



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: June 1, 2023 REPORT NO. PC-23-020

HEARING DATE: June 8, 2023

SUBJECT: CROWN CASTLE T-MOBILE DEL MAR MESA, Process Four Decision

PROJECT NUMBER: [1053192](#)

OWNER/APPLICANT: DEAN AND IRENE VAYSER, Owner, and T-MOBILE WIRELESS/CROWN CASTLE, Permittees

### SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit (CUP) and a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) located at 5005 Del Mar Mesa Road in the Del Mar Mesa Community Plan Area?

### Staff Recommendations:

1. **Approve** CUP No. 3146501; and
2. **Approve** PDP No. 3209210.

Community Planning Group Recommendation: On November 10, 2022, the Del Mar Mesa Community Planning Group voted 8-0-0 to recommend approval of the project with the condition that a staging area for T-Mobile service vehicles is provided. An area adjacent to the right-of-way on the east side of the private drive was chosen, as shown on the plans (Attachment 9).

### Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 (Existing Facilities). The project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 6, 2023, and the opportunity to appeal that determination ended February 20, 2023 (Attachment 7).

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

Code Enforcement Impact: None.

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

## BACKGROUND

The T-Mobile Del Mar Mesa (Project) proposes the continued use and upgrade of a T-Mobile Wireless Communication Facility (WCF). The project consists of an existing 18-foot, 2-inch faux elm tree (monoelm) located at 5005 Del Mar Mesa Road within the AR-1-1 of the Del Mar Mesa Community Plan. The previous approval for a Planned Development Permit No. 691812, Conditional Use Permit No. 533126, Coastal Development Permit No. 691813, and Site Development Permit No. 700522 expired on February 25, 2020, with a 10-year term.

## DISCUSSION

### Project Description:

The WCF consists of six (6) panel antennas and two (2) Remote Radio Units (RRUs) mounted on an existing monoelm. The project proposes to replace two antennas, add two Remote Radio Units (RRUs), and to remove two Tower Mounted Amplifiers (TMAs). The project also consists of modifications to the auxiliary equipment associated with the facility. The equipment will continue to be located in an existing 168-square foot CMU block enclosure. The WCF is on the northeastern part of the parcel in the setback, which allows the WCF to be located away from the existing residential use on site (Figures 1 and 2). Land use surrounding the site is designated as Estate Residential with single family residential developments (Attachments 1,2,3). The project complies with the Wireless Communication Facility Guidelines as a Faux Natural Elements monoelm.



Figure 1 View of WCF monoelm from Del Mar Mesa Road



Figure 2: View of WCF monoelm from Del Mar Mesa Road

WCFs are permitted in all zones Citywide with the appropriate permit process. Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations being Preference 1 which are generally non-residential uses/zones and are permitted ministerially and the least preferred locations are residential uses in residential zones and are Preference 4, requiring a Process Four, CUP. This Project is located in an agriculture zone which is a Preference 3 according to the Council Policy.

This WCF has been in T-Mobile's network since 1997. The permits for this WCF expired on February 25, 2020. The purpose and intent of an expiration date is to allow the City to analyze the WCF design with the current surrounding development in addition to upgrading the WCFs to address any advancements in designs and innovations. To continue use of the WCF, this new application was created on March 14, 2022. The Project's permit will include a 10-year expiration date. In reviewing the aerial maps provided with the application, it is evident that the area is a mix of residential uses at low elevations and this Preference 3 location is the most viable option in the area (Attachment 1).

Pursuant to San Diego Municipal Code (SDMC) [143.0401](#), the Project as designed requires a Process Four PDP, Planning Commission decision as the Project requires a deviation to the front and side setbacks. Additionally, pursuant to SDMC Section [141.0420\(e\)\(3\)](#), the Project requires a CUP when a WCF is located in an agriculture zone with antennas located less than 100 feet from the property line of a premises with a dwelling unit, childcare center, or school with children enrolled in any grade. The site is located in the City of San Diego's jurisdiction for the Coastal Overlay zone.; however, this project is exempt from needing a Coastal Development Permit pursuant to SDMC section [126.0704\(a\)](#), improvements to existing structures. The project is proposing to replace two antennas, add two RRUs, and to remove two TMAs. The project also consists of modifications to the auxiliary equipment associated with the facility. The previous permit required a Site Development Permit as the Del Mar Mesa Community Planning Group requested that a split rail fence be placed in the public right-of-way along Del Mar Mesa Road. The fence is not being permitted as part of this entitlement and the project does not require a Site Development Permit.

