



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 27, 2023 REPORT NO. PC-23-016
HEARING DATE: August 3, 2023
SUBJECT: Crown Castle/T-Mobile Trout Residence, Process Four Decision
PROJECT NUMBER: [694722](#)
OWNER/APPLICANT: Infinity Trust/Crown Castle -T-Mobile

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) at 4030 Terrace Court in the Mid-City Kensington-Talmadge Community Planning Area?

Staff Recommendations:

1. Approve Conditional Use Permit (CUP) No. 2610294.

Community Planning Group Recommendation: The Mid-City Kensington-Talmadge Community Planning Group voted 10-0-0, on March 8, 2023, to recommend approval of the project without any conditions (Attachment 6).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement). The environmental exemption determination for this project was made on March 8, 2023 and the opportunity to appeal that determination ended March 22, 2023. (Attachment 9)

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with the is action.

BACKGROUND

The project is an existing Wireless Communication Facility (WCF) at the rear yard of a single-family residence located at 4030 Terrace Court, in the RS-1-1 Zone, of the Mid-City Kensington-Talmadge Community Planning area (Attachments 1-3). The site is surrounded by residential uses to the North, East, and South, and Interstate-15 to the West.

The original project which consisted of four antennas mounted to the two poles was approved by the City Council, on March 19, 1996 under CUP No. 95-0350-02 which contained a ten-year expiration date condition. This condition was included to allow the City to review this site for future advancement in technology and design. The latest Permit, CUP No. 349062, was approved by the Hearing Officer in June of 2018.

WCFs are allowed in the Residential (RS-1-1) zone with approval of a Conditional Use Permit (CUP) pursuant to San Diego Municipal Code (SDMC) Sections [126.0302\(b\)](#), and [141.0420. \(c\)\(2\)\(B\)](#) Process Four, Planning Commission.

DISCUSSION

Project Description:

The project consists of two poles, 15-feet and 20-feet in height supporting two antennas each located in the rear yard of an existing residence. The associated equipment cabinets are located in the backyard near the poles. There are two permittees with this application. Crown Castle is the telecom site property management operator and through their agreement, T-Mobile is a tenant on their site as the carrier. This permit consists of both Crown Castle and T-Mobile requesting a new CUP with a 10-year term to continue to operate at this location. Crown Castle and T-Mobile are proposing to install new faux ivy to the equipment area for added screening and to deter access.

Pursuant to the updated SDMC Section [141.0420](#) for WCFs, various camouflaging techniques shall be employed to reduce all visual impacts. For this existing site, Crown Castle and T-Mobile will continue to limit the number of antennas at this location to four to minimize the number of antennas at this location. Normally, a macro site consists of twelve to sixteen antennas. Furthermore, the antennas will be maintained on slim line poles and all antenna will continue to employ cable managements avoiding any excessive looping of the wires which will ensure an aesthetically pleasing set up as required by our [WCF Design Guidelines](#). The current antenna design will continue to rely on the existing mature landscaping next to the site for integration and screening. Additional screening was considered; however, access to the site presented construction challenges. Given the site constraints, Crown Castle and T-Mobile have agreed to limit their number of antennas as a condition of this permit, not to exceed four. Staff visited this facility on numerous occasions and determined the visibility is primarily from Interstate 15 while other vantage points are properly screened.

The previous permit associated with this WCF expired in June of 2018. A 10-year expiration was added to the previous permit to allow the City to re-evaluate the WCF for advancement in

technology and design. A new application in accordance with the regulations and design requirements at the time of the submittal is required prior to the permit expiration date. In doing such, the City has the opportunity to ensure the WCF is maintained and designed to integrate with the current use and surrounding development. In this case, the existing trees and the sloping nature of the site blends the WCF with the surrounding and none of the areas in the immediate vicinity has a direct view of the poles while the I-15 minimizes the visual impact.



Figure 1. Existing and proposed antennas and equipment screening

On June 29, 2021, a new WCF application was submitted to extend the use of the facility. Under this application, Crown Castle and T-Mobile are proposing to maintain the site as is and to add extended railing around the equipment area and faux green ivy to screen the cabinets. The existing antennas are to remain on the two poles.

Crown Castle and T-Mobile have indicated that this is a vital location for their existing WCF in order to continue coverage. This facility has been in this location for over two decades providing critical voice and data coverage to the surrounding residential area and travelers on Interstate-15. The site is restricted due to its geographic location, and it has been indicated by the applicant that access and construction of any kind will require extensive disruption to the immediate area. Due to limited access to the poles, the existing antennas will remain with no plans to upgrade the antennas. This limitation also prevents significant design constraints and limits Crown Castle and T-Mobile from design changes for additional screening. The limited amount of antenna at this location compared to a full facility and the presence of the existing mature landscape are both reasonable.

Community Plan Analysis:

The Mid-City Kensington-Talmadge Community Plan does not address WCFs as a specific land use. However, 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.

This site has been in this location for over a 20-years and the natural landscape, and the trees

planted from the previous permit, has provided coverage. Modification of this site is without major construction and disturbance of the grounds in this area. Additionally, this site is limited to only four antennas and will not be able to accommodate additional antennas based on site constraints. Therefore, staff has determined that the proposed WCF design as is consistent with the General Plan requirements for concealment of the WCFs, by limiting the number of antennas to only four at this location.

The Mid-City Kensington-Talmadge Community Planning Group Voted 10-0-0, on March 10, 2023, to recommend approval of the project without any conditions.

Environmental Analysis:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. The environmental exemption determination for this project was made on March 8, 2023, and the opportunity to appeal that determination ended on March 22, 2023.

Council Policy 600-43:

Council Policy [600-43](#) guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 4 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. The applicant is required to submit a site justification explaining why a Preference 4 site was selected over any lower Preference level sites. The coverage ring and the existing coverage consists of residential uses nearby makes this site the only viable candidate at the current height needed to maintain the necessary coverage objective. No lower preference level solutions were available. As a result, Crown Castle and T-Mobile is proposing to remain at this location while maintaining the existing coverage area.

Project-Related Issues:

The project retains the existing flush mounted antenna design, directly attached to the poles for a slim line appearance. The applicant has indicated that construction of any sort, in form of a faux tower or tree is not a viable due to the topographic and site access limitations. Any modification of this site will require a new permit that will include a redesign to comply with the current WCF Regulations for screening and integration of the antennas with the surrounding.



Pursuant to SDMC Section [141.421\(e\)\(3\)](#) equipment

associated with wireless communication facilities shall be located within an existing building envelope, whenever possible. If an equipment enclosure is necessary, it shall be of a height minimally necessary to conceal the equipment, with an area not to exceed 250 square feet, unless a Neighborhood Development Permit is granted. In this case, the equipment area is about 120 Square-feet, and the applicant has proposed to screen the area in the rear yard by adding extended railing and faux ivy to blend the site with the surrounding landscape to reduce visual impact and to guard against graffiti.

In addition, the antennas are located in the rear yard of the residence with no visibility from the street level and it is not highly visible from the vantage point of the I-15 south or north. Therefore, maintaining the site without screening, will eliminate the need for new construction and disturbance along the major interstate-15 while maintaining the existing data coverage for the vicinity. Lastly, a full facility typically consists of 12 or more antennas; however, due to site constraints, this facility will only support 4 antennas. Limited number of antennas, mounted directly onto the pole, with existing vegetations blend this site with the surrounding.



Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations (CUP) [Section 126.0302\(b\)](#), and Wireless Communication Facilities Regulations Section [141.0420\(c\)\(2\)\(B\)](#). Therefore, staff recommends that the Planning Commission approve Conditional Use Permit No. 2610294.

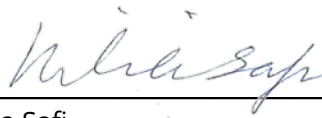
ALTERNATIVES

1. APPROVE CUP No. 2610294, with modifications.
2. DENY CUP No. 2610294, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Simon Tse
Supervising Development Project Manager
Development Services Department

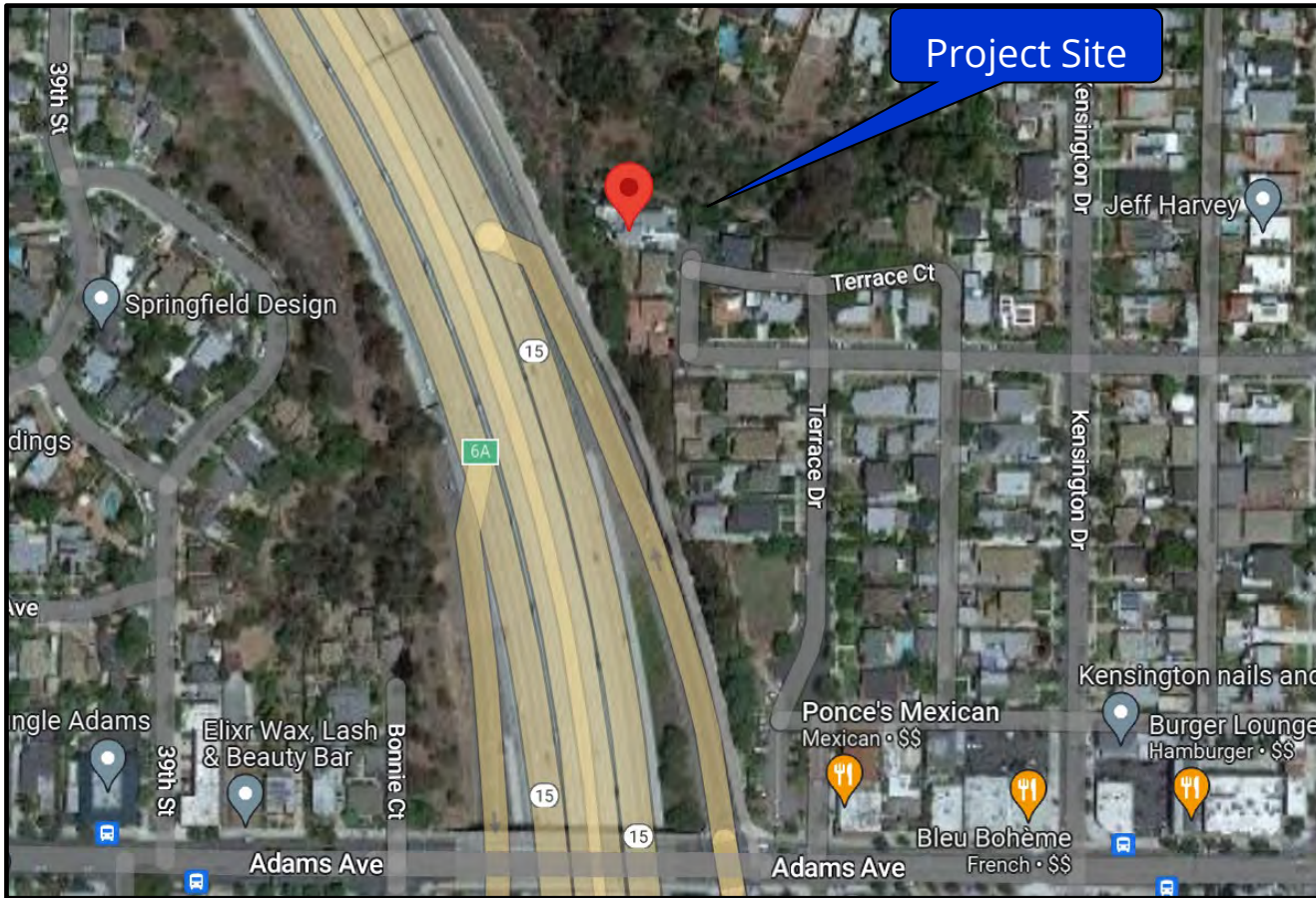


Nilia Safi
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Community Planning Group Vote
7. Photo Simulations
8. Photo Survey
9. Environmental Exemption
10. Site Justification
11. Project Plans

Aerial Photograph



Crown Castle/T-Mobile PTS 694722
4030 Terrace Court

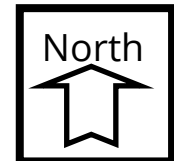


Kensington-Talmadge Community Land Use Map

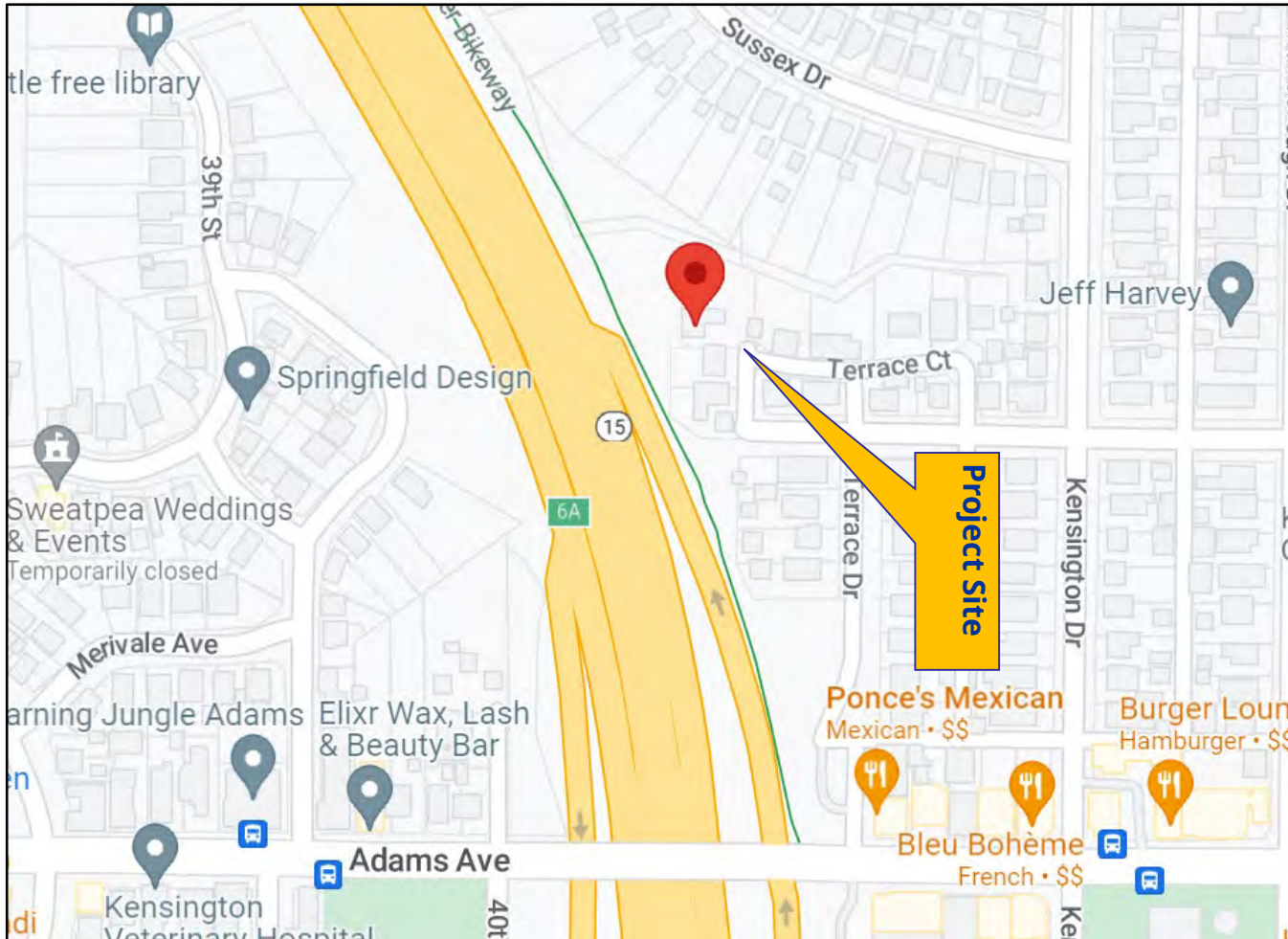
Kensington-Talmadge Community Plan Map



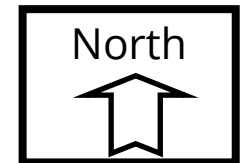
Crown Castle/T-Mobile PTS 694722
4030 Terrace Court



Project Location Map



Crown Castle T-Mobile Trout Residence Project No. 694722
4030 Terrace Court



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

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

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2610294
Crown Castle T-Mobile Trout Residence Project NO. 694722
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 2610294 is granted by the Planning Commission of the City of San Diego to Infinity Trust, Owner, and Crown Castle/T-Mobile, Permittees, pursuant to San Diego Municipal Code [SDMC] Sections [141.0420](#), [126.0302](#), [126.0602](#). The site is located at 4030 Terrace Court in the RS-1-1 zone of the Mid City Kensington Talmadge-Community Plan. The project site is legally described as: legally described as Lot 14 of "Map of Resubdivision of block 10 and the south 20.00 feet of Glen Road Kensington Park Map No. 1245 and portion of the tract 'K' Normal Heights Map No. 1985" in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 1503 filed in the Office of the Country recorder of San Diego County, December 5, 1912;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 3, 2023, on file in the Development Services Department.

