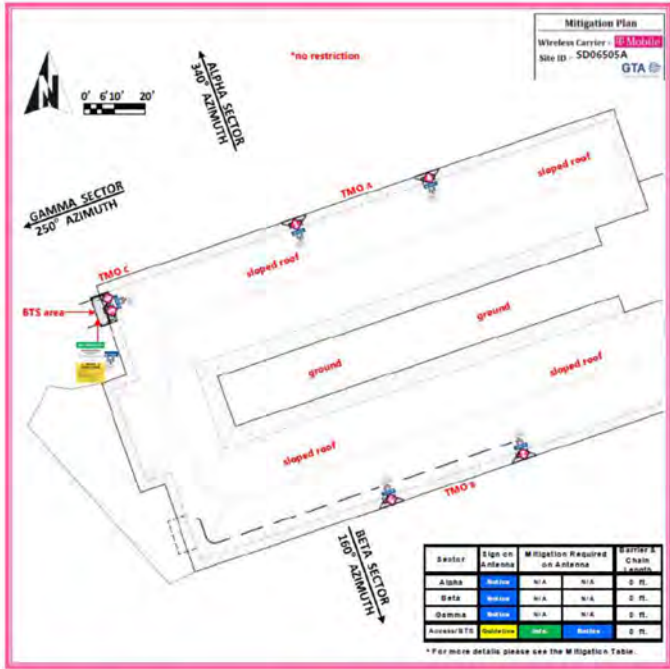


Prepared by Global Technology Associates for T-Mobile  
Contains Proprietary and Confidential Information  
( 12 )

GTA / 01-23-2021/rev 1.0

Site ID: SD06505A

Diagram 1: Site Scale Plan



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Contains Proprietary and Confidential Information  
( 13 )

GTA / 01-23-2021/rev 1.0

PRIVATE CONTRACT

EME COMPLIANCE FOR:

SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 6 OF 10 SHEETS

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

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

REV	DATE	DESCRIPTION	BY
A	05/16/2023	90% CD'S FOR REVIEW	CP
B	06/22/2023	100% CD'S FOR REVIEW	CP
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1	10/06/2023	100% CD'S FOR SUBMITTAL	EZG
2	08/07/2024	100% CD'S PER JX COMMENTS	SP
3	01/06/2025	100% CD'S PER JX COMMENTS	EZG

G06

(REV 3 01/06/2025)



CONSTRUCTION CHANGE TABLE		
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS

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





EROSION CONTROL PLAN

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

1 KEYNOTES

**LEGEND**

----- PROPERTY LINE - SUBJECT PARCEL  
----- EXISTING SETBACK LINE  
----- EXISTING FENCE LINE  
----- EXISTING ROAD

EXISTING BUILDING

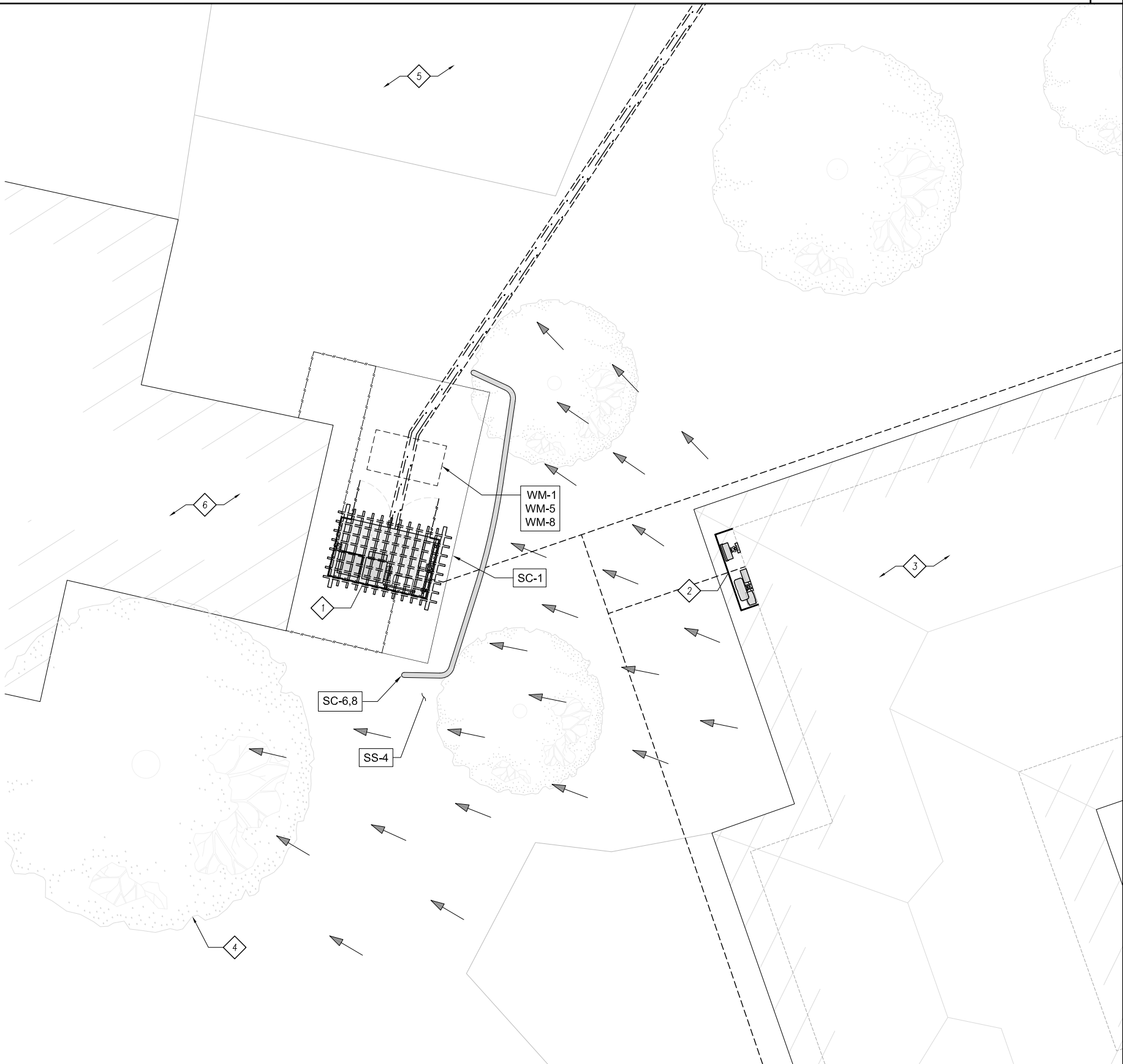
DIRECTION OF LOT DRAINAGE

**CONSTRUCTION BMPs:**

**SC-8** SANDBAG BARRIER (IF REQUIRED)  
**SC-5** FIBER ROLLS (IF REQUIRED)  
**SC-1** SLIT FENCE (IF REQUIRED)  
**SC-6** GRAVEL BAG (IF REQUIRED)  
**SS-4** HYDRAULIC STABILIZATION  
HYDROSEEDING (IF REQUIRED)

**MATERIALS & WASTE MANAGEMENT BMPs:**

**WM-1** MATERIAL DELIVERY & STORAGE  
**WM-5** SOLID WASTE MANAGEMENT  
**WM-8** CONCRETE WASTE MANAGEMENT  
**TC-1** STABILIZED CONSTRUCTION ENTRANCE



- 1 (N) T-MOBILE EQUIPMENT AREA
- 2 (N) T-MOBILE ANTENNA AREA
- 3 (E) FINCH RESIDENCE HALL
- 4 (E) TREE; TYP.
- 5 (E) PARKING LOT; TYP.
- 6 (E) GOODWIN RESIDENCE HALL W/ ADJACENT WOODEN ENCLOSURE BY OTHERS



PRIVATE CONTRACT

EROSION CONTROL PLAN FOR:  
  
SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 8 OF 10 SHEETS

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

(REV 3 01/06/2025)

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

CONSTRUCTION CHANGE TABLE			CC NO.
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DEVELOPMENT SERVICES DEPARTMENT

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G08



SITE PLAN

24"x36" SCALE: 1" = 200'-0"  
11"x17" SCALE: 1" = 400'-0"

