



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 13, 2025 REPORT NO. PC-25-055

HEARING DATE: November 20, 2025

SUBJECT: T-MOBILE PRESIDIO PARK, Process Four Decision

PROJECT NUMBER: [PRJ-1102178](#)

OWNER/APPLICANT: City of San Diego, Owner, and T-Mobile West, LLC, Permittee

SUMMARY

Issue(s): SHOULD THE PLANNING COMMISSION APPROVE THE MODIFICATION OF AN EXISTING T-MOBILE WIRELESS COMMUNICATION FACILITY (WCF) LOCATED AT [2833 Whitman Street](#) in the [OLD TOWN SAN DIEGO COMMUNITY PLAN AREA](#)?

Proposed Actions:

1. APPROVE Conditional Use Permit (CUP) No. 3249929,
2. APPROVE Site Development Permit (SDP) No. 3381217,
3. APPROVE Neighborhood Development Permit (NDP) No. 3381218.

Fiscal Considerations: All cost 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 WCF and is not associated with residential development.

Community Planning Group Recommendation: On September 10, the Old Town San Diego Community Planning Group voted 7-0-0 to recommend approval of the project, with the condition to approve plan as presented in documents.

Environmental Impact:

The City of San Diego determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302 (Replacement and Reconstruction). The environmental exemption determination for this project was made September 2, 2025, and the opportunity to appeal that determination ended on September 16, 2025

(Attachment 7).

BACKGROUND

The project is located in Presidio Park (Park), across from the Presidio Recreation Center at 2833 Whitman Street in the OTOP-1-1 (Old Town Open Space-Park) Zone, FAA Part 77 Noticing Area to San Diego International Airport Lindbergh Field and Naval Air Station North Island and a designated historical resource (HRB#35) within the Old Town San Diego Community Plan. The Park is used as a baseball field used by both baseball and softball leagues with a total of six 56-foot-high athletic field lights (AFLs) to illuminate the field.

The project has an existing permit approved in 2011 for a Neighborhood Use Permit (NUP) and a Site Development Permit (SDP). The existing 214 sq-ft equipment enclosure associated with this WCF is completely concealed inside an existing enclosure designed to maintain the architectural character of Old Town Presidio Parks' historic atmosphere and will not expand as part of this project. The existing enclosure is painted a light sand shell white color and has a single barrel clay tile gable roof, solid core wood doors, exposed wood headers, faux windows with black wrought iron grill and a black wrought iron grille for ventilation. The Project requires a CUP, SDP and a NDP in accordance with a Process 4 per the Land Development Code Sections [126.0304](#), [126.0404](#), [126.0505](#), and [141.0420](#).

DISCUSSION

Project Description:

T-Mobile is proposing to modify an existing WCF designed as an existing AFL supporting three existing panel antennas. The modifications of the WCF include removing the three existing antennas and proposing six new panel antennas, six radios, and 6 amplifiers within a new 16' antenna shroud (1 new Fiberglass Reinforced Plastic (FRP) radome). Per the [Wireless Communication Facility Guidelines](#) (Guidelines) the height of the shroud should be the dimension of one-fourth the pole on City park sites. The antennas will be pole mounted directly onto the AFL not to exceed nine inches in depth from the pole. The AFL would appear just like the other lights on the field with minimal visual impact. The existing 214-square foot equipment enclosure had been designed to accommodate T-Mobile's equipment and to also function as a park storage. The existing enclosure will remain the same square footage and will not be modified. All elements are designed to match the existing park setting (Figure 1). The equipment inside the enclosure is being modified with one cabinet being replaced with two smaller cabinets.

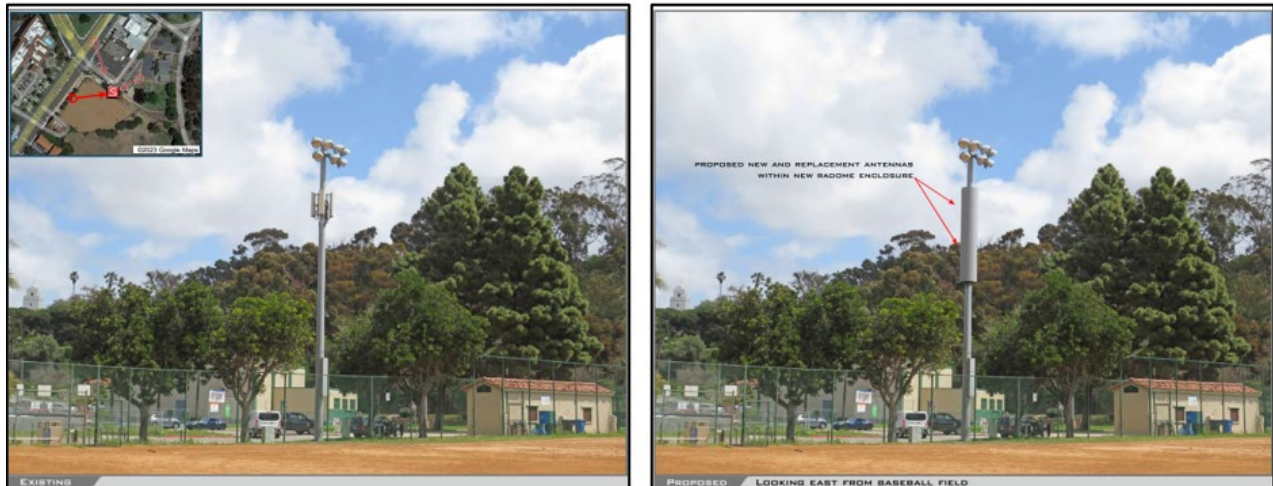


Figure 1: Existing and proposed photosimulation, looking east from the baseball field/near Taylor St.

The project complies with the Guidelines concerning the design type of Athletic Field Lights. The antennas are below the light source and are mounted as close as possible to the pole within a shroud no larger than 38 inches in diameter. No parts of the WCF on the pole shall be visibly mounted to the pole besides the shroud. The shroud does exceed the maximum allowed dimension, which is the preferred design by Parks and Recs as the asset owner to minimize the WCF visual impact and is allowed with an SDP as a deviation. The shroud will be painted to match the pole and thus the WCF complies with the AFL guidelines.

The land uses surrounding the site consist of community commercial - residential permitted (0-25 du/ac) and community commercial – residential prohibited developments to the north and west, park - City to the east (Presidio Park) and to the south is both community commercial – residential permitted (0-25 du/ac) and park - State (Old Town San Diego State Historic Park) and residential – low (5-9 du/ac) and low medium (10-15 du/ac) (Attachment 2).

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 an open space park zone or OTOP-1-1 without residential development, which is a Preference Four requiring a Process 4 approval.

The Project requires the following permits:

Required Permits	Basis
Conditional Use Permit	The WCF is located in an open space zone SDMC section 141.0420(c)(2)(C)
Site Development Permit	Designated Historic Resource with deviations: The shroud length exceeds the maximum dimensions of ¼ of the overall pole height for City park sites; proposed is 16 feet, maximum dimension is 14 feet. Table 143-02A(7) and Guidelines (page 22(d))
Neighborhood Development Permit	The proposed equipment enclosure is located above ground and on dedicated parkland. SDMC section 141.0420(g)(2)

In accordance with San Diego Municipal Code (SDMC) section 141.0420(c)(2)(C), the project as designed requires a CUP because the WCF is located in an open space zone. Pursuant to SDMC section 126.0602, the project necessitates an SDP because the site is a designated historic resource and requires a deviation from the Guidelines. The deviation is because the shroud length exceeds the maximum dimensions allowed by the Guidelines. The Guidelines mandate antenna shroud length may be one-fourth of the overall pole height on City park sites. The proposed shroud is 16 feet, and the maximum dimension allowed is 14 feet. The existing 56-foot AFL will remain in place with the light fixtures mounted at the top, with the addition of the shroud below. There will be no height change, and it is visually compatible with the existing vertical elements on and around the project site. Additionally, this project requires an NDP because the proposed equipment enclosure is located above ground and on dedicated parkland. Per SDMC Section 141.0420(g)(2), if the proposed wireless communication facility would be located on dedicated parkland subject to San Diego Charter Section 55, equipment enclosures shall be placed underground unless the Parks and Recreation Department Director, or their designee, determines that an above-ground equipment enclosure would not violate Charter Section 55, and a NDP is granted in accordance with SDMC Section 126.0402. The proposed equipment enclosure is above ground, and the Parks and Recreation Director, or designee, needs to determine that an above-ground equipment enclosure doesn't violate Charter Section 55. Park and Recreation staff designated to review this project have cleared their comments and support the above-ground equipment enclosure. Park and Recreation staff are considered designees, and their support for the equipment enclosure is documented in the City's review. For this Project, Park and Recreation staff concluded that the WCF equipment operation and design do not violate Charter Section 55. Staff acknowledges the applicant's and Park and Recreation's efforts to reduce park-related disturbances. In accordance with [SDMC Section 112.0103\(a\)](#), when an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker.

The project site is a designated historic resource and is listed as HRB site #35. As a designated historic resource, all work must be reviewed by historic staff for conformance with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3, Division 2) and the U.S. Secretary of the Interior's Standards. If the proposed project deviates from the City's Historic Resources Regulations and does

not comply with the U.S. Secretary of Interior's Standards, an SDP, Process 4 is required pursuant to SDMC 143.0210(e)(2). Historic staff has reviewed and determined that the project as presented is consistent with the City's Historic Resources Regulations and the U.S. Secretary of the Interior's Standards and is therefore exempt from the requirement to obtain an SDP in accordance with SDMC Section 143.0220.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standard for such emissions." A Radio Frequency – Electromagnetic Energy Compliance Report revised June 30, 2023, from Global Technology Associates (GTA), was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the proposed changes. The report will be stamped as Exhibit "A" and provided within the project file.

Community Plan Analysis:

The [Old Town San Diego Community Plan](#) does not address communication antennas as a specific land use. However the City of San Diego's General Plan ([Section UD-A.17](#)) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with WCFs shall be concealed from view. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts and assure the continued public health, safety and welfare, including but not limited to setback limitations, concealment requirements, and electromagnetic fields controls. The intent of the regulations is, among other things, to camouflage facilities from public view.

The General Plan, Section L, Information Infrastructure, Policy PF-L.5, indicates that the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. The City will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional infrastructure, such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, televisions, video, satellites, personal digital assistants, the internet, personal computers, and other technical devices have created a new era of unlimited interactive communications possibilities. Planning, providing, and supporting communication and information infrastructure will provide a vital framework for economic growth, educational opportunities, integrated development patterns, and quality of life issues in San Diego. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

The project design consists of pole mounted antennas concealed in a shroud, paint and color matched to the existing 56-foot-high athletic field light. The proposed design to replace an existing

vertical element can be supported considering how little visual impact it will have to Presidio Park and the adjacent views. Given the presence of other AFLs with similar heights, the AFL will harmoniously integrate with the surrounding environment. All exposed cables, antennas, brackets, supports, RRUs, supplemental equipment and mounting apparatus will be concealed since they are hidden within a new antenna shroud or within the pole, entirely concealing the antennas from public view, and potential visual impacts will be minimized. The associated existing equipment enclosure has been designed with architectural features reminiscent of Old Town San Diego such as having light sand shell white paint color, a single barrel clay tile gable roof, solid core wood doors, exposed wood headers, faux windows with black wrought iron grill and a black wrought iron grille for ventilation (Attachment 12). Therefore, the design of the project is visually compatible with the existing vertical elements on and around the project site and staff has determined that the proposed WCF has been designed to the extent possible to be integrated and respectful to the neighborhood context.

Project Related Issues:

Deviations - An applicant may request deviations from the applicable development regulations with a SDP decided in accordance with Process Four, provided that the findings in SDMC Section 126.0505 are made. The following Table 1 is a matrix of the proposed deviation, which is followed by the justification for the requested deviation:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
AFL Shroud size in Parks	WCF Guidelines	¼ of pole height – 14- feet	16-feet

Justification:

Per the WCF Guidelines, the maximum dimension for an antenna shroud on AFLs in a park is one-fourth of the pole height. For this project the pole is 56-feet tall which means the maximum allowed dimension for the shroud is 14-feet long. The proposed shroud is 16-feet and will conceal the antennas, amplifiers and radios. Initially the radios were proposed to be unconcealed on the pole, but Parks and Recreation Department requested all the equipment be concealed. The additional 2 feet for the shroud is required for complete concealment and is preferable to the Parks and Recreation Department. This helps minimize the visual impact and will completely obscure the antennas from public view – and complies with Section UD-A.17. Additionally, the shroud will be painted and textured to match the new light pole, further reducing its visual presence in the landscape.

T-Mobile plans to continue the coverage for critical voice and data service throughout the greater Old Town area. The Project will target the immediate community such as Old Town and north of the San Diego River valley and including major highways and roads such as Interstate 5, Interstate 8 and portions of Morena Boulevard and Friars Road. The site is an integral part of telecommunication

networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the coverage provided on the property (Attachment 6).

City staff has analyzed the above deviation and determined it is consistent with the goals and recommendations of the General Plan Section UD-A.17, the Old Town San Diego Community Plan and the purpose and intent of the Wireless Communications Ordinance. The project has been designed to integrate into the surrounding community and would not adversely impact the public's health or safety.

Conclusion:

The project's design effectively integrates with the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance (SDMC Section 141.0420), the Wireless Design Guidelines and Council Policy 600-43. City staff has prepared draft findings in the affirmative to approve the project and recommends approval of CUP No. 3249929, SDP No. 3381217, and NDP No. 3381218 (Attachments 4 and 5).