The project shall include:

- A Wireless Communication Facility (WCF) consisting of two poles, 15-foot and 20-foot each in height, supporting two (2) antennas each for a total of four (4) antennas, the equipment cabinets screened with faux green Ivy in the rear yard of an existing residence.
- 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 August 17, 2026.

2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.

3. In light of the current structural capacity of the facility, the Permittees shall be required to redesign the facility if any future antenna and/or related equipment modifications are proposed to the existing antenna structure. To preserve the concealment element and to limit all visual impacts, no additional antennas, replacement antennas, Remote Radio Units, and/or any associated equipment can be added or modified on the existing antenna structure without a new use permit.

4. This Permit and corresponding use of this site shall expire on May 11, 2033. Upon expiration of this approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.

5. No later than ninety (90) days prior to the expiration of this approval, the Owner/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.

6. Under no circumstances does approval of this Permit authorize the Owner/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.

7. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

8. 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.
9. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
10. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
11. 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.).
12. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
13. 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.
14. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.
15. The Owner/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 Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/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 a disagreement between the City and Owner/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 Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by the Owner/Permittee.

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

17. The Owner/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.

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/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.

PLANNING/DESIGN REQUIREMENTS:

19. No more than four antennas as currently identified on the approved Exhibit A shall be allowed.

20. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture.

21. No overhead cabling is permitted.

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

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

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

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

26. 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.

27. Use of or replacement of any building façade or mechanical screen with RF-transparent material for the purpose of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

28. 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, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

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

30. 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.

31. The Owner/Permittee shall notify the City within thirty (30) calendar days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and 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 Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, 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 development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit

are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on August 3, 2023 and Approved Resolution Number PC-XXXX.

DRAFT

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[Type here]

Permit Type PTS Approval NO.: CUP No. 2610294

Date of Approval: 8-3-2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Nilia Safi
Development Project Manager

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

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.

[Infinity Trust]
Owner

By _____
NAME
TITLE

[T-Mobile] Permittee

By _____
NAME
TITLE

[Crown Castle] Permittee

By _____
NAME
TITLE

[Type here]

[Type here]

Attachment 4

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

DRAFT

Planning Commission RESOLUTION NO. xxxx
Conditional Use Permit (CUP) No. 2610294
Crown Castle T-Mobile Trout Residence PROJECT NO. 694722

WHEREAS, Infinity Trust, Owner, and Crown Castle and T-Mobile, Permittees, filed an application with the City of San Diego for a permit to maintain the use of an existing Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2610294),

WHEREAS, the project site is located at 4030 Terrace Court in the RS-1-1 Zone of the Mid-City Kensington Talmadge Community Plan;

WHEREAS, the project site is legally described as legally described as Lot 14 of "Map of Resubdivision of block 10 and the south 20.00 feet of Glen Road Kensington Park Map No. 1245 and portion of the tract 'K' Normal Heights Map No. 1985" in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 1503 filed in the Office of the Country recorder of San Diego County, December 5, 1912;

WHEREAS, on March 8, 2023, 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 15302 (replacement); 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 August 3, 2023, the Planning Commission of the City of San Diego considered CUP No. 2610294 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to CUP No. 2610294:

Findings for Conditional Use Permit Approval [126.0305]:

(1) Findings for Conditional Use Permit

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

Crown Castle and T-Mobile are requesting a new permit to continue the use of the existing site with minor modification to extend the railing and add faux ivy to the equipment area for screening without any changes to the existing poles. The site is located at 4030 Terrace Court, in the RS-1-1 Zone of Mid-City Kensington-Talmadge Community Plan. The project consists of two poles, 15-feet and 20-feet in height supporting two antennas each, located in the rear yard of an existing residence, the associated equipment cabinets are located in the backyard near the poles.

The Mid-City Kensington-Talmadge Community Plan defers all WCFs to the WCF Guidelines, regulations and the General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under [UD-A.15.a](#). It also includes the following provisions: A) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; B) Design facilities to be aesthetically pleasing and respectful of the neighborhood context; and C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

Crown Castle and T-Mobile are proposing minor modifications to extend the railings to add faux ivy to screen the equipment in the rear yard. Normally, a macro site consists of twelve to sixteen antennas. Furthermore, the antennas will be maintained on slim line poles and all antennas will continue to employ cable managements to avoid any excessive looping of the wires which will ensure an aesthetically pleasing set up as required by our [WCF Design Guidelines](#). The current antenna design will continue to rely on the existing mature landscaping next to the site for integration and screening. Additional screening was considered; however, access to the site presented construction challenges. Crown Castle and T-Mobile, given the site constraints, have agreed to limit their number of antennas to a total of four as a condition of this permit. Staff visited this facility on numerous occasions and determined the visibility is primarily from Interstate 15 while other vantage points are properly screened.

Therefore, the proposed modification of the WCF is minor, will not adversely affect the applicable land use, and is compatible with the City of San Diego General Plan for WCFs.

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

Crown Castle and T-Mobile are requesting a new permit to continue the use of the

existing site with a minor modification to extend the railing and add faux ivy to the equipment area for screening without any changes to the existing poles. The project is located at 4030 Terrace Court, in the RS-1-1 Zone of Mid-City Kensington-Talmadge Community Plan. The project consists of two poles, 15-feet and 20-feet in height supporting two antennas each, located in the rear yard of an existing residence, the associated equipment cabinets are located in the backyard near the poles.

The project was determined to be exempt from CEQA pursuant to Section 15302 (replacement). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure 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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. Crown Castle T-Mobile has submitted an RF Report, dated June 18, 2021, demonstrating compliance with the required FCC regulations and Environmental Regulations.

Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of 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.

Crown Castle and T-Mobile are requesting a new permit to continue the use of the existing site with minor modification to extend the railing and add faux ivy to the equipment area for screening without any changes to the existing poles. The site is located at 4030 Terrace Court, in the RS-1-1 Zone of Kensington-Talmadge Community Plan. The project consists of two poles, 15-feet and 20-feet in height supporting two antennas each, located in the rear yard of an existing residence, the associated equipment cabinets are located in the backyard near the poles.

Pursuant to SDMC Section 141.0420(e)(1)(2), wireless communication facilities should utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. In addition, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration and installation on existing structures. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and sitting solutions.

Crown Castle T-Mobile are proposing minor modifications to extend the railing and

add faux ivy to screen the equipment in the rear yard. Normally, a macro site consists of twelve to sixteen antennas. In this case all antennas will be maintained on slim line poles and will continue to employ cable management to avoid any excessive looping of the wires which will ensure an aesthetically pleasing set up as required by our [WCF Design Guidelines](#). The current antenna design will continue to rely on the existing mature landscaping next to the site for integration and screening. While screening the antennas was considered, access to the site presented construction challenges. Crown Castle and T-Mobile, given the site constraints, have agreed to limit their number of antennas as a condition of this permit, not to exceed four in order to reduce modification that would require any form of construction.

Pursuant to SDMC Section [141.421\(e\)\(3\)](#), equipment associated with wireless communication facilities shall be located within an existing building envelope, whenever possible. If an equipment enclosure is necessary, it shall be of a height minimally necessary to conceal the equipment, with an area not to exceed 250 square feet, unless a Neighborhood Development Permit is granted. In this case, the equipment area is about 120 Square-feet. The applicant has proposed to screen the area in the rear yard by faux ivy to blend the site with the surrounding landscape to reduce visual impact and to guard against graffiti. Staff visited this facility on numerous occasions and determined the visibility is primarily from Interstate 15 while other vantage points are properly screened. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code can be supported due to the design, coverage, and integration.

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

Crown Castle and T-Mobile is requesting a new permit to continue the use of the existing site with minor modification to extend the railing and add faux ivy to the equipment area with ex for screening without any changes to the existing poles. The site is located at 4030 Terrace Court, in the RS-1-1 Zone of Mid-City Kensington-Talmadge Community Plan. The project consists of two poles, 15-feet and 20-feet in height supporting two antennas each, located in the rear yard of an existing residence, the associated equipment cabinets are located in the backyard near the poles.

This WCF was originally approved in October of 1996 and 2008 subsequently, providing critical voice and data services to the surrounding areas. There are no changes proposed to the antennas except a minor modification that consists of extending the railing and addition of faux ivy to the screen the equipment. The site has been providing a critical need for data coverage in this area, and maintaining the site as proposed will continue the service. The site has been maintained by the applicant in this location for over twenty years and no code compliance issues have been reported. The project meets the General Plan requirements for design requirements. Therefore, the proposed use with minor modification is appropriate at this 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 PLANNING COMMISSION, CUP No. 2610294 is hereby GRANTED by the PLANNING COMMISSION to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 2610294, a copy of which is attached hereto and made a part hereof.

Nilia Safi
Development Project Manager
Development Services

Adopted on: August 3, 2023

IO#: 11004545

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>	
Project Name: 4030 Terrace Court WCF		Project Number: PTS-694722	
Community: Mid-City:Kensington-Talmadge			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: March 08, 2023	
# of Members Yes 10	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: KTPG supports the applicant's pending Conditional Use Permit renewal application in connection with the existing Wireless Communication Facility located at 4030 Terrace Court, subject to applicant including measures satisfactorily mitigating the impact of potential antenna vandalism.			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: David Moty			
TITLE: Chair, Kensington Talmadge Planning Group		DATE: March 10, 2023	
<p><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

EXISTING



Proposed extended railings with
faux ivy vines



PROPOSED

EXISTING



Proposed extended railings with
faux ivy vines



PROPOSED

PHOTO STUDY & KEY MAP

PROPOSAL TO OPERATE AN EXISTING COMMUNICATIONS FACILITY

Crown Castle/T-Mobile
"Terrace Ct /Trout"
4030 Terrace Court
San Diego, CA 92116

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Crown Castle

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

July 5, 2021



South Elevation from Adams Ave - Not Visible



Southwest Elevation from Bonnie Ct



West Elevation



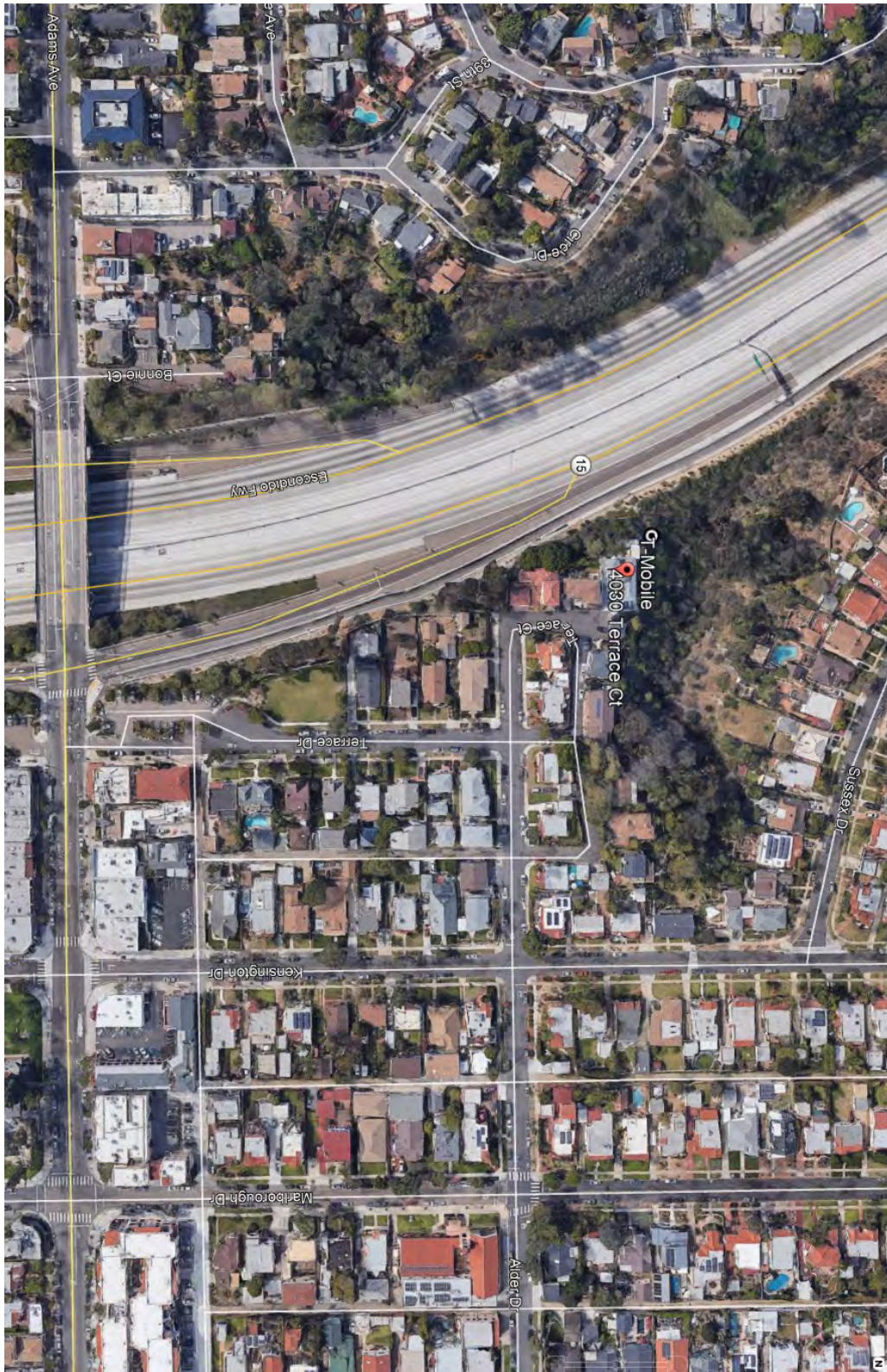
View North



View South



View West



Aerial View



THE CITY OF SAN DIEGO

Date of Notice: March 8, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 11004545

