



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 8, 2026 REPORT NO. PC-26-003

HEARING DATE: January 15, 2026

SUBJECT: T-MOBILE PADRE GOLD, Process Four Decision

PROJECT NUMBER: [PRJ-1114375](#)

OWNER/APPLICANT: The American Legion, Linda Vista Post No. 731, Department of California, Owner, and CCTMO LLC and T-Mobile West Tower LLC, Permittees

SUMMARY

Issue: Should the Planning Commission approve a Neighborhood Development Permit (NDP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) located at [7245 Linda Vista Road](#) within the [Linda Vista Community Plan area](#)?

Proposed Actions:

1. APPROVE NDP No. 3290477; and
2. APPROVE PDP No. 3290478.

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

Code Enforcement Impact: None.

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

Community Planning Group Recommendation: On July 28, 2025, the Linda Vista Community Planning Group voted 12-0-0 to recommend approval of the project, with the condition that the approval for this project is conditioned on the City and Applicant coordinating and resolving outstanding questions as to care and maintenance of the trees to be installed (Attachment 9).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and 15304 (Minor Alterations to Land). The environmental exemption determination for this project was made on August 15, 2025, and the opportunity to appeal that determination ended on August

29, 2025 (Attachment 7) and there was no appeals received for the project during this time.

BACKGROUND

The project is located at 7245 Linda Vista Road in CC-1-3 (Commercial-Community) zone, on portions of a 0.53-acre site within the Linda Vista Community Plan area, FAA Part 77 Noticing Area to Montgomery Field and City Council District 7. The existing WCF has been operating on this property since the early 2000s, delivering essential voice and data services to the surrounding community.

DISCUSSION

Project Description:

The project (Project) is the continuation of an existing WCF, which involves an existing 55-foot flagpole with three (3) existing panel antennas within an existing radome and one (1) existing cable box cover. Two (2) existing equipment cabinets are within an existing 279-square-foot wood fence equipment enclosure located on grade. There are no modifications to the existing WCF, and it is a renewal for the continuation of the Project. Existing antennas and equipment are to remain with no updates or replacements. Additionally, the Project includes the installation of six (6) new landscape trees (Chinese Lanterns) in the Linda Vista Road public right-of-way.



Figure 1: Existing & proposed photo simulation, looking North-East toward the WCF

The land use for the Project is Community Commercial and the land uses surrounding the site consist of low density residential, low-medium density residential and neighborhood commercial to the north; low-medium density residential and medium density residential to the east; low-medium density residential and medium density residential to the south; and park, institutional and elementary school to the west (Attachments 1-3).

WCFs are permitted in all zones Citywide with the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 Locations being the most preferred and Preference 4 Locations the least preferred. Preference 1 Locations generally include non-residential uses and zones and are permitted ministerially. Preference 4 locations include residential uses in residential zones and require a Process Four approval. The

Project is located in the Commercial-Community zone (CC-1-3) and is considered a Preference 1 according to Council Policy 600-43. However, it requires additional higher approvals for the reasons discussed below.

The Project requires the following permits:

Required Permits	Basis / Existing
Neighborhood Development Permit (NDP) Process 2	Equipment enclosure exceeds 250-square-foot / existing is 279-square-feet. San Diego Municipal Code (SDMC) Section 141.0420 (e)(3)
Planned Development Permit (PDP) Process 4	Maximum Structure Height is 45-feet, existing flagpole is 55-feet. SDMC Section 126.0602
	Equipment embedded into caisson / three (3) existing panel antennas are enclosed within an existing 2-foot-diameter by 6-foot-high radome integrated into the flagpole, WCF Guidelines .
	All cables and conduit are to be routed from the caisson up into the pole / existing cable box cover to remain, WCF Guidelines .

Pursuant to SDMC Section 141.0420(e)(3), this Project application is being processed as an NDP, Process 2, due to the existing equipment enclosure exceeding 250 square feet. The current enclosure, which measures 279 square feet, is constructed with wood fencing and is situated at ground level adjacent to the flagpole. The square footage is essential to accommodate the necessary equipment and permit future modifications. Moreover, the placement and design of the equipment have been carefully chosen to maintain a minimal size and scale, ensuring that the enclosure remains orderly and free from vandalism. Additionally, pursuant to SDMC Section 126.0602, a PDP is required due to a deviation from the maximum allowable structure height of 45 feet. The existing flagpole stands at 55 feet, with no proposed change in height, resulting in a 10-foot deviation. Furthermore, per the WCF Guidelines, a PDP is necessary because the WCF design incorporates both a radome and a cable box cover, elements that are not permitted under current guidelines. Justification for these elements and deviations is discussed below.

The existing WCF has been operating on this property since the early 2000s, delivering essential voice and data services to the surrounding community. Its continued operation is vital to maintaining the current level of service for T-Mobile customers in the area. This site plays a critical role within T-Mobile's network, functioning in close coordination with other facilities to ensure seamless coverage and connectivity. The Project will target the immediate community, including major highways and roads such as State Route (SR)-163, Linda Vista Road and Genesee Avenue. 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 by the WCF located on the property (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement,

construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report dated April 16, 2024 (Report), from EBI Consulting, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the signage recommended in the Site Safety Plan and is part of the Project conditions. 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.

Community Plan Analysis:

The Linda Vista Community Plan does not address WCFs as a specific land use. However, the City of San Diego's General Plan ([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 community plan also calls for these facilities to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The General Plan, Section L, Information Infrastructure, Policy PF-L.5, indicates that the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. Lastly, the City will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional infrastructure, such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, 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. Here, the design of the WCF is to be aesthetically pleasing. This WCF design is consistent with the General Plan's (UD-A.17) requirement 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 intent of the regulations is to ensure that facilities are camouflaged from public view. In this case, the existing panel antennas are mounted on an existing flagpole and enclosed within an existing radome that is painted and textured to match the flagpole, effectively concealing the antennas. The associated ancillary equipment, including two (2) existing equipment cabinets, will remain within a 279-square-foot wood-fenced equipment enclosure located adjacent to the flagpole. This enclosure features trim that complements the style and color of the nearby building, further minimizing visual impact. All cables, antennas, brackets, supports, supplemental equipment, and mounting apparatus will be fully concealed within the existing radome and flagpole, ensuring the antennas remain entirely hidden from public view and minimizing any potential visual impact. Additionally, six (6) new Chinese Lantern trees will be planted to further enhance the screening of the WCF and cable box cover from public vantage points along the public right-of-way.

Project-Related Issues:

Deviation- An applicant may request deviations from the applicable development regulations with a PDP decided in accordance with Process Four, provided that the findings in SDMC Section 126.0605 are made. The following Table 1 is a matrix of the proposed deviations, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Max structure height	SDMC Section 126.0602	45-feet	55-feet
Radome	WCF Guidelines	Not permitted	2-foot-diameter by 6-foot-high radome
Cable Box Cover	WCF Guidelines	Not permitted	Cable Box Cover

Justification:

The maximum allowable structure height in the Commercial-Community zone (CC-1-3) is 45 feet. The existing flagpole stands at 55 feet, with no proposed change in height, resulting in a 10-foot deviation. The flagpole is existing and has been on the project site since the early 2000s. On the same site, there is an existing 76-foot clock tower, accommodating two other carriers, that is 21 feet taller than the flagpole. 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 flagpole and cable box cover continues to remain strategically placed to capture the maximum amount of coverage surrounding the Project's site and to integrate with the existing vertical elements. The separated flagpole, apart from the clock tower, allows more carriers on-site and avoids interference between the carriers WCF. 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, concealment, and surrounding topography.

According to the WCF Guidelines, antennas and any pole-mounted equipment should be enclosed within the flagpole. Flagpoles may not incorporate an antenna shroud. In this instance, the existing flagpole has a diameter of 1'-6", while the current radome has a diameter of 2'-0", representing only

a 6-inch increase. The radome presents the least intrusive design solution for the WCF without altering the existing structures, and it has functioned as intended for over 20 years. Although a typical macro WCF site could accommodate up to twelve (12) panel antennas within a larger radome, this Project proposes to limit the installation to only three (3) antennas. This approach minimizes the radome size, reduces the amount of equipment, and maintains a scale more aligned with that of the flagpole. As the use of a radome on a flagpole deviates from standard design requirements, a second deviation is necessary.

According to the WCF Guidelines, all cables must be routed directly from the ground up through the interior of the pole, and cable box covers are not permitted. This requirement applies to both new and existing projects to ensure the highest standard of design. Generally, any external cable housing at the base of the pole adds visual impact and detracts from the City's efforts to achieve well-designed facilities. However, the existing cable box cover, which was previously compliant and remains in place, requires a deviation to remain. This deviation would eliminate the need to trench through the parking lot to reroute the cables internally within the flagpole, thereby minimizing disruption, reducing visual impact, and preserving existing infrastructure. Furthermore, after visiting the site, staff support this deviation, agreeing that since the site will not be modified, the request to remove the external cable housing can be postponed until additional antennas or WCF modifications are made to this site.

City staff has analyzed the above deviations and determined that they are consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.17), the Linda Vista Community Plan and the purpose and intent of the Wireless Communications ordinance and Wireless Design Guidelines. The Project has been designed to integrate into the surrounding community and would not adversely impact the public's health or safety. The WCF has been existing at this location since the early 2000s and will not be modified by this permit with the exception of the planting of additional trees to further aid with concealment.

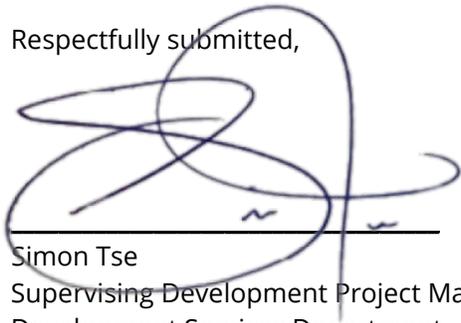
Conclusion:

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 NDP No. 3290477 and PDP No. 3290478 (Attachments 4 and 5).