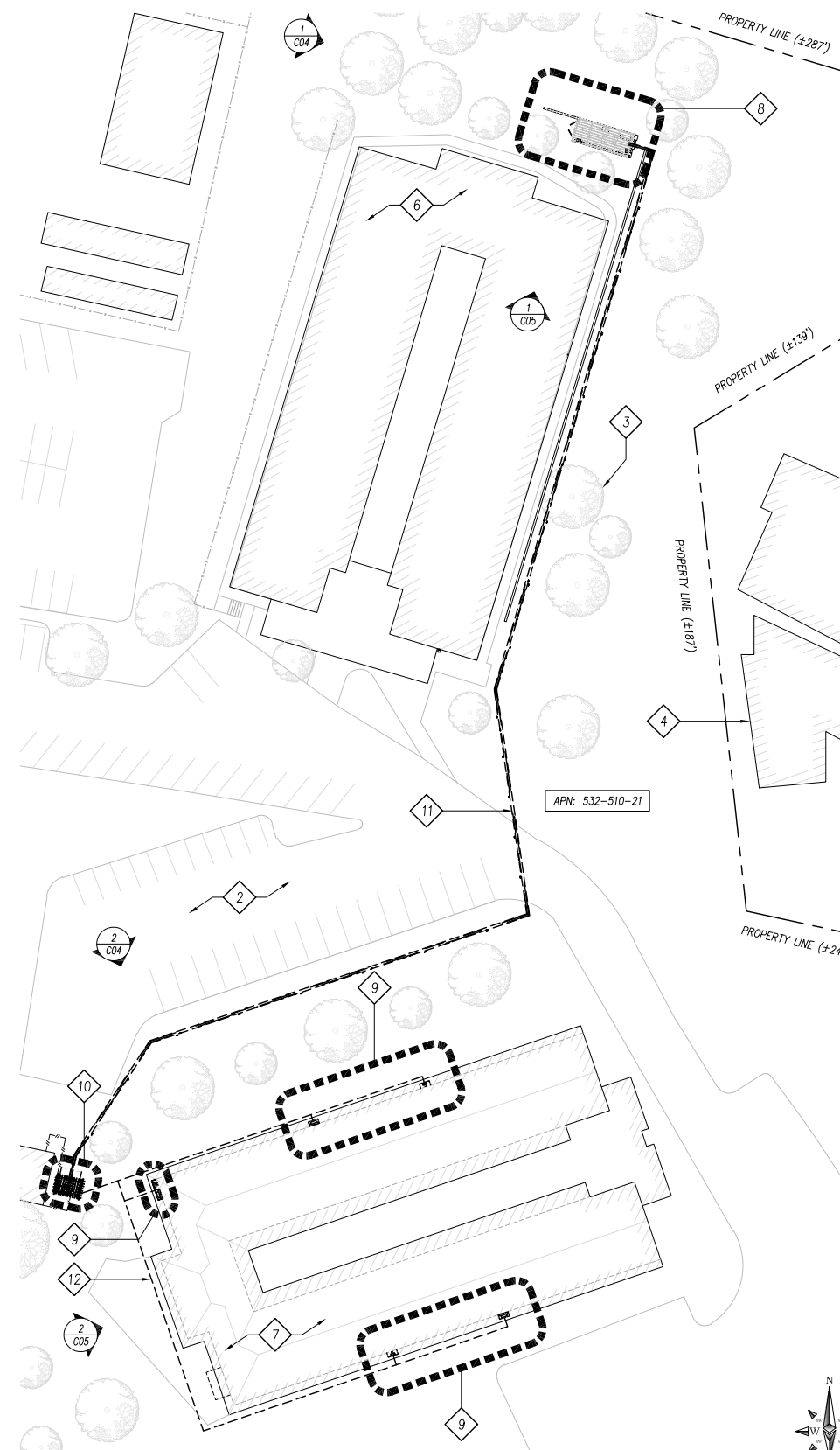
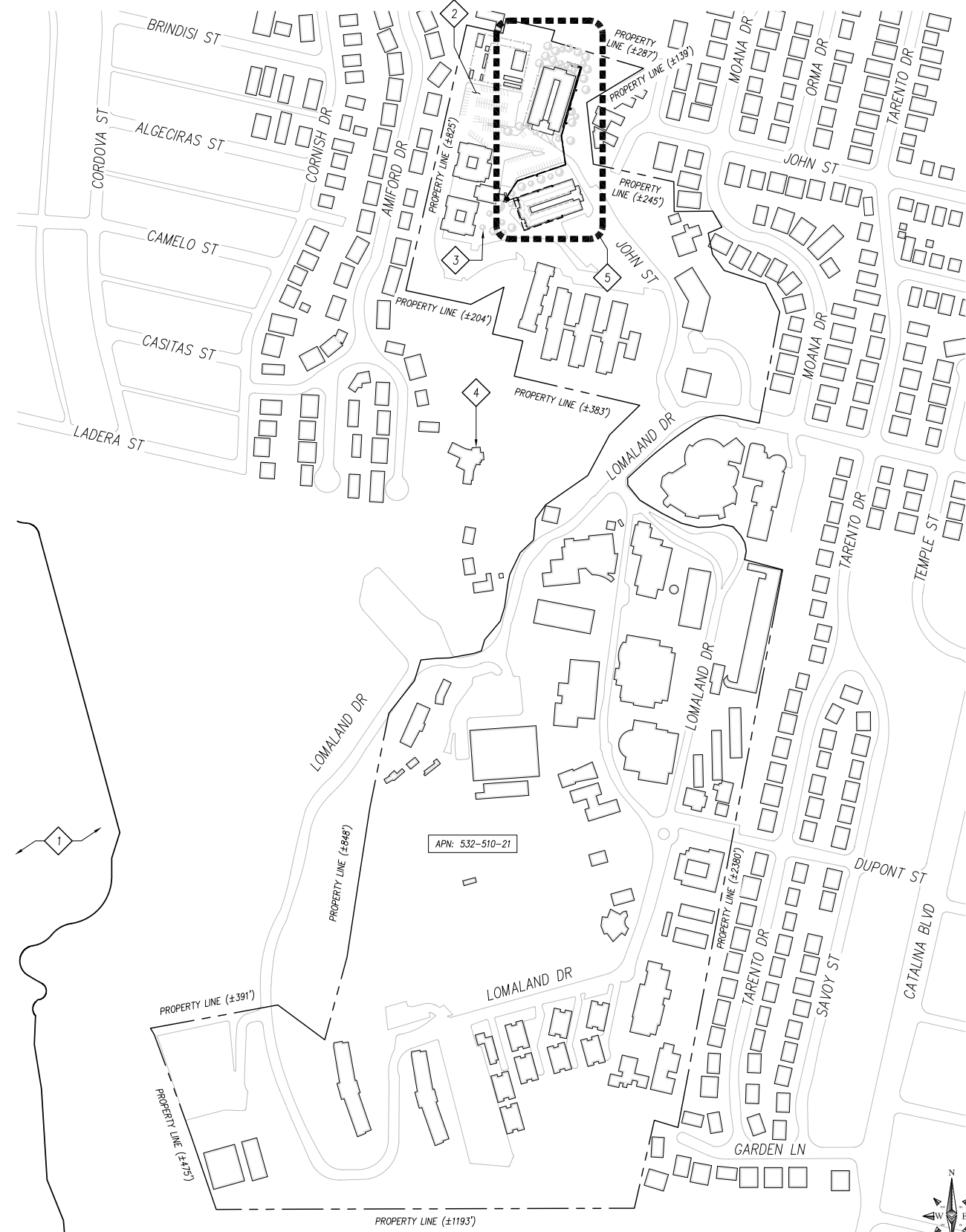
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ENLARGED SITE PLAN

24"x36" SCALE: 1" = 30'-0"  
11"x17" SCALE: 1" = 60'-0"

2

KEYNOTES:



- 1 (E) PACIFIC OCEAN
- 2 (E) PARKING LOT; TYP.
- 3 (E) TREE; TYP.
- 4 (E) BUILDING; TYP.
- 5 FOR ENLARGED SITE PLAN SEE: 2
- 6 (E) WILEY RESIDENCE HALL
- 7 (E) FINCH RESIDENCE HALL
- 8 (E) T-MOBILE EQUIPMENT AND ANTENNA AREA
- 9 (N) T-MOBILE ANTENNA AREA
- 10 (N) T-MOBILE EQUIPMENT AREA
- 11 (N) T-MOBILE UNDERGROUND POWER / FIBER ROUTE FROM (E) T-MOBILE METER / FIBER TO (N) T-MOBILE EQUIPMENT AREA
- 12 (N) T-MOBILE 6X24 HCS; (5) TOTAL

NOTES:  
EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:  
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.  
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.  
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.  
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.  
  
\* IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

- NOTES:
- 1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
  - 2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
  - 3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

DISCLAIMER:  
THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. M SQUARED WIRELESS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

PRIVATE CONTRACT

SITE PLAN FOR

**SD06505A POINT LOMA NAZARENE**  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 9 OF 10 SHEETS

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

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

CONSTRUCTION CHANGE TABLE

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The City of  
**SAN DIEGO**

DEVELOPMENT SERVICES DEPARTMENT

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C01

(REV 3 01/06/2025)

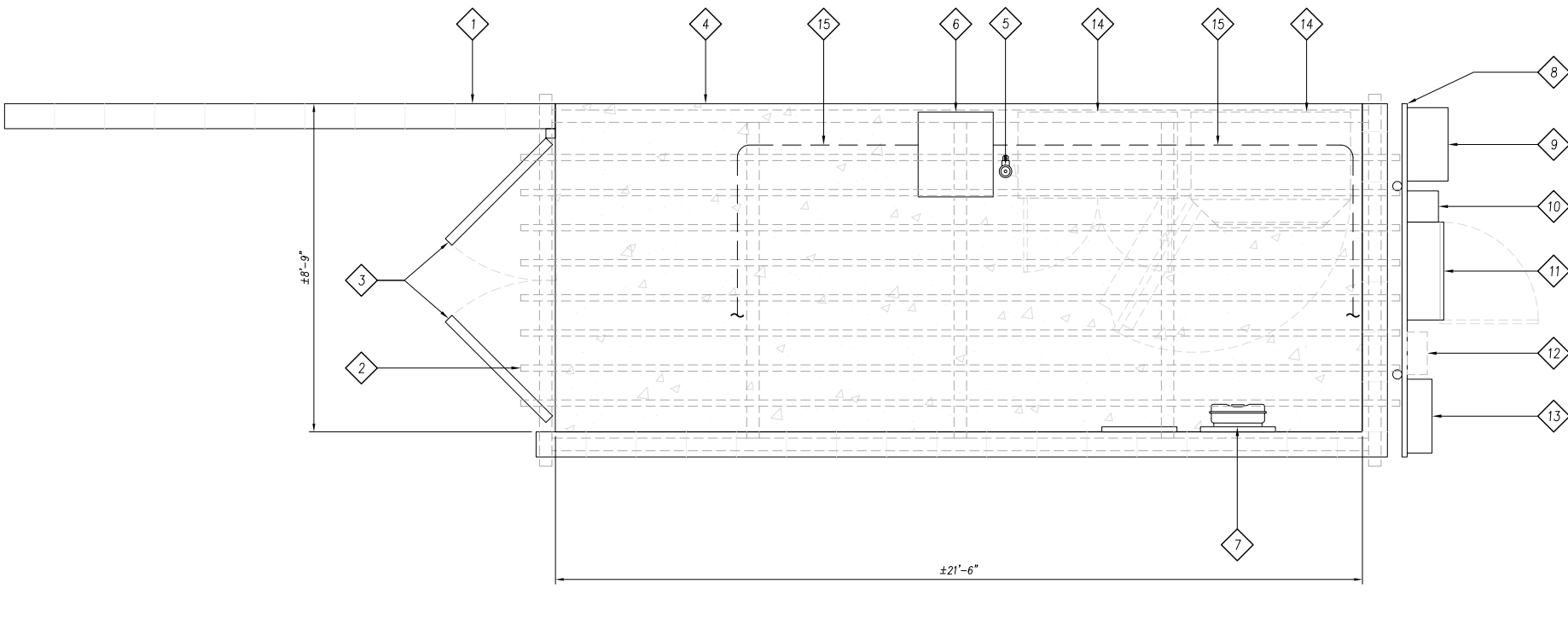


EXISTING EQUIPMENT LAYOUT

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"

1 KEYNOTES:

NOTE:  
1. (E) T-MOBILE PANEL ANTENNAS NOT SHOWN FOR CLARITY.

