THE CITY OF SAN DIEGO

# Report to the Hearing Officer

DATE ISSUED: October 14, 2026 REPORT NO. HO-26-057

HEARING DATE: October 21, 2026

SUBJECT: T-MOBILE WINTERWOOD PARK , Process Three Decision

PROJECT NUMBER: PRJ -1140748

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

## SUMMARY

Issue: Should the Hearing Officer approve the continued use of an existing Wireless Communication Facility (WCF) located at 7540 Winterwood Lane in the Mira Mesa Community plan area?

Proposed Actions:

1. APPROVE Conditional Use Permit (CUP) No. 3441018
2. APPROVE Neighborhood Development Permit (NDP) No. 3442171

Fiscal Considerations: All costs associated with this project are funded by the applicant.

Code Enforcement Impact: None with this action.

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

Community Planning Group Recommendation; On January 22, 2026, the Mira Mesa Community Planning Group voted 9-0-2 to approve the project without conditions (Attachment 10).

Environmental Impact:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 30, 2026, and the opportunity to appeal that determination ended May 14, 2026. (Attachment 7)

BACKGROUND:

The site is located in Winterwood Park at 7540 Winterwood Lane (Neighborhood Park), in an Open Space – Park (OP-1-1) zone of the Mira Mesa Community Plan.

Pursuant to SDMC Section 141.0420(c)(1)(A)(ii), WCFs are allowed in the Open Space zone where antennas are located less than 100 feet from property line on premises with residential use, with approval of a CUP, which is a Process 3 decision.

Previous permit CUP/NDP PTS 413332 expired on March 10, 2026. The previous permit was approved by the City of San Diego Planning Commission, in 2016. Due to the recent update to the San Diego Municipal Code, the approval process has changed for projects in this zone from a Process 4, Planning Commission approval to a Process 3, Hearing Officer.



View of Tower



View of Shelter

DISCUSSION

Project Description:

The project proposes to continue the use of an existing WCF consisting of six (6) antennas and six (6) Remote Radio Units (RRUs) concealed within the branches of an existing 56-foot tall monopine with associated equipment inside a 168 square-foot concrete enclosure with trellis top on the ground. T-Mobile is requesting a new permit to continue the use of an existing facility. The project is located

on a neighborhood park. The surrounding use to the north is Open space and residential, institutional and Open Space in the east and Open Space to the west (Attachment 1-3). The continued use of the WCF will remain the same. The site is an established WCF that has served the community for over a decade.

WCFs are allowed in the open space zone, where antennas are located less than 100 feet from the property line of a premises with a dwelling unit, with approval of a CUP, pursuant to SDMC Section 141.0420 (c)(1)(A)(ii), which is a process three decision.

An NDP is required pursuant to SDMC Section 126.0402(m) for WCF equipment located above ground in a park. The existing equipment enclosure for this site is 168 square feet. The processing of this NDP satisfies this requirement.

Additionally, pursuant to SDMC Section 141.0420(g)(2), this Project application is being processed as an NDP because the proposed equipment enclosure is above ground. The Parks and Recreation staff, have determined that an above-ground equipment enclosure doesn't violate Charter Section 55.

Community Plan Analysis:

The Mira Mesa Community Plan defers all WCFs to the WCF Guidelines, City of San Diego regulations, and the City's General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under Urban Design Element (UD-A.17). It also includes the following provisions: A) Conceal wireless facilities in existing structures, when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; B) Design facilities to be aesthetically pleasing and respectful of the neighborhood context; and C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. This project as designed meets the above requirements for the following reasons. The antennas of this WCF are concealed within the branches of the faux mono-pine tree. All equipment mounted in the faux tree will include antenna skirts which will be painted to match the branches. The equipment is located inside an enclosure on the ground, fully screened (Attachment 12). The approval of this facility will provide continued cellular service to the surrounding community, as indicated in the Coverage Map (Attachment 11).

Environmental Analysis:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 30, 2026, and the opportunity to appeal that determination ended May 14, 2026 (Attachment 7).

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. 3441018, and NDP No. 3442171 (Attachments 4 and 5).

ALTERNATIVES

1. Approve CUP No. 3441018 and NDP No. 3442171, with modifications.

2. Deny CUP No. 3441018 and NDP No. 3442171, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

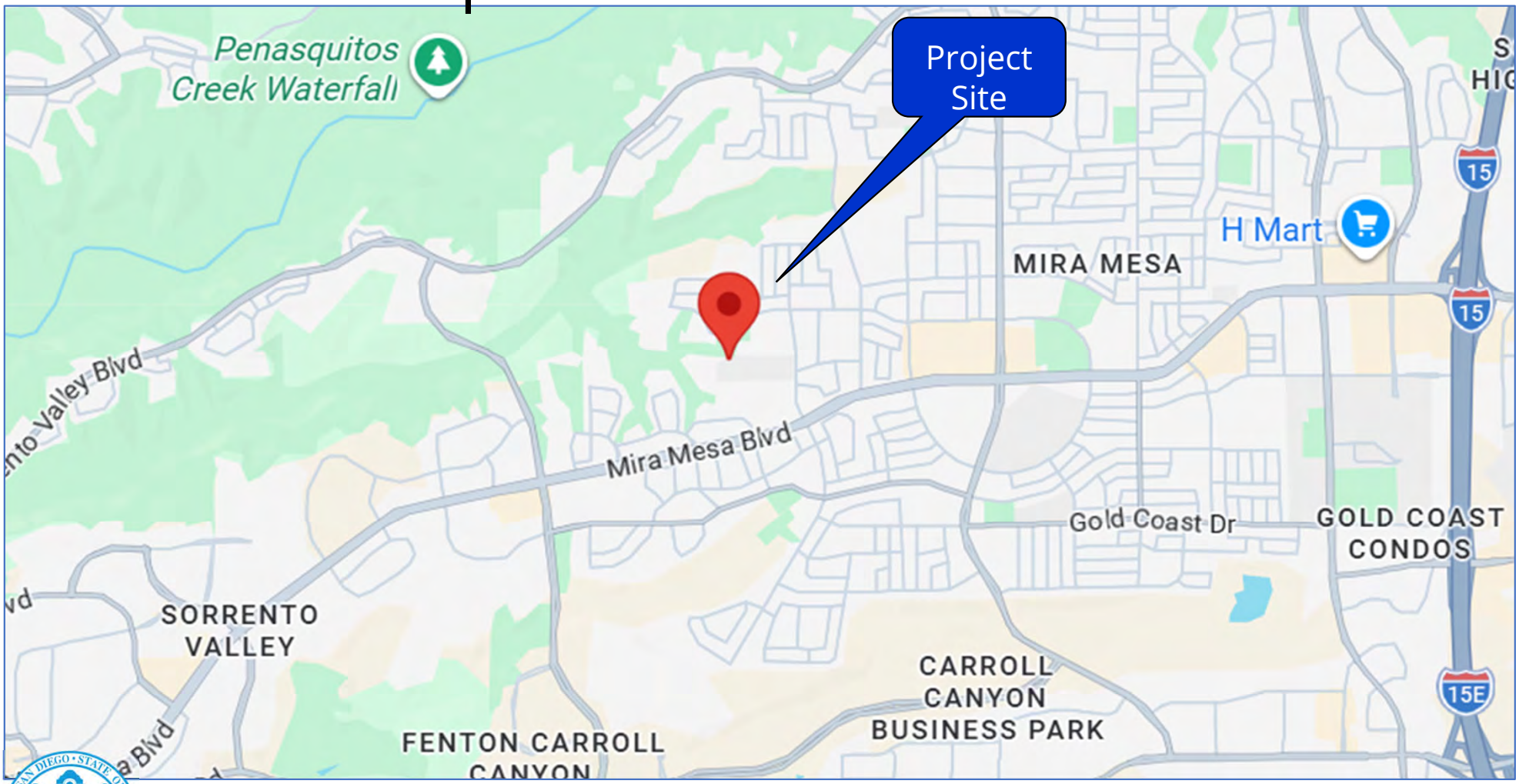
Nilia Safi

Nilia Safi
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Community Plan Land Use
3. Aerial Map
4. Draft Permit Resolution with Findings
5. Draft Map Conditions
6. Ownership Disclosure Statement
7. Environmental Exemption
8. Photo Survey
9. Site Photo
10. Community Planning Group Recommendations
11. Coverage Map
12. Project Plans