ALTERNATIVES

1. Approve NDP No. 3290477 and PDP No. 3290478, with modifications.
2. Deny NDP No. 3290477 and PDP No. 3290478, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



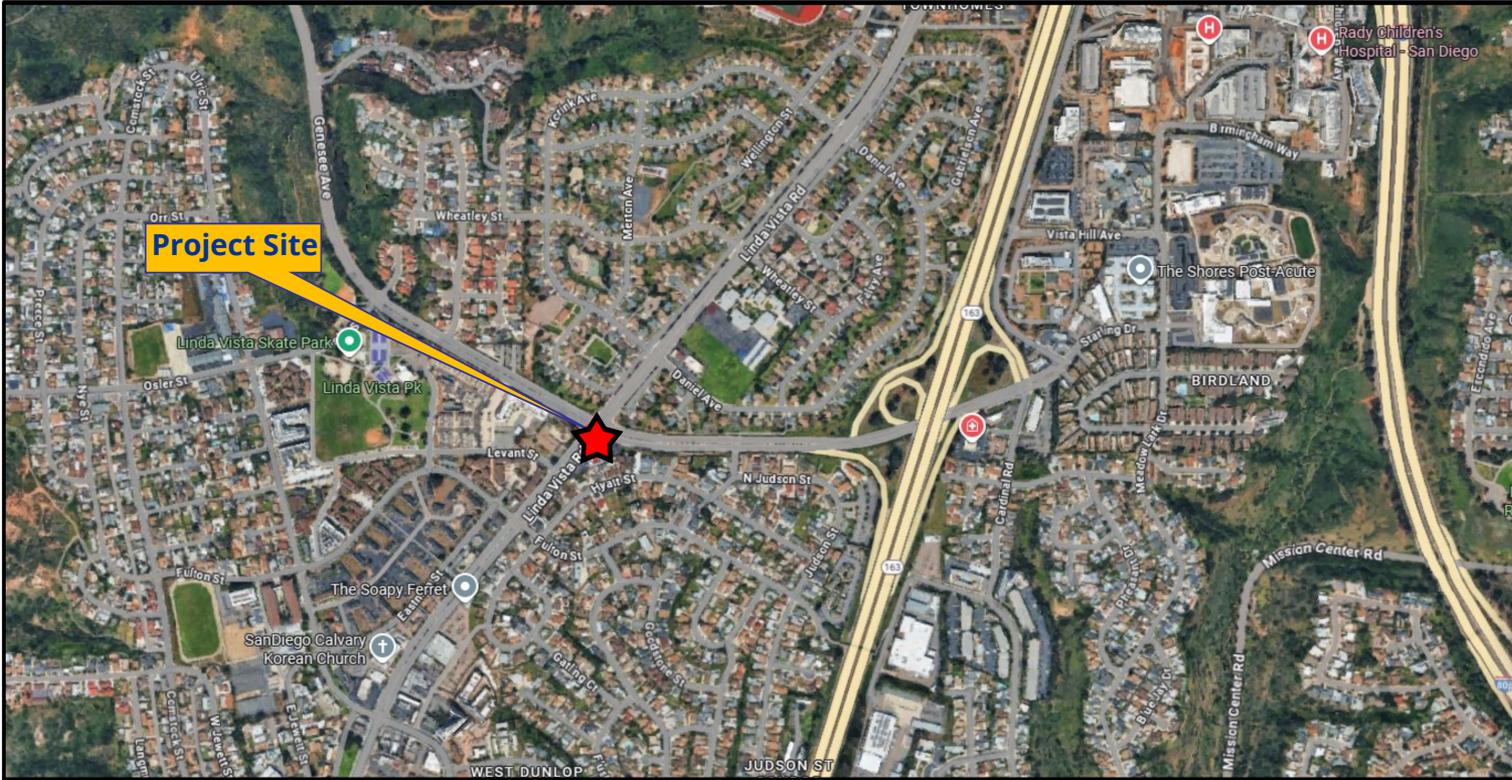
Simon Tse
Supervising Development Project Manager
Development Services Department



Andrew Razon
Development Project Manager
Development Services Department

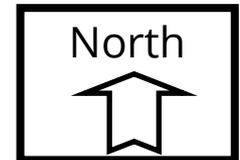
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Permit Resolution with Findings
5. Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Community Planning Group Correspondence
10. Photo Survey
11. Photo Simulations
12. Project Plans
13. Exhibit B: Existing Cable Box Cover



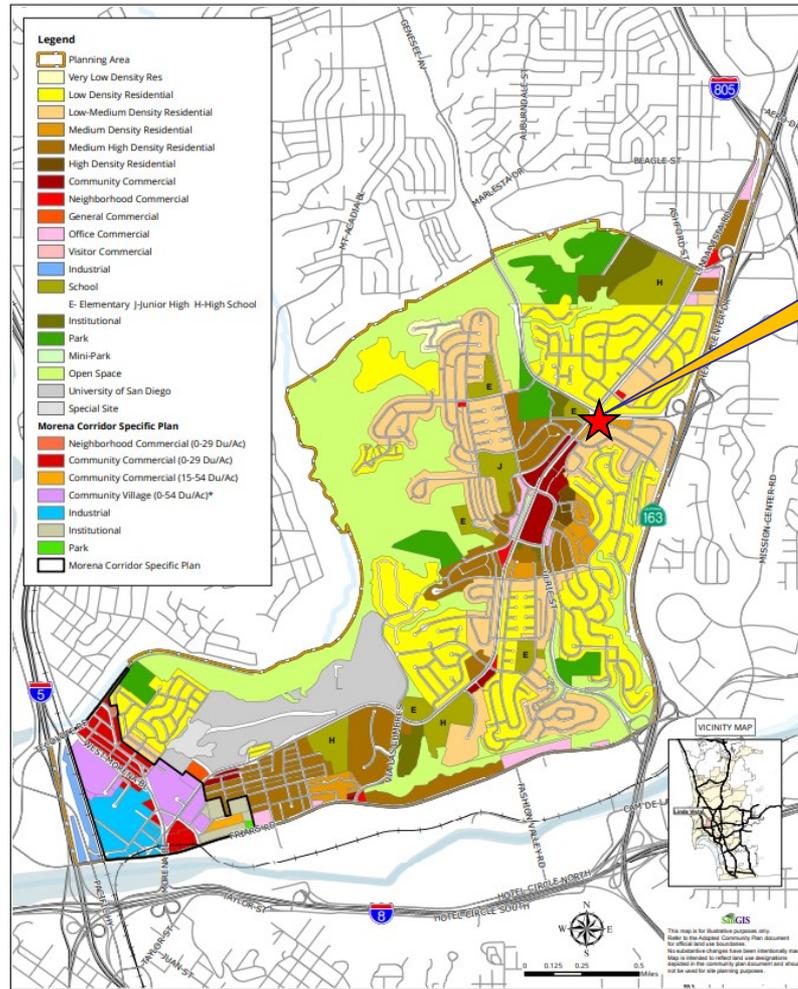
Aerial Photograph

T-Mobile Padre Gold Project No. PRJ-1114375
7245 Linda Vista Road





LINDA VISTA COMMUNITY PLANNING AREA/ COMMUNITY PLAN LAND USE MAP



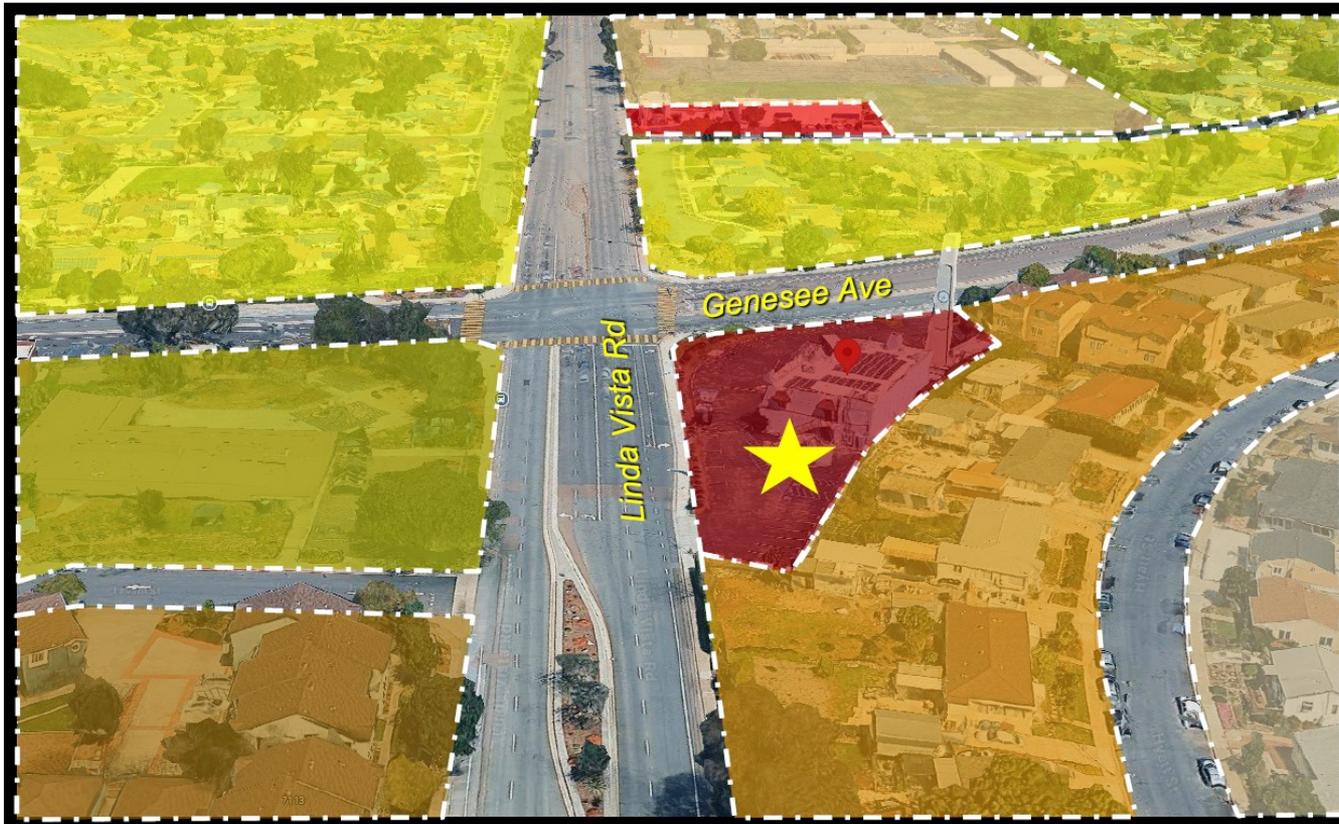
Project Site



Linda Vista Community Land Use Map

T-Mobile Padre Gold Project No. PRJ-1114375
7245 Linda Vista Road





- Legend**
- Planning Area
 - Very Low Density Res
 - Low Density Residential
 - Low-Medium Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Community Commercial
 - Neighborhood Commercial
 - General Commercial
 - Office Commercial
 - Visitor Commercial
 - Industrial
 - School
 - E-Elementary J-Junior High H-High School
 - Institutional
 - Park
 - Mini-Park
 - Open Space
 - University of San Diego
 - Special Site
- Morena Corridor Specific Plan**
- Neighborhood Commercial (0-29 Du/Ac)
 - Community Commercial (0-29 Du/Ac)
 - Community Commercial (15-54 Du/Ac)
 - Community Village (0-54 Du/Ac)*
 - Industrial
 - Institutional
 - Park
 - Morena Corridor Specific Plan



Project Location Map

T-Mobile Padre Gold Project No. PRJ-1114375
 7245 Linda Vista Road



PLANNING COMMISSION RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3290477
PLANNED DEVELOPMENT PERMIT NO. 3290478
T-MOBILE PADRE GOLD - PROJECT NO. 1114375

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. THE AMERICAN LEGION, LINDA VISTA POST NO. 731, DEPARTMENT OF CALIFORNIA, Owner, and CCTMO LLC AND T-MOBILE WEST TOWER LLC, Permittees, submitted an application to the City of San Diego for a Neighborhood Development Permit (NDP) No. 3290477 and Planned Development Permit (PDP) No. 3290478 to continue the operation of an existing T-Mobile Wireless Communication Facility (WCF) (Project). The existing WCF is an existing 55-foot flagpole with three (3) existing panel antennas within an existing radome and one (1) existing cable box cover. Two (2) existing equipment cabinets are within an existing 279-square-foot wood fence equipment enclosure located on grade. Additionally, the Project includes the installation of six (6) new landscape trees (Chinese Lanterns) in the Linda Vista Road public right-of-way (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the T-Mobile Padre Gold project.

B. The 0.53-acre site is located at 7245 Linda Vista Road within the Linda Vista Community Plan in the CC-1-3 (Commercial-Community) zone, the FAA Part 77 Noticing Area to Montgomery Field, the Maintenance Assessment Districts and City Council District 7. The project site is legally described as Lot 9, Block 35, Linda Vista Subdivision Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3253, filed in the Office of the Recorder of said San Diego County, June 23, 1955.

