THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 8, 2026, REPORT NO. PC-26-030

HEARING DATE: October 15, 2026

SUBJECT: T-MOBILE MIRAMAR RANCH NORTH LIGHTPOLE, Process Four Decision

PROJECT NUMBER: PRJ-1125174

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

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit (CUP) and a Planned Development Permit (PDP) for an existing Wireless Communication Facility (WCF) located at 11494 Weatherhill Way within the Miramar Ranch North Plan area?

Proposed Actions:

1. APPROVE CUP NO. 3431391; and
2. APPROVE PDP NO. 3431392.

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 an existing WCF and is not associated with residential development.

Community Planning Group Recommendation: On April 2, 2026, the Miramar Ranch North Community Group voted 13-0-0 to recommend approval of the project.

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). The environmental exemption determination for this project was made on April 10, 2026, and the opportunity to appeal that determination ended April 24, 2026 (Attachment 7) and there were no appeals received for the project during this time.

BACKGROUND

The existing Wireless Communication Facility (WCF) is located on a City of San Diego (water tank property) at 11490 Weatherhill Way (Attachment 1). The site is in the RS-1-13 (Residential – Single) zone within the Miramar Ranch North Community Plan.

This existing 30-foot-tall water tank is situated above a hill with open space to the north and residential uses to the south, east and west. A significant amount of existing mature landscaping screens the water tank from the surrounding residential uses. The objective of this existing project is to continue to provide T-Mobile's voice and data coverage within the surrounding residential area (Attachment 14). Under the City's current regulations, a CUP and a PDP, Process 4, Planning Commission Hearing is required.

DISCUSSION

T -Mobile is proposing to continue the operation of an existing WCF at existing light poles located at 11494 Weatherhill Way. The three 29-foot, 5-inch-tall light standards with six antennas attached (two antenna per light standard), painted to match the existing lights (Attachment 8). The existing T-Mobile Tower Mounted Amplifiers (TMAs) along with the antennas will be concealed inside the 24-inch squared radome on each light standard (Figure 1). Since two of the existing light standards are located within the required side yard setback, the project requires a PDP.



(Figure 1) Existing Photo of Beta Sector

The existing 167-square foot equipment enclosure is located to the north of the equipment facility behind an eight-foot-high concrete block wall. For security purposes, the chain link lid will remain. The landscaping which helps with the overall screening of the enclosure will remain unchanged. As it is currently designed, the equipment enclosure is located away from the existing residential use to the east and has limited visibility from the public right-of-way.

The site is located within a residential zone (RS-1-13) and the antennas are located within 100-feet from a residential use which requires a CUP pursuant to Land Development Code (LDC) Section 141.0420(c)(1)(A)(1). Since T-Mobile is also requesting a side yard setback deviation, the project requires a PDP, consolidated Process 4, Planning Commission decision, appealable to the City Council.

As designed, the existing T -Mobile WCF complies with LDC Section 141.0420(e)(2). This section states, "The applicant shall use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." The light standards are located in a manner where they are minimally visible from the surrounding residential uses, and remain screened by the existing mature landscaping. Additionally, the overall bulk from the upper most portions of these light standards have been minimized with the current stacked antenna configuration. By stacking the antennas, T-Mobile is able to limit the radome to 24-inches square and the antennas along with the existing TMAs continue to be concealed completely from public view. Therefore, this existing WCF complies with the design requirement as indicated in the Municipal Code Section 141.0420.

The Project requires the following permits:

Required Permits	**Basis / Existing**
Conditional Use Permit (CUP) Process 3	In a residential zone where the antennas are located within 100 feet of residential use. RS-1-13. Section 141.0420(c)(1)(A)(i)
Planned Development Permit (PDP)	Located in RS-1-13 zone. The side setback is 10-foot. One light standard is 9 inches and 1 foot the other is 1 foot from the property line. Section 126.0602(b)(1)

The equipment associated with this project complies with the Municipal Code Section 141.0420(e)(3). "The wireless communication facility's equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 300-square feet." The existing T-Mobile equipment enclosure is 204 square feet and is located behind existing and proposed landscaping to comply with the wireless design guidelines.

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
RS-1-13 max side set back	SDMC Section 126.0602(b)(1)	10-feet	9 inches and 1-foot

Per LDC Section 131.043 1, Table 13 1-04D, the RS-1-13 zone has a 10-foot street side yard setback requirement. Based on the current design, two of the three proposed light standards are located within the required street side yard setback (See chart above). The third light standard is located 12-foot 9 inches outside of the setback. Therefore, a Planned Development Permit is included as part of this application (Attachment 6).

Justification:

The Project requires a deviation from the RS-1-13 (Residential-Single) zoning regulations. Deviations to the SDMC may be processed through the PDP Process 4 in accordance with SDMC Section 125.0602. The purpose of the PDP is to establish a review process for 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 propose 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. The maximum allowable side set back in the RS-1-13 is 10 feet. One standard light pole is 9 inches, and the other is 1-foot from the property line requiring 9 feet, 3 inches and 9 feet deviation into the setback respectively. Relocating the light standards would be difficult to accomplish without interfering with T-Mobile's level of service in that area.

The existing light standards will continue to remain outside the access path so it will not cause conflict with the water pipes. Moving the light standard poles to comply with the setback would make it difficult to have such restrictions without redesigning the water tank. For instance, moving the existing light standards to comply with the setbacks would interfere with the existing water pipes for future maintenance. Redesigning a taller, more obtrusive light standard would also be required to offset the distance being set back to achieve a similar coverage would result in a more visible design. Therefore, the existing setback deviation results in a more desirable project for both the community from an aesthetic perspective and the City from a maintenance issue.

Staff reviewed the existing WCF and the surrounding development. The existing light standards are located next to an existing 30-foot-tall water tank with open space to the north and residential uses to the south, east and west (Attachment 1). The existing water tank is situated on a hill and is surrounded by existing mature landscaping. As a result, the project as designed, complies with the City of San Diego Municipal Code Section 14 1.0420.

Council Policy 600-43 - The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCFs. The project continues to be located within a Preference 3 location according to Council Policy 600-43, which cauterizes WCF's according to the land use in which they are located. In this case, the property is zoned residential, and the antennas associated with the WCF are within 100 feet of the single-family residences, which requires a Conditional Use Permit. However, T-Mobile is requesting to extend the deviation and keep the existing light standards within the required street side yard setback, which therefore requires a PDP, Process 4, Planning Commission decision. The surrounding area identified within T-Mobile's search consisted of single-family residential uses and right-of-way. After evaluating the right-of-way options, T-Mobile opted for the least impact on the surrounding residential uses in reference to the water tank location (Attachment 14).

General Plan -The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facilities is to be aesthetically pleasing and respectful of the neighborhood context. The three existing light standards support six antennas total (two antennas per a light standard), each facade mounted directly onto the pole in a stacked configuration. Additionally, the antennas and the TMAs will remain completely concealed inside the 24" square radome, eliminating all visual impacts. The equipment associated with this project is located inside a 204-square-foot concrete block wall with a chain-link lid. The existing landscaping continues to help screen the enclosure from views. The project complies with the General Plan's recommendation to blend the WCF into the surrounding area with minimal visual impacts.

Community Plan Analysis: The project location is currently being used as a water tank facility in the Miramar Ranch North Community Land Use Plan (Attachment 2). The Miramar Ranch North Community Land Use Plan does not contain specific policies on wireless communication facility development.

Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable regulations of the San Diego Municipal Code, which includes development regulations from the RS-1 -13 zone and the Wireless Communication Facilities Regulations Section 141.0420. Therefore, staff recommend that the Planning Commission approve Conditional Use Permit No. 3431391 and Planned Development Permit No. 3431392.

ALTERNATIVES

1. APPROVE Conditional Use Permit No. 3431391

2. APPROVE Planned Development Permit No. 3431392

Respectfully submitted,



Simon Tse
Supervising Development Project Manager
Development Services Department

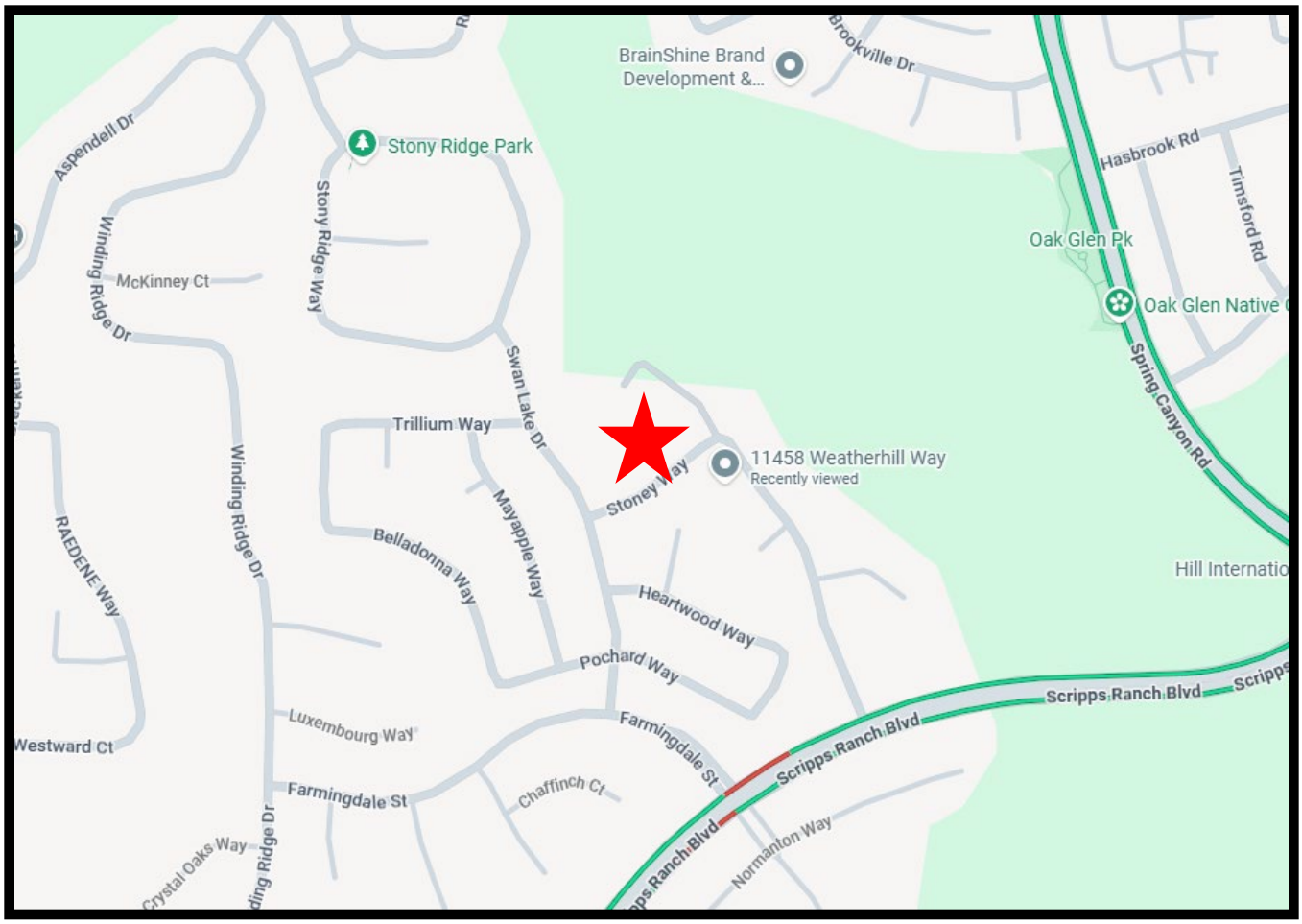
Tracy Harris

Tracy Harris
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Permit Resolution with Findings
5. Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Request For Preliminary Review
9. Community Planning Group Distribution Form
10. Photo Survey
11. Photo Simulations
12. Project Plans

