



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 27, 2019 REPORT NO. HO-19-030

HEARING DATE: April 3, 2019

SUBJECT: T-MOBILE BABAUTA, Process Three Decision

PROJECT NUMBER: [599971](#)

OWNER/APPLICANT: City of San Diego/T-Mobile

### SUMMARY

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) in the public right-of-way in the 9400 Block of Babauta Road (south side), just west of the terminus of Chabola Road within the Mira Mesa Community Planning area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 2113455.

Community Planning Group Recommendation: On October 15, 2018, the Mira Mesa Community Planning Group voted 16-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 25, 2018, and the opportunity to appeal that determination ended October 9, 2018.

### BACKGROUND

T-Mobile is proposing to maintain a previously-permitted Wireless Communication Facility (WCF) located in the 9400 Block of Babauta Road on the south side of the street, just west of the terminus of Chabola Road. The project is located within the Public-Right-of-Way (PROW), in the RS-1-11 zone in the Mira Mesa Community Planning area. The project is located within a single-unit residential neighborhood. The land directly adjacent to the site is undeveloped open space. (Attachments 1, 2, and 3).

The project consists of three panel antennas concealed inside a 30-inch-diameter radome within a 27-foot-tall light standard. Associated equipment is located inside an underground vault

immediately adjacent to the light standard with two above-ground vents (Attachment 9). No changes are being proposed as part of this application.

This project was originally approved on September 26, 2007 as a Limited Use. The approval included a ten-year expiration date. An expiration date is consistently applied to all wireless facilities that are not completely concealed and integrated as defined in the WCF Design Guidelines. Expiration dates allow the City to evaluate advancements in design and technology, as well as the current development context on the site.

The City does not have a procedure to renew WCF permits; instead, applicants are required to submit new applications for expiring permits. New applications are reviewed in accordance with the current regulations, City policies, General Plan, and the latest WCF Guidelines.

Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses. Sites located within the PROW are considered Preference 1 locations, which is the most preferred location. Applicants are strongly encouraged to site a facility in the PROW before pursuing lower preference sites.

WCFs located within a Preference 1 location typically result in a Process 1 staff-level decision, which does not come before the Hearing Officer. However, this applies only to WCFs attached to an existing vertical structure in the PROW (City-standard light standard, SDG&E utility pole, etc.). However, this WCF originally required a new pole that is larger than a City light standard in diameter. Therefore, the pole is considered equipment that houses the antennas, with a secondary use as a light standard. Although this remains a Preference 1 location, this project requires a Conditional Use Permit pursuant to Land Development Code Section 141.0420(e)(3) because it proposes above-ground equipment in the PROW.

#### Community/General Plan Analysis

The Mira Mesa Community Plan was last updated in 2001 and does not address WCFs. The City's General Plan addresses Wireless Facilities in the Urban Design Element (UD-A.15), which states that the visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located inside underground vaults or unobtrusive structures (Attachment 9).

The T-Mobile WCF design meets the intent of UD-A.15 by concealing the antennas within the radome on the uppermost portion of the 27-foot tall light standard. T-Mobile will also be repainting the radome and pole to be consistent with other city light standards as a condition of approval. The equipment associated with this project is located inside an underground vault which is consistent with the General Plan. Therefore, the WCF meets the objectives of the General Plan.

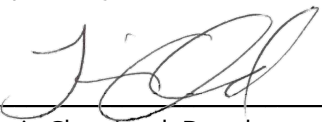
CONCLUSION

Based on its design, the project complies with the WCF Regulations (SDMC 141.0420) and the WCF Guidelines. Staff has prepared draft findings in the affirmative to approve the CUP and recommends approval of the T-Mobile Babauta project (Attachment 6).

ALTERNATIVES

1. Approve CUP No. 2113455 with modifications.
2. Deny CUP No. 2113455, if the Hearing Officer makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

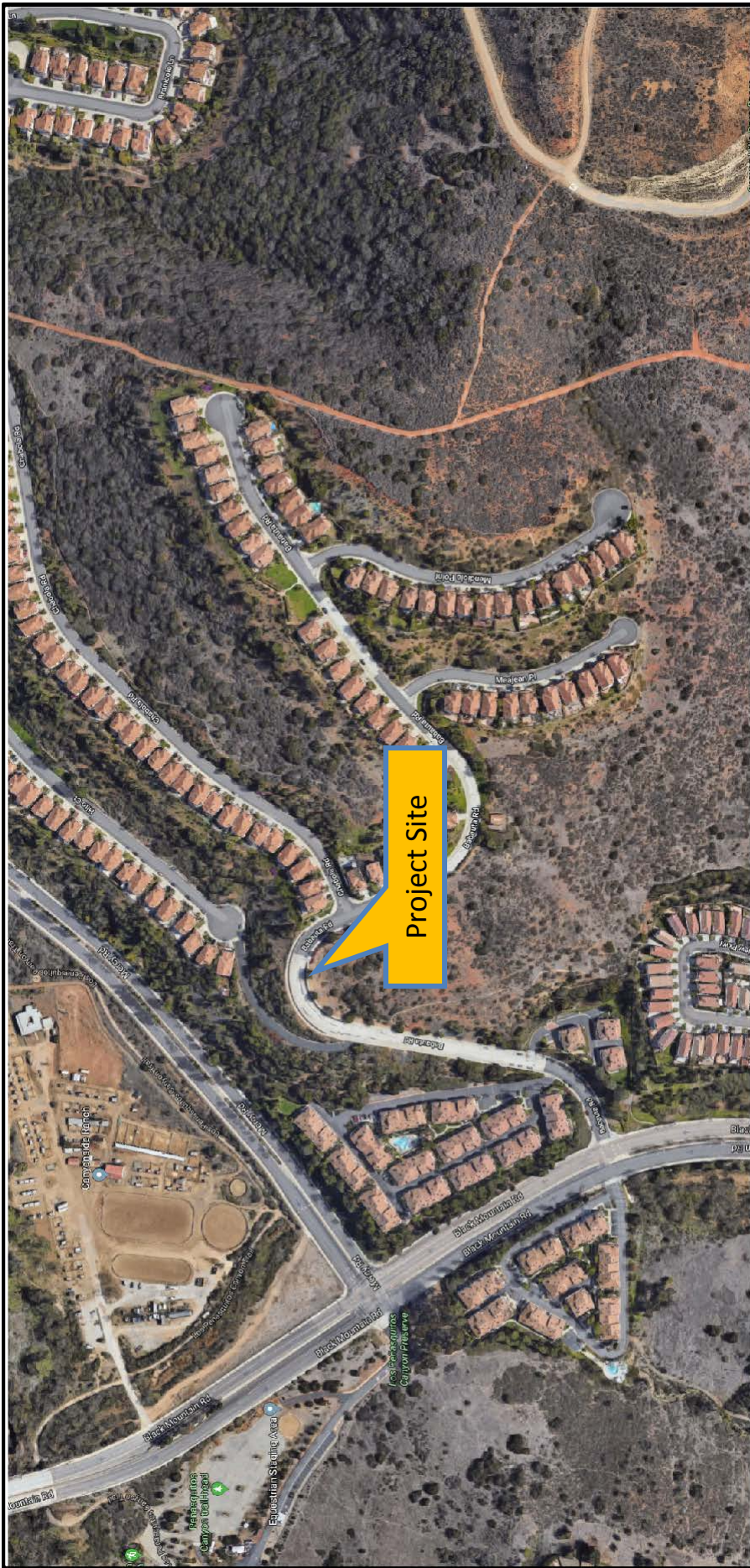
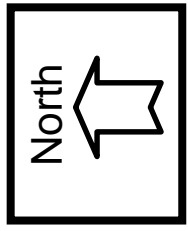
Respectfully submitted,



Travis Cleveland, Development Project Manager

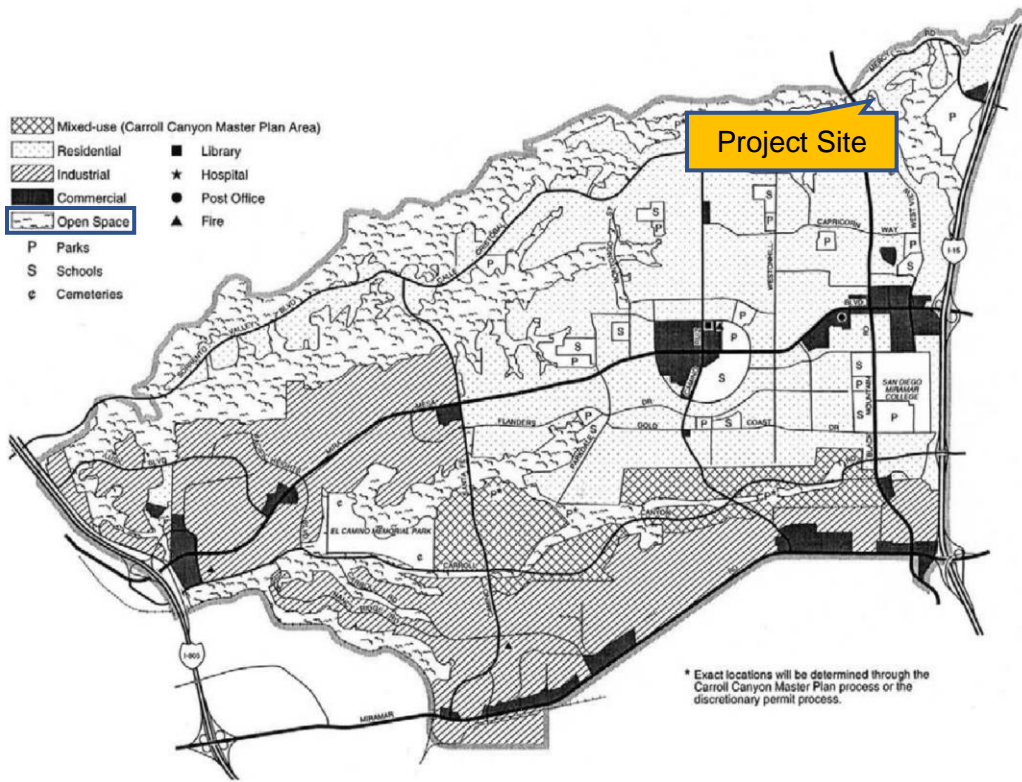
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Coverage Maps
9. Community Planning Group Recommendation
10. Site Photos
11. Photo Simulations
12. Project Plans



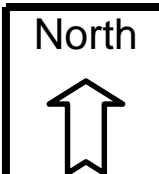
**Aerial Photo**  
I-Mobile Babauta - CUP / 9400 Block of Babauta Road ROW  
PROJECT NO. 599971

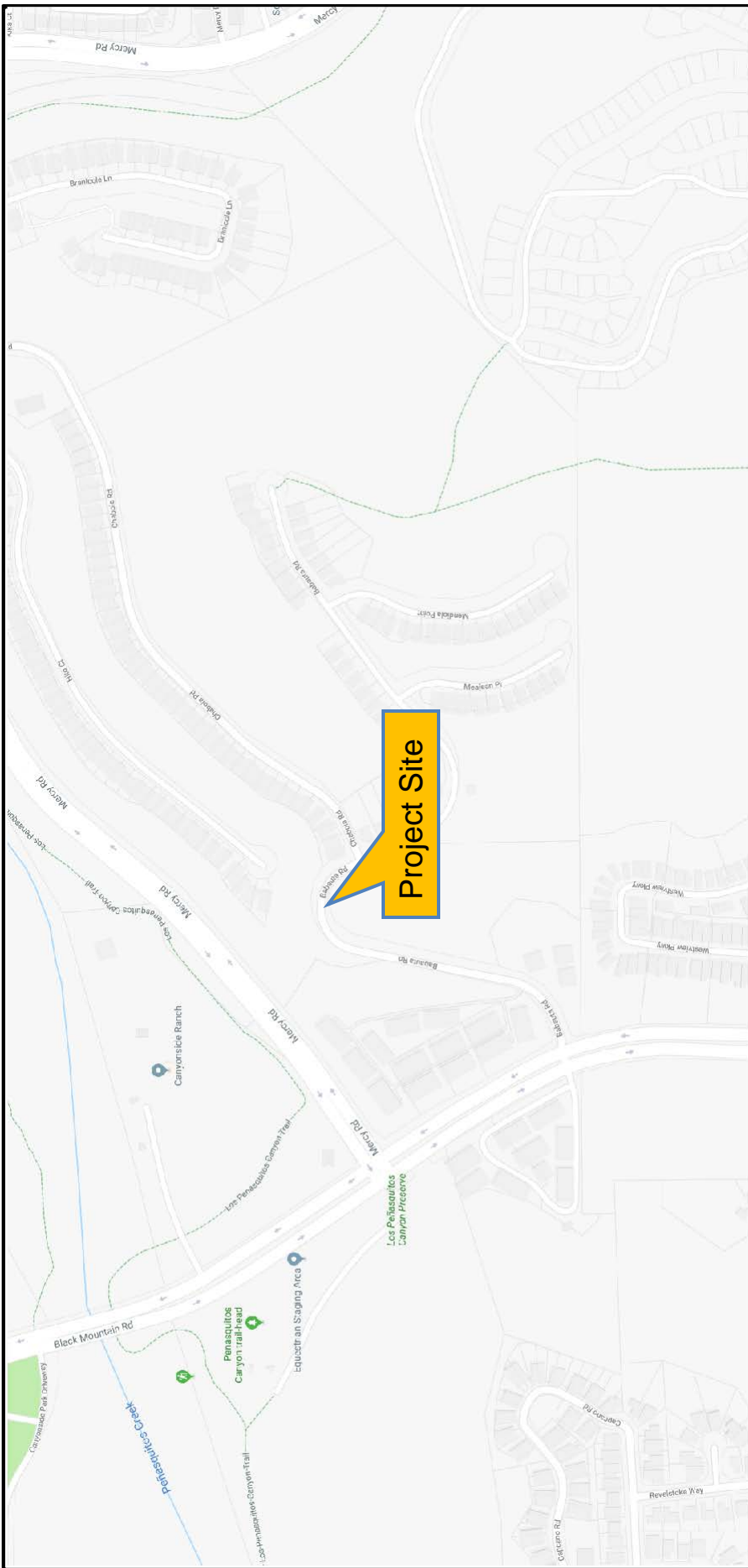
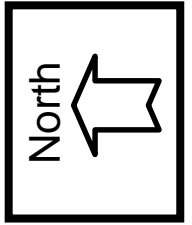




## Land Use Map

T-Mobile Babauta – CUP / 9400 Block of Babauta Road ROW  
PROJECT NO. 599971





# Aerial Photo

I-Mobile Babauta - CUP / 9400 Block of Babauta Road ROW

PROJECT NO. 599971



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	T-Mobile Babauta – CUP / ROW	
<b>PROJECT DESCRIPTION:</b>	T-Mobile proposes the continued operation of an existing Wireless Communication Facility. No changes are proposed. This facility was originally approved via PTS 129238 for three antennas, concealed within an antenna shroud, mounted on a 27-foot-tall replacement street light, with an underground equipment vault. The existing use and site characteristics will remain unchanged. The facility will be unmanned and will not create any traffic. Maintenance personnel will visit the site every four to six weeks. The facility will not create any hazardous materials, waste, odor, light, or glare.	
<b>COMMUNITY PLAN AREA:</b>	Mira Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Open Space	
<b>ZONING INFORMATION:</b>		
	<b>ZONE:</b> RS-1-11	
	<b>HEIGHT LIMIT:</b> 35 ft	
	<b>FRONT SETBACK:</b> N/A	
	<b>SIDE SETBACK:</b> N/A	
	<b>STREETSIDE SETBACK:</b> N/A	
	<b>REAR SETBACK:</b> N/A	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential / RS-1-11	Houses
<b>SOUTH:</b>	Residential / RS-1-11	Undeveloped/Open Space
<b>EAST:</b>	Residential / RS-1-11	Houses
<b>WEST:</b>	Residential / RS-1-11	Houses
<b>DEVIATION REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 15, 2018, the Mira Mesa Community Planning Group voted 16-0-0 to recommend approval of the proposed project without conditions.	