ALTERNATIVES

1. Approve CUP No. 3249929, SDP No. 3381217, and NDP No. 3381218, with modifications.
2. Deny CUP No. 3249929, SDP No. 3381217, and NDP No. 3381218, 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:

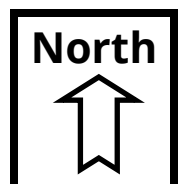
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Permit Resolution with Findings
5. Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Community Planning Group Recommendation

10. Photo Survey
11. Photo Simulations
12. Project Plans



Project Location

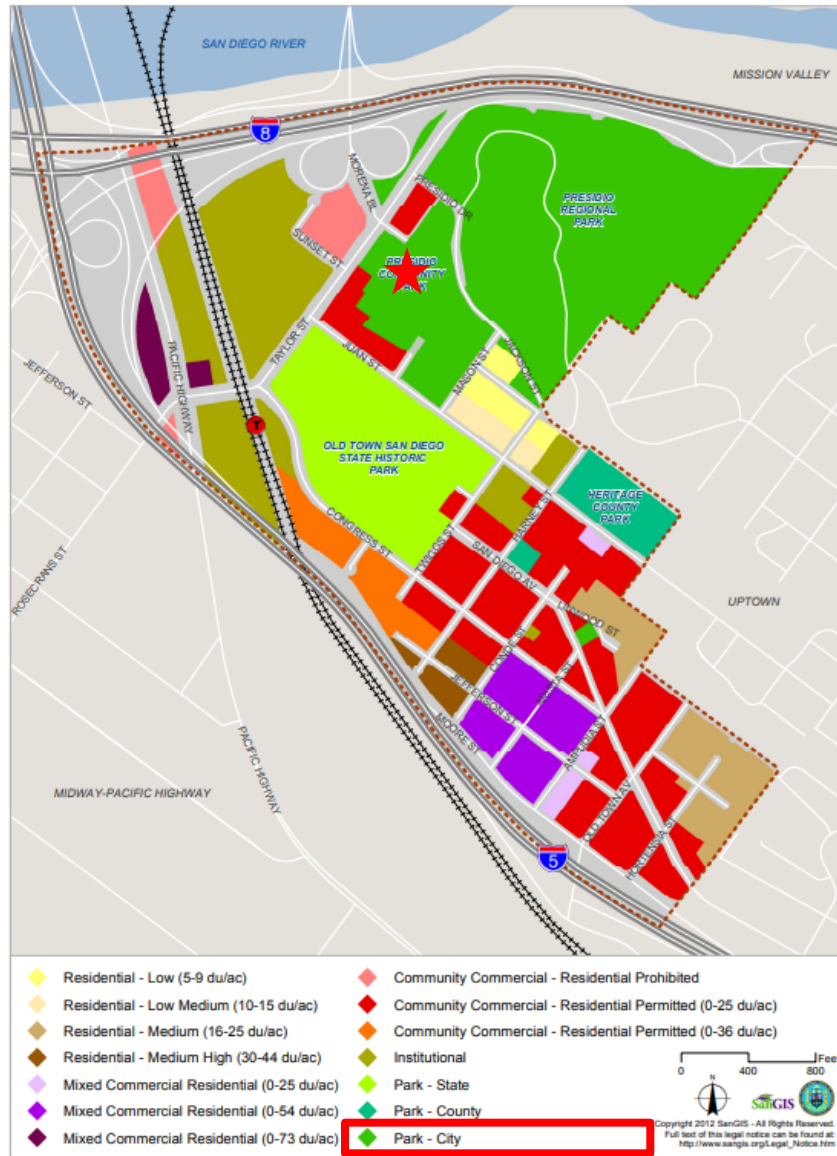
T-Mobile Presidio Park
2833 Whitman Street
Project No. PRJ-1102178



OLD TOWN
SAN DIEGO

LAND USE
Plan Land Use 3

FIGURE 3-1: LAND USE MAP



Old Town San Diego Community Plan | 39

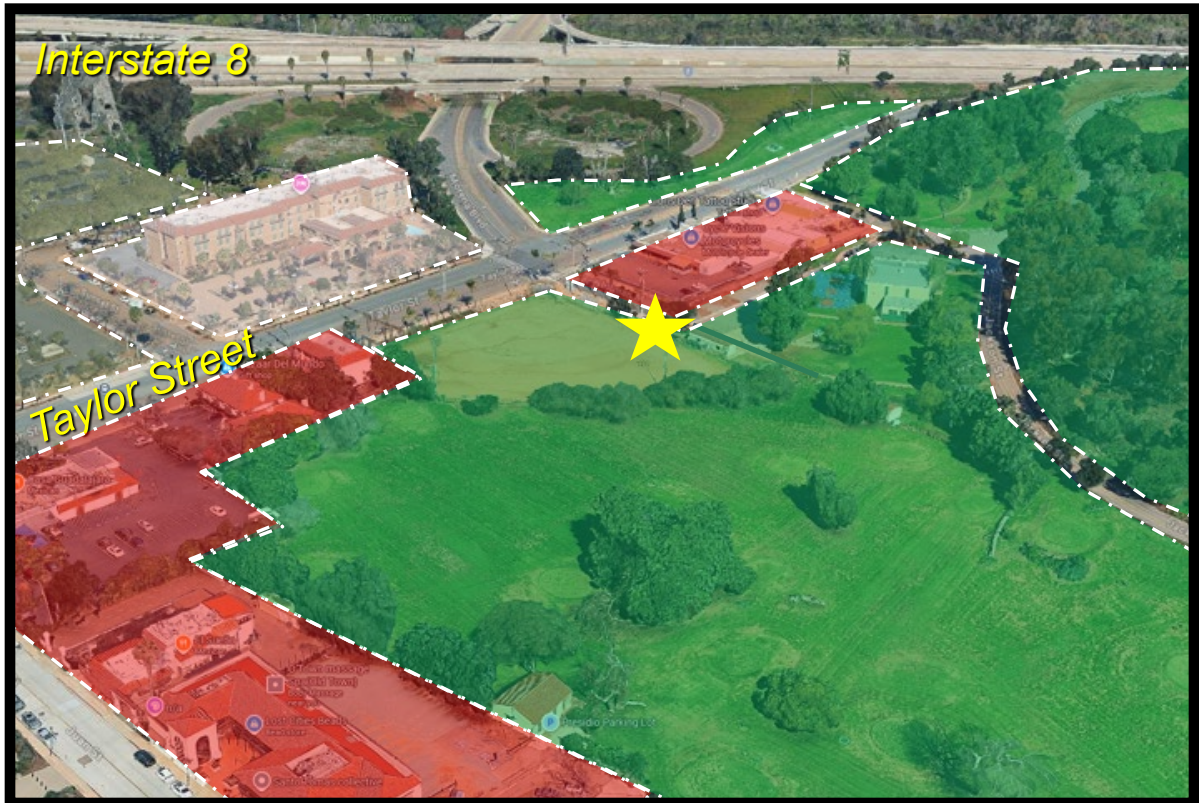


Land Use Plan

T-Mobile Presidio Park
2833 Whitman Street
Project No. PRJ-1102178

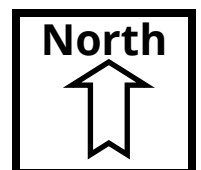
North





Aerial Photo

T-Mobile Presidio Park
2833 Whitman Street
Project No. PRJ-1102178



PLANNING COMMISSION RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3249929
SITE DEVELOPMENT PERMIT NO. 3381217
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3381218
T-MOBILE PRESIDIO PARK - PROJECT NO. PRJ-1102178

WHEREAS, CITY OF SAN DIEGO, Owner and T-MOBILE WEST, LLC., Permittee, filed an application with the City of San Diego for a permit to modify an existing T-Mobile Wireless Communication Facility (WCF) at 2833 Whitman Street (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 3249929, Site Development Permit (SDP) No. 3381217, and Neighborhood Development Permit (NDP) No. 3381218).

WHEREAS, the project site is located at 2833 Whitman Street within Presidio Park across from the Presidio Recreation Center in the OTOP-1-1 (Old Town Open Space-Park) Zone, FAA Part 77 Noticing Area to San Diego International Airport Lindbergh Field and Naval Air Station North Island and a designated historical resource (HRB#35) within the Old Town San Diego Community Plan;

WHEREAS, the project site is legally described as: Those portions of Whitman Street, Johnson Street, Washington Street, and Boyd Street and those portions of Blocks 410, 411, 412, 423, 424, and 425, of the Map of Old San Diego, State of California, according to miscellaneous Map No, 40, Filed in the office of the record of Said County.

WHEREAS, on September 2, 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 Guidelines Section 15302 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on November 20, 2025, the Planning Commission of the City of San Diego considered approval CUP No. 3249929, SDP No. 3381217, and NDP No. 3381218 pursuant to the Land Development Code (LDC) of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to CUP No. 3249929, SDP No. 3381217, and NDP No. 3381218;

A. CONDITONAL USE PERMIT [San Diego Municipal Code (SDMC) Section 126.0404]

1. Findings for all Conditional Use Permits:

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

The T-Mobile Presidio Park project (Project) proposes the modification of an existing T-Mobile WCF. The existing WCF is an existing Athletic Field Light (AFL) supporting three existing panel antennas mounted on the pole. The modifications of the WCF that includes removing the three existing antennas and proposing six new panel antennas, six radios and six amplifiers within a new Fiber-Reinforced Plastic (FRP) shroud. Additionally, the WCF includes existing ancillary equipment inside the existing 214-square-foot equipment enclosure located in an existing concrete masonry unit (CMU) storage shed. The existing enclosure will remain the same square footage and will not be modified. The equipment inside the enclosure is being modified with one cabinet being replaced with two smaller cabinets. The existing enclosure is painted a light sand shell white color and has a single barrel clay tile gable roof, solid core wood doors, exposed wood headers, faux windows with black wrought iron grill and a black wrought iron grille for ventilation (Attachment 10 and 11). This building design style adheres to the historic nature of Presidio Park and the Old Town Planned District.

Per the SDMC Old Town Planned District regulations, [Diagram 1516-01A](#) the WCF site is located in the Old Town Planned District. The purpose of the Old Town San Diego Planned District is to facilitate development and improvements to sites, structures, and infrastructure that, simulate, and enhance the distinctive character of the Old Town San Diego historic area that existed prior to 1872; and implement the Old Town San Diego Community Plan. Development of land in Old Town San Diego must adhere to the requirements of the Planned District ordinance to preserve and enhance the unique village character and atmosphere of Old Town San Diego prior to 1872. All visual aspects of the proposed project are consistent with the objectives and policies of the Old Town San Diego Community Plan and the City of San Diego General Plan ([UD-A.17](#)) which requires that the visual impact of wireless facilities be minimized by concealing WCFs in existing structures or using screening techniques to hide or blend them into the surrounding area. The UD-A.17 also calls for these

facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the UD-A.17 states that equipment associated with WCFs be concealed from view. The Old Town San Diego Planned District identifies the project site as being zoned Open Space-Park (OTOP-1-1). Pursuant to SDMC 141.0420 (Telecom Ordinance), WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view.

The Old Town San Diego Community Plan is consistent with UD-A.17 and provides a policy framework which supports the City's growth and development. The WCF is located in a park on an existing AFL. To ensure concealment consistent with the Wireless Communication Facility Guidelines (Guidelines), an antenna shroud using Fiberglass Reinforced Panels (FRP) shall be deployed to screen the antennas from view. The shroud's overall measurement has been designed using the smallest dimension necessary for the operation of the WCF and to ensure maximum coverage. There are two measurements that the shroud must comply with: shroud diameter and shroud length. The antennas are mounted as close as possible to the pole within the shroud no larger than 38 inches in diameter, the maximum dimension per the Guidelines. Additionally, no parts of the WCF on the pole shall be visibly mounted to the pole besides the shroud. The shroud exceeds the maximum allowed length dimension, which is preferred by Parks and Recreation, as the asset owner, to minimize the WCF visual impact and is mitigated with the SDP as a deviation. To further support concealment of the WCF, the shroud's dimension was extended to 16-feet to cover the radios associated with the antennas. The radios must be close enough to the antennas to function as intended. With the inclusion of the proposed radios and additional antennas mounted on the pole, the shroud was required to be lengthened to cover the equipment and reduce visual impact. While this deviates from the Guidelines which states a shroud's length may be one-fourth of the overall pole height on City park sites, the extended length is required to effectively conceal the pole-mounted equipment. The WCF will also be integrated by screening techniques such as being painted and textured to match the existing poles to reduce visual impact. The placement of the pole remains in the location on the field that is surrounded by mature trees. 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 proposes the modification of an existing T-Mobile WCF located on an existing AFL. The project adds six new panel antennas, six radios and six amplifiers. The existing AFL is well screened with the design of the antennas and radios behind a shroud, shaped and sized to match the existing support poles which completely conceals the antennas. The Project was determined to be exempt from CEQA pursuant to CEQA Guidelines section 15302 (Replacement and Reconstruction). The Environmental Analysis Section (EAS) has reviewed the project and has determined

that the project complies with the City's CEQA Significance Determination Thresholds, Visual Quality/Neighborhood Character impacts with regards to projects whose bulk, scale, materials, or style are compatible with surrounding development, or would not substantially alter the existing or planned character of the area. The conditions of approval for the Project will require compliance with several operations constraints and development control intended to assure continued public health, safety and welfare including but not limited to setback compliance, concealment requirements and electromagnetic field 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 provides critical voice and data service throughout the surrounding area for T-Mobile. Continued operation by T-Mobile will provide coverage to the immediate community such as Old Town and north of the San Diego River valley and including major highways and roads such as Interstate 5, Interstate 8 and portions of Morena Boulevard and Friars Road. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the 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 federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." T-Mobile has submitted a Radio Frequency-Electromagnetic Energy Compliance Report dated June 30, 2023, from Global Technology Associates demonstrating that the Project is consistent with the FCC's regulations for wireless facilities. The report will be stamped as Exhibit "A" and provided within the Project file. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Project requires a deviation from the Guidelines. The location is in a City park and the Guidelines require the antenna shroud height should not be more than one-fourth the height of the existing AFL pole. Deviations of designated historic resources to the SDMC may be processed through a SDP in accordance with SDMC Section 143.0210 [Table 143-02A\(7\)](#). The purpose of the SDP is to establish a review process for the designated historical resources development that allows an applicant to request greater flexibility from the strict application of the regulations to allow for a more desirable project. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan, and that it would be preferable to what would be achieved

by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

Permitting the shroud dimension's deviation will result in a more effective and aesthetically integrated project for the following reasons: per the Guidelines, antenna shrouds should conceal antennas and any associated components. No WCF component except the antenna shroud should be visibly mounted to a pole. The radios need to be in close proximity to the antennas to function as intended, thus the need for an extended shroud to conceal all the equipment. T-Mobile plans to continue the coverage for critical voice and data service throughout the greater Old Town area. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the coverage provided on the property (Attachment 6). Additionally, the Guidelines require the shroud to be a maximum of one-fourth the length of the AFL pole. To effectively conceal the antennas and radios, the shroud needs to be a total of 16-feet, which is 2 feet longer than the Guidelines permit. The Parks and Recreation Department requested all the equipment to be concealed and agrees to the extra 2-feet deviation to the shroud to accomplish full concealment. This will effectively comply with the Section UD-A.17 of the General Plan and the Guidelines to conceal and integrate the WCF. The deviation which allows for full concealment results in a more desirable project than if the Guidelines were strictly adhered to.

The WCF regulations, LDC Section 141.0420, requires that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. T-Mobile is employing the smallest antennas, 4 and a half feet tall, that are available that will produce the coverage required. The WCF Design Requirements, LDC Section 141.0420(e)(10), ensures that vertical elements, designed as flagpoles or light standards, shall replicate the design, diameter, and proportion of the vertical element they are intending to imitate. 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. The design utilizing the AFL continues to remain strategically placed to capture the maximum amount of coverage surrounding the Project's site and to integrate with the existing AFLs. Therefore, the Project effectively minimizes the visual impact 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.

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 LDC, 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 LDC.

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 LDC (SDMC Section 141.0420). Per this code section, WCFs may be permitted with a CUP, where the site is located in an open space zone. In this case the Project is located in Old Town San Diego Open Space-Park (OTOP-1-1). The current location's intended use is for a park. WCFs can be installed in parks as long as the design is compatible. The added shroud on the existing AFL is compatible in design and height, and closely resembles the six other AFLs on site. Additionally, pursuant to SDMC Section 141.0420(g)(2), this Project application is being processed as an NDP, Process Two, because the proposed equipment enclosure is above ground and the Parks and Recreation Director, or designee, needs to determine that an above-ground equipment enclosure doesn't violate Charter Section 55. Park and Recreation staff designated to review this Project have cleared their comments and support the above-ground equipment enclosure. Park and Recreation staff are considered designees, and their support for the equipment enclosure is documented in the City's review. For this Project, Park and Recreation staff concluded that the WCF equipment operation and design do not violate Charter Section 55. Staff acknowledges the applicant's and Park and Recreation's efforts to reduce park-related disturbances. The existing enclosure allows for Park only storage located on the south-east side of the enclosure.