C. On August 15, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the Project is exempt

from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and 15304 (Minor Alterations to Land); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) [Section 112.0520](#);

D. On January 15, 2026, the Planning Commission considered NDP No. 3290477 and PDP No. 3290478 pursuant to the Land Development Code (LDC) of the City of San Diego.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to NDP No. 3290477 and PDP No. 3290478:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC [Section 126.0404](#)]

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

The Project proposes the continued use of an existing WCF. No modifications are planned for the WCF, which consists of an existing 55-foot flagpole housing three (3) existing panel antennas enclosed within an existing radome and one (1) existing cable box cover. Ancillary equipment, including two (2) existing equipment cabinets, will remain within the existing 279-square-foot wood-fenced equipment enclosure located at ground level. To increase visual screening and be in conformance with the previously approved landscape plan from Conditional Use Permit No. 590322 and PDP No. 318510 (PTS 97765), six (6) new Chinese Lantern trees will be planted in the Linda Vista Road public right-of-way. Pursuant to [SDMC 141.0420](#), 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 are, among other things, to camouflage facilities from public view.

The [Linda Vista Community Plan](#) does not address WCFs as a specific land use. However, the City of San Diego's General Plan ([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 General Plan also calls for these facilities to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The General Plan, Section L, Information Infrastructure, Policy PF-L.5, indicates that the

City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. Lastly, the City will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional infrastructure, such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, 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 WCF is concealed by being incorporated into a flagpole and is aesthetically pleasing. This WCF design is consistent with the General Plan's requirement 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. In this case, the existing panel antennas are mounted on an existing flagpole and enclosed within an existing radome that is painted and textured to match the flagpole, effectively concealing the antennas. All cables, antennas, brackets, supports, supplemental equipment, and mounting apparatus will be fully concealed within the existing radome and flagpole, ensuring the antennas remain entirely hidden from public view and minimizing any potential visual impact. The associated ancillary equipment, including two (2) existing equipment cabinets, will remain within a 279-square-foot wood-fenced equipment enclosure located adjacent to the flagpole. This enclosure features trim that complements the style and color of the nearby building, further minimizing visual impact. The equipment enclosure also will not contain any noise-producing equipment and will comply with the City of San Diego Noise Ordinance, SDMC [Section 59.5.0501](#). Additionally, six (6) new Chinese Lantern trees will be planted to further enhance the screening of the WCF, equipment enclosure and cable box cover from public vantage points. The Project is located on a Preference 1 site which is the most desirable location pursuant to [Council Policy 600-43](#). The Project complies with SDMC Section 141.0420, the [WCF Guidelines](#), and the City's General Plan. The proposed development would not adversely affect the Linda Vista Community Plan or the General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The Project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities) and 15304 (Minor Alterations to Land). The conditions of approval for the Project require compliance with several operational constraints and development controls intended to ensure the continued public health, safety, and welfare, including, but not limited to, setback limitations, concealment requirements,

and electromagnetic field controls. All proposed improvement plans associated with the Project will be reviewed prior to the issuance of construction permits and inspected during construction to ensure that the Project meets or exceeds all relevant and applicable building, electrical, mechanical, plumbing, and fire codes.

The existing WCF has been operating on this property since the early 2000s, delivering essential voice and data services to the surrounding community. Its continued operation is vital to maintaining the current level of service for T-Mobile customers in the area. This site plays a critical role within T-Mobile's network, functioning in close coordination with other facilities to ensure seamless coverage and connectivity. The Project will target the immediate community, including major highways and roads such as State Route (SR)-163, Linda Vista Road and Genesee Avenue. 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). A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report dated July 26, 2024 (Report), from SiteSafe, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the signage recommended. 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.

III. 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 deviations from the WCF Guidelines and the SDMC. Deviations to the SDMC may be processed through a PDP Process 4 in accordance with SDMC [Section 126.0601](#). The purpose of the PDP is to establish a review process for the development that allows an applicant to request greater flexibility from the strict application of the regulations to allow for a more desirable project. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan, and that 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. Every project, even existing ones, is considered new and must comply with the codes at the time of submittal.

The Project requires three deviations from the zoning regulations outlined in the LDC and WCF Guidelines: a height limit deviation, a radome-on-flagpole deviation, and a cable box cover deviation.

The maximum allowable structure height in the Commercial-Community zone (CC-1-3) is 45 feet. The existing flagpole the WCF is located on stands at 55 feet, with no proposed change in height, resulting in a 10-foot deviation. The flagpole is existing and has been on the project site since the early 2000s. On the same site, there is an existing 76-foot clock tower that is 21 feet taller than the flagpole, so the WCF is compatible in size to other structures on site. 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 flagpole and cable box cover continues to remain strategically placed to capture the maximum amount of coverage surrounding the Project's site and to integrate with the existing vertical elements. The separated flagpole, apart from the clock tower, allows more carriers on-site and avoids interference between the carriers. Therefore, the flagpole design of 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.

Per SDMC141.0420(e)(9), flagpoles shall replicate the design, diameter and proportion of the vertical element they are intending to imitate and shall maintain a tapered design. Additionally, according to the WCF Guidelines, antennas and any pole-mounted equipment should be enclosed within the flagpole. Flagpoles may not incorporate an antenna shroud. In this instance, the existing flagpole has a diameter of 1'-6", while the current radome has a diameter of 2'-0", representing only a 6-inch increase. The radome presents the least intrusive design solution for the WCF without altering the existing structures, and it has functioned as intended for over 20 years. Although a typical macro WCF site could accommodate up to twelve (12) panel antennas within a larger radome, this Project proposes to limit the installation to only three (3) antennas. This approach minimizes the radome size, reduces the amount of equipment, and maintains a scale more aligned with that of the flagpole. As the use of a radome on a flagpole deviates from standard design requirements, a PDP is necessary.

According to the WCF Guidelines, all cables must be routed directly from the ground up through the interior of the pole, and cable box covers are not permitted. This requirement applies to both new and existing projects to ensure the highest standard of design. Generally, any external cable housing at the base of the pole adds visual impact and detracts from the City's efforts to achieve well-designed facilities. However, the existing cable box cover, which was previously compliant and remains in place, requires a deviation to remain. This deviation would eliminate the need to trench through the parking lot to reroute the cables internally within the flagpole, thereby minimizing disruption, reducing visual impact, and preserving existing infrastructure. Furthermore, after visiting the site, staff support this deviation, agreeing that since the site will not be modified, the request to remove the external cable housing can be postponed until additional antennas or WCF modifications are made to this site.

Additionally, pursuant to SDMC Section 141.0420(e)(3), this project application is being processed as an NDP, Process 2, due to the existing equipment enclosure exceeding 250 square feet. The current enclosure, which measures 279 square feet, is constructed with wood fencing and is situated at ground level adjacent to the flagpole. The square footage is essential to accommodate the necessary equipment and permit future modifications. Such modifications may be proposed, provided they do not compromise the visual quality of the WCF. Moreover, the placement and design of the equipment have been carefully chosen to maintain a minimal size and scale, ensuring that the enclosure remains orderly and free from vandalism.

WCFs are permitted in all zones Citywide with the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 Locations being the most preferred and Preference 4 Locations the least preferred. Preference 1 Locations generally includes non-residential uses and zones and are permitted ministerially. Preference 4 locations include residential uses in residential zones and require a Process Four approval. This Project is located in the Commercial-Community zone (CC-1-3) and is considered a Preference 1 according to Council Policy. This site has been serving T-Mobile customers at this location since the early 2000s. The WCF is unobtrusively integrated into the property in the form of a flagpole, where the display of an American flag is both customary and expected at an American Legion site. The flagpole design aligns with the intent of the WCF ordinance, which encourages the integration and camouflage of wireless facilities within the existing environment. The WCF provides essential voice and data services throughout the surrounding area. Its continued operation is critical to maintaining current service levels for T-Mobile customers. The site functions as a key component of the broader telecommunications network, operating in close coordination with other facilities in the region. Coverage maps illustrate both the current service provided by this site and the anticipated loss of coverage should the project be discontinued. Any degradation in service could significantly impact customers, including the reliability of vital emergency communications.

The proposed project complies with all applicable permit and design standards for WCFs as outlined in the SDMC. Accordingly, the development will adhere to the regulations of the LDC, including any proposed deviations under SDMC Section 126.0602(b)(1) deemed appropriate for this location. These deviations are expected to yield a more favorable project outcome than would be possible through strict compliance with the zoning regulations, and they align with the allowable exceptions authorized under the LDC.

B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

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

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

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

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

III. 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 NDP Finding No. A.III. listed above and incorporated herein by reference, the proposed development will comply with the regulations of the LDC, 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.

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

3. Based on these findings adopted by the Planning Commission, NDP No. 3290477 and PDP No. 3290478 are granted by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Permit Nos. 3290477 and No. 3290478, a copy of which is attached to and made a part of this Resolution by this reference.

Andrew Razon
Development Project Manager
Development Services

Adopted on: January 15, 2026

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

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3290477
PLANNED DEVELOPMENT PERMIT NO. 3290478
T-MOBILE PADRE GOLD PROJECT NO. 1114375
PLANNING COMMISSION

This Neighborhood Development Permit (NDP) No. 3290477 and Planned Development Permit (PDP) No. 3290478 are granted by the Planning Commission of the City of San Diego to The American Legion, Linda Vista Post No. 731, Department of California, Owner, and CCTMO LLC and T-Mobile West Tower LLC, Permittees, pursuant to San Diego Municipal Code (SDMC) sections 126.0402, 126.0602 and 141.0420. The 0.53-acre site is located at 7245 Linda Vista Road in CC-1-3 (Commercial-Community) zone, Linda Vista Community Plan Area, FAA Part 77 Noticing Area to Montgomery Field, Maintenance Assessment Districts and City Council District 7. The project site is legally described as Lot 9, Block 35, Linda Vista Subdivision Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3253, filed in the Office of the Recorder of said San Diego County, June 23, 1955.

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 January 15, 2026, on file in the Development Services Department.

The project shall include:

- a. The project is to continue the operation of an existing WCF on an existing 55-foot flagpole and consists of three (3) existing panel antennas within an existing radome; and
- b. Associated ancillary equipment, including two (2) existing equipment cabinets to remain within an existing 279-square-foot wood fence equipment enclosure located on grade;
- c. Install six (6) new landscape trees (Chinese Lanterns) in the Linda Vista Road public right-of-way.
- d. Existing cable box cover measuring 5'-0" L by 4'-0" W by 1'-6" D, with a top extension rising an additional 5'-10", to remain.

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 30, 2029.
2. The associated permits and the corresponding use of this site shall expire on January 15, 2036. 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. Under no circumstances does approval of this permit authorize the Owner and Permittees to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner and Permittees signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner, Permittees and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. Issuance of this Permit by the City of San Diego does not authorize the Owner and Permittees 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.).

9. The Owner and Permittees shall secure all necessary building permits. The Owner and Permittees are 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.

10. 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.

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

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

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

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

LANDSCAPE REQUIREMENTS:

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

15. The Owner/Permittees shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

PARK AND RECREATION REQUIREMENTS:

16. Prior to issuance of any construction permits or Encroachment Maintenance and Removal Agreement (EMRA), the Owner/Permittee shall submit draft EMRA for Parks and Recreation review.

17. Owner/Permittee shall submit complete landscape construction documents for the replacement planting and irrigation for review and approval by the Parks and Recreation Department. All plans shall be in substantial conformance to this permit.