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

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

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT 2113455  
**T-MOBILE BABAUTA PROJECT NO. 599971**  
HEARING OFFICER

This Conditional Use Permit 2113445 is granted by the Hearing Officer of the City of San Diego to The City of San Diego, Owner, and T-Mobile West LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420(e)(3). The project site is located in the 9400 block of the right of way of Babauta Street in the RS-1-11 zone of the Mira Mesa Community Plan. The site's geographic coordinates are 32.9379, -117.12425.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee to operate a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 3, 2019, on file in the Development Services Department.

The project shall include:

- a. Three antennas measuring 59.5 inches by 12 inches by 6.5 inches and six Tower-Mounted Amplifiers (TMAs), all hidden behind an antenna shroud mounted on a 27-foot-tall replacement light pole, painted and textured to match the pole, which will match other poles in the vicinity;
- b. All other equipment in an underground vault with two above-ground vents, located adjacent to the pole;
- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.



### **STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **April 17, 2022**.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on **April 17, 2029**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner and Permittee sign and return the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the 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.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not

limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

### **ENGINEERING REQUIREMENTS:**

13. Within 90 days of recordation of this Conditional Use Permit, the applicant shall provide documentation to the Development Services Department that a new Lease Agreement for Right-of-Way containing a maintenance agreement has been executed. If this is not completed within 90 days of recordation, the Permittee shall be deemed to be out of compliance with the Conditional Use Permit, and the Permit is subject to rescission by the Development Services Director.

### **LANDSCAPE REQUIREMENTS:**

14. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

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

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

### **PLANNING/DESIGN REQUIREMENTS:**

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

18. No visible overhead cabling is permitted.

19. The WCF shall conform to the approved construction plans.

20. Photo simulations shall be printed in color on the construction plans.

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

22. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.

23. Use of or replacement of RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original structure. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

24. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

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

## ATTACHMENT 5

26. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

27. The 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, in which case, the removal and the restoration of this site to its original condition is required.

### INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5407 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on April 3, 2019 by Resolution No. XXXX.

**ATTACHMENT 5**

Permit Type/PTS Approval No.: Conditional Use Permit 2113455  
Date of Approval: April 3, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Travis Cleveland  
Development Project Manager

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

\_\_\_\_\_  
**The undersigned Owner and Permittee**, by execution hereof, agree to each and every condition of this Permit and promises to perform each and every obligation of 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.**

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT 2113455  
T-MOBILE BABAUTA PROJECT NO. 599971

WHEREAS, THE CITY OF SAN DIEGO, Owner, and T-MOBILE WEST LLC, Permittee, filed an application with the City of San Diego for a permit to operate a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2113455, within the public right-of-way;

WHEREAS, the project site is located in the 9400 block of the right of way of Babauta Street in the RS-1-11 zone of the Mira Mesa Community Plan;

WHEREAS, the site is located in the public right-of-way at latitude 32.9379, longitude -117.12425;

WHEREAS, on September 25, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 3, 2019, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) No. 2113455 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit (CUP) No. 2113455:

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

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

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

The Mira Mesa Community Plan does not contemplate Wireless Communication Facilities (WCFs). However, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The project is located in the public right-of-way in the 9400 block of Babauta Road in the Mira Mesa Community Planning Area. Although the Community Plan designates adjacent property as Open Space, the project is located on a light pole within existing, developed public right-of-way. The three antennas are located within an antenna shroud painted and textured to match the light pole, and all equipment is located in an underground equipment vault.

The public right-of-way is a preferred location for WCFs. Facilities attached to existing light poles with underground equipment do not typically require a Conditional Use Permit. However, the project consists of a non-standard light pole that is a larger diameter than the City standard. Therefore, the pole is considered equipment that houses the antennas, with a secondary use as a light standard. Although this remains a preferred location, this project requires a Conditional Use Permit pursuant to Land Development Code Section 141.0420(e)(3) because it proposes above-ground equipment in the public right-of-way.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located in the public right-of-way in the 9400 block of Babauta Road in the Mira Mesa Community Planning Area. Although the Community Plan designates adjacent property as Open Space, the project is located on a light pole within existing, developed public right-of-way. The three antennas are located within an antenna shroud painted and textured to match the light pole, and all equipment is located in an underground equipment vault.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will comply with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The project requires a CUP pursuant to 141.0420(e)(3) because it proposes above-ground equipment (a non-standard light pole) in the right of way. The purpose of the CUP, as stated in SDMC 126.0301, is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site. Due to the concealment of all pole-mounted equipment within an antenna shroud and an underground vault, there will be no impact to the surrounding area.

In addition to the CUP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and 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 be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing integration into a light standard, concealing ancillary equipment in an underground vault, meets these requirements. The project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project; therefore, the project will comply with the applicable regulations of the Land Development Code.



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

The project is located in the public right-of-way. The Municipal Code encourages WCFs to locate on light standards in the right-of-way. The WCF is designed to conceal the antennas and associated components within the shroud, and although the light pole is not a standard City design, the overall project still provides a benefit to the surrounding area by providing wireless services and lighting. Streetlights are expected to be located within the public right-of-way, and the project's visual effect on adjacent properties or public vantage points is negligible. This ensures that the proposed use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit (CUP) No. 2113455 is hereby GRANTED by the Hearing Officer to the referenced Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2113455, a copy of which is attached hereto and made a part hereof.

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Travis Cleveland  
Development Project Manager  
Development Services

Adopted on: April 3, 2019

IO#: 11003679

fm 7-17-17

**NOTICE OF EXEMPTION**

**ATTACHMENT 7**

(Check one or both)

TO:  RECORDER/COUNTY CLERK  
P.O. BOX 1750, MS A-33  
1600 PACIFIC HWY, ROOM 260  
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814

Project No.: 599971

Project Title: T-Mobile Babauta

PROJECT LOCATION-SPECIFIC: The project is located at 9486 Babauta Road, San Diego, CA 92129

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Conditional Use Permit to extend the use of an existing T-Mobile Wireless Communication Facility (WCF). The existing WCF consists of three antennas housed inside a radome on a 27-foot tall light standard. The equipment associated with this project is located inside an underground vault with two above ground vents. No changes are being proposed as part of this application. The site is zoned RS-1-11 and is located within the Mira Mesa Community Planning area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Cisco Miller, SAC Wireless, 5015 Shoreham Place No. 150, San Diego, CA 92122. (858) 200-6541.

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: Section 15301 (Existing Facilities)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines 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. The proposed project, which would only require a CUP is not proposing any physical changes to the WCF. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

ATTACHMENT 7

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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 CEQA

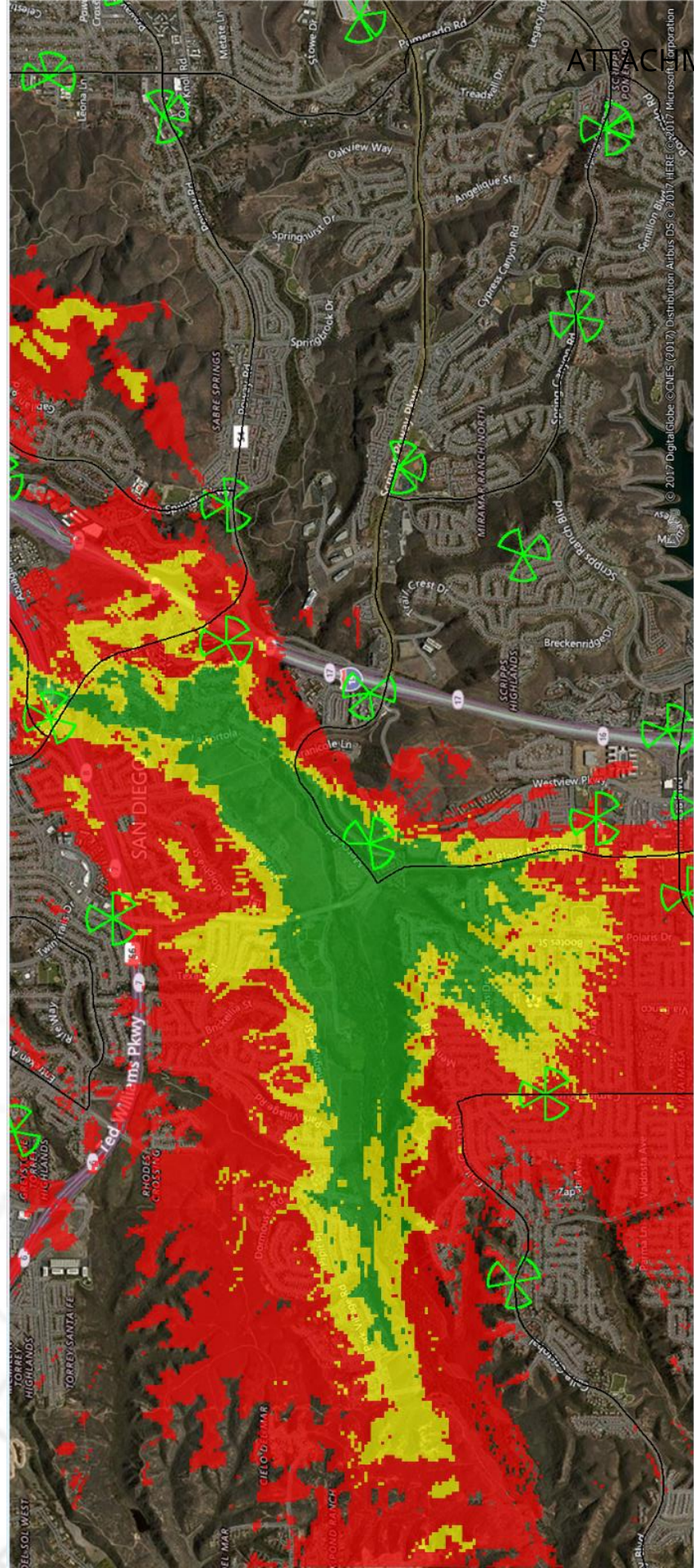
Jeff Remondino / SENIOR PLANNER  
SIGNATURE/TITLE

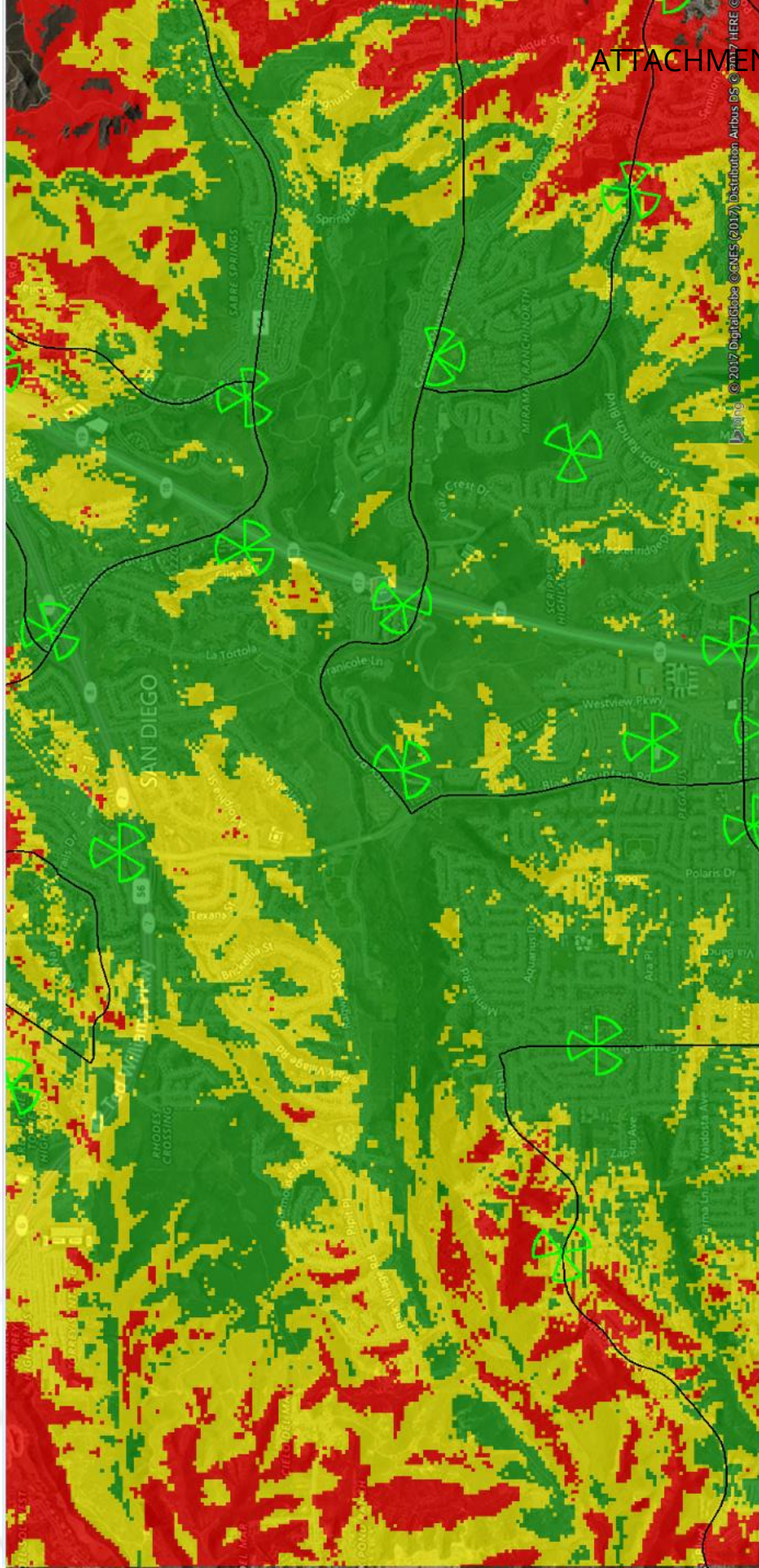
3/8/2019  
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