PROJECT NAME / NUMBER: T-Mobile Trout Residence/ 694722

COMMUNITY PLAN AREA: Mid-City Talmadge

COUNCIL DISTRICT: 9

LOCATION: 4030 Terrace Court San Diego, CA 92116

PROJECT DESCRIPTION: Conditional Use Permit (CUP) & Planned Development Permit (PDP) to continue operation of an existing wireless facility (WCF) consisting of two poles. The project would remove some existing equipment including pipe mounts and antennas and replace with new. The project is located at 4030 Terrace Court, in the Mid-City Community Plan, RS -1-1 zone and Council District 9. The WCF is unmanned and is not for human habitation.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

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

DEVELOPMENT PROJECT MANAGER: Nilia Safi
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5236 / Nsafi@sandiego.gov

On March 8, 2023 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within 10 business days from the date of the posting of this Notice (March 22, 2023– end of appeal period date). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

**Crown Castle – Terrace Court
SITE JUSTIFICATION REPORT
4030 Terrace Court**

PROJECT DESCRIPTION

Crown Castle is requesting approval to continue operating an existing T-Mobile wireless communication facility on a residential property located at 4030 Terrace Court in the Kensington community. The property is developed with a single family residence and an AT&T wireless facility. It is surrounded by open space, I-15 freeway and residential development beyond. An aerial photograph of the property and surrounding area has been provided behind Tab 1.

The subject property is a Preference 4 location under Council Policy 600-43. It is zoned RS-1-7 and developed with a residence. The property is designated in the community plan residential uses. A zoning justification map has been provided behind Tab 2 to demonstrate the RS-1-7 zone of the subject property as well as to identify surrounding T-Mobile sites. A Conditional Use Permit (Process 4) is required for this project.

The existing wireless facility consists of two 20'-9" poles housing two (2) antennas each for T-Mobile. The WCF was previously approved in June 2008 with a 10-year expiration until June 2018. The existing wireless facility houses four (4) directional antennas. The associated equipment is located on a platform deck adjacent to the AT&T equipment enclosure. The equipment is screened from view by existing railings and landscaping, but additional screening is being added as part of this project. No other changes to the facility are proposed at this time.

COVERAGE CONSIDERATIONS

The existing wireless facility has been located on this property since 1995, providing critical voice and data service to the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile customers. The site is an integral part of T-Mobile's network, as the site's operation is closely coordinated with other sites in the area.

Coverage maps have been provided behind Tab 3 to demonstrate the existing coverage provided by this site and the predicted loss of coverage without the site. As indicated on the maps, the loss of the existing coverage footprint could result in significant impacts to those traveling both northbound and southbound on the I-15 freeway as well as the residences located on the east and west sides of the freeway. Currently, over half of US households are "wireless-only," and businesses are starting to follow that trend. A degradation of the existing service could have a significant impact on T-Mobile customers' essential communications services.

SITE DESIGN AND LOCATION CONSIDERATIONS

This wireless facility is located at the eastern side of the I-15 freeway as it curves toward the I-8 freeway interchange. The facility is immediately surrounded by open space and the freeway with residential uses beyond. The existing 20'-" poles are surrounded by existing landscaping and trees. The pole is currently painted green to blend with the surrounding landscaping and are minimally visible from any vantage point as they are located in a canyon surrounded by mature landscaping. Additionally the site is located adjacent to a curved portion of the freeway where visibility by travelers is limited due to travel speed, location, and topography.

The four (4) antennas are unscreened on the poles. Due to the topography and the property location, obtaining access to the property for any major design upgrades is limited. Large construction equipment and/or cranes necessary to modify or replace the site cannot access the property. Terrace Court is a narrow alley type street with homes close to the street and each other. There is no space for large equipment to be placed on Terrace Court nor area for any staging without blocking the street to the existing residents. Access from the freeway is unsafe due to the limited shoulder area and traffic speeds along that stretch.

This site has been providing service in this location since 1995. The site is unobtrusive in a canyon at the edge of the freeway, surrounded by mature landscaping and varying topography. No alternative locations have been considered, because any change in location would negatively impact T-Mobile's customers' existing service. Any change or degradation in service would directly contravene T-Mobile's commitment to improving the reliability and performance of their networks and their customers' wireless experience. Allowing this site to continue operating will ensure that existing T-Mobile customers are not impacted.

Attachments:

Tab 1 – Aerial photograph of existing facility

Tab 2 – Zoning Justification Map

Tab 3 – Radio Frequency Coverage Map

Aerial Photograph Tab 1



4030 Terrace Ct

15

Kensington

Escondido Fwy

Cherokee Ave

Alexia Pl

Collier Ave

Belmont Ave

Mervale Ave

Adams Ave

Edna Pl

E Mountain View Dr

32nd St

Girels Dr

Bonnie Ct

410th St

Terrace

Terrace

Park Pl

Kensington Dr

Alder Dr

Marlborough Dr

Edgeware Rd

42nd St

Biona Dr

Vista St

Biona Pl

Vista Ln

Van Dyke Ave

Hart Dr

Canterbury Dr

Sussex Dr

Terrace

Lymer Dr

Water Terrace

Zoning Justification Map Tab 2

T-Mobile



Legend

- Search Ring**
- Selected Site**
- Existing Sites Within 1 Mile Radius:**
 - 1. SD06144A**
 - 2. SD0012BA4**
- Alternative Sites:**
- None

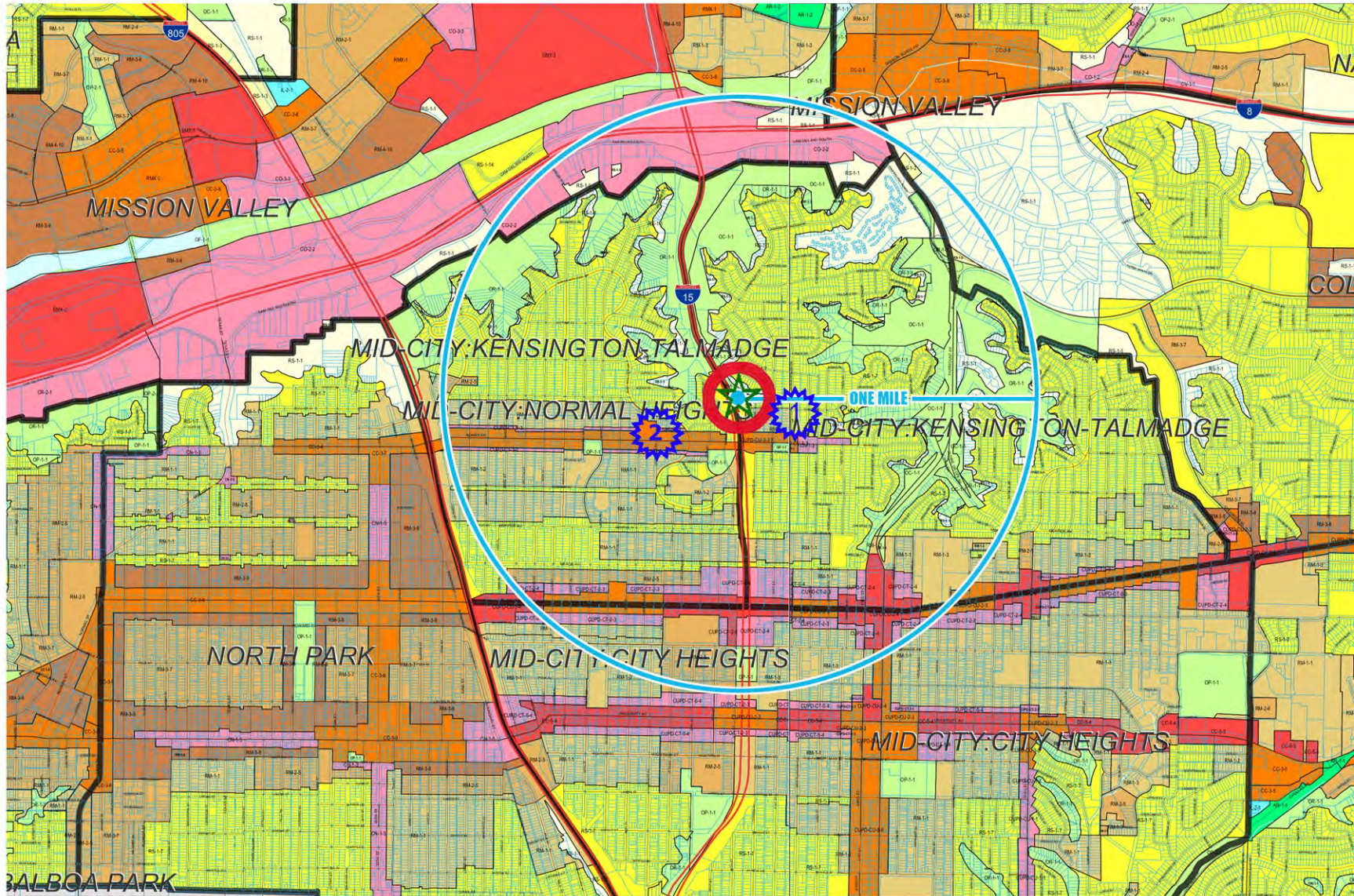
Legend

- City of San Diego Boundary
- Community Plan Areas
- Parcels

Zoning

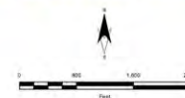
ZONE_NAME
AR-1-2
CC-1-3
CC-2-3
CC-3-4
CC-3-5
CC-3-6
CC-3-7
CC-3-8
CC-3-9
CC-5-4
CN-1-1
CN-1-2
CN-1-3
CN-1-4
CN-1-5
CO-1-2
CO-2-2
CO-3-3
CR-2-1
CUPD-CT-2-3
CUPD-CT-2-4
CUPD-CT-3-3
CUPD-CT-5-4
CUPD-CU-2-3
CUPD-CU-2-4
CUPD-CU-3-3
CW-1-2
EMX-1
EMX-2
IL-2-1
IS-1-1
OC-1-1
OF-1-1
OP-1-1
OP-2-1
OR-1-1
RM-1-1
RM-1-2
RM-1-3
RM-2-4
RM-2-5
RM-3-7
RM-3-8
RM-3-9
RM-4-10
RMX-1
RMX-2
RS-1-1
RS-1-14
RS-1-3
RS-1-4
RS-1-7
UNZONED