ATTACHMENT 1

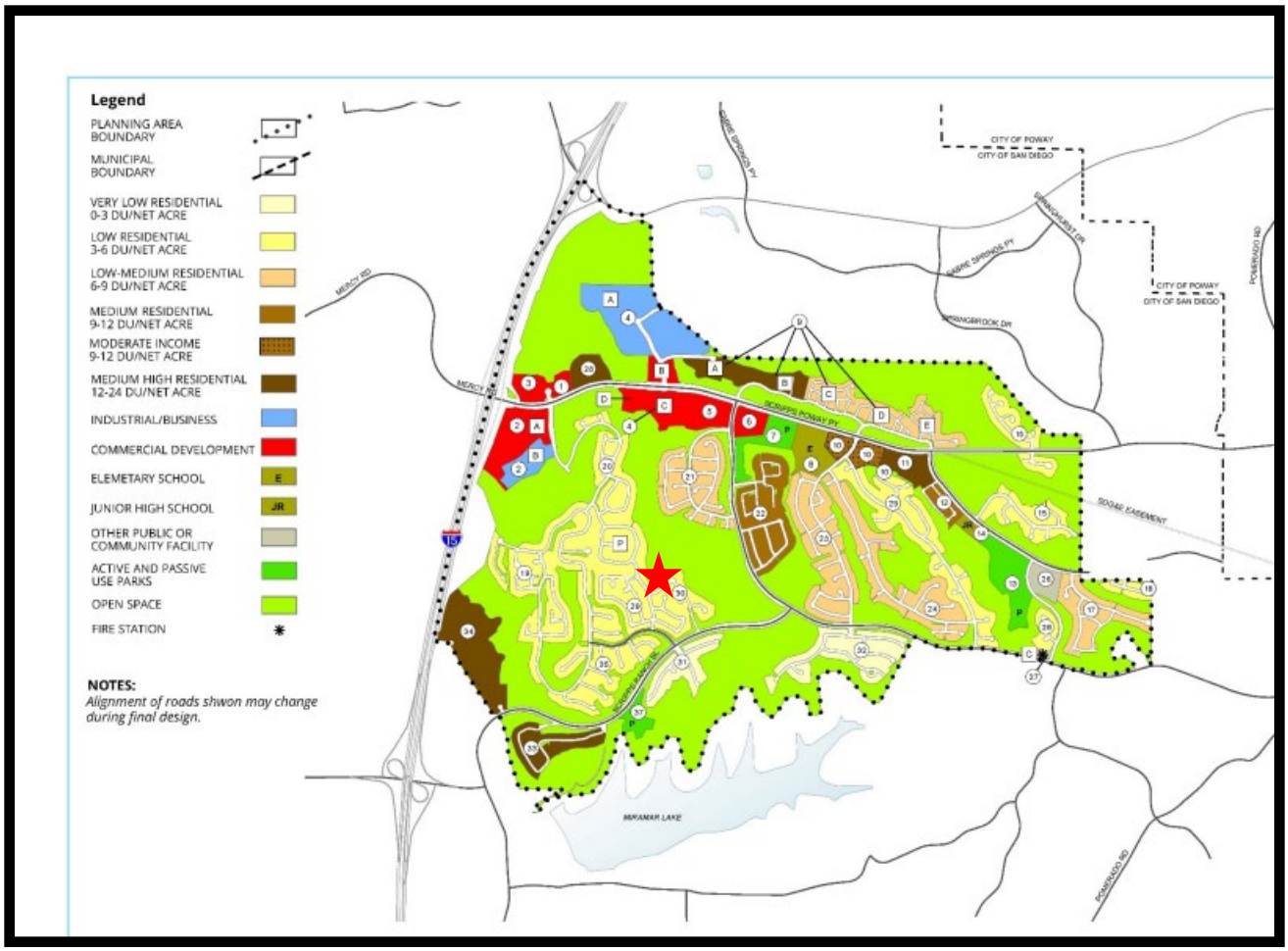


The City of SAN DIEGO

Location Map

11494 Weatherhill Way
Project No. PRJ-1125174

North



The City of SAN DIEGO

Community Plan Land Use Map

11494 Weatherhill Way
Project No. 1125174

North



The City of SAN DIEGO

Aerial Photograph

11494 Weatherhill Way
Project No. PRJ-1125174

North

PLANNING COMMISSION
RESOLUTION NUMBER _____
DATE OF FINAL PASSAGE _____

CONDITIONAL USE PERMIT NO. 3431391
PLANNED DEVELOPMENT PERMIT NO. 3431392
T-MOBILE MIRAMAR RANCH NORTH LIGHTPOLE PROJECT NO. PRJ-1125174

RECITALS

The Planning Commission 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) No. 3431391 and a Planned Development Permit (PDP) No. 3431392 to continue the operation of an existing T-Mobile Wireless Communication Facility (WCF) consisting of three (3) existing light standards with six (6) antennas (two (2) antennas staked per pole) and six (6) Radio Remote Units (RRUs) adjacent to the water tank. Equipment associated with the project includes an existing cabinet which is located inside the existing 167-square foot enclosure designed as an 8-foot-tall concrete masonry unit (CMU) north of the WCF (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the Miramar Ranch North Light pole (Project).

B. The project is located at 11494 Weatherhill Way within the Miramar Ranch North Community Planning Area in the RS-1-13 (Residential – Single Unit) zone and City Council District 5. The project site is legally described as: A portion of Parcel 1 of Pacel Map No. 11571, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, August 7, 1981, as file No. 81-251378 of official records.

C. Environmental Determination 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 15, 2026, the Planning Commission considered Approved CUP No. 3431391 and PDP No. 343192 pursuant to the Land Development Code 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 CUP No. 3431391and PDP No. 3431392:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

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

Pursuant to the San Diego Land Development Code, WCFs are permitted in all zones citywide with the appropriate permit process. WCF's are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The existing water tank facility on the site was originally developed with significant landscaping to help screen the water tank from the adjacent residential uses; this objective continues to help screen the existing light poles.

The light poles and the associated equipment enclosure will continue to be appropriately concealed behind this landscaping. The Miramar Ranch North Community Plan does not address wireless communication facilities as a specific land use. However, the City of San Diego's General Plan, Section UD-A.17, states that WCFs should be concealed in existing structures when possible or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. T-Mobile's existing design of the light poles is consistent with the General Plan's requirements since the antennas are flush mounted directly onto the pole and concealed from public views. The design continues to accommodate future changes within the radome without impacting on the exterior appearance. The equipment enclosure associated with this project will remain to be screened appropriately behind existing landscaping and complies with the General Plan's requirements. Therefore, the existing WCF does comply with the City of San Diego General Plan and will not adversely affect the applicable land use plan.

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

The project consists of three existing 29-foot, 5-inch-tall light standards with two antennas stacked and concealed behind a 24-inch square radome. The radios associated with this project continue to be concealed inside the radome. The equipment is located behind an existing 8-foot-tall concrete block enclosure with a chain link lid. The project is collocated with Verizon Wireless at 11494 Weatherhill Way in the RS- 1-13 zone of the Miramar Ranch North Community Plan.

The conditions of approval for the project will require compliance with several operational constraints and development controls intended to ensure continued public health, safety and welfare. All approved existing improvements continue to ensure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing, and fire codes.

Additionally, 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." T-Mobile submitted an RF Report performed by Mobile Comm Professionals, Inc., dated March 23, 2023, which concluded that the project complies with FCC RF Standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the existing project 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; and.

The project complies with Municipal Code Section 141.0420 which requires WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall continue to be accomplished through the use of architecture, landscape and siting solutions. The WCF includes three existing 29-foot - 5-inch light standards concealing two antennas and the associated radios per pole, all concealed within a 24-inch square radome. The light standards continue to help illuminate the road and the antennas will remain mounted in a stacked configuration at different Receive Antenna Diversity (RAD) levels. The radome along with the entire existing light standard will remain matched to the existing light standards on site. The radome design will continue to accommodate future interior modifications and the equipment associated with this project remains inside the 167-square-foot CMU enclosure.

Per SDMC 141.0420(e)(9), light standards shall replicate the design, diameter and proportion of the vertical element they are intending to imitate. If there are other non-WCF light standards on site, they should be replicated as closely as possible. The existing light standards for the WCF match the other light standards on the site including color, size and location.

The existing light standards will continue to remain outside the access path so it will not cause conflict with the water pipes. By keeping the existing light standard designs to comply with the setback would continue to make it difficult to have such restrictions without redesigning the water tank. For instance, moving the existing light standards to comply with the setbacks would interfere with the existing water pipes for future maintenance. A taller, more obtrusive light standard would also be required to offset the distance being set back to achieve a similar coverage objective and would result in a more visible design. Therefore, the existing setback deviation continues to result in a more desirable project for both the community from an aesthetic perspective and the City from a maintenance issue.

IV. The proposed use is appropriate at the proposed location.

The existing T-Mobile WCF is located next to an existing 30-foot-tall water tank. The water tank is situated on top of a hill, screened appropriately by existing mature landscaping. There are also other existing wireless providers located on the water tank (Sprint and Verizon Wireless). With the water tank being only 30 feet tall, the light standard being the same height but closer to the property line will continue to provide the coverage that T-Mobile requires. Staff have determined that the existing project consisting of the continuation of three existing light standards is appropriate at the existing location. The WCF has been designed to comply with the Land Development Code Section 141.0420 and the WCF's intended coverage would help improve both data and voice services to the surrounding area.

B. <u>PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]</u>

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

The Miramar Ranch North Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, WCFs are permitted in all zones citywide with the appropriate permit process. The intent of the regulations is to camouflage facilities from public view. The existing water tank facility was originally developed with significant landscaping to help screen the water tank from the adjacent residential uses. The existing light standards and the associated equipment enclosure will remain appropriately concealed behind the existing landscaping. The General Plan, Section UD-A.17, states that WCFs should be concealed in existing structures when possible or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood

context. T-Mobile's design of the three light standards (supporting two antennas per light standard in a stacked configuration) is consistent with the General Plan's requirement since the antennas are flush mounted directly onto the pole and concealed from public views. By stacking the antennas, T-Mobile continues to limit the radome dimensions to 24-inches square in addition to concealing both the antennas and the existing Tower Mounted Amplifiers (TMAs) appropriately. This design also accommodates future changes within the proposed radome without impacting the exterior appearance. The equipment enclosure associated with this project will remain screened appropriately behind the existing landscaping and comply with the General Plan's requirements. Therefore, the existing WCF does comply with the City of San Diego General Plan and will not adversely affect the applicable land use plan.

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

The project consists of three (3) existing 29-foot, 5-inch-tall light standards with two antennas stacked and concealed behind a 24-inch square radome. The radios associated with this project continue to be concealed inside the radome. The equipment is located behind an existing 8-foot-tall concrete block enclosure with a chain link lid.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to ensure continued public health, safety and welfare. These conditions include maintaining compliance with the applicable Federal Communications Commission (FCC) radiofrequency (RF) exposure standards and providing an updated RF compliance report, as necessary, to verify continued compliance.

The project will also be required to conform to the City's current Wireless Communication Facility (WCF) Land Development Code regulations, WCF Design Guidelines, and applicable development and design standards. Also, the conditions of approval will require the facility to be maintained in accordance with the approved plans and specifications, including the approved location, height, equipment, screening, and concealment measures. Any future modifications to the facility that are not authorized by the approved permits may be subject to additional review and approval by the City. Collectively, these conditions provide ongoing regulatory oversight of the facility and are intended to ensure that the WCF continues to operate in a manner that protects public health, safety, and welfare while maintaining compatibility with the surrounding community.

Additionally, 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." T-Mobile submitted an RF Report performed by Mobile Comm Professionals, Inc., dated March 23, 2023, which concluded that the

project complies with FCC RF Standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the existing project will not be detrimental to 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.

The existing Project complies with Municipal Code Section 141.0420 which requires WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall continue to be accomplished through the use of architecture, landscape and siting solutions. The WCF includes three existing 29-foot -5-inch taillight standards concealing two antennas and the associated radios per pole, all concealed within a 24-inch square radome. To maintain the City' s desired antenna offset distance; the antennas remain mounted in a stacked configuration at different Receive Antenna Diversity (RAD) levels. The radome along with the entire existing light standard will remain matched to the existing light standards on site. The radome design will continue to accommodate future interior modifications which will impact the exterior appearance. The equipment associated with this project is located inside a 167-square-foot CMU enclosure.

The Project requires a deviation from the RS-1-13 (Residential-Single) zoning regulations. Deviations to the SDMC may be processed through the PDP Process 4 in accordance with SDMC Section 125.0602. The purpose of the PDP is to establish a review process for 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 propose 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. The maximum allowable side set back in the RS-1-13 is 10 feet. One standard light pole is 9 inches, and the other is 1-foot from the property line requiring 9 feet, 3 inches and 9 feet deviation into the setback respectively. Relocating the light standards would be difficult to accomplish without interfering with T-Mobile’s level of service in that area.

The existing light standards will continue to remain outside the access path so it will not cause conflict with the water pipes. By keeping the existing light standard designs to comply with the setback would continue to make it difficult to have such restrictions without redesigning the water tank. For instance, moving the existing light standards to comply with the setbacks would interfere with the existing water pipes for future maintenance. A taller, more obtrusive light standard would also be required to offset

the distance being set back to achieve a similar coverage objective and would result in a more visible design. Therefore, the existing setback deviation continues to result in a more desirable project for both the community from an aesthetic perspective and the City from a maintenance issue.

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, CUP No. 3431391 and PDP No. 3431392 is granted by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in CUP No. 3431391 and PDP No. 3431392, a copy of which is attached to and made a part of this Resolution by this reference.

Tracy Harris
Development Project Manager
Development Services

Adopted on: October 15, 2026

IO#: 11003679

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. 3431391
PLANNED DEVELOPMENT PERMIT NO. 3431392
MIRAMAR RANCH NORTH LIGHTPOLE PROJECT NO. 1125174
PLANNING COMMISSION

This Conditional Use Permit (CUP) NO. 3431391 and Planned Development Permit (PDP) NO. 3431392 (Permit) is granted by the Planning Commission 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] Section 126.0301, [SDMC] Section 126.0601, and [SDMC] Section 141.0420. The site is located at 11494 Weatherhill Way in the RS-1-13 (Residential – Single Unit) and zone of the Miramar Ranch North Community Plan. The project site is legally described as: A portion of Parcel 1 of Pacel Map No. 11571, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, August 7, 1981 as file No. 81-251378 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to the City of San Diego, Owner and T-Mobile West, LLC., Permittee to continue to operate an existing Wireless Communication Facility (WCF) concealed inside the 24-inch squared radome on each light standard as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 15, 2026, on file in the Development Services Department.

The project shall include:

a. A (WCF) consisting of three (3) existing 29-foot, 5-inch-tall light standards supporting two (2) antennas each (for a total of six antennas) concealed inside a 24-inch square radome;

b. One (1) existing Tower Mounted Amplifier (TMA) concealed inside each radome (total of three).

c. The existing 167-square foot equipment enclosure within an 8-foot-tall concrete masonry Unit wall.

d. The project continues to be in a Residential Zone with a 9-foot side yard setback where a minimum of 10 feet is required for two (2) light standards with antennas requiring a side yard setback deviation.

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 **October 29, 2029**.