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 site is a park which is a Preference 4 but does not contain any residential uses. The existing 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 WCF has been onsite since 2011 and was designed as a pole mounted facility without a concealment shroud. The previous permit expired in 2021 and this application was deemed complete on October 2, 2023. The proposed shroud is striving to bring the WCF into compliance with the Guidelines and Council Policy. The AFL will continue to be used to illuminate the field and surrounding area for play and safety.

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 and modification of the WCF (Attachment 6). A loss of the service could have a significant impact on customers and essential emergency communication services. The Project will target the immediate community such as Old Town and north of the San Diego River valley and including major highways and roads such as Interstate 5, Interstate 8 and portions of Morena Boulevard and Friars Road. The land uses surrounding the site consist of community commercial - residential permitted (0-25 du/ac) and community commercial – residential prohibited developments to the north and west, park - City to the east (Presidio Park) and to the south is both community commercial – residential permitted (0-25 du/ac) and park - State (Old Town San Diego State Historic Park) and residential – low (5-9 du/ac) and low medium (10-15 du/ac) (Attachment 2).

This site is a preferred WCF for T-Mobile located in an Open Space Park area. As a result, after careful consideration of these factors, the existing location will provide the best option to provide much needed service to the community while minimizing the overall visual impact. Therefore, the proposed use is appropriate at the proposed location.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all SDPs:

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

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 LDC.

C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all NDPs:

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

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

As outlined in CUP Finding No. A.1.c. listed above, the proposed development will comply with the applicable regulations of the and Development Code including any allowable deviations pursuant to the LDC.

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. 3249929, SDP No. 3381217, and NDP No. 3381218 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 3249929, 3381217, and 3381218, a copy of which is attached hereto and made a part hereof.

Ian Heacox
Development Project Manager
Development Services

Adopted on: November 20, 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 DSD-1A

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITONAL USE PERMIT NO. 3249929
SITE DEVELOPMENT PERMIT NO. 3381217
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3381218
T-MOBILE PRESIDIO PARK PROJECT NO. 1102178
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 3249929, Site Development Permit (SDP) No. 3372169 and Neighborhood Development Permit (NDP) is granted by the Planning Commission of the City of San Diego to City of San Diego, Owner and T-Mobile West, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] Section [126.0304](#), [126.0404](#), [126.0505](#) and [141.0420](#). The site is located at 2833 Whitman Street in the OTOP-1-1 (Old Town Open Space) Zone, FAA Part 77 Noticing Area to San Diego International Airport Lindbergh Field and Navy Air Station North Island and a designated historical resource (HRB#35) within the Old Town San Diego Community Plan. The project site is legally described as: Those portions of Whitman Street, Johnson Street, Washington Street, and Boyd Street and those portions of Blocks 410, 411, 412, 423, and 425, of the Map of Old San Diego, State of California, according to miscellaneous Map No. 40, filed in the Office of the County Recorder of Said County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner, and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2025, on file in the Development Services Department.

The project shall include:

- a. Six (6) new panel antennas measuring 55.6" x 11.8" x 7.1" and 55" x 12.6" x 6.3" pole mounted on an existing 56-foot-high athletic field light (AFL).
- b. The associated equipment shall be concealed inside an existing 214-square foot concrete masonry unit (CMU) enclosure. The enclosure is painted a light sand shell white color and has a single barrel clay tile gable roof, solid core wood doors, exposed wood headers, faux windows with black wrought iron grill and a black wrought iron grille for ventilation.

- c. A 16-foot antenna shroud that is greater than the allowed maximum of one-fourth of the total height of the AFL.
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **December 5, 2028**.
2. This CUP, SDP and NDP and the corresponding use of this site shall expire on **November 20, 2035**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at the that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fees.
4. Under no circumstances does approval of this permit authorize T-Mobile (or subsequent Permittee) to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The 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.
6. While this Permit is in effect, the designated T-Mobile lease area shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
13. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

PARK & RECREATION REQUIREMENTS:

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

and approve the construction documents.

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

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

PLANNING / DESIGN REQUIREMENTS:

17. Every aspect of this project, including (but not limited to) the dimensions, build and scale, color, materials and texture, is considered an element of concealment. Any future modifications to this permit/project must not defeat concealment.

18. The City may require the Permittee to provide a topographical survey conforming to the provisions of the SDMC if the City determines during construction that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

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

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

21. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego. The Fiberglass Reinforced Plastic (FRP) shall not be warped, discolored or damaged.

22. The City shall be notified within 30 calendar days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case the removal and restoration of this site to its original condition are required.

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

24. Use of or replacement of any shroud with FRP material for purposes of concealing antennas shall consist of a solid piece of material. All FRP shall be painted and textured to match the light pole to the satisfaction of the Development services Department and the Parks and Recreation Department.

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

26. The photo simulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
27. No overhead cabling is allowed for this project.
28. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photo simulations) prior to receiving final inspection approval.
29. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
30. The AFL is for the primary purpose of providing lighting on the sports field and must be maintained and working as an AFL, as intended.
31. This AFL is for the primary purpose of providing lighting on the sports field but may have the secondary purpose of accommodating the Permittee's Operations on the Premises. The shroud shall not obscure the light.
32. All conduits shall be routed up underneath the caisson and into the pole. No doghouse shall be allowed under any circumstances.
33. 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 November 20, 2025 and Resolution No. [Approved Resolution Number].

CUP No 3249929

SDP No. 3381217

NDP No. 3381218

Date of Approval: November 20, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
Development Project Manager

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

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

CITY OF SAN DIEGO
Owner

By _____
NAME
TITLE

T-Mobile West, LLC
Permittee

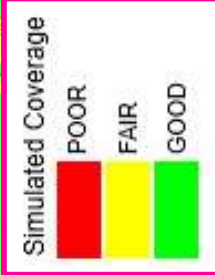
By _____
NAME
TITLE

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

SD02867C Coverage Maps

RF Team - San Diego Market







SD02867C Only



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
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

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

Project Title / Number: T-Mobile Presidio Park/ PRJ# 1102178

State Clearinghouse No.: N/A

Project Location-Specific: 2833 Whitman Street San Diego, CA 92119

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) for the continual use and modification of an existing wireless communication facility (WCF). The scope of work includes the removal of antennas and the installation of radomes, remote radio heads, and antennas and on an existing light pole. Cabinets and ancillary equipment would be removed from an existing equipment enclosure and would be replaced with new. The project is located within the City of San Diego's Presidio Park in the Old San Diego Community Plan and is surrounded by residential commercial (retail and restaurants) and park uses. The facility would be unmanned and is not for human habitation.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Brett Coffelt- 10 Church Circle, Annapolis, Maryland 21401. (949) 233-9679

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: 15302-Replacement and Reconstruction

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old components with new, without expanding the use of the WCF. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

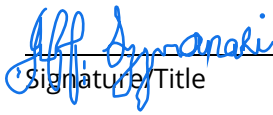
Lead Agency Contact Person: Jeffrey Szymanski

Telephone: 619 466-3402

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

10/14/2025
Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



REQUEST FOR PRELIMINARY REVIEW

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

3/14/25

Date

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

RE: Site Name: SD02867 Presidio Park Project # PRJ-1102178

Site Address: 2884 Whitman St., San Diego (the "Property")

Agreement: Agreement dated 3/24/2011 (the "agreement") between The City of San Diego ("City") and T-Mobile West Corporation, ("Lessee" or "Permittee" or "Licensee").

T-Mobile is seeking Consent from the City to perform the following to the above

referenced site:

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

Describe proposed project below:

Example: Upgrade of T-Mobile equipment on existing stadium light - see attached

Remove (3) Existing T-Mobile AIR32 Panel Antennas
Remove (1) Existing T-Mobile RBS 6102 Cabinet @ Equipment Room
Remove (1) Existing T-Mobile BB5216 Unit @ Equipment Room -Please reference project description on drawings for complete scope of work.

Install (3) New T-Mobile 4' panel antennas
Install (1) New T-Mobile FRP Radome open at the top and bottom for ventilation @ antenna level
INSTALL (3) NEW T-MOBILE 8863 841 ANTENNA LEVEL
INSTALL (3) NEW T-MOBILE 4480 871+88S ANTENNA LEVEL
INSTALL (3) NEW T-MOBILE 4460 825+866 EQUIPMENT ROOM
INSTALL (6) NEW T-MOBILE TMA'S ANTENNA LEVEL
INSTALL (1) NEW T-MOBILE 8160 CABINET@EQUIPMENT ROOM
INSTALL (1) NEW T-MOBILE 6160 CABINET @ EQUIPMENT ROOM
INSTALL (3) NEW T-MOBILE 4' PANEL ANTENNAS

**Apply for New Permit /New Agreement on existing facility-with modifications or changes to existing equipment on site.

Note: Consent required for submittal of zoning package to DSD

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

In order to comply with such requirements, T-Mobile would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Chris Pell, agent for T-Mobile.

Applicant Signature: Chris Pell

☒ **A one-time, non-refundable Processing Fee (\$5,000 for long term agreements - \$1050 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.**

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

05/19/2025 Tom Tomlinson, Assistant Director
Date Print Name & Title

Tom Tomlinson
Signature

City of San Diego, acknowledgment and consent for Presidio Park
Site Location

5/20/25 Nick Baldwin-Program Manager Nick Baldwin
Date Print Name & Title Signature

For DREAM ONLY

☐
☐
☐

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



Department of Real Estate
and Airport Management

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p> <p>Ownership Disclosure Statement</p>	<p>FORM DS-318</p> <p>October 2017</p>
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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: _____ **Project No. For City Use Only:** _____

Project Address: _____

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: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Applicant

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

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

Page 3	City of San Diego · Information Bulletin 620	August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Community Planning Committee Distribution Form
Project Name: T-Mobile-SD02867C Presidio Park	Project Number: PRJ-1102178	
Community: Old Town San Diego		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</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: September 10, 2025
# of Members Yes 7	# of Members No 0	# of Members Abstain 0
Conditions or Recommendations: Approve plan as presented in documents.		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Linda Acuna		
TITLE: Chair		DATE: October 02, 2025

Visit our web site at 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 Anchor
SD02867C – Presidio Park
2833 WHITMAN ST
SAN DIEGO, CA

INDEX

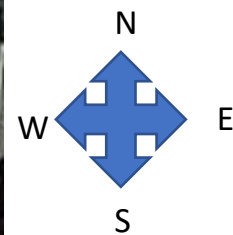
Page	Subject
2	Aerial View of Site
3	View from Site to South
4	View from Site to West
5	View from Site to North
6	View of Site to East
7	Ground Equipment Enclosure Area (View 1)
8	Ground Equipment Enclosure Area (View 2)
9	Ground Equipment Enclosure Area (View 3)



ARIAL VIEW OF THE SITE

Light Pole

Equipment Shelter







View
from Site
to West



View
from Site
to North







Ground
Equipment
Enclosure Area
(View 2)



Ground
Equipment
Enclosure Area
(View 3)



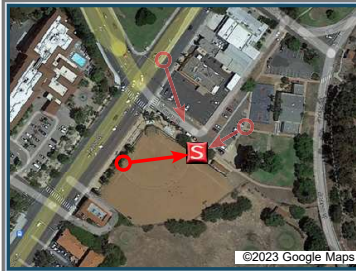
EXISTING



PROPOSED

LOOKING SOUTHEAST FROM TAYLOR STREET





EXISTING



PROPOSED

LOOKING EAST FROM BASEBALL FIELD

SYMBOLS/ABBREVIATIONS LEGEND



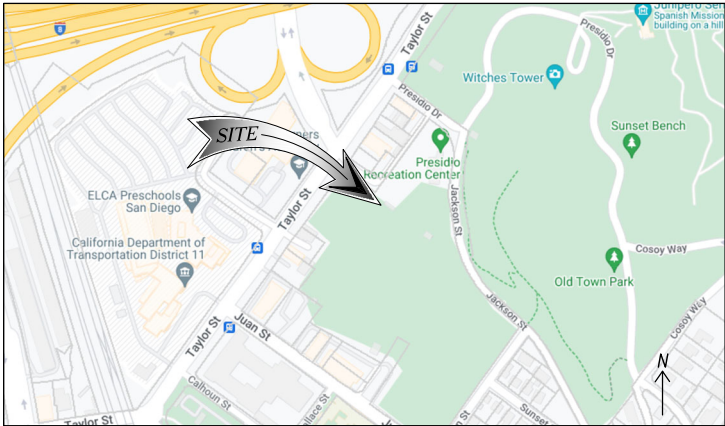
GENERAL NOTES

- FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR – GENERAL CONTRACTOR
SUBCONTRACTOR – CONTRACTOR (CONSTRUCTION)
OWNER – T-MOBILE
- ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND T-MOBILE PROJECT SPECIFICATIONS.
- 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.
- 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.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- 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.
- THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- 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.
- 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.
- GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
- 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.
- 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.
- 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.
- SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- 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.
- THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
- 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.
- 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 TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
- 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 DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PERS 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STOCKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- 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.
- SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
- SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
- 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).
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY T-MOBILE TECHNICIANS.
- NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
- 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.
- 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.
- SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- 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.
- NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
- ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- NO NOISE, SMOKE, DUST, OR VIBRATIONS WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
- NO ADDITIONAL PARKING TO BE PROPOSED. (E) ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
- 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
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BUILDING PERMIT PLAN FOR:
SD02867C PRESIDIO PARK



VICINITY MAP

NOT TO SCALE



SITE IMAGE

NOT TO SCALE

DIRECTIONS TO SITE

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:

- HEAD WEST ON N HARBOR OR TOWARD LANING RD
- TURN RIGHT ONTO LANING RD
- TURN RIGHT ONTO ROSECRANS ST
- SLIGHT RIGHT TO STAY ON ROSECRANS ST
- ROSECRANS ST TURNS SLIGHTLY RIGHT AND BECOMES TAYLOR ST
- TURN RIGHT ONTO WHITMAN ST
- DESTINATION WILL BE ON THE RIGHT

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

OWNER/APPLICANT

T-MOBILE
1441 MONTIEL RD
ESCONDIDO, CA 92026

REFERENCE DRAWINGS

REFERENCE DRAWING AS-BUILT 32832-8-D

SITE ADDRESS

2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET INDEX

SHEET	DC	DESCRIPTION
1	G01	COVER SHEET
2	G02	CONDITIONAL USE PERMIT
3	G03	PHOTOSIMULATIONS
4	G04	LETTER OF AUTHORIZATION
5	G05	RF COMPLIANCE LETTER
6	G06	EME SIGNAGE
7	C01	SITE PLAN
8	C02	EQUIPMENT LAYOUT
9	C03	ANTENNA LAYOUT
10	C04	ELEVATIONS
11	C05	ELEVATIONS
12	C06	DETAILS
13	C07	DETAILS
14	C08	DETAILS
15	C09	GROUNDING DETAILS
16	C10	CABLE LINE DIAGRAM

DISCIPLINE CODE (DC)

GENERAL G
CIVIL C

SITE INFORMATION

LATITUDE 32° 45' 28.476" (32.75790750)
LONGITUDE -117° 11' 48.6594" (-117.19684983)
ZONING OTSDPD-PUBLIC-PROP D
JURSDICTION CITY OF SAN DIEGO
PARCEL NUMBER 442-520-08
TYPE OF CONSTRUCTION U
OCCUPANCY V-B
PROPERTY OWNER CITY OF SAN DIEGO
1200 THIRD AVE
SAN DIEGO, CA 92101