7/5/2021



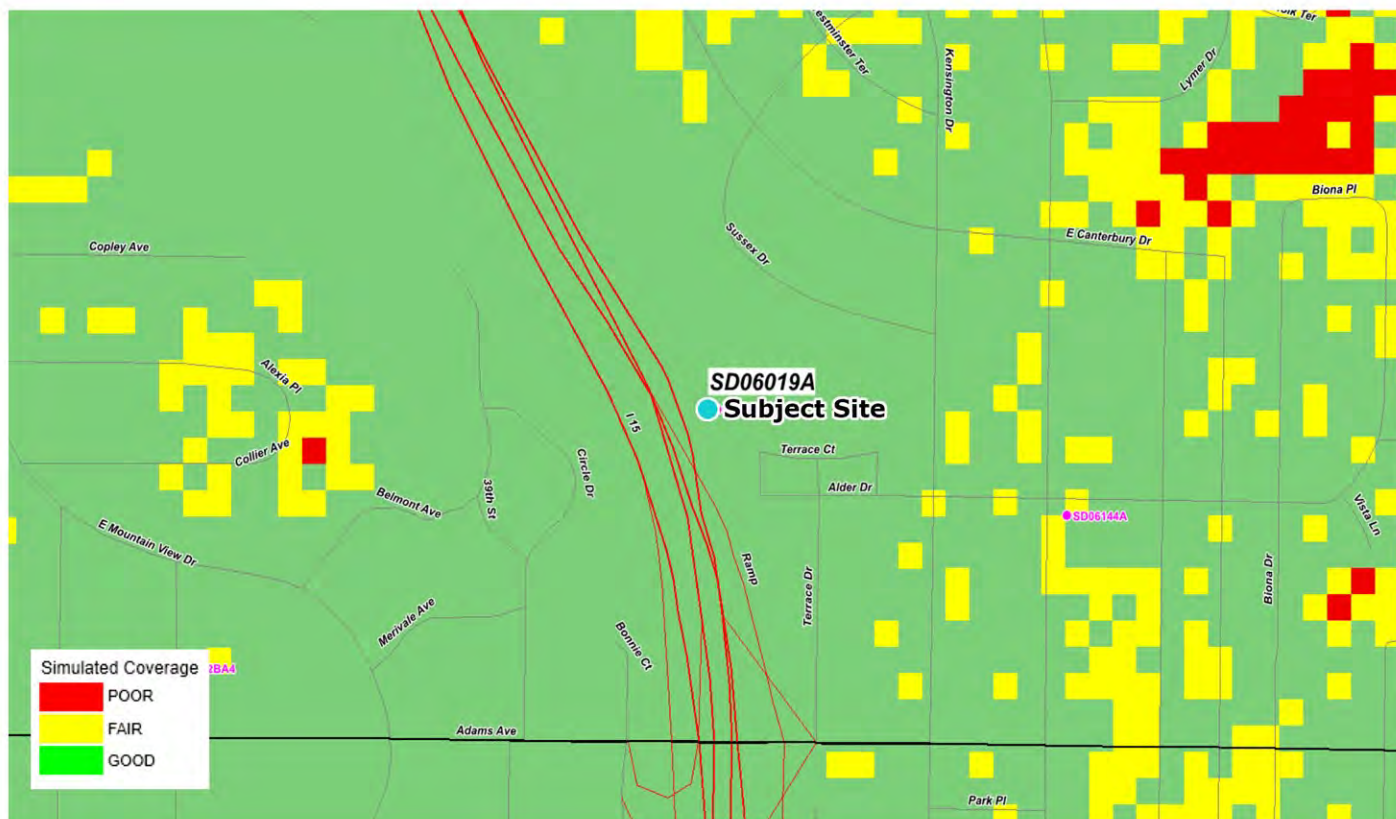
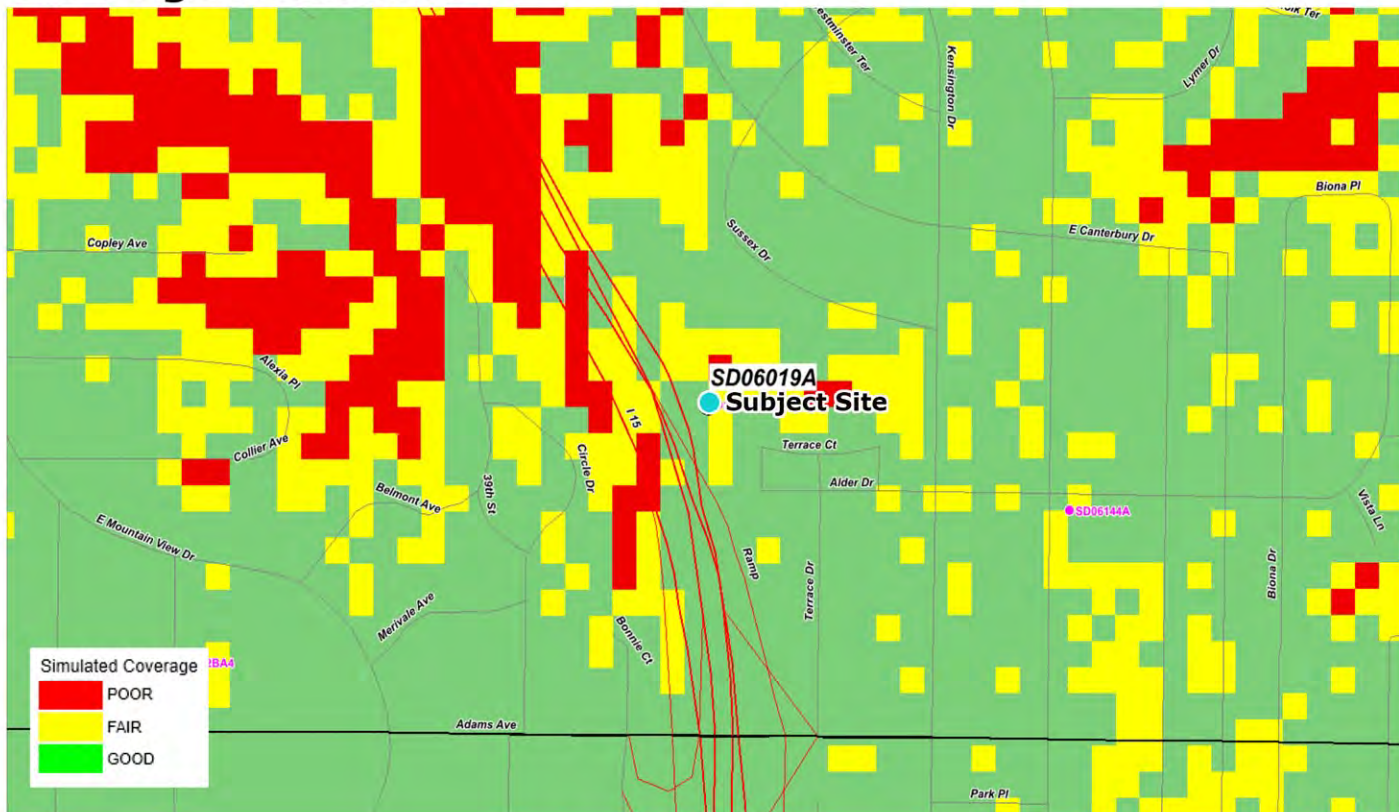
SanGIS BaseMap Accuracy
 SanGIS Land Use (BaseMap) data for the City of San Diego is based on 2017
 BaseMap accuracy of the GIS confidence level
 This data meets the ASPRS Standard for City Map Accuracy at a scale of
 1:25,000 (1"=200')

This information is provided as a courtesy and is not intended to be used for any purpose other than informational. The user assumes all liability for any use of this information. The user agrees to hold the City of San Diego harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, arising from any use of this information, whether or not such claims, damages, and expenses are caused in whole or in part by the negligence of the City of San Diego.



Coverage Map Tab 3

Coverage without site



Coverage with site

T-Mobile

T-MOBILE SITE NUMBER: SD06019A
T-MOBILE SITE NAME: SD019 TROUT
T-MOBILE PROJECT: L600

BUSINESS UNIT #: 827537
SITE ADDRESS: 4030 TERRACE CT
 SAN DIEGO, CA 92116
COUNTY: SAN DIEGO
SITE TYPE: SINGLE USE TOWER
TOWER HEIGHT: 20'-0"

T-Mobile

3257 EAST GUASTI ROAD, SUITE 200
 ONTARIO, CA 91764

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

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

T-MOBILE SITE NUMBER:
SD06019A

BU #: 827537
SD019

4030 TERRACE CT
 SAN DIEGO, CA 92116

EXISTING 20'-0" SINGLE USE
 TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
2	06/28/2019	AP	100% REVISED	JAC
3	08/07/2019	EG	100% REVISED	JAC
4	08/24/2019	NC	100% REVISED	JAC
5	07/16/2022	DR	100% REVISED	JAC
6	05/04/2022	EZG	100% REVISED - JX	RDL



DATE SIGNED: 05/04/2022

IT IS A VIOLATION OF LAW FOR ANY PERSON,
 UNLESS THEY ARE ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL ENGINEER,
 TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1
REVISION: 6

SITE INFORMATION

CROWN CASTLE USA INC. SD019
SITE NAME:
SITE ADDRESS: 4030 TERRACE CT
 SAN DIEGO, CA 92116
COUNTY: SAN DIEGO
MAP/PARCEL #: 440-500-27-00
AREA OF CONSTRUCTION: EXISTING
LATITUDE: 32° 45' 56.03"
LONGITUDE: -117° 06' 33.61"
LAT/LONG TYPE: NAD83
GROUND ELEVATION: 332 FT.
CURRENT ZONING: RS-1-1
JURISDICTION: CITY OF SAN DIEGO
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: IIB
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER: SBA TOWERS VIII LLC
 8051 CONGRESS AVE
 BOCA RATON, FL 33487
TOWER OWNER: CCTMO LLC
 2000 CORPORATE DRIVE
 CANONSBURG, PA 15317
CARRIER/APPLICANT: T-MOBILE
 10509 VISTA SORRENTO PKWY, SUITE 206
 SAN DIEGO, CA 92121
ELECTRIC PROVIDER: SAN DIEGO GAS & ELECTRIC
 (800) 611-7343
TELCO PROVIDER: AT&T
 (866) 620-6900

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1.1	OVERALL SITE PLAN
C-1.2	EXISTING & NEW SITE PLANS
C-2.1	TOWER ELEVATIONS
C-2.2	TOWER ELEVATIONS
C-3	ANTENNA PLANS
C-4	FINAL EQUIPMENT SCHEDULE
C-5	EQUIPMENT SPECS
G-1	GROUNDING DETAILS
RF-1	PLUMBING DIAGRAM

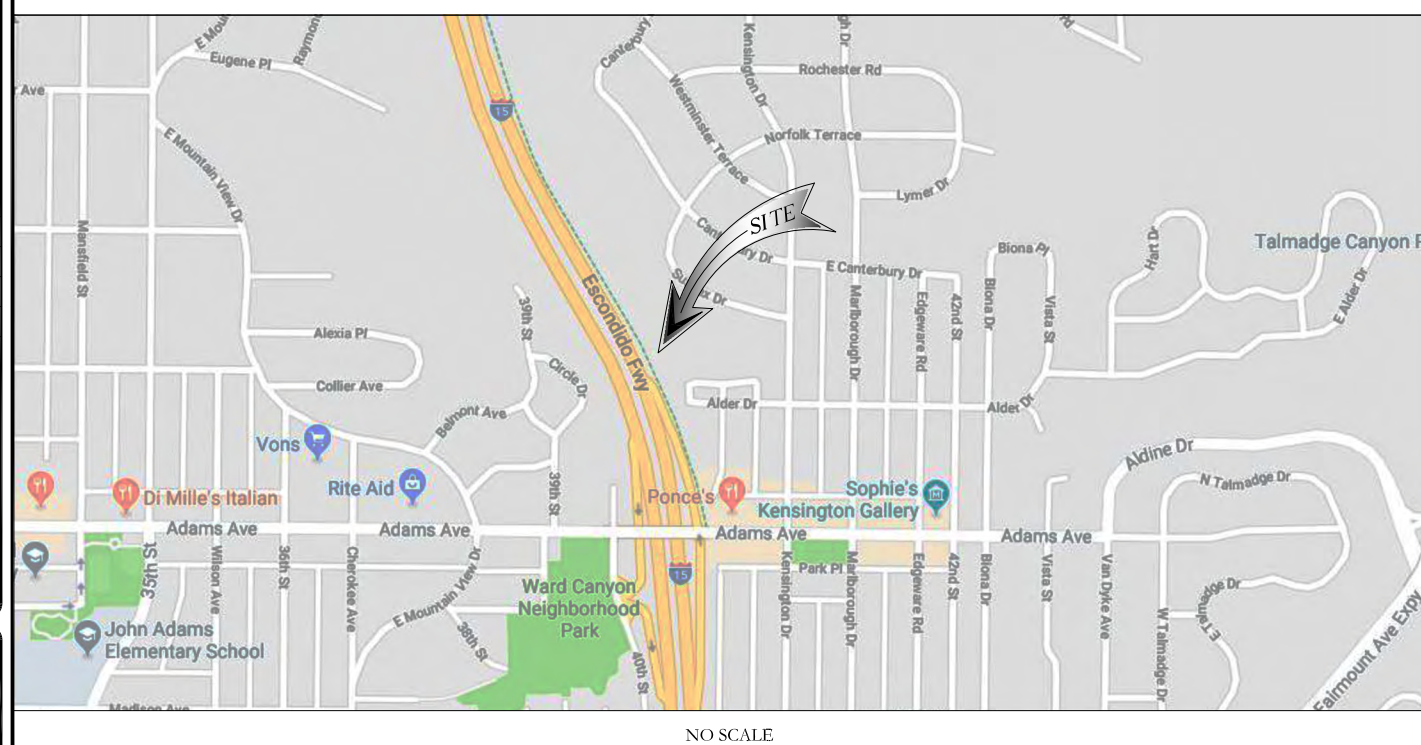
ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



CALL CALIFORNIA ONE CALL
 811/(800) 422-4133
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!



LOCATION MAP



NO SCALE

PROJECT TEAM

A&E FIRM: M SQUARED WIRELESS
 1387 CALLE AVANZADO
 SAN CLEMENTE, CA 92673
CROWN CASTLE USA INC. DISTRICT CONTACTS: 200 SPECTRUM CENTER DRIVE, SUITE 1700 & 1800
 IRVINE, CA 92618
 MEGAN LENCEK - PROJECT MANAGER
 (949) 344-7797
 GARNER MORALES - CONSTRUCTION MANAGER
 (949) 930-4359
 SARAH KIM - A&E SPECIALIST
 SARAH.KIM.CONTRACTOR@CROWNCastle.COM
 (949) 936-0038

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

TOWER SCOPE OF WORK:

- REMOVE (2) (E) PIPE MOUNTS AND IT'S CONNECTION, (1) PER SECTOR
- INSTALL (4) SITEPRO 1 CWT01 ANTENNA MOUNT (2 PER SECTOR, 1 AT TOP, 1 AT BOTTOM)
- RELOCATE (2) (E) AIR21 B2A B4P ANTENNAS TO (N) MOUNTS
- RELOCATE (2) (E) AIR21 B2P B4A ANTENNAS TO (N) MOUNTS
- INSTALL (2) COMMSCOPE FFHH-65A-R3 ANTENNAS AT EXISTING PIPE MOUNTS
- INSTALL (2) RRUS 4449 B71+B12 BEHIND NEW ANTENNAS
- INSTALL (4) 2" STD. X 6'-0" LONG PIPES FOR ANTENNAS
- INSTALL (4) 4.3. COAX JUMPERS FOR RRUS
- INSTALL (4) LOOSE DC CABLES
- INSTALL (4) SM FIBER CABLES

GROUND SCOPE OF WORK:

- REMOVE (1) DUL20
- INSTALL (2) BB6630 INSIDE (E) EQUIPMENT CABINET

NOTES:

- ELECTRICAL SCOPE OF WORK IS NOT APPLICABLE.
- TOWER DOES NOT HAVE CLIMBING FACILITIES. MANLIFT REQUIRED FOR ELEVATED WORK.

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2016 CALIFORNIA BUILDING CODE/2015 IBC
MECHANICAL	2016 CALIFORNIA MECHANICAL CODE/2015 UMC
ELECTRICAL	2016 CALIFORNIA ELECTRICAL CODE/2014 NEC

REFERENCE DOCUMENTS:

STRUCTURAL ANALYSIS:	BY OTHERS
DATED:	
MOUNT ANALYSIS:	B+T GROUP
DATED:	5/15/2019
RFDS REVISION:	6.1
DATED:	4/15/2019
ORDER ID:	483989
REVISION:	1

NOTE:

PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER.