2. This Conditional Use Permit [CUP] and a Planned Development Permit [PDP] corresponding use of this site shall expire on **October 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 Permittee to utilize this site for Wireless Communication purposes beyond the permit expiration date. Use of this permit 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 Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

8. 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.).

DRAFT

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

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.

12. 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.

LANDSCAPE REQUIREMENTS:

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

PLANNING/DESIGN REQUIREMENTS:

14. 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 the condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

DRAFT

15. All facilities and related equipment shall be maintained in good working order, free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

16. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

17. The photo simulation(s) for the proposed project shall be embedded onto the building plans. This is to ensure the construction team building the project is in compliance with the approved Exhibit "A",

18. No overhead cabling is allowed for this project.

19. The owner/Permittee shall not cause or allow the antennas located on the light standards to be different sizes (length, width, or height) prior to receiving final inspection approval.

20. All equipment, including transformers, emergency generator and air conditioners belonging to the Permittee, shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

21. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHNFCC to the satisfaction of the Development Services Department.

22. Light standards shall replicate the design, diameter and proportion of the vertical element they are intending to imitate.

23. All cables and conduits to and from the light standard should be routed from the caisson through the pole to the antennas. "Doghouse" cable coverings are not permitted.

24. All antennas should be concealed inside an antenna shroud of consistent width and proportion. They should be compatible with the diameter of the pole or concealed within the pole.

25. No exposed cabling is permitted.

26. Ventilation openings should be on the top or bottom of screening elements only.

27. Light fixtures should be sized and balanced with the design and height of the overall light pole.

28. Antennas and related equipment should not encroach from private property into the public right-of-way.

29. FRP should be textured and painted to match existing light standards at all times. Paint and texture should match completely to maintain a unified design.

30. There should be no noticeable transitions between FRP and adjacent surfaces at any time, be they paint, texture, or seam.

31. The CMU wall shall have anti-graffiti measures to reduce vandalism.

32. Light standards shall be used to illuminate the immediate area for pedestrian safety and shall be maintained to be operational at all times.

33. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- A "Telecom Final Inspection" will be required prior to Final Clearance from the Development Services Department to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to call for Final Inspection from the building inspection official, _please contact the Project Manager (Sg DSD@sandiego.gov) listed below to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 on fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 15, 2026, and [Approved Resolution Number].

DRAFT

CUP No. 3431391
PDP No. 3431392
Date of Approval: October 15, 2026,

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tracy Harris
Development Project Manager

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

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

City of San Diego
Owner

By _____
NAME
TITLE

T-MOBILE WEST LLC.
Permittee

By _____
NAME
TITLE

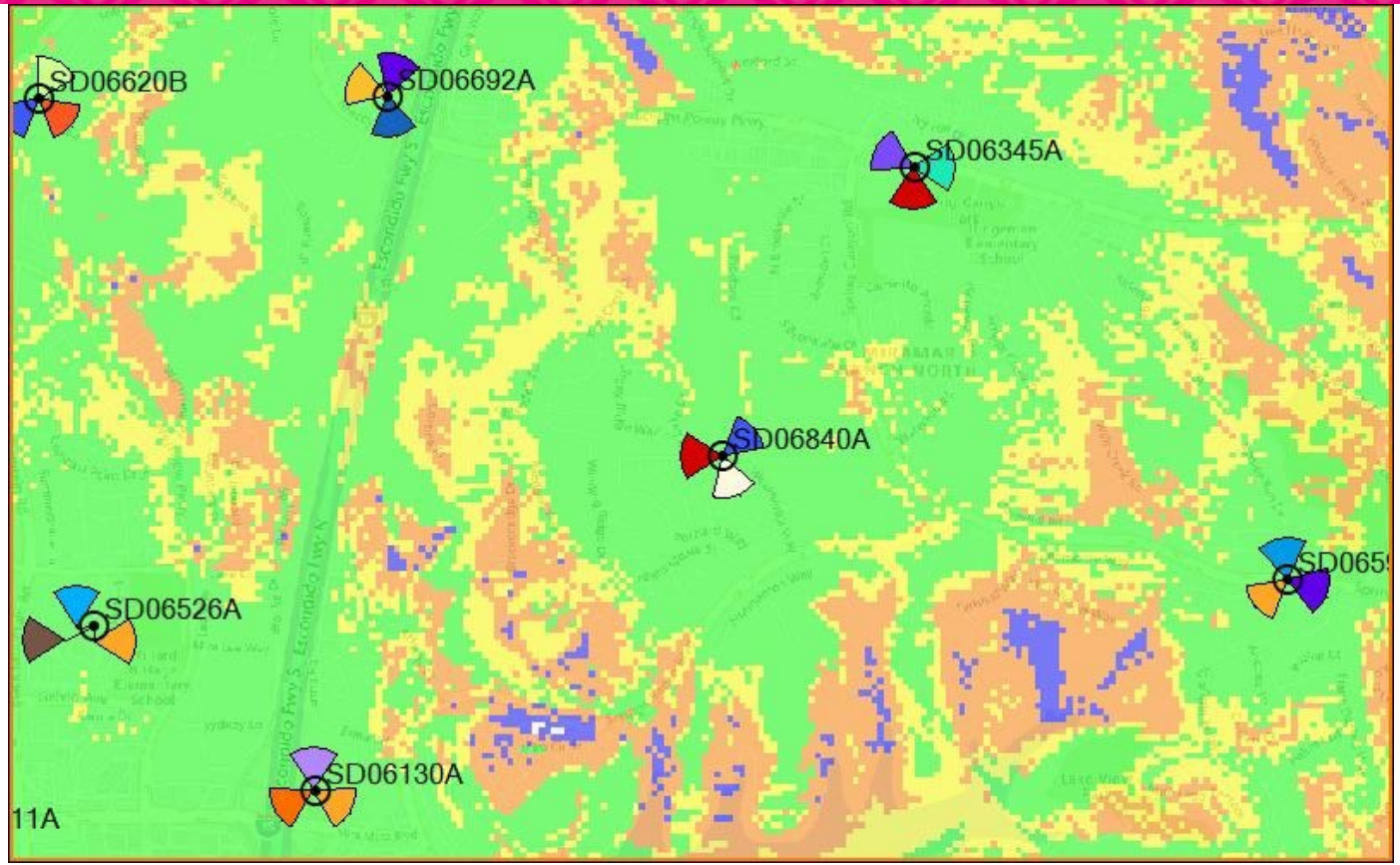
NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

DRAFT

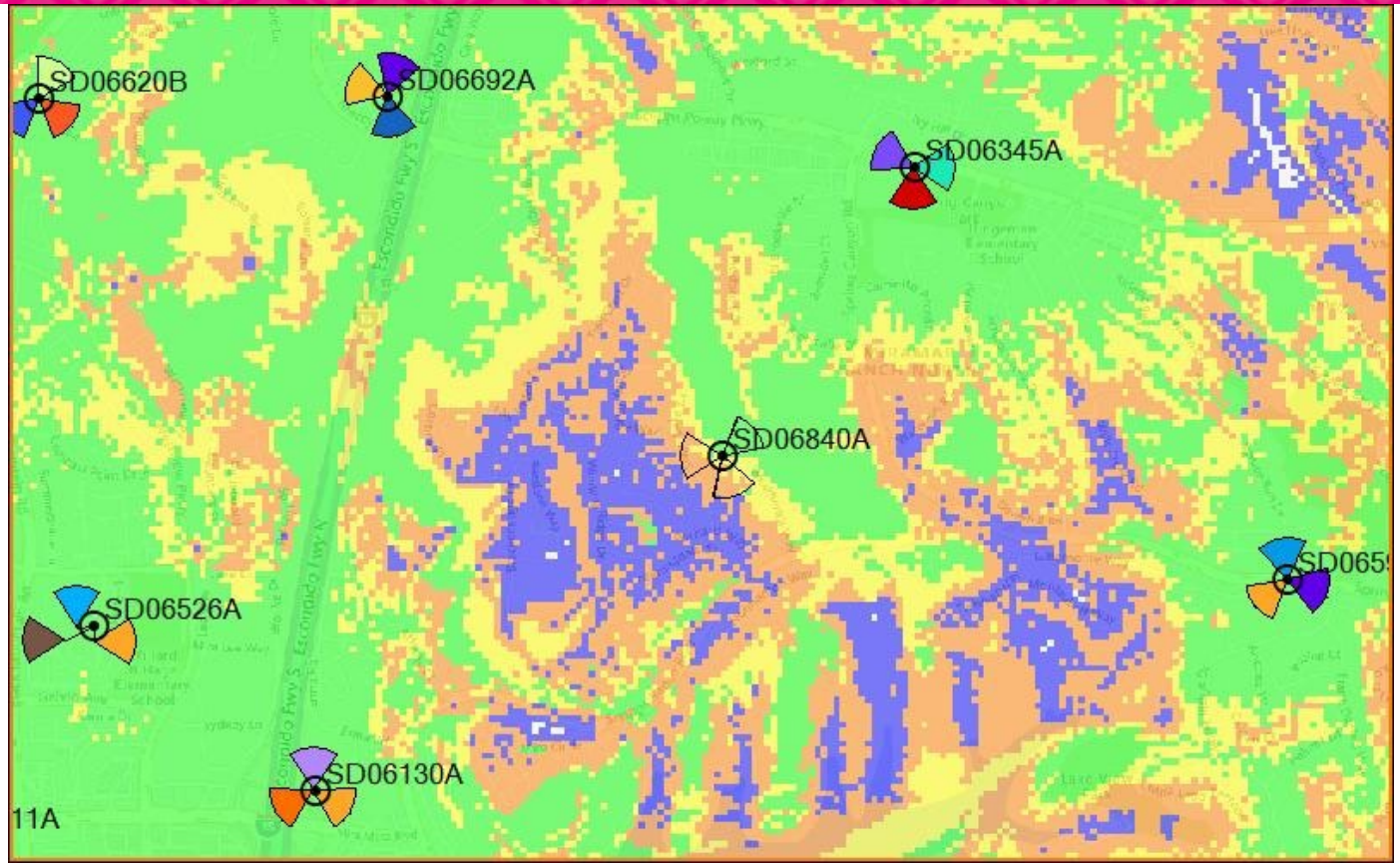
ATTACHMENT 6

PREDICTIVE MAP REQUEST (SD06840A)

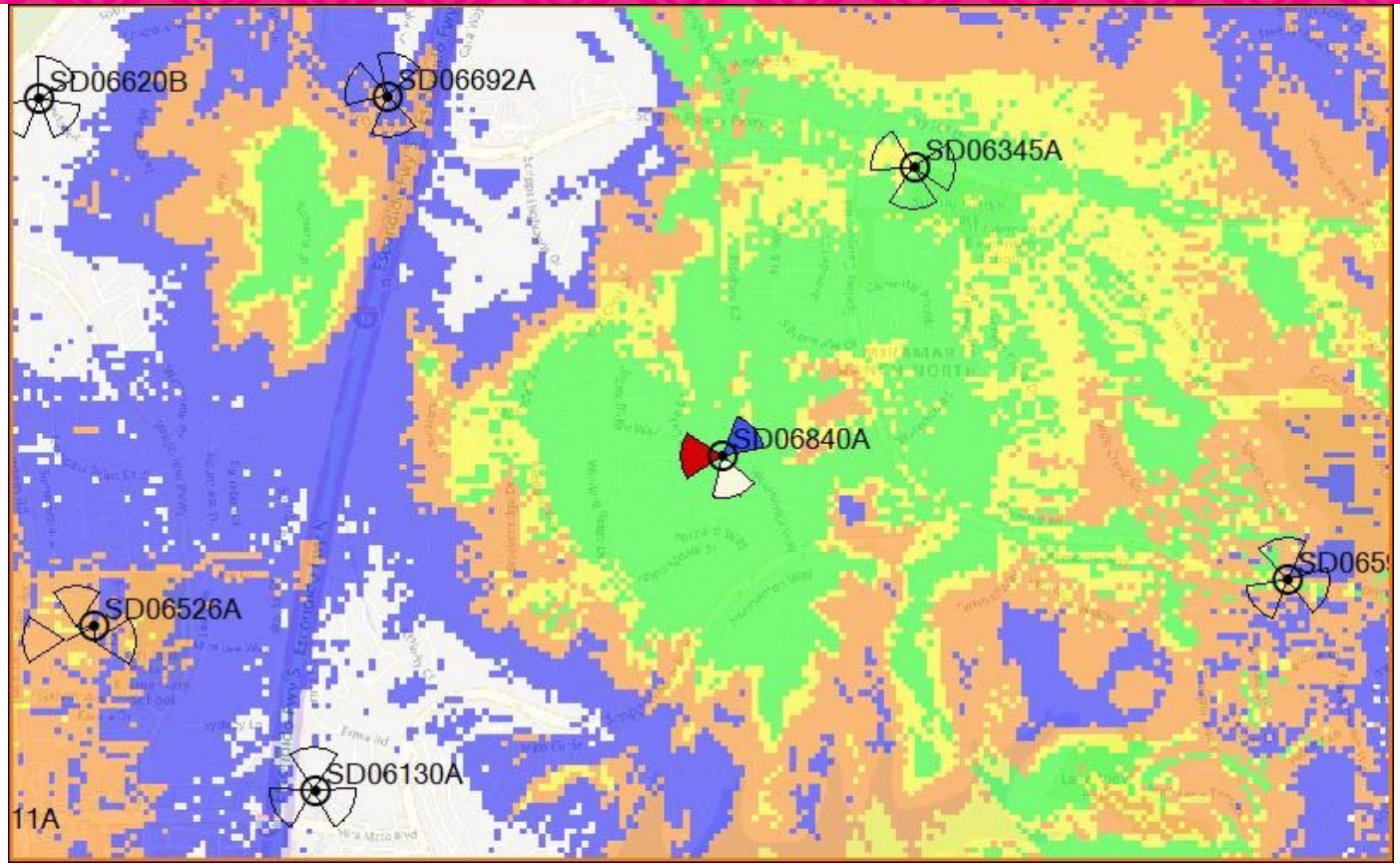
Existing coverage with SD06840A



Existing coverage without SD06840A



SD06840A only



NOTICE OF EXEMPTION

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

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

From: City of San Diego
Project Management Division
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: T-Mobile Miramar Ranch North / PRJ 1125174

State Clearinghouse (SCH) No.: N/A

Project Location-Specific: 11485 Weatherhill Way, San Diego, CA 92131

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) and a Planned Development Permit (PDP) to continue the operation of an existing (Carrier) wireless communication facility (WCF) designed as existing light poles located at 11485 Weatherhill Way, Miramar Ranch North Community Planning Area, RS-1-13 (Residential – Single) Base Zone, Council District 5. The scope of work is to maintain (6) existing antennas, (6) existing remote radio units, and (1) existing equipment cabinet. The PDP would allow one of the poles to remain in the setback. The project includes the continued use of ancillary accessories including the existing 167 square-foot equipment enclosure located on the ground. No new work is being proposed with this permit. The project is also located in the Residential Tandem Parking Overlay Zone, Brush Management, and the Very High Fire Hazard Severity Zones. Assessor Parcel Number: APN 445-641-4000.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert Ramirez, Senior Zoning and Permitting Specialist, Project Sponsor, Network Connex, 16029 Arrow Hwy, Suite A, Irwindale, CA 91706, (951) 813-5242, rramiez@networkconnex.com.