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PWPI010119-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
PWPI010119-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION
PWPI010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWPI060121-10	CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES REVISION 6 (CA MUTCD REV6), 2014 EDITION
PWPI092816-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PWPI010119-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION
PWPI092816-06	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 (3) EXISTING T-MOBILE AIR32 PANEL ANTENNAS
- REMOVE (1) EXISTING T-MOBILE RBS 6102 CABINET @ EQUIPMENT ROOM
- REMOVE (1) EXISTING T-MOBILE BB5216 UNIT @ EQUIPMENT ROOM
- REMOVE (1) EXISTING T-MOBILE DUW30 UNIT @ EQUIPMENT ROOM
- REMOVE (1) EXISTING T-MOBILE 6X12 HCS
- REMOVE (1) EXISTING T-MOBILE 9X18 HCS
- REMOVE (4) EXISTING T-MOBILE 100AH BATTERIES @ EQUIPMENT ROOM
- REMOVE (1) EXISTING T-MOBILE GPS ANTENNA ON TOP OF THE LIGHT POLE
- INSTALL (3) NEW T-MOBILE 4"-7" PANEL ANTENNAS
- INSTALL (1) NEW T-MOBILE FRP RADOME OPEN AT TOP AND BOTTOM FOR VENTILATION @ ANTENNA LEVEL
- INSTALL (1) NEW T-MOBILE GPS ANTENNA ON TOP OF THE LIGHT POLE
- INSTALL (3) NEW T-MOBILE 8863 B41 @ ANTENNA LEVEL
- INSTALL (3) NEW T-MOBILE 4480 B71+B85 @ ANTENNA LEVEL
- INSTALL (3) NEW T-MOBILE 4460 B25+B66 @ EQUIPMENT ROOM
- INSTALL (6) NEW T-MOBILE TMA'S @ ANTENNA LEVEL
- INSTALL (1) NEW T-MOBILE B160 CABINET @ EQUIPMENT ROOM
- INSTALL (1) NEW T-MOBILE B160 CABINET @ EQUIPMENT ROOM
- INSTALL (12) NEW T-MOBILE 190AH BATTERIES IN NEW B160 CABINET @ EQUIPMENT ROOM
- INSTALL (3) NEW T-MOBILE RP6651 UNITS IN NEW B160 CABINET @ EQUIPMENT ROOM
- INSTALL (1) NEW T-MOBILE IXRE ROUTER IN NEW B160 CABINET @ EQUIPMENT ROOM
- INSTALL (1) NEW T-MOBILE 6X24 4AWG 50M HYBRID CABLE SYSTEM (HCS)
- INSTALL (12) NEW T-MOBILE 7/8" COAX CABLES

- * GC TO REPAIR ALL BROKEN ROOF TILES ON THE EQUIPMENT ENCLOSURE.
- * TMA #1 WILL BE CONNECTED TO 600/700 PORTS OF ANTENNA.
- * TMA #2 600/700 PORTS TO BE WEATHER SEALED.
- * RADIO 4480 WILL ONLY USE PORTS A & B CONNECTED TO DIPLEXER #1 OF EACH SECTOR.
- * DIPLEXER #2 600/700 PORTS TO BE SEALED.

NOTE:

TELECOM INSTALLER/CONTRACTOR SHALL CONTACT THE DISTRICT 3 MANAGER: MICHELLE CHICARELLI/ mchicarelli@sandiego.gov 72 HOURS PRIOR TO START OF CONSTRUCTION TO COORDINATE A PRECONSTRUCTION MEETING WITH ALL PARKS AND RECREATION STAFF INVOLVED WITH THIS IMPROVEMENT.

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

PRIVATE CONTRACT

TITLE SHEET FOR:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 1 OF 16 SHEETS

PRJ NO.

PMT NO.

G01

REV	DATE	DESCRIPTION	BY
C	05/22/2023	100% CD'S FOR REVIEW	MP
D	08/02/2023	100% CD'S FOR REVIEW	EZG
E	01/02/2024	100% CD'S PER NEW DESIGN	EZG
F	06/25/2024	REV CANISTER DESIGN	MM
G	10/14/2024	100% CD'S PER JK COMMENTS	EZG
H	01/14/2025	REV TO DUAL RAD	MM
I	02/25/2025	100% CD'S FOR REVIEW	EZG



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



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



DEVELOPMENT SERVICES DEPARTMENT

CONDITIONAL USE PERMIT

Approval Date: _____

Spectrum Act Project Number: _____

Spectrum Act Approval Number _____

Spectrum Act Project Name (Site ID): _____

Site Address: _____ (Ex: 1222 First Ave, CA 92101)
OR

Assessor's Parcel Number: _____ (Ex: 800199000, no dashes)

Spectrum Act Approval to:
Project Number (PTS/PRJ): _____ (Spectrum Act)

Spectrum Act refers to Title VI, section 6409(a) of the 2012 Middle Class Tax Relief and Job Creation Act now codified at 47 U.S.C. section 1455 ("Section 6409 Wireless Facilities Deployment") and Federal Communications Commission Report and Order FCC–14–153 ("Wireless Infrastructure Order").

Approval Number (PTS/PMT): _____

Expires on: Date: _____

The Development Services Department has reviewed and approved a Process One Spectrum Act Determination for this project. This project was determined to be consistent with the objectives, standards, guidelines and/or conditions of the previously approved Permit.
The approved modification:

The requested changes to the previously approved Exhibits "A" for this project have been determined to be consistent with the general intent, terms, and conditions of the previous approval (identified above) as well as any other applicable regulations, development standards and guidelines of the Municipal Code in effect for this site. All applicable and relevant conditions and findings of approval as specified in the previous approval shall remain in full effect for this site, unless otherwise specified by the Development Services Department. Note that if the previous approval expires, this Spectrum Act approval becomes null and void, and all processing will cease.

Required Telecom Final Inspection

Once project is ready for a Telecom Inspection, e-mail photos of the completed project to 5G_dsd@sanidiego.gov
The purpose of the Telecom Inspection is to ensure that the WCF complies with the approved photo simulations and plans. (When applicable) All FRP must be in good condition and may not exhibit any warping, seams or discoloration. Rooftop photos will be required at final inspection

PRIVATE CONTRACT

SPECTRUM ACT FOR:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 2 OF 16 SHEETS

PRJ NO. _____

PMT NO. _____

(REV 1 02/25/2025)



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



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



DEVELOPMENT SERVICES DEPARTMENT

REV	DATE	DESCRIPTION	BY
C	05/22/2023	100% CD'S FOR REVIEW	MP
D	08/02/2023	100% CD'S FOR REVIEW	EZG
E	01/02/2024	100% CD'S PER NEW DESIGN	EZG
F	06/25/2024	REV CANISTER DESIGN	MM
G	10/14/2024	100% CD'S PER JK COMMENTS	EZG
H	01/14/2025	REV TO DUAL RAD	MM
I	02/25/2025	100% CD'S FOR REVIEW	EZG

G02

PHOTOSIMULATIONS

T-Mobile

SD02867C
PRESIDIO PARK
2884 WHITMAN STREET SAN DIEGO CA 92110

ARTISTIC
engineering

AEstms.com
877.9AE.stms

View 1

EXISTING

LOOKING SOUTHEAST FROM TAYLOR STREET

RENDERED BY PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT AFFILIATE.

T-Mobile

SD02867C
PRESIDIO PARK
2884 WHITMAN STREET SAN DIEGO CA 92110

ARTISTIC
engineering

AEstms.com
877.9AE.stms

View 2

EXISTING

LOOKING SOUTHWEST FROM PARKING LOT

RENDERED BY PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT AFFILIATE.

T-Mobile

SD02867C
PRESIDIO PARK
2884 WHITMAN STREET SAN DIEGO CA 92110

ARTISTIC
engineering

AEstms.com
877.9AE.stms

View 3

EXISTING

LOOKING EAST FROM BASEBALL FIELD

RENDERED BY PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT AFFILIATE.

PRIVATE CONTRACT

PHOTOSIMULATIONS FOR:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 3 OF 16 SHEETS

PRJ NO.

PMT NO.

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.

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
C	05/22/2023	100% CD'S FOR REVIEW	MP
D	08/02/2023	100% CD'S FOR REVIEW	EZG
E	01/02/2024	100% CD'S PER NEW DESIGN	EZG
F	06/25/2024	REV CANISTER DESIGN	MM
G	10/14/2024	100% CD'S PER JX COMMENTS	EZG
H	01/14/2025	REV TO DUAL RAD	MM
I	02/25/2025	100% CD'S FOR REVIEW	EZG

G03

(REV 1 02/25/2025)

T-Mobile

smartlink

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

LETTER OF AUTHORIZATION



REQUEST FOR PRELIMINARY REVIEW

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

03/14/23

Date

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

RE: Site Name: SD02867 - Presidio Park Project #

Site Address: 2833 Whitman St., San Diego (the "Property")

Agreement: Agreement dated 4/1/2011 (the "agreement") between The City of San Diego ("City") and T-Mobile West Corporation ("Lessee" or "Permittee" or "Licensee").

Smartlink LLC for T-Mobile is seeking Consent from the City to perform the following to the above referenced site:

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

Describe proposed project below:

Upgrade of T-Mobile equipment on the existing Light pole.

Remove - Three (3) Antennas
One (1) cabinet inside shelter
Two (2) BBUs inside cabinet

Install - Six (6) Antennas
Nine(3) RRUS (6 @ antenna level and 3 in shelter)
Two (2) Cabinets inside shelter
Eight (8) 100W/1 batteries
Two (2) Hybrid cables

New FRP Radome to cover antennas and radios

Retain - Relocated (4) batteries

Note: Consent required for submittal of zoning package.

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

In order to comply with such requirements, T-Mobile would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Sydney McLaughlin agent for Smartlink LLC for T-Mobile

Applicant Signature: Sydney McLaughlin

☒ A one-time, non-refundable Processing Fee (\$5,000 for long term agreements - \$1050 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.

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

07/03/2023 Gina Dulay, Dep. Dir.

Date

Print Name & Title

Signature

City of San Diego, acknowledgment and consent for 2833 Whitman St.

Site Location

07/05/2023 Matthew Ostlund, Program Manager

Date

Print Name & Title

Signature

For DREAM ONLY

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



Department of Real Estate
and Airport Management

PRIVATE CONTRACT

LETTER OF AUTHORIZATION FOR:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 4 OF 16 SHEETS

PRJ NO.

PMT NO.

REV	DATE	DESCRIPTION	BY
C	05/22/2023	100% CD'S FOR REVIEW	MP
D	08/02/2023	100% CD'S FOR REVIEW	EZG
E	01/02/2024	100% CD'S PER NEW DESIGN	EZG
F	06/25/2024	REV CANISTER DESIGN	MM
G	10/14/2024	100% CD'S PER JX COMMENTS	EZG
H	01/14/2025	REV TO DUAL RAD	MM
I	02/25/2025	100% CD'S FOR REVIEW	EZG

G04

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.



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

The City of
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

T-Mobile

smartlink

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

(REV 1 02/25/2025)

RF COMPLIANCE LETTER



RF-EME Compliance Certificate Letter

June 30, 2023

Site ID: SD02867C, Address: 2884 Whitman Street San Diego, CA 92110

The T-Mobile site in question shall be in Compliance with the FCC’s rules and regulation of the Radio Frequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b) (3) and 1.1310. The site details and the outcome of the modelled and/or measured values at the site with its compliance plan from the EME/MPE report is provided by GTA and the same is shown below.

Further, all the RF related details of the wireless site, not limited to antennas, count, frequencies, channels, powers were provided by T-Mobile to GTA in order to conduct and conclude the EME/MPE study of the site (report provided with this RF Compliance Letter)

1. T-Mobile Site Details & Results of EME/MPE Study conducted by GTA

T-Mobile Site Summary			
Site ID	SD02867C	Street Address	2884 Whitman Street
Site Name	Presidio Park	City, State, Zip	San Diego, CA 92110
Site Type	light pole	Latitude	32.75791 N
Classification	general population	Longitude	-117.19685 W
Access Restrictions	uncontrolled	Access Type	locked door BTS
Site Description	all the antennas are mounted on the light pole		
Max Predictive RF-EME at T-Mobile Facility (General Population)	53.7% of FCC's general population limit at roof level		
Max Predictive RF-EME at Ground Level (General Population)	53.7% of FCC's general population limit		
Predictive RF-EME Analysis at T-Mobile Facility	The Proposed Antenna Configuration is In Compliance With FCC Rules & Regulations Upon Completion of the Recommendations.		



Global Technology Associates
1890 Preston White Dr., Suite 150
Reston, VA 20191 USA

Phone: (703) 476-8999
Fax: (703) 880-6656
http://www.gtaec.com

2. T-Mobile Compliance plan recommended by GTA at the site to achieve EMEP/MPE compliancy

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"/>	1	<input type="checkbox"/>	<input type="checkbox"/>			Barrier & Chain
Sector Beta	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	<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 checked="" type="checkbox"/>	1			Barrier & Chain
Total Signage	1	1	4	0	0	0			0 ft.

Certificate

I hereby certify that I have thoroughly reviewed GTA’s Site Compliance Report for this T-Mobile’s wireless site. The approach, methodology, results, recommendations and compliance plan advised by GTA are true and accurate to the best of my knowledge and meet the FCC’s rules and regulations. I recommend T-Mobile to implement these recommendations on the site to keep the site in compliance per FCC’s guideline and standards. For further details please see the detailed EME/MPE report is provided along with this RF compliance letter.

Mohit Joshi
Radio Frequency Engineer,
Global Technology Associates,
1890 Preston White Dr. # 150,
Reston, VA 20191
703-476-899



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PRIVATE CONTRACT

RF COMPLIANCE LETTER:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 5 OF 16 SHEETS

PRJ NO.

PMT NO.

CONSTRUCTION CHANGE TABLE

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0 1/2 1
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The City of
SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

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G05

(REV 1 02/25/2025)



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

EME SIGNAGE

Site ID: SD02867C

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 light pole :







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"/>	1	<input type="checkbox"/>	<input type="checkbox"/>			Barrier & Chain
Sector Beta	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	<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 checked="" type="checkbox"/>	1			Barrier & Chain
Total Signage	1	1	4	0	0	0			0 ft.

Table 6

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.