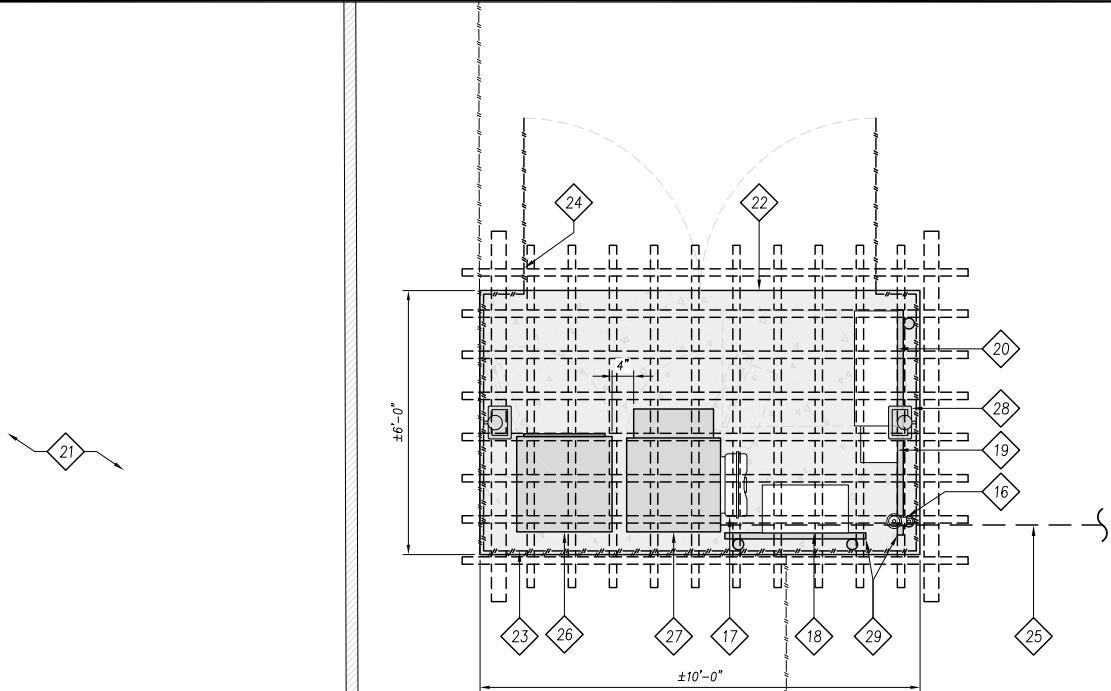


NEW EQUIPMENT LAYOUT

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"

2

NOTES:  
1. ALL AC POWER CONDUIT TO BE RIDGE CONDUIT.  
2. GC TO FOLLOW THE 6160 & B160 INSTALL GUIDELINES.  
3. NEW GATE TO HAVE A LOCK HASP WITH NEW COMBO LOCK.



- 1 (E) CMU WALL; TYP.
- 2 (E) TRELLIS ROOF
- 3 (E) DOUBLE ACCESS GATE
- 4 (E) T-MOBILE CONCRETE PAD
- 5 (E) T-MOBILE GPS ANTENNA (ABOVE) TO BE RELOCATED; (1) TOTAL
- 6 (E) T-MOBILE CABLE SHROUD
- 7 (E) T-MOBILE CIENA BOX TO BE RELOCATED; (1) TOTAL
- 8 (E) T-MOBILE H-FRAME
- 9 (E) T-MOBILE FIBER CABINET TO BE RELOCATED; (1) TOTAL
- 10 (E) T-MOBILE CAMLOK GENERATOR RECEPTACLE TO BE RELOCATED; (1) TOTAL
- 11 (E) T-MOBILE 200 AMP AC PANEL TO BE RELOCATED; (1) TOTAL
- 12 (E) T-MOBILE DISCONNECT SWITCH TO BE REMOVED; (1) TOTAL
- 13 (E) T-MOBILE TELCO BOX TO BE RELOCATED; (1) TOTAL
- 14 (E) T-MOBILE EQUIPMENT CABINET TO BE REMOVED; (2) TOTAL W/  
(E) RUS01 B2 TO BE REMOVED; (4) TOTAL  
(E) RUS01 B4 TO BE REMOVED; (4) TOTAL  
(E) DUW30 TO BE REMOVED; (1) TOTAL  
(E) 100AH BATTERIES TO BE REMOVED; (4) TOTAL  
(E) BB6630 TO BE RELOCATED; (1) TOTAL  
(E) DUG20 TO BE RELOCATED; (1) TOTAL
- 15 (E) T-MOBILE 7/8" COAX CABLES TO BE REMOVED; (8) TOTAL
- 16 (E) RELOCATED T-MOBILE GPS ANTENNA; (1) TOTAL
- 17 (E) RELOCATED T-MOBILE CIENA BOX; (1) TOTAL
- 18 (E) RELOCATED T-MOBILE FIBER CABINET; (1) TOTAL
- 19 (E) RELOCATED T-MOBILE CAMLOK GENERATOR RECEPTACLE; (1) TOTAL
- 20 (E) RELOCATED T-MOBILE 200 AMP AC PANEL; (1) TOTAL
- 21 (E) GOODWIN RESIDENCE HALL W/ ADJACENT WOODEN ENCLOSURE BY OTHERS
- 22 (N) T-MOBILE 10'-0" X 6'-0" CONCRETE PAD; (1) TOTAL  $\frac{4}{C09}$
- 23 (N) T-MOBILE WOODEN FENCE W/ LATTICE COVER; (1) TOTAL  $\frac{5}{C09}$
- 24 (N) T-MOBILE DOUBLE ACCESS GATES  $\frac{6}{C09}$
- 25 (N) T-MOBILE 6X24 HCS; (5) TOTAL  $\frac{1}{C09}$
- 26 (N) T-MOBILE B160 CABINET; (1) TOTAL W/  
(N) 190AH BATTERIES; (12) TOTAL  $\frac{1-3}{C08}$
- 27 (N) T-MOBILE B160 CABINET; (1) TOTAL W/  
(N) RP6631; (2) TOTAL  
(N) RBS 6601; (1) TOTAL  
(N) WIRE ROUTER; (2) TOTAL  
(N) PSU 4813; (4) TOTAL  
(E) RELOCATED BB6630; (1) TOTAL  
(E) RELOCATED DUG20; (1) TOTAL  $\frac{3-8}{C08}$
- 28 (N) T-MOBILE TECH LIGHTING  
WITH 90-MINUTE TIMER;  
(2) TOTAL
- 29 (N) T-MOBILE H-FRAME;  
(2) TOTAL  $\frac{3}{C09}$

PRIVATE CONTRACT

EQUIPMENT LAYOUT FOR:

SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 10 OF 19 SHEETS

PRJ NO.

PMT NO.

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.

0 1/2 1

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The City of  
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

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3	01/06/2025	100% CD'S PER JX COMMENTS	EZG

C02

(REV 3 01/06/2025)

T-Mobile

smartlink

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

ANTENNA AND EQUIPMENT SCHEDULE

NEW OPTIMAL ANTENNA & TRANSMISSION CABLES REQUIREMENTS (VERIFY WITH CURRENT RFDS)			ANTENNA MAKE AND MODEL		RAD CENTER		AZIMUTH		TRANSMISSION LINE	
ANTENNA POSITION	TECHNOLOGY	ANTENNA COUNT	EXISTING	FINAL	EXISTING	FINAL	EXISTING	FINAL	CABLE LENGTH	FEEDER TYPE
SECTOR A	1	L600, L700, N600, L2100 N1900, L1900, G1900	1	ANDREW TMBXX-6516-A2M (QUAD)	(N) COMMSCOPE FFVW-65A-R2-V1 (OCTO)	16'-0"	17'-0"	10°	340°	±90' (N) 6X24 HCS
	2	N2500	1	-	(N) ERICSSON AIR6419 B41 (MIMO)	-	17'-6"	-	340°	±90' (N) 6X24 HCS
SECTOR B	1	L600, L700, N600, L2100 N1900, L1900, G1900	1	-	(N) COMMSCOPE FFVW-65A-R2-V1 (OCTO)	-	17'-0"	-	160°	±225' (N) 6X24 HCS
	2	N2500	1	-	(N) ERICSSON AIR6419 B41 (MIMO)	-	17'-6"	-	160°	±225' (N) 6X24 HCS
SECTOR C	1	L600, L700, N600, L2100 N1900, L1900, G1900	1	ANDREW TMBXX-6516-A2M (QUAD)	(N) COMMSCOPE FFVW-65A-R2-V1 (OCTO)	16'-0"	17'-0"	280°	250°	±25' (N) 6X24 HCS
	2	N2500	1	-	(N) ERICSSON AIR6419 B41 (MIMO)	-	17'-6"	-	250°	-

ANTENNA POSITION	REMOTE RADIO UNITS		DC CABLES	
	RRUS MAKE AND MODEL	RRUS COUNT	LENGTH	AWG
SECTOR A	(N) ERICSSON 4460 B25+B66 (N) ERICSSON 4480 B71+B85	1	±33'	-
	-	-	-	-
SECTOR B	(N) ERICSSON 4460 B25+B66 (N) ERICSSON 4480 B71+B85	1	±33'	-
	-	-	-	-
SECTOR C	(N) ERICSSON 4460 B25+B66 (N) ERICSSON 4480 B71+B85	1	±33'	-
	-	-	-	-

NOTE:  
1. GC NEEDS TO USE CONCEAL FAB, PIM INTERFERENCE PRODUCT / SUPPORT SYSTEMS FOR CABLE MANAGEMENT.

NOTE:  
1. (E) ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.  
2. NEW PANEL ANTENNAS AND ALL MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING STRUCTURE IF REQUIRED. VERIFY PAINT MANUFACTURER AND FINISH WITH OWNER

NOTES TO CONTRACTOR:  
1. CONTRACTOR IS TO REFER TO T-MOBILE'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION  
2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK  
3. CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM

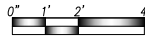
NOTE:  
PRIOR TO ORDERING ANTENNAS VERIFY CORRECT MODEL NUMBER WITH LATEST RFDS AND NOTIFY ENGINEER OF RECORD IMMEDIATELY IF DISCREPANCY IS FOUND

KEYNOTES:

- 1 (E) CMU WALL; TYP.
- 2 (E) TRELLIS ROOF
- 3 (E) DOUBLE ACCESS GATE
- 4 (E) T-MOBILE CONCRETE PAD
- 5 (E) T-MOBILE 5'-0" PANEL ANTENNA TO BE REMOVED; (1) PER SECTORS 'A' & 'C'; (2) TOTAL
- 6 (E) T-MOBILE TMA TO BE REMOVED; (2) PER SECTORS 'A' & 'C'; (4) TOTAL
- 7 (E) ROOF EAVE; TYP.
- 8 (E) EXTERIOR BUILDING WALL; TYP.
- 9 (N) T-MOBILE FRP BOX SCREENED AND OPEN AT TOP & BOTTOM, TEXTURE AND COLOR TO MATCH (E) BUILDING; (2) PER SECTORS 'A' & 'C'; (1) PER SECTOR 'C'; (5) TOTAL; TYP.
- 10 (N) T-MOBILE 4'-0" PANEL ANTENNA MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL 3-5 C07
- 11 (N) T-MOBILE AIR6419 PANEL ANTENNA MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL 1-3 C07
- 12 (N) T-MOBILE 4460 B25+B66 MOUNTED ON (N) MOUNT; (1) PER SECTOR, (3) TOTAL 6,7 C07
- 13 (N) T-MOBILE 4480 B71+B85 MOUNTED ON (N) MOUNT; (1) PER SECTOR, (3) TOTAL 7,8 C07
- 14 (N) T-MOBILE LOUVERED VENTS (TYP. OF 5)