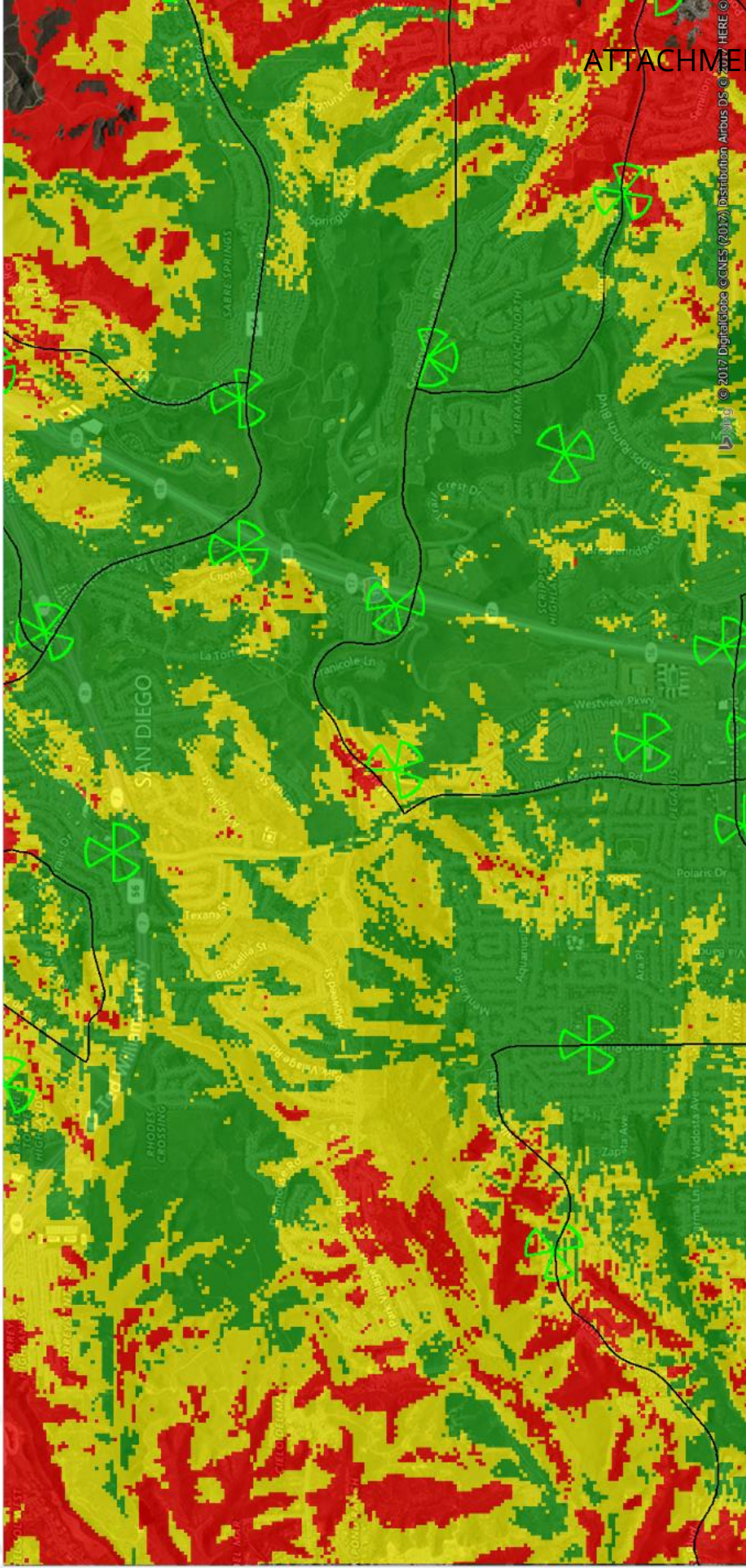
DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:





GOOD FAIR POOR





Legend for signal strength:

- GOOD (Green circle)
- FAIR (Yellow circle)
- POOR (Red circle)



## Mira Mesa Community Planning Group Meeting Minutes

1.	Robert Mixon	6.	Jeff Stevens	11.	Julia Schriber	16.	Bari Vaz
2.	Craig Radke	7.	Ted Brengel	12.	Wayne Cox	17.	Albert Lee
3.	Bruce Brown	8.	Marv Miles	13.	Tom Derr	18.	Chris Morrow
4.	Joe Punsalan	9.	Jon Labaw	14.	Craig Jackson	19.	Justin Mandelbaum
5.	Kent Lee	10.	Ralph Carolin	15.	Michael Linton	20.	

(HIGHLIGHTED INDICATES ATTENDANCE)

### Mira Mesa Community Planning Group

Draft Agenda & Public Notice

Mira Mesa Community Planning Group: Draft Agenda & Public Notice

Date/Time: Monday, October 15th, 2018, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Call to Order/Confirm quorum: Quorum confirmed

- 1) Non-Agenda Public Comments: 3 Minutes per speaker.
  - a) Speed sign at new park
  - b) BIOCUM – Melanie Cohn
    - i) 10996 Toreyana Road Suite 200
    - ii) [mcohn@biocom.org](mailto:mcohn@biocom.org)
    - iii) 858.455.0300 x 4158
- 2) Modifications to the Agenda.
  - a) None
- 3) Adopt Previous Meeting Minutes (Action).
  - a) Approved as written
- 4) Report of the Chair
  - a) 3Roots – will present project and park GDP in November. Requesting conceptual approval of the project. EIR expected in December.
  - b) Received NORA for Mira Mesa South Storm Drain Replacement. Near Dowdy Drive & Miramar Road.
  - c) Received NORA for Slurry Seal Group 1804B. Includes a number of Mira Mesa Streets.
- 5) Old Business
  - a) Mira Mesa Community Plan Update – Alex Frost
    - i) Online survey – in progress
    - ii) Working draft and presentation available on line. Visit [planmiramesa.org](http://planmiramesa.org)
- 6) New Business

## Mira Mesa Community Planning Group Meeting Minutes

- a) T-Mobile CUP renewal – Lauren Richards (Action)
  - i) No proposed changes to site.
  - ii) 9400 Babauta road
  - iii) Motion to approve (Bob Mixon, John Labaw) passed 16-0-0
- b) San Diego Regional Chamber of Commerce - Aaron Tanaka
  - i) Stephanie – 145 businesses in Mira Mesa Area
  - ii) Goal is Making sure housing is sufficient for workforce
  - iii) Provided a housing scorecard
- 7) Elected Officials/Government Agencies
  - a) MCAS Miramar – Kristin Camper
    - i) 15/Kearny Villa Road construction – apron construction
    - ii) Construction of new f-35 hangar
- 8) Announcements
  - a) Asian Film Festival – Nov 15,16 Edwards
  - b) Nov 3<sup>rd</sup>, Mira Mesa High Band Tournament
  - c) Mira Mesa Lion Club – Hurricane Michael Relief (Oct 24<sup>th</sup>)
- 9) Reports
  - a) Stone Creek Subcommittee – nothing new to report
  - b) Community Planners Committee – no meeting
  - c) Los Peñasquitos Canyon Preserve Citizens Advisory Committee
    - i) Meets 3<sup>rd</sup> Thursday on Odd number Months
    - ii) Next meeting Nov
- 10) Adjourn



# SAC Wireless Photo Survey

T-Mobile

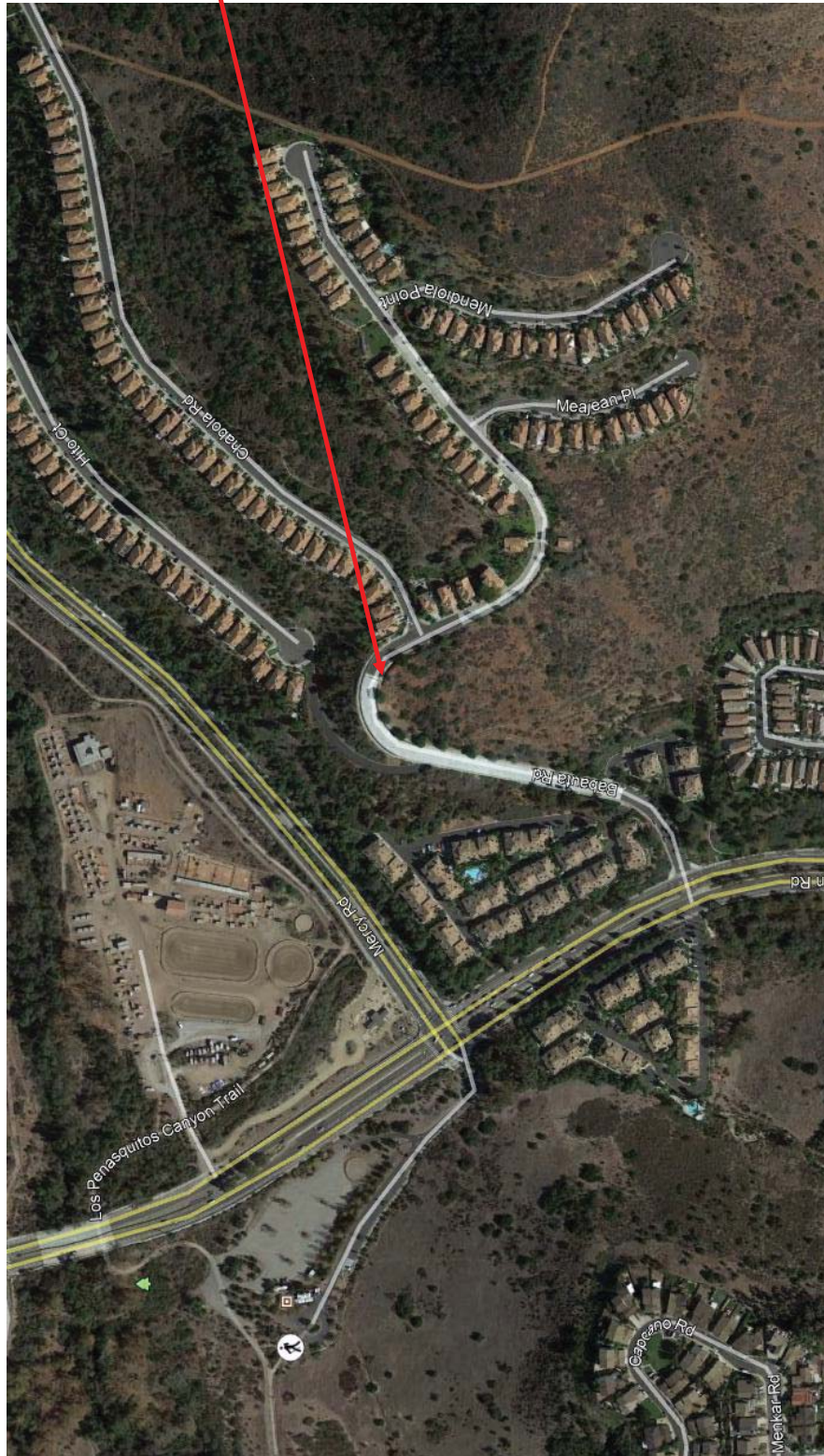
SD06620B

Right-of-Way, Babauta Road, San Diego, CA

# Index

Page	Subject
3	Aerial View of Site
4	View of Site from North
5	View of Site from East
6	View of Site from South
7	View of Site from West
8	View from Site to North
9	View from Site to East
10	View from Site to South
11	View from Site to West