SITE PLAN DISCLAIMER:
 PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM PREVIOUS PLAN SETS OR FROM ASSESSORS MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET

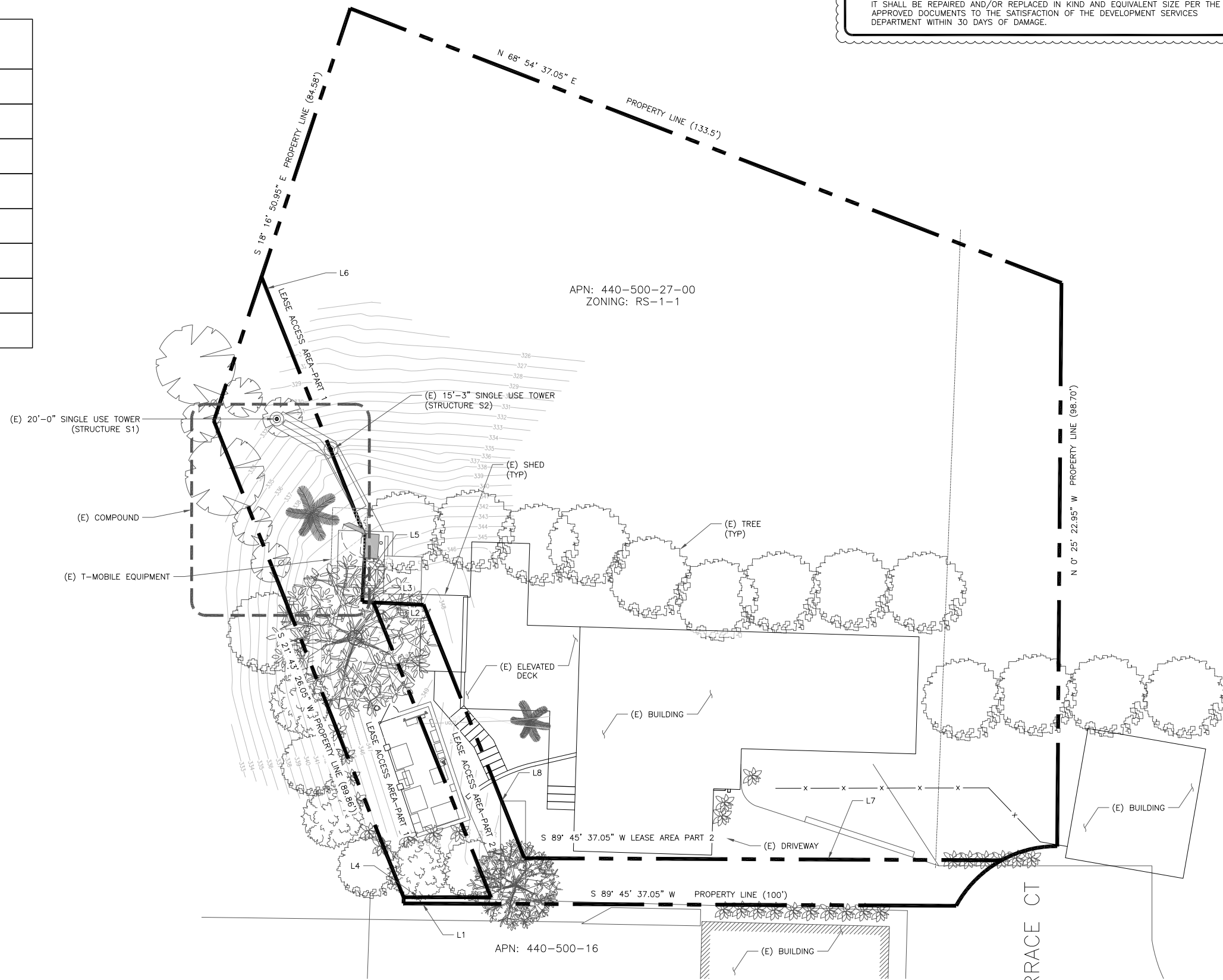
NOTE:
 THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

MAINTENANCE NOTE:
 MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PERMITEE OR OWNER/PERMITEE. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY PERMITEE OR OWNER/PERMITEE. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT.

NOTES:

- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

LINE	BEARING	DISTANCE
L1	S 89° 45' 37.05" W	96.8'
L2	S 21° 43' 26.05" W	55.55'
L3	S 87° 18' 32.05" W	2'
L4	S 89° 57' 23.95" E	15.3'
L5	S 2° 41' 30.95" E	11.3'
L6	S 21° 43' 56.05" W	49.1'
L7	S 89° 45' 37.05" W	83.5'
L8	S 21° 43' 26.05" W	47.8'



1 OVERALL SITE PLAN
 SCALE: 1"=10'-0" (FULL SIZE)
 1"=20'-0" (11x17)

T-Mobile
 3257 EAST GUASTI ROAD, SUITE 200
 ONTARIO, CA 91764

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

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

T-MOBILE SITE NUMBER:
SD06019A

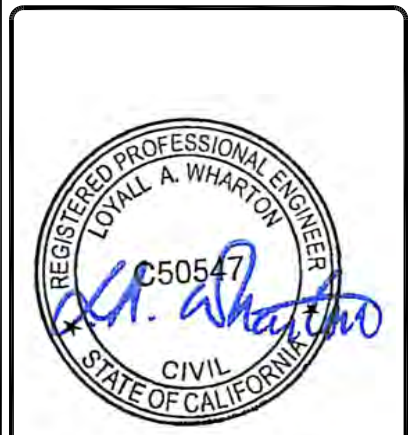
BU #: **827537**
SD019

4030 TERRACE CT
 SAN DIEGO, CA 92116

EXISTING 20'-0" SINGLE USE
 TOWER

ISSUED FOR:

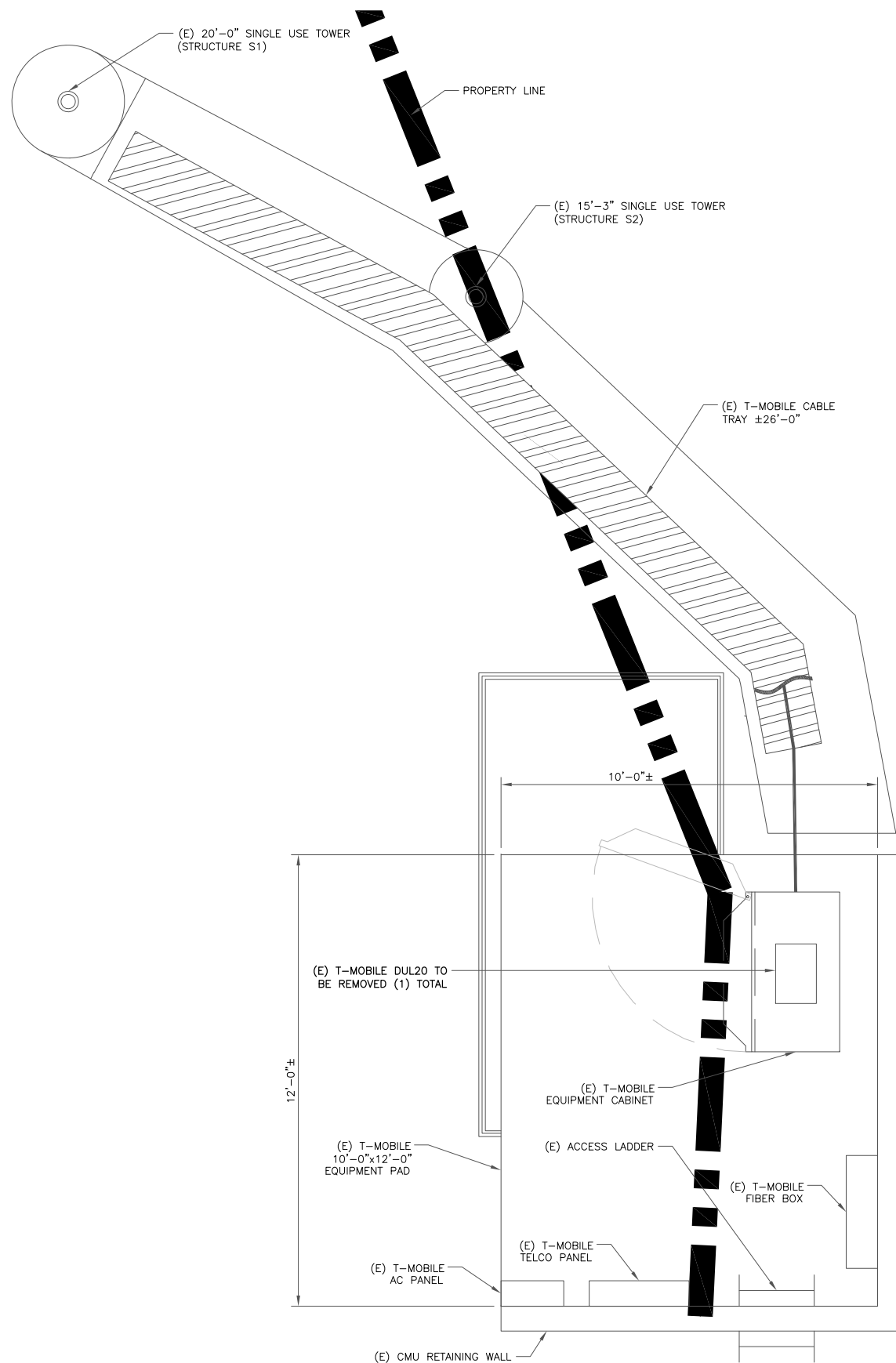
REV	DATE	DRWN	DESCRIPTION	DES./QA
2	06/28/2019	AP	100% REVISED	JAC
3	08/07/2019	EG	100% REVISED	JAC
4	08/24/2019	NC	100% REVISED	JAC
5	07/16/2022	DR	100% REVISED	JAC
△	05/04/2022	EZG	100% REVISED -JX	RDL



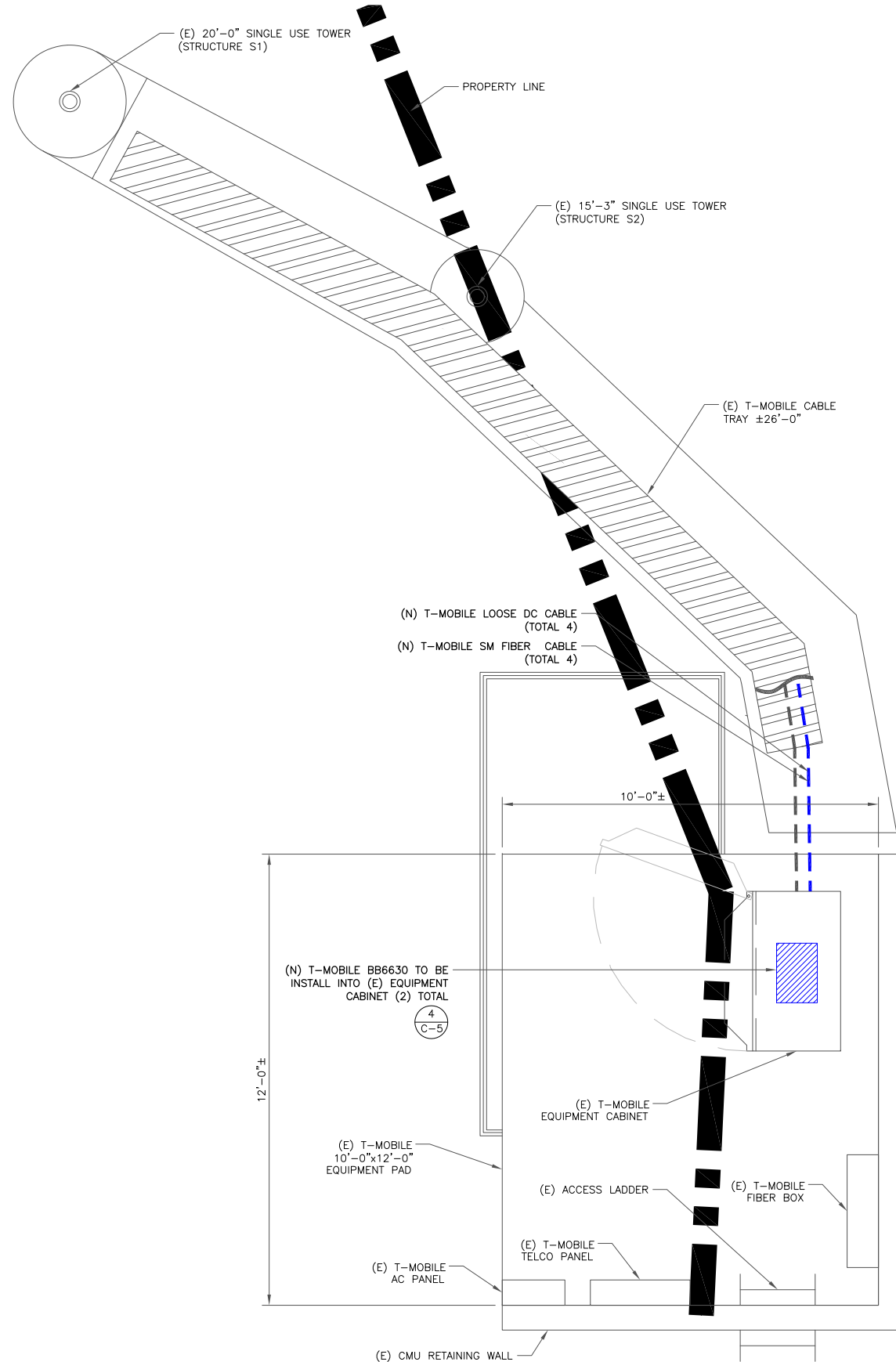
DATE SIGNED: 05/04/2022

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SHEET NUMBER: **C-1.1** REVISION: **6**



1 EXISTING SITE PLAN
 SCALE: 1"=1'-0" (FULL SIZE)
 1/2"=1'-0" (11x17)



2 NEW SITE PLAN
 SCALE: 1"=1'-0" (FULL SIZE)
 1/2"=1'-0" (11x17)



3257 EAST GUASTI ROAD, SUITE 200
 ONTARIO, CA 91764



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



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

T-MOBILE SITE NUMBER:
SD06019A

BU #: 827537
SD019

4030 TERRACE CT
 SAN DIEGO, CA 92116

EXISTING 20'-0" SINGLE USE
 TOWER

ISSUED FOR:

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Δ	05/04/2022	EZG	100% REVISED -JX	RDL



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SHEET NUMBER: **C-1.2** REVISION: **6**

T-MOBILE SITE NUMBER:
SD06019A

BU #: 827537
SD019

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SAN DIEGO, CA 92116

EXISTING 20'-0" SINGLE USE
TOWER

ISSUED FOR:

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Δ	05/04/2022	EZG	100% REVISED - JX	RDL



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SHEET NUMBER: **C-2.1** REVISION: **6**

MOUNT ANALYSIS NOTES:

1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.