EXISTING ANTENNA LAYOUT

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"



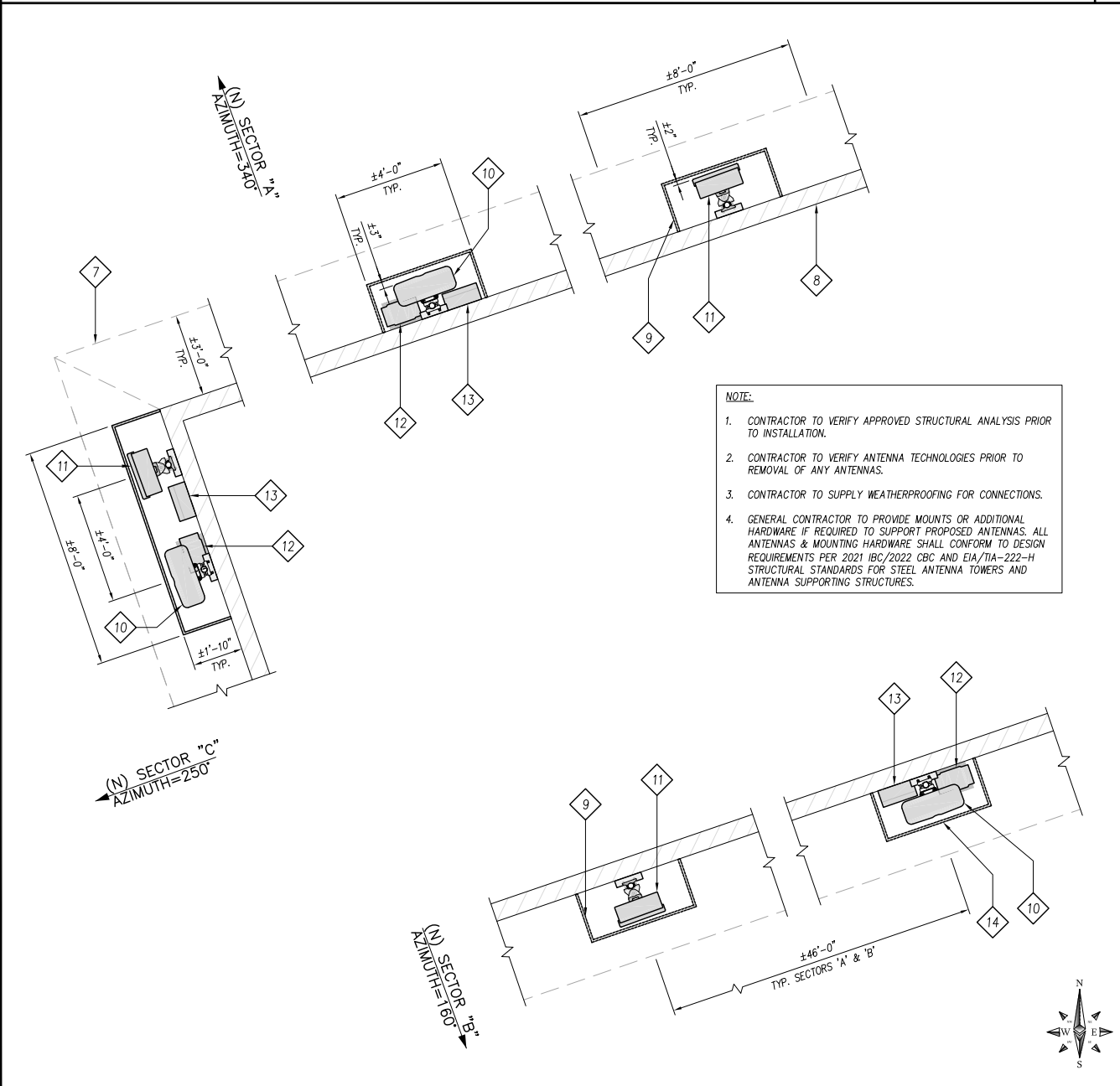
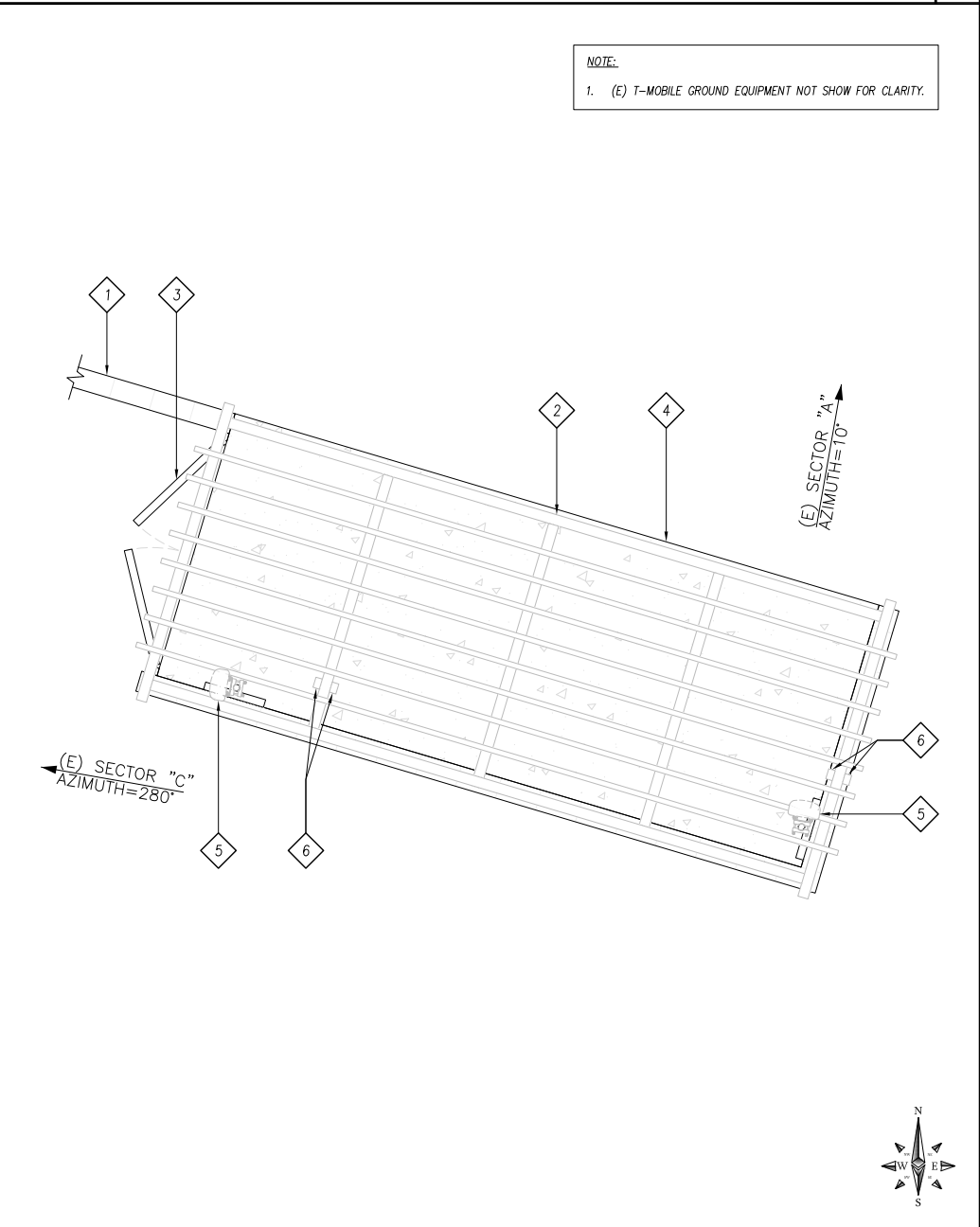
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NEW ANTENNA LAYOUT

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"



2



PRIVATE CONTRACT

ANTENNA LAYOUT FOR:

SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 11 OF 19 SHEETS

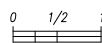
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C03



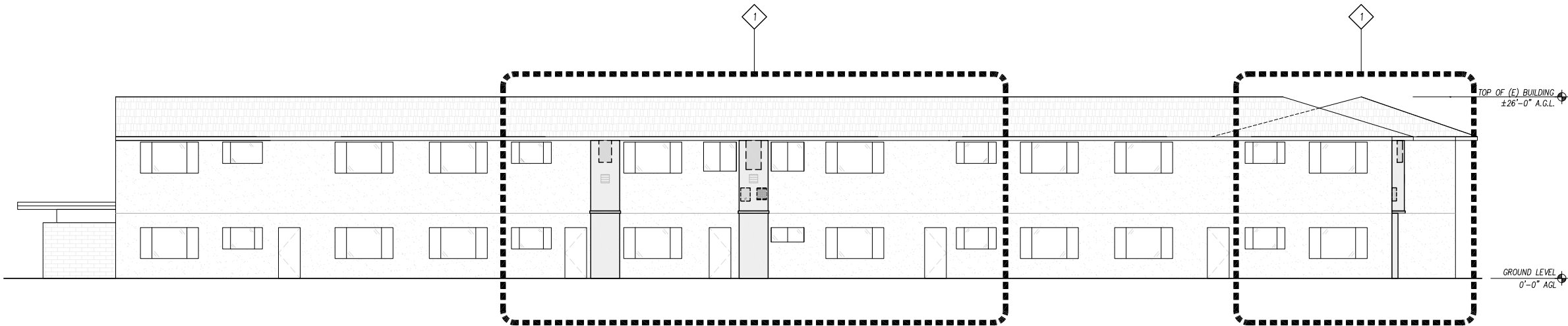
NORTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"



1 KEYNOTES:

1 FOR ENLARGED ELEVATION SEE: C05 C06



PRIVATE CONTRACT

ELEVATIONS FOR:

SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 12 OF 19 SHEETS

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C04

(REV. 3 01/06/2025)