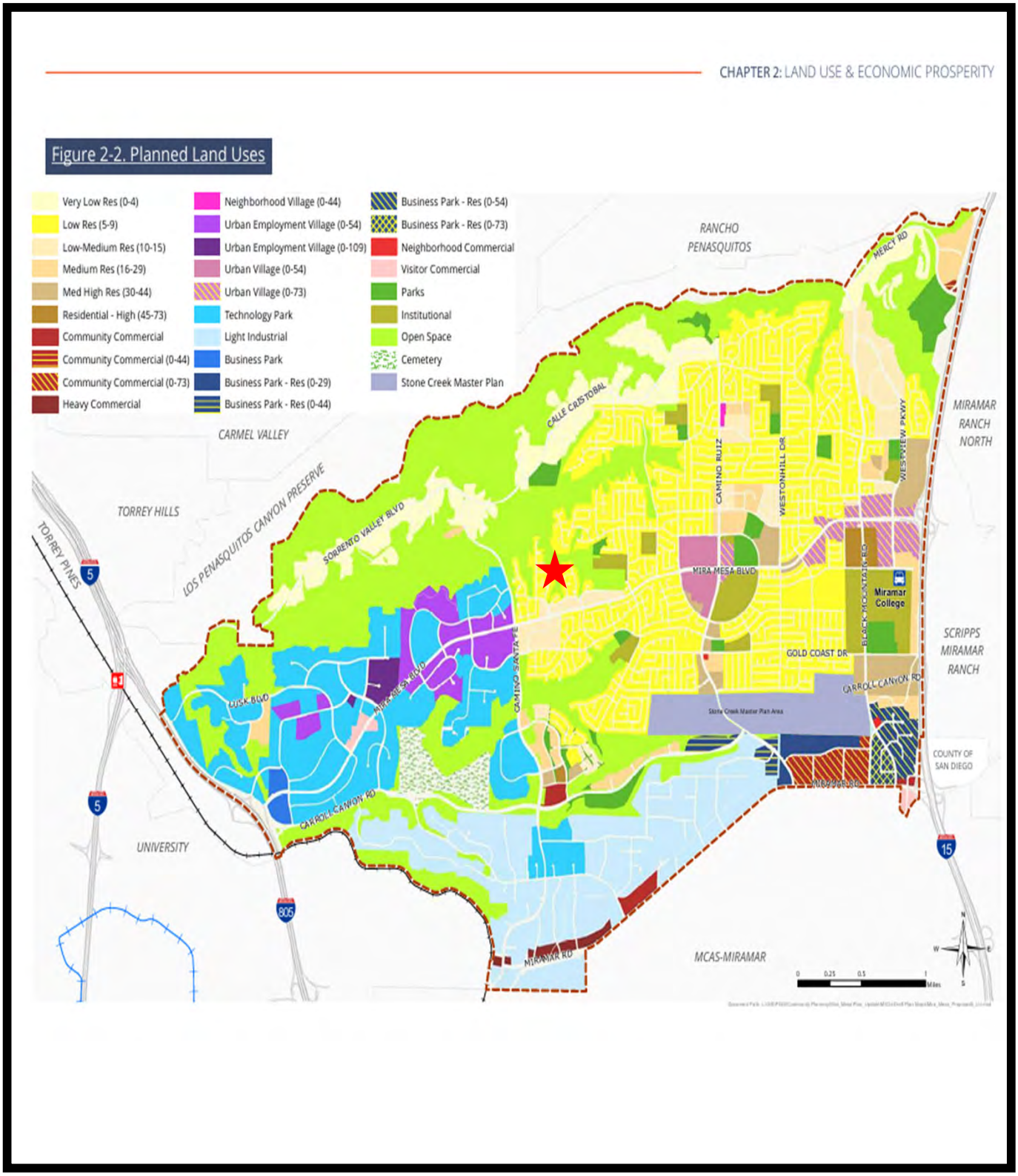
# Location Map




**T-Mobile Winterwood Lane PRJ 1140748**
**7540 Winterwood Park**

ATTACHMENT 1

**ATTACHMENT 2**

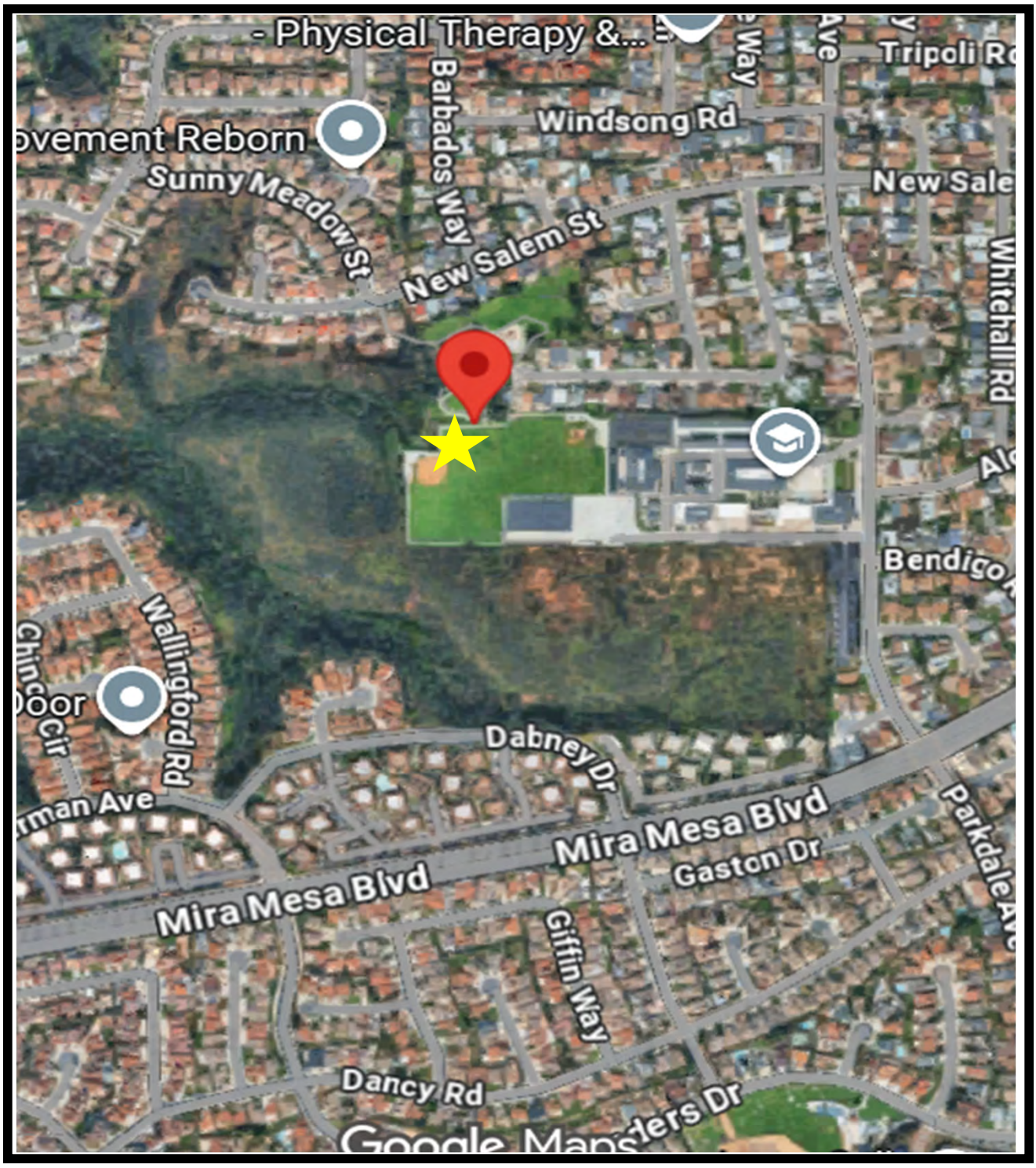



The City of SAN DIEGO

# Land Use Plan

**7540 Winterwood Lane**
**Project No. 1140748**

**North**




The City of SAN DIEGO

# Aerial Photo

**7540 Winterwood Lane**
**Project No. PRJ-1140748**

North

**HEARING OFFICER**
RESOLUTION NUMBER _____
CONDITIONAL USE PERMIT NO. 3441018
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3442171
**T-MOBILE WINTERWOOD PARK PROJECT NO. PRJ-1140748**

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. City of San Diego, Owner, and T-Mobile West LLC., Permittee, submitted an application to the City of San Diego for a Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) to continue the use of an existing Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the T-Mobile Winterwood Park project (Project).

B. Project Site: The site is located at 7540 Winterwood Lane within the Mira Mesa Community Plan in the OP-1-1 (Open Space – Park ) zone. The project site is legally described as Parcel A: That portion of Section 35, Township 14 South, Range 3 West, San Bernardino Meridian, described as follows: Beginning at a point on the West line of the Northeast quarter of said Section 35 that is North 0° 27′ 22″ East a distance of 329.44 feet along said West line from the Southwest corner of said Northeast quarter; Thence from said point of beginning North 0° 27′ 22″ East along said West line a distance of 150.00 feet to the Southwest corner of Lot 2878 of Mira Mesa Verde Unit No. 17, as shown on Map thereof No. 7048 filed in the office of the County Recorder of said County; Thence South 89° 14′ 22″ East along the Southerly line of said Mira Mesa Verde Unit No. 17 a distance of 313.35 feet; Thence South 0° 27′ 22″ West a distance of 150.00 feet; Thence North 89° 14′ 22″ West a distance of 313.35 feet to the point of beginning. Parcel B: Lot 2878 of Mira Mesa Verde Unit No. 17 as shown on Map thereof No. 7048, recorded September 14, 1971, filed in the office of the County Recorder of San Diego County.

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C. On April 30, 2026, 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 there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

D. On October 21, 2026, the Hearing Officer considered CUP No. 3441018 and NDP No. 3442171 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to CUP No. 3441018 and NDP No. 3442171:

**A. FINDINGS FOR A CONDITIONAL USE PERMIT [SDMC SECTION 126.0305]**

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

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

The project proposes to continue the use of an existing WCF consisting of six (6) antennas and six (6) Remote Radio Units (RRUs) concealed within the branches of an existing 56-foot tall monopine with equipment inside a 168 square-foot concrete enclosure with trellis top on the ground. The site is located at 7540 Winterwood Lane in an OP-1-1(Open Space – Park) zone of the Mira Mesa Community Plan area.

WCFs are allowed in the Open Space zone with approval of a CUP, pursuant to SDMC Section 141.0420(c)(1)(A)(ii), which is a Process 3 decision.

The Mira Mesa Community Plan defers all WCFs to the City of San Diego WCF Design Guidelines, regulations, and the City of San Diego's General Plan. The General Plan requires all wireless facilities to minimize visual impacts under Policy UD-A.17, and provides that: A) wireless facilities should be concealed in existing structures when possible, or otherwise camouflaged and screened to blend into the surrounding area; B) facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context; and C) mechanical equipment and devices associated with wireless facilities should be concealed in underground vaults or unobtrusive

structures. The antennas are concealed within the branches of the monopine, which reduces potential visual impact. Integration of the antennas within the branches addresses concealment concerns and will effectively camouflage the antennas and mounting apparatus from view, resulting in a more aesthetically pleasing product for the surrounding area. All equipment mounted in the faux tree will include antenna skirts which will be painted to match the branches, also increasing concealment. The equipment will continue to operate inside the existing 168 square-foot concrete trellis-top enclosure at its current location without any changes.

This T-Mobile site was approved in 2016 and has been providing critical voice and data services to the area. Continued approval of this WCF will not adversely affect the applicable land use and is compatible with the General Plan for WCFs. 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 to continue the use of an existing WCF consisting of six (6) antennas and six (6) Remote Radio Units (RRUs) concealed within the branches of an existing 56-foot tall monopine with associated equipment inside a 168 square-foot concrete enclosure with trellis top on the ground. The site is located at 7540 Winterwood Lane in an OP-1-1 (Open Space – Park ) zone of the Mira Mesa Community Plan area.

The conditions of approval for the project require compliance with several operational and development controls intended to ensure continued public health, safety, and welfare, including but not limited to concealment requirements, setback limitations, and electromagnetic field controls.

The Telecommunications Act of 1996 preempts local governments from regulating the placement, construction, and modification of wireless communication facilities on the basis of the environmental effects of radio frequency (RF) emissions, to the extent such facilities comply with Federal Communications Commission (FCC) standards for such emissions. The project is consistent with the FCC's regulations for wireless facilities. T-Mobile submitted an RF Report dated June 15, 2021, demonstrating compliance with applicable FCC regulations, and permit conditions are included to ensure the site remains in compliance with the SDMC and applicable regulations.

Therefore, based on the above, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction and will not be detrimental to the public health, safety, and welfare.

c. **The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.**

The project proposes to continue the use of an existing WCF consisting of six (6) antennas and six (6) Remote Radio Units (RRUs) concealed within the branches of an

existing 56-foot tall monopine with equipment inside a 168 square-foot concrete enclosure with trellis top on the ground. The site is located at 7540 Winterwood Lane in an OP-1-1 (Open Space – Park) zone of the Mira Mesa Community Plan.

WCFs are allowed in the Open Space zone with approval of a CUP, pursuant to SDMC Section 141.0420(c)(1)(A)(ii), which is a process three decision. This project was originally approved by the Planning Commission in 2016. Due to modification of the San Diego Municipal Code, the review and approval process for WCFs in the Open Space zone changed from a Process 4 to a Process 3; therefore, this approval is in compliance with the current SDMC.

The Mira Mesa Community Plan defers all WCFs to the City of San Diego WCF Design Guidelines, regulations, and the City's General Plan. The General Plan requires all wireless facilities to minimize visual impacts under Policy UD-A.15.a, and provides that: A) wireless facilities should be concealed in existing structures when possible, or otherwise camouflaged and screened to blend into the surrounding area; B) facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context; and C) mechanical equipment and devices should be concealed in underground vaults or unobtrusive structures. The applicant has added new branches and upgraded the monopine to integrate all antennas and screen them from potential visual impact.

Therefore, the proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

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

The Wireless Communications Ordinance encourages wireless carriers to locate on non-residential properties. WCFs are separately regulated uses outlined in the 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. Additionally, pursuant to SDMC Section 141.0420(g)(2), this Project application is being processed as an NDP because the proposed equipment enclosure is above ground. The Parks and Recreation staff, have determined that an above-ground equipment enclosure doesn't violate Charter Section 55.

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 3 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

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not provide adequate coverage or are not available for collocation. The WCF has been onsite since 2016.

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 11).

This site is a preferred WCF for T-Mobile located in an Open Space Park area. 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. FINDINGS FOR NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]**

1. Findings for all Neighborhood Development Permits

**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 Land 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 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 by this reference.

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Based on these findings adopted by the Hearing Officer CUP No. 3441018 and NDP No. 3442171 is granted by the Hearing Officer of the City of San Diego to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in CUP No. 3441018 & NDP No. 3442171 a copy of which is attached to and made a part of this Resolution by this reference.

Nilia Safi
Development Project Manager
Development Services

Adopted on: October 21, 2026

IO#: 11003679

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**RECORDING REQUESTED BY**
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

**WHEN RECORDED MAIL TO**
**PROJECT MANAGEMENT**
**PERMIT CLERK**
**MAIL STATION DSD-1A**

INTERNAL ORDER NUMBER: 11003679 SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3441018
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3442171
**T-MOBILE WINTERWOOD PARK PROJECT NO. 1140748**
HEARING OFFICER

This Conditional Use Permit No. 341018 and Neighborhood Development Permit No. 3442171 is granted by the Hearing Officer of the City of San Diego to the City of San Diego, Owner, and T-Mobile West LLC., Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0404 and 141.0420 . The site is located at 7540 Winterwood Lane in the OP-1-1 (Open Space – Park) zone of Mira Mesa Community Plan Area.

The project site is legally described as: Parcel A: That portion of Section 35, Township 14 South, Range 3 West, San Bernardino Meridian, described as follows: Beginning at a point on the West line of the Northeast quarter of said Section 35 that is North 0° 27' 22" East a distance of 329.44 feet along said West line from the Southwest comer of said Northeast quarter; Thence from said point of beginning North 0°27' 22" East along said West line a distance of 150.00 feet to the Southwest comer of Lot 2878 of Mira Mesa Verde Unit No. 17, as shown on Map thereof No. 7048 filed in the office of the County Recorder of said County; Thence South 89° 14' 22" East along the Southerly line of said Mira Mesa Verde Unit No. 17 at a distance of 313 .35 feet; Thence South oo 27' 22" West a distance of 150.00 feet; Thence North 89° 14' 22" West a distance of 313.35 feet to the point of beginning.

Parcel B: Lot 2878 of Mira Mesa Verde Unit No. 17 as shown on Map thereof No. 7048, recorded September 14, 1971, filed in the office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 21, 2026, on file in the Development Services Department.

The project shall include:

a. Six (6) antennas and six (6) Remote Radio Units (RRUs) concealed within the branches of an existing 56-foot tall monopine.
b. Equipment inside a 168 square-foot trellis top concrete enclosure on the ground.

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c. 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 November 4, 2029.

2. This Conditional Use Permit [CUP] and Neighborhood Development Permit [NDP]and corresponding use of this site shall expire on October 21, 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. 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.

4. 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.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

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

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

11. The 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 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.

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**Telecom Faux Tree Conditions:**

12. All aspects 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 and should be to the satisfaction of the Development Services Department.

13. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped, approved Exhibit "A."

14. A minimum of four branches per foot with full maximum amount of tips for full density coverage with limited spacing between the branches, unless 3D models justify lower branch counts to the satisfaction of the Development Services Department.

15. There should be no gaps in branch coverage. All branch ports should be used for branches. Branches should blend down the tree with no abrupt transitions to the satisfaction Development Services Department.

16. No exposed mounting apparatus may remain without antenna or equipment. Future attachments are not allowed and should be to the satisfaction of the Development Services Department.

17. All antennas shall use 90-degree connectors to eliminate large looping cables coming from the bottom of the antennas to the satisfaction of the Development Services Department.

18. Any changes to branches will require a building permit and should appear on the scope of work of any plans submitted. Faux vegetation should not be rebranched without a permit, even if there is no other work.

19. All antennas require Radio Frequency (RF) Socks. RF socks fully covering the front, back and sides of the antennas (and any other components) shall be used to the satisfaction of the Development Services Department.

20. 3-D Rendering of the faux monopine shall be printed in color on the construction plans to the satisfaction of the Development Services Department.

21. All associated exposed cables shall employ cable management to avoid excessive looping to the satisfaction of the Development Services Department.

22. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.

23. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

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24. Antennas and associated components, such as, but not limited to, Remote Radio Units (RRUs) surge suppressors, etc., shall be concealed by branches at all times and shall not negatively affect the appearance of the tree.

25. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. “Doghouse” cable housings are not permitted.

26. Sds All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

27. All branches shall be premium quality with the maximum amount of tips.

28. 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 Hearing Officer of the City of San Diego on **October 21, 2026,** and Approved Resolution Number

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Conditional Use Permit Approval No.: 3441018
Neighborhood Development Permit Approval No.: 3442171
Date of Approval: October 21, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Nilia Safi
Development Project Manager

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

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

**City of San Diego**
Owner

By _____
NAME
TITLE

**T-Mobile**
Permittee

By _____
NAME
TITLE

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

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FORM
DS-318
July 2024

# Ownership Disclosure Statement

**Permit/Approval Type:** *Check the appropriate box for permit/approval and type(s) requested (See Project Submittal Manual):*

■ **Development Permit:** PRJ-1140748

❑ **Subdivision Approval:** _____

❑ **Policy Approval:** _____

**Project Title:** T-Mobile - CUP/LUP Renewal (SD07118A ) **Project No. *For City Use Only*:** _____

**Project Location/Address/Accessor's Parcel Number:**
7540 Winterwood Ln

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

❑ Individual ❑ Partnership ❑ Corporation ❑ Limited Liability -or- ❑ General – What State? CA

Corporate Identification No.: _____ ❑ Trust - Date of Trust: _____

❑ City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

**Important Instructions**

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of *ANY* person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

## Property Owner/Authorized Agent
*(Per SDMC §112.0102)*

■ Owner ❑ Authorized Agent ❑ Member ❑ Trustee ❑ Tenant/Lessee ❑ Successor Agency
❑ City of San Diego/Asset Management Department*

Name of Individual:

On behalf of:

Street Address: 655 N. Central Ave.