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." An RFE-EME Compliance Report dated February 15, 2022 from SiteSafe was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the project file.

Community Plan Analysis:

The [Del Mar Mesa Plan](#) does not address communication antennas as a specific land use. However, the City of San Diego's General Plan ([UD-A.15](#)) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The 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 shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view.

In this case, the antennas are mounted near the top of the tree. The WCF is integrated and screened by mature trees that surround the WCF (Attachment 11). Any branches that are discolored or damaged will be replaced with new branches. Branches will project 24-inches past the antenna and the antenna socks. Antenna socks are designed to help conceal the antennas within the leaves. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

Project-Related Issues:

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

<b>DEVIATIONS SUMMARY</b>			
<b>Table 1</b>			
<b>Deviation Description</b>	<b>Deviation from SDMC</b>	<b>Allowed/Required</b>	<b>Proposed</b>
<b>Front Setbacks</b>	<a href="#">SDMC Section 131.0530 and Table 131-05D</a>	25-feet	Encroaching 4 feet into the setbacks; 21 feet remaining



DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Side Setbacks	<a href="#">SDMC Section 131.0530 and Table 131-05D</a>	20-feet	Encroaching entirely into the setbacks; 0 feet remaining

*Justification-* The facility has been existing on the site since 1997 and was designed as an 18-foot monopole in the same location. In 2010, it was redesigned to conform to the newest WCF guidelines and associated codes. The Project was designed as an 18-foot 2-inch monoelm that integrates into the surrounding mature trees. The location in the setbacks allows the WCF to be further away from the residences on site.

The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile. The site is an integral part of telecommunication networks, as the site’s operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuing of the WCF (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services. The above deviation has been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.15), Del Mar Mesa Community Plan, and the purpose and intent of the Wireless Communication Facility Ordinance. The Project has been designed to integrate into the surrounding community and would not adversely impact the public’s health or safety.

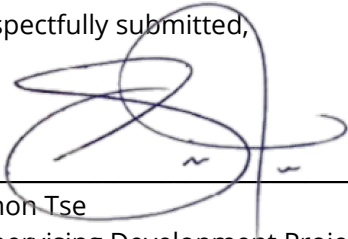
Conclusion:

The Project’s design effectively integrates with the architecture of the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance ([SDMC 141.0420](#)), the [Wireless Design Guidelines](#) and [Council Policy 600-43](#). City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of CUP No. 3146501 and PDP No. 3209210 (Attachment 6).

ALTERNATIVES

1. Approve CUP No. 3146501 and PDP No. 3209210, with modifications; or
2. Deny CUP No. 3146501 and PDP No. 3209210, 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,



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Simon Tse  
Supervising Development Project Manager  
Development Services Department