# Aerial View of Site



Wireless  
Facility  
Location

View of Site from North



View of Site from East



View of Site from South



View of Site from West



View from Site to North

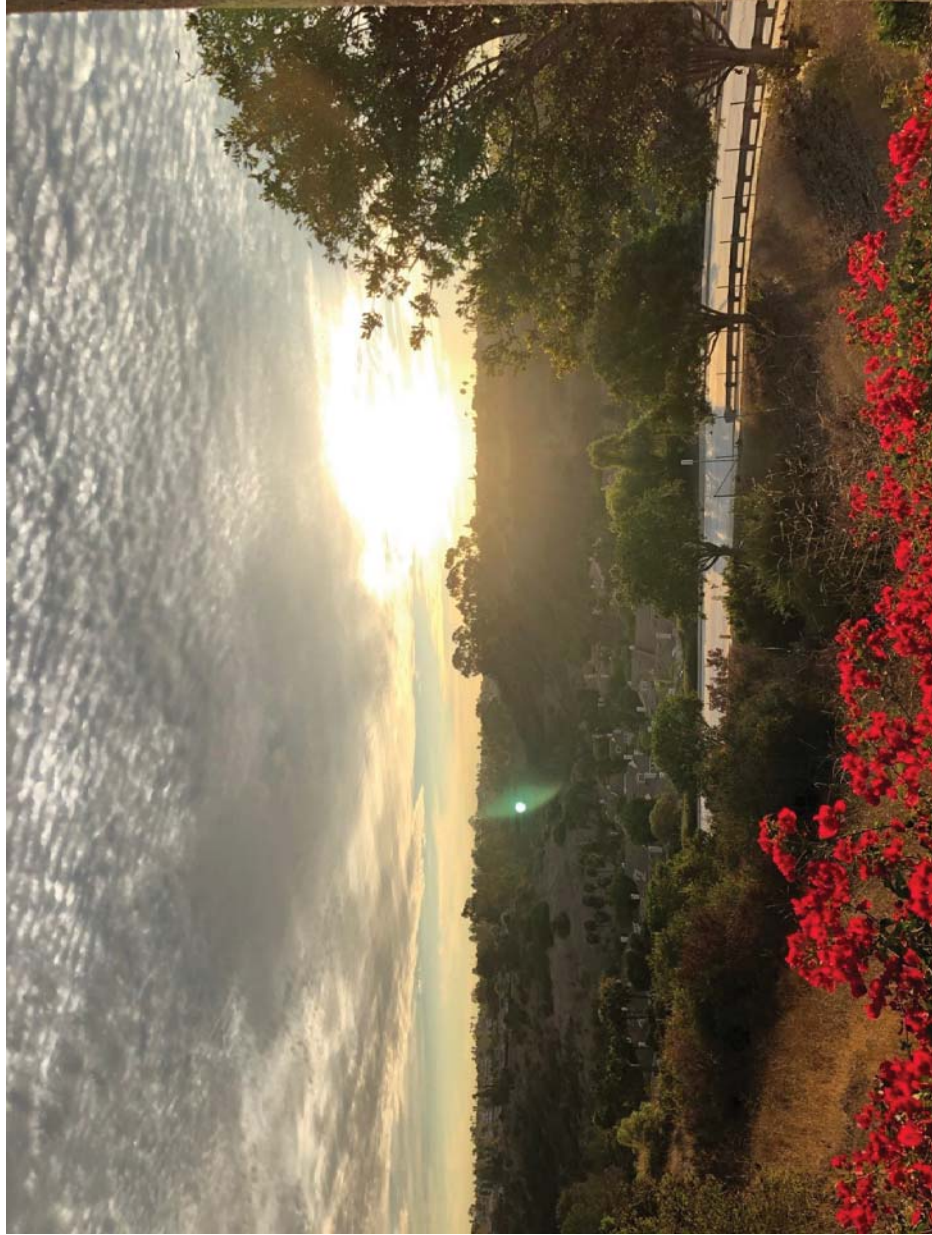




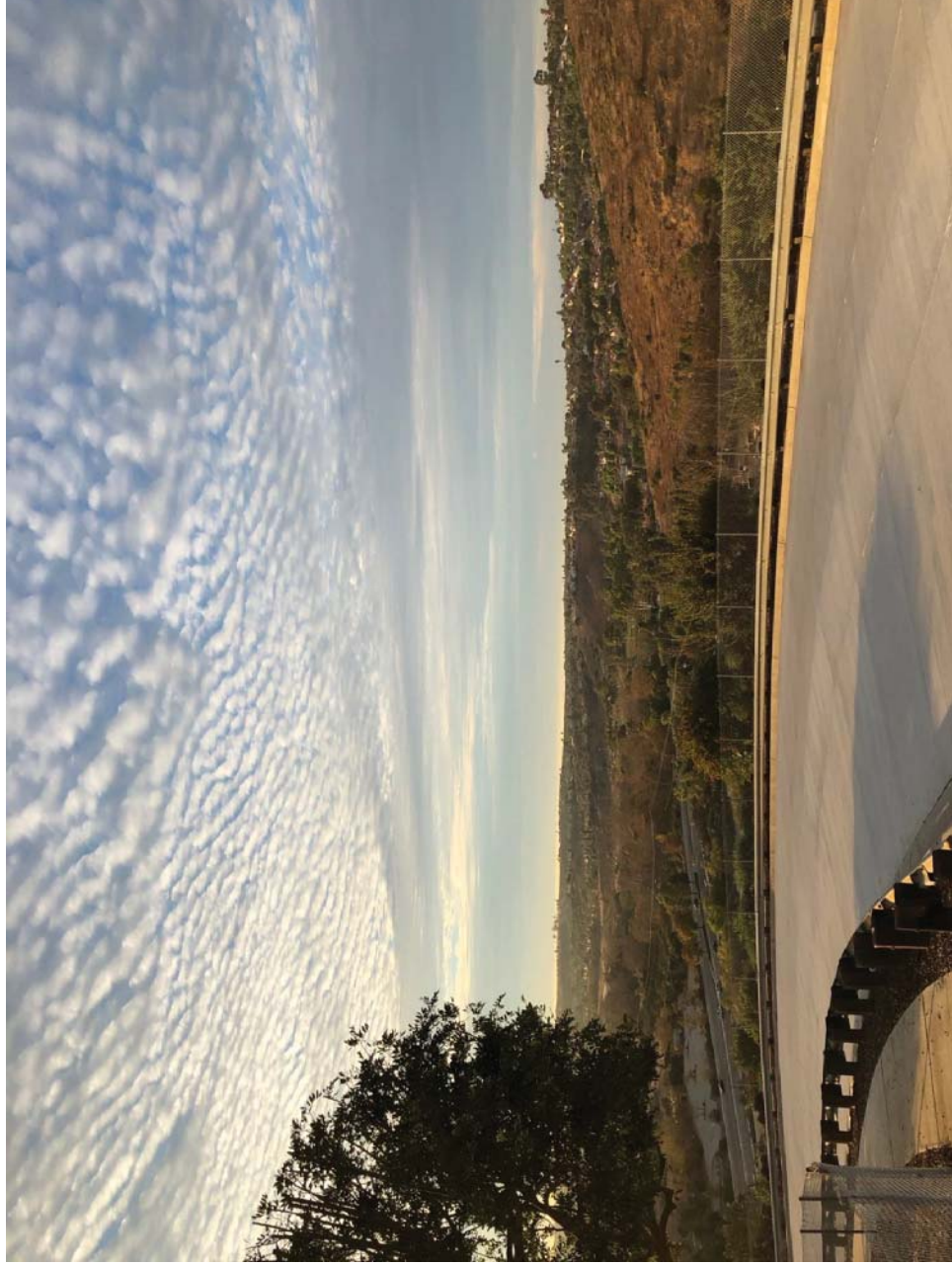
View from Site to East



View from Site to South



View from Site to West

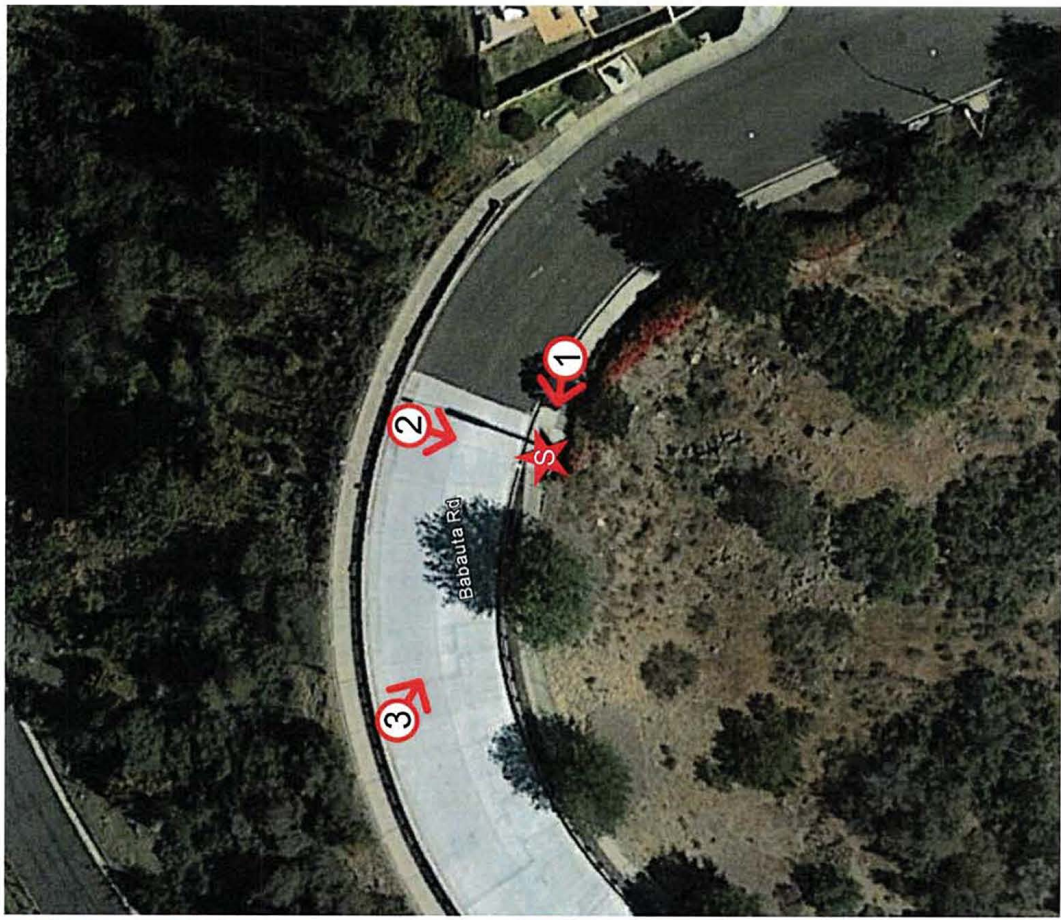




CUP RENEWAL  
SD06620B  
BABAUTA ROW  
9486 BABAUTA ROAD  
SAN DIEGO, CA 92129



**VICINITY MAP**  
**PHOTOSIMULATION VIEWPOINTS**



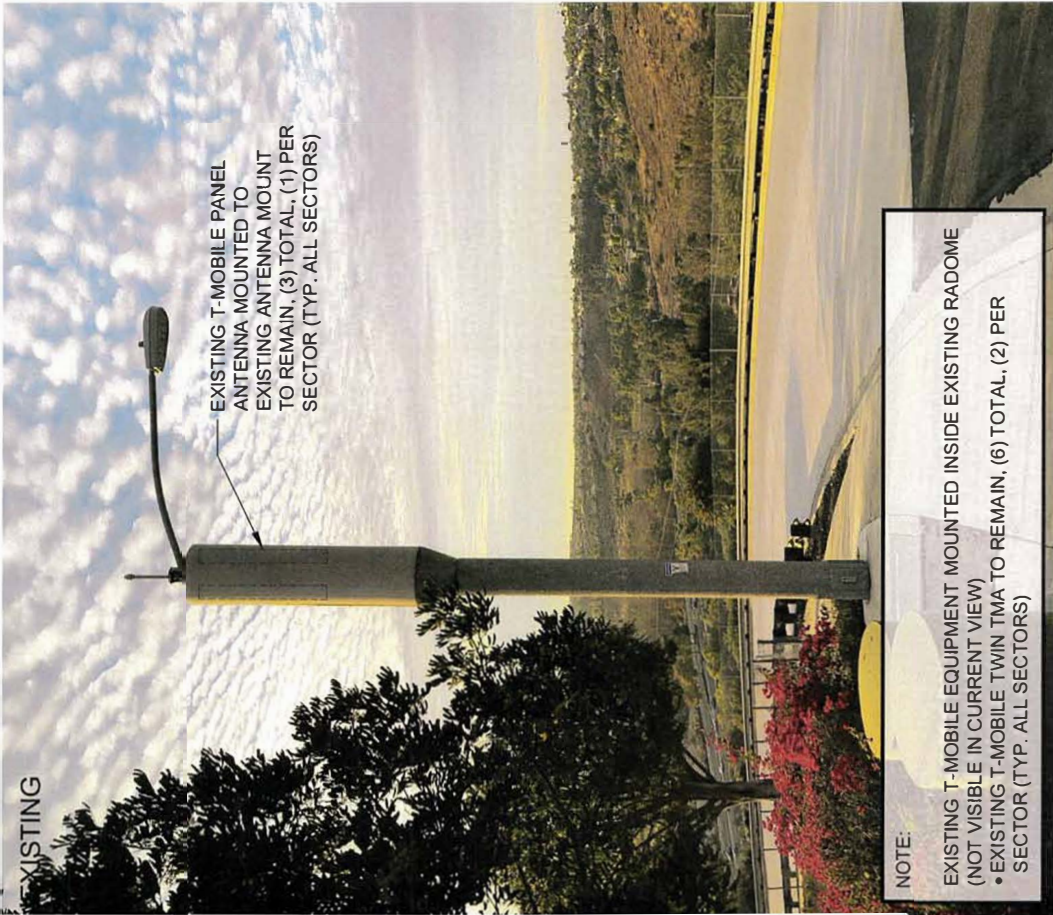
**DISCLAIMER:**  
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



CUP RENEWAL  
SD06620B  
BABAUTA ROW  
9486 BABAUTA ROAD  
SAN DIEGO, CA 92129



**PHOTOSIMULATION VIEW 1**  
LOOKING WEST





# PHOTOSIMULATION VIEW 2 LOOKING SOUTH



CUP RENEWAL  
SD06620B  
BABALUTA ROW  
9486 BABALUTA ROAD  
SAN DIEGO, CA 92129

**SD**  
WIRELESS  
5015 SPORTSMAN PLACE, SUITE 150  
SAN DIEGO, CA 92122  
OFFICE: (619) 758-3768

EXISTING



PROPOSED



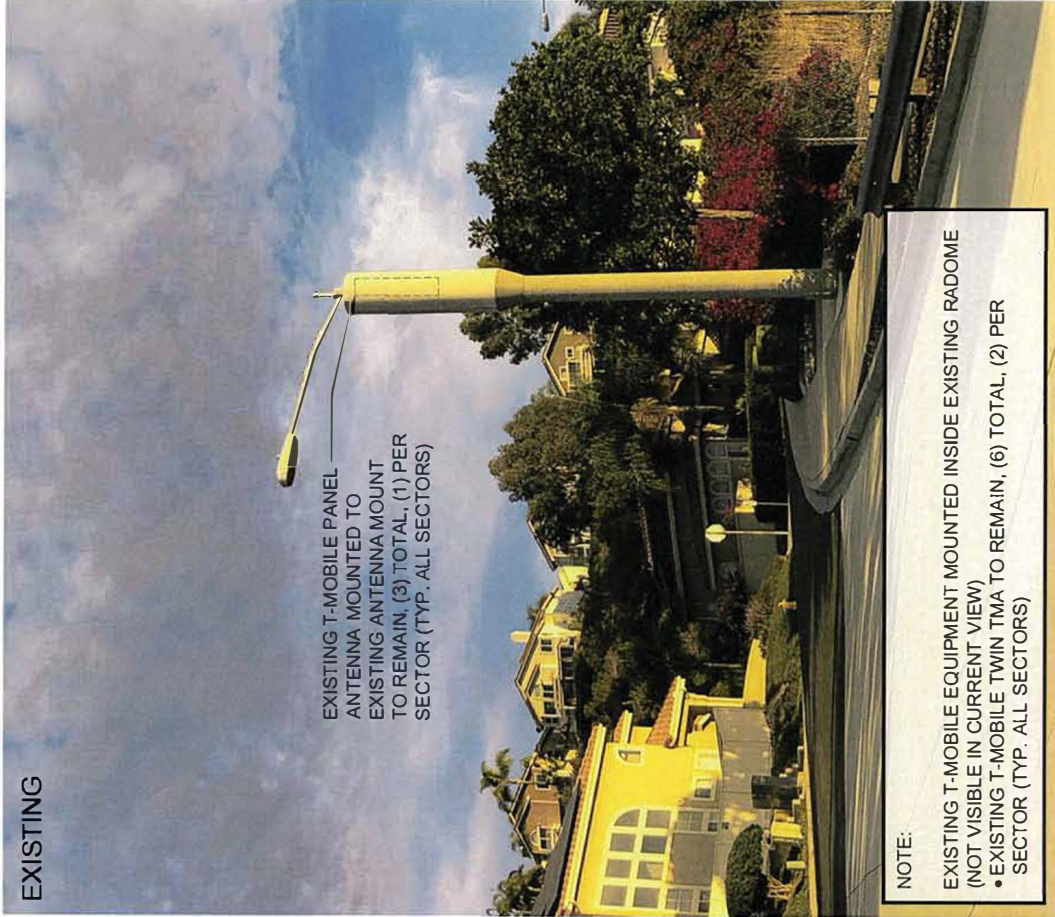


CUP RENEWAL  
SD06620B  
BABAJUTA ROW  
9486 BABAJUTA ROAD  
SAN DIEGO, CA 92129



**PHOTOSIMULATION VIEW 3**  
LOOKING SOUTHEAST

EXISTING

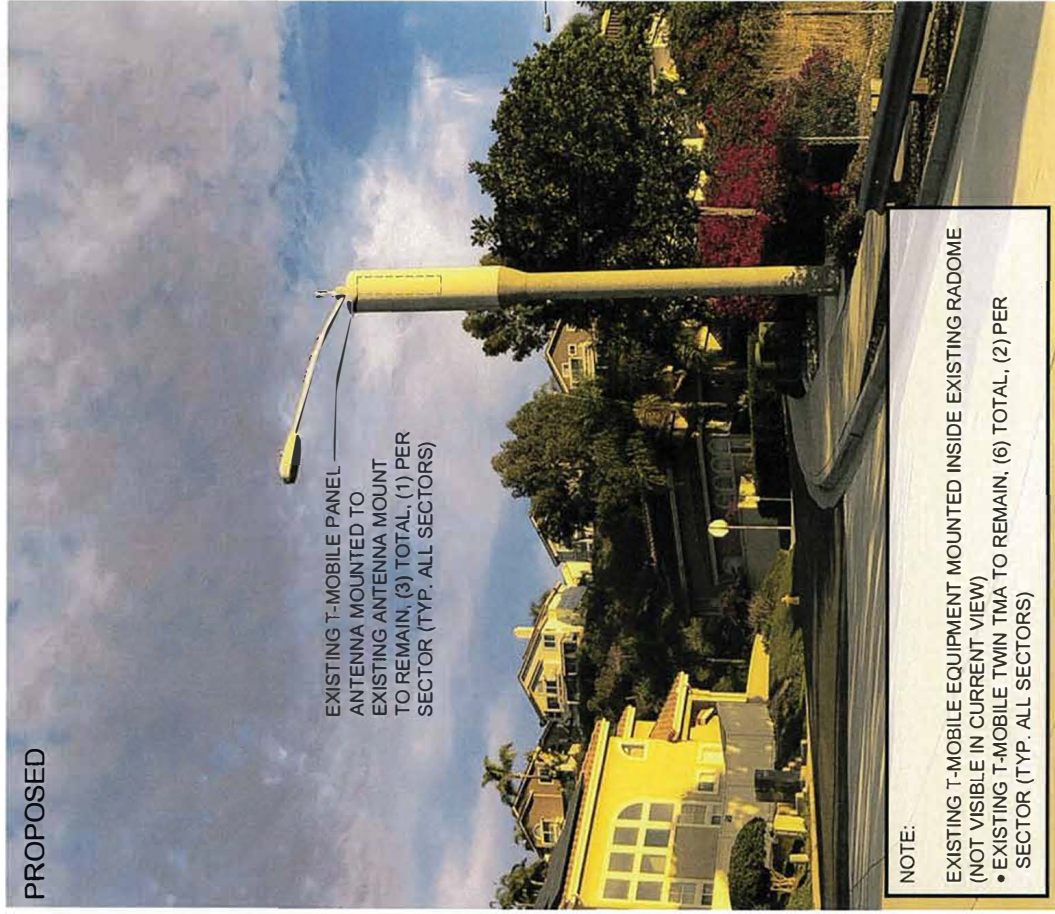


EXISTING T-MOBILE PANEL  
ANTENNA MOUNTED TO  
EXISTING ANTENNA MOUNT  
TO REMAIN, (3) TOTAL, (1) PER  
SECTOR (TYP. ALL SECTORS)