City: Glendale State: CA Zip: 91203

Phone Number: 805-625-1695 Email: amumme@networkconnex.com

Signature: Chris Connell
Chris Connell (Jan 5, 2026 09:11:28 EST)

Date:

Additional pages attached: ❑ Yes ❑ No

*(Signature within this section not required for City of San Diego/Asset Management Department)*

## Applicant ❑ Check if Same as Property Owner/Authorized Agent
*(Per SDMC §112.0102)*

❑ Owner ■ Authorized Agent ❑ Member ❑ Trustee ❑ Tenant/Lessee ❑ Successor Agency

Name of Individual: Angela Mumme of Network Connex

On behalf of: Network Connex

Street Address: 655 N. Central Ave.

City: Glendale State: CA Zip: 91203

Phone Number: 805-625-1695 Email: amumme@networkconnex.com

Signature: Angela Mumme

Date:

Additional pages attached: ❑ Yes ❑ No

### Other Financially Interested Persons ❑ Check if N/A

❑ Owner ■ Authorized Agent ❑ Member ❑ Trustee ❑ Tenant/Lessee ❑ Successor Agency

Name of Individual: Angela Mumme of Network Connex

On behalf of: Network Connex

Street Address: 655 N. Central Ave.

City: Glendale State: CA Zip: 91203

Phone Number: 805-625-1695 Email: amumme@networkconnex.com

Signature: Angela Mumme

Date:

Additional pages attached: ❑ Yes ❑ No

# SD07118A-City of San Diego_DS318_Ownership Disclosure

Final Audit Report 2026-01-05

| | |
|---|---|
| Created: | 2025-12-30 |
| By: | Stephanie Bare (sbare@networkconnex.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAjhp7NyhEjLVfzFRexyYIYmlfPgSvaoqL |

## "SD07118A-City of San Diego_DS318_Ownership Disclosure" History

Document created by Stephanie Bare (sbare@networkconnex.com)
2025-12-30 - 9:45:21 PM GMT

Document emailed to Chris Connell (chris.connell@boldyn.com) for signature
2025-12-30 - 9:45:46 PM GMT

Email viewed by Chris Connell (chris.connell@boldyn.com)
2026-01-05 - 2:08:58 PM GMT

Document e-signed by Chris Connell (chris.connell@boldyn.com)
Signature Date: 2026-01-05 - 2:11:28 PM GMT - Time Source: server

Agreement completed.
2026-01-05 - 2:11:28 PM GMT

THE CITY OF SAN DIEGO

**DATE OF NOTICE: April 30, 2026**

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 11003679

---

**PROJECT NAME / NUMBER:** 7540 Winterwood Lane WCF / PRJ-1140748
**COMMUNITY PLAN AREA:** Mira Mesa
**COUNCIL DISTRICT:** 6
**LOCATION:** 7540 Winterwood Lane, San Diego, CA 92126

**PROJECT DESCRIPTION:** Conditional Use Permit (CUP) to continue the operation of an existing Wireless Communication Facility (WCF). The WCF exists on a 56-foot tall monopine and includes 6 antennas, 6 radios/RRUs, and 3 equipment cabinets. There is no new development or modifications proposed. The project site is located at Winterwood Park, 7540 Winterwood Lane, and is zoned Open Space - Park (OP-1-1) and designated as Open Space in the Mira Mesa Community Plan. The project is also within the following overlays: Sustainable Development Areas, Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone. APN: 311-211-66-00.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Planning Commission

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15301, Existing Facilities. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project is renewing an existing permit to continue the operation of an existing WCF located on a 56-foot tall monopine, this exemption was deemed appropriate to use. No environmental impacts would occur.

The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.


**DEVELOPMENT PROJECT MANAGER:** Nilia Safi
**MAILING ADDRESS:** 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
**PHONE NUMBER / EMAIL:** 619-446-5236 / nsafi@sandiego.gov


---

On April 30, 2026 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (May 14, 2026). Appeals to the City Clerk must be filed by email or in-person as follows:

1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

2) Appeals filed in person: Environmental Determination Appeal Application Form DS-3031 can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf. Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

**POSTED ON THE CITY'S CEQA WEBSITE**
**POSTED:** 4/30/2026
**REMOVED:** 5/14/2026



**View of Tower**



**View of Tower**



**View of Tower**



**View of Tower**



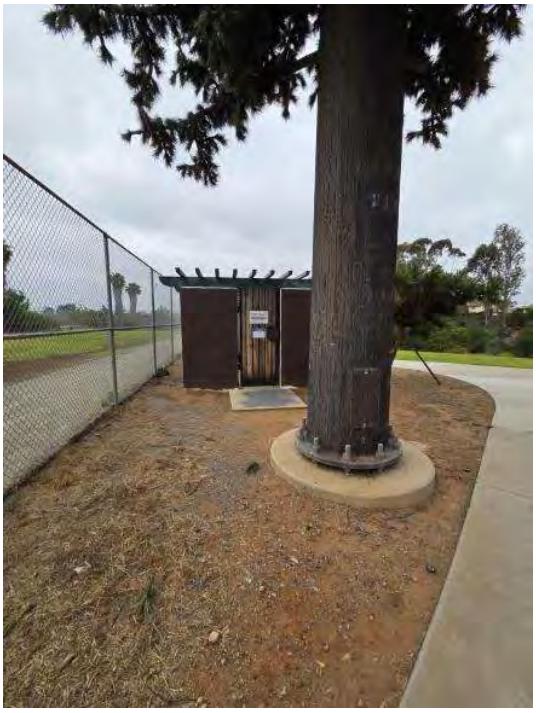
**View of Tower**



**View of Tower**



**View of Shelter**



**View of Shelter**



View of Tower

# Community Planning Committee Distribution Form

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

| Project Name: | Project Number: |
|---|---|
| T-Mobile CUP Renewal at Winterwood Park | PRJ-1140748 / SD07118A |

Community: Mira Mesa

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

- ● Vote to Approve
- ❒ Vote to Approve with Conditions Listed Below
- ❒ Vote to Approve with Non-Binding Recommendations Listed Below
- ❒ Vote to Deny

Date of Vote: January 22, 2026

| # of Members Yes | # of Members No | # of Members Abstain |
|---|---|---|
| 9 | 0 | 2 |

Conditions or Recommendations:

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Jeffry L Stevens

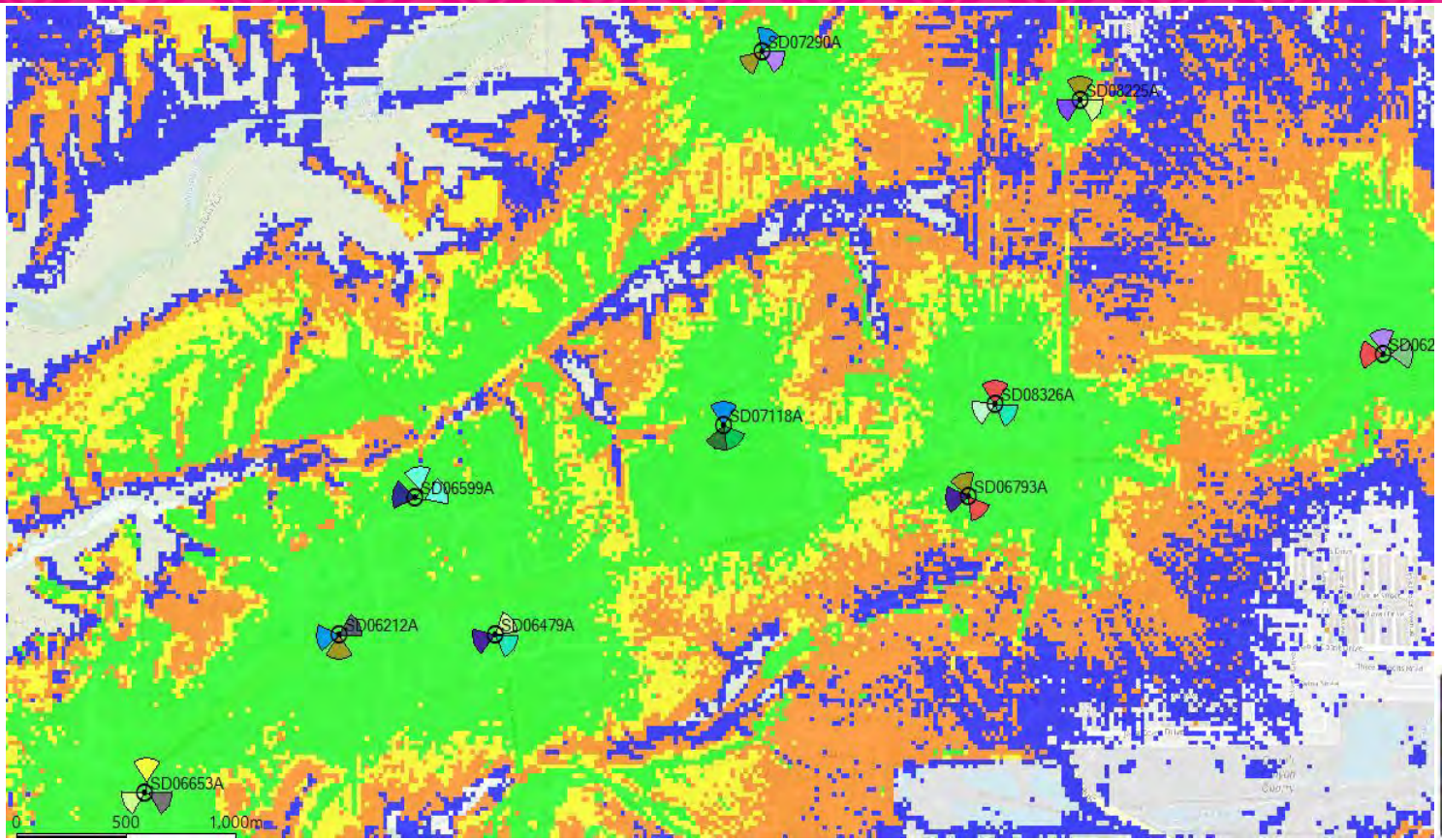
TITLE: Chair, Mira Mesa Community Planning Group

DATE: January 26, 2026

Attachment 11

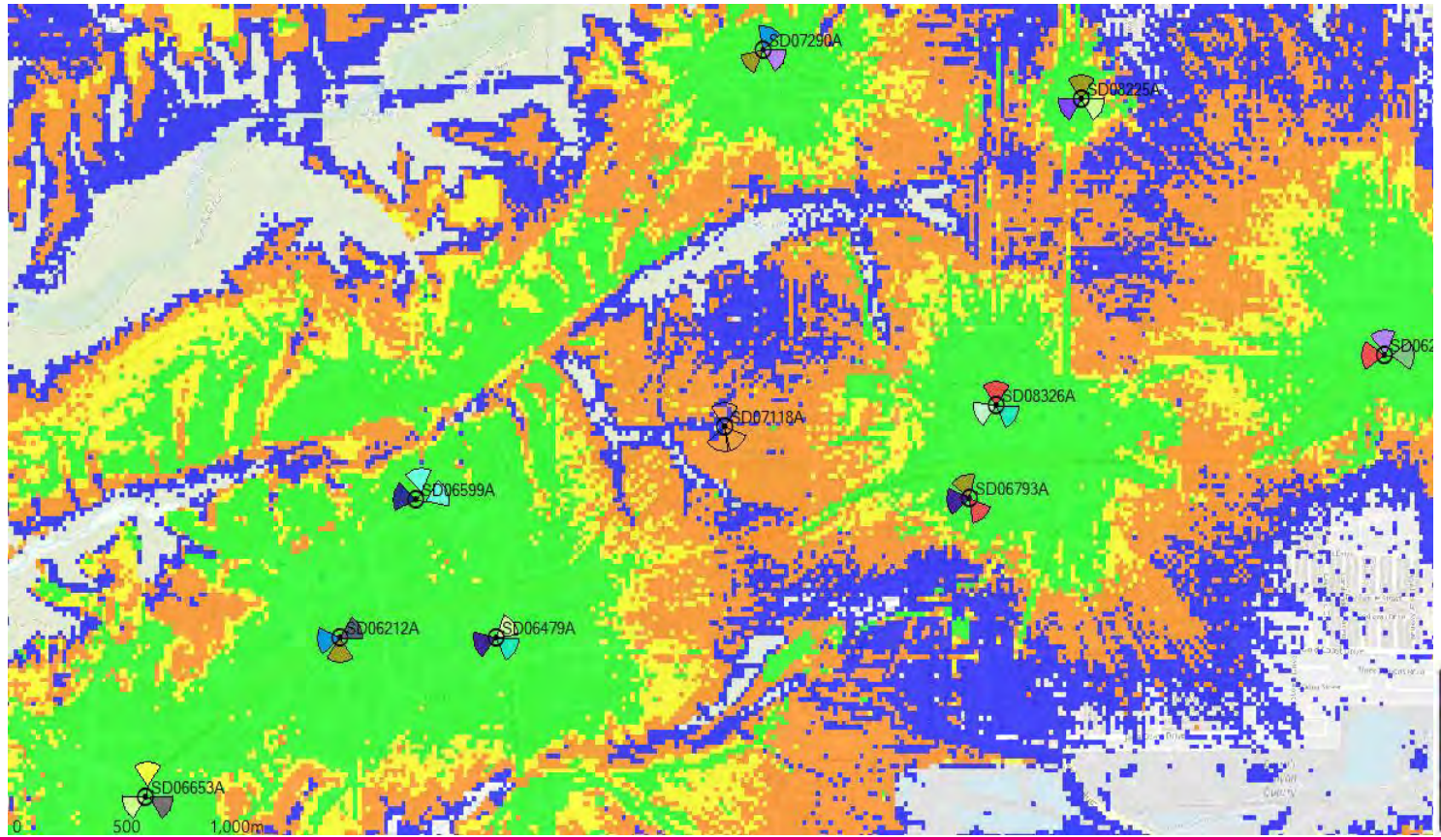
# PREDICTIVE MAP REQUEST (SD07118A)