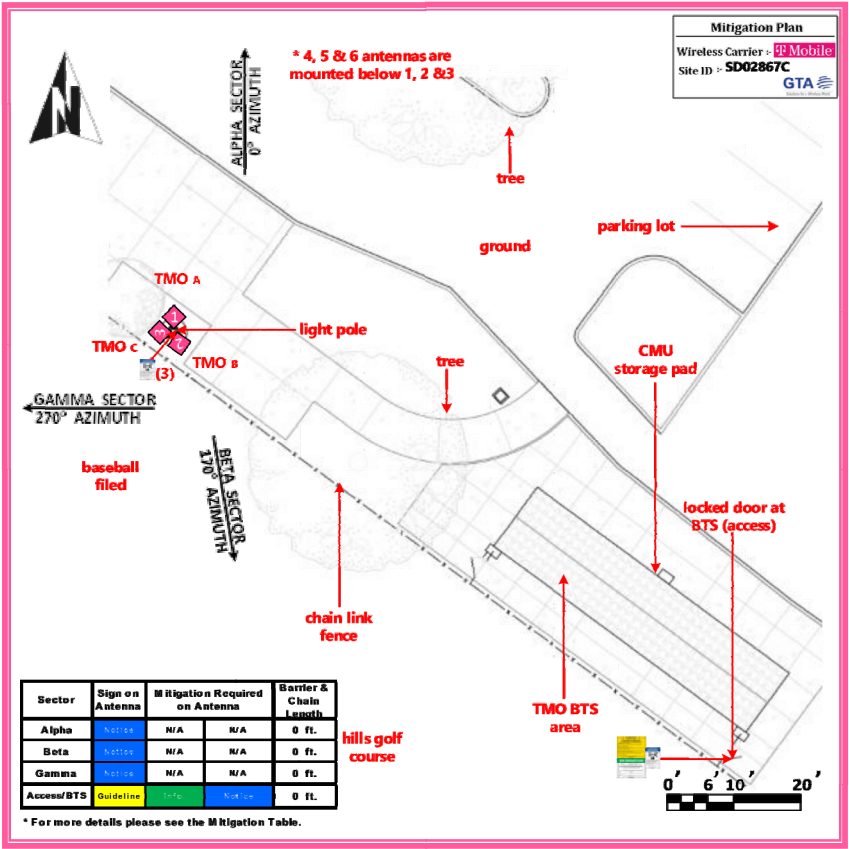


Prepared by Global Technology Associates for T-Mobile
Contains Proprietary and Confidential Information
(12)

GTA / 01-23-2021/rev 1.0

Site ID: SD02867C

Diagram 1: Site Scale Plan



Prepared by Global Technology Associates for T-Mobile
Contains Proprietary and Confidential Information
(13)

GTA / 01-23-2021/rev 1.0

PRIVATE CONTRACT

EME SIGNAGE:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 6 OF 16 SHEETS

PRJ NO.

PMT NO.

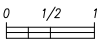
REV	DATE	DESCRIPTION	BY
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G06

(REV 1 02/25/2025)



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DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN

24"x36" SCALE: 1" = 70'-0"
11"x17" SCALE: 1" = 140'-0"

1

ENLARGED SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

2

KEYNOTES:

- 1 (E) BUILDING; TYP.
- 2 (E) PARKING LOT; TYP.
- 3 (E) TREE; TYP.
- 4 (E) BASEBALL FIELD
- 5 (E) BASKETBALL COURT
- 6 (E) PRESIDIO HILLS GOLF COURSE
- 7 (E) CHAIN LINK FENCE; TYP.
- 8 FOR ENLARGED SITE PLAN SEE: 2
- 9 (E) T-MOBILE EQUIPMENT AREA C02
- 10 (E) T-MOBILE ANTENNA AREA C03
- 11 (E) CMU STORAGE SHED
- 12 (E) METER PEDESTAL

NOTE:
1. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
2. NO GROUND DISTURBANCE WITHIN THIS PROJECT.
3. INSTALLER MUST COMPLETE A PARKS AND RECREATION SITE ACCESS FORM FOR TELECOM FACILITIES PRIOR TO ANY CONSTRUCTION WORK BEING PERFORMED ON SITE.

- 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.

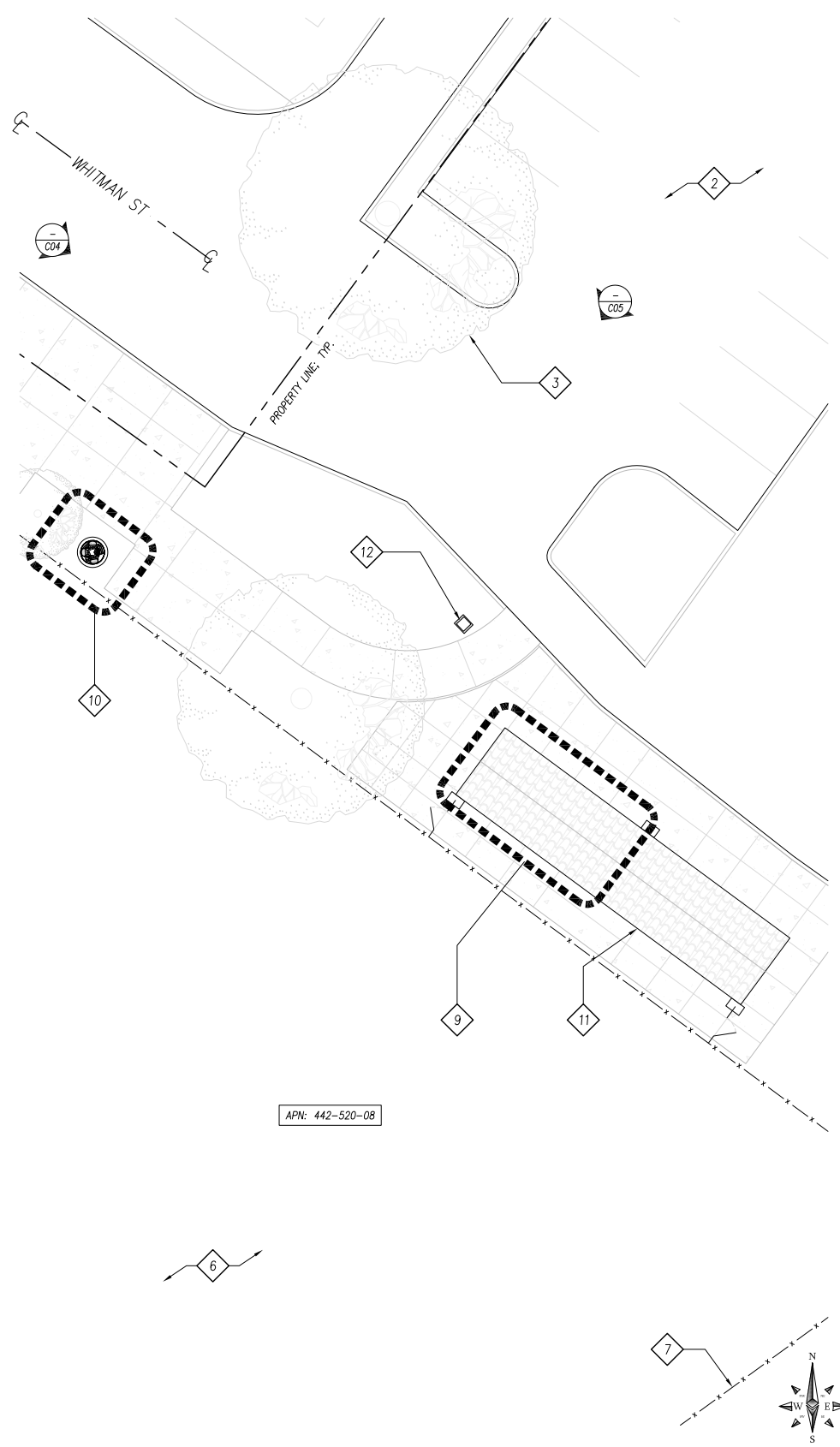
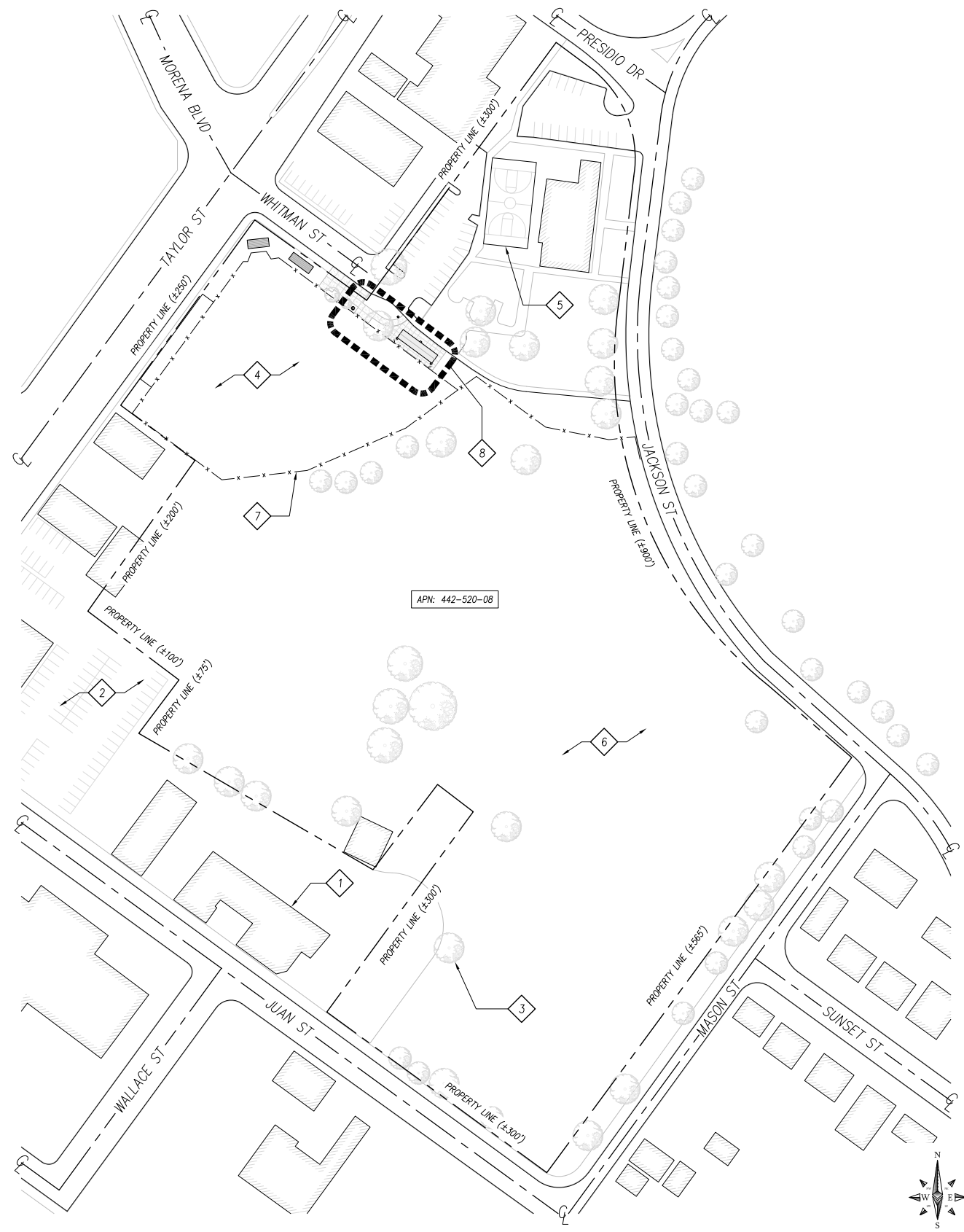
DISCLAIMER:
THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. M SQUARED WIRELESS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, 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

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 7 OF 16 SHEETS				PRJ NO. _____
				PMT NO. _____
REV	DATE	DESCRIPTION	BY	C01
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The City of
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

(REV 1 02/25/2025)