NOTE:

EXISTING T-MOBILE EQUIPMENT MOUNTED INSIDE EXISTING RADOME  
(NOT VISIBLE IN CURRENT VIEW)  
• EXISTING T-MOBILE TWIN TMA TO REMAIN, (6) TOTAL, (2) PER  
SECTOR (TYP. ALL SECTORS)

PROPOSED



EXISTING T-MOBILE PANEL  
ANTENNA MOUNTED TO  
EXISTING ANTENNA MOUNT  
TO REMAIN, (3) TOTAL, (1) PER  
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• EXISTING T-MOBILE TWIN TMA TO REMAIN, (6) TOTAL, (2) PER  
SECTOR (TYP. ALL SECTORS)



**SITE NUMBER: SD06620B**  
**SITE NAME: BABAUTA ROW**  
**ADDRESS: 9486 BABAUTA ROAD**  
**CITY OF SAN DIEGO**  
**JURISDICTION: CITY OF SAN DIEGO**  
**PROJECT: CUP**



NO.	DATE	DESCRIPTION	BY
0	12/08/17	90% ZDS	JP
1	12/13/17	100% ZDS	JP
2	05/11/18	CITY COMMENTS	JP
3	07/25/18	CITY COMMENTS	JP



NESTOR T. POPOYVA  
 REG. NO. 43019  
 STATE OF CALIFORNIA  
 LICENSED ARCHITECT

CUP REVEAL  
 BABAUTA ROW  
 9486 BABAUTA ROAD  
 SAN DIEGO, CA 92129

SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T-1.0**

SHEET	DESCRIPTION
T-1.0	TITLE SHEET
T-2.0	GENERAL NOTES
T-3.0	ABBREVIATIONS, REFERENCED DOCUMENTS, LEGEND & SIGNAGE
A-1.0	OVERALL SITE PLAN
A-2.0	ENLARGED SITE PLAN
A-2.1	ENLARGED EQUIPMENT AREA
A-3.0	EXISTING ANTENNA PLAN, EQUIPMENT PLAN & ANTENNA SCHEDULE
A-4.0	EXISTING NORTH & EAST ELEVATIONS
A-5.0	EXISTING SOUTH & WEST ELEVATIONS
L-1.0	EXISTING & PROPOSED LANDSCAPE PLANS, PLANT LEGEND & DETAILS
L-1.1	EXISTING BRIGATION PLAN

REVISIONS	DATE	DESCRIPTION	BY
0	12/08/17	90% ZDS	JP
1	12/13/17	100% ZDS	JP
2	05/11/18	CITY COMMENTS	JP
3	07/25/18	CITY COMMENTS	JP

CODE COMPLIANCE
<ul style="list-style-type: none"> <li>2016 CALIFORNIA ENERGY CODE</li> <li>2016 CALIFORNIA ELECTRICAL CODE</li> <li>2016 CALIFORNIA FIRE CODE</li> <li>2016 CALIFORNIA MECHANICAL CODE</li> <li>2016 CALIFORNIA PLUMBING CODE</li> </ul>

APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO BE REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS. T-MOBILE PROJECT MANAGER: _____ DATE: _____ T-MOBILE RF ENGINEER: _____ DATE: _____ T-MOBILE RF ENGINEER: _____ DATE: _____ SITE ACQUISITION: _____ DATE: _____ PROPERTY OWNER: _____ DATE: _____ ZONING: _____



**LEGAL DESCRIPTION**  
 RIGHT OF WAY

**GENERAL NOTES**  
 THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

**DO NOT SCALE DRAWINGS**  
 CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE AND IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING IF ANY DISCREPANCIES ARE ENCOUNTERED BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**SPECIAL NOTES**  
 1. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE DISCREPANCIES BEFORE PROCEEDING FOR SAME.  
 2. EXISTING CONDITIONS WILL BE VERIFIED FOR SAME.  
 3. THESE DRAWINGS ARE FULL SIZE & ARE SOLELY ON 22"x34" SHEET SIZE & ARE NOT TO BE REPRODUCED OR COPIED.  
 4. STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED - SCOPE OF WORK DOES NOT INVOLVE EXISTING MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS OR ELECTRICAL LIGHTING.  
 5. NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING FOR SAME.  
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**SCOPE OF WORK**  
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 • (1) PANEL ANTENNA, WITH US PROPOSED CHANGES  
 • (2) TOWER ANTENNA, WITH US PROPOSED CHANGES  
 • (3) EQUIPMENT CABINETS, WITH NO PROPOSED CHANGES

**DRIVING DIRECTIONS**  
 DIRECTIONS FROM: 10509 VISTA SORRENTO PKWY, SAN DIEGO, CA 92121  
 1. TURN LEFT ONTO CARPICOORN WAY  
 2. TURN RIGHT ONTO BABAUTA RD  
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 9. TURN RIGHT ONTO BABAUTA RD

**PROJECT TEAM**  
**ARCHITECT:**  
 NESTOR T. POPOYVA, AIA  
 5015 SHOREHAM PLACE, STE 150  
 SAN DIEGO, CA 92122  
 PHONE: (619) 726-3768  
 PHONE: (619) 726-3768 X106  
 EMAIL: demis.yoshida@sacw.com

**ENGINEER:**  
 SAC WIRELESS  
 ENLOMARO VALEJO-HERNANDEZ, P.E.  
 5015 SHOREHAM PLACE, STE 150  
 SAN DIEGO, CA 92121  
 PHONE: (619) 726-3768 X114  
 EMAIL: emilio.hernandez@sacw.com

**PLANNING/ZONING CONSULTANT:**  
 BRANNDON COSTA  
 5015 SHOREHAM PLACE, STE 150  
 SAN DIEGO, CA 92122  
 PHONE: (619) 726-3768 X109  
 EMAIL: brandon\_costa@sacw.com

**CONSTRUCTION MANAGER:**  
 KIRT BABCOCK  
 10509 VISTA SORRENTO PKWY  
 SAN DIEGO, CA 92121  
 PHONE: (619) 534-6131  
 PHONE: (619) 534-6139  
 EMAIL: kirt.babcock@t-mobile.com

**REGISTERED PROFESSIONAL ENGINEER:**  
 TADIBOLE LISA  
 5015 SHOREHAM PLACE, STE 150  
 SAN DIEGO, CA 92121  
 PHONE: (619) 726-3768 X114  
 EMAIL: emilio.hernandez@sacw.com

**PROJECT INFORMATION**  
 SITE NAME: BABAUTA ROW  
 ADDRESS: 9486 BABAUTA ROAD  
 SAN DIEGO, CA 92129  
 CITY OF SAN DIEGO  
 COUNTY OF: SAN DIEGO  
 LATITUDE: 32.8377°N  
 LONGITUDE: -117.1242°W  
 COORDINATE TYPE: NAD 83  
 ZONING CLASSIFICATION: RS-1-1.4  
 PROPOSED USE: UNMANNED TELECOMMUNICATION FACILITY  
 PROPERTY OWNER: CITY OF SAN DIEGO  
 1200 3RD AVENUE, SUITE 1700  
 SAN DIEGO, CA 92101

**T-MOBILE PROJECT MANAGER:** JOSEPH ROSE  
 (619) 334-4118  
 joseph.rose@t-mobile.com

**APPLICANT:**  
 SAC WIRELESS ON  
 BABAUTA ROW  
 BRANNDON COSTA  
 (619) 957-1009  
 brandon\_costa@sacw.com

**811**  
 Know what's below.  
 Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA, CALL 811 OR VISIT 811.CA.GOV. A FREE ALERT TOLL FREE: 1-800-972-8600 OR WWW.811.CA.GOV

CALIFORNIA STATUTE REQUIRES MINIMUM OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

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 BRANNDON COSTA  
 (619) 957-1009  
 brandon\_costa@sacw.com

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 PHONE: (619) 726-3768 X106  
 EMAIL: demis.yoshida@sacw.com

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THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY IN NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.





1000 VISTA DEL MARINO DRIVE, SUITE 1000  
SAN DIEGO, CA 92161  
T.MOBILE.COM

SACREDEMINAL GROUP INC.  
5015 SHORE PALM PLACE, SUITE 150  
SAN DIEGO, CA 92122

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	12/08/17	90% ZDS	JP
1	12/13/17	100% ZDS	JP
2	05/11/18	CITY COMMENTS	JP
3	07/25/18	CITY COMMENTS	JP

LEISED ARCHITECT  
REGISTERED ARCHITECT  
RESTON T. POPOVICH  
7-27486  
RENEWAL 4-30-19  
11 HERBERT BLVD, SUITE 201  
SAN DIEGO, CA 92108  
SUPERIOR TO ALL OTHER ARCHITECTS  
REGISTERED UNDER THE LAWS OF THE STATE OF CA

CIP RENEVAL  
BABAUTA ROW  
SD06620B  
6486  
SAN DIEGO, CA 92129

SHEET TITLE  
ABBREVIATIONS,  
REFERENCED DOCUMENTS,  
LEGEND & SIGNAGE

SHEET NUMBER  
T-3.0

ABBREVIATION	DEFINITION	SCALE	SCALE
A.B.	ANCHOR BOLT	3	N.T.S.
A.C.	AIR CONDITIONING UNIT		
ACCA	ANTENNA CABLE COVER ASSY.		
A.C.F.	ANTENNA		
A.F.G.	ABOVE FINISHED GRADE	2	N.T.S.
A.L.	ANTENNA		
A.L.E.	APPROXIMATE		
A.P.P.R.	APPROXIMATE (FEET)		
A.R.C.H.	ARCHITECT (URAL)		
A.S.S.Y.	ASSEMBLY		
A.V.G.	AMERICAN WIRE GAUGE		
B.D.	BOLLARD		
B.K.	BRASS DISK		
B.L.G.	BLOCKING		
B.M.	BEAM / BENCH MARK		
B.N.	BOUNDARY MARKING		
B.O.W.	BOLT WRENCH COPPER WIRE		
B.O.T.	BOTTOM		
B.T.M.	BOTTOM		
B.R.C.	BRACE		
B.T.S.	BASE TRANSMITTER STATION		
B.U.F.	BACKUP CABINET		
C.A.B.	CABINET		
C.A.N.T.	CANTILE (VERIED)		
C.L.F.	CHAIN LINK FENCE		
C.L.G.	CLEAR		
C.R.	CONCRETE		
C.O.N.C.	CONCRETE CONNECTION		
C.O.N.N.	CONNECTION		
C.O.N.S.T.	CONSTRUCTION		
C.O.P.	CONCRETE PAD		
C.T.	CABLE TRAY		
d	PENNY (NAILS)	3	N.T.S.
DEPT.	DEPARTMENT		
D.E.P.T.	DEPARTMENT		
D.F.	DOUGLAS FIR	2	N.T.S.
D.I.A.G.	DIAGRAM		
D.M.	DIMENSION		
D.R.	DOOR		
D.W.G.	DRAWING (S)		
E.A.	EACH		
E.B.X.	ELECTRICAL BOX		
E.E.S.	ELECTRICAL EQUIPMENT		
E.L.	ELEVATION		
E.L.C.	ELECTRICAL		
E.L.E.V.	ELEVATION		
E.M.T.	ELECTRICAL METAL TUBING		
E.O.P.	EDGE OF PAVEMENT		
E.O.P. (H)	EDGE OF PAVEMENT (H)		
E.N.G.	ENGINEERING		
E.N.G.	EXPANSION		
E.X.I.S.T.	EXISTING		
E.X.T.	EXTERIOR		
F.N.	FINISH FLOOR (R)		
F.O.	FINISH GRADE		
F.N. (E)	FINISH (E)		
F.D.M.	FOUNDATION		
F.C.	FACE OF CONCRETE		
F.M.	FACE OF MASONRY		
F.W.	FACE OF WALL		
F.W.	FACE OF WALL		
F.T. (I)	FOOT (FEET)		
G.A.	GALVANIZED		
G.I.	GALVANIZED		
G.F.I.	GROUND FAULT INTERRUPTER		
G.E.N.	GENERAL EQUIPMENT		
G.E.N.	GENERAL EQUIPMENT		
G.R.C.	GROWTH RADIO CABINET		

**LINE TYPES**

PROPERTY LINE: ---

CENTER LINE: - - -

FIBER CABLE: - F -

GROUNDING CABLE: - G -

CHAIN LINK FENCE: - X -

WOOD FENCE: - O -

**DETAIL REFERENCE**

ELEVATION REFERENCE: [Symbol]

SECTION REFERENCE: [Symbol]

EXISTING ALPHA: [Symbol]

PROPOSED ALPHA: [Symbol]

EXISTING T-MOBILE ANTENNAS: [Symbol]

PROPOSED T-MOBILE ANTENNAS: [Symbol]

T-MOBILE RADIO: [Symbol]

T-MOBILE TWA: [Symbol]

**LEGEND**

- CONSTRUCTION DRAWINGS: N/A
- SCOPE OF WORK: CIP RENEVAL
- DATE: 11/15/2017
- SITE WALK: 11/15/2017
- BATTERY INFORMATION: N/A

**NOTICE**

**GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS**

All personnel should have electromagnetic energy (EME) awareness training. Obey all posted signs and instructions. Assume all antennas are active. Maintain minimum 3 feet distance from all antennas. Use Personal RF monitors with working near antennas. Never operate transmitters without shields during normal operation. Do not operate base station antennas in equipment room.