# Existing coverage with SD07118A

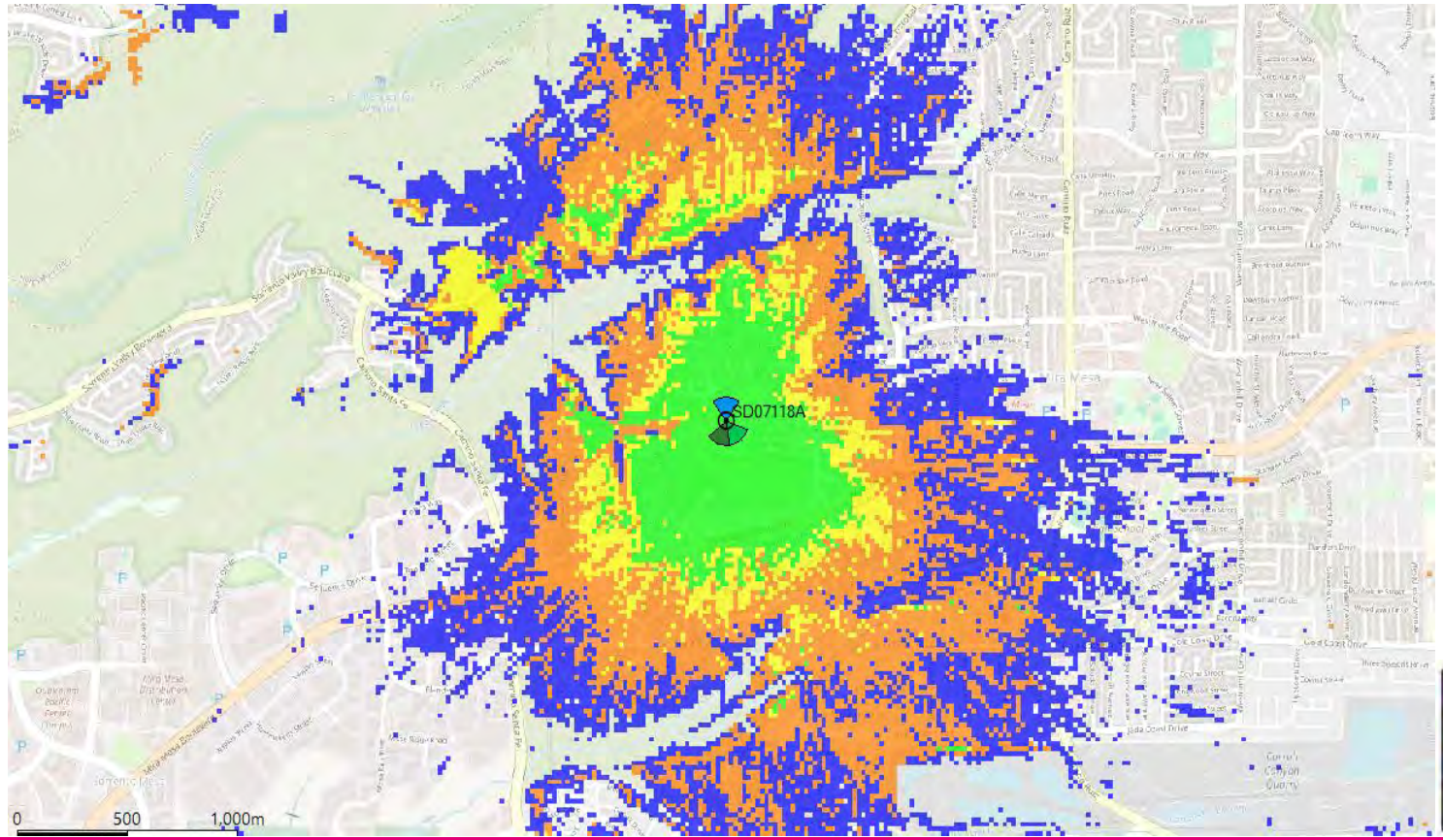


# Existing coverage without SD07118A






IBC: -89dBm < RSRP
IBR: -94dBm < RSRP < -89dBm
In-Vehicle: -102dBm < RSRP < -94dBm
Outdoor: -109dBm < RSRP < -102dBm




IBC: -89dBm < RSRP
IBR: -94dBm < RSRP < -89dBm
In-Vehicle: -102dBm < RSRP < -94dBm
Outdoor: -109dBm < RSRP < -102dBm

CUP RENEWAL

# T··Mobile·®

| | | | |
|---|---|---|---|
| **SITE NUMBER:** | **SD07118A** | **CITY:** | **SAN DIEGO** |
| **SITE NAME:** | **WINTERWOOD PARK** | **COUNTY:** | **SAN DIEGO** |
| **SITE TYPE:** | **MONPINE** | **JURISDICTION:** | **CITY OF SAN DIEGO** |

## PROJECT SUMMARY

SITE ADDRESS:
7540 WINTERWOOD LANE
SAN DIEGO, CA 92126

SITE COORDINATES & ELEVATION:
LAT: 32° 54' 50.0148" N
LONG: 117° 9' 37.8282" W
GROUND ELEVATION: 412'± AMSL

PROPERTY OWNER CONTACT:
CITY OF SAN DIEGO PARKS & RECREATION DEPARTMENT
202 C STREET MS 39
SAN DIEGO, CA 92101

TOWER OWNER CONTACT:
NAME
STREET ADDRESS
CITY, STATE ZIP

APPLICANT:
T-MOBILE WEST LLC
3257 E. GUASTI RD., SUITE 200
ONTARIO, CA 91761
T-MOBILE PROJECT MANAGER: JOHN BEKE
PROJECT MANAGER: LYNDA McCLUNG

## PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T-MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

ANTENNA AND RADIOS:
1. (6) (E) ANTENNAS
2. (6) (E) RADIOS/RRUs

EQUIPMENT CABINETS:
1. (3) (E) EQUIPMENT CABINETS

## CONSULTING TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: LYNDA McCLUNG
PHONE: (714) 328-3385
E-MAIL: lmcclung@networkconnex.com

## SITE SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
ZONE CLASSIFICATION : OP-1-1
APN: 311-211-66-00
CASE NO.: TBD

## APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

| | PRINT NAME | SIGNATURE | DATE |
|---|---|---|---|
| LANDLORD: | | | |
| ZONING MGR: | | | |
| DEVELOP. MGR: | | | |
| CONST. MGR: | | | |
| PROJECT MGR: | | | |
| SR. RF ENGINEER: | | | |
| RF ENGINEER: | | | |
| OPERATIONS: | | | |
| SAC REP.: | | | |
| UTILITIES: | | | |
| REAL ESTATE MGR: | | | |

## DRAWING INDEX

| SHEET | DESCRIPTION |
|---|---|
| T-1 | TITLE SHEET |
| T-2 | EME REPORT |
| T-3 | SITE PHOTOS |
| | |
| A-1 | OVERALL SITE PLAN |
| A-1.1 | ENLARGE COMPOUND PLAN |
| A-2 | EXISTING ANTENNA LAYOUT PLAN |
| A-3 | EQUIPMENT LAYOUT PLAN |
| A-4 | ELEVATIONS I |
| A-5 | ELEVATIONS II |
| D-1 | DETAILS AND SPECIFICATION I |
| D-2 | DETAILS AND SPECIFICATION II |
| D-3 | DETAILS AND SPECIFICATION III |

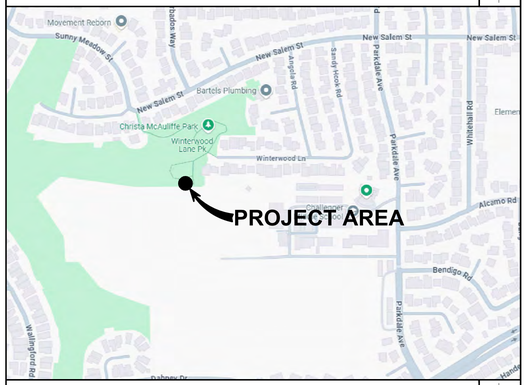
## ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION.
HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022,
SECTION 11B-203.4 (LIMITED ACCESS SPACES)
SECTION 11B-203.5 (MACHINERY SPACES)

## DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVE, CONCORD, CA 94520:
HEAD NORTH TOWARD CONTRA COSTA BLVD. TURN LEFT ONTO CONCORD AVE. TURN RIGHT ONTO CONTRA COSTA BLVD. TURN RIGHT TO MERGE ONTO I-680 S. MERGE ONTO I-680 S. USE THE RIGHT 2 LANES TO TAKE EXIT 30A TO MERGE ONTO I-580 E TOWARD STOCKTON. USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT TO STAY ON I-580 E (SIGNS FOR INTERSTATE 580/INTERSTATE 5 S/FRESNO/LOS ANGELES). MERGE ONTO I-5 S. CONTINUE ONTO WEST SIDE FWY. CONTINUE ONTO I-5 S. USE THE RIGHT 3 LANES TO TAKE THE I-405 S EXIT TOWARD SANTA MONICA. CONTINUE ONTO I-405 S/SAN DIEGO FWY. KEEP LEFT TO CONTINUE ON INTERSTATE 405 EXPRESS (TOLL ROAD). TAKE THE EXIT ON THE LEFT TOWARD CA-73 S. (TOLL ROAD). CONTINUE ONTO CA-73 S (TOLL ROAD). MERGE ONTO I-5 S. CONTINUE STRAIGHT ONTO I-805 S (SIGNS FOR INTERSTATE 805 S/CHULA VIS). USE THE RIGHT 2 LANES TO TAKE EXIT 27 TOWARD SORRENTO VALLEY RD. USE THE LEFT 2 LANES TO TURN LEFT ONTO SORRENTO VALLEY RD. KEEP LEFT TO STAY ON SORRENTO VALLEY RD. CONTINUE ONTO MIRA MESA BLVD. TURN LEFT ONTO PARKDALE AVE. TURN LEFT ONTO NEW SALEM ST. TURN LEFT ONTO ANGOLA RD. TURN RIGHT ONTO WINTERWOOD LN. DESTINATION WILL BE ON THE LEFT.

## GENERAL LOCATION MAP




## VICINITY MAP




## CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
2. CALIFORNIA BUILDING CODE 2022
3. CALIFORNIA ELECTRICAL CODE 2022
4. CALIFORNIA MECHANICAL CODE 2022
5. CALIFORNIA PLUMBING CODE 2022
6. ANSI / TIA-222-H-2017
7. LOCAL BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2022 EDITION
10. ASCE 7-16
11. ACI 318-19
12. AISC STEEL CONSTRUCTION MANUAL, 15TH EDITION

ATTACHMENT 12

T··Mobile·
Stick Together ®

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
SD07118A
WINTERWOOD PARK
7540 WINTERWOOD LANE
SAN DIEGO, CA 92126
SAN DIEGO COUNTY

CURRENT ISSUE DATE:
07/17/25

ISSUED FOR:
ZONING

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 07/17/25 | 90% ZD | DRG |

PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

LICENSURE:

SHEET TITLE:
TITLE SHEET

| SHEET NUMBER: | REVISION: |
|---|---|
| T-1 | A |
| | SD07118A |

# Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Anchor)

T-Mobile Proposed Facility

Site ID: SD07118A
Winterwood Park
7540 Winterwood Lane, San Diego, California 92126

**June 15, 2021**

EBI Project Number:
6221002862



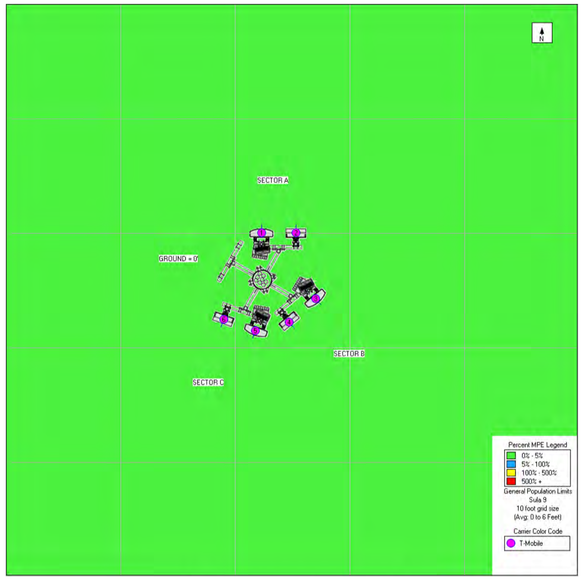
| Status: | Compliant |
|---|---|

**Remarks:** No additional mitigation is required.

Prepared by:

EBI Consulting
environmental | engineering | due diligence

**Attachment 1: MPE Analysis and Recommended Signage (Ground Level)**




Signage is not required because there is no access within 30 feet of an antenna.

| Sign | Sign Count | Description | Posting Instructions |
|---|---|---|---|
| NOTICE | N/A | **Blue Notice Sign** Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures. | Signage is not required because there is no access within 30 feet of an antenna. |
| | N/A | **Guidelines** Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments. | Signage is not required because there is no access within 30 feet of an antenna. |
| CAUTION | N/A | **Yellow Caution Sign** Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded. | Signage not required. |
| WARNING | N/A | **Red Warning Sign** Used to notify individuals that they are entering a hot zone where either the general public or occupational FCC's MPE limit has been exceeded. | Signage not required. |
| Notes: | The actual number of access points may vary based on documentation provided and/or if a survey was conducted. Recommended signage locations, if applicable, are based on T-Mobile's guidance for the worst-case scenario in each sector. The actual signage installation is dependent on accessibility of the facility and antennas. Locations deemed inaccessible due to OSHA safety standards (proximity to unprotected roof edge or slope, etc.) will be compliant upon installation of recommended signage at the closest accessible point. | | |



ATTACHMENT 12

T-Mobile
Stick Together ®

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
SD07118A
WINTERWOOD PARK
7540 WINTERWOOD LANE
SAN DIEGO, CA 92126
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