EXISTING EQUIPMENT LAYOUT

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

1

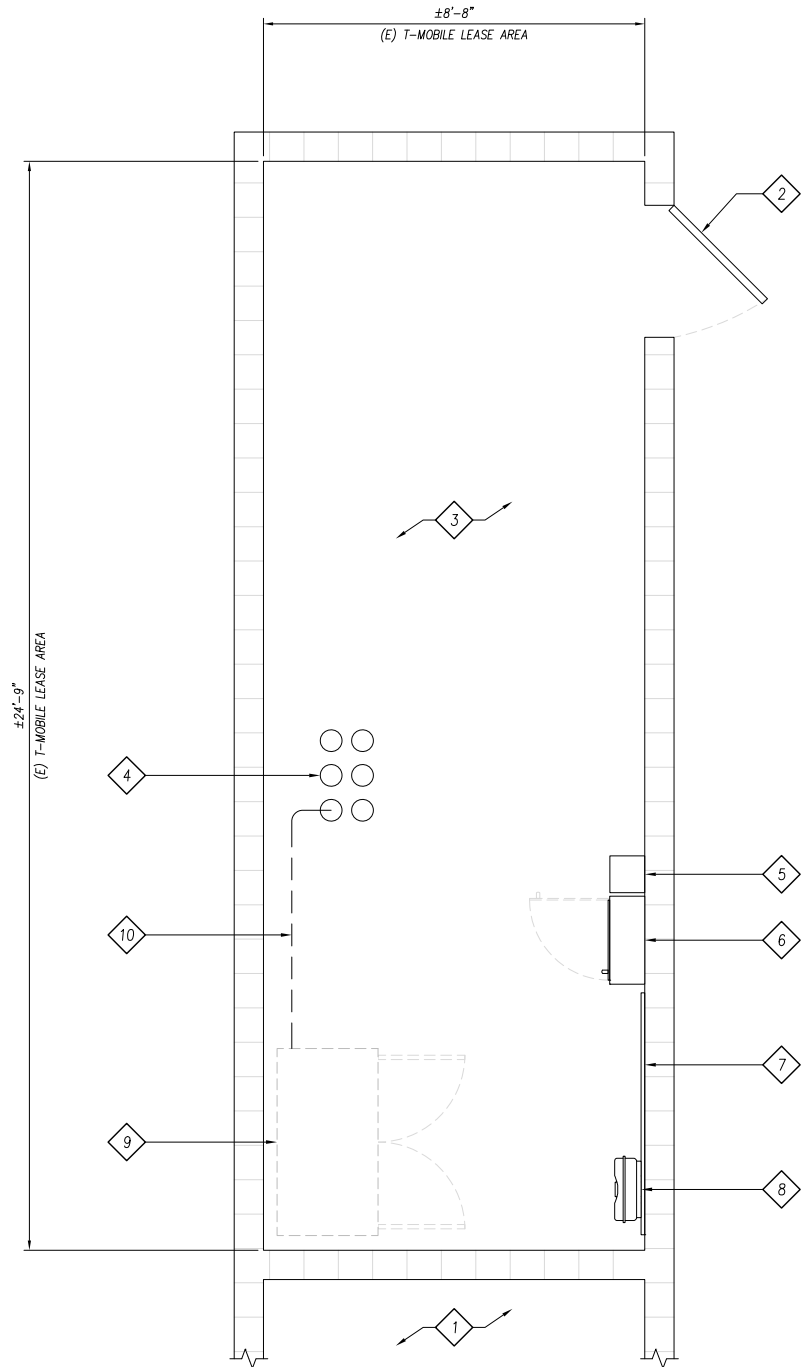
NEW EQUIPMENT LAYOUT

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

2

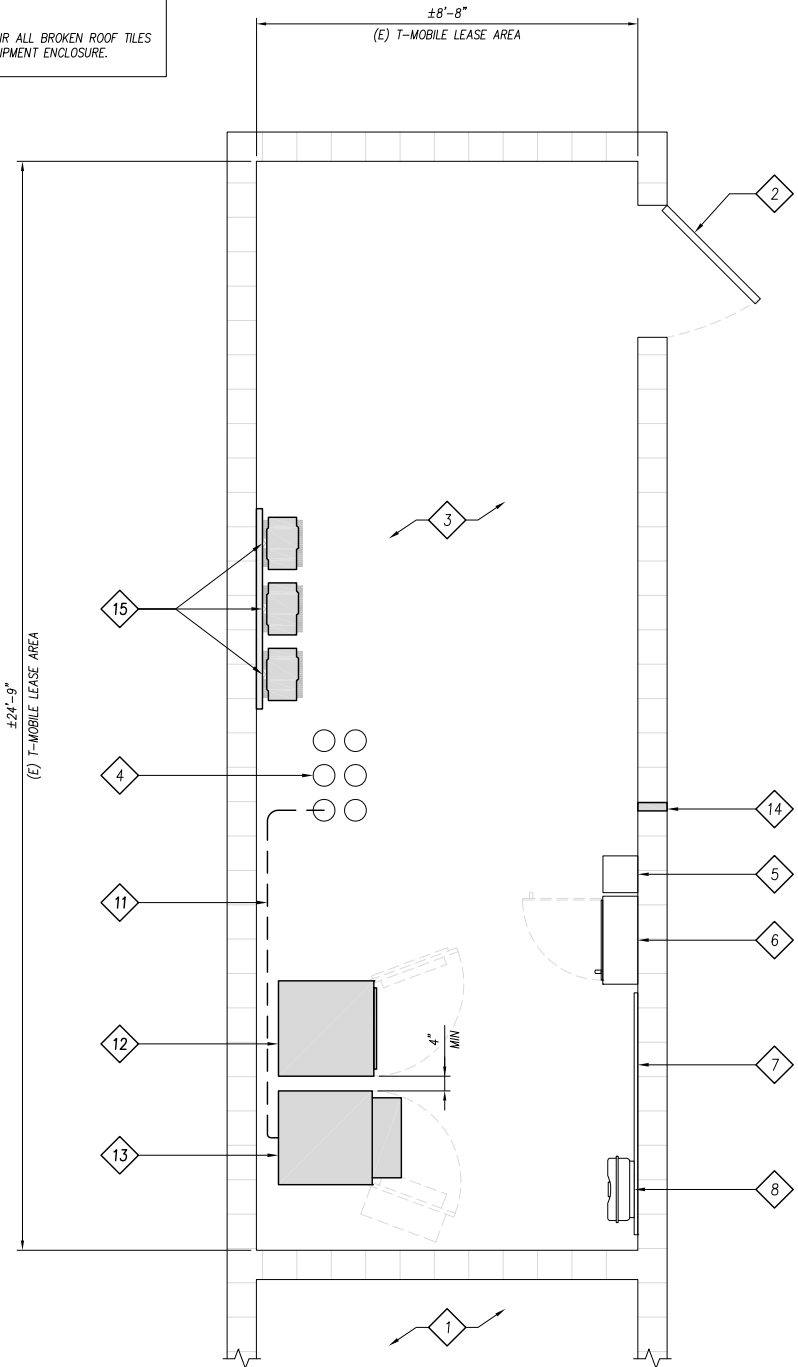
KEYNOTES:

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



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

NOTE:
1. GC TO REPAIR ALL BROKEN ROOF TILES ON THE EQUIPMENT ENCLOSURE.



NOTES:
1. ALL AC POWER CONDUIT TO BE RIDGE CONDUIT.
2. GC TO FOLLOW THE 6160 & B160 INSTALL GUIDELINES.
3. CREATE OPENING IN WALL FOR CAMLOCK.

- 1 (E) CMU STORAGE SHED
- 2 (E) ACCESS DOOR
- 3 (E) T-MOBILE EQUIPMENT ROOM
- 4 (E) T-MOBILE CONDUIT STUB-UP; TYP.
- 5 (E) T-MOBILE GENERATOR RECEPTACLE
- 6 (E) T-MOBILE 200 AMP AC PANEL
- 7 (E) T-MOBILE TELCO BOARD
- 8 (E) T-MOBILE CIENA BOX
- 9 (E) T-MOBILE RBS 6102 CABINET TO BE REMOVED; (1) TOTAL W/ BB5216 UNIT TO BE REMOVED; (1) TOTAL
(E) DUW30 UNIT TO BE REMOVED; (1) TOTAL
(E) 100AH BATTERIES TO BE REMOVED; (4) TOTAL
- 10 (E) T-MOBILE FEEDLINES TO BE REMOVED:
(E) 6X12 HCS; (1) TOTAL
(E) 9X18 HCS; (1) TOTAL
- 11 (N) T-MOBILE 6X24 HCS TO FOLLOW (E) CABLE ROUTE; (1) TOTAL
(N) T-MOBILE 7/8" COAX CABLE TO FOLLOW (E) CABLE ROUTE; (12) TOTAL
- 12 (N) T-MOBILE B160 BATTERY CABINET; (1) TOTAL W/ 1-3 COB
(N) 190AH BATTERIES; (12) TOTAL
- 13 (N) T-MOBILE 6160 CABINET; (1) TOTAL W/ 4.5 COB
(N) RP6651 UNITS; (3) TOTAL
(N) IXRE ROUTER; (1) TOTAL
- 14 (N) CORED 3 1/2" HOLE THROUGH (E) BLOCK WALL W/ 3 COB
(N) 3" RIGID PIPE W/ CAP OUTSIDE
- 15 (N) T-MOBILE 4460 B25+B66 STACK MOUNTED TO (E) WALL; (1) PER SECTOR, (3) TOTAL

PRIVATE CONTRACT

EQUIPMENT LAYOUT FOR:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 8 OF 16 SHEETS

PRJ NO.

PMT NO.

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C02

(REV 1 02/25/2025)

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SAN CLEMENTE CA 92673 (949) 391-8824

ANTENNA AND EQUIPMENT SCHEDULE

KEYNOTES:

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, N600, L700, N1900, L1900, L2100	1	ERICSSON AIR32 B66A/B2A (OCTO)	(N) COMMSCOPE FVV-65A-R3 (HEX)	44'-0"	44'-0"	0°	0°	±130' (N) (4) 7/8" COAX
	2	N2500	1	-	(N) RFS APXV9TM13_CL-C-120 (OCTO)	-	38'-0"	-	0°	±164' (N) 6X24 HCS
SECTOR B	1	L600, N600, L700, N1900, L1900, L2100	1	ERICSSON AIR32 B66A/B2A (OCTO)	(N) COMMSCOPE FVV-65A-R3 (HEX)	44'-0"	44'-0"	170°	170°	±130' (N) (4) 7/8" COAX
	2	N2500	1	-	(N) RFS APXV9TM13_CL-C-120 (OCTO)	-	38'-0"	-	170°	±164' (N) 6X24 HCS (SHARED)
SECTOR C	1	L600, N600, L700, N1900, L1900, L2100	1	ERICSSON AIR32 B66A/B2A (OCTO)	(N) COMMSCOPE FVV-65A-R3 (HEX)	44'-0"	44'-0"	270°	270°	±130' (N) (4) 7/8" COAX
	2	N2500	1	-	(N) RFS APXV9TM13_CL-C-120 (OCTO)	-	38'-0"	-	270°	±164' (N) 6X24 HCS (SHARED)

REMOTE RADIO UNITS			DC CABLES	
ANTENNA POSITION	RRUS MAKE AND MODEL	RRUS COUNT	LENGTH	AWG
SECTOR A	(N) ERICSSON 4460 B25+B66 (N) ERICSSON 4480 B71+B85	2	±100'	-
	(N) ERICSSON 8863 B41	1	±8'	-
SECTOR B	(N) ERICSSON 4460 B25+B66 (N) ERICSSON 4480 B71+B85	2	±100'	-
	(N) ERICSSON 8863 B41	1	±8'	-
SECTOR C	(N) ERICSSON 4460 B25+B66 (N) ERICSSON 4480 B71+B85	2	±100'	-
	(N) ERICSSON 8863 B41	1	±8'	-

TMA			DC CABLES	
ANTENNA POSITION	TMA MAKE AND MODEL	TMA COUNT	LENGTH	AWG
SECTOR A	(N) COMMSCOPE TMA19G21BL26-21	2	±8'	-
	(N) COMMSCOPE TMA19G21BL26-21	2	±8'	-
SECTOR B	(N) COMMSCOPE TMA19G21BL26-21	2	±8'	-
	(N) COMMSCOPE TMA19G21BL26-21	2	±8'	-
SECTOR C	(N) COMMSCOPE TMA19G21BL26-21	2	±8'	-
	(N) COMMSCOPE TMA19G21BL26-21	2	±8'	-

- NOTE:
- GC NEEDS TO USE CONCEAL FAB. PIM INTERFERENCE PRODUCT / SUPPORT SYSTEMS FOR CABLE MANAGEMENT.
- NOTE:
- (E) ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.
 - NEW PANEL ANTENNAS AND ALL MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING STRUCTURE IF REQUIRED. VERIFY PAINT MANUFACTURER AND FINISH WITH OWNER

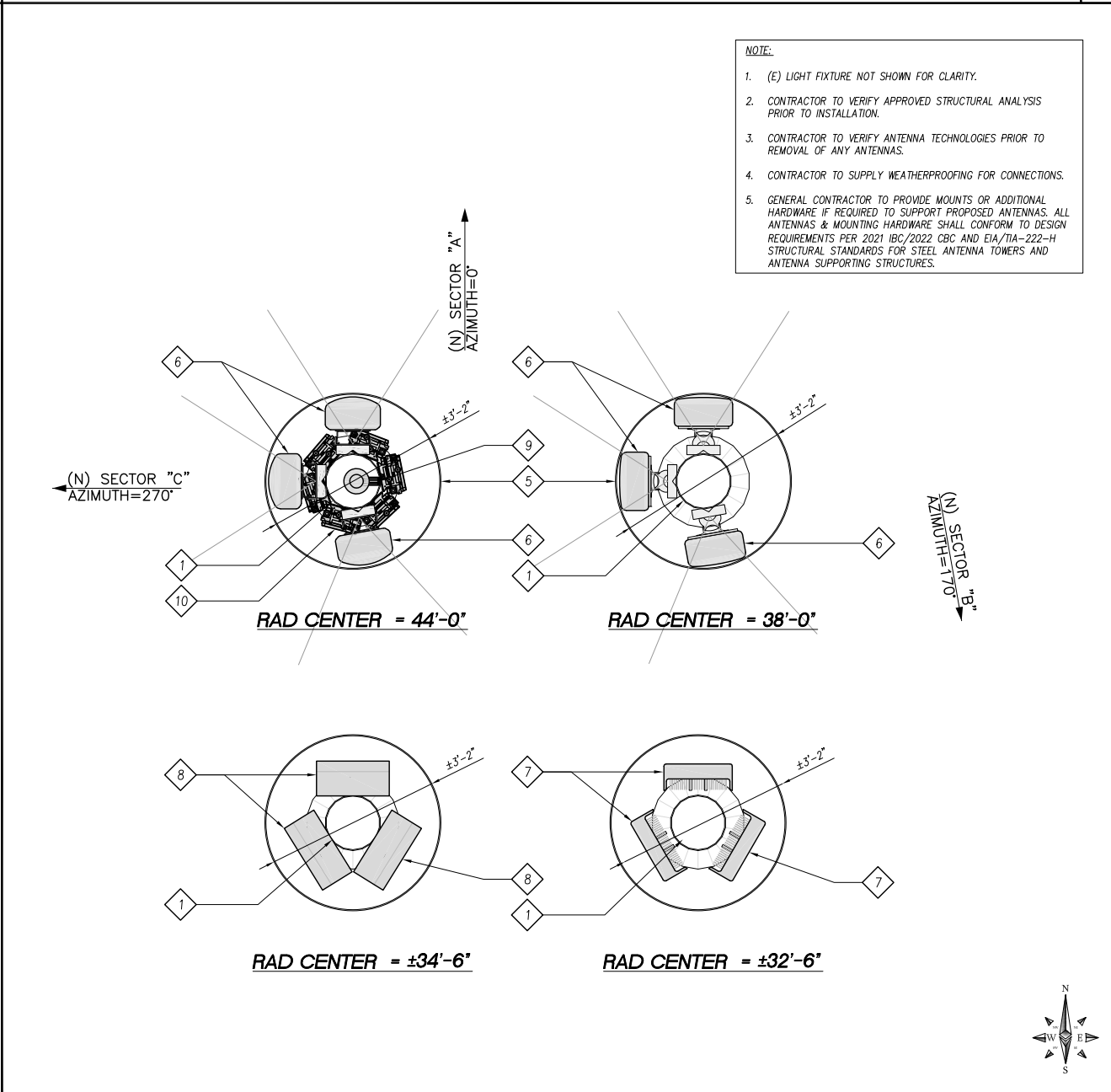
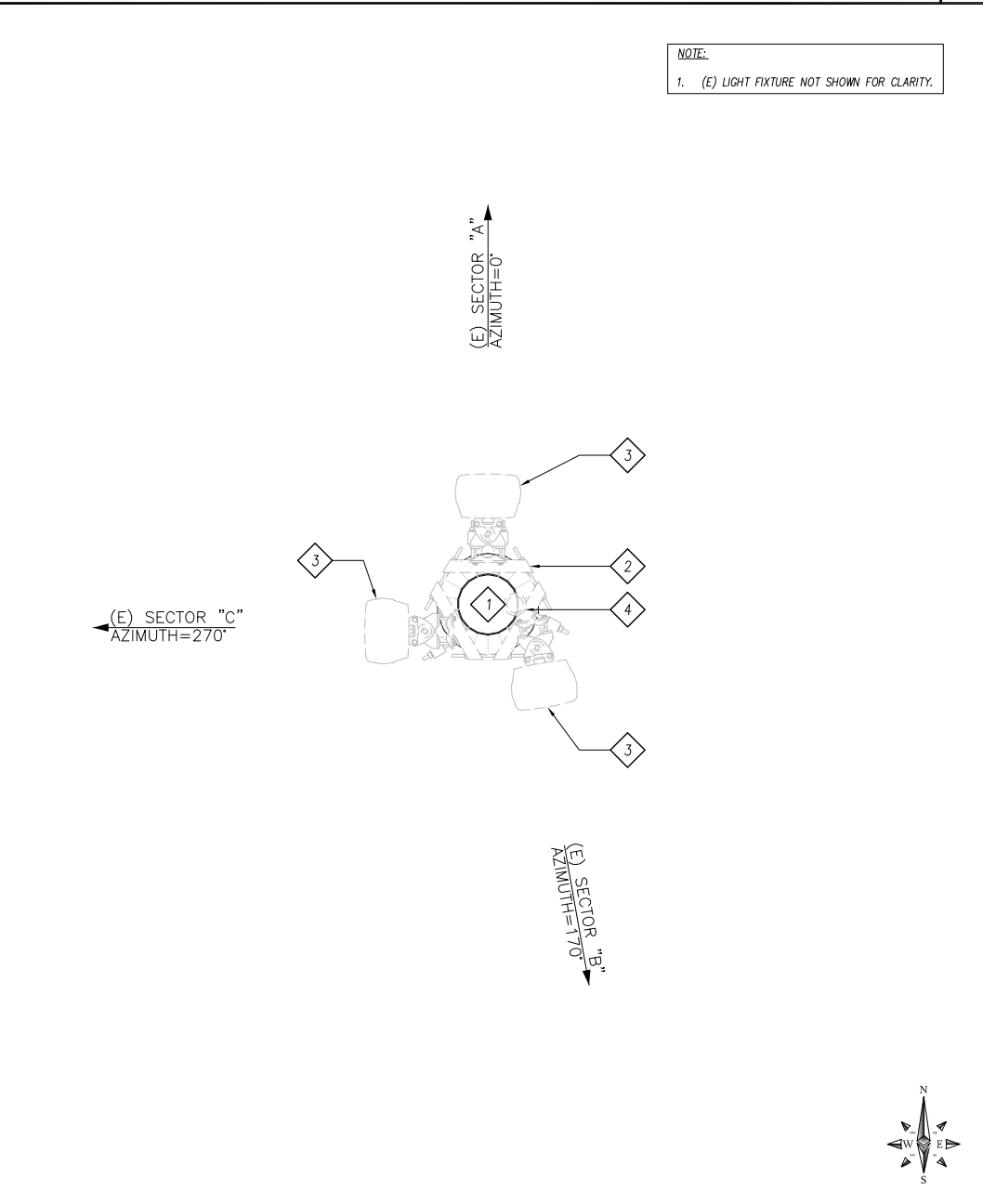
- (E) LIGHT POLE
- (E) T-MOBILE RING MOUNT TO BE REMOVED; (1) TOTAL
- (E) T-MOBILE AIR32 PANEL ANTENNA TO BE REMOVED; (1) PER SECTOR, (3) TOTAL
- (E) T-MOBILE GPS ANTENNA TO BE REMOVED; (1) TOTAL
- (N) T-MOBILE STEALTH FRP RADOME OPEN AT TOP AND BOTTOM FOR VENTILATION, PAINTED TO MATCH (E) LIGHT POLE; (1) TOTAL
- (N) T-MOBILE 4'-7" PANEL ANTENNA MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL $\frac{1,2}{C06}$
- (N) T-MOBILE 8863 B41 MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL $\frac{3}{C06}$
- (N) T-MOBILE 4480 B71+B85 MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL $\frac{5}{C06}$
- (N) T-MOBILE GPS ANTENNA; (1) TOTAL $\frac{6}{C06}$
- (N) T-MOBILE TMA'S MOUNTED TO (N) MOUNT, TYP.; (2) PER SECTOR, (6) TOTAL $\frac{1}{C07}$