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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which 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. A CUP would allow the continued operation of a WCF and the maintenance of associated equipment, and the PDP would allow one of the existing light poles to remain in the setback. which would be a negligible expansion of use. The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed and determined that none apply. The project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a) (applicable to exemption Classes 3,4,5,6, and 11 only). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). Considering the nature of the project and its location, no scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions apply.

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: Rhonda Benally / (619) 446-5468

Filed by:

Tracy Harris/ (619) 236-7299
Name/Phone Number

Tracy Harris
Signature

Development Project Manager
Title

10/2/2026
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

Real Estate Assets

REQUEST FOR PRELIMINARY REVIEW

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

7/2/2025
Date

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

RE: Site Name: Miramar Ranch North Reservo iTMO Si :tSD06 840 A Project # PRJ-1125174

Site Address: 11494 Weatherhill Way., San Diego (the "Property")

Agreement: Agreement dated _____ (the "agreement") between The City of San Diego ("City") and _____, ("Lessee" or "Permittee" or "Licensee").

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

☐ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.

☐ Installation of a New Wireless Communication Facility on City owned property.

☑ Apply for New Permit/New Agreement on existing facility – **NO** modifications or changes to existing equipment or site.

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

Describe proposed project below:

T-Mobile is requesting continued use and operation of the Neighborhood Use Permit for an existing wireless facility. No proposed updates or modifications to the existing light standards or ground equipment.

(6) Existing antennas
(1) Existing equipment cabinet
(1) 200A PPC Panel
(1) Ciena Box
(1) Existing Telco Box

Note: DREAM consent required for use permit application approval.

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

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

Sincerely, Robert Ramirez, agent for T-Mobile.

Applicant Signature: Robert Ramirez

☐ **A one-time, non-refundable Processing Fee ($4,920 for long term agreements - $980 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.**

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

10/20/25	Bill White, Program Mngr.	
Date	Print Name & Title	Signature

City of San Diego, acknowledgment and consent for Miramar Ranch North Reservoir.
Site Location

10/21	Nick Baldwin, Program Manager	NB
Date	Print Name & Title	Signature

For READ ONLY

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

SD Real Estate Assets

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

Community Planning Committee Distribution Form

Project Name:	Project Number:
11490 Weatherhill Way	1125174

Community: Miramar Ranch North

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: April 02, 2026

# of Members Yes	# of Members No	# of Members Abstain
13	0	0

Conditions or Recommendations:

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

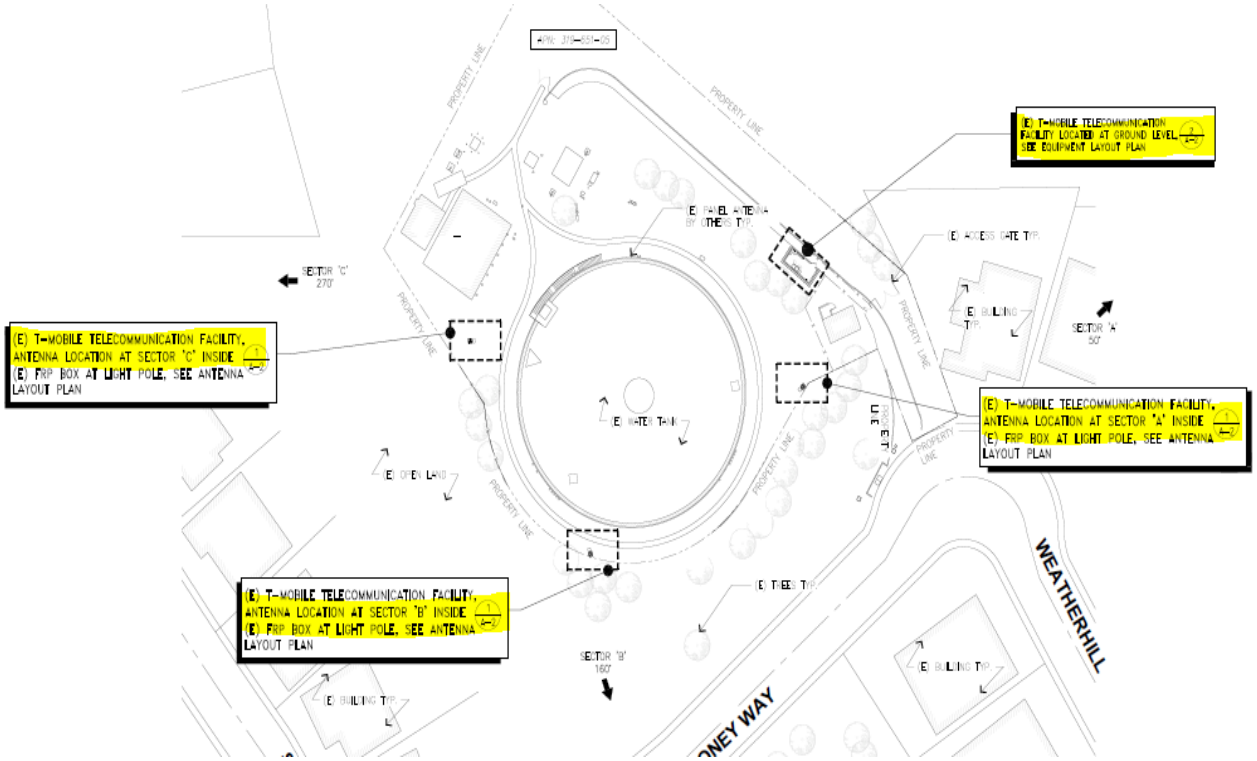
NAME: Victoria LaBruzzo

TITLE: Chair, SRPG

DATE: April 15, 2026

Photos of Existing T-Mobile Wireless Facility - SD06840A

ATTACHMENT 10



Site Plan with antenna and equipment lease area locations for photo reference. No exterior changes proposed.

Photos of Existing T-Mobile Wireless Facility - SD06840A



View of Water Tank/Area

Photos of Existing T-Mobile Wireless Facility - SD06840A



Alpha Sector (Inside Light Pole FRP)



Beta Sector (Inside Light Pole FRP)

Photos of Existing T-Mobile Wireless Facility - SD06840A



Gamma Sector (Inside Light Pole FRP)

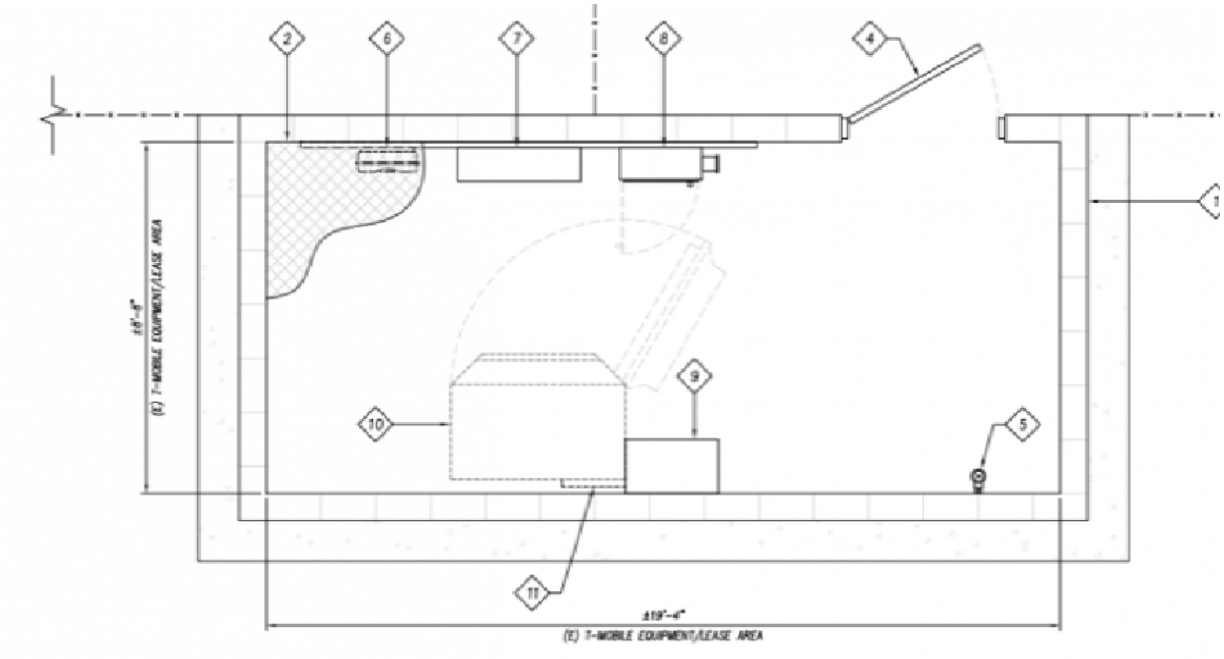


Leased Equipment area

Photos of Existing T-Mobile Wireless Facility - SD06840A



Leased Equipment area



ATTACHMENT 11

Photos of Existing T-Mobile Wireless Facility - SD06840A

T-Mobile Facility Map

Legend
- 11949 Weatherhill Way
- 300ft Radius
- Antenna Location
- T-Mobile Ground Equipment

Sector C
T-Mobile Facility - SD06840A
Sector A
Sector B
11949 Weatherhill Way
Google Earth
Image Landsat / Copernicus
200 ft
N



View of Water Tank/Area



View of Water Tank/Area



Alpha Sector (Inside Light Pole FRP)



Alpha Sector (Inside Light Pole FRP)



Alpha Sector (Inside Light Pole FRP)



Alpha Sector (Inside Light Pole FRP)



Pole Mount



Alpha Sector (Inside Light Pole FRP)



Alpha Sector (Inside Light Pole FRP)



Beta Sector (Inside Light Pole FRP)



Beta Sector (Inside Light Pole FRP)



Beta Sector (Inside Light Pole FRP)



Beta Sector (Inside Light Pole FRP)



Beta Sector (Inside Light Pole FRP)



Beta Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)





Gamma Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)