07/17/25

ISSUED FOR:

ZONING

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 07/17/25 | 90% ZD | DRG |

PLANS PREPARED BY:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

LICENSURE:

SHEET TITLE:

EME REPORT

| SHEET NUMBER: | REVISION: |
|---|---|
| T-2 | A |
| | SD07118A |



View of Tower



View of Tower







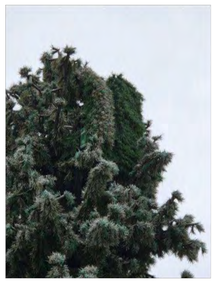
View of Tower



View of Tower







View of Tower



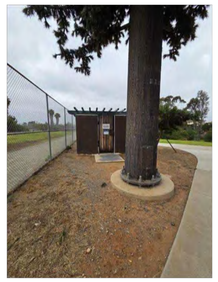
View of Tower







View of Shelter



View of Shelter



ATTACHMENT 12

T-Mobile
Stick Together ®

1200 CONCORD AVENUE 5TH FLOOR
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SD07118A
WINTERWOOD PARK
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CURRENT ISSUE DATE:

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|---|---|---|
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LICENSURE:

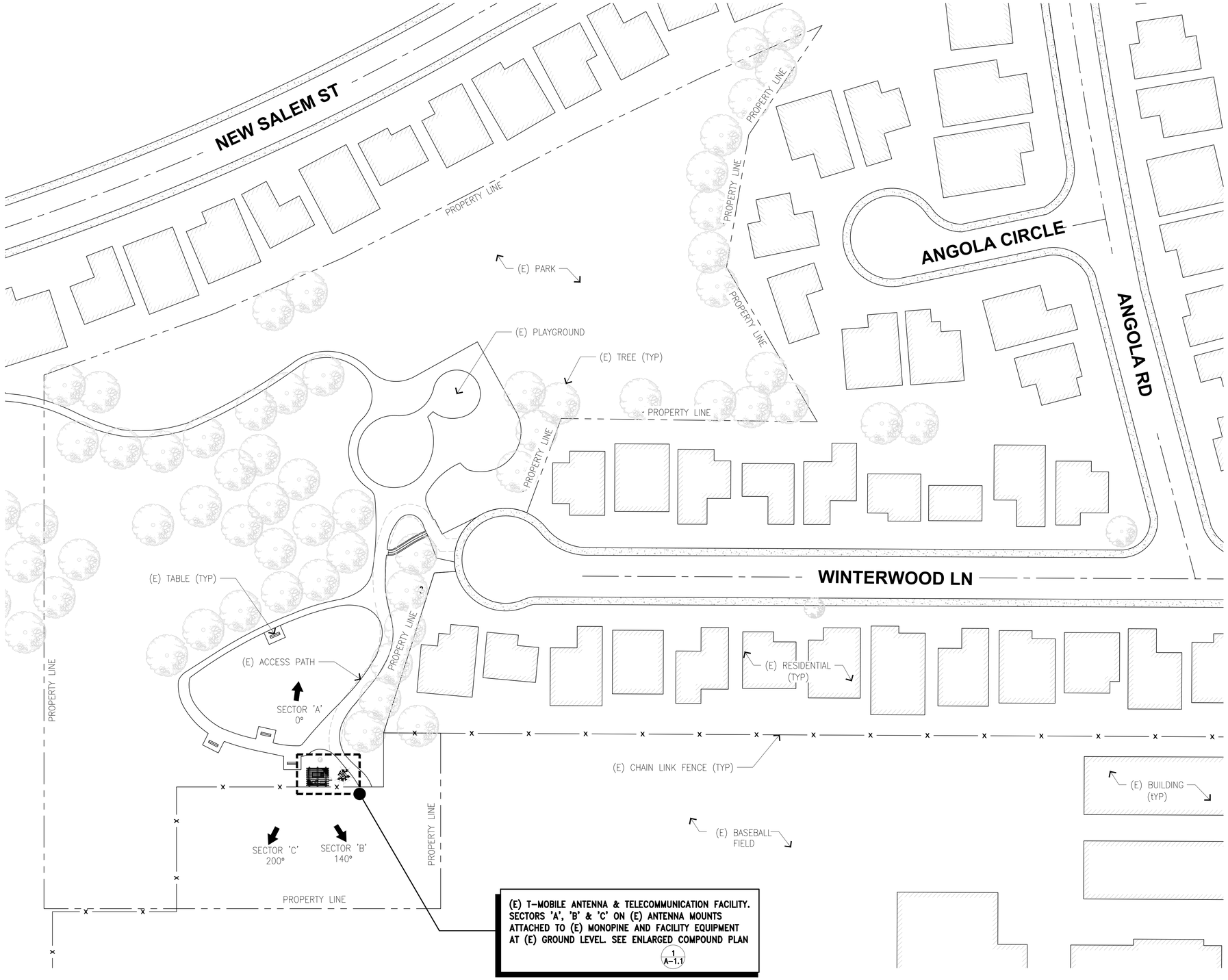
SHEET TITLE:

SITE PHOTOS

SHEET NUMBER: T-3

REVISION: A

SD07118A




OVERALL SITE PLAN

SCALE: 1"=40'-0" | 0 10' 40' 80' | 1

ATTACHMENT 12

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Stick Together ®

1200 CONCORD AVENUE 5TH FLOOR
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PROJECT INFORMATION:

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WINTERWOOD PARK
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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

LICENSURE:

SHEET TITLE:

OVERALL SITE PLAN

| SHEET NUMBER: | REVISION: |
|---|---|
| A-1 | A |
| | SD07118A |

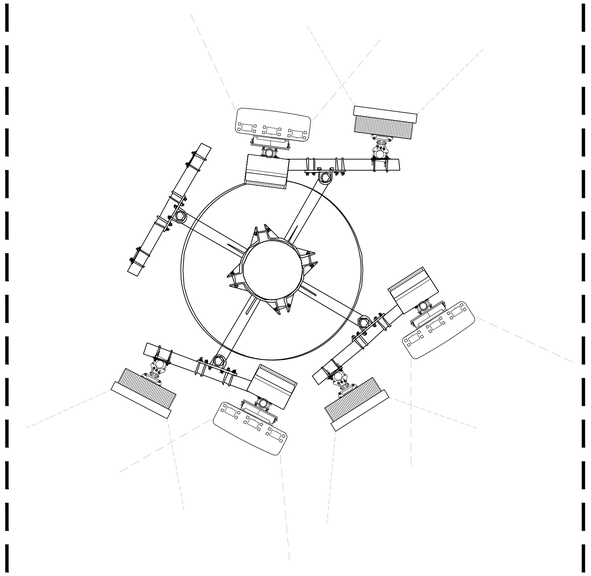
NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.

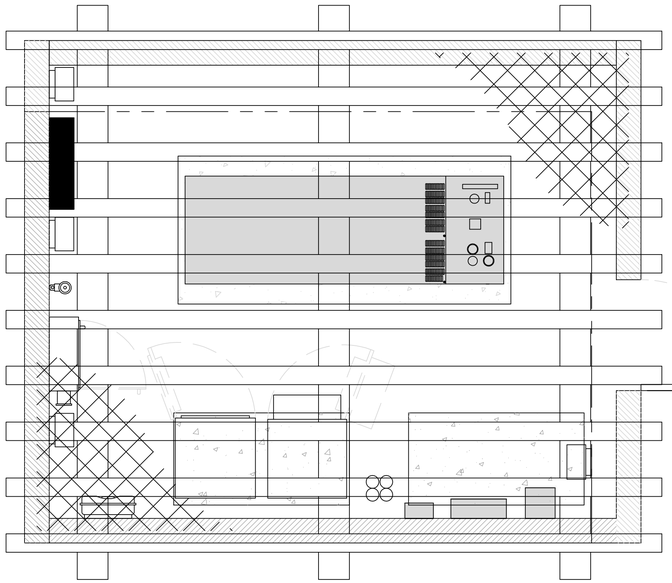
(E) TREE (TYP)



(E) T-MOBILE ANTENNA SECTORS 'A', 'B' & 'C' ON (E) ANTENNA MOUNTS ATTACHED TO (E) 56'-0" MONOPINE SEE ANTENNA LAYOUT PLAN (1/A-2)

SECTOR 'A'
0°

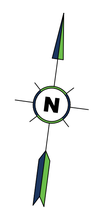




(E) T-MOBILE TELECOMMUNICATION FACILITY EQUIPMENT AT (E) GROUND LEVEL. SEE EQUIPMENT LAYOUT PLAN (1/A-3)

SECTOR 'C'
200°

SECTOR 'B'
140°




ENLARGED COMPOUND PLAN

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

1

ATTACHMENT 12

T-Mobile
Stick Together

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
SD07118A
WINTERWOOD PARK
7540 WINTERWOOD LANE
SAN DIEGO, CA 92126
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

07/17/25

ISSUED FOR:

ZONING

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 07/17/25 | 90% ZD | DRG |

PLANS PREPARED BY:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
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CONSULTANT:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

LICENSURE:

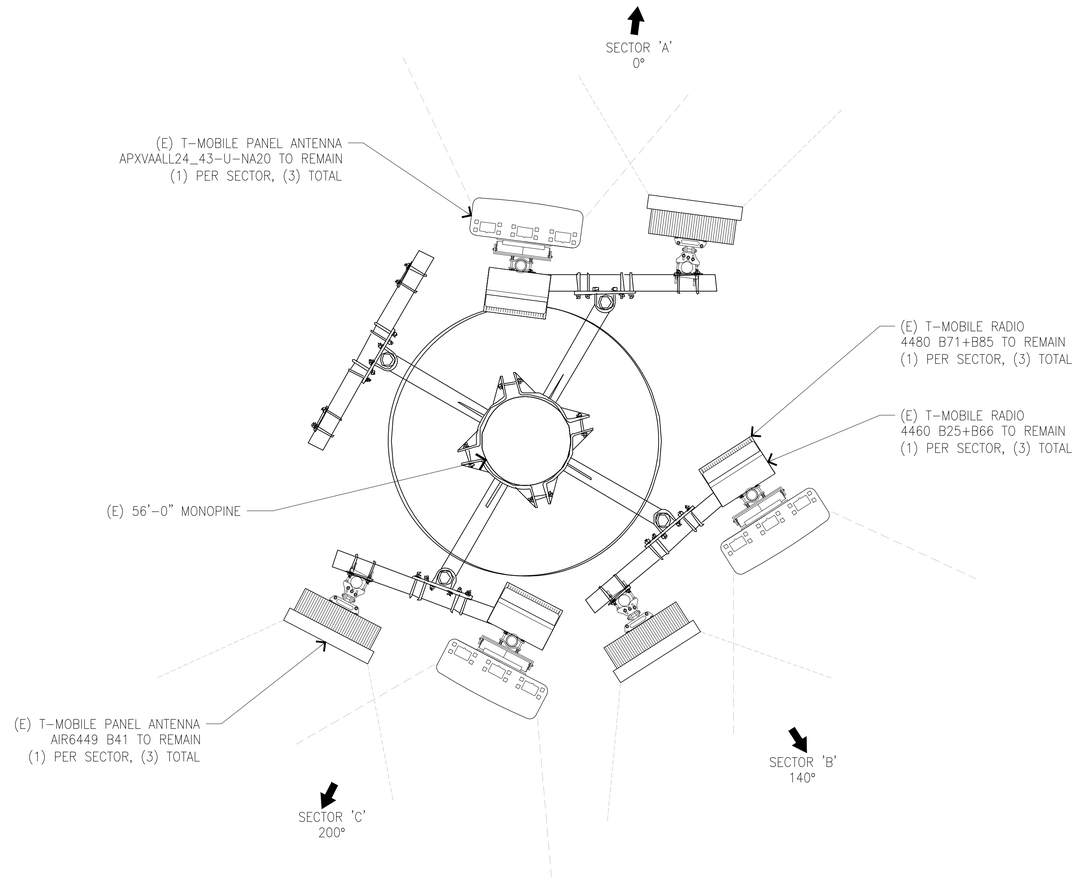
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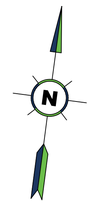
ENLARGED COMPOUND PLAN

SHEET NUMBER: A-1.1

REVISION: A

SD07118A




## EXISTING ANTENNA LAYOUT PLAN

SCALE: 3/4"=1'-0" (0, 1', 2', 3')

1

(E) ANTENNA SCHEDULE

| | POS | TECHNOLOGY | AZIMUTH (°) | RAD CENTER | MAKE | ANTENNA MODEL | HEIGHT (in.) | RRU MODELS | CABLE | | | HYBRID CABLE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | CABLE TYPE | LENGTH | QTY | |
| SECTOR 'A' | A1 | L700/L600/N600/ L1900/L2100/N1900/ U1900 | 0 | ±52'-0" | RFS | APXVAA4L24_43-U-NA20 | 72.00 | RRU 4480 B71+B85 | JUMPER 8 FT SUREFLEX 4.3-10 TO 4.3-10 | 8' | 4 | (2) Hybrid Trunk 6/24 4AWG 30m (2) PSU 4813 vR2A (Kit) |
| | | | | | | | | RRU 4460 B25+B66 | FIBER JUMPER | 8' | 4 | |
| | | | | | | | | - | - | - | - | |
| | A2 | L2500/N2500 | 0 | ±52'-0" | ERICSSON | AIR6449 B41 | 33.10 | - | FIBER JUMPER | 16' | 4 | |
| | | | | | | | | | - | - | - | |
| SECTOR 'B' | B1 | L700/L600/N600/ L1900/L2100/N1900/ U1900 | 140 | ±52'-0" | RFS | APXVAA4L24_43-U-NA20 | 72.00 | RRU 4480 B71+B85 | JUMPER 8FT SUREFLEX 4.3-10 TO 4.3-10 | 8' | 4 | |
| | | | | | | | | RRU 4460 B25+B66 | FIBER JUMPER | 8' | 4 | |
| | | | | | | | | - | - | - | - | |
| | B2 | L2500/N2500 | 140 | ±52'-0" | ERICSSON | AIR6449 B41 | 33.10 | - | FIBER JUMPER | 16' | 4 | |
| | | | | | | | | | - | - | - | |
| SECTOR 'C' | C1 | L700/L600/N600/ L1900/L2100/N1900/ U1900 | 200 | ±52'-0" | RFS | APXVAA4L24_43-U-NA20 | 72.00 | RRU 4480 B71+B85 | JUMPER 8 FT SUREFLEX 4.3-10 TO 4.3-10 | 8' | 4 | |
| | | | | | | | | RRU 4460 B25+B66 | FIBER JUMPER | 8' | 4 | |
| | | | | | | | | - | - | - | - | |
| | C2 | L2500/N2500 | 200 | ±52'-0" | ERICSSON | AIR6449 B41 | 33.10 | - | FIBER JUMPER | 16' | 4 | |
| | | | | | | | | | - | - | - | |