18. All work impacting the City of San Diego Maintenance Assessment District maintained facilities shall be constructed to City Standards in accordance with the City of San Diego Consultant's Guide to Park Design and Development.

19. Owner/Permittee must contact Parks and Recreation Department Grounds Maintenance Manager C.G. Fredrickson at cfredrickson@sandiego.gov at least 72 hours prior to conducting a pre-construction meeting.

PLANNING/DESIGN REQUIREMENTS:

20. Every aspect of this project is considered an element of concealment, including but not limited to the dimensions, bulk and scale, color, materials, and texture. Any future modifications to this permit must not defeat concealment. The existing cable cover shall not be enlarged, as it would increase visual impact and defeat concealment.

21. The Owner/Permittees shall maintain the size of the radome to a 2-foot-diameter by 6-foot-high radome located on the WCF to be as shown on the stamped approved plans.

22. The Owner/Permittees shall not allow more than three (3) antennas located on the WCF to be as shown on the stamped approved plans.
23. The Owner/Permittees shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:
 - a. 55" by 12" by 7.9"
24. 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.
25. 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.
26. 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.
27. 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.
28. Antenna shrouds should conceal antennas and any associated components. No WCF component except the antenna shroud should be visibly mounted to the flagpole.
29. Use of or replacement of any radome with Fiberglass Reinforced Plastic (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 flagpole.
30. The photo simulation(s) for the proposed project shall be embedded on the building plans. This ensures the construction team building the project is in compliance with the approved Exhibit "A."
31. No overhead cabling or ice bridges are allowed for this project.
32. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photo simulations) prior to receiving final inspection approval.
33. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittees 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.

34. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittees.

35. 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 January 15, 2026 and [Approved Resolution Number].

ATTACHMENT 5

Neighborhood Development Permit No.: 3290477
Planned Development Permit No.: 3290478
Date of Approval: January 15, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Andrew Razon
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.

**The American Legion, Linda Vista Post No.
731, Department of California**
Owner

By _____
NAME
TITLE

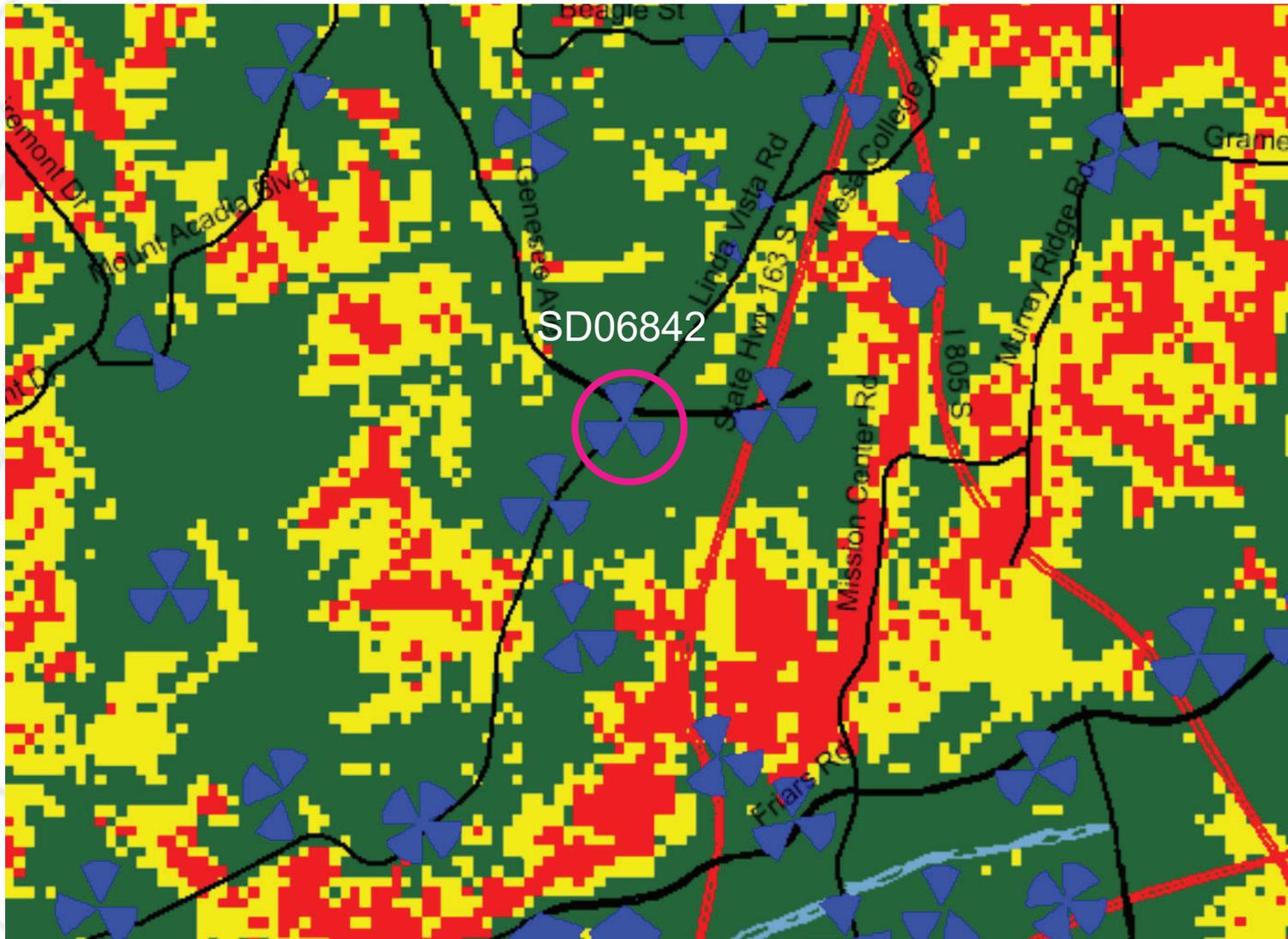
T-MOBILE WEST TOWER LLC
Permittee

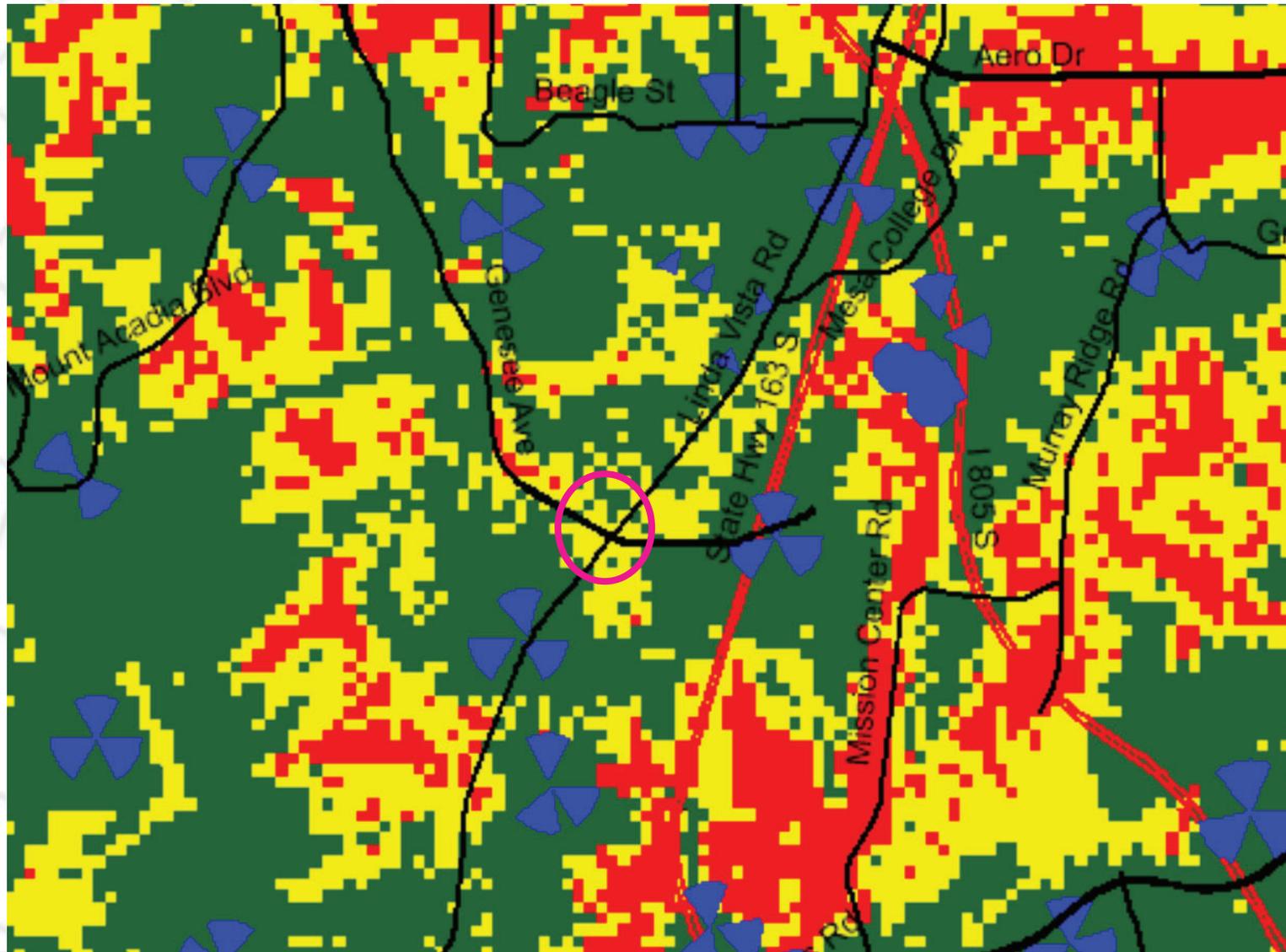
By _____
NAME
TITLE

CCTMO LLC
Permittee

By _____
NAME
TITLE

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





Label	Colour
Poor	Red
Fair	Yellow
Good	Green



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: 7245 Linda Vista Road WCF / PRJ-1114375

State Clearinghouse No.: N/A

Project Location-Specific: 7245 Linda Vista Road, San Diego, CA 92111

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

Description of nature and purpose of the Project: A request for a LIMITED USE PERMIT, PLANNED DEVELOPMENT PERMIT, and NEIGHBORHOOD DEVELOPMENT PERMIT to continue the operation of an existing wireless communication facility (WCF). The existing WCF includes a 55-foot flagpole with three existing panel antennas. Additionally, the project includes existing ancillary equipment for support to the WCF, including two existing equipment cabinets. The existing 279-square-foot equipment enclosure is located on grade. No changes to the existing WCF or ancillary equipment are proposed. The project would install required landscaping within the public right-of-way on Linda Vista Road. The project site is designated for Community Commercial use in the Linda Vista Community Plan and zoned Commercial Community (CC-1-3). It is within Council District 7 and located in the following overlays/areas: Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, Airport Land Use Compatibility Plan Airport Influence Area, and Federal Aviation Administration Part 77 Noticing Area. [LEGAL DESCRIPTION: Lot 9, Block 35, Linda Vista Subdivision Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3253, filed in the Office of the Recorder of said San Diego County, June 23, 1955. ASSESSOR'S PARCEL NUMBER: 430-030-24]

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jim Lee, Program Manager, Crown Castle, 8020 Katy Freeway, Houston, Texas 77024. (949) 930-4360.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Guidelines Section 15301 (Existing Facilities) and 15304 (Minor Alterations to Land)
- Statutory Exemptions:

Other:

Reasons why project is exempt: The project qualifies for an exemption pursuant to CEQA Guidelines Section 15301 because the project would allow for the continued operation of an existing WCF and would not result in an expansion of existing or former use. The project qualifies for an exemption pursuant to CEQA Guidelines Section 15304 (b) since the project would include the installation of required landscaping. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project would not significantly contribute to a cumulative impact; is not within a state scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse changes in the significance of a historical resource.