View of Water Tank and Gamma Sector



View of Water Tank



View of Water Tank



Lease Area



Signage



View of Lease Area



View of Lease Area



View of Lease Area



View of Lease Area



View of Lease Area



View of Lease Area



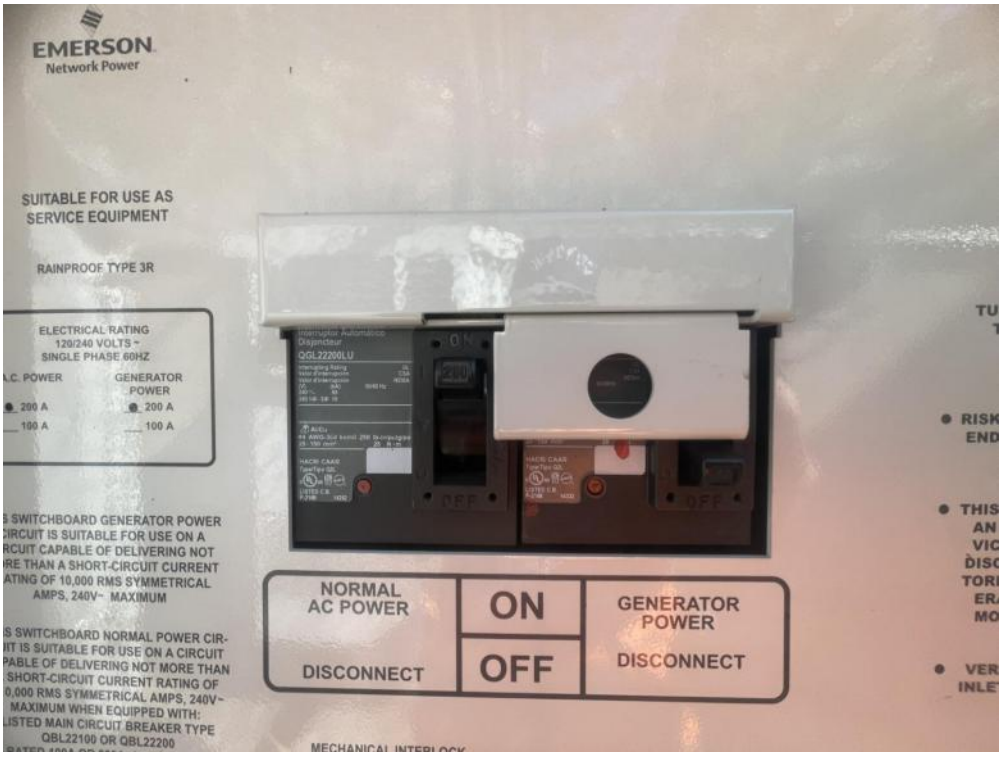
View of Lease Area



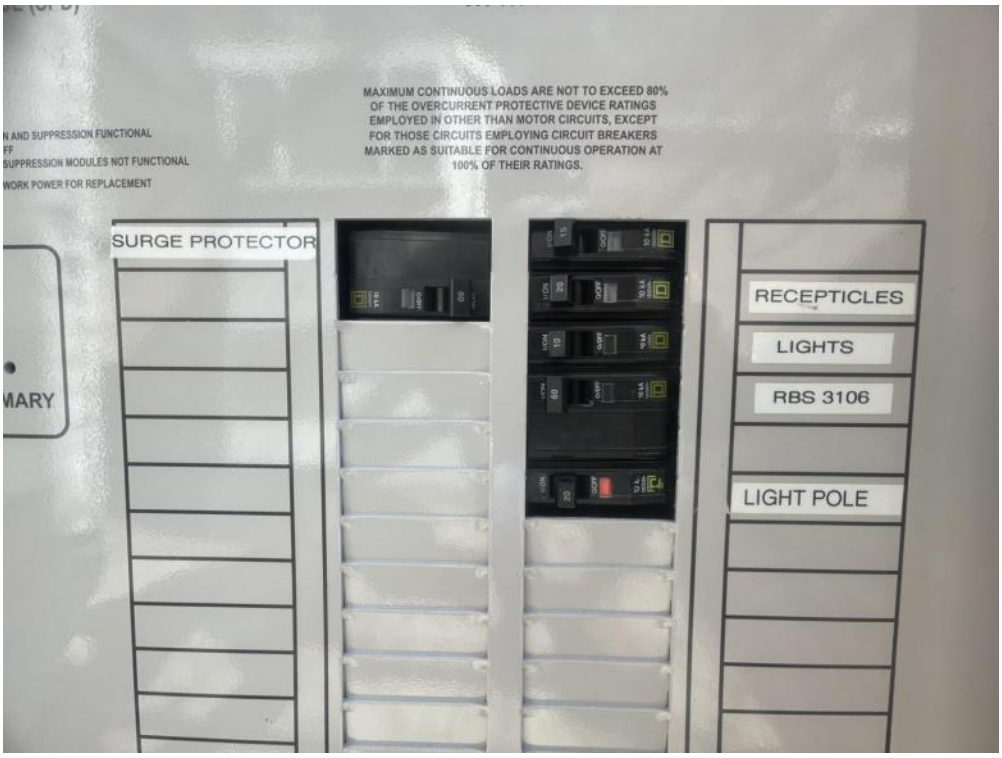
PPC



PPC Inside



PPC 200A Main



PPC Breakers



Telco Box



CIENA



6131 Cabinet

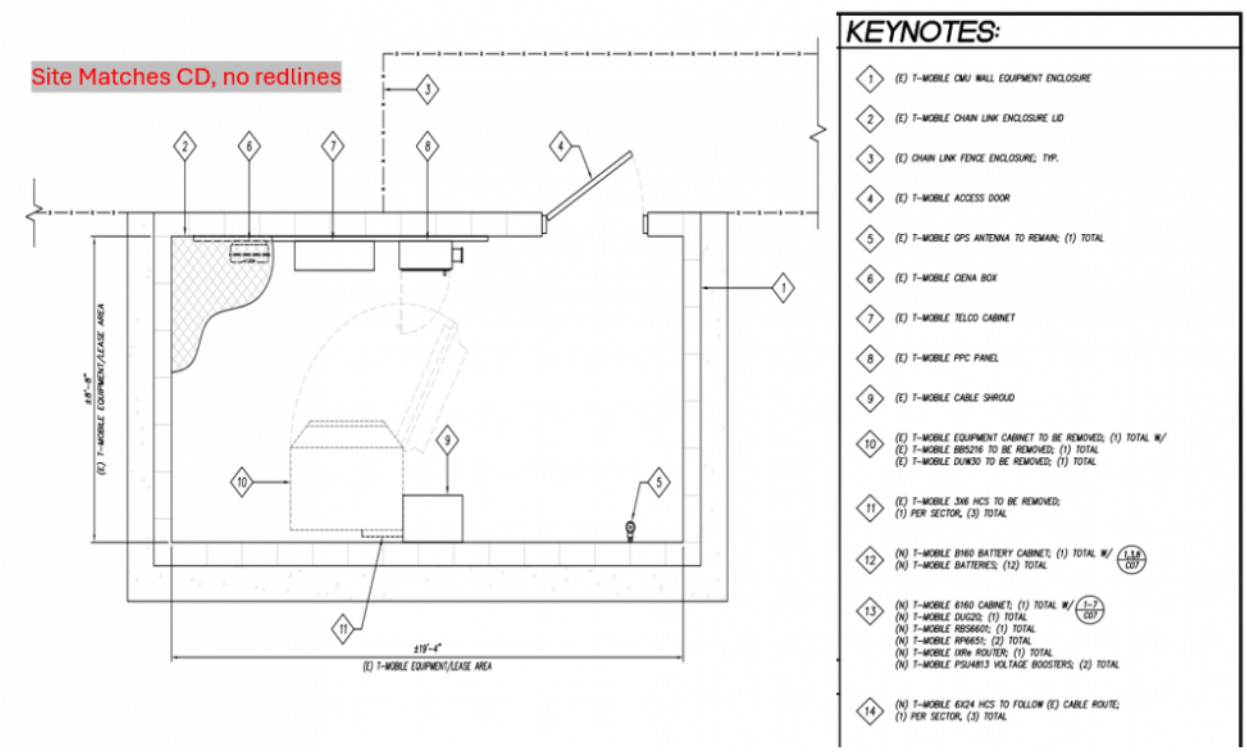


Width of Lease Area 112"



Width of Lease Area 112"

Site Matches CD, no redlines



NUP RENEWAL 1

T-Mobile

SITE NUMBER: SD06840A
SITE NAME: MIRAMAR RANCH NORTH
SITE TYPE: LIGHT POLE
CITY: SAN DIEGO
COUNTY: SAN DIEGO
JURISDICTION: CITY OF SAN DIEGO

PROJECT SUMMARY

SITE ADDRESS:
11494 WEATHERHILL WAY
SAN DIEGO, CA 92131

PROPERTY OWNER CONTACT:
CITY OF SAN DIEGO
1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CA 92101

APPLICANT:
T-MOBILE WEST LLC
10509 VISTA SORRENTO PKWY SUITE 206
SAN DIEGO, CA 92121
REPRESENTATIVE:
T-MOBILE PROJECT MANAGER: KIRT BABCOCK
PROJECT MANAGER: ANGELINA BOURDAGE

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
CONSTRUCTION TYPE: VB
PROPERTY TYPE: WATER TANK
LAND USE: PUBLIC
ZONING: RS-1-13
APN: 319-651-05-00

PROJECT DESCRIPTION

THE PROJECT ENTAILS:

T-MOBILE IS REQUESTING A RENEWAL OF THE NEIGHBORHOOD USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY: 1

(6) EXISTING ANTENNAS
(6) EXISTING RADIOS 1
(1) EXISTING EQUIPMENT CABINET
(1) EXISTING 200A PPC PANEL
(1) EXISTING CIENA BOX
(1) EXISTING TELCO BOX
(1) EXISTING GENERATOR PLUG
(1) EXISTING GPS ANTENNA

LEGAL DESCRIPTION

LOT NUMBER: TBD

PROJECT TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: ROBERT RAMIREZ
MOBILE: (951) 813-5242
E-MAIL: rramirez@networkconnex.com

LATITUDE / LONGITUDE

LAT: 32° 55' 39.2988" N
LONG: -117° 6' 3.0996" W
LAT: 32.927583°
LONG: -117.100861°

UTILITY PURVEYOR

POWER:
COMPANY: –

TELCO:
COMPANY: –

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	SITE PHOTOS I
T-3	SITE PHOTOS II
T-4	PHOTOS KEY MAP
T-5	STORMWATER REQUIREMENTS APPLICABILITY CHECKLIST
T-6	STORMWATER QUALITY NOTES - CONSTRUCTION BMPs
T-7	RF-EME SIGNAGE PLAN 1
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS & ANTENNA SCHEDULE
A-3	ELEVATIONS 1
D-1	DETAILS AND SPECIFICATIONS 1

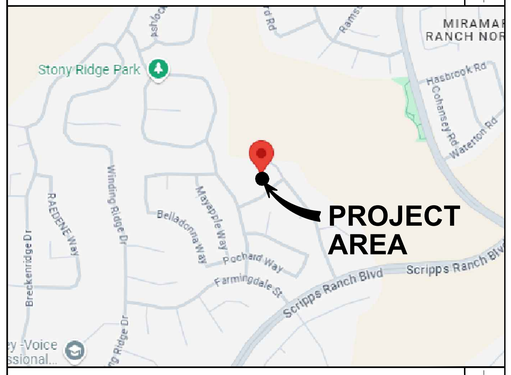
ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022,
SECTION 1103.2.7 (LIMITED ACCESS SPACES)
SECTION 1103.2.9 (EQUIPMENT SPACES)

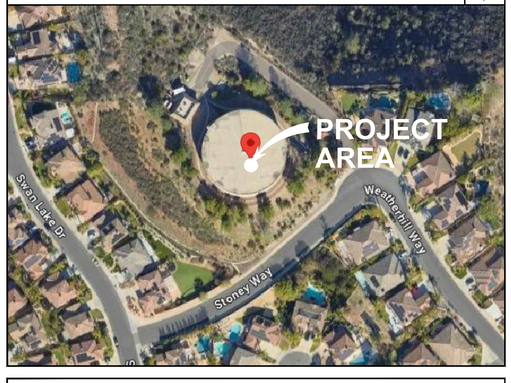
CODE COMPLIANCE

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. CALIFORNA 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 WITH SUPPLEMENT
11. ACI 318-19
12. STEEL CONSTRUCTION MANUAL, 15TH EDITION

GENERAL LOCATION MAP



VICINITY MAP



DRIVING DIRECTION

FROM T-MOBILE OFFICE: 10509 VISTA SORRENTO PKWY SUITE 206, SAN DIEGO, CA 92121

HEAD SOUTHEAST ON VISTA SORRENTO PKWY, TURN LEFT ONTO MIRA MESA BLVD, USE THE LEFT 2 LANES TO TURN LEFT ONTO SCRIPPS RANCH BLVD, TURN LEFT ONTO WEATHERHILL WAY, KEEP RIGHT, DESTINATION WILL BE ON THE LEFT, 11494 WEATHERHILL WAY SAN DIEGO, CA 92131

T-Mobile
Stick Together ®
10509 VISTA SORRENTO PKWY SUITE 206
SAN DIEGO, CA 92121

PROJECT INFORMATION:
(NUP RENEWAL) 1
SD06840A
MIRAMAR RANCH NORTH
11494 WEATHERHILL WAY
SAN DIEGO, CA 92131
SAN DIEGO COUNTY

CURRENT ISSUE DATE:
01/15/26

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	09/04/24	90% ZD	SHN
0	10/17/24	100% ZD	PAD
1	11/04/25	FINAL ZD, REVISED PER CITY COMMENTS	GHB
2	01/15/26	FINAL ZD, REVISED PER JX COMMENTS	GHB

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.:
SHN	AB	AB

LICENSURE:

SHEET TITLE:
TITLE SHEET

REVISION:	SHEET NUMBER:
2	T-1
SD06840A	

NOTE:
THERE ARE NO EXTERIOR CHANGES PROPOSED.

T··Mobile·· Construction Form Synergy

Project:

Site ID: SD06840A **Date:** 08/29/2024

Candidate Name:	
Site Type:	Water Tank
Structure Type:	Structure Non Building
Latitude:	
Longitude:	
Street Address:	11494 Weatherhill Way
City/State/Zip:	San Diego,CA,92131
Access:	Water Tank Site must email pud_security@sandiego.gov and fill out form to get access. Will take 3-4 days for access to be approved.

Site Visit By:	Vvasna Khen
Configuration:	email pud_security@sandiego.gov
Safety Issues:	No No Safety Issues
Quality Issues:	No No Issues
General Site Visit Notes:	email pud_security@sandiego.gov for access.