**CAUTION**

Beyond this point, Radio frequency fields at this site may exceed FCC limits. For your safety, stop all cellular, Wi-Fi, and other RF activity. Do not touch antennas.

**WARNING**

Beyond this point, Radio frequency fields at this site may exceed FCC limits. For your safety, stop all cellular, Wi-Fi, and other RF activity. Do not touch antennas.

**HAZARDOUS MATERIAL STORAGE AREA**

**WARNING**

THIS FACILITY CONTAINS CORROSIVE LIQUID TOXIC LIQUID CLASS 1 WATER REACTIVE LIQUID

**IN CASE OF EMERGENCY CALL**

1-888-662-4682

SITE NUMBER: SD06620B

SITE NAME: BABAUTA ROW

INFORMATION SIGN

**ALERTING SIGNS**

**WARNING**

Beyond this point, Radio frequency fields at this site may exceed FCC limits. For your safety, stop all cellular, Wi-Fi, and other RF activity. Do not touch antennas.

**ADVERTENCIA**

A partir de este lugar, Los campos de radiofrecuencia de alta frecuencia pueden superar los límites de exposición de FCC. Para su seguridad, detenga todo uso de celulares, Wi-Fi y otras actividades de RF. No toque las antenas.

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USER OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



REV. NO.	DATE	DESCRIPTION	BY
0	12/08/17	50% ZDS	JP
1	12/13/17	100% ZDS	JP
2	05/11/18	CITY COMMENTS	JP
3	07/25/18	CITY COMMENTS	JP

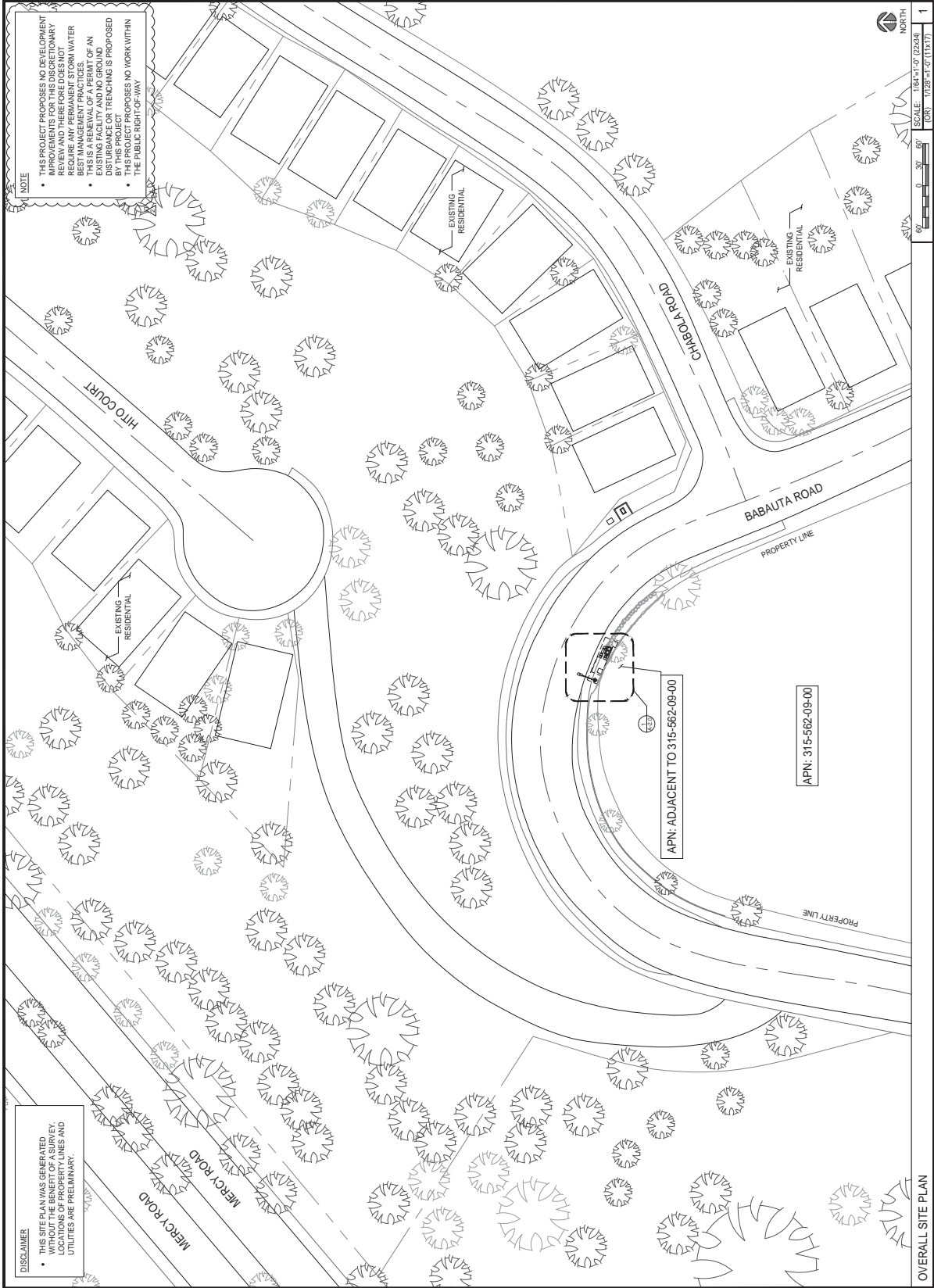


THESE PLANS WERE PREPARED AND DRAWN BY AN ARCHITECT OR ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

CJP RENEVAL  
BABAUTA ROW  
SD0620B  
6485  
SAN DIEGO, CA 92129

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**A-1.0**



**NOTE**

- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE A PERMIT FOR STORM WATER MANAGEMENT.
- THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

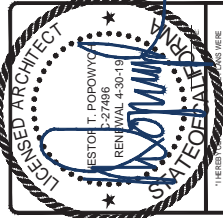
**DISCLAIMER**

- THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A SURVEY. LOCATIONS OF PROPERTY LINES AND UTILITIES ARE PRELIMINARY.

OVERALL SITE PLAN  
SCALE: 1/8"=1'-0" (22x34)  
SCALE: 1/16"=1'-0" (11x17)  
NORTH  
1



REV. NO.	DATE	DESCRIPTION	BY	CHKD.
0	12/08/17	50% ZDS	JP	
1	12/13/17	100% ZDS	JP	
2	05/11/18	CITY COMMENTS	JP	
3	07/25/18	CITY COMMENTS	JP	

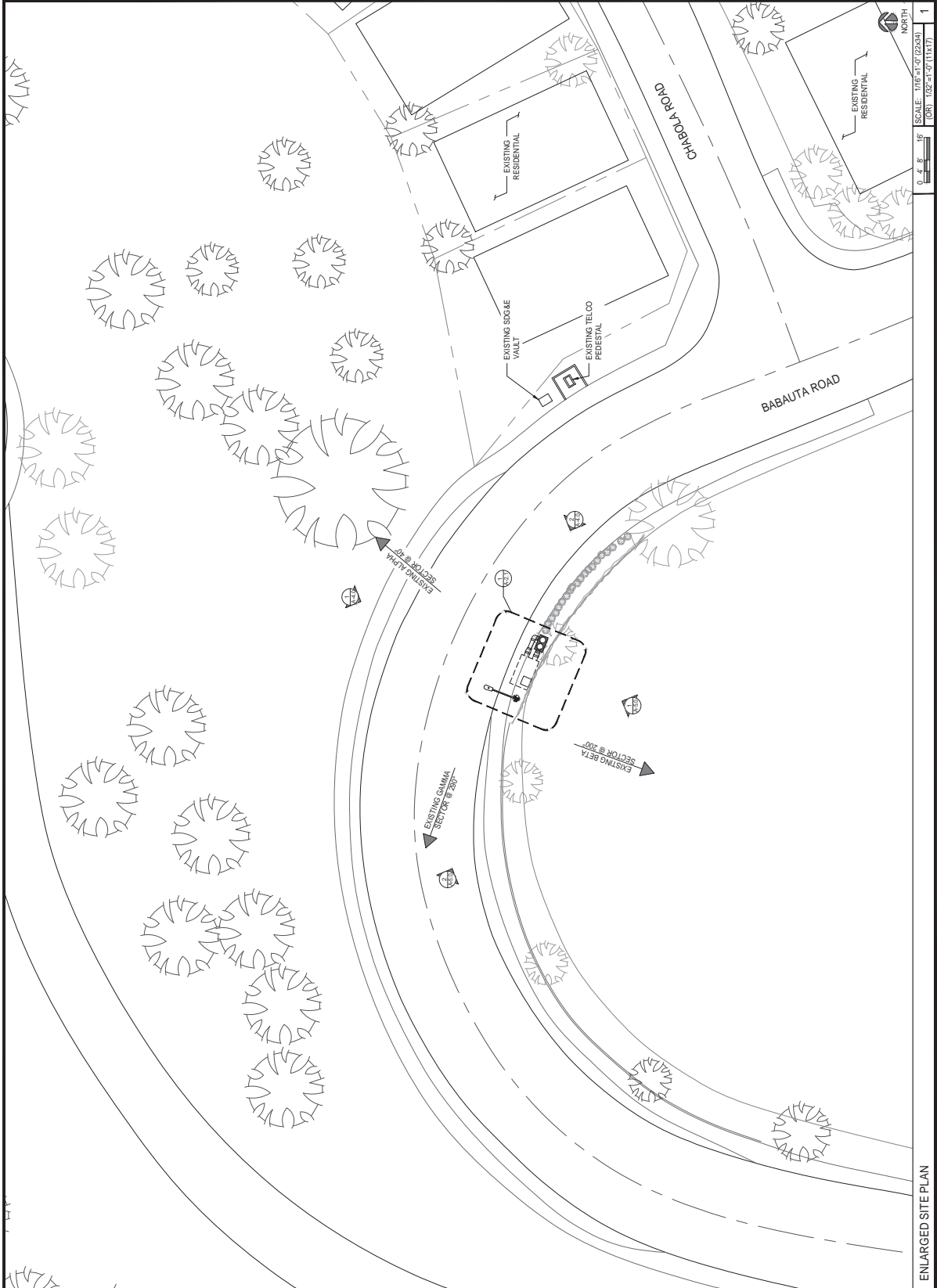


THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF CA

CJP RENEVAL  
BABAUTA ROW  
SD0620B  
6480  
SAN DIEGO, CA 92129

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**A-2.0**

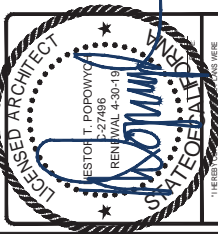


ENLARGED SITE PLAN

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CAREER SERVICES IS STRICTLY PROHIBITED.



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0	12/08/17	50% ZDS	JP	
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△	07/25/18	CITY COMMENTS	JP	

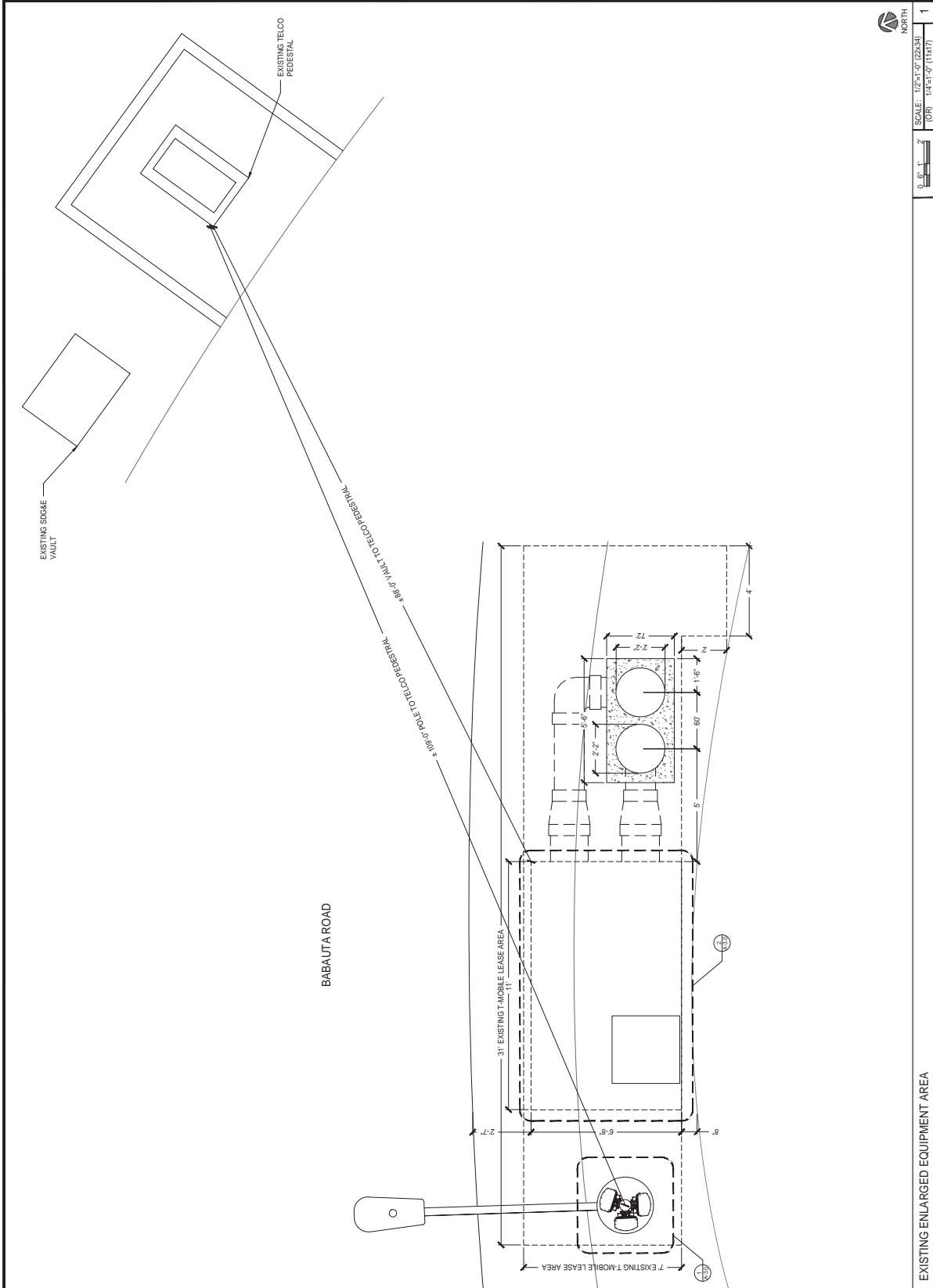


1. HEREBY CERTIFYING THAT I AM THE ARCHITECT OF RECORD FOR THE PROJECT AND I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF CA