NOTES:

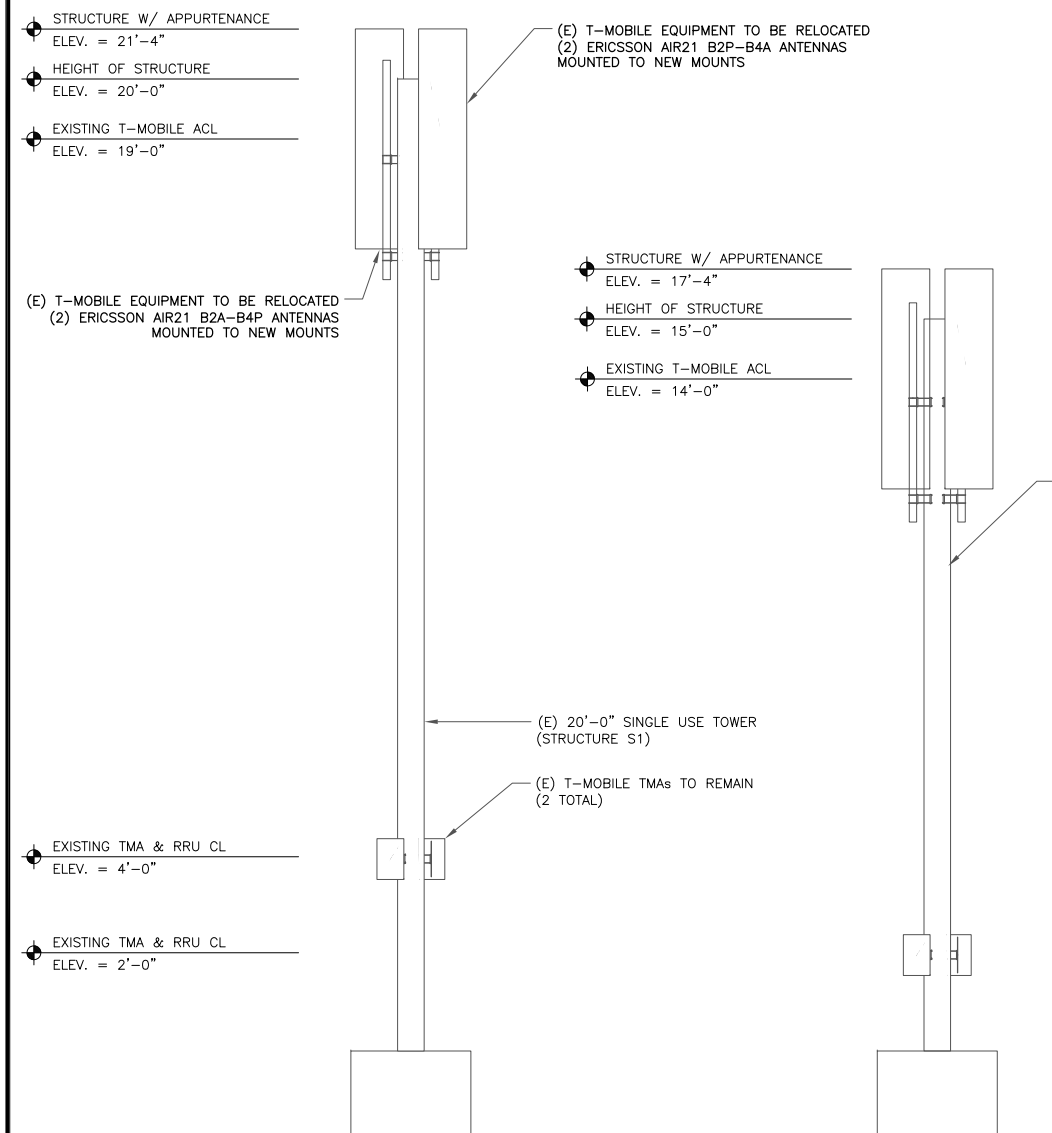
1. REFERENCE C-4 FOR FINAL EQUIPMENT SCHEDULE.
2. REFERENCE C-5 FOR NEW EQUIPMENT SPECIFICATIONS.
3. CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.

NOTES:

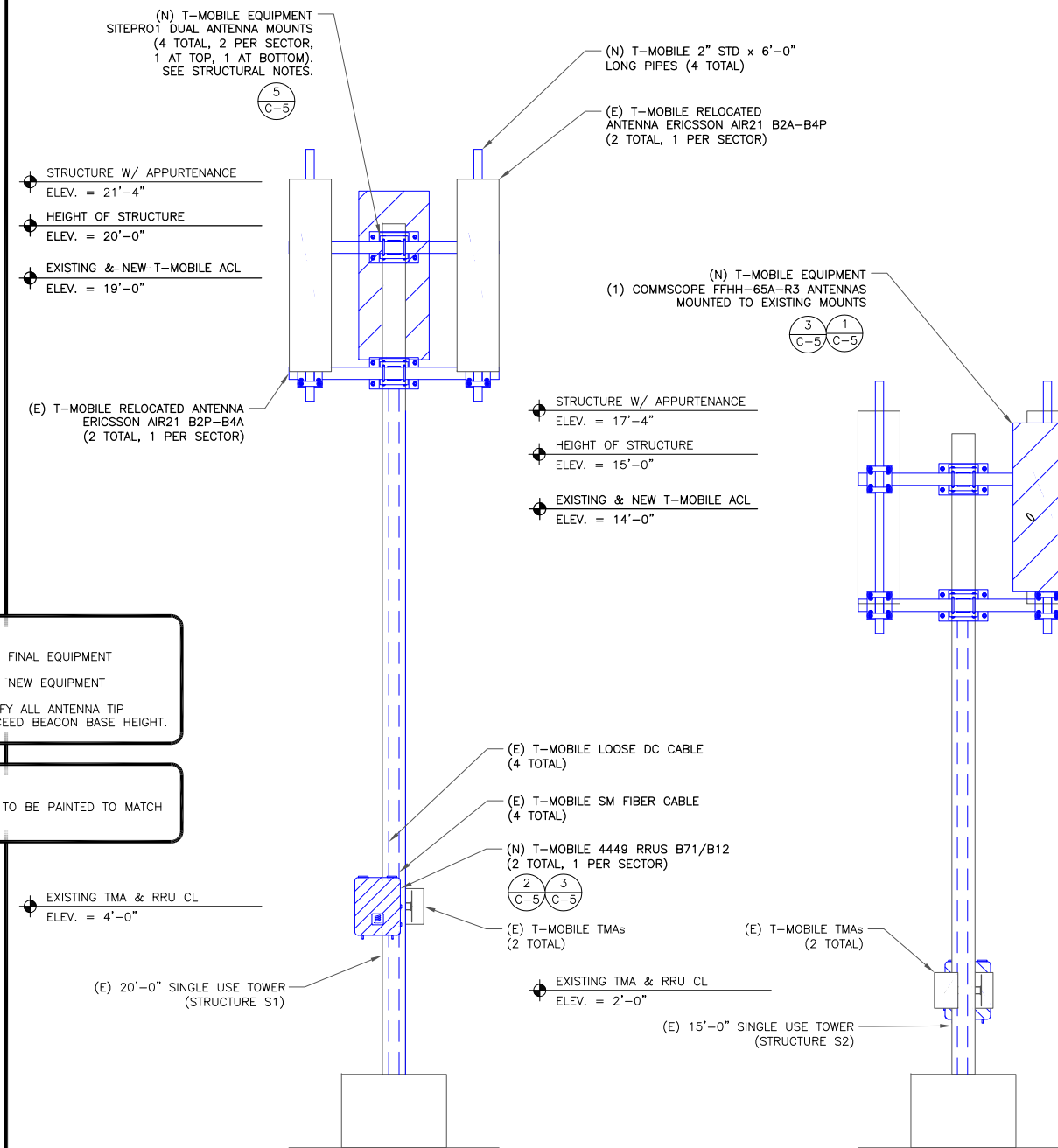
1. ALL NEW EQUIPMENT TO BE PAINTED TO MATCH EXISTING.

STRUCTURAL NOTE:

PLEASE REFER TO STRUCTURAL RECOMMENDATIONS PER B+T GROUP STRUCTURAL MOUNT ANALYSIS REPORT DATED 5/15/2019.



1 EXISTING SOUTH ELEVATION
SCALE: NOT TO SCALE



2 NEW SOUTH ELEVATION
SCALE: NOT TO SCALE

T-MOBILE SITE NUMBER:
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BU #: **827537**
SD019

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MOUNT ANALYSIS NOTES:

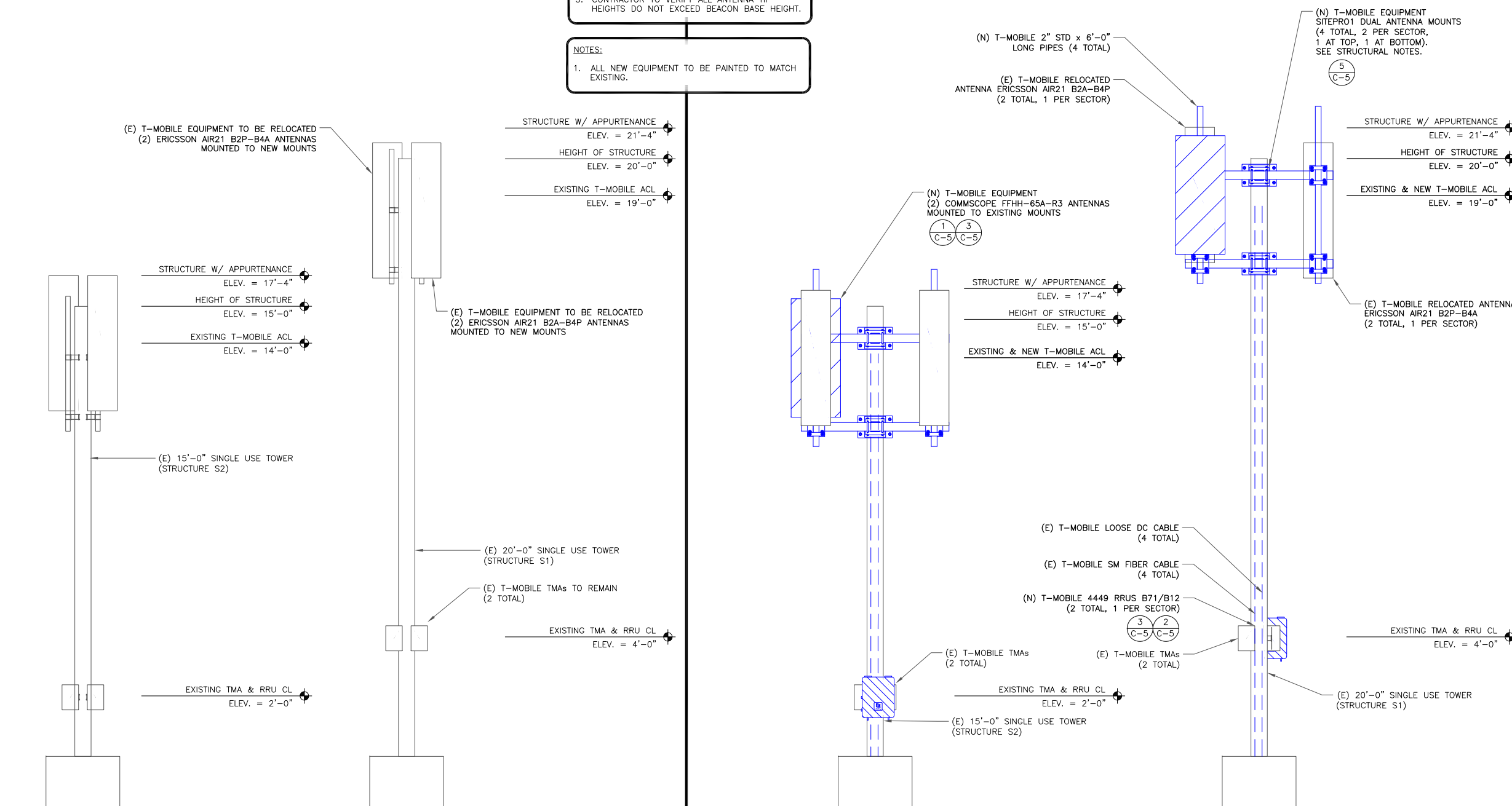
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NOTES:

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2. REFERENCE C-5 FOR NEW EQUIPMENT SPECIFICATIONS.
3. CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.

NOTES:

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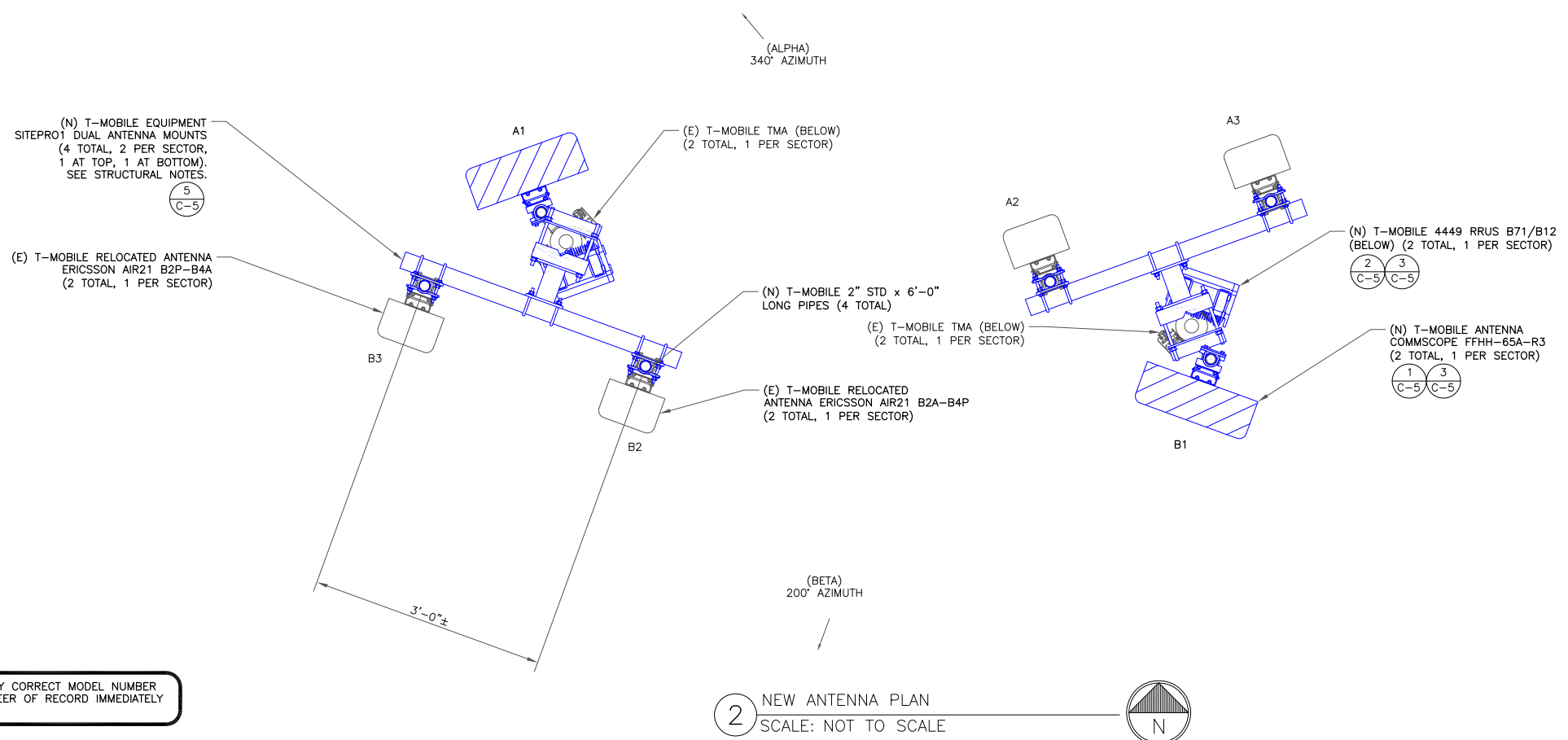
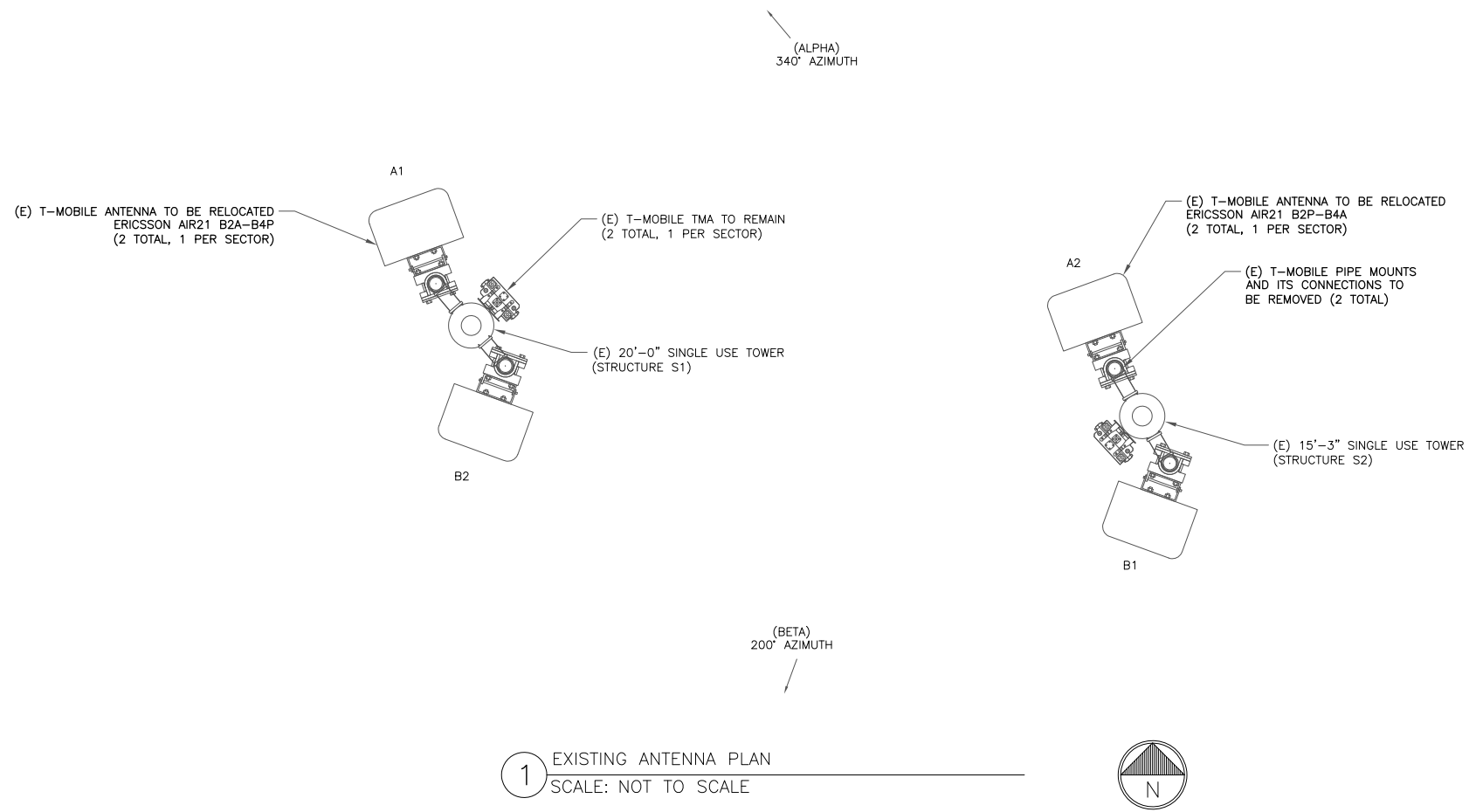