Page 1 of 26

T··Mobile·· Construction Form Synergy



View of Water Tank/Area



View of Water Tank/Area

Page 2 of 26

T··Mobile·· Construction Form Synergy



Alpha Sector (Inside Light Pole FRP)



Alpha Sector (Inside Light Pole FRP)

Page 3 of 26

T··Mobile·· Construction Form Synergy



Alpha Sector (Inside Light Pole FRP)



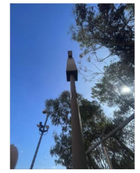
Alpha Sector (Inside Light Pole FRP)

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Pole Mount



Alpha Sector (Inside Light Pole FRP)

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Alpha Sector (Inside Light Pole FRP)



Beta Sector (Inside Light Pole FRP)

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Beta Sector (Inside Light Pole FRP)



Beta Sector (Inside Light Pole FRP)

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Beta Sector (Inside Light Pole FRP)



Beta Sector (Inside Light Pole FRP)

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Beta Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)

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Gamma Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)

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Gamma Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)

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Gamma Sector (Inside Light Pole FRP)



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Gamma Sector (Inside Light Pole FRP)



Gamma Sector (Inside Light Pole FRP)

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Gamma Sector (Inside Light Pole FRP)



View of Water Tank and Gamma Sector

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View of Water Tank



View of Water Tank

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10509 VISTA SORRENTO PKWY SUITE 206
SAN DIEGO, CA 92121

PROJECT INFORMATION:

(NUP RENEWAL) 1

SD06840A
MIRAMAR RANCH NORTH
11494 WEATHERHILL WAY
SAN DIEGO, CA 92131
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

01/15/26

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	09/04/24	90% ZD	SHN
0	10/17/24	100% ZD	PAD
1	11/04/25	FINAL ZD, REVISED PER CITY COMMENTS	GHB
2	01/15/26	FINAL ZD, REVISED PER JX COMMENTS	GHB

PLANS PREPARED BY:

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CONSULTANT:

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DRAWN BY:	CHK.:	APV.:
SHN	AB	AB

LICENSURE:

SHEET TITLE:

SITE PHOTOS I 1

REVISION:	SHEET NUMBER:
2	T-2
SD06840A	

NOTE:
THERE ARE NO EXTERIOR CHANGES PROPOSED.

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View of Gate



Combo

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T··Mobile·· Construction Form Synergy



Lease Area



Signage

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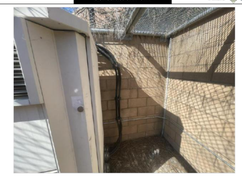
View of Lease Area



View of Lease Area

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T··Mobile·· Construction Form Synergy



View of Lease Area



View of Lease Area

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View of Lease Area



View of Lease Area

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T··Mobile·· Construction Form Synergy



View of Lease Area



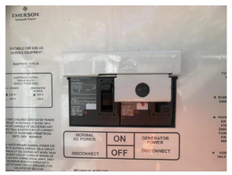
PPC

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T··Mobile·· Construction Form Synergy



PPC Inside



PPC 200A Main

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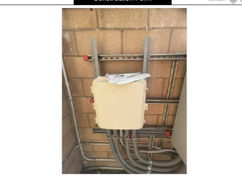
PPC Breakers



Telco Box

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T··Mobile·· Construction Form Synergy



CIENA



6131 Cabinet

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Width of Lease Area 112"



Width of Lease Area 112"

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10509 VISTA SORRENTO PKWY SUITE 206
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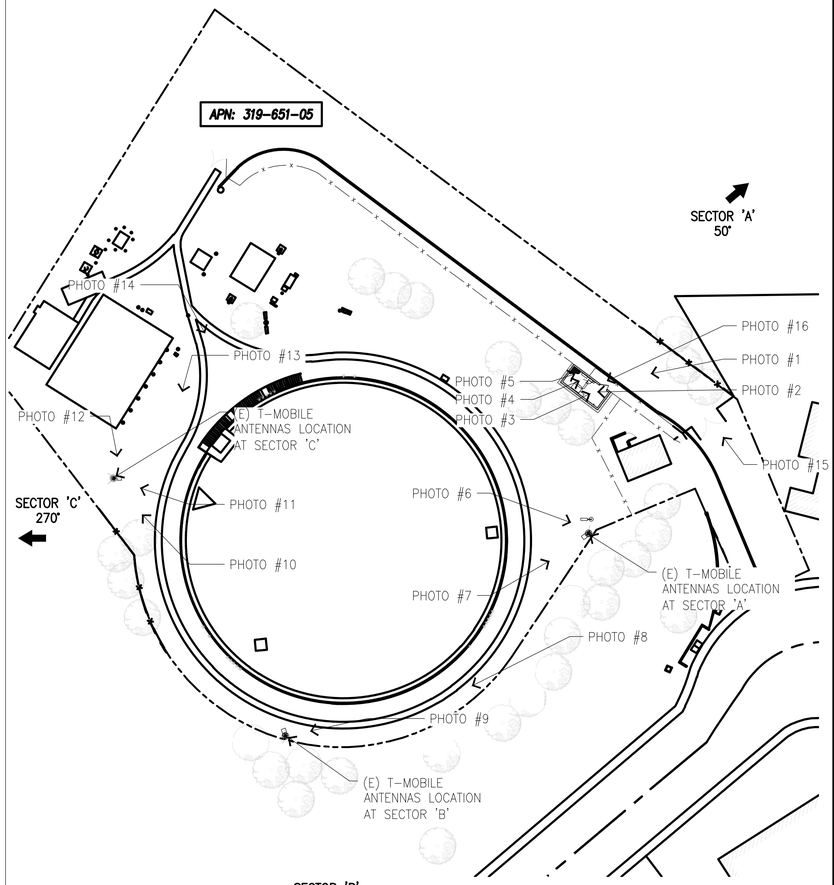
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SHN	AB	AB

LICENSURE:

SHEET TITLE:

SITE PHOTOS II 1

REVISION:	SHEET NUMBER:
2	T-3
SD06840A	



PHOTOS KEY MAP | SCALE: 1/32"=1'-0" | 0 10' 20' 50' | 17



PHOTO #16 | 16



PHOTO #11 | 11

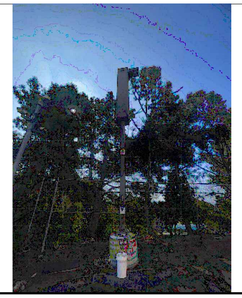


PHOTO #6 | 6



PHOTO #1 | 1



PHOTO #12 | 12

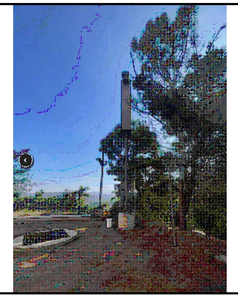


PHOTO #7 | 7



PHOTO #2 | 2



PHOTO #13 | 13



PHOTO #8 | 8



PHOTO #3 | 3



PHOTO #14 | 4



PHOTO #9 | 9



PHOTO #4 | 4



PHOTO #15 | 15

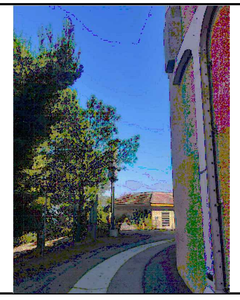


PHOTO #10 | 10



PHOTO #5 | 5

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DRAWN BY:	CHK.:	APV.:
SHN	AB	AB

LICENSURE:

SHEET TITLE:
PHOTOS KEY MAP 1

REVISION: 2
SHEET NUMBER: T-4
SD06840A

Development Services

THE CITY OF SAN DIEGO

FORM
DS-560
October 2024

Stormwater Requirements Applicability Checklist

Project Address: 11490 Weatherhill, San Diego, CA

Project Number: PRJ-1125174

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP)[1], administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A – Determine Construction Phase Stormwater Requirements

1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)

   ○ Yes, SWPPP is required; skip questions 2-4. ◉ No; proceed to the next question.

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?

   ○ Yes, WPCP is required; skip questions 3-4. ◉ No; proceed to the next question.

3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)

   ○ Yes, WPCP is required; skip question 4. ◉ No; proceed to the next question.

4. Does the project only include the following Permit types listed below?

   - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
   - Individual Right-of-Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
   - Right-of-Way Permits with a project footprint of less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.

   ☐ Yes, no document is required.

Check one of the boxes below and continue to Part B

○ **If you checked "Yes" for question 1**, an SWPPP is REQUIRED – **continue to Part B**

○ **If you checked "No" for question 1 and checked "Yes" for question 2 or 3**, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to Part B**

◉ **If you check "No" for all questions 1-3 and checked "Yes" for question 4,** Part B does not apply, and no document is required. **Continue to Section 2.**

[1] More information on the City's construction BMP requirements as well as CGP requirements can be found at www.sandiego.gov/stormwater/regulations/index.shtml

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PART B – Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State CGP. The CGP determines risk level based on project-specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

☐ **1. ASBS**

A. Projects located in the ASBS watershed.

☐ **2. High Priority**

A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.

☐ **3. Medium Priority**

A. Projects that are not located in an ASBS watershed or designated as a High-priority site.
B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.

☐ **4. Low Priority**

A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C – Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- **If "yes" is checked for any number in Part C**: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- **If "no" is checked for all the numbers in Part C:** Continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?

   ○ Yes ◉ No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?

   ○ Yes ◉ No

3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).

   ○ Yes ◉ No

CLEAR FORM

PART D – PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- **If "yes" is checked for any questions in Part D**, continue to Part F and check the box labeled "PDP Exempt."
- **If "no" is checked for all questions in Part D**, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:

   - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
   - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
   - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?

   ○ Yes, PDP exempt requirements apply ◉ No, proceed to the next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

   ○ Yes, PDP exempt requirements apply ◉ No, proceed to the next question

PART E – Determine if the Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including the preparation of a Stormwater Quality Management Plan (SWQMP).

- **If "yes" is checked for any number in Part E**, continue to Part F and check the box labeled "Priority Development Project."
- **If "no" is checked for every number in Part E**, continue to Part F and check the box labeled "Standard Development Project."

1. **New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ◉ No

2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ◉ No

3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ○ Yes ◉ No

4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is 25% or greater. ○ Yes ◉ No

5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** ○ Yes ◉ No

6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ○ Yes ◉ No

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7. **New development or redevelopment discharging directly to an environmentally sensitive area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e., not commingled with flows from adjacent lands). ○ Yes ◉ No

8. **New development or redevelopment projects of retail gasoline outlets (RGO) that create and/or replace 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ○ Yes ◉ No

9. **New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534 or 7536-7539. ○ Yes ◉ No

10. **Other Pollutant Generating Project.** These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. ○ Yes ◉ No

PART F – Select the appropriate category based on the outcomes of Part C through Part E

1. The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS** ○ Yes ◉ No
2. The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. ○ Yes ○ No
3. The Project is **PDP EXEMPT**. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance. ○ Yes ○ No
4. The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. If yes to this question, submit a Form DS-564 "Stormwater Quality Management Plan Submittal Checklist" with your SWQMP. ○ Yes ○ No

Name of Owner or Agent: Robert Ramirez for T-Mobile West LLC

Title: Permitting Specialist

Signature: Robert Ramirez o/ b/o T-Mobile

Digitally signed by Robert Ramirez o/b/o T-Mobile
DN: cn=Robert Ramirez o/b/o T-Mobile, o=Network Connex, ou=Professional Services, email=rramirez@networkconnex.com, c=US
Date: 2025.10.28 09:33:33 -07'00'

Date: October 28, 2025

CLEAR FORM

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DRAWN BY:	CHK.:	APV.:
SHN	AB	AB

LICENSURE:

SHEET TITLE:
STORMWATER REQUIREMENTS APPLICABILITY CHECKLIST 1

REVISION: 2
SHEET NUMBER: T-5
SD06840A

STORM WATER QUALITY NOTES-CONSTRUCTION BMPs

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

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

9. IF A NON-STORMWATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORMWATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR. .

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.

15. UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE.

(a) NON-STORMWATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

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10509 VISTA SORRENTO PKWY SUITE 206
SAN DIEGO, CA 92121

PROJECT INFORMATION:

(NUP RENEWAL) 1

SD06840A
MIRAMAR RANCH NORTH
11494 WEATHERHILL WAY
SAN DIEGO, CA 92131
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

01/15/26

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	09/04/24	90% ZD	SHN
0	10/17/24	100% ZD	PAD
1	11/04/25	FINAL ZD, REVISED PER CITY COMMENTS	GHB
2	01/15/26	FINAL ZD, REVISED PER JX COMMENTS	GHB

PLANS PREPARED BY:

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

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DRAWN BY:	CHK.:	APV.:
SHN	AB	AB

LICENSURE:

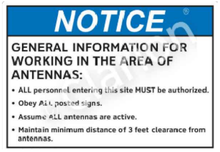
SHEET TITLE:

STORMWATER QUALITY NOTES - CONSTRUCTION BMPS 1

REVISION:	SHEET NUMBER:
2	T-6
SD06840A	





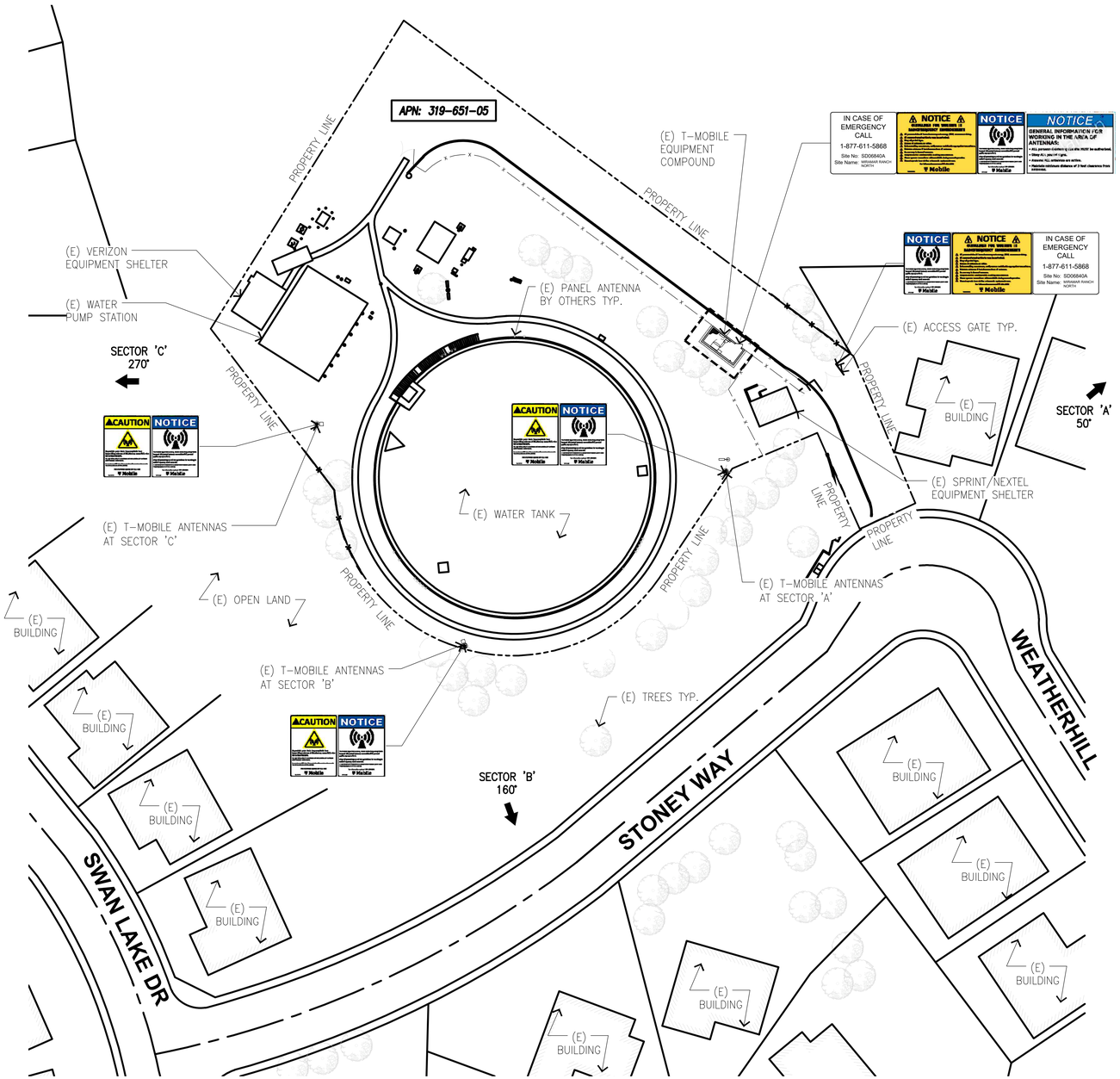


IN CASE OF EMERGENCY CALL

1-877-611-5868

Site No: SD06840A
Site Name: MIRAMAR RANCH NORTH





SIGNS	2	RF-EME SIGNAGE PLAN	SCALE: 1/32"=1'-0"	0 10' 20' 50'	1

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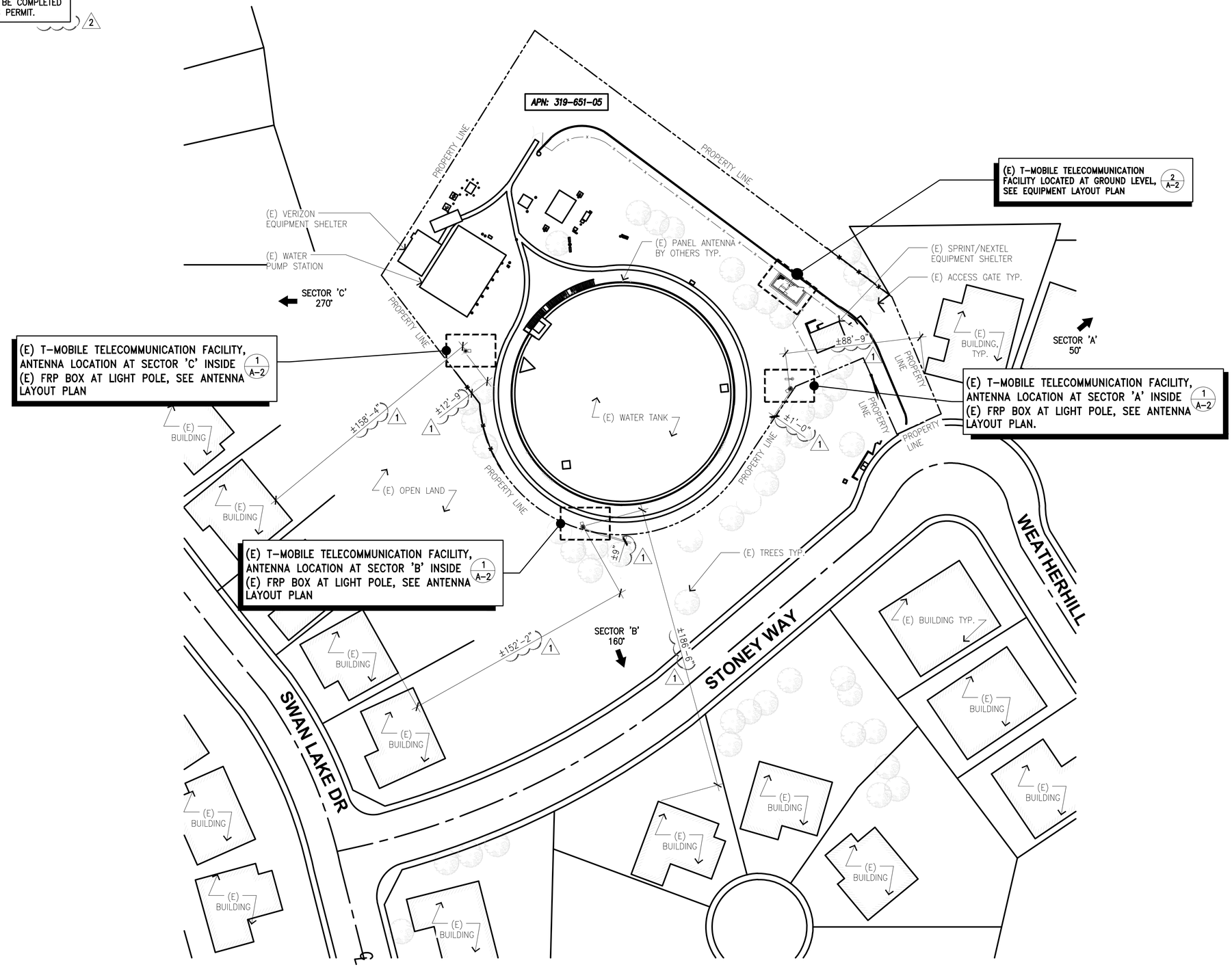
SHEET TITLE:

RF-EME SIGNAGE PLAN 1

REVISION:	SHEET NUMBER:
2	T-7
SD06840A	

NOTE:
INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION AND IS NOT A RESULT OF FIELD SURVEY

NOTE:
NO CHANGES OR EXTERIOR WORK WILL BE COMPLETED UNDER THIS PERMIT. 2



OVERALL SITE PLAN

SCALE: 1/32"=1'-0" 0 10' 20' 50'

1

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SAN DIEGO, CA 92121

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LICENSURE:

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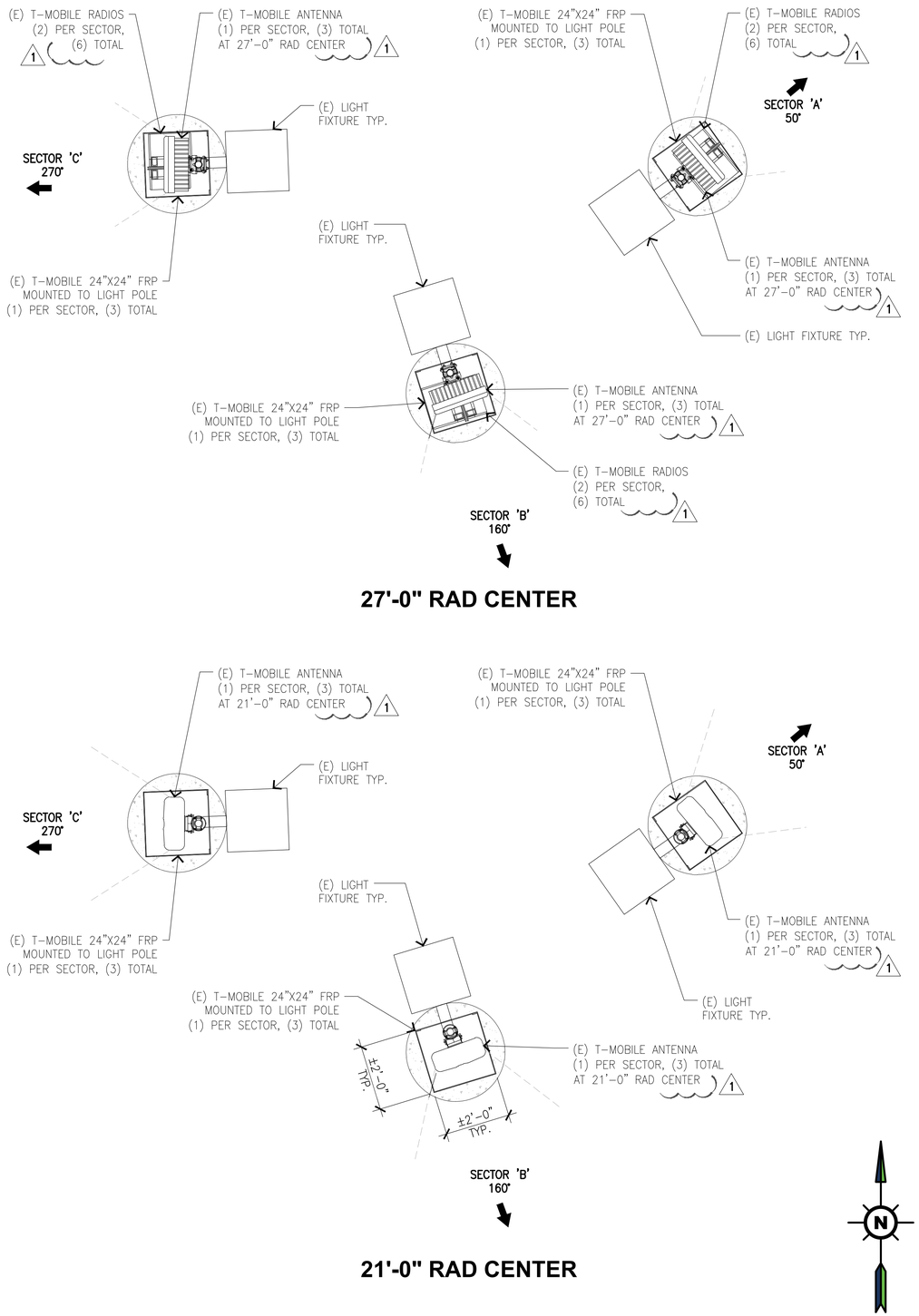
EXISTING OVERALL SITE PLAN

REVISION: 2

SHEET NUMBER: A-1

SD06840A

NOTE:
NO CHANGES OR EXTERIOR WORK WILL BE COMPLETED UNDER THIS PERMIT.

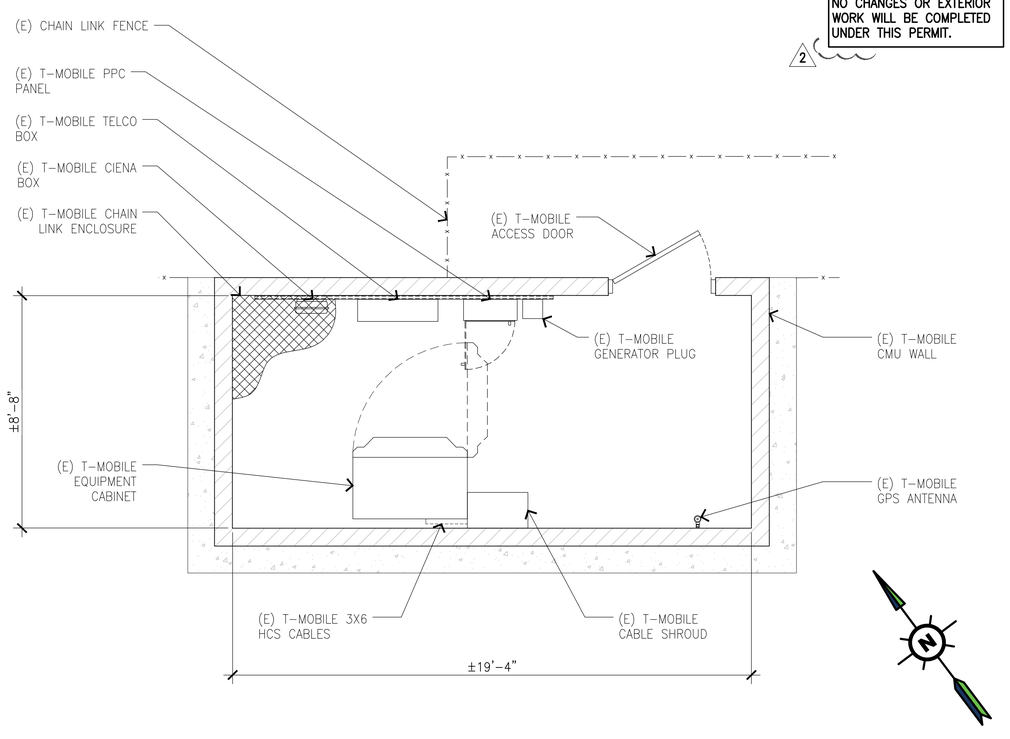


EXISTING ANTENNA LAYOUT PLAN

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

1

NOTE:
NO CHANGES OR EXTERIOR WORK WILL BE COMPLETED UNDER THIS PERMIT.