EXISTING ANTENNA LAYOUT

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

1 NEW ANTENNA LAYOUT

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"



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

PRIVATE CONTRACT

ANTENNA LAYOUT FOR:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 9 OF 16 SHEETS

PRJ NO. -----

PMT NO. -----

(REV 1 02/25/2025)

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The City of
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

REV	DATE	DESCRIPTION	BY
C	05/22/2023	100% CD'S FOR REVIEW	MP
D	08/02/2023	100% CD'S FOR REVIEW	EZG
E	01/02/2024	100% CD'S PER NEW DESIGN	EZG
F	06/25/2024	REV CANISTER DESIGN	MM
G	10/14/2024	100% CD'S PER JK COMMENTS	EZG
H	01/14/2025	REV TO DUAL RAD	MM
I	02/25/2025	100% CD'S FOR REVIEW	EZG

C03

EXISTING NORTHWEST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

1 NEW NORTHWEST ELEVATION

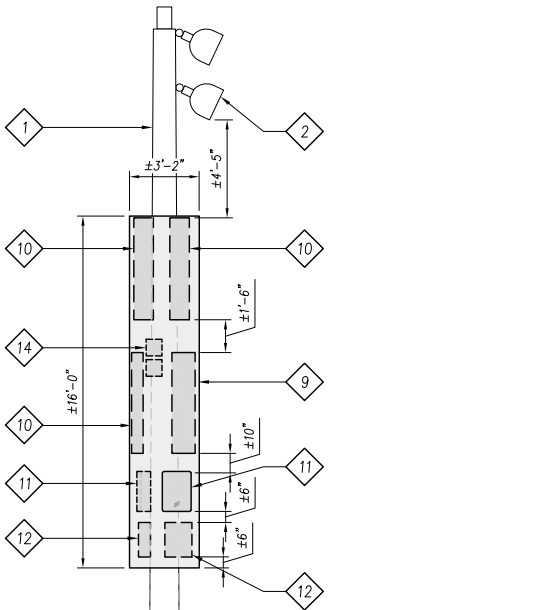
24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

2 KEYNOTES:

NOTE:
1. LENGTH OF SHROUD DOES NOT EXCEED THE ONE-THIRD OF EXISTING HEIGHT OF EXISTING POLE.
2. NO METAL TO BE IN FRONT OF ANTENNAS

TOP OF (E) LIGHT POLE
±56'-0" A.G.L.
TOP OF (E) LIGHT FIXTURES
±55'-0" A.G.L.
TOP OF (E) T-MOBILE PANEL ANTENNAS
±46'-4" A.G.L.
RAD CENTER OF (E) T-MOBILE PANEL ANTENNAS
44'-0" A.G.L.

TOP OF (E) LIGHT POLE
±56'-0" A.G.L.
TOP OF (E) LIGHT FIXTURES
±55'-0" A.G.L.
TOP OF (N) T-MOBILE FRP RADOME
±46'-6" A.G.L.
TOP OF (N) T-MOBILE PANEL ANTENNAS
±46'-4" A.G.L.
RAD CENTER OF (N) T-MOBILE PANEL ANTENNAS
44'-0" A.G.L.
TOP OF (N) T-MOBILE PANEL ANTENNAS
±40'-3" A.G.L.
RAD CENTER OF (N) T-MOBILE PANEL ANTENNAS
38'-0" A.G.L.
BOTTOM OF (N) T-MOBILE FRP RADOME
±30'-6" A.G.L.



- 1 (E) LIGHT POLE
- 2 (E) LIGHT FIXTURE; TYP.
- 3 (E) TREE; TYP.
- 4 (E) FLOOD LIGHT
- 5 (E) UTILITY PEDESTAL
- 6 (E) T-MOBILE RING MOUNT TO BE REMOVED; (1) TOTAL
- 7 (E) T-MOBILE AIR32 PANEL ANTENNA TO BE REMOVED; (1) PER SECTOR, (3) TOTAL
- 8 (E) T-MOBILE GPS ANTENNA TO BE REMOVED; (1) TOTAL
- 9 (N) T-MOBILE STEALTH FRP RADOME OPEN AT TOP AND BOTTOM FOR VENTILATION, PAINTED TO MATCH (E) LIGHT POLE; (1) TOTAL PER STRUCTURAL MODIFICATION DRAWINGS
- 10 (N) T-MOBILE 4'-7" PANEL ANTENNA MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL 1.2 C06
- 11 (N) T-MOBILE 8863 B41 MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL 3 C06
- 12 (N) T-MOBILE 4480 B71+B85 MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL 5 C06
- 13 NOT USED
- 14 (N) T-MOBILE TMA'S MOUNTED TO (N) MOUNT, TYP.; (2) PER SECTOR, (6) TOTAL 1 C07

PRIVATE CONTRACT

ELEVATIONS FOR:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 10 OF 16 SHEETS

PRJ NO.

PMT NO.

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.

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

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C04

T-Mobile

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

EXISTING NORTHEAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

1

NEW NORTHEAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

2

KEYNOTES:

NOTE:
1. LENGTH OF SHROUD DOES NOT EXCEED THE ONE-THIRD OF EXISTING HEIGHT OF EXISTING POLE.
2. NO METAL TO BE IN FRONT OF ANTENNAS

- 1 (E) LIGHT POLE
2 (E) LIGHT FIXTURE; TYP.
3 (E) TREE; TYP.
4 (E) FLOOD LIGHT
5 (E) UTILITY PEDESTAL
6 (E) T-MOBILE RING MOUNT TO BE REMOVED; (1) TOTAL
7 (E) T-MOBILE AIR32 PANEL ANTENNA TO BE REMOVED; (1) PER SECTOR, (3) TOTAL
8 (E) T-MOBILE GPS ANTENNA TO BE REMOVED; (1) TOTAL
9 (N) T-MOBILE STEALTH FRP RADOME OPEN AT TOP AND BOTTOM FOR VENTILATION, PAINTED TO MATCH (E) LIGHT POLE; (1) TOTAL PER STRUCTURAL MODIFICATION DRAWINGS
10 (N) T-MOBILE 4'-7" PANEL ANTENNA MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL
11 (N) T-MOBILE 8863 B41 MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL
12 (N) T-MOBILE 4480 B71+B85 MOUNTED TO (N) MOUNT; (1) PER SECTOR, (3) TOTAL
13 NOT USED
14 (N) T-MOBILE TMA'S MOUNTED TO (N) MOUNT, TYP.; (2) PER SECTOR, (6) TOTAL

PRIVATE CONTRACT

ELEVATIONS FOR:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 11 OF 16 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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I	02/25/2025	100% CD'S FOR REVIEW	EZG

C05

(REV 1 02/25/2025)

T-Mobile

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

COMMSCOPE FVV-65A-R3	
HEIGHT (H)	55.630"
WIDTH (W)	11.811"
DEPTH (D)	7.126"
WEIGHT	34.613 lb
SURVIVAL WIND SPEED:	150.0 MPH
FRONT:	392.0 N @ 150 km/h
SIDED:	167.0 N @ 150 km/h
CONNECTOR:	(6) 4.3-10 DIN FEMALE - BOTTOM
MOUNTING POLE:	2.4 - 4.5 INCHES

FRONT OF ANTENNA

W

D

BOTTOM VIEW

H

FRONT VIEW

SIDE VIEW

MANUFACTURER:	ERICSSON
MODEL NO.:	RRUS 4460 B25 + B66
DIMENSIONS:	TOTAL WEIGHT :
A	19.6"
B	15.7"
C	12.1"
109 LBS	

RRU UNIT

MFR'S STANDARD MOUNTING BRACKETS

FEET

RRU UNIT

MFR'S STANDARD MOUNTING BRACKETS

C

A

SIDE VIEW

B

A

FRONT VIEW

C

B

BOTTOM VIEW

MANUFACTURER:	UNISTRUT
MODEL NO.:	P1000

EXISTING CONCRETE WALL

NEW & EXISTING RRU PER PLAN

P1000 UNISTRUT SECURED TO WALL W/ (4) 3/8" HILTI BOLTS & 2-1/2" EMBEDMENT DEPTH (FIELD VERIFY)

NOTE:
SEAL ALL PENETRATIONS AS NECESSARY TO PREVENT MOISTURE INFILTRATION

COMMSCOPE FVV-65A-R324"x36" SCALE: NTS11"x17" SCALE: NTS1ERICSSON RRUS 4460 B25 + B6624"x36" SCALE: NTS11"x17" SCALE: NTS4RRU MOUNTING & ANCHORING7

RFS APXV9TM13_CL-C-120	
HEIGHT (H)	55.0"
WIDTH (W)	12.6"
DEPTH (D)	6.3"
WEIGHT	55.0 lb
SURVIVAL WIND SPEED:	150.0 MPH
CONNECTOR:	2 MLOC4/MLOC5 + 2 AISG
MOUNTING POLE:	2.36 - 4.72 INCHES

FRONT OF ANTENNA

W

D

BOTTOM VIEW

H

FRONT VIEW

SIDE VIEW

MANUFACTURER:	ERICSSON
MODEL NO.:	RADIO 4480 B71+B85
DIMENSIONS:	TOTAL WEIGHT :
H	21.8"
W	15.7"
D	7.5"
84 LBS	

RRU W/ SUNSHIELD

SUNSHIELD

W

H

FRONT VIEW

D

SIDE VIEW

TOP VIEW

RFS APXV9TM13_CL-C-120 ANTENNA24"x36" SCALE: NTS11"x17" SCALE: NTS2ERICSSON RADIO 4480 B71+B8524"x36" SCALE: NTS11"x17" SCALE: NTS5NOT USED8

MANUFACTURER:	ERICSSON
MODEL NO.:	RRUS 8863 B41
DIMENSIONS:	TOTAL WEIGHT :
H	18.82"
W	14.76"
D	5.71"
50.93 LBS	

FRONT VIEW

W

H

D

SIDE VIEW

BOTTOM VIEW

MANUFACTURER:	MEINBERG
MODEL NO.:	PK66-2DUX-GPSANTv2
DIMENSIONS (LXW):	7.09 X 5.51 INCHES
WEIGHT:	3.1 LBS (1.4 KG)
CONNECTOR:	N, FEMALE
FREQUENCY BAND:	(ONE - BOTTOM FED)
MOUNTING:	1575.42 +/- 20 MHz
	1 - 2 INCH PIPES

FRONT VIEW

W

H

D

SIDE VIEW

FRONT VIEW

PRIVATE CONTRACT

DETAILS FOR:

SD02867C PRESIDIO PARK

2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 12 OF 16 SHEETS

PRJ NO. _____

PMT NO. _____

C06

ERICSSON RRUS 8863 B4124"x36" SCALE: NTS11"x17" SCALE: NTS3GPS ANTENNA24"x36" SCALE: NTS11"x17" SCALE: NTS6

CONSTRUCTION CHANGE TABLE

EFFECTED OR ADDED SHEET NUMBERS

CC NO.

CHANGE	DATE		

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 1 02/25/2025)

T-Mobile

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M SQUARED WIRELESS

1387 CALLE AVANZADO

SAN CLEMENTE CA 92673 (949) 391-8824

REV	DATE	DESCRIPTION	BY
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I	02/25/2025	100% CD'S FOR REVIEW	EZG

COMMSCOPE
TMAT19G21B68-21

HEIGHT (H)	9.1"
WIDTH (W)	8.6"
DEPTH (D)	4.1"
WEIGHT	14.9 LBS.

W

W

H

H

D

D

BOTTOM VIEW

FRONT VIEW

SIDE VIEW

MANUFACTURER: ERICSSON
MODEL NO.: RAN PROCESSOR 6651
BASEBAND CHARACTERISTICS:

- 19 INCH WIDE, 1U HIGH, <352MM DEEP
- 1 X 4X25 GBPS (QSFP28)
- 3 X 25/10/1GBPS 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 INSIDE NEW RACK/CABINET.
* INSTALLATION INTO EXISTING CABINET OR RACK REQUIRES NO SPECIAL INSPECTIONS.

6651 BASEBAND UNIT

FRONT VIEW

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

COMMSCOPE TMAT19G21B68-21	24"x36" SCALE: NTS 11"x17" SCALE: NTS	1	6651 BASEBAND UNIT	24"x36" SCALE: NTS 11"x17" SCALE: NTS	4	NOT USED	7
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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

OPTICAL PAIR CABLE, TYP: (24) TOTAL

DC PAIR CABLE, TYP: (6) TOTAL

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.

FRONT VIEW

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

HCS 6X24	24"x36" SCALE: NTS 11"x17" SCALE: NTS	2	NOKIA 7250 IXR-E ROUTER	24"x36" SCALE: NTS 11"x17" SCALE: NTS	5	NOT USED	8
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NOTES:
1. CONTRACTOR TO X-RAY PRIOR TO DRILLING OR CORING TO LOCATE (E) RE-BAR. DO NOT CUT RE-BAR.
2. PENETRATIONS THRU WALLS SHALL COMPLY WITH T24, CBC SECTION 709.6.
F RATING - PENETRATIONS 4" ~ OR LESS
I RATING - PENETRATIONS LARGER THAN 4" ~. PENETRATIONS @ CORRIDOR CLGS.
4. ALL PENETRATIONS SHALL CONFORM TO TITLE 24, CALIF. BLDG. CODE, SECTION 714.