EXISTING NORTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

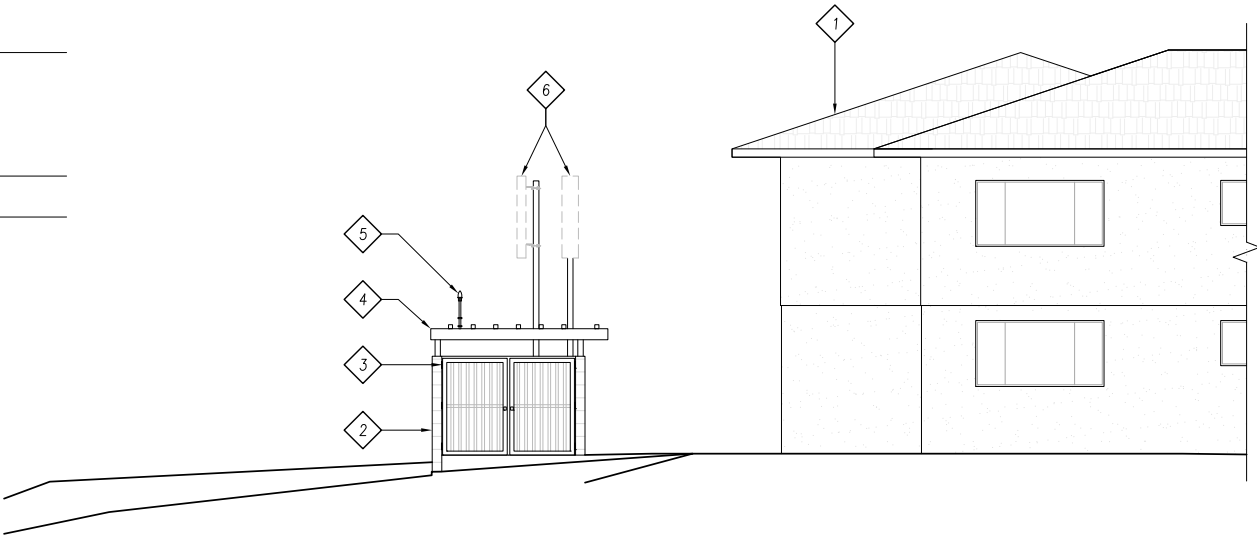
1 KEYNOTES:

TOP OF (E) BUILDING  
±26'-0" A.G.L.

TOP OF (E) T-MOBILE PANEL ANTENNAS  
±18'-6" A.G.L.

RAD. CENTER OF (E) T-MOBILE PANEL ANTENNAS  
16'-0" A.G.L.

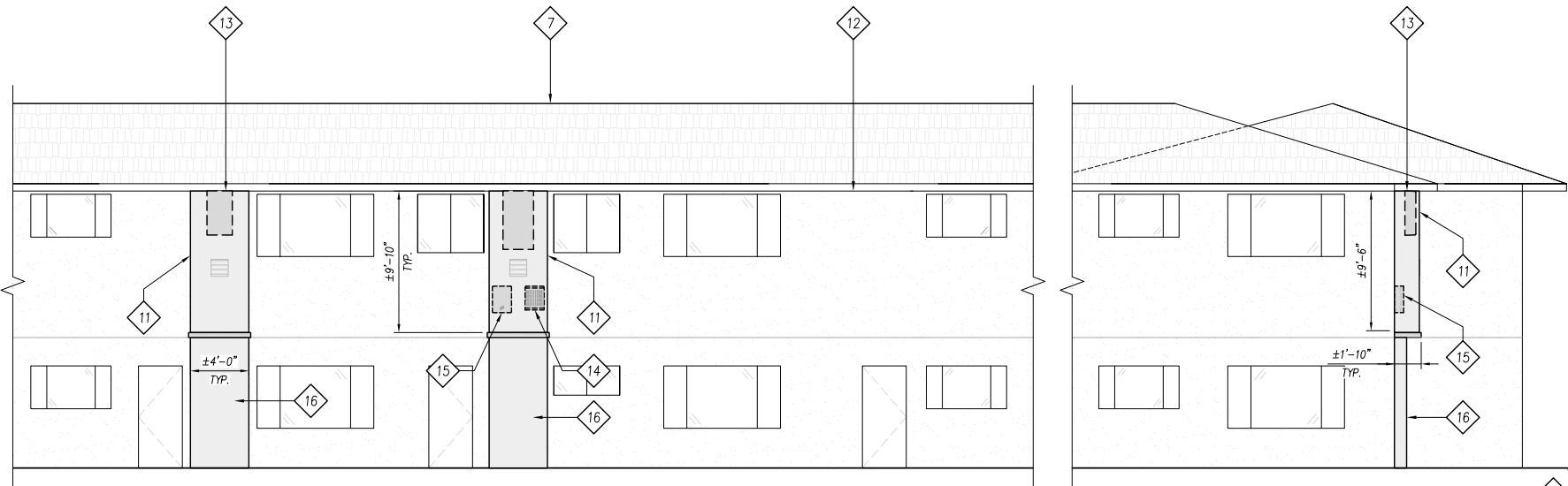
GROUND LEVEL  
0'-0" A.G.L.



NEW NORTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

2



TOP OF (E) BUILDING  
±25'-0" A.G.L.

TOP OF (N) T-MOBILE PANEL ANTENNAS  
±19'-0" A.G.L.

RAD. CENTER OF (N) T-MOBILE PANEL ANTENNAS  
17'-6" A.G.L.

RAD. CENTER OF (N) T-MOBILE PANEL ANTENNAS  
17'-0" A.G.L.

GROUND LEVEL  
0'-0" A.G.L.

PRIVATE CONTRACT

ELEVATIONS FOR:

SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 13 OF 19 SHEETS

PRJ NO.

PMT NO.

CONSTRUCTION CHANGE TABLE

EFFECTED OR ADDED SHEET NUMBERS

CC NO.

CHANGE

DATE

T-Mobile

smartlink

M SQUARED  
WIRELESS  
1387 CALLE AVANZADO  
SAN CLEMENTE CA 92873 (949) 391-8824

0 1/2 1

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

The City of  
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

REV	DATE	DESCRIPTION	BY
A	05/16/2023	90% CD'S FOR REVIEW	CP
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3	01/06/2025	100% CD'S PER JX COMMENTS	EZG

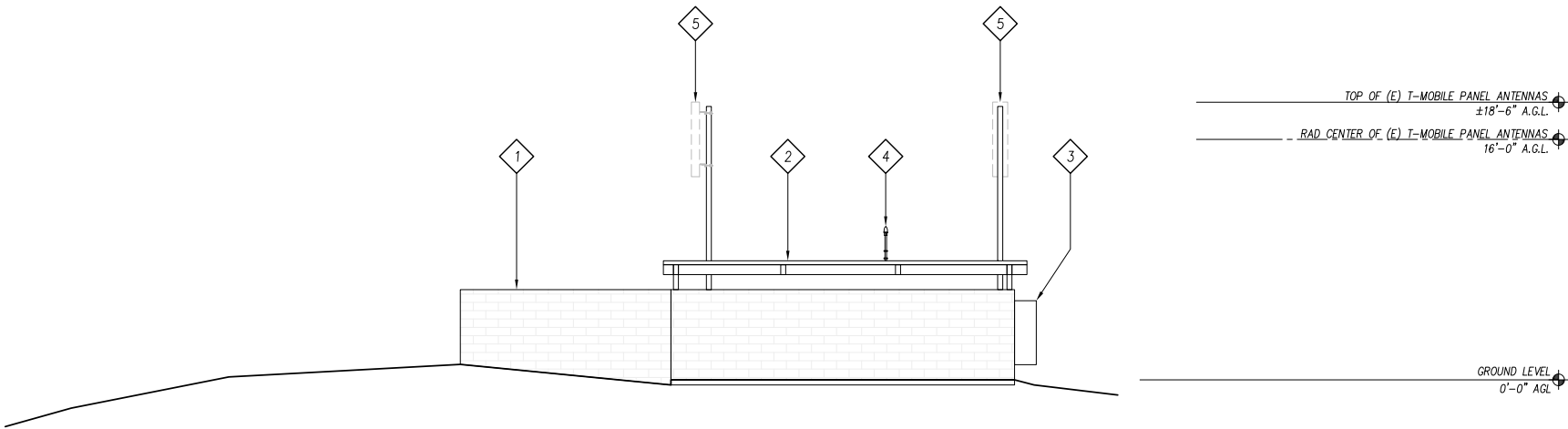
C05

EXISTING SOUTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



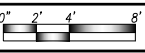
1 KEYNOTES:



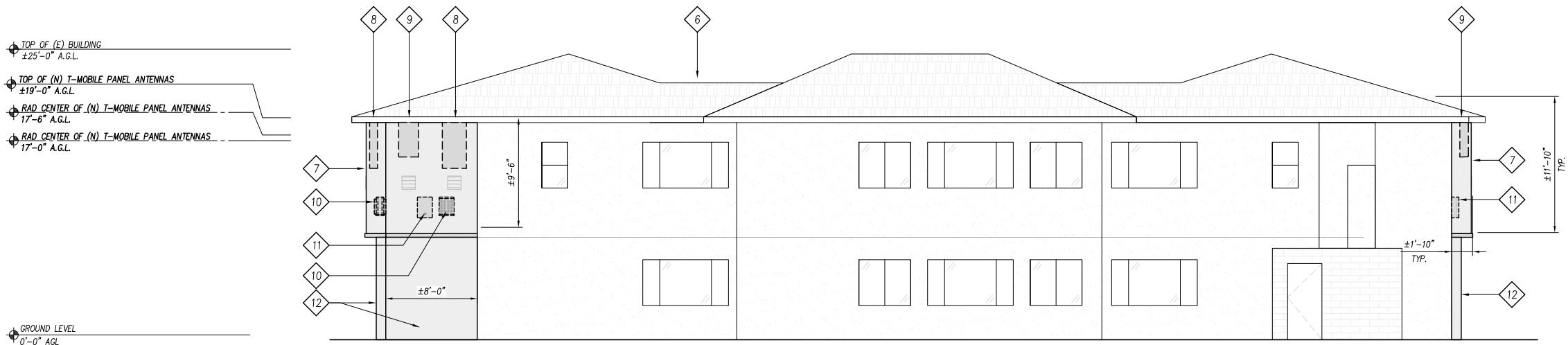
- 1 (E) CMU WALL; TYP.
- 2 (E) TRELLIS ROOF
- 3 (E) T-MOBILE TELCO BOX
- 4 (E) T-MOBILE GPS ANTENNA TO BE RELOCATED; (1) TOTAL
- 5 (E) T-MOBILE 5'-0" PANEL ANTENNA TO BE REMOVED; (1) PER SECTORS 'A' & 'C'; (2) TOTAL
- 6 (E) FINCH RESIDENCE HALL
- 7 (N) T-MOBILE FRP BOX SCREENED AND OPEN AT TOP & BOTTOM, TEXTURE AND COLOR TO MATCH (E) BUILDING; (2) PER SECTORS 'A' & 'B'; (1) PER SECTOR 'C'; (5) TOTAL; TYP.
- 8 (N) T-MOBILE 4'-0" PANEL ANTENNA MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL
- 9 (N) T-MOBILE AIR6419 PANEL ANTENNA MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL
- 10 (N) T-MOBILE 4460 B25+B66 MOUNTED ON (N) MOUNT; (1) PER SECTOR, (3) TOTAL
- 11 (N) T-MOBILE 4480 B71+B85 MOUNTED ON (N) MOUNT; (1) PER SECTOR, (3) TOTAL
- 12 (N) T-MOBILE WALL MOUNTED CABLE TRAY; (2) PER SECTORS 'A' & 'B'; (1) PER SECTOR 'C'; (5) TOTAL; TYP.