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.

Analyst: C. Garcia / (619) 687-5959

Filed by:

Andrew Razon / (619) 687-5948

Name/Phone Number

Andrew Razon

Signature

Development Project Manager

Title

December 15, 2025

Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:



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

Ownership Disclosure Statement

FORM

DS-318

October 2017

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

Project Title: Crown Castle/T-Mobile Padre Gold **Project No. For City Use Only:** _____
Project Address: 7245 Linda Vista Road

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 0245047
 Partnership Individual The American Legion Department of California non-profit corporation

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: Ronald Tomcek, American Legion Post 731, Dept of CA Owner Tenant/Lessee Successor Agency
Street Address: 7245 Linda Vista Road
City: San Diego State: CA Zip: 92111
Phone No.: 619-701-5925 Fax No.: _____ Email: rpt@san.rr.com
Signature: *Ronald Tomcek* Date: 4-2-2024
Additional pages Attached: Yes No

Applicant

Name of Individual: Crown Castle - Jim Lee Owner Tenant/Lessee Successor Agency
Street Address: 8020 Katy Freeway
City: Houston State: TX Zip: 77024
Phone No.: _____ Fax No.: _____ Email: _____
Signature: *Jim Lee* 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		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: Crown Castle/T-Mobile		Project Number: PRJ-1114375	
Community: Linda Vista			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input type="checkbox"/> Vote to Approve <input checked="" 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: July 28, 2025	
# of Members Yes 12	# of Members No 0	# of Members Abstain	
Conditions or Recommendations: Approval for this project is conditioned on the City and Applicant coordinating and resolving outstanding questions as to the care and maintenance of the trees to be installed			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: CHRISTOPHER BEESLEY			
TITLE: Chair of Linda Vista Planning Group		DATE: July 30, 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

PHOTO STUDY & KEY MAP

Crown Castle TMO

"Padre Gold"

7245 Linda Vista Road
San Diego, CA 92111

Prepared for:

City of San Diego

Development Services Department

1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.

Contractor Representatives for

Crown Castle

16776 Bernardo Center Drive, Suite 203
San Diego, CA 92128

Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

April 4, 2024



Northwest Elevation



South Elevation



East Elevation



View North



View South



View East



View West



Aerial View



EXISTING



Existing antennas within existing radome on existing flagpole

Existing equipment enclosure

PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

3/7/2024

Photosimulation of proposed telecommunications site: South elevation

SYMBOLS/ABBREVIATIONS LEGEND

(E)	EXISTING	EMBED	EMBEDMENT
(N)	NEW	RRU	REMOTE RADIO UNIT
TYP.	TYPICAL	MMP	MEET ME POINT

PROJECT TEAM

SITE ACQUISITION:

PLANCOM, INC.
16776 BERNARDO CENTER DRIVE, UNIT 203
SAN DIEGO, CA 92128
CONTACT: BRENT HELMING
TELEPHONE: (760) 533-6065

PLANNING:

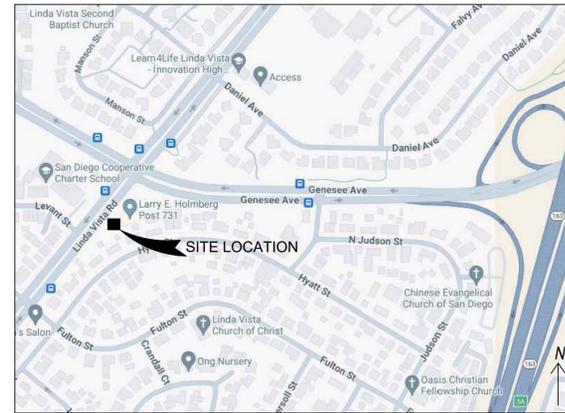
PLANCOM, INC.
16776 BERNARDO CENTER DRIVE, UNIT 203
SAN DIEGO, CA 92128
CONTACT: SHELLY KILBOURN
TELEPHONE: (619) 208-4685

ARCHITECT:

PLANCOM, INC.
16776 BERNARDO CENTER DRIVE, UNIT 203
SAN DIEGO, CA 92128
CONTACT: WILLIAM M. BOOTH
TELEPHONE: (760) 891-6107

LIMITED USE PERMIT/
PLANNED DEVELOPMENT PERMIT/
NEIGHBORHOOD DEVELOPMENT PERMIT

T-MOBILE SITE NUMBER: SD06842A
T-MOBILE SITE NAME: PADRE GOLD
CROWN CASTLE PROJECT: BU #827627



VICINITY MAP

NOT TO SCALE



SITE IMAGE

NOT TO SCALE

DIRECTIONS TO SITE

FROM: CROWN CASTLE OFFICE
200 SPECTRUM CENTER DRIVE
SUITE 1700 & 1800
IRVINE, CA 92618

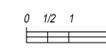
TO: 7245 LINDA VISTA RD
SAN DIEGO, CA 92111

- HEAD SOUTHEAST ON QUASAR DR TOWARD SPECTRUM CENTER DR
- TURN RIGHT ONTO SPECTRUM CENTER DR
- TURN RIGHT ONTO PACIFICA
- USE THE 2ND FROM THE LEFT LANE TO TURN LEFT AT THE 1ST CROSS STREET ONTO IRVINE CENTER DRUSE. THE RIGHT SLIGHT RIGHT TO MERGE ONTO I-405 S TOWARD SAN DIEGO
- MERGE ONTO I-405 S
- MERGE ONTO I-5 S
- CONTINUE STRAIGHT TO STAY ON I-5 S
- SLIGHT LEFT ONTO I-805 S (SIGNS FOR INTERSTATE 805 SICHULA VISTA
- KEEP LEFT TO STAY ON I-805 S
- TAKE EXIT 20 TO MERGE ONTO CA-163 S TOWARD DOWNTOWN
- TAKE EXIT 5 FOR GENESSEE AVE
- USE THE MIDDLE LANE TO TURN RIGHT ONTO GENESSEE AVE
- TURN LEFT ONTO RICHLAND ST
- CONTINUE ONTO N JUDSON ST
- TURN RIGHT ONTO HYATT ST
- TURN RIGHT AT THE 1ST CROSS STREET ONTO FULTON ST
- TURN RIGHT AT THE 1ST CROSS STREET ONTO LINDA VISTA RD

DESTINATION PROPERTY WILL ON YOUR RIGHT

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	DESCRIPTION	EFFECTED OR ADDED SHEET NUMBERS	CC NO.	BY
0	03/06/2024	90% ZD REVIEW	ALL		RD
1	11/06/2024	90% ZD CITY COMMENTS			RD



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

APPLICANT

CROWN CASTLE
200 SPECTRUM CENTER DRIVE, SUITE 1700 & 1800
IRVINE, CA 92618

APPLICANT'S REPRESENTATIVE:

PLANCOM, INC.
16776 BERNARDO CENTER DRIVE, UNIT 203
SAN DIEGO, CA 92128
CONTACT: SHELLY KILBOURN
TELEPHONE: (619) 208-4685

OWNERS

PROPERTY OWNER:

AMERICAN LEGION LINDA VISTA POST NO 731
7245 LINDA VISTA RD
SAN DIEGO, CA 92111

TOWER OWNER:

CROWN CASTLE
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION: N/A

SITE ADDRESS

7245 LINDA VISTA RD
SAN DIEGO, CA 92111

SHEET INDEX

SHEET	DC	DESCRIPTION
1	G01	COVER SHEET
2	G02	PHOTOSIMULATIONS
3	A00	SITE PLAN
4	A01	EQUIPMENT PLAN
5	A02	ANTENNA PLAN, FLAG POLE PLAN & DETAILS
6	A03	EXTERIOR ELEVATIONS
7	L01	LANDSCAPE DEVELOPMENT PLAN

DISCIPLINE CODE (DC)

GENERAL - G	DETAIL - D	MECHANICAL - M
ARCHITECTURAL - A	TRAFFIC - T	PLUMBING - P
CIVIL - C	STRUCTURAL - S	
LANDSCAPE - L	ELECTRICAL - E	

SITE INFORMATION

PROJECT AREA: (E) CROWN CASTLE ENCLOSURE AREA: 280 SQ FT
(E) ANTENNA & RADIO AREAS: 18 SQ FT
TOTAL: 298 SQ. FT.

LEASE AREA: 298 SQ. FT.

OCCUPANCY: B
(E) WOOD FRAMED ENCLOSURE, UNMANNED TELECOMMUNICATIONS EQUIPMENT
TYPE V-B

TYPE OF CONSTRUCTION: CC-1-3

ZONING CLASSIFICATION: CC-1-3

ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

PARCEL NUMBER: 432-030-24-00

JURSDICTION: CITY OF SAN DIEGO

COORDINATES (NAD 83):

LATITUDE / LONGITUDE: 32° 47' 27.3588" N (32.790933°)
117° 09' 57.9486" W (-117.166097°)

THERE ARE 3 (E) TELECOMMUNICATIONS FACILITY ON THIS PROPERTY. AT&T MOBILITY, VERIZON & T-MOBILE

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA EXISTING BUILDING CODE

IN THE EVENT OF A CONFLICT, THE MORE RESTRICTIVE CODE SHALL GOVERN.

SCOPE OF WORK

THE PROJECT PROPOSES TO CONTINUE OPERATION OF AN EXISTING WIRELESS COMMUNICATION FACILITY.

NO CHANGES ARE PROPOSED TO THE EXISTING T-MOBILE TELECOMMUNICATION FACILITY INSTALL (6) NEW LANDSCAPE TREES IN THE LINDA VISTA RD. PUBLIC R.O.W.

TOTAL ANTENNAS: 3

CONSTRUCTION VALUATION
\$15,000

OVERALL HEIGHT
55'-0" A.G.L.

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS MATCH THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH CONSTRUCTION WITHOUT SUCH NOTIFICATION OF DISCREPANCIES INDICATES THE GENERAL CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE EXISTING CONDITIONS AND HAS INCLUDED RESOLUTION OF THOSE DISCREPANCIES IN HIS OR HER BID FOR CONSTRUCTION.

PRIVATE CONTRACT

NOTES FOR:	PADRE GOLD 7245 LINDA VISTA RD SAN DIEGO, CA 92111
-------------------	---

COVER SHEET	PRI. NO. _____
SHEET 1 OF 7 SHEETS	PMT. NO. _____

PREPARED FOR: CROWN CASTLE

PREPARED BY: PLANCOM
TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DRIVE, #203
SAN DIEGO, CA 92128

LICENSED PROFESSIONAL:

THE CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED.