QIP RENEWAL  
BABAUTA ROAD  
SDGSD02B  
6485  
SAN DIEGO, CA 92129

SHEET TITLE  
EXISTING ENLARGED EQUIPMENT AREA

SHEET NUMBER  
A-2.1

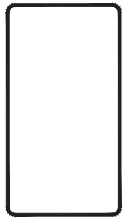


SCALE: 1/2"=1'-0" (22264)  
1"=1'-0" (11132)  
NORTH

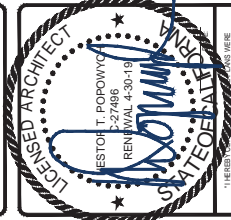
1

EXISTING ENLARGED EQUIPMENT AREA

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REV. NO.	DATE	DESCRIPTION	BY	CHKD.
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3	07/25/18	CITY COMMENTS	JP	

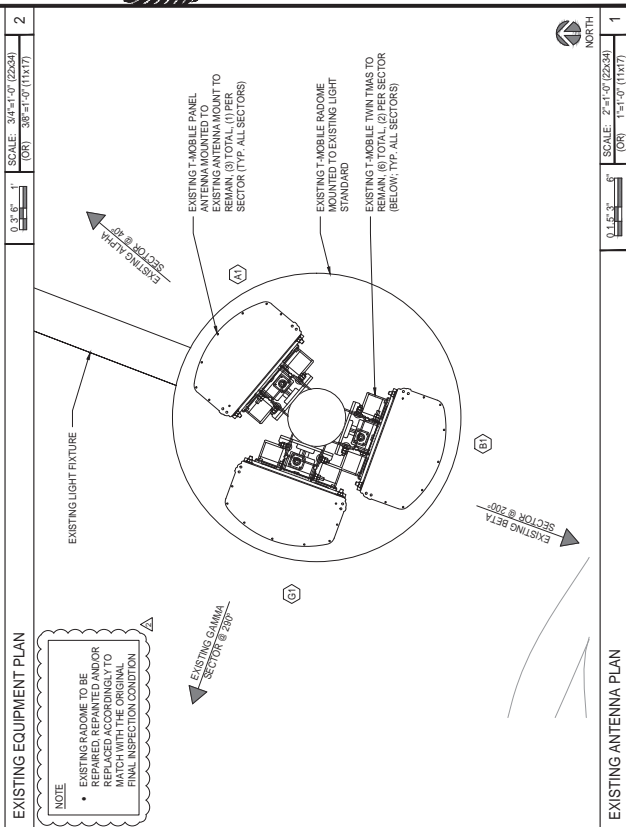
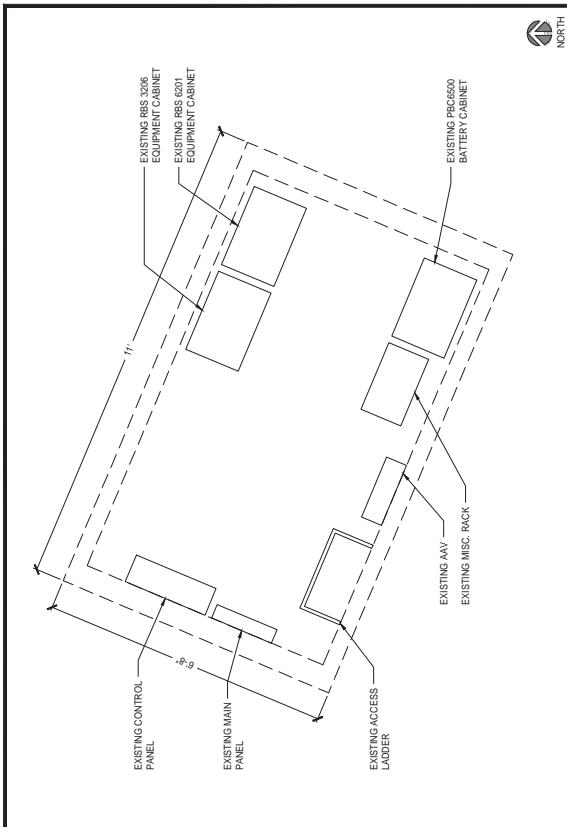


NESTOR T. POPOWYC  
2-27496  
RENEWAL 4-30-19

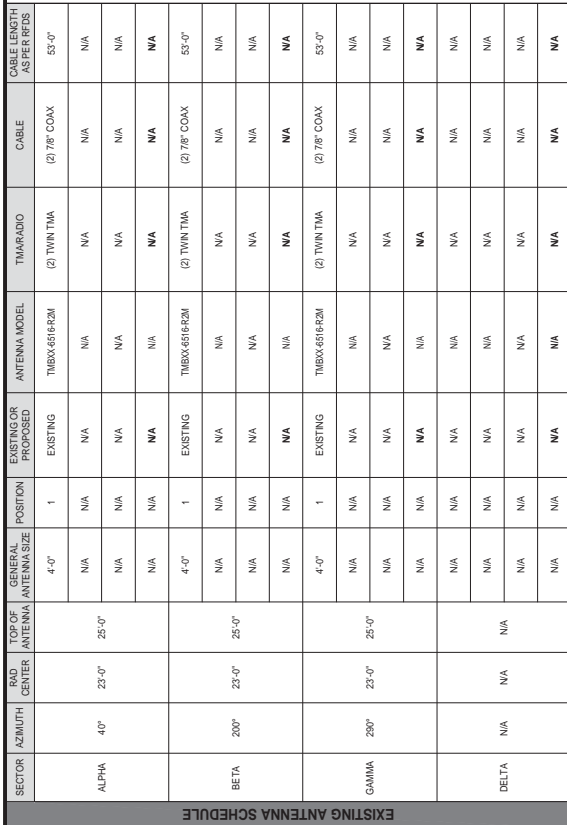
QIP RENEWAL  
BARAUTA ROW  
5006208 B  
6485  
SAN DIEGO, CA 92129

SHEET TITLE  
EXISTING ANTENNA PLAN,  
EQUIPMENT PLAN &  
ANTENNA SCHEDULE

SHEET NUMBER  
A-3.0



EXISTING ANTENNA SCHEDULE											
SECTOR	AZMUTH	RAD CENTER	TOP OF ANTENNA	GENERAL ANTENNA SIZE	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	T-MARADIO	CABLE	CABLE LENGTH AS PER RFS	
ALPHA	40°	23'-0"	25'-0"	4'-0"	1	EXISTING	TMBX-6516-R2M	(2) TWIN TMA	(2) 7/8" COAX	53'-0"	
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BETA	200°	23'-0"	25'-0"	4'-0"	1	EXISTING	TMBX-6516-R2M	(2) TWIN TMA	(2) 7/8" COAX	55'-0"	
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GAMMA	290°	23'-0"	25'-0"	4'-0"	1	EXISTING	TMBX-6516-R2M	(2) TWIN TMA	(2) 7/8" COAX	53'-0"	
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DELTA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

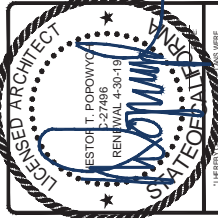


NOT USED

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3	07/25/18	CITY COMMENTS	JP

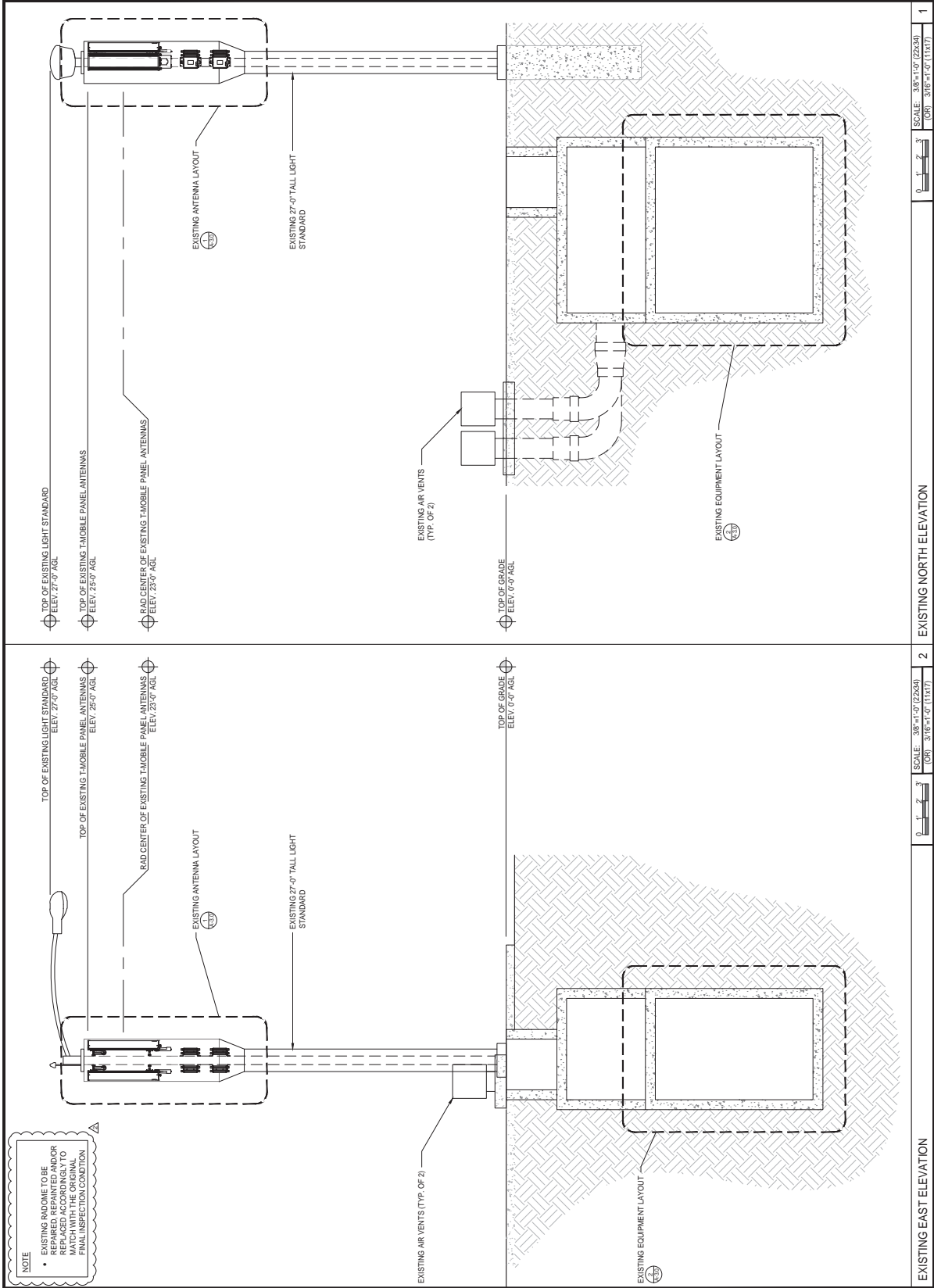


THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

CJP RENEVAL  
 BABAUTA ROW  
 6486  
 SAN DIEGO, CA 92129

SHEET TITLE  
 EXISTING NORTH & EAST  
 ELEVATIONS

SHEET NUMBER  
 A-4.0



**NOTE**

- EXISTING WORK TO BE REPAIRED, REPAINTED AND/OR REPLACED ACCORDINGLY TO MATCH WITH THE ORIGINAL FINAL INSPECTION CONDITION.

SCALE: 3/8"=1'-0" (22x34) (OR) 3/16"=1'-0" (11x17)

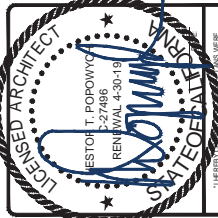
0 1' 2' 3'

1 EXISTING NORTH ELEVATION

2 EXISTING EAST ELEVATION



REV. NO.	DATE	DESCRIPTION	BY
0	12/08/17	50% ZDS	JP
1	12/13/17	100% ZDS	JP
2	05/11/18	CITY COMMENTS	JP
3	07/25/18	CITY COMMENTS	JP

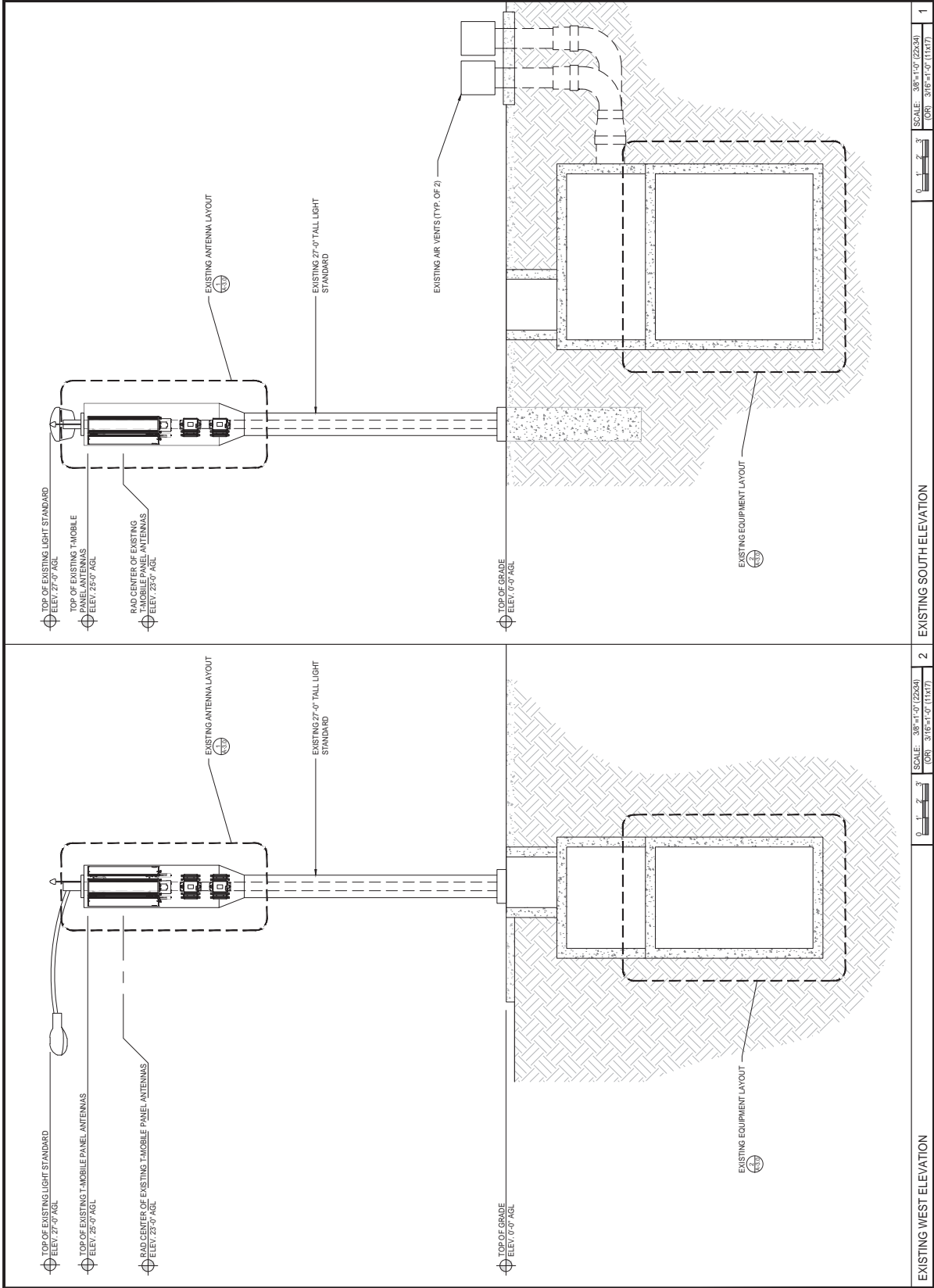


1. HEREINAFTER REFERENCED TO THE ARCHITECT'S RECORD DRAWINGS AND SPECIFICATIONS SHALL BE THE ARCHITECT'S RECORD DRAWINGS AND SPECIFICATIONS UNDER THE LAWS OF THE STATE OF CALIFORNIA.