## EXISTING ANTENNA SCHEDULE

2

ATTACHMENT 12

T-Mobile
Stick Together ®

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
SD07118A
WINTERWOOD PARK
7540 WINTERWOOD LANE
SAN DIEGO, CA 92126
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

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ISSUED FOR:

ZONING

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|---|---|---|---|
| A | 07/17/25 | 90% ZD | DRG |

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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

LICENSURE:

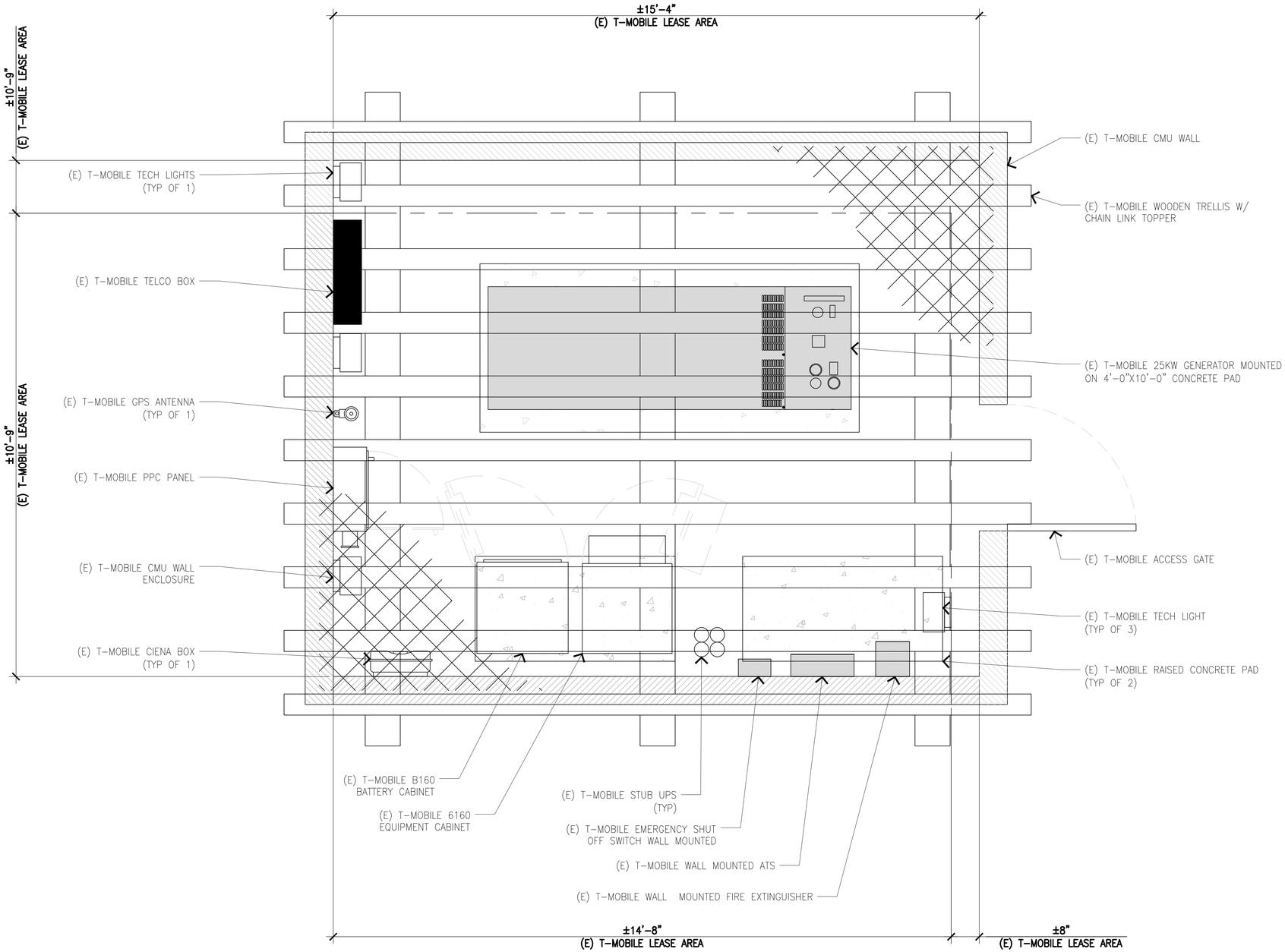
SHEET TITLE:

EXISTING ANTENNA LAYOUT PLAN

SHEET NUMBER: A-2

REVISION: A

SD07118A




(E) EQUIPMENT LAYOUT PLAN

SCALE: 3/4"=1'-0" | 0 1' 2' 3'



ATTACHMENT 12

T-Mobile
Stick Together ®

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

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CURRENT ISSUE DATE:

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ZONING

| REV.: | DATE: | DESCRIPTION: | BY: |
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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

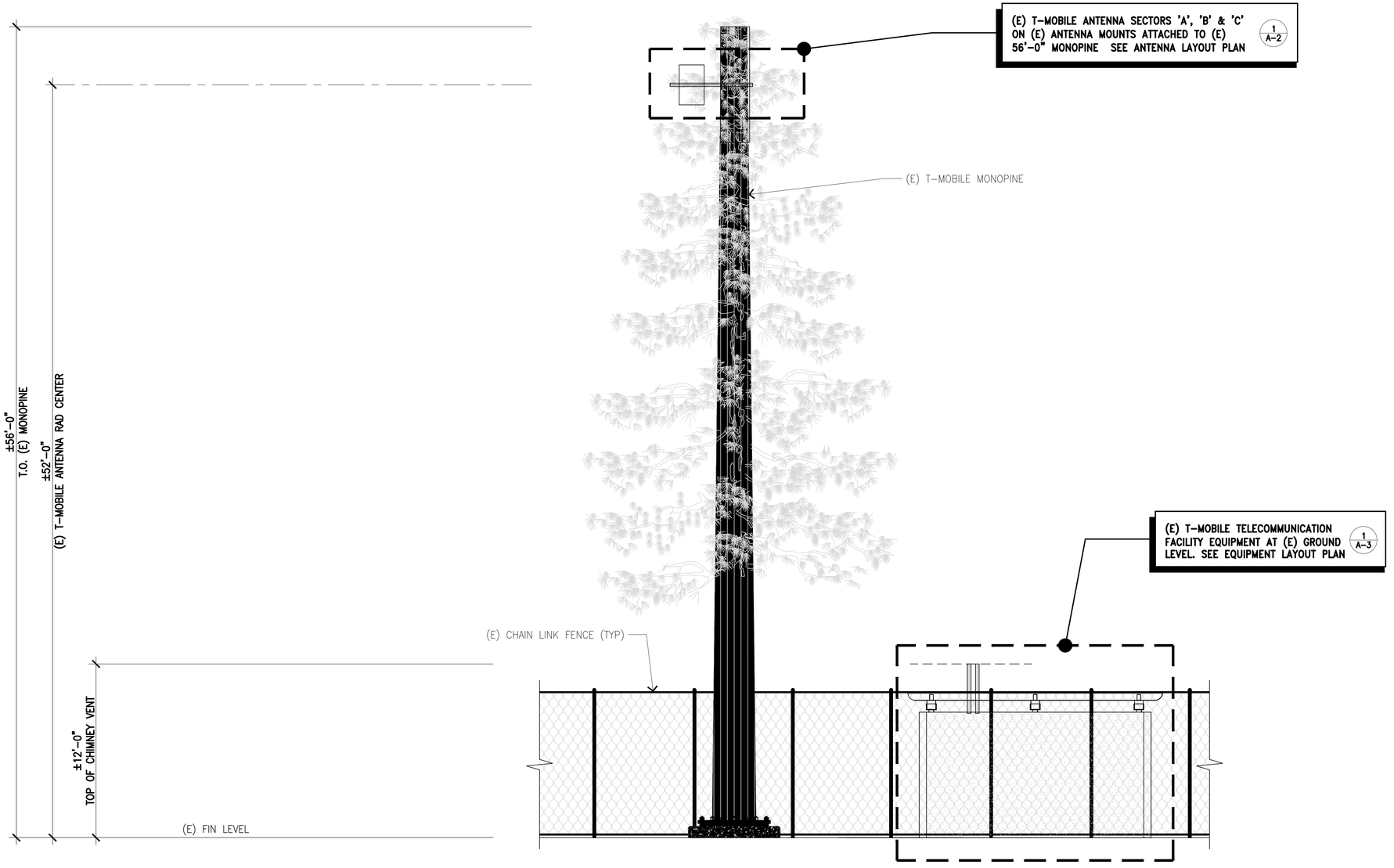
LICENSURE:

SHEET TITLE:

EQUIPMENT LAYOUT PLAN

| SHEET NUMBER: | REVISION: |
|---|---|
| A-3 | A |

SD07118A




(E) NORTH ELEVATION

SCALE: 1/4"=1'-0" | 0 1' 2' 4' 8'

1

ATTACHMENT 12

T-Mobile

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1200 CONCORD AVENUE 5TH FLOOR
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SD07118A
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7540 WINTERWOOD LANE
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SAN DIEGO COUNTY

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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

LICENSURE:

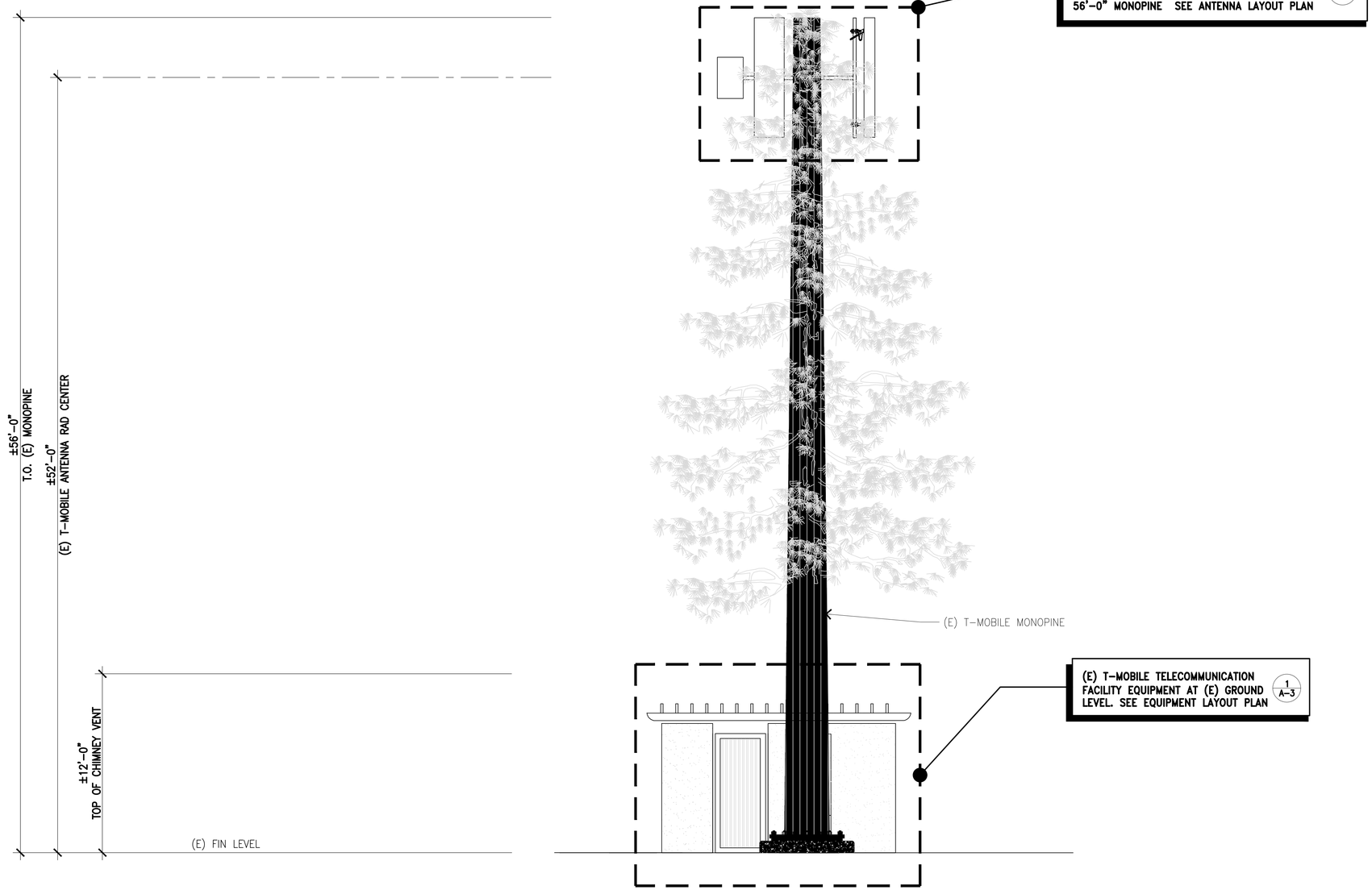
SHEET TITLE:

ELEVATIONS I

SHEET NUMBER: A-4

REVISION: A

SD07118A




(E) SOUTH ELEVATION

SCALE: 1/4"=1'-0" | 0 1' 2' 4' 8' | 1

ATTACHMENT 12

T-Mobile
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CONCORD, CA 94520

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SD07118A
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7540 WINTERWOOD LANE
SAN DIEGO, CA 92126
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

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| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 07/17/25 | 90% ZD | DRG |

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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

LICENSURE:

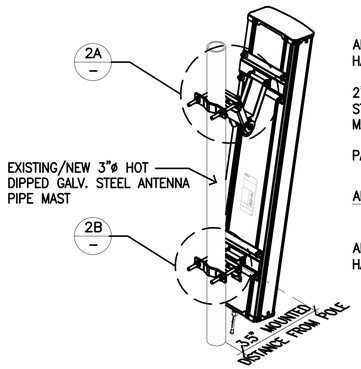
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ELEVATIONS II

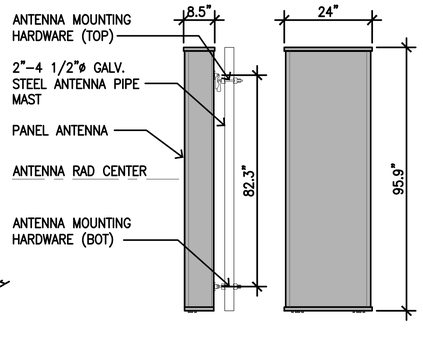
SHEET NUMBER: A-5 | REVISION: A

SD07118A

| ELECTRICAL SPECIFICATIONS | | |
|---|---|---|
| IMPENDANCE | OHM | 50.0 |
| POLARIZATION | DEG | ±45° |
| MECHANICAL SPECIFICATIONS | | |
| DIMENSIONS – H x W x D | MM (IN) | 2436 x 609 x 215 (72 x 24 x 8.5) |
| WEIGHT (ANTENNA ONLY) | KG (LB) | 55.7 (92.6) |
| WEIGHT W/O MTG HARDWARE | KG (LB) | 12.3 (27.1) |
| SHIPPING WEIGHT | KG (LB) | 77.9 (171.7) |
| CONNECTOR TYPE | | 8 X 4.3–10 FEMALE AT BOTTOM + 6 AISG CONNECTORS (3 MALE, 3 FEMALE) |
| ADJUSTMENT MECHANISM | | INTEGRATED RET SOLUTION AISG COMPLIANT (FIELD REPLACEABLE) + MANUAL OVERRIDE + EXTERNAL TILT INDICATOR |
| MOUNTING HARDWARE MATERIAL | | GALVANIZED STEEL |
| RADOME MATERIAL / COLOR | | FIBER GLASS / LIGHT GREY RAL7035 |
| TESTING AND EVIROMENTAL | | |
| TEMPERATURE RANGE | °C (°F) | –40 TO 60 (–40 TO 140) |
| LIGHTNING PROTECTION | | DC GROUNDED |
| SURVIVAL/RATE WIND VELOCITY | KM/H | 240 (150) |
| ENVOROMENTAL | | ETSI 300–019–2–4 CLASS 4.1E |




ISOMETRIC VIEW



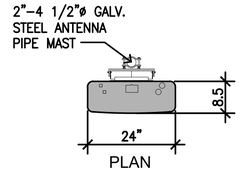

SIDE FRONT

RFS

APXVAALL24_43-U-NA20

DUAL SLANT POLARIZED QUAD BAND (8 PORT) ANTENNA

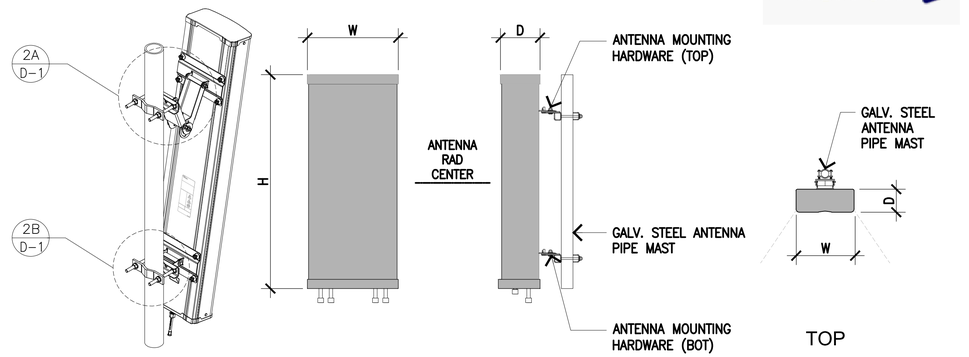
WT = 122.8 LBS




PLAN

## APXVAALL24_43-U-NA20 ANTENNA SPECIFICATION

SCALE: N.T.S. | 1




ISOMETRIC VIEW FRONT SIDE TOP

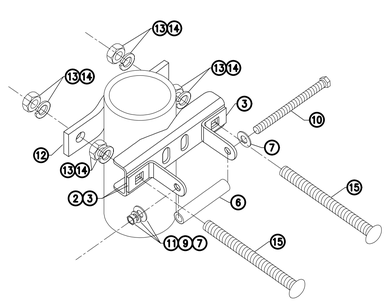
AIR6449 B41

| | |
|---|---|
| 192 ANTENNA ELEMENTS, 3:1 SUBARRAY | |
| UP TO 300W | |
| UP TO 200MHZ OPERATING BW & CARRIER BW | |
| RWO 25GB/S SFP(C2) AND TWO 10GB/S QSFP (C1FD AND C2 BACKUP) | |
| 48V 45A TWO WIRE AND THREE WIRE VERSIONS | |
| APC LIGHT CONNECTOR AND SELF TEST PUSH BUTTOM | |
| SENSOR SUPPORT BUT UNFENDED | |
| DIMENSIONS – H x W x D | 841 x 521 x 217 (33.1 x 20.5 x 8.3) |
| WEIGHT (ANTENNA ONLY) | 47kg (103lbs) |
| VOLUME : 95 LITER | |

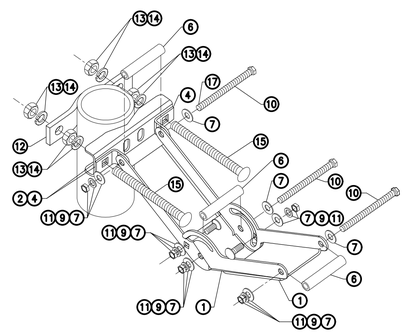
## AIR6449 B41 ANTENNA SPECIFICATION

SCALE: NO SCALE | 2

| PARTS LIST | | | |
|---|---|---|---|
| ITEM # | QUANTITY | PART NUMBER | DESCRIPTION |
| 1 | 2 | 601257 | ANGLE ARM |
| 2 | 2 | 601256 | MOUNTING CLAMP |
| 3 | 2 | 601235–1 | BRACKET |
| 4 | 2 | 601235–2 | BRACKET |
| 5 | 1 | 601258 | LABEL, ANGLE |
| 6 | 4 | 600679–3 | SPACER TUBE |
| 7 | 14 | 100525–24 | ME FLAT WASHER (STAINLESS STEEL) |
| 8 | 2 | 600419–8 | M8x1.25x25mm LARGE CARRIAGE BOLT (STAINLESS STEEL) |
| 9 | 6 | 6/1/7395 | M8 LOCK WASHER (STAINLESS STEEL) |
| 10 | 4 | 600419–10 | M8x1.25x110mm LARGE HEX HEAD SCREW (STAINLESS STEEL) |
| 11 | 6 | 204001–15 | M8x1.25 HEX NUT (STAINLESS STEEL) |
| 12 | 2 | 225244 | CLAMP PLATE |
| 13 | 8 | 600419–24 | LARGE LOCK WASHER (STAINLESS STEEL) |
| 14 | 8 | 204001–21 | M12x1.75 HEX NUT (STAINLESS STEEL) |
| 15 | 4 | 600419–12 | M12x1.75x150mm LARGE CARRIAGE BOLT (STAINLESS STEEL) |
| 17 | 1 | 601584 | MOLYBDENUM DISULFIDE GREASE |




B BOTTOM BRACKET

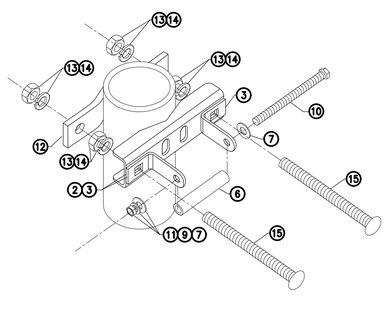



A TOP BRACKET

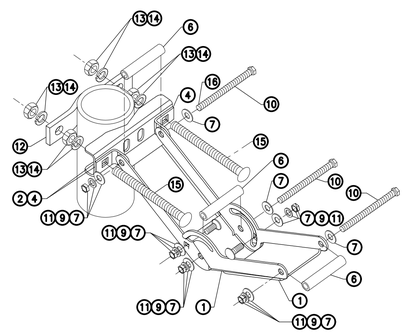
## ANTENNA BRACKET ATTACHMENT DETAIL

SCALE: N.T.S. | 3

| PARTS LIST | | | |
|---|---|---|---|
| ITEM # | QUANTITY | PART NUMBER | DESCRIPTION |
| 1 | 2 | 601257 | ANGLE ARM |
| 2 | 2 | 601256 | MOUNTING CLAMP |
| 3 | 2 | 601235–1 | BRACKET |
| 4 | 2 | 601235–2 | BRACKET |
| 5 | 1 | 601258 | LABEL, ANGLE |
| 6 | 4 | 600679–3 | SPACER TUBE |
| 7 | 14 | 100525–24 | ME FLAT WASHER (STAINLESS STEEL) |
| 8 | 2 | 600419–8 | M8x1.25x25mm LARGE CARRIAGE BOLT (STAINLESS STEEL) |
| 9 | 6 | 6/1/7395 | M8 LOCK WASHER (STAINLESS STEEL) |
| 10 | 4 | 600419–10 | M8x1.25x110mm LARGE HEX HEAD SCREW (STAINLESS STEEL) |
| 11 | 6 | 204001–15 | M8x1.25 HEX NUT (STAINLESS STEEL) |
| 12 | 2 | 225244 | CLAMP PLATE |
| 13 | 8 | 600419–24 | LARGE LOCK WASHER (STAINLESS STEEL) |
| 14 | 8 | 204001–21 | M12x1.75 HEX NUT (STAINLESS STEEL) |
| 15 | 4 | 600419–12 | M12x1.75x150mm LARGE CARRIAGE BOLT (STAINLESS STEEL) |
| 16 | 1 | 601584 | MOLYBDENUM DISULFIDE GREASE |




B BOTTOM BRACKET




A TOP BRACKET

## ANTENNA BRACKET ATTACHMENT DETAIL

SCALE: NO SCALE | 4

ATTACHMENT 12

T-Mobile Stick Together

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

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SAN DIEGO COUNTY

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|---|---|---|---|
| A | 07/17/25 | 90% ZD | DRG |

PLANS PREPARED BY:

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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

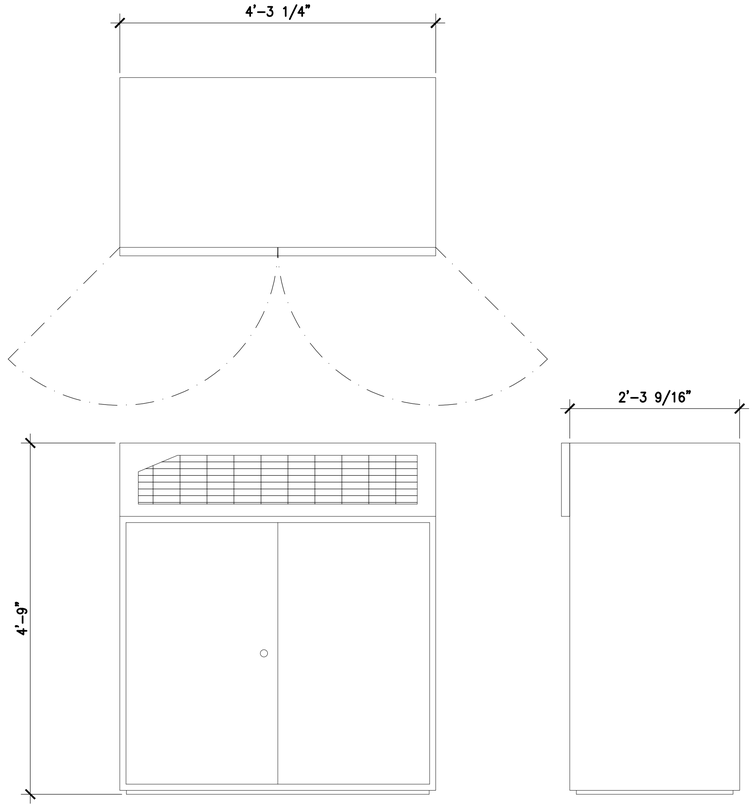
LICENSURE:

SHEET TITLE:

DETAILS AND SPECIFICATIONS I

SHEET NUMBER: D-1 REVISION: A

SD07118A



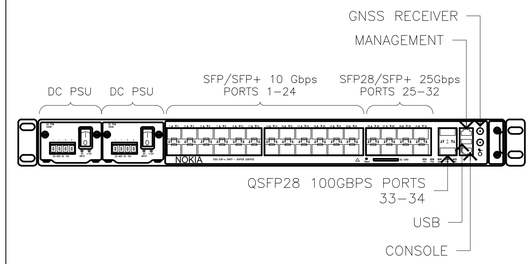

# ERICSSON RBS 6102 RADIO CABINET

ERICSSON RBS COMPACT EQUIPMENT CABINET. SECURE PER MANUFACTURERS RECOMMENDATION (772 LBS FULLY EQUIPPED, WITHOUT BATTERIES)

## RBS 6102 CABINET DETAIL

SCALE: N.T.S. | 1

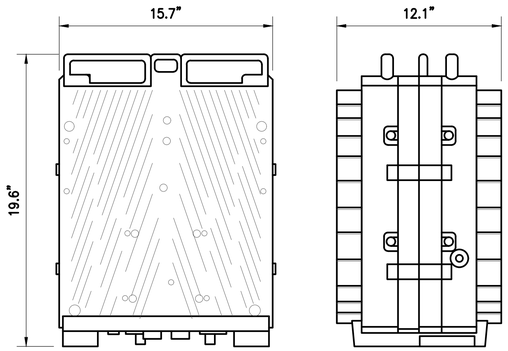
MANUFACTURER: NOKIA
MODEL: 3HE15548AA
DIMENSIONS: 17.3"x10.0"x1.8"
WEIGHT: 10.5 LBS