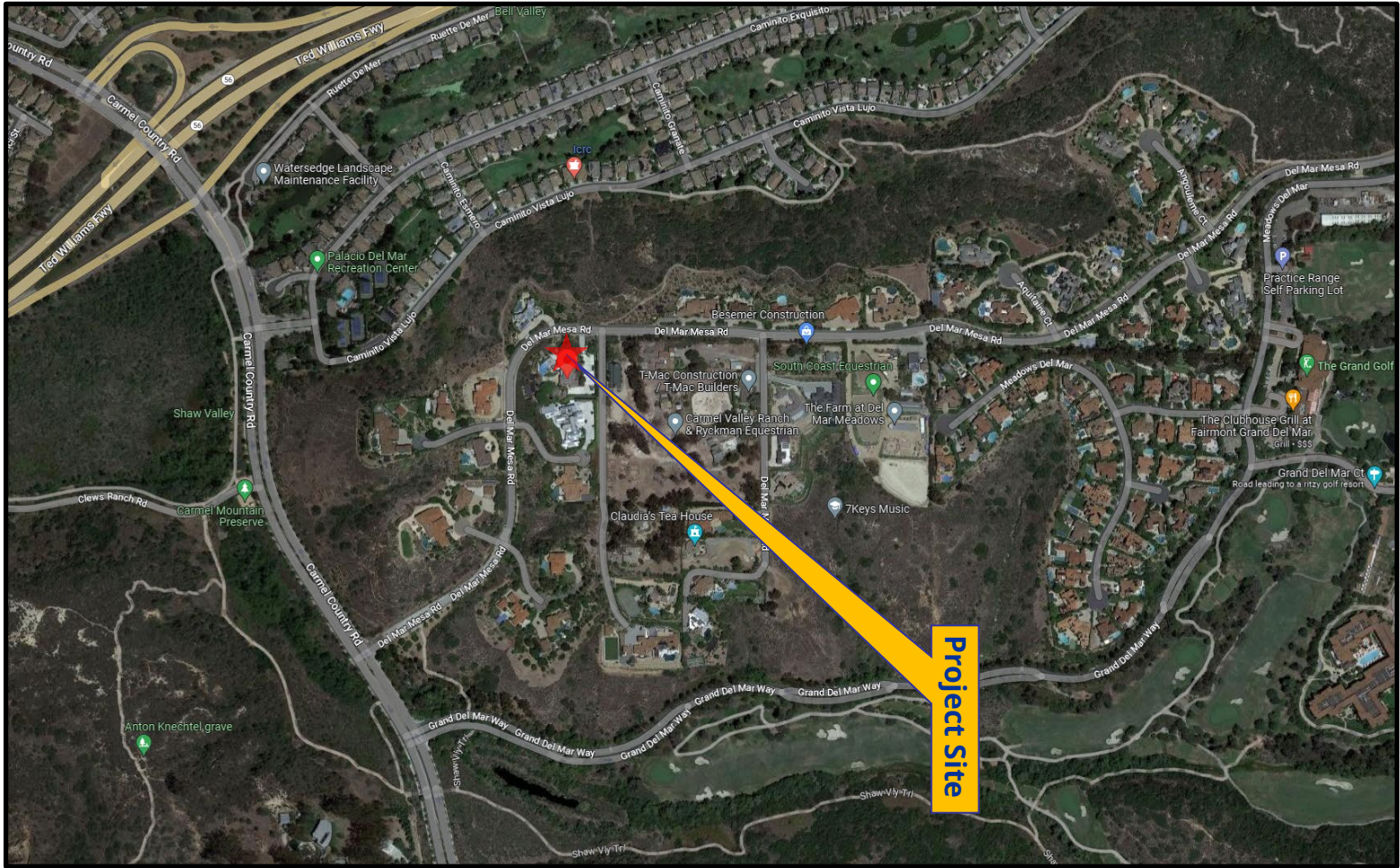
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Ian Heacox  
Development Project Manager  
Development Services Department

ST/IH

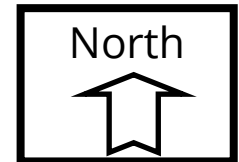
Attachments:

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



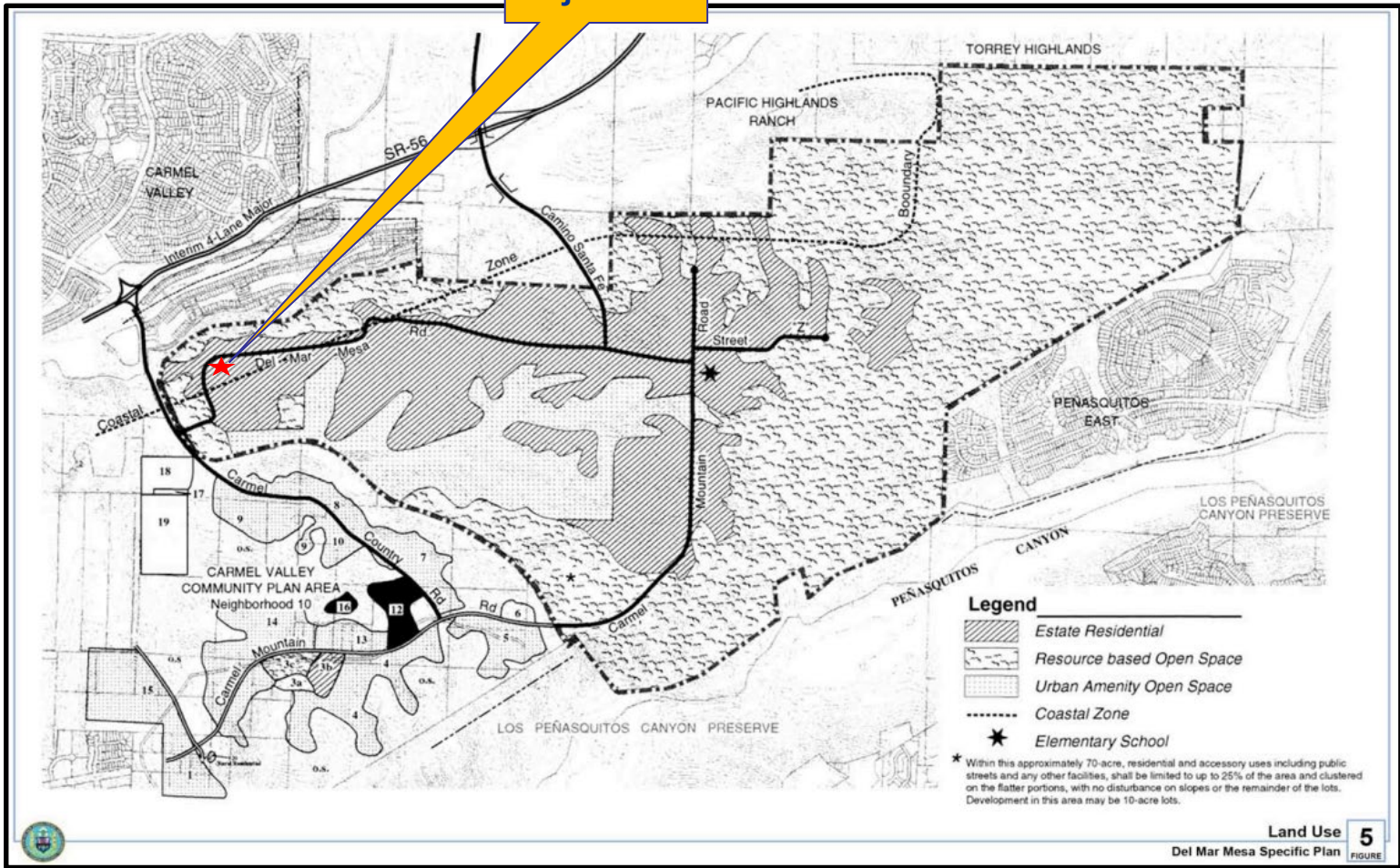
# Aerial Photograph

**T-Mobile Del Mar Mesa Project No. 1053192**  
**5005 Del Mar Mesa Road**





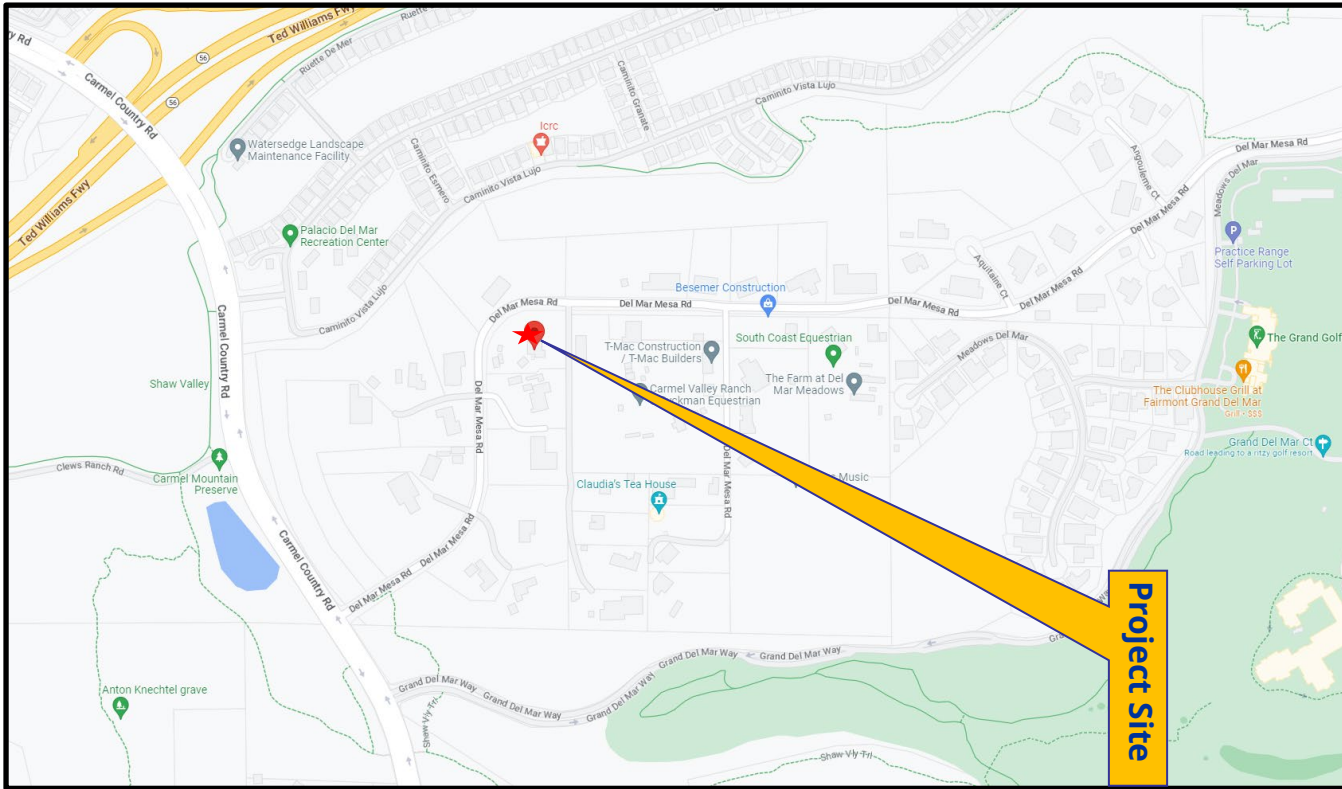
**Project Site**



# Del Mar Mesa Land Use Map

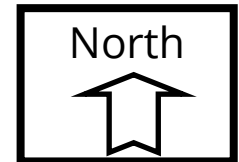
**T-Mobile Del Mar Mesa Project No. 1053192**  
**5005 Del Mar Mesa Road**





# Project Location Map

**T-Mobile Del Mar Mesa Project No. 1053192**  
**5005 Del Mar Mesa Road**





PLANNING COMMISSION RESOLUTION NO. XXX  
CONDITIONAL USE PERMIT NO. 3146501  
PLANNED DEVELOPMENT PERMIT NO. 3209210  
**T-MOBILE DEL MAR MESA PROJECT NO. 1053192**

WHEREAS, DEAN AND IRENE VAYSER, Owner, and T-MOBILE WIRELESS OR CROWN CASTLE, Permittee, filed an application with the City of San Diego for a permit for 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. 3146501 and 3209210);

WHEREAS, the project site is located at 5005 Del Mar Mesa Road within the AR-1-1 of the Del Mar Mesa Community Plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 20448, in the City of San Diego, County of San Diego, State of California, recorded in the Office of the County Recorder of said County on March 7, 2008;

WHEREAS, on February 6, 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 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 8, 2023, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 3146501 and Planned Development Permit (PDP) No. 3209210 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. 3146501 and PDP No. 3209210:

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

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

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

The T-Mobile Del Mar Mesa (Project) proposes the continued use and upgrade of a T-Mobile Wireless Communication Facilities (WCF). The existing WCF consists of an existing 18-foot, 2-inch faux elm tree (monoelm) with six (6) panel antennas and two (2) Remote Radio Units (RRUs). The project proposes to replace two antennas, add two Remote Radio Units (RRUs), and to remove two Tower Mounted Amplifiers (TMAs). The associated equipment will continue to be located in an existing 168-square foot CMU block enclosure.