G01

(REV 03/01/2024)



PRIVATE CONTRACT

NOTES FOR:

PADRE GOLD
 7245 LINDA VISTA RD
 SAN DIEGO, CA 92111

PHOTOSIM

SHEET 2 OF 7 SHEETS

PRI. NO. _____
 PMT. NO. _____

PREPARED FOR:

CROWN CASTLE

PREPARED BY:

PLANCOM
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE, #203
 SAN DIEGO, CA 92128

LICENSED PROFESSIONAL:

CONSTRUCTION CHANGE TABLE						
CHANGE	DATE	DESCRIPTION	EFFECTED OR ADDED SHEET NUMBERS	CC NO.	BY	
0	03/06/2024	90% ZD REVIEW	ALL		RD	
1	11/06/2024	90% ZD CITY COMMENTS			RD	

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

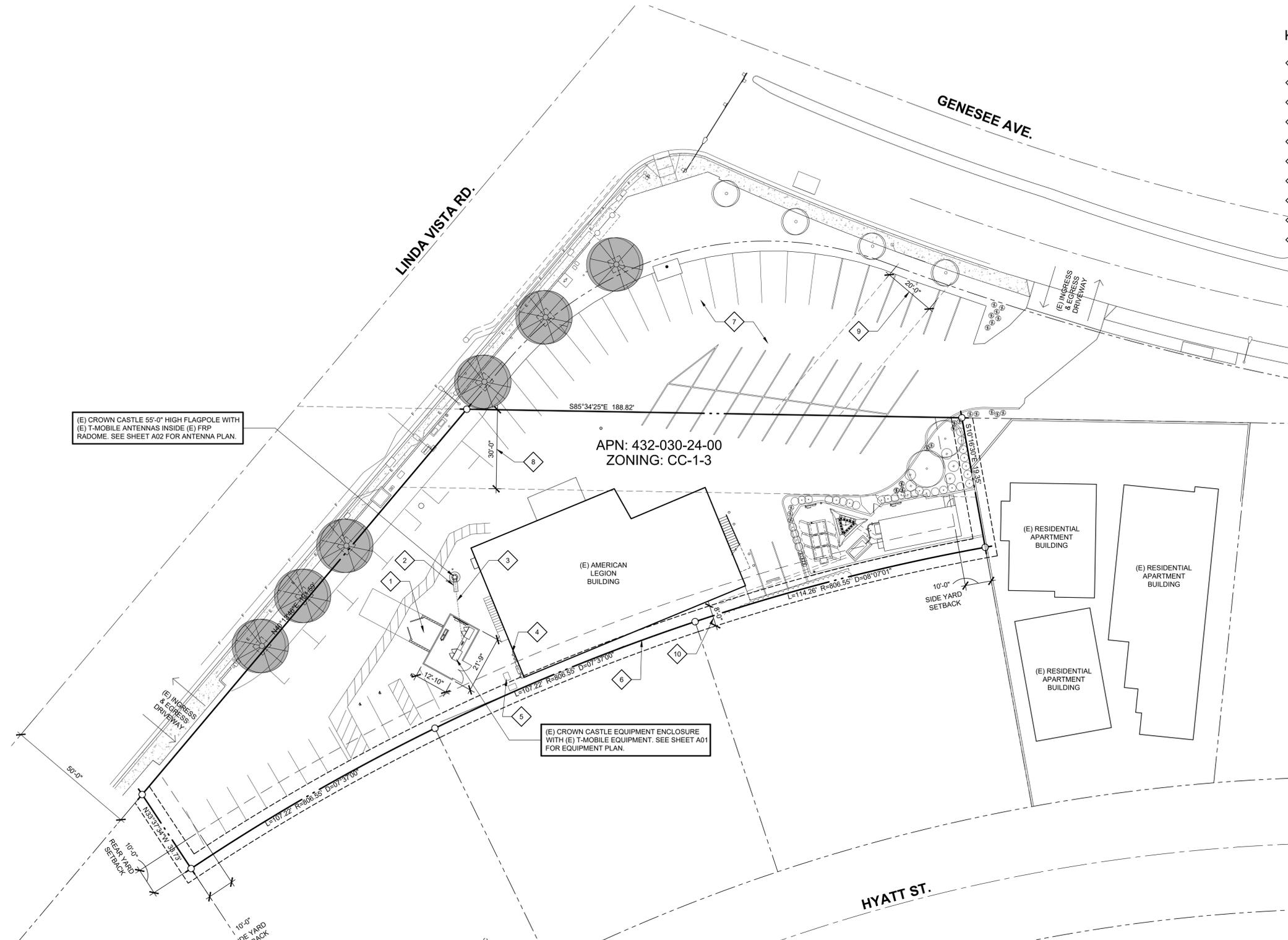
PROPRIETARY INFORMATION

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G02

KEYED NOTES:

- 1 (E) TRASH ENCLOSURE
- 2 (E) DOGHOUSE TO REMAIN
- 3 (E) CABLES IN (E) CONDUITS IN TRENCH
- 4 (E) T-MOBILE ELECTRICAL METER PANEL
- 5 (E) FIBER HAND HOLE
- 6 PROPERTY LINE, TYPICAL
- 7 (E) PAVED PARKING AREA
- 8 (E) 30'-0" WIDE EASEMENT DEDICATION PER PARCEL MAP 3253, RECORDED JUNE 23, 1955
- 9 (E) 20'-0" WIDE EASEMENT DEDICATION PER TRACT MAP 2062
- 10 (E) 8'-0" UTILITY EASEMENT PER TRACT MAP NO. 3253



(E) CROWN CASTLE 55'-0" HIGH FLAGPOLE WITH (E) T-MOBILE ANTENNAS INSIDE (E) FRP RADOME. SEE SHEET A02 FOR ANTENNA PLAN.

(E) CROWN CASTLE EQUIPMENT ENCLOSURE WITH (E) T-MOBILE EQUIPMENT. SEE SHEET A01 FOR EQUIPMENT PLAN.

SITE PLAN

SCALE: 1" = 20'-0"
 0' 10' 20' 40'



PRIVATE CONTRACT

NOTES FOR:
PADRE GOLD
 7245 LINDA VISTA RD
 SAN DIEGO, CA 92111

SITE PLAN
 SHEET 3 OF 7 SHEETS
 PRI. NO. _____
 PMT. NO. _____

PREPARED FOR:
CROWN CASTLE

PREPARED BY:
PLANCOM
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE, #203
 SAN DIEGO, CA 92128

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1	11/06/2024	90% ZD CITY COMMENTS			RD

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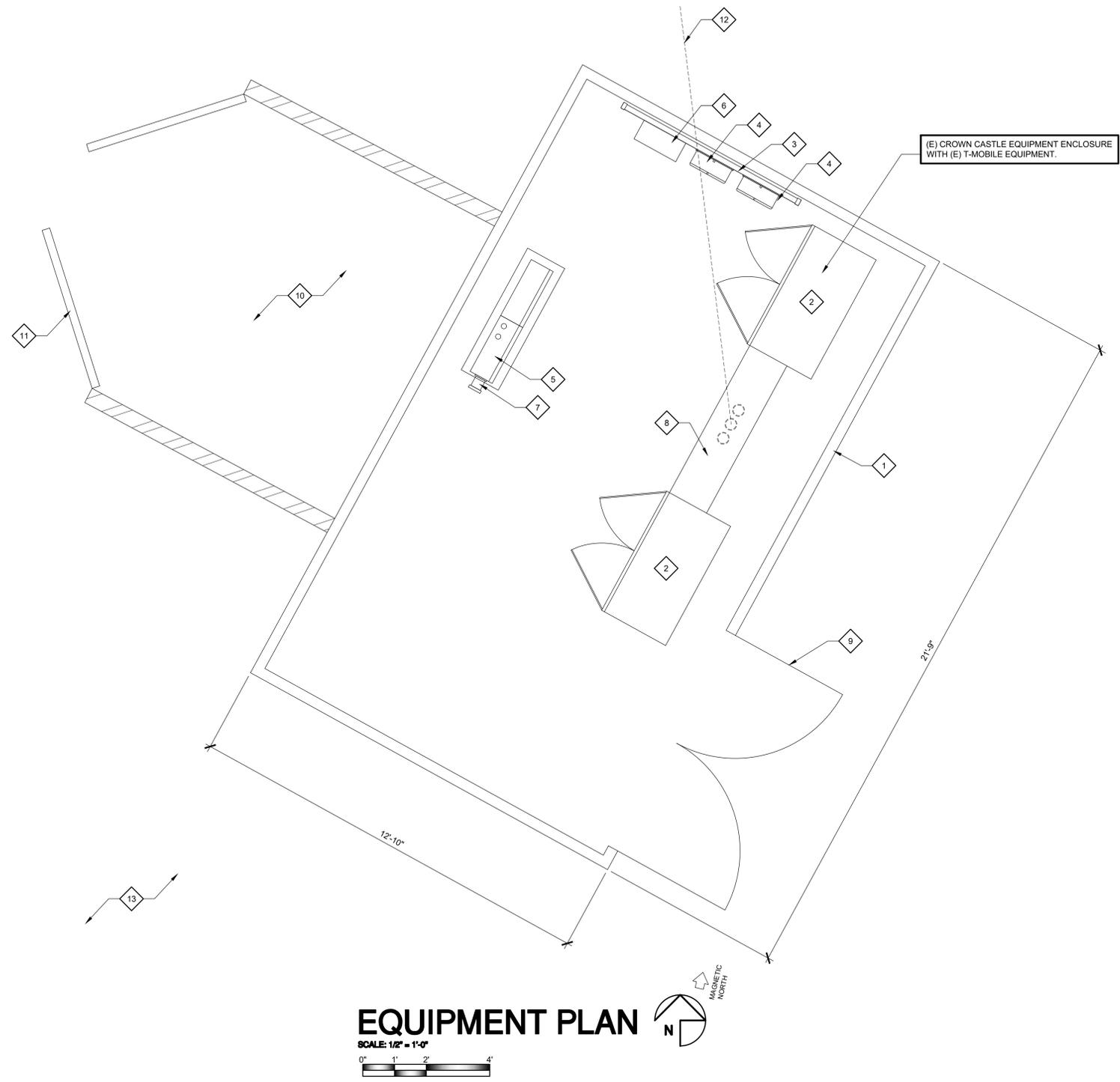
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A00

(REV 03/01/2024)



KEYED NOTES:

- 1 (E) CROWN CASTLE 8'-0" HIGH WOOD FENCE EQUIPMENT ENCLOSURE
- 2 (E) T-MOBILE RBS 6102 EQUIPMENT CABINET TO REMAIN; (2) TOTAL
- 3 (E) T-MOBILE WALL MOUNTED H-FRAME
- 4 (E) T-MOBILE CIENA BOX MOUNTED TO (E) H-FRAME
- 5 (E) T-MOBILE PPC CABINET
- 6 (E) T-MOBILE TELCO CABINET
- 7 (E) T-MOBILE GENERATOR PLUG
- 8 (E) CABLE TRAY
- 9 (E) PAIR OF WOOD GATES W/ SIGNAGE. ACCESS TO EQUIPMENT AREA
- 10 (E) TRASH ENCLOSURE
- 11 (E) PAIR STEEL GATES
- 12 (E) CABLES IN (E) CONDUITS IN TRENCH
- 13 (E) PAVED PARKING AREA

EQUIPMENT PLAN

SCALE: 1/2" = 1'-0"
 0" 1' 2' 4'



PRIVATE CONTRACT

NOTES FOR:
PADRE GOLD
 7245 LINDA VISTA RD
 SAN DIEGO, CA 92111

EQUIPMENT PLAN
 SHEET 4 OF 7 SHEETS

PRJ. NO. _____
 PMT. NO. _____

PREPARED FOR:
CROWN CASTLE

PREPARED BY:
PLANCOM
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE, #203
 SAN DIEGO, CA 92128

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1	11/06/2024	90% ZD CITY COMMENTS			RD