CJP RENEWAL  
 BABAUTA ROW  
 5206202B  
 6486  
 SAN DIEGO, CA 92129

SHEET TITLE  
 EXISTING SOUTH & WEST  
 ELEVATIONS

SHEET NUMBER  
 A-5.0







REV.	DATE	DESCRIPTION	BY	CHK.
0	12/08/17	50% ZDS	JP	JP
1	12/13/17	100% ZDS	JP	JP
2	05/11/18	CITY COMMENTS	JP	JP
3	07/26/18	CITY COMMENTS	JP	JP

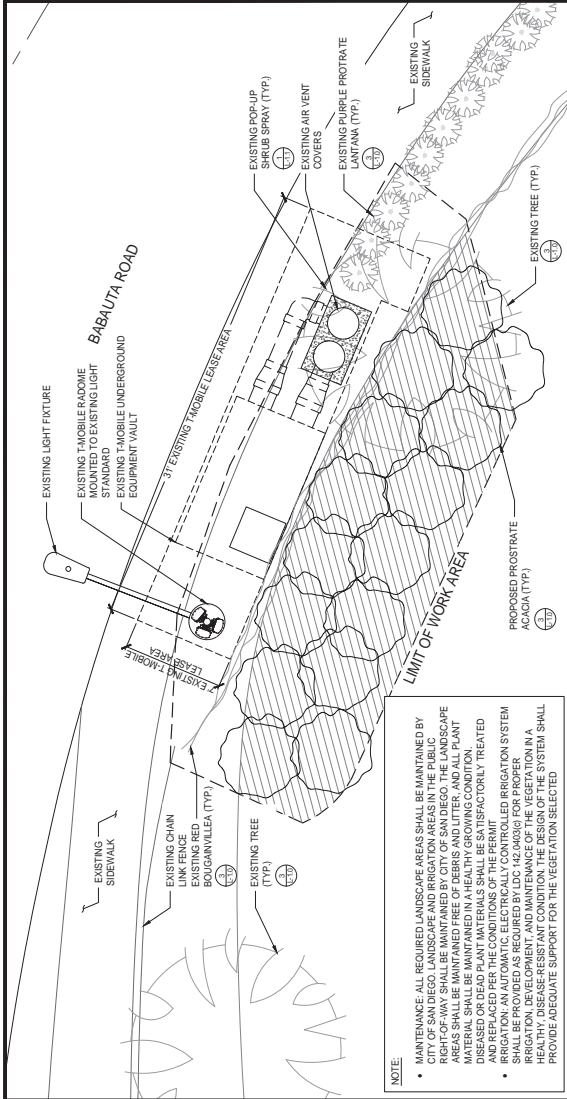


RESTOR T. POPOVICH  
2-27496  
RENEWAL 4-30-19

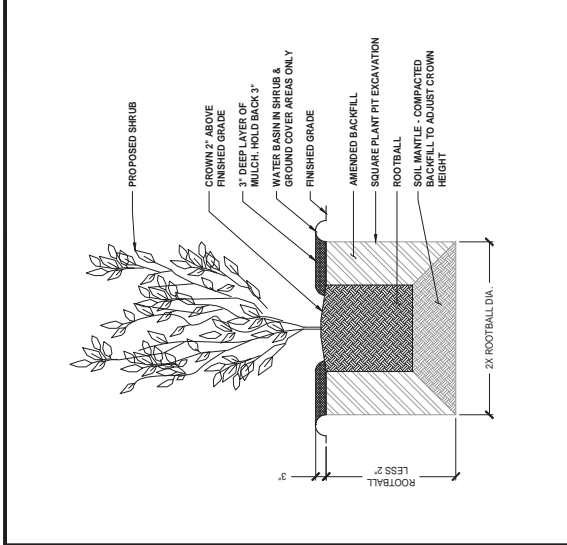
CIP RENEWAL  
BABAUTA ROW  
SD062010  
648  
SAN DIEGO, CA 92129

SHEET TITLE  
EXISTING & PROPOSED  
LANDSCAPE PLANS,  
PLANT LEGEND & DETAILS

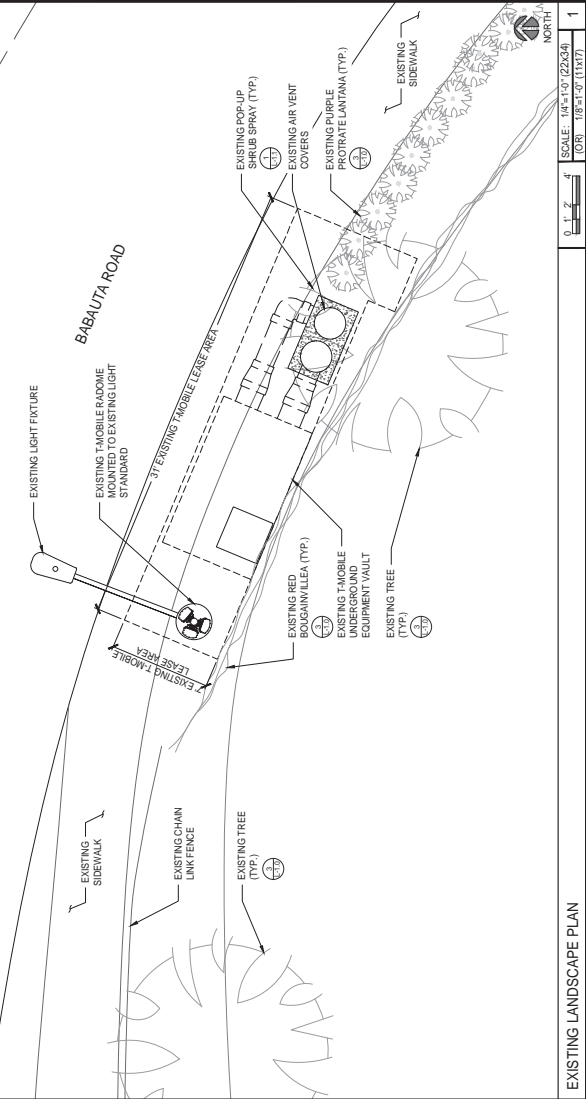
SHEET NUMBER  
L-1.0



2 PROPOSED LANDSCAPE PLAN SCALE: 1/4"=1'-0" (22x34) (OR) 1/8"=1'-0" (11x17)



4 SHRUB PLANTING DETAIL SCALE: N.T.S.



3 EXISTING LANDSCAPE PLAN SCALE: 1/4"=1'-0" (22x34) (OR) 1/8"=1'-0" (11x17)

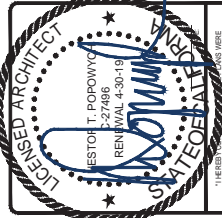
SYMBOL	DESCRIPTION
	BOTANICAL NAME: CUPANOPSIS ANACARDIODES COMMON NAME: CARROT WOOD TREE QUANTITY: EXISTING FORM/FUNCTION: EVERGREEN SPREADING CANOPY / TREE PLANTING: 15 GAL. CONT. IN PLACE MAX HEIGHT: 45-50 MAX SPREAD: 25
	BOTANICAL NAME: LANTANA MONDEUISIS COMMON NAME: PURPLE PROSTRATE LANTANA QUANTITY: EXISTING SIZE: 15 GAL. CONT. IN PLACE FORM/FUNCTION: FOREGROUND SHRUB, MATCH W/ EXISTING CONDITIONS @ SIDEWALK MAX HEIGHT: 36" MAX SPREAD: 36"
	BOTANICAL NAME: BOUGAINVILLEA SAN DIEGO RED COMMON NAME: RED BOUGAINVILLEA QUANTITY: EXISTING FORM/FUNCTION: EVERGREEN FLOWERING VINE, VISUAL ENCLOSURE SCREEN, MATCH W/ EXISTING @ FENCE MAX HEIGHT: TRIM TO MATCH EXISTING MAX SPREAD: TRIM TO MATCH EXISTING
	BOTANICAL NAME: ACACIA REDOLENS COMMON NAME: PROTRATE ACACIA QUANTITY: 42 (GC TO VERIFY QUANTITY) FORM/FUNCTION: MEDIUM FULL SPREADING SHRUB, SLOPE GROUND COVER, MATCH EXISTING CONDITIONS MAX HEIGHT: 5' MAX SPREAD: 12'
	GROUND COVER: RESTORE FINISH GRADE TO MATCH ORIGINAL AND TOP DRESS W. 3" SINGLE GRIND BARK MULCH. APPLY HYDROSEED MIX TO ALL RESTORED AREAS OUTSIDE TOP OF SLOPE CHAIN LINK FENCE

LANDSCAPE LEGEND

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS SOLELY FOR THE USE OF THE CONTRACTOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



REV. NO.	DATE	DESCRIPTION	BY	CHKD.
0	12/08/17	50% ZDS	JP	JP
1	12/13/17	100% ZDS	JP	JP
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3	07/25/18	CITY COMMENTS	JP	JP

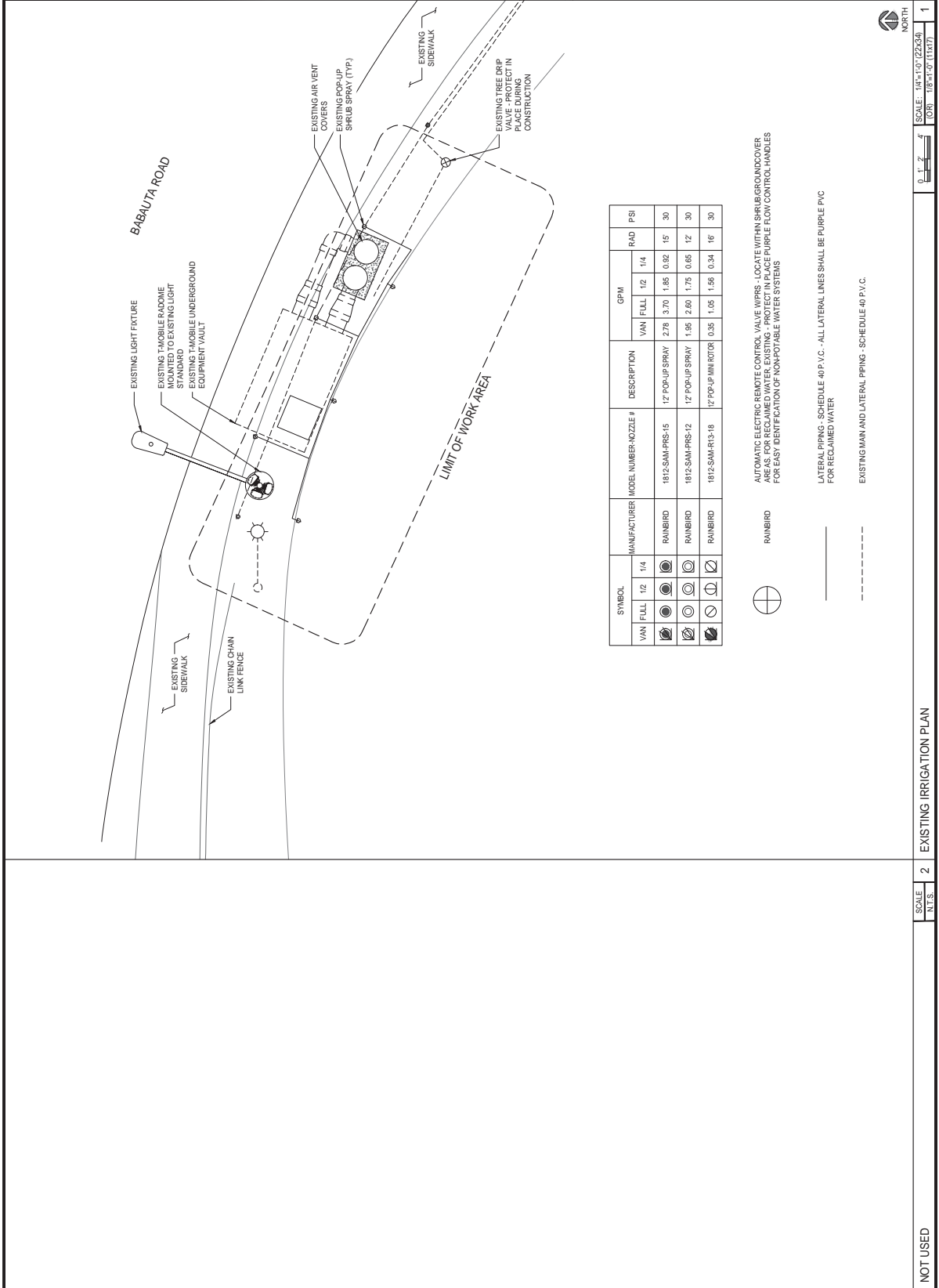


1. HEREIN ALL WORK WAS PERFORMED IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL ARCHITECTURE ACT AND THE ARCHITECTURE ACT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

QIP RENEVAL  
BABAUTA ROW  
SD062018  
6485  
SAN DIEGO, CA 92129

SHEET TITLE  
**EXISTING IRRIGATION PLAN**

SHEET NUMBER  
**L-1.1**



SYMBOL	MANUFACTURER	MODEL NUMBER	NOZZLE #	DESCRIPTION	GPM		RAD FSI			
					VAN	FILL	1/2	1/4		
	RAINBIRD	1812-SAM-PRS-15	12"	POP-UP SPRAY	2.78	3.70	1.85	0.92	15'	30'
	RAINBIRD	1812-SAM-PRS-12	12"	POP-UP SPRAY	1.96	2.60	1.75	0.65	12'	30'
	RAINBIRD	1812-SAM-RT-18	12"	POP-UP MINI MOTOR	0.55	1.05	1.56	0.34	16'	30'

AUTOMATIC ELECTRIC REMOTE CONTROL VALVE WIRES - LOCATE WITHIN SHRUB UNDERCOVER AREAS FOR RECLAIMED WATER. EXISTING - PROTECT IN PLACE PURPLE FLOW CONTROL HANDLES FOR EASY IDENTIFICATION OF NON-POTABLE WATER SYSTEMS

LATERAL PIPING - SCHEDULE 40 P.V.C. - ALL LATERAL LINES SHALL BE PURPLE P.V.C. FOR RECLAIMED WATER

EXISTING MAN AND LATERAL PIPING - SCHEDULE 40 P.V.C.

SCALE - 1/8"=1'-0" (22x34)  
NORTH  
1

SCALE  
N.T.S.

2

EXISTING IRRIGATION PLAN

NOT USED