## CSR IXRe V2 ROUTER

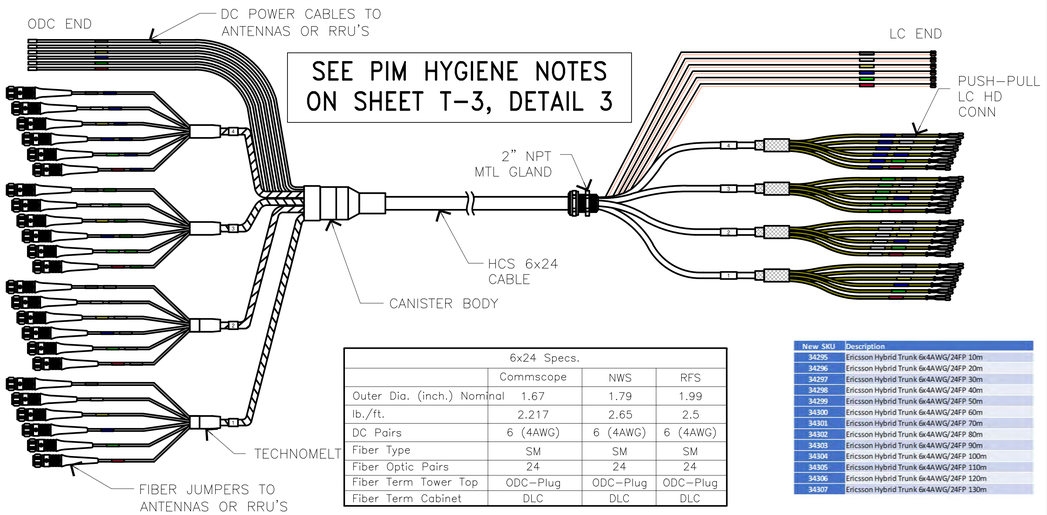
SCALE: N.T.S. | 4

| | |
|---|---|
| MANUFACTURER: | ERICSSON |
| MODEL: | 4460 RADIO B2/25 B66 |
| DIMENSIONS: | 19.6" x 15.7" x 12.1" (H" x W" x D") |
| WEIGHT: | 109 LBS |




## RADIO 4460 B25/B66 DETAIL

SCALE: NO SCALE | 5




| 6x24 Specs. | | | |
|---|---|---|---|
| | Commscope | NWS | RFS |
| Outer Dia. (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 |

| New SKU | Description |
|---|---|
| 34295 | Ericsson Hybrid Trunk 6x4AWG/24FP 10m |
| 34296 | Ericsson Hybrid Trunk 6x4AWG/24FP 20m |
| 34297 | Ericsson Hybrid Trunk 6x4AWG/24FP 30m |
| 34298 | Ericsson Hybrid Trunk 6x4AWG/24FP 40m |
| 34299 | Ericsson Hybrid Trunk 6x4AWG/24FP 50m |
| 34300 | Ericsson Hybrid Trunk 6x4AWG/24FP 60m |
| 34301 | Ericsson Hybrid Trunk 6x4AWG/24FP 70m |
| 34302 | Ericsson Hybrid Trunk 6x4AWG/24FP 80m |
| 34303 | Ericsson Hybrid Trunk 6x4AWG/24FP 90m |
| 34304 | Ericsson Hybrid Trunk 6x4AWG/24FP 100m |
| 34305 | Ericsson Hybrid Trunk 6x4AWG/24FP 110m |
| 34306 | Ericsson Hybrid Trunk 6x4AWG/24FP 120m |
| 34307 | Ericsson Hybrid Trunk 6x4AWG/24FP 130m |

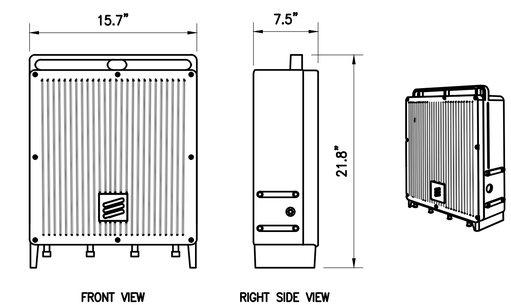
## HCS 6x24 4AWG CABLE SPECIFICATIONS

SCALE: N.T.S. | 2

## NOT USED

SCALE: NO SCALE | 3

| | |
|---|---|
| MANUFACTURER: | ERICSSON |
| MODEL: | 4480 RADIO |
| DIMENSIONS: | 21.8" x 15.7" x 7.5" (H x W x D) |
| MODEL BAND: | B71, B85 FOR NR AND LTE |
| WEIGHT B41: | 92.6 LBS |




## RADIO 4449 B71+B85 DETAIL

SCALE: NO SCALE | 6

ATTACHMENT 12

T-Mobile
Stick Together

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
SD07118A
WINTERWOOD PARK
7540 WINTERWOOD LANE
SAN DIEGO, CA 92126
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

07/17/25

ISSUED FOR:

ZONING

| REV.: | DATE: | DESCRIPTION: | BY: |
|---|---|---|---|
| A | 07/17/25 | 90% ZD | DRG |

PLANS PREPARED BY:

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GLENDALE, CA 91203
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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

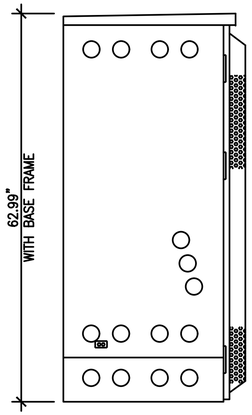
LICENSURE:

SHEET TITLE:

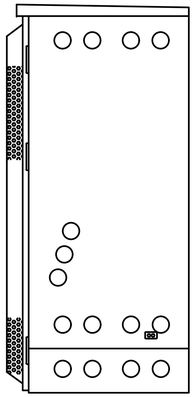
DETAILS AND SPECIFICATIONS II

SHEET NUMBER: D-2 | REVISION: A

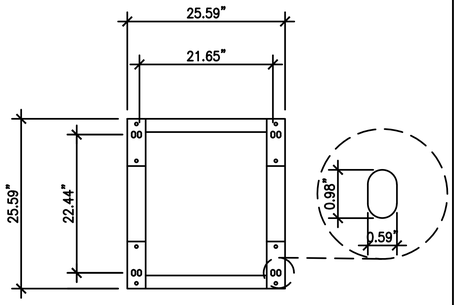
SD07118A



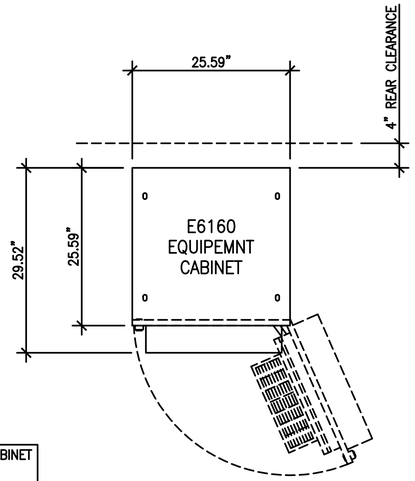

LEFT VIEW



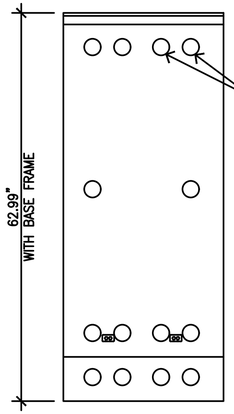
RIGHT VIEW




INSTALLATION HOLE PATTERN



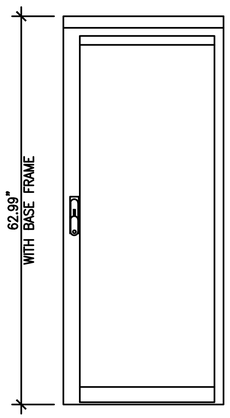

PLAN VIEW



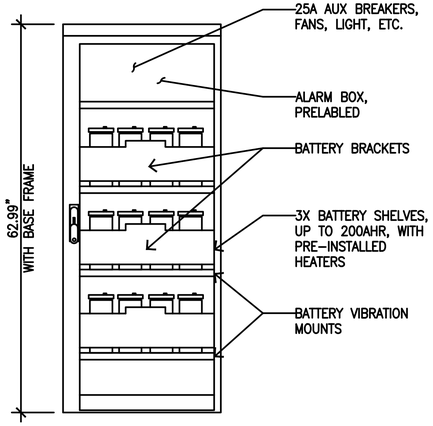

REAR VIEW

MANUFACTURER: ERICSSON BATTERY CABINET
MODEL: B160
SKU: 33954
DIMENSIONS:
WEIGHT: 295 LBS (WITHOUT EQUIPMENT)

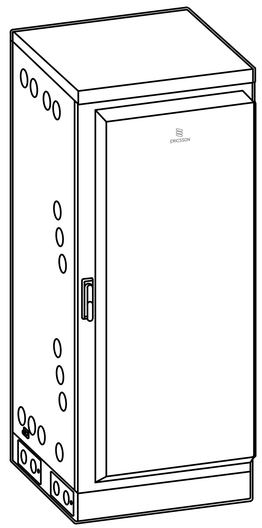
NOTE:
- CORRECT KNOCKOUT TOOL REQUIRED FOR PUNCHING KNOCKOUTS. DO NOT DRILL KNOCKOUTS THROUGH
- CONDUIT MUST BE PROPERLY SECURED TO PREVENT DAMAGE TO CABINETS AND/OR CABLING



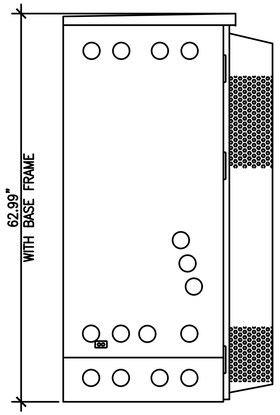

FRONT VIEW



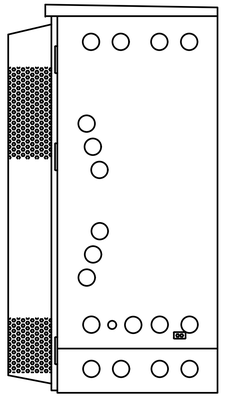

FRONT VIEW (OPEN)



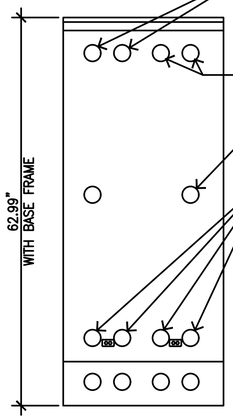
ISOMETRIC VIEW




LEFT VIEW



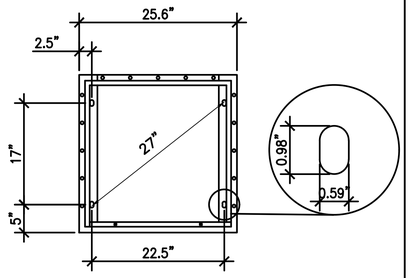
RIGHT VIEW



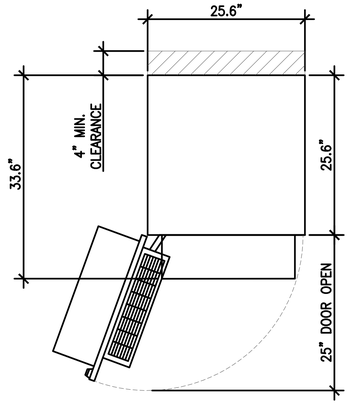

REAR VIEW

MANUFACTURER: ERICSSON SITE SUPPORT CABINET
MODEL: 6160 V2
SKU: 34439
DIMENSIONS: 62.99"H x 25.6"W x 33.46"D
WEIGHT: 433 LBS (WITHOUT EQUIPMENT)

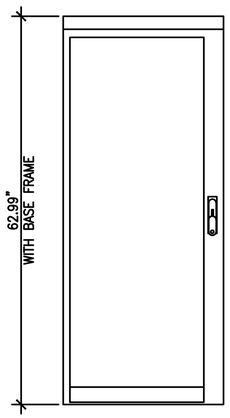
NOTE:
- CORRECT KNOCKOUT TOOL REQUIRED FOR PUNCHING KNOCKOUTS. DO NOT DRILL KNOCKOUTS THROUGH
- CONDUIT MUST BE PROPERLY SECURED TO PREVENT DAMAGE TO CABINETS AND/OR CABLING



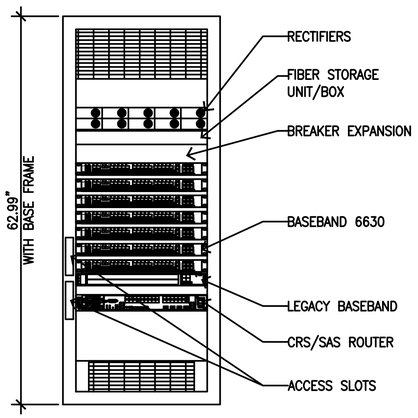

INSTALLATION HOLE PATTERN



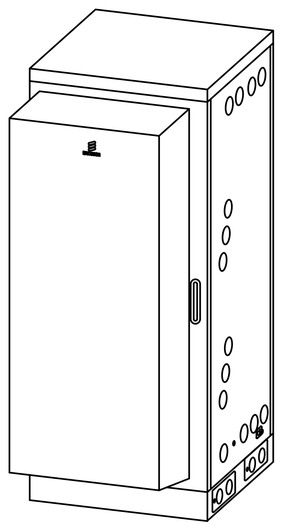

PLAN VIEW




FRONT VIEW




FRONT VIEW (OPEN)



ISOMETRIC VIEW

ERICSSON B160 BATTERY CABINET DETAILS | SCALE: N.T.S. | 1

ERICSSON 6160 V2 SITE SUPPORT CABINET DETAILS | SCALE: N.T.S. | 2

ATTACHMENT 12

T-Mobile
Stick Together

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

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SD07118A
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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| DRG | SJ | SJ |

LICENSURE:

SHEET TITLE:
DETAILS AND SPECIFICATIONS III

SHEET NUMBER: D-3
REVISION: A
SD07118A