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

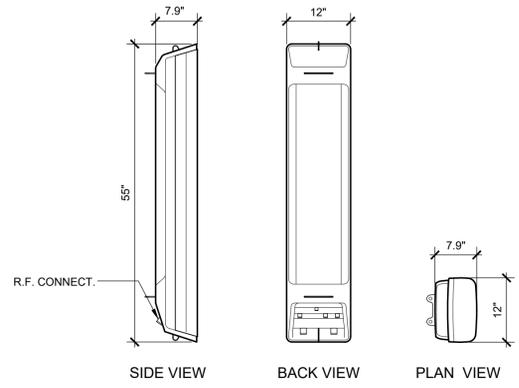
The City of
SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT

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A01

(REV 03/01/2024)

ERICSSON: AIR 21 B2A B4P
 DIMENSIONS, HxWxD: 55" x 12" x 7.9"
 WEIGHT: 83 lbs

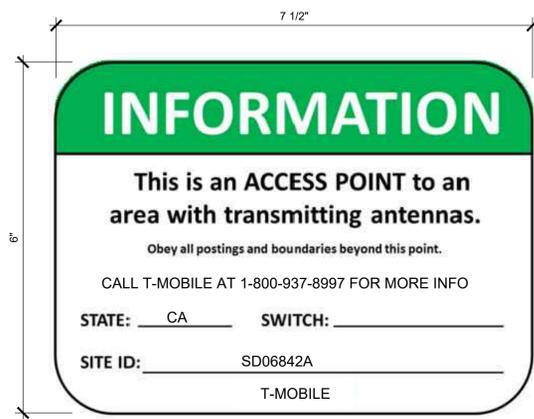


T-MOBILE ANTENNA & RADIO SCHEDULE					
ANTENNA NUMBER	ANTENNA MODEL	RAD CENTER	AZIMUTH	RADIO UNIT TYPE	LOCATION
ALPHA 1	ERICSSON - AIR 21 B2A B4P	51'-0"	0°	-	TOWER
BETA 1	ERICSSON - AIR 21 B2A B4P	51'-0"	120°	-	TOWER
GAMMA 1	ERICSSON - AIR 21 B2A B4P	51'-0"	240°	-	TOWER

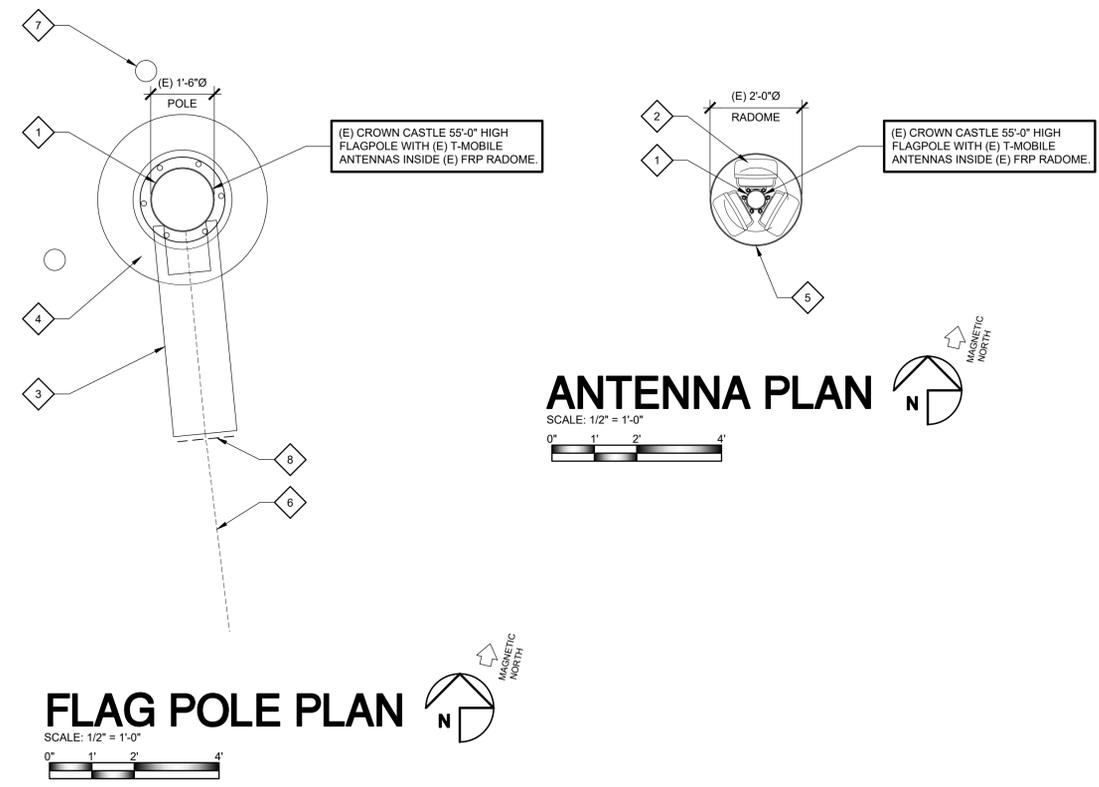
ANTENNA SPECIFICATIONS SCALE: NONE 1



RF WARNING SIGN SCALE: N.T.S. 2



NOC INFORMATION SIGN SCALE: N.T.S. 3

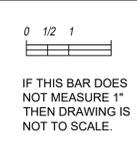


- KEYED NOTES:**
- 1 (E) CROWN CASTLE 55'-0" HIGH FLAG POLE
 - 2 (E) T-MOBILE ANTENNA (3 TOTAL, 1 PER SECTOR). SEE DETAIL 1 THIS SHEET
 - 3 (E) DOGHOUSE TO REMAIN
 - 4 (E) CAISSON FOOTING
 - 5 (E) RADOME TO REMAIN
 - 6 (E) CABLES IN (E) CONDUITS IN TRENCH
 - 7 (E) CONCRETE FILLED STEEL BOLLARDS, TYPICAL OF 2
 - 8 (E) WARNING SIGN AND NOC INFORMATION SIGN MOUNTED TO CABLE SHROUD AT BASE OF (E) POLE. SEE DETAILS 2 & 3 THIS SHEET



LICENSED PROFESSIONAL:

CONSTRUCTION CHANGE TABLE					
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1	11/06/2024	90% ZD CITY COMMENTS			RD



PRIVATE CONTRACT
NOTES FOR:
PADRE GOLD
 7245 LINDA VISTA RD
 SAN DIEGO, CA 92111

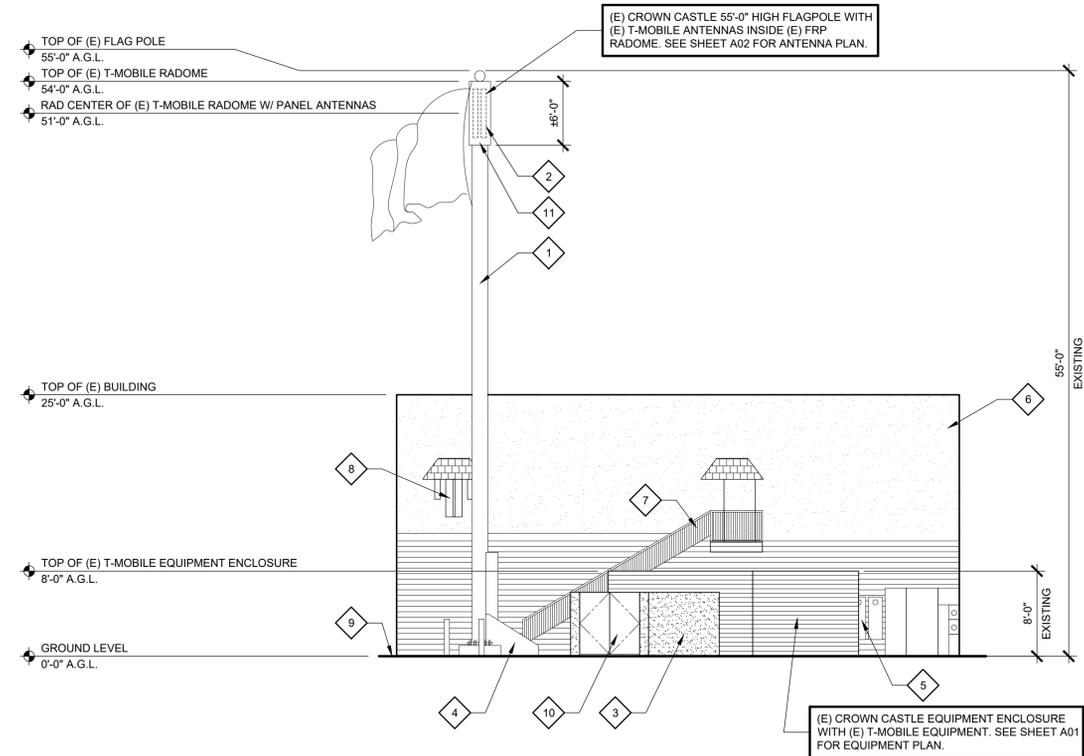
ANTENNA PLAN, FLAG POLE PLAN & DETAILS
 SHEET 5 OF 7 SHEETS
 PRI. NO. _____
 PMT. NO. _____

PROPRIETARY INFORMATION
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A02

REV 03/01/2024

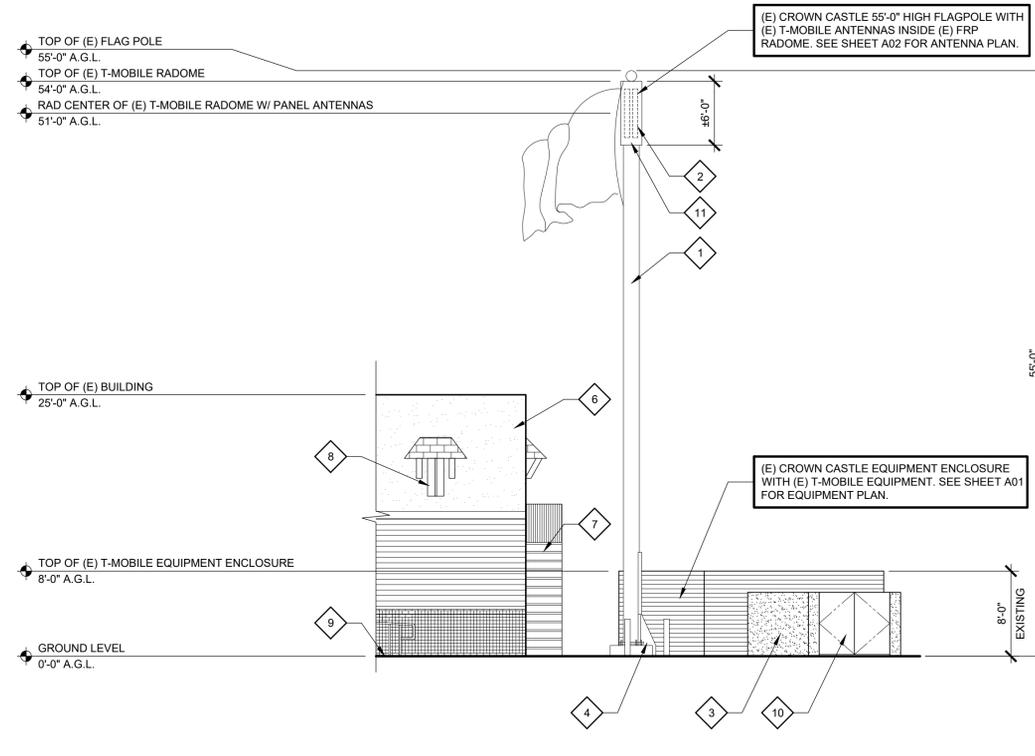
KEYED NOTES:

- 1 (E) CROWN CASTLE 55'-0" HIGH FLAGPOLE. FLAGPOLES SHOULD COMPLY WITH THE U.S. FLAG CODE AT ALL TIMES.
- 2 (E) T-MOBILE ANTENNA
- 3 (E) TRASH ENCLOSURE
- 4 (E) DOGHOUSE TO REMAIN
- 5 (E) T-MOBILE ELECTRICAL METER PANEL
- 6 (E) BUILDING
- 7 (E) STAIRS
- 8 (E) WINDOW
- 9 (E) FINISHED SURFACE
- 10 (E) STEEL GATE
- 11 PAINT THE FRP RADOME THE SAME COLOR AS THE POLE. IF NECESSARY, THESE SURFACES SHOULD BE REPAINTED/RETEXTURED/REPAIRED TO RETAIN CONSISTENCY.