NEW SOUTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



2



PRIVATE CONTRACT

ELEVATIONS FOR:

SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 14 OF 19 SHEETS

PRJ NO.

PMT NO.

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The City of  
**SAN DIEGO**

DEVELOPMENT SERVICES DEPARTMENT

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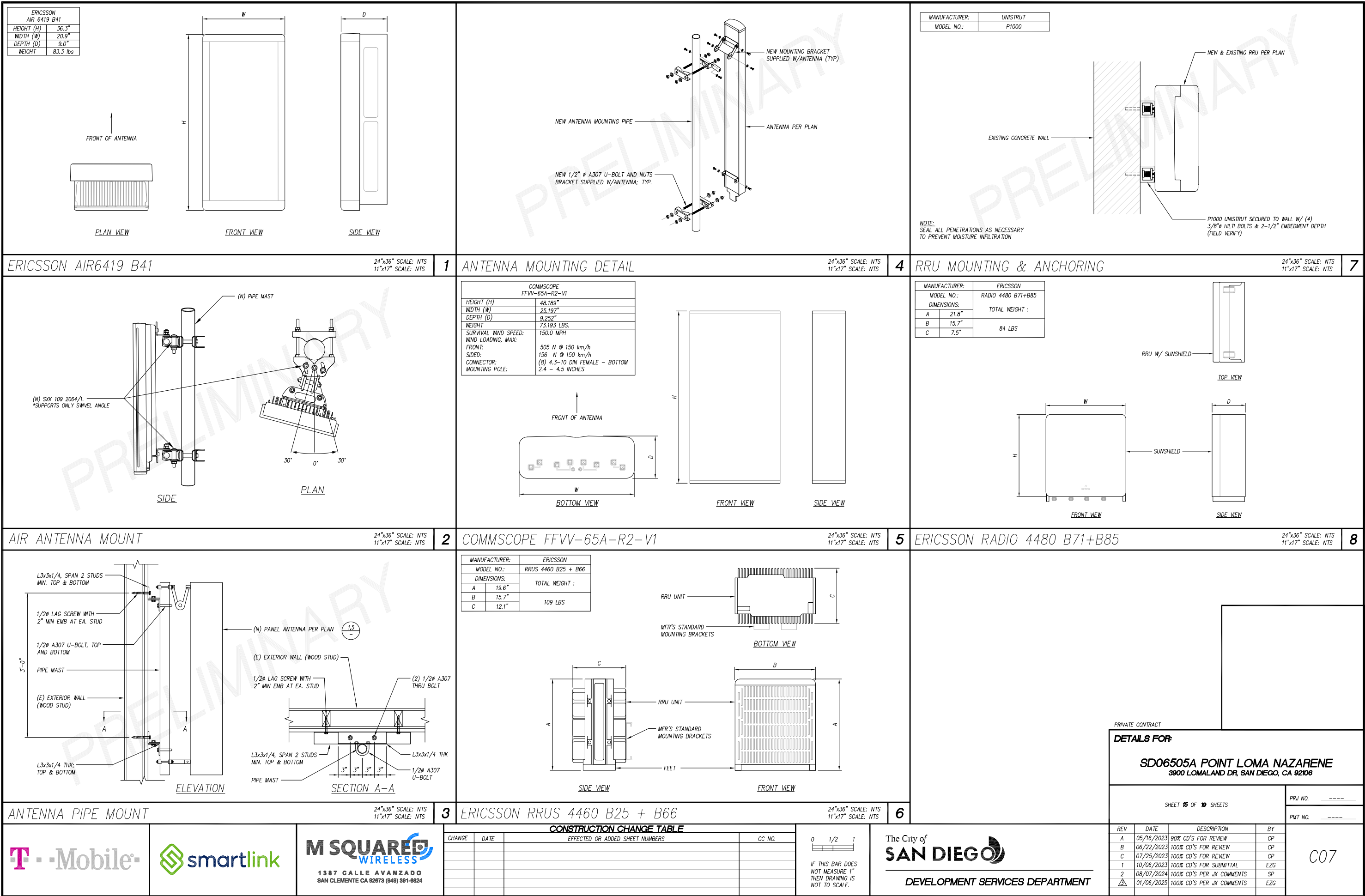
C06

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**M SQUARE**  
WIRELESS  
1387 CALLE AVANZADO  
SAN CLEMENTE CA 92873 (949) 391-8824

(REV. 3 01/06/2025)





ERICSSON ENCLOSURE B160	
HEIGHT (H)	63.25"
WIDTH (W)	26"
DEPTH (D)	26"
WEIGHT	295 lbs.
MAX WEIGHT	1500 lbs.

PLAN VIEW

FRONT VIEW

SIDE VIEW

ERICSSON ENCLOSURE 6160	
HEIGHT (H)	63.25"
WIDTH (W)	25.6"
DEPTH (D)	33.5"
WEIGHT	320 lbs.
MAX WEIGHT	1200 lbs.

PLAN VIEW

FRONT VIEW

SIDE VIEW

MANUFACTURER: CELL SITE INNOVATIONS

MODEL NO.: PSU 4813

DESCRIPTION: VOLTAGE BOOSTER

DIMENSIONS: 19"x13"

ERICSSON B160 BATTERY CABINET24"x36" SCALE: NTS11"x17" SCALE: NTS1ERICSSON ENCLOSURE 6160 CABINET24"x36" SCALE: NTS11"x17" SCALE: NTS4PSU 4813 VOLTAGE BOOSTER24"x36" SCALE: NTS11"x17" SCALE: NTS7

PLAN VIEW

FRONT VIEW

SIDE VIEW

NSB 190FT BATTERY INFORMATION:

(12) BATTERIES X 2 GAL = 24 GAL ELECTROLYTE TOTAL  
(190AH X 12V) / 1000 = 2.28 KWH (PER BATTERY)  
BATTERIES X 2.28 KWH = 27.36 KWH TOTAL

NORTHSTAR NSB 190FT RED BATTERY	
HEIGHT (H)	12.6"
WIDTH (W)	22.0"
DEPTH (D)	4.9"
WEIGHT	132 lbs.

MANUFACTURER: ERICSSON

MODEL NO.: RAN PROCESSOR 6651

BASEBAND CHARACTERISTICS:

- 19 INCH WIDE, 1U HIGH, <352MM DEEP
- 1 X 4X25 GBPS (QSFP28)
- 3 X 25/10/10GBPS PORTS (SFP28/SFP+/SFP)
- 1 X 100MBPS/1GBPS RJ45 ELECTRICAL PORT
- SUPPORT FOR NR (5G HIGH/MID/LOW BAND) OR LTE
- SUPPORT FOR MIXED MODE BASEBAND NR (5G) + LTE
- 12 X 2.5/4.9/9.8/10.1/10.3/24.3/25 GBPS RADIO INTERFACE PORTS
  - 0 12 CPRI PORTS OR
  - 0 12 ECPRI PORTS OR
  - 0 12 PORTS WITH A MIX OF CPRI AND ECPRI

INSTALL TO STANDARD FIF RACK/CABINET WITH FIF RACK BRACKET AND (4) 10-32 THREAD SCREWS, (2) PER SIDE.

6651 BASEBAND UNIT

FRONT VIEW

MANUFACTURER: ERICSSON

MODEL NO.: 6601 MAIN UNIT

DIMENSIONS (HxWxD): 2.59" x 18.9" x 13.7"

WEIGHT: 23.15 LBS

- INSTALL INSIDE NEW RACK/CABINET.
- INSTALLATION INTO EXISTING CABINET OR RACK REQUIRES NO SPECIAL INSPECTIONS.

FRONT VIEW

POWER DISTRIBUTION UNIT

NSB 190 FT RED BATTERY24"x36" SCALE: NTS11"x17" SCALE: NTS26651 BASEBAND UNIT24"x36" SCALE: NTS11"x17" SCALE: NTS5ERICSSON RBS 660124"x36" SCALE: NTS11"x17" SCALE: NTS8

EQUIPMENT CABINET

(E) SLAB

HILTI KWIK BOLT-T22 (4 BOLTS)  
USE S.S. KB-T22 FOR OUTDOOR APPLICATION. ENSURE ALL BOLTS HAVE AT LEAST 6" EDGE DISTANCE IN ALL DIRECTIONS

SEE TABLE

ANCHOR SCHEDULE (1)		
BOLT DIA.	HOLE DIA.	"E" EMBEDMENT
1/2"	1/2"	2"

(1) INFORMATION SHOWN IN THIS TABLE IS IN ACCORDANCE WITH:  
HILTI KWIK BOLT-T22 (ESR-4266)

MANUFACTURER: NOKIA

MODEL NO.: 7250 IXR-E ROUTER

DIMENSIONS (HxWxD): 1.75" x 10" x 17.5"

WEIGHT: 10 LBS

- INSTALL INSIDE NEW RACK/CABINET.
- INSTALLATION INTO EXISTING CABINET OR RACK REQUIRES NO SPECIAL INSPECTIONS.

INSTALL TO STANDARD FIF RACK/CABINET WITH FIF RACK BRACKET AND (4) 10-32 THREAD SCREWS, (2) PER SIDE.

FRONT VIEW

PRIVATE CONTRACT

DETAILS FOR:

SD06505A POINT LOMA NAZARENE

3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 16 OF 19 SHEETS

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

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

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C08

CABINET ANCHORAGE24"x36" SCALE: NTS11"x17" SCALE: NTS3NOKIA 7250 IXR-E ROUTER24"x36" SCALE: NTS11"x17" SCALE: NTS6

CONSTRUCTION CHANGE TABLE		
CHANGE	DATE	CC NO.