The Del Mar Mesa Plan does not address communication antennas as a specific land use. However, the City of San Diego's General Plan (UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The 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 shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is, in part, to camouflage facilities from public view.

In this case, the antennas are mounted near the top of the tree. The WCF is integrated and screened by mature trees that surround the WCF (Attachment 11). Any branches that are discolored or damaged will be replaced with new branches. Branches will project 24-inches past the antenna and the antenna socks. Antenna socks are designed to help conceal the antennas within the leaves. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans. As designed, the Project complies with the WCF regulations, by integrating the Project into the surrounding community, thereby reducing any potential visual impacts. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The Project is 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. These include, but not limited to concealment requirements and electromagnetic fields controls. 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.

This existing WCF has been active on this site since 1997. The WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the continuation of the WCF. A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An RFE-EME Compliance Report (Report) dated February 15, 2022 from SiteSafe was submitted to the City verifying that the proposed Project meets or exceeds the requirements of the FCC. The Report will be stamped as Exhibit "A" and provided within the Project file. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**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 setback deviation from the zone regulations under Land Development Code. The 18-foot, 2-inch stealth tower is located on a single-family residence premise in the AR-1-1 Zone. The maximum front setback is 25 feet and the side setback is 20 feet. The project extends four feet in the front setback with 21 feet remaining and encroaches entirely in the side setback near the property line. The WCF does not encroach into the driveway or public right-of-way. The location in the setbacks allows the WCF to be further away from the residences on site. The WCF is also located around large mature trees that will help integrate the WCF in