WEST ELEVATION

SCALE: 1/8" = 1'-0"
 0" 4" 8" 16"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"
 0" 4" 8" 16"

PRIVATE CONTRACT

NOTES FOR:
PADRE GOLD
 7245 LINDA VISTA RD
 SAN DIEGO, CA 92111

EXTERIOR ELEVATIONS
 SHEET 6 OF 7 SHEETS
 PRI. NO. _____
 PMT. NO. _____

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A03

PREPARED FOR:

CROWN CASTLE

PREPARED BY:

PLANCOM
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE, #203
 SAN DIEGO, CA 92128

LICENSED PROFESSIONAL:

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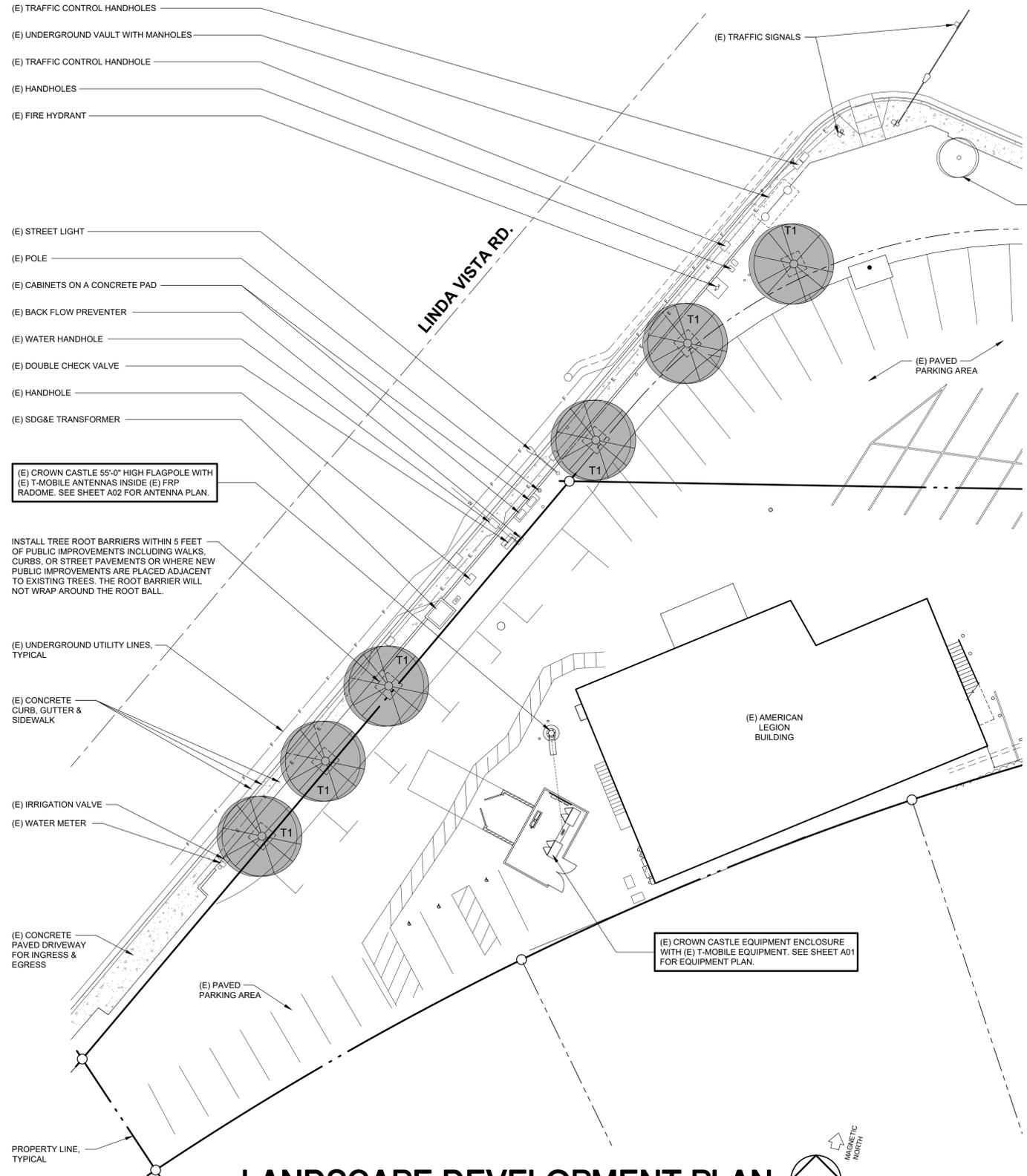
0 1/2 1

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The City of

SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT

(REV 03/01/2024)



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	SIZE / DESCRIPTION	QUANTITY
	KOELREUTERIA BIPINATA	CHINESE LANTERN	(N) TREE	24" BOX	6

WATER CONSERVATION NOTES

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA
- AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, UNDERGROUND, AUTOMATIC DRIP IRRIGATION SYSTEMS
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
- ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE
- BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
- ALL NEW PLANT MATERIAL MUST HAVE ADEQUATE IRRIGATION. TIE INTO EXISTING IRRIGATION SYSTEM
- THE EXISTING IRRIGATION SHALL BE MAINTAINED IN FULL FUNCTIONING ORDER AT ALL TIMES THROUGHOUT THE CONSTRUCTION PROCESS WITH THE EXCEPTION OF THE IMMEDIATE AREA AROUND THE CONSTRUCTION SITE WHERE NEW IRRIGATION SHALL BE INSTALLED FOR NEW PLANTING
- NEW TREES SHALL BE LOCATED TO THE SATISFACTION OF THE PLANNING DIVISION.

PLANTING NOTES

- DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
- TREES SHALL BE LOCATED AS FOLLOWS:
 MINIMUM TREE SEPARATION DISTANCE
 TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
- ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- PLANTING INSTALLATION CRITERIA:
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

LANDSCAPE DEVELOPMENT PLAN

SCALE: 1/16" = 1'-0"
 0" 8' 16' 32'



PRIVATE CONTRACT

NOTES FOR:

PADRE GOLD
 7245 LINDA VISTA RD
 SAN DIEGO, CA 92111

LANDSCAPE DEVELOPMENT PLAN
 SHEET 7 OF 7 SHEETS

PREP. NO. _____
 PMT. NO. _____

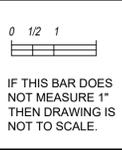
PROPRIETARY INFORMATION

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L01

CONSTRUCTION CHANGE TABLE

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0	03/06/2024	90% ZD REVIEW	ALL		RD
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The City of **SAN DIEGO**

DEVELOPMENT SERVICES DEPARTMENT

PREPARED FOR:

CROWN CASTLE

PREPARED BY:

PLANCOM
 TELECOMMUNICATIONS PROJECT MANAGEMENT

16776 BERNARDO CENTER DRIVE, #203
 SAN DIEGO, CA 92128

LICENSED PROFESSIONAL:

(REV 03/01/2024)

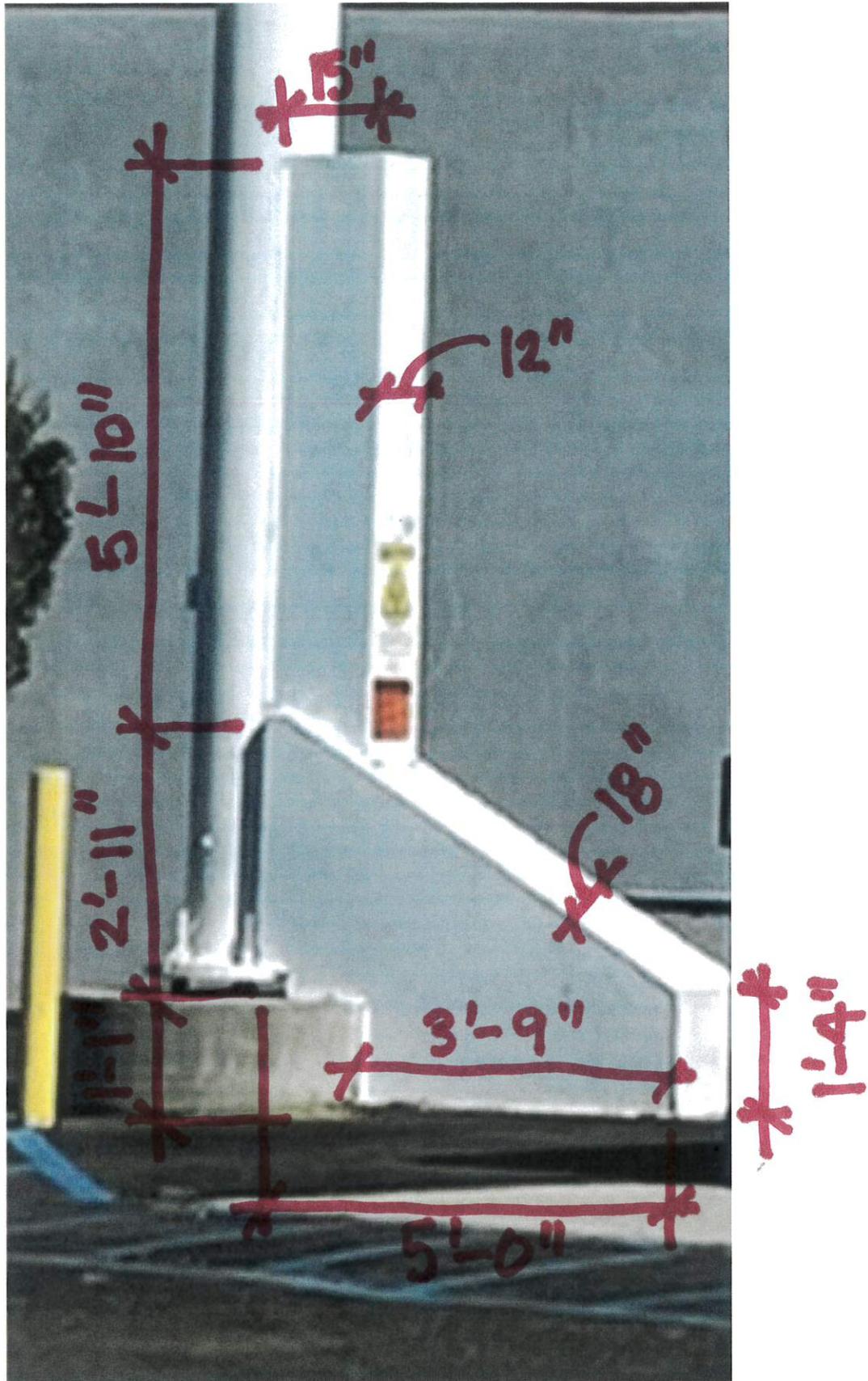


EXHIBIT B: Existing Cable Box Cover