0 1/2 1

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The City of SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

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M SQUARE WIRELESS

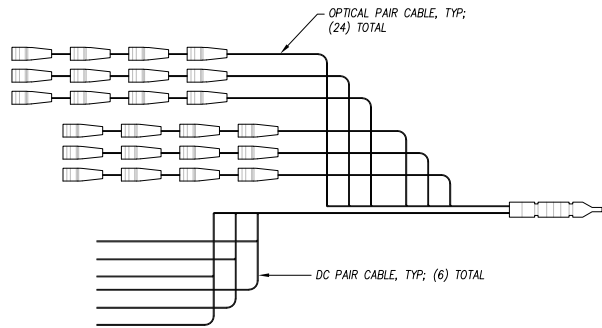
1387 CALLE AVANZADO

SAN CLEMENTE CA 92073 (949) 391-8824

REV 3 01/06/2025

Development Services Department

MANUFACTURER:	COMMSCOPE	NWS	RFS
OUTER DIAMETER INCH. NOMINAL:	1.67	1.79	1.99
LB/FT:	2.217	2.65	2.5
DC PAIRS:	6 (4AWG)	6 (4AWG)	6 (4AWG)
FIBER TYPE:	SM	SM	SM
FIBER OPTIC PAIRS:	24	24	24
FIBER TERM. TOWER TOP:	ODC-PLUG	ODC-PLUG	ODC-PLUG
FIBER TERM. CABINET:	DLC	DLC	DLC

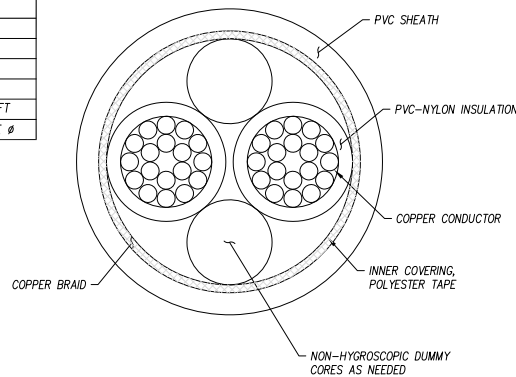


HCS 6X24

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

1

MANUFACTURER:	ERICSSON
MODEL NO.:	UTDC1C_300M
OUTER DIAMETER (NOMINAL):	.87"
OUTER DIAMETER (MIN):	.82"
OUTER DIAMETER (MAX):	.91"
OPERATING VOLTAGE:	48 V DC
MAX. RATED VOLTAGE:	0.6 kV RMS
RESISTANCE:	0.25 $\Omega$ /ft
CURRENT RATING:	95 A
NOMINAL CABLE WEIGHT:	.548 LBS/FT
MIN. BENDING RADIUS:	10 X CABLE $\phi$

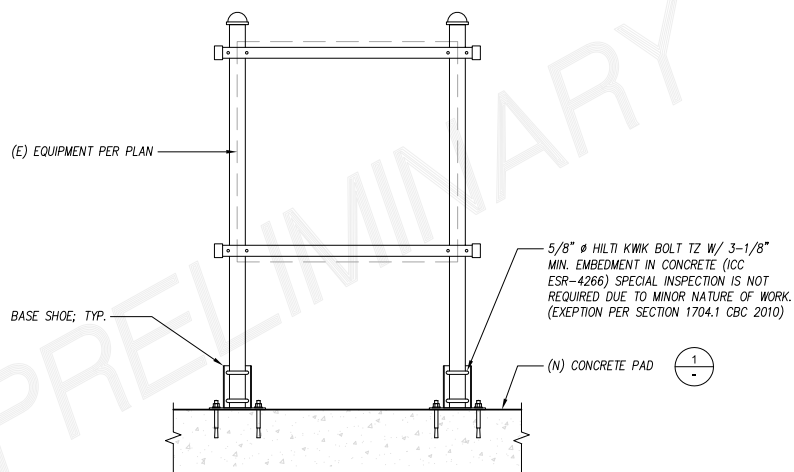


CROSS SECTION

4AWG DC PAIR CABLE

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

2



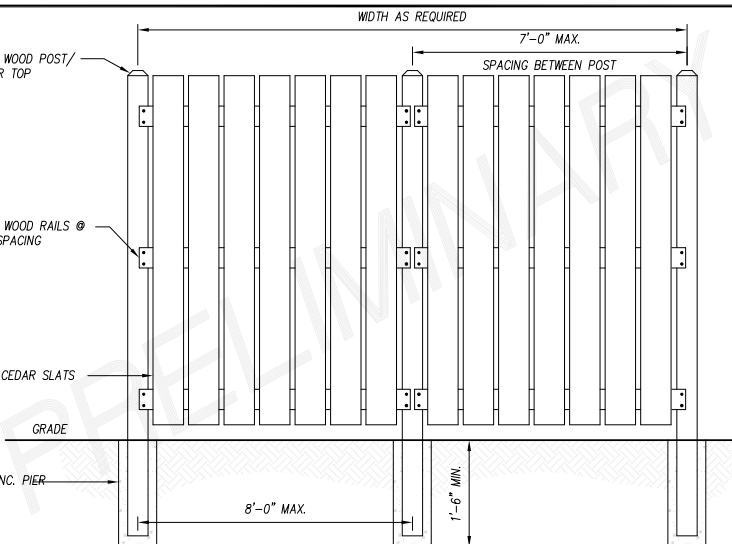
H-FRAME ANCHORAGE

3

CONCRETE EQUIPMENT PAD

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

4



WOODEN FENCE DETAIL

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

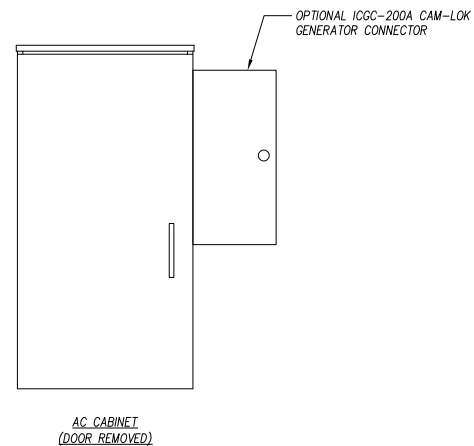
5

DELTA POWER PEDESTAL CABINET

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

7

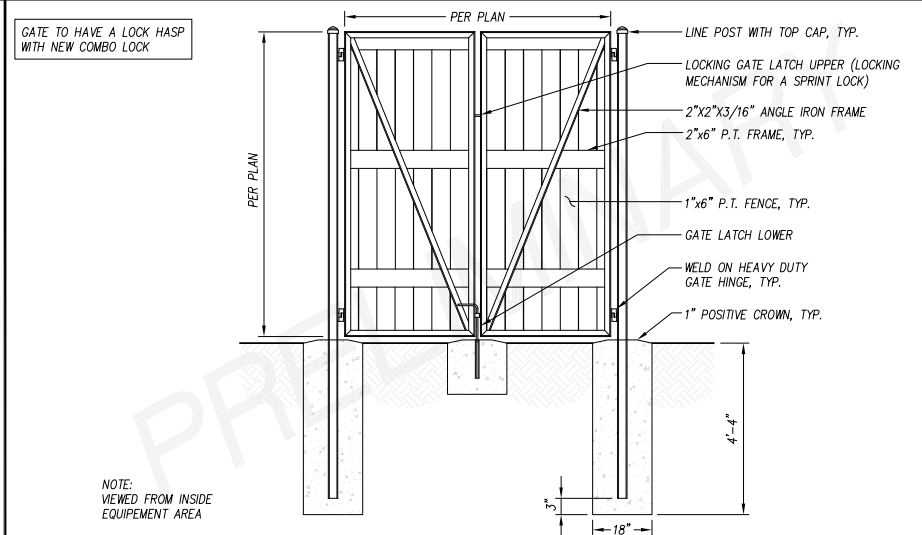
DELTA PPC	
HEIGHT (H)	40.0"
WIDTH (W)	20.0"
DEPTH (D)	10.0"
WEIGHT	75 lbs.



WOODEN DOUBLE ACCESS GATE

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

6



NOTE:  
MAINTAIN MINIMUM 3" COVER  
AT ALL REINFORCING STEEL

SLAB PLAN VIEW

10'-0" x 6'-0", 3000 PSI,  
12" THICK CONCRETE SLAB

PREPARE SUBGRADE AS SPECIFIED BY  
GEOTECHNICAL ENGINEER'S REPORT

SLAB SECTION VIEW



(REV. 3 01/06/2023)



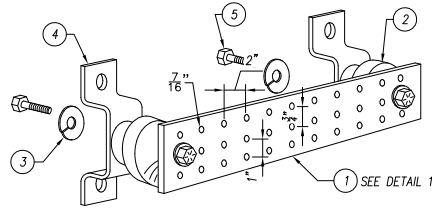
CONSTRUCTION CHANGE TABLE			CC NO.
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0 1/2 1  
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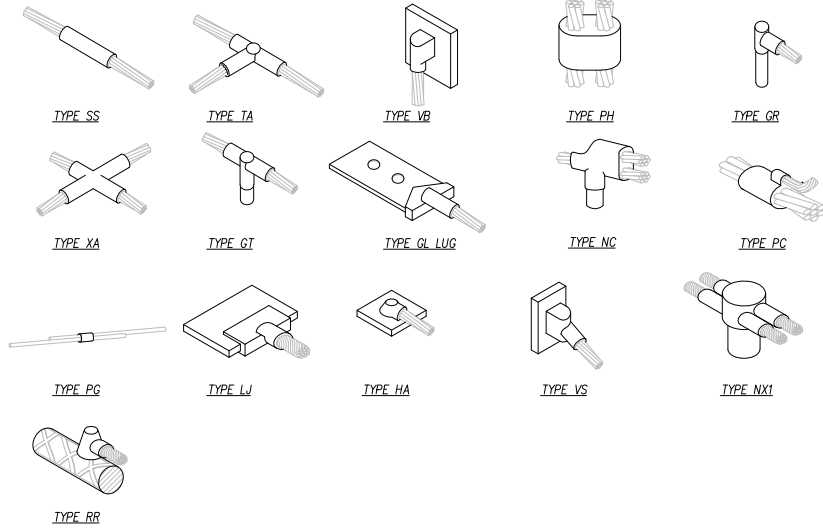
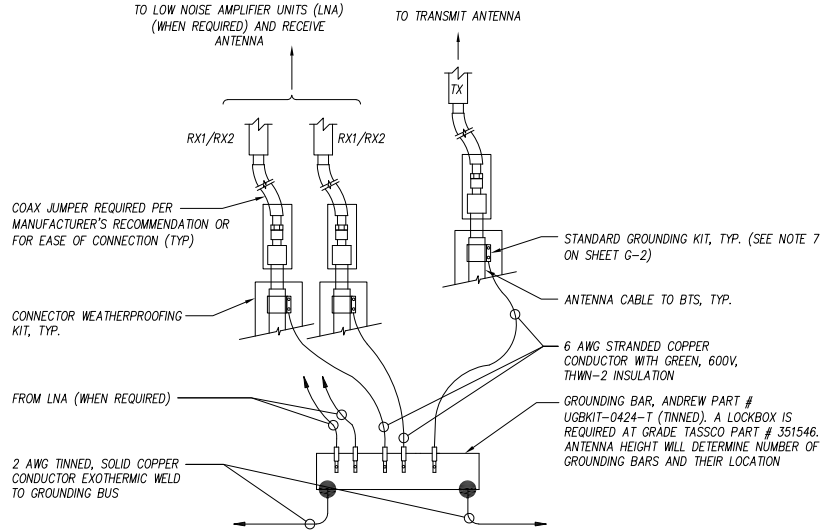
PRIVATE CONTRACT			
DETAILS FOR:			
SD06505A POINT LOMA NAZARENE 3900 LOMALAND DR, SAN DIEGO, CA 92106			
SHEET 17 OF 19 SHEETS			PRJ NO. _____
			PMT NO. _____
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C09