1 EXISTING NORTH ELEVATION
SCALE: NOT TO SCALE

STRUCTURAL NOTE:

PLEASE REFER TO STRUCTURAL RECOMMENDATIONS
PER B+T GROUP STRUCTURAL MOUNT ANALYSIS
REPORT DATED 5/15/2019.

2 NEW NORTH ELEVATION
SCALE: NOT TO SCALE



NOTE: PRIOR TO ORDERING ANTENNAS, VERIFY CORRECT MODEL NUMBER WITH LATEST RFDS AND NOTIFY ENGINEER OF RECORD IMMEDIATELY IF DISCREPANCY IS FOUND.

"LOOK UP" - CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

- NOTES:
- REFERENCE C-4 FOR FINAL EQUIPMENT SCHEDULE.
 - REFERENCE C-5 FOR NEW EQUIPMENT SPECIFICATIONS.
 - CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.

- MOUNT ANALYSIS NOTES:
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NOTE:

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STRUCTURAL NOTE:

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T-Mobile

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CROWN CASTLE

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M SQUARED WIRELESS

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

T-MOBILE SITE NUMBER:
SD06019A

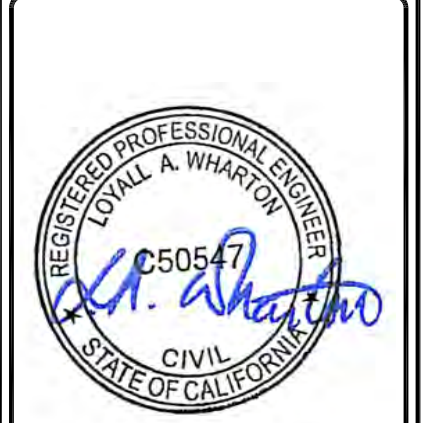
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SD019

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SHEET NUMBER: **C-3** REVISION: **6**

NOTE: PRIOR TO ORDERING ANTENNAS, VERIFY CORRECT MODEL NUMBER WITH LATEST RFDS AND NOTIFY ENGINEER OF RECORD IMMEDIATELY IF DISCREPANCY IS FOUND.

T-Mobile
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 ONTARIO, CA 91764

CROWN CASTLE
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 SUITE 1700 & 1800
 IRVINE, CA 92618

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

T-MOBILE SITE NUMBER:
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 BU #: **827537**
SD019

 4030 TERRACE CT
 SAN DIEGO, CA 92116

 EXISTING 20'-0" SINGLE USE
 TOWER

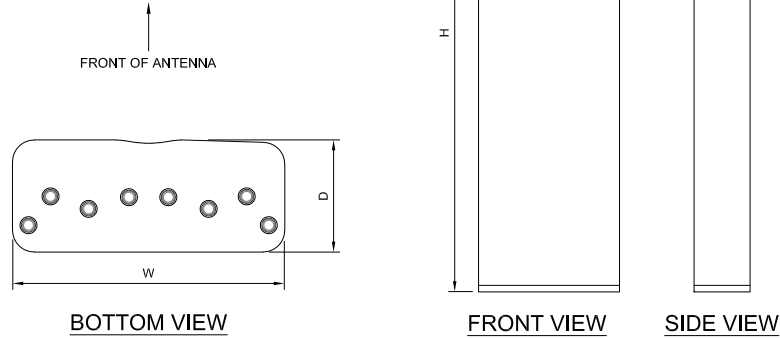
FINAL EQUIPMENT SCHEDULE (VERIFY WITH CURRENT RFDS)																		
ALPHA																		
POSITION	ANTENNA					RADIO			DIPLEXER			TMA		SURGE PROTECTION		CABLES		
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	L600 L700	(N) COMMSCOPE FFHH-65A-R3	340°	19'-0"	1	(N) RRUS 4449 B12/B71	TOWER	-	-	-	-	-	-	-	2	(E) COAX	1/4"	20'-0"
A2	L2100	(E) ERICSSON AIR21 B2P-B4A	340°	19'-0"	-	-	-	-	-	-	-	-	-	-	4	(N) DC POWER CABLE REEL 6AWG	7/8"	20'-0"
A3	G1900 U1900	(E) ERICSSON AIR21 B2A-B4P	340°	19'-0"	-	-	-	-	-	2	(E)	-	-	2	(E) COAX	1/2"	20'-0"	
														2	(E) HYBRID	1-3/8"	20'-0"	
BETA																		
B1	L600 L700	(N) COMMSCOPE FFHH-65A-R3	200°	14'-0"	1	(N) RRUS 4449 B12/B71	TOWER	-	-	-	-	-	-	-	2	(E) COAX	1/4"	20'-0"
B2	L2100	(E) ERICSSON AIR21 B2P-B4A	200°	14'-0"	-	-	-	-	-	-	-	-	-	-	4	(N) SM FIBER	5/8"	20'-0"
B3	G1900 U1900	(E) ERICSSON AIR21 B2A-B4P	200°	14'-0"	-	-	-	-	-	2	(E)	-	-	2	(E) COAX	1/2"	20'-0"	

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REGISTERED PROFESSIONAL ENGINEER
 LOYAL A. WHARTON
 C50547
 CIVIL
 STATE OF CALIFORNIA
 DATE SIGNED: 05/04/2022
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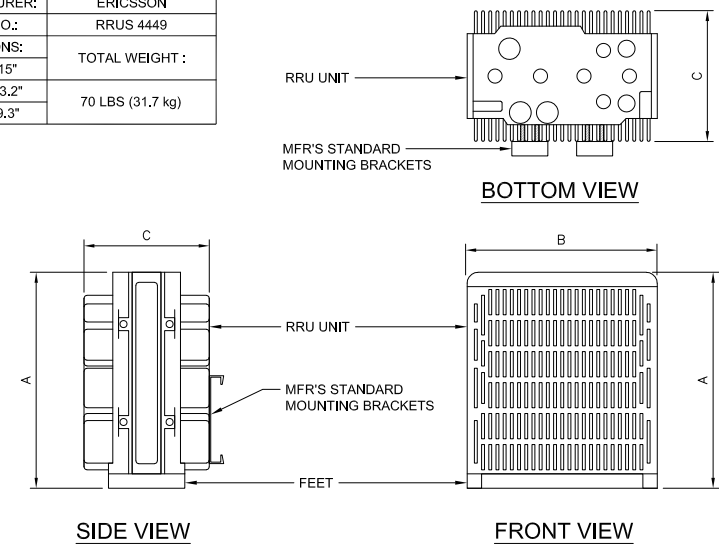
COMMSCOPE FFHH-65A-R3	
HEIGHT (H)	48.2"
WIDTH (W)	25.2"
DEPTH (D)	9.3"
WEIGHT	72.8 LBS.
SURVIVAL WIND SPEED:	150.0 MPH
WIND LOADING, MAX:	
FRONT:	505 N @ 150 km/h
SIDED:	156 N @ 150 km/h
CONNECTOR:	(8) 4.3-10 DIN FEMALE - BOTTOM
MOUNTING POLE:	2.4 - 4.5 INCHES



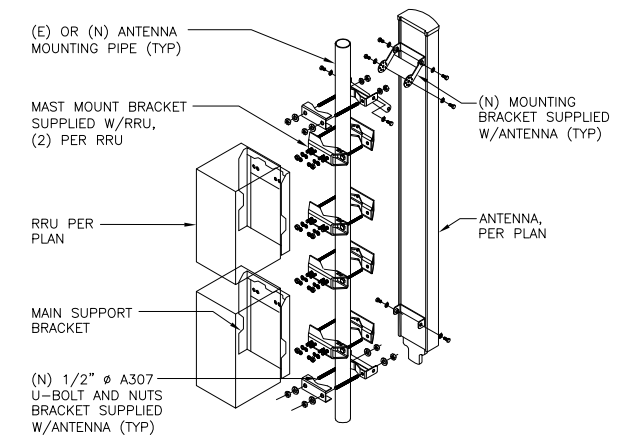
NOTE: PRIOR TO ORDERING ANTENNAS, VERIFY CORRECT MODEL NUMBER WITH LATEST RFDS AND NOTIFY ENGINEER OF RECORD IMMEDIATELY IF DISCREPANCY IS FOUND.

1 COMMSCOPE FFHH-65A-R3
SCALE: NOT TO SCALE

MANUFACTURER:	ERICSSON	
MODEL NO.:	RRUS 4449	
DIMENSIONS:	TOTAL WEIGHT :	
A	15"	70 LBS (31.7 kg)
B	13.2"	
C	9.3"	

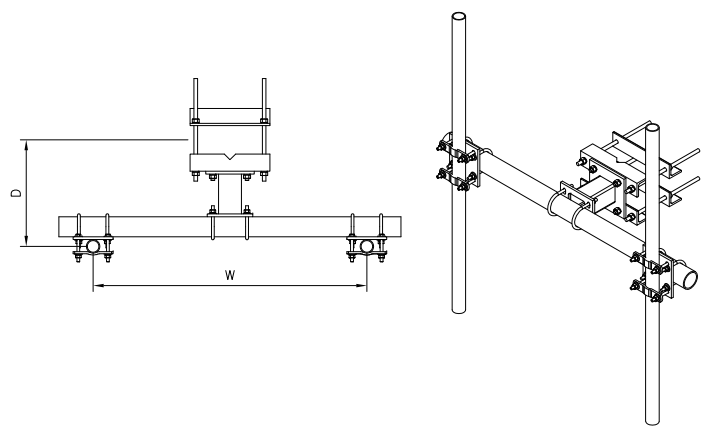


2 ERICSSON - RRUS 4449 B71/B12
SCALE: NOT TO SCALE



3 RRU AND ANTENNA MOUNTING
SCALE: NOT TO SCALE

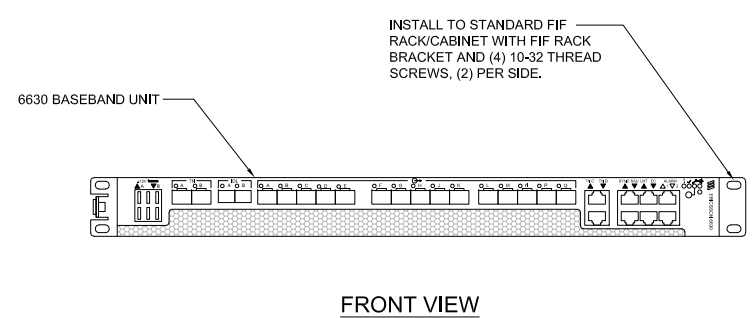
VALMONT SITEPRO1 CWT01	
WIDTH (W)	60"
DEPTH (D)	15.75"
WEIGHT	116.50 LBS.



5 DUAL ANTENNA SECTOR MOUNT
SCALE: NOT TO SCALE

MANUFACTURER:	ERICSSON
MODEL NO.:	6630 STAND-ALONE BASEBAND
DIMENSIONS (HxWxD):	2" x 19" x 13"
WEIGHT:	10 LBS

* INSTALL INSIDE NEW RACK/CABINET.
* INSTALLATION INTO EXISTING CABINET OR RACK REQUIRES NO SPECIAL INSPECTIONS.