3 1/4" MIN. CONC. WALL OR CMU.
OPENING TO PROVIDE 3/4" MAX.
ANNULAR SPACE AROUND PIPE

4" MAX. DIAM. PIPE

TREMCO THROUGH-PENETRATION
FIRE-STOP SYSTEMS, ICBO #3198

MINERAL WOOL (4 PCF) PACKED INTO
ANNULAR SPACE AND RECESSED 1/2"
FROM WALL SURFACES

WALL PENETRATION	24"x36" SCALE: NTS 11"x17" SCALE: NTS	3	NOT USED	6
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TMobile

smartlink

M SQUARE WIRELESS

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

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

PRIVATE CONTRACT

DETAILS FOR:
SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 13 OF 16 SHEETS

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C07

(REV 1 02/25/2025)

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

ERICSSON B160 BATTERY CABINET

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

1

ERICSSON ENCLOSURE 6160 CABINET

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

4

NOT USED

6

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.

1

2

3

4

5

6

7

8

1. Pull appropriate length of band from BAND-IT tote (approx. 3-1/2 times the diameter of the pole or mastarm for a single-wrapped clamp and seven times the diameter for a double-wrapped clamp. Add 6-8 inches for both single-wrapped and double-wrapped clamps to accommodate the tail and bracket design.) Cut the band using one of the BAND-IT tools with built-in cutter.

2. Holding the buckle in one hand, with ears pointing upward and to the right as shown, insert the band through the buckle "bridge", past the ears and bend so that at least 2 inches are underneath the buckle.

3. Squeeze this "buckle wrap" to flatten the bend preventing "pull-out" during tensioning

4. Wrap band through hardware as needed and around the pole, mastarm or hose and thread through bridge as shown.

BAND-IT BAND FORMING INSTRUCTIONS

BAND-IT ULTRA-LOK® SYSTEM

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

6"

2"

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)

CABINET ANCHORAGE

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

3

RRU MOUNTING

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

5

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

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PRIVATE CONTRACT

DETAILS FOR:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 14 OF 16 SHEETS

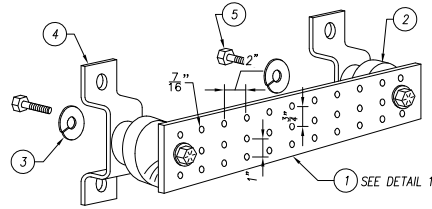
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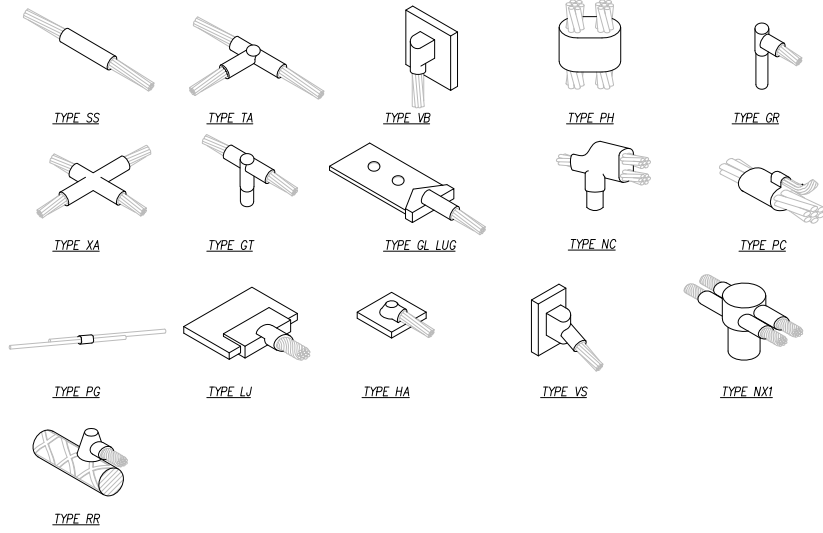
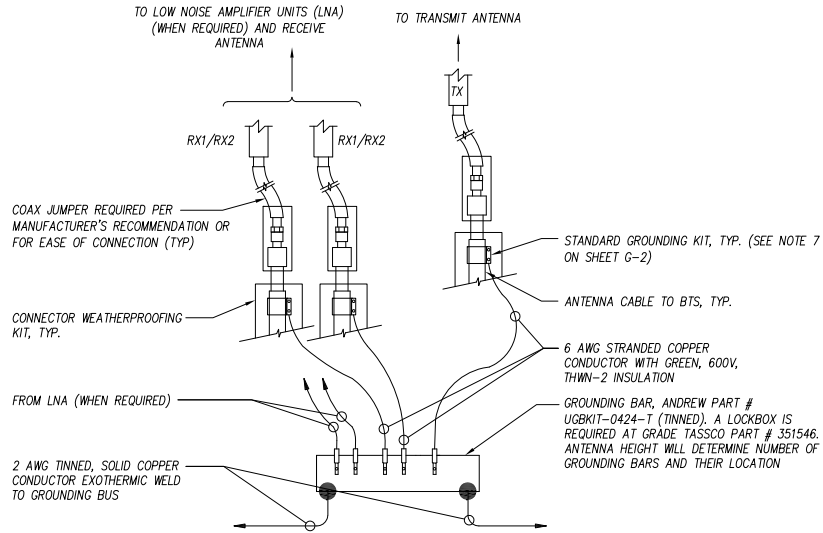
C08

(REV 1 02/25/2025)



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

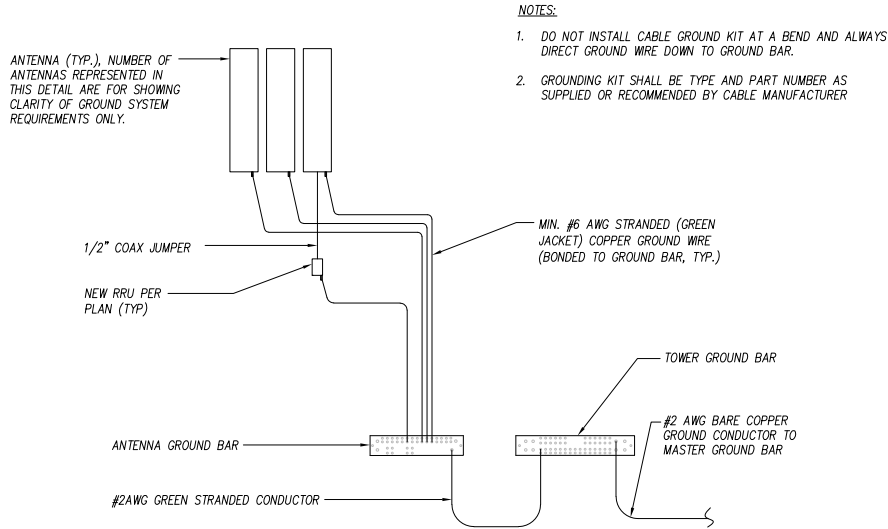
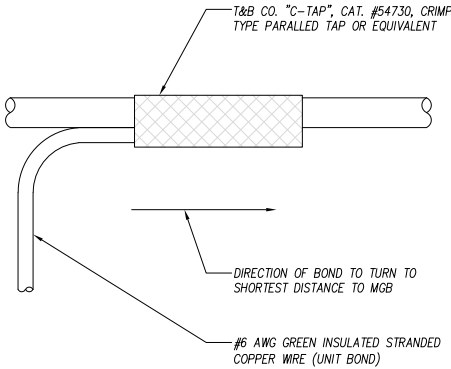
24"x36" SCALE: NTS
11"x17" SCALE: NTS

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

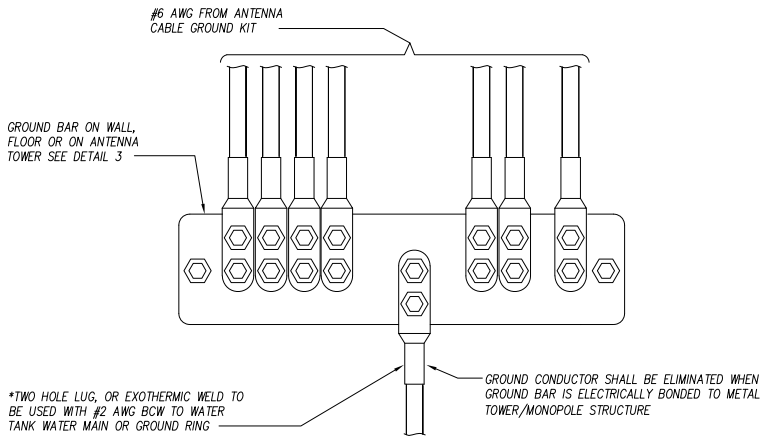
ANTENNA GROUNDING PLAN

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

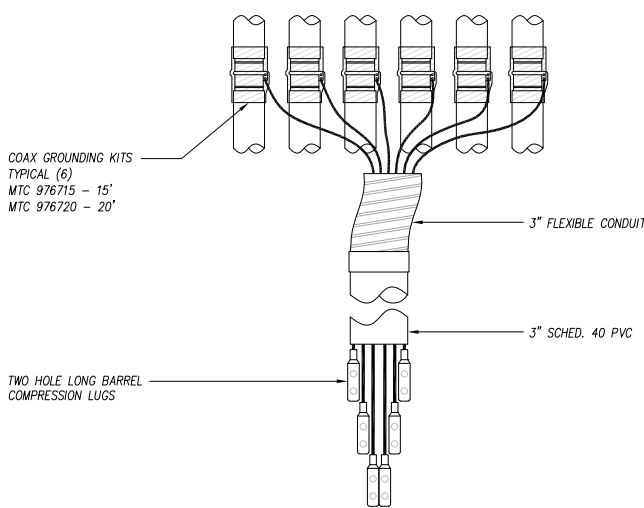
5

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

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.

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

PRIVATE CONTRACT

GROUNDING DETAILS FOR:

SD02867C PRESIDIO PARK
2884 WHITMAN ST, SAN DIEGO, CA 92110

SHEET 15 OF 16 SHEETS

PRJ NO. _____

PMT NO. _____

REV	DATE	DESCRIPTION	BY
C	05/22/2023	100% CD'S FOR REVIEW	MP
D	08/02/2023	100% CD'S FOR REVIEW	EZG
E	01/02/2024	100% CD'S PER NEW DESIGN	EZG
F	06/25/2024	REV CANISTER DESIGN	MM
G	10/14/2024	100% CD'S PER JK COMMENTS	EZG
H	01/14/2025	REV TO DUAL RAD	MM
I	02/25/2025	100% CD'S FOR REVIEW	EZG

C09

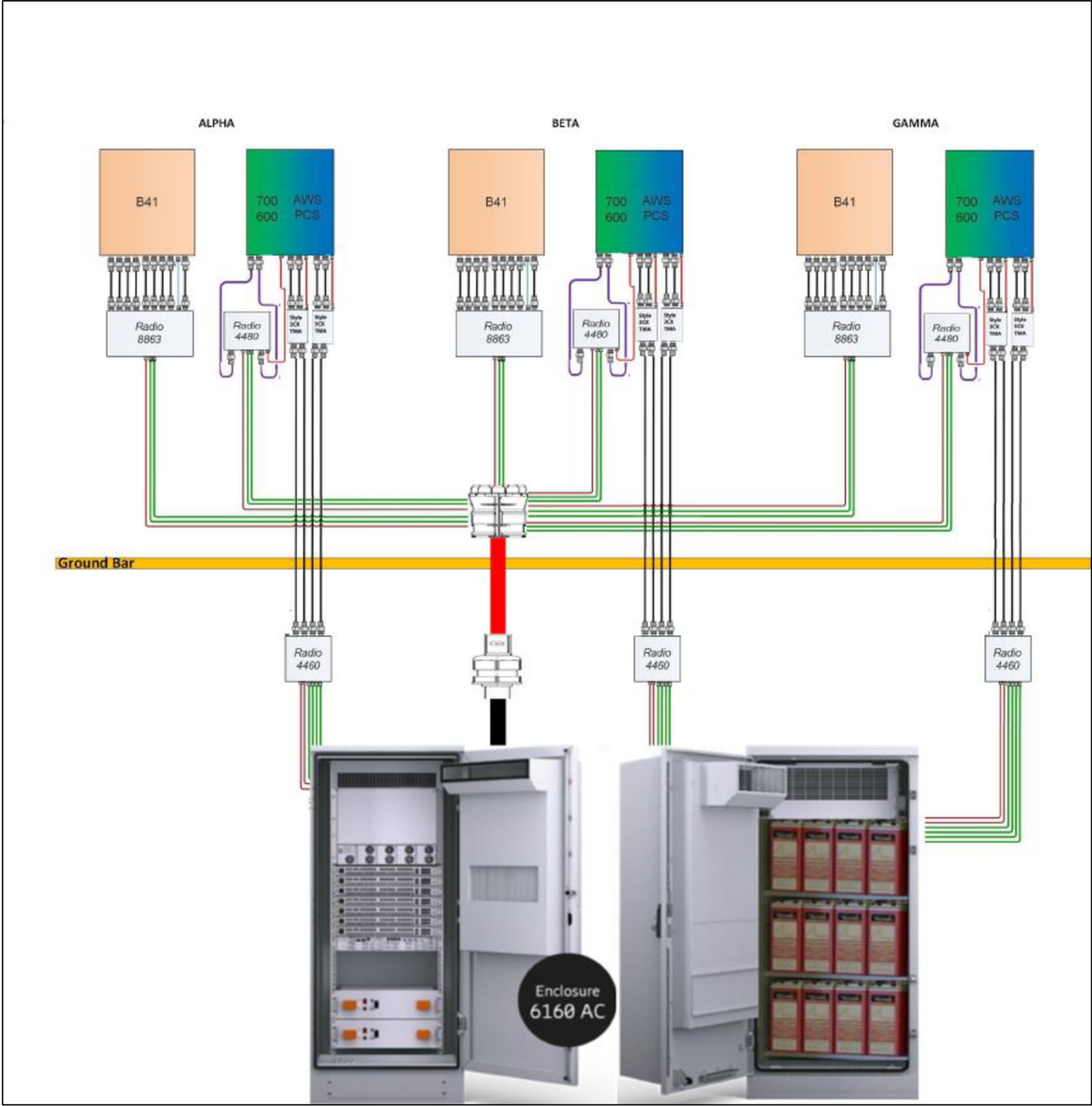
(REV 1 02/25/2025)

T-Mobile

smartlink

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

CABLE LINE DIAGRAM



PRIVATE CONTRACT			
CABLE LINE DIAGRAM FOR:			
SD02867C PRESIDIO PARK 2884 WHITMAN ST, SAN DIEGO, CA 92110			
SHEET 16 OF 16 SHEETS			PRJ NO. _____
			PMT NO. _____
REV	DATE	DESCRIPTION	BY
C	05/22/2023	100% CD'S FOR REVIEW	MP
D	08/02/2023	100% CD'S FOR REVIEW	EZG
E	01/02/2024	100% CD'S PER NEW DESIGN	EZG
F	06/25/2024	REV CANISTER DESIGN	MM
G	10/14/2024	100% CD'S PER JX COMMENTS	EZG
H	01/14/2025	REV TO DUAL RAD	MM
I	02/25/2025	100% CD'S FOR REVIEW	EZG

(REV 1 02/25/2025)



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

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



C10