LEGEND:

1. COPPER GROUND BAR, 1/4"x 4"x 20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL
3. 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 OR EQUAL WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056 OR EQUAL
4. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1 OR EQUAL
5. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPOLE STRUCTURE. CONNECTION TO TOWER/MONOPOLE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS



GROUNDING BAR DETAIL

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

1

GROUNDING BAR CONNECTION

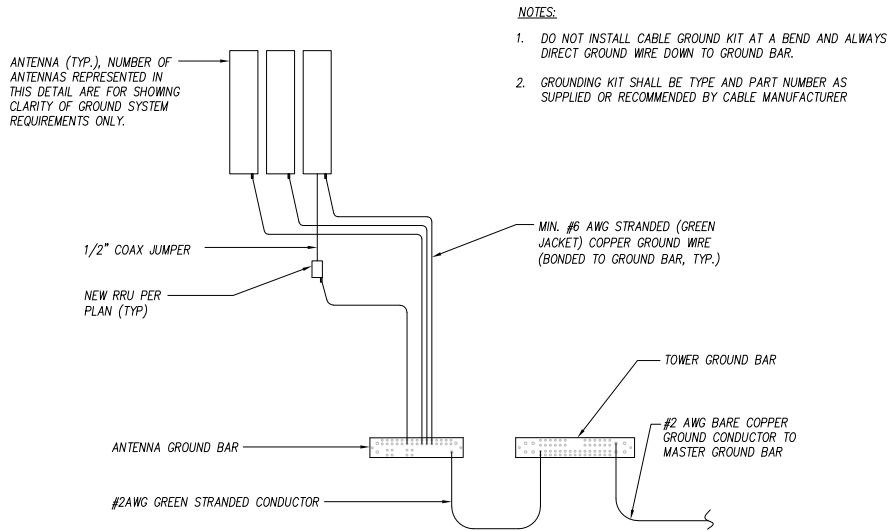
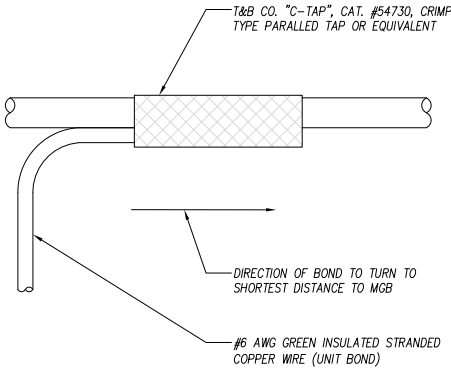
24"x36" SCALE: NTS  
11"x17" SCALE: NTS

4

TYPICAL CADWELD TYPES

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

7



NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER

GROUNDING WIRE CONNECTION

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

2

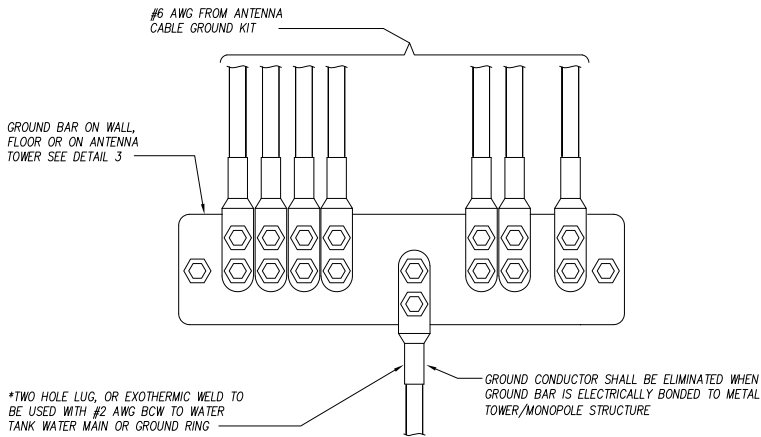
ANTENNA GROUNDING PLAN

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

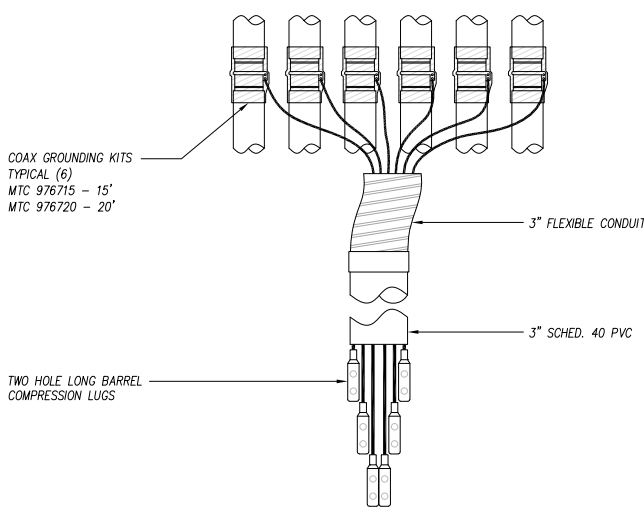
5

NOT USED

8



\* — GROUND BARS AT THE BOTTOM OF TOWERS/MONOPOLES SHALL ONLY USE EXOTHERMIC WELDS.



WIRE TO GROUND BAR CONNECTION

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

3

COAX GROUND KIT

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

6

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The City of  
**SAN DIEGO**  
DEVELOPMENT SERVICES DEPARTMENT

PRIVATE CONTRACT  
**GROUNDING DETAILS FOR:**  
**SD06505A POINT LOMA NAZARENE**  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 18 OF 19 SHEETS

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

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

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C10

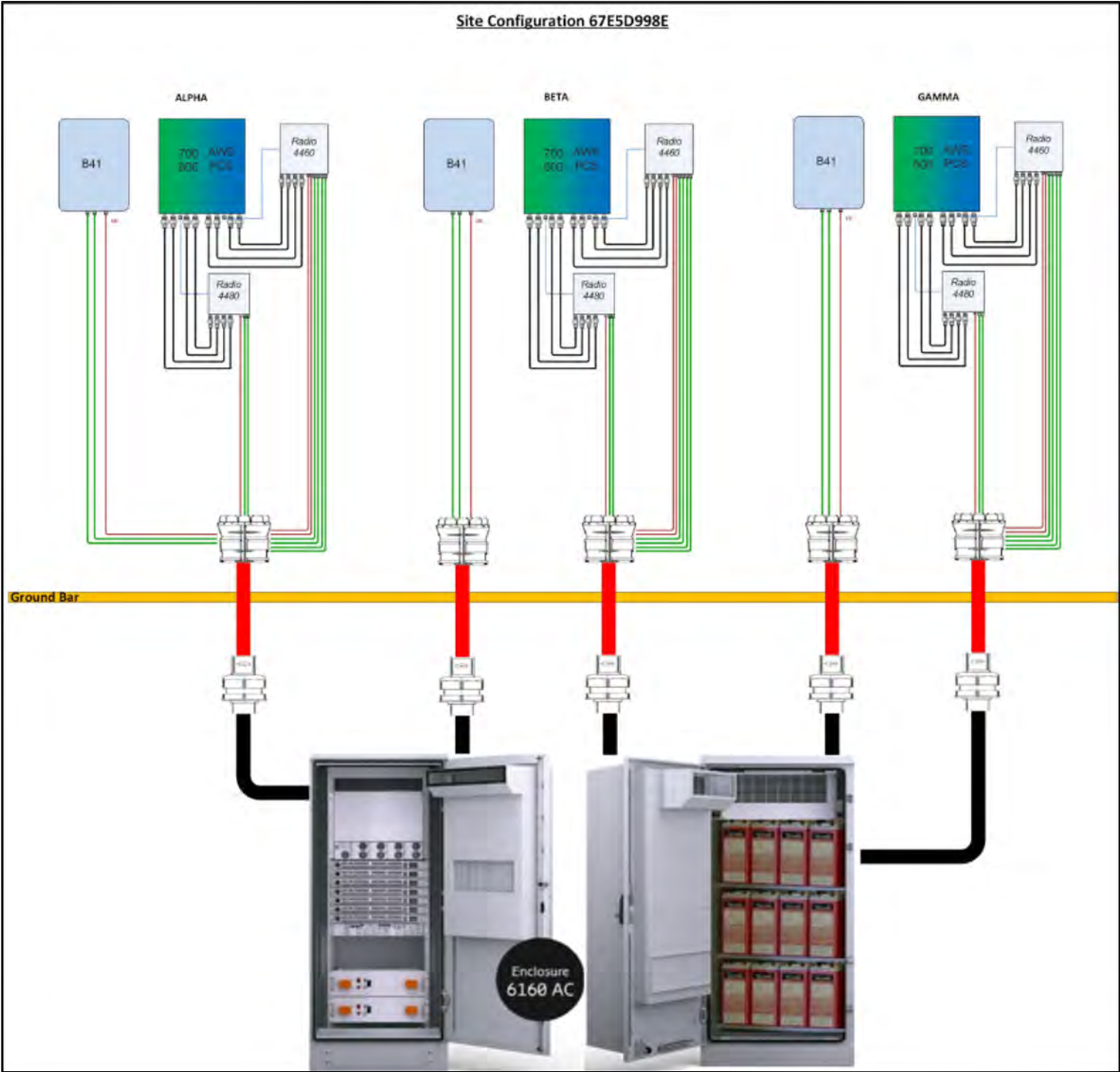
(REV 3 01/06/2025)

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**M SQUARED**  
WIRELESS  
1387 CALLE AVANZADO  
SAN CLEMENTE CA 92873 (949) 391-8824

CABLE LINE DIAGRAM



PRIVATE CONTRACT

CABLE LINE DIAGRAM FOR:

SD06505A POINT LOMA NAZARENE  
3900 LOMALAND DR, SAN DIEGO, CA 92106

SHEET 10 OF 10 SHEETS

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

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(REV. 3 01/06/2025)



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**SAN DIEGO**

DEVELOPMENT SERVICES DEPARTMENT

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C11