4 6630 BASEBAND UNIT
SCALE: NOT TO SCALE

6 NOT USED
SCALE: NOT TO SCALE

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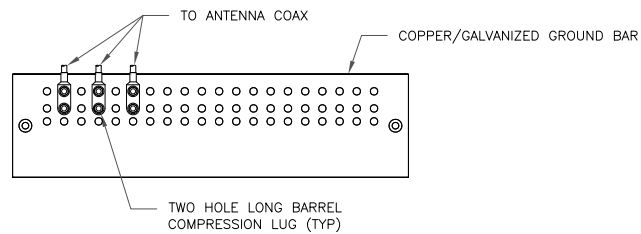
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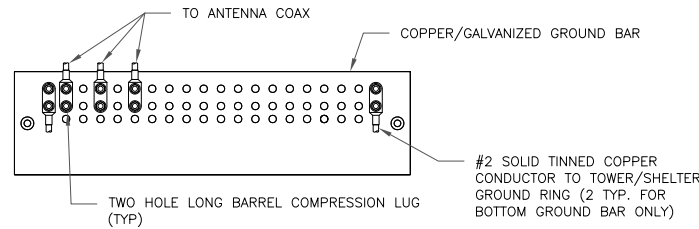
SHEET NUMBER:	REVISION:
C-5	6



NOTES:

1. DOUBLING UP "OR STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
3. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL.

1 ANTENNA GROUND BAR DETAIL
SCALE: NOT TO SCALE

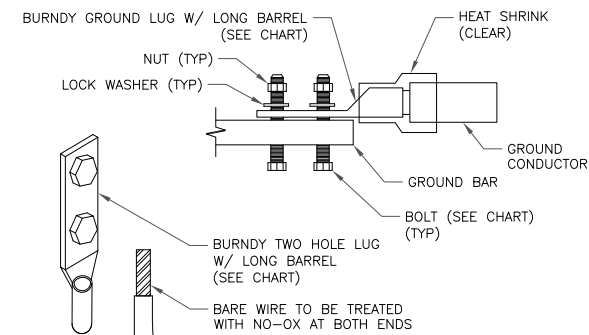


NOTES:

1. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
2. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL (TOWER ONLY).
3. GROUND BAR SHALL BE ISOLATED FROM BUILDING OR SHELTER.

2 TOWER/SHELTER GROUND BAR DETAIL
SCALE: NOT TO SCALE

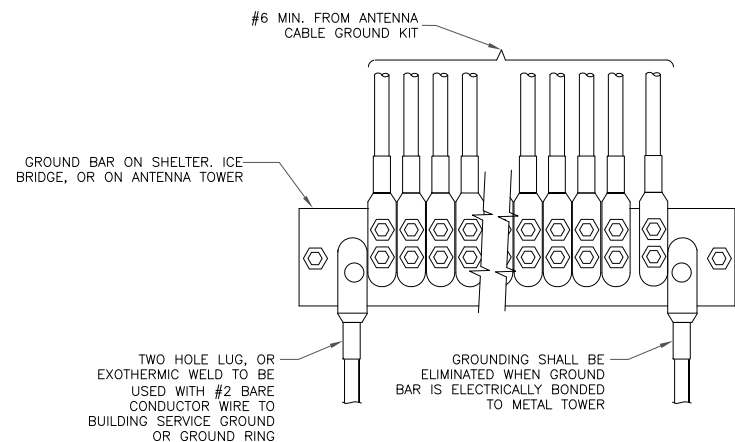
WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC SS 2 BOLT
#2 SOLID TINNED	YA3C-2TC38	3/8" - 16 NC SS 2 BOLT
#2 STRANDED	YA2C-2TC38	3/8" - 16 NC SS 2 BOLT
#2/0 STRANDED	YA26-2TC38	3/8" - 16 NC SS 2 BOLT
#4/0 STRANDED	YA28-2N	1/2" - 16 NC SS 2 BOLT



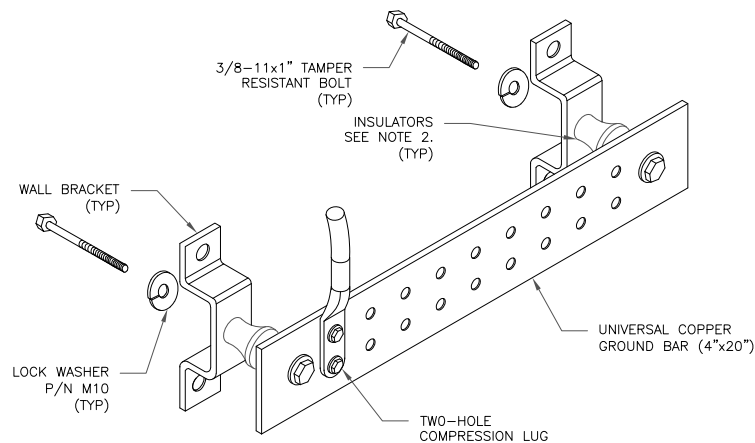
NOTE:

ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.

3 MECHANICAL LUG CONNECTION
SCALE: NOT TO SCALE



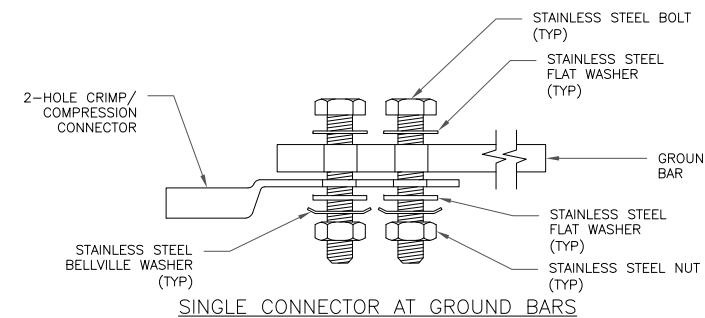
4 GROUNDWIRE INSTALLATION
SCALE: NOT TO SCALE



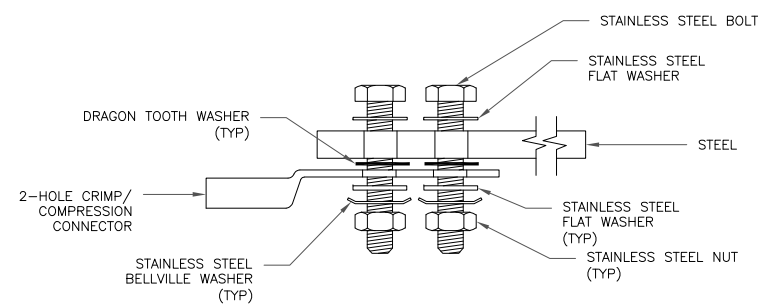
NOTES:

1. DOWN LEAD (HOME RUN) CONDUCTORS ARE NOT TO BE INSTALLED ON CROWN CASTLE USA INC. TOWER, PER THE GROUNDING DOWN CONDUCTOR POLICY QAS-STD-10091. NO MODIFICATION OR DRILLING TO TOWER STEEL IS ALLOWED IN ANY FORM OR FASHION, CAD-WELDING ON THE TOWER AND/OR IN THE AIR ARE NOT PERMITTED.
2. OMIT INSULATOR WHEN MOUNTING TO TOWER STEEL OR PLATFORM STEEL. USE INSULATORS WHEN ATTACHING TO BUILDING OR SHELTERS.

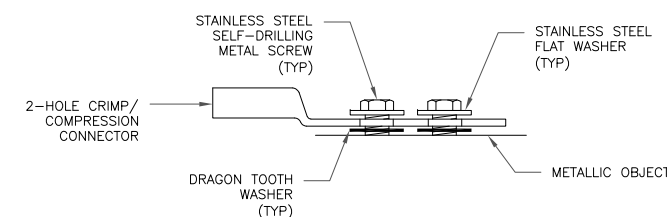
5 GROUND BAR DETAIL
SCALE: NOT TO SCALE



SINGLE CONNECTOR AT GROUND BARS

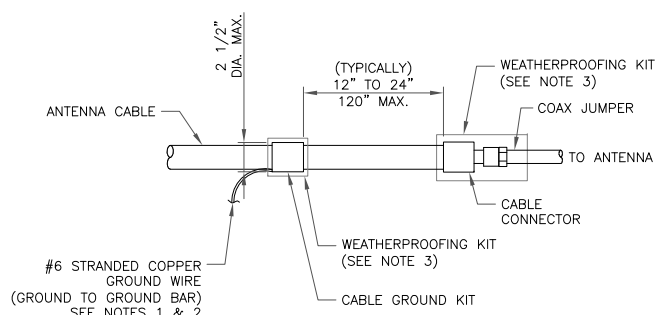


SINGLE CONNECTOR AT STEEL OBJECTS



SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS

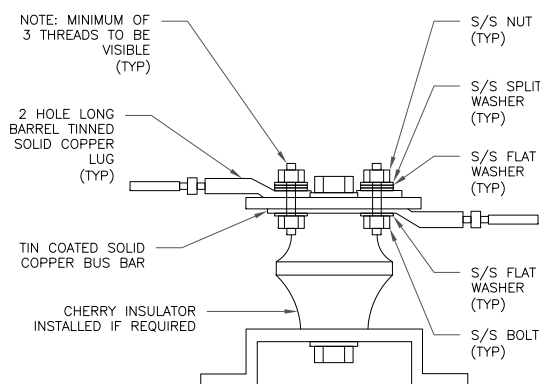
8 HARDWARE DETAIL FOR EXTERIOR CONNECTIONS
SCALE: NOT TO SCALE



NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

6 CABLE GROUND KIT CONNECTION
SCALE: NOT TO SCALE



7 LUG DETAIL
SCALE: NOT TO SCALE

T-Mobile

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TO ALTER THIS DOCUMENT.

SHEET NUMBER:

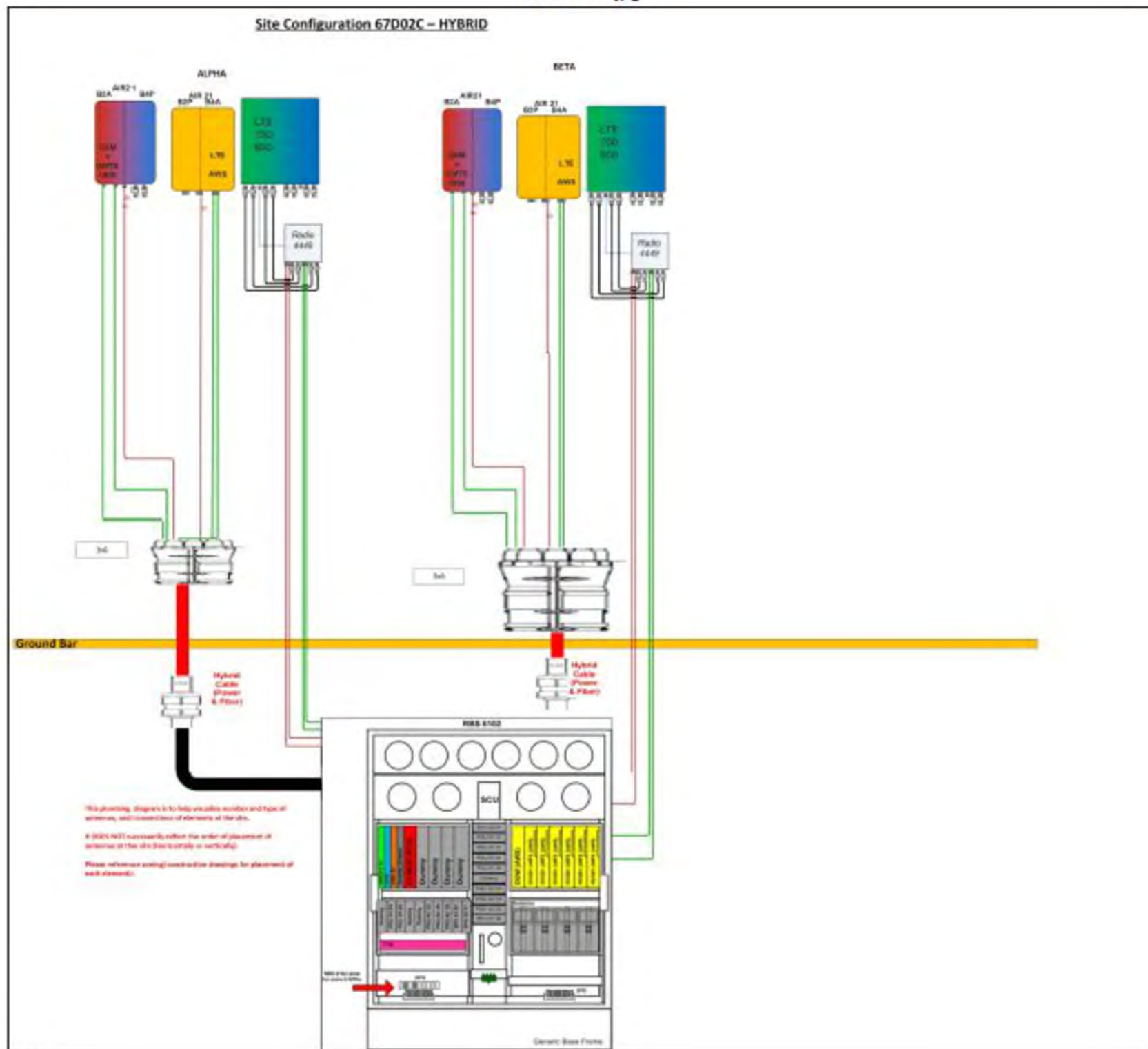
G-1

REVISION:

6

Section 3 - Proposed Template Images

SD06019A.jpg



T-Mobile

3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764

CROWN CASTLE

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

M SQUARED WIRELESS

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

T-MOBILE SITE NUMBER:
SD06019A

BU #: **827537**
SD019

4030 TERRACE CT
SAN DIEGO, CA 92116

EXISTING 20'-0" SINGLE USE
TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
2	06/28/2019	AP	100% REVISED	JAC
3	08/07/2019	EG	100% REVISED	JAC
4	08/24/2019	NC	100% REVISED	JAC
5	07/16/2022	DR	100% REVISED	JAC
△	05/04/2022	EZG	100% REVISED - JX	RDL



DATE SIGNED: 05/04/2022

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER: **RF-1** REVISION: **6**



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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

Project Title: Crown Castle TMO Terrace Court **Project No. For City Use Only:** _____

Project Address: 4030 Terrace Court

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Infinity Trust Owner Tenant/Lessee Successor Agency

Street Address: 4030 Terrace court

City: San Diego State: CA Zip: 92116

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

Signature: [Signature] Date: 5/27/21

Additional pages Attached: Yes No

Applicant

Name of Individual: Crown Castle - Jim Lee Owner Tenant/Lessee Successor Agency

Street Address: 200 Spectrum Center Drive, Suite 1700

City: Irvine State: CA Zip: 92618

Phone No.: 949-930-4360 Fax No.: _____ Email: _____

Signature: [Signature] Date: 5/28/2021

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: Yes No