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0" (0 1' 2' 5')

2

(E) ANTENNA SCHEDULE

	POS	AZIMUTH (°)	RAD CENTER	MAKE	ANTENNA MODEL	DIMENSIONS H x W x D (in.)	RRU MODELS	DIMENSIONS H x W x D (in.)
SECTOR 'A'	A1	50	±27'-0"	ERICSSON	AIR6419 B41 (MIMO)	36.3 x 20.9 x 9		
	A2	50	±21'-0"	COMMSCOPE	FFV4-65A-R6	59.02 x 19.60 x 7.75	RRU 4460 B25+B66	19.6 x 15.7 x 12.1
							RRU 4480 B71+B85	21.8 x 15.7 x 7.5
SECTOR 'B'	B1	160	±27'-0"	ERICSSON	AIR6419 B41 (MIMO)	36.3 x 20.9 x 9		
	B2	160	±21'-0"	COMMSCOPE	FFV4-65A-R6	59.02 x 19.60 x 7.75	RRU 4460 B25+B66	19.6 x 15.7 x 12.1
							RRU 4480 B71+B85	21.8 x 15.7 x 7.5
SECTOR 'C'	C1	270	±27'-0"	ERICSSON	AIR6419 B41 (MIMO)	36.3 x 20.9 x 9		
	C2	270	±21'-0"	COMMSCOPE	FFV4-65A-R6	59.02 x 19.60 x 7.75	RRU 4460 B25+B66	19.6 x 15.7 x 12.1
							RRU 4480 B71+B85	21.8 x 15.7 x 7.5

EXISTING ANTENNA SCHEDULE

3

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SAN DIEGO, CA 92121

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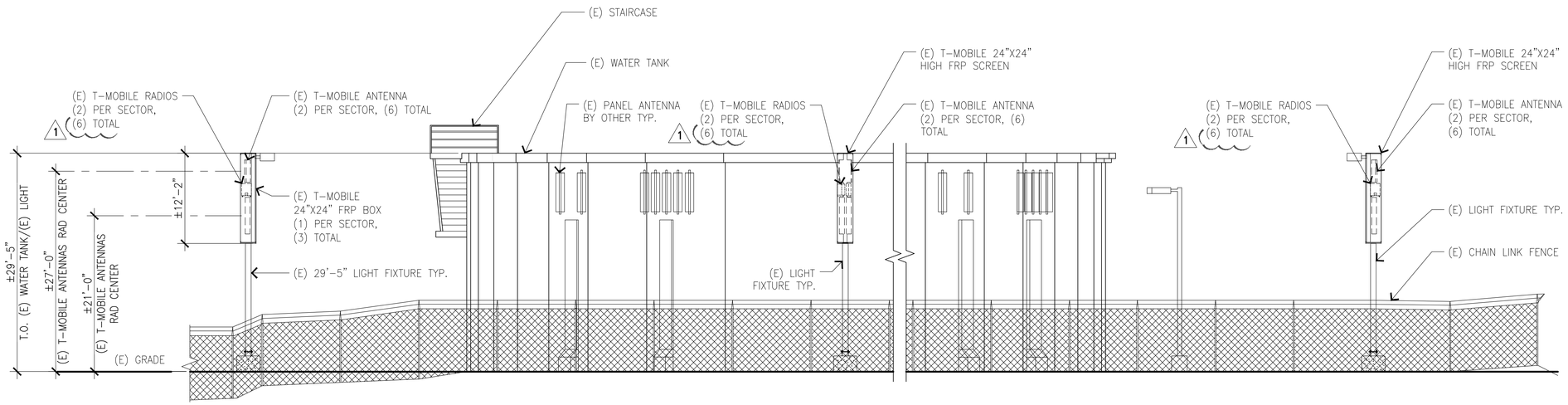
CONSULTANT:
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LICENSURE:

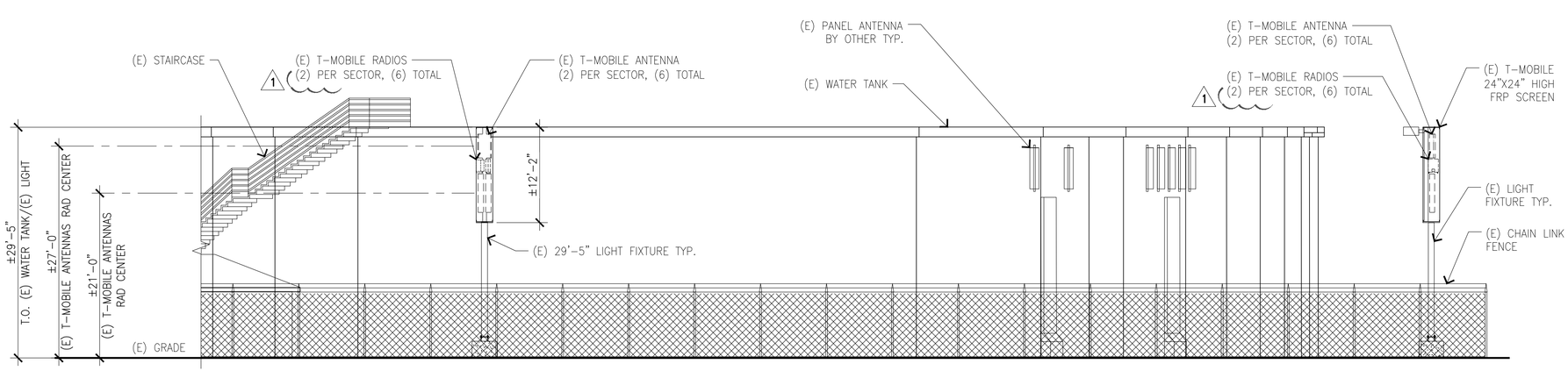
SHEET TITLE:
EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS & ANTENNA SCHEDULE 1

REVISION: 2
SHEET NUMBER: A-2
SD06840A



(E) SOUTH EAST ELEVATION

SCALE: 1/8"=1'-0" | 0 2' 5' 10' 15' | 1



(E) SOUTH WEST ELEVATION

SCALE: 1/8"=1'-0" | 0 2' 5' 10' 15' | 2

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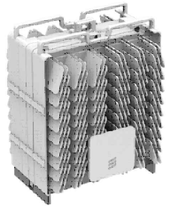
SHEET TITLE:

ELEVATIONS

REVISION:	SHEET NUMBER:
2	A-3
SD06840A	

Spectrum Bands	B2/B25 (extended PCS including G block) B66 (AWS)
Technology	GSM, WCDMA, LTE, NB-IoT, CAT-M and NR
Max Output Power	4x140W (up to 4x80W per band)
Instantaneous BW	Full IBW on both B25 and B66 B25: 1850–1915 MHz UL / 1930–1995 MHz DL B66: 1710–1780 MHz UL / 2110–2200 MHz DL
RF Connector	4.3-10
Optical Ports	4 x 10G CPRI
DC Feed	2 x -48 V DC power connector
Max Power Consumption	Max 2200W / Typical 1500W (*ETSI Busy Hour)
Dimensions (H x W x D)	19.6" x 15.7" x 12.1" (incl. protrusions)
Weight	109 lbs

RRU MOUNTING BRACKET ASSEMBLY SUPPLIED BY RRU MANUFACTURER

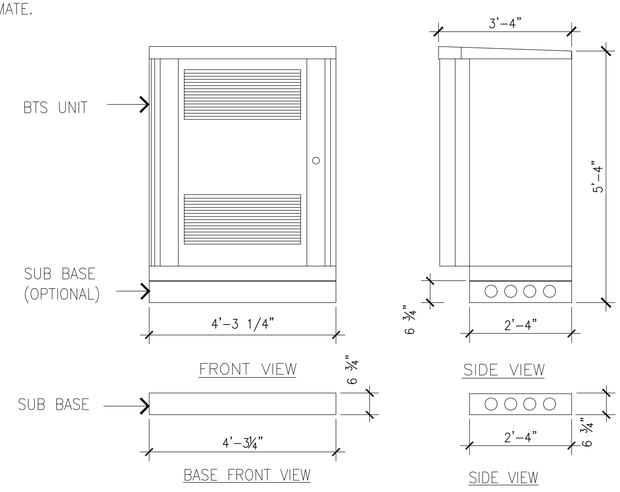


RADIO 4460 B25+B66 PRODUCT DESCRIPTION

SCALE: NO SCALE | 4

NOTES:

1. CABINET MFR: ERICCSON RADIO SYSTEMS OPERATING WEIGH: 1720# MAX.
2. CABINET FOOTPRINT DIMENSIONS ARE CONVERTED FROM METRIC SYSTEM & ARE APPROXIMATE.



Temperature	-33°C to +45°C (with heater) 0°C to +45°C (without heater)
Relative humidity	15–100%
Absolute humidity	0.26 to 25 g/m³

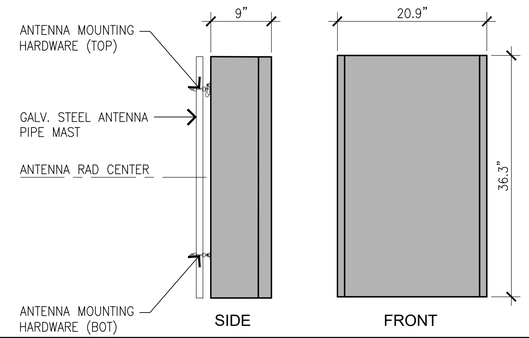
Conditions	Values and Ranges
Nominal voltage	200–250 V AC
Operating voltage	180–275 V AC
Non-destructive voltage	0–300 V AC
Operating frequency	45–65 Hz
Current, maximum	115 A
Maximum Cross-Sectional Cable Area	35 mm²

6131 RBS CABINET DETAIL

5

AIR6419 B41 (MASSIVE MIMO)

WT = 83.3 LBS

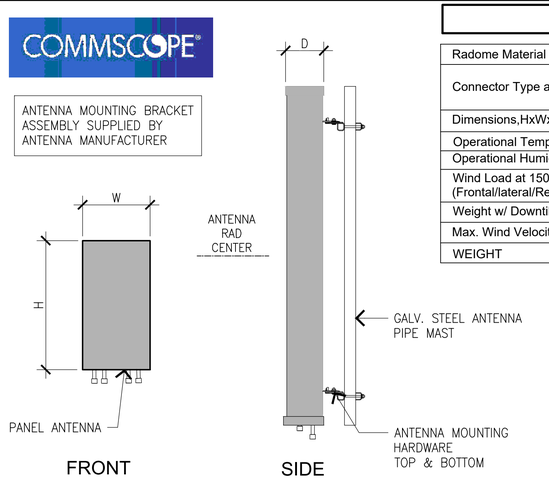


AIR6419 B41	
192 ANTENNA ELEMENTS, 3:1 SUBARRAY	
UP TO 300W	
UP TO 200MHZ OPERATING BW & CARRIER BW	
RWO 25GB/S SFP(C2) AND TWO 10GB/S QSFP (C1FD AND C2 BACKUP)	
48V 45A TWO WIRE AND THREE WIRE VERSIONS	
APC LIGHT CONNECTOR AND SELF TEST PUSH BUTTOM	
SENSOR SUPPORT BUT UNFENDED	
DIMENSIONS – H x W x D	36.3"x20.9"x9"
WEIGHT (ANTENNA ONLY)	(83.3lbs)
VOLUME : 95 LITER	

AIR6419 B41 ANTENNA SPECIFICATION

SCALE: NO SCALE | 1

ANTENNA MOUNTING BRACKET ASSEMBLY SUPPLIED BY ANTENNA MANUFACTURER



Frequency Range	617-894MHz 1695-2690MHz
Radome Material	Fiberglass
Connector Type and Location	4.3-10 FEMALE
Dimensions,HxWxD(mm)/(inches)	59.02" x 19.60"x 7.75"
Operational Temperature(°C)	-40 to +65
Operational Humidity(%)	<95
Wind Load at 150mph (Frontal/lateral/Rearside(N))	549/183/452
Weight w/ Downtilt Bracket(kg)/(lbs)	33.6 / 74.05
Max. Wind Velocity(mph)	149.75
WEIGHT	63.05 LB

5

FFV4-65A-R6 ANTENNA SPECIFICATION

SCALE: NO SCALE | 2

Spectrum Bands	B71 (600 MHz) and B85A (700 MHz)
Technology	LTE, NR and NB-IoT
Max Output Power	Up to 4x80W in total without fan Up to 4x100W in total with fan B71: max 4x60W / B85: max 4x40W
Instantaneous BW	Full IBW on both B71 and B85A B71: 663–698 MHz UL / 617–652 MHz DL B85A: 698–715 MHz UL / 728–745 MHz DL
RF Connector	4.3-10
Optical Ports	2 x 10G CPRI
DC Feed	-48 V DC power connector
Max Power Consumption	Max 1400W / Typical 980W (*ETSI Busy Hour)
Dimensions* (H x W x D)	21.8 x 15.7 x 7.5" (incl. protrusions) w/o an optional fan – not required for T-Mobile deployment scenarios
Weight	84 lbs

RRU MOUNTING BRACKET ASSEMBLY SUPPLIED BY RRU MANUFACTURER



RADIO 4480 B71+B85 PRODUCT DESCRIPTION

SCALE: NO SCALE | 3

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LICENSURE:

SHEET TITLE:

DETAILS AND SPECIFICATIONS 1

REVISION: 2

SHEET NUMBER: D-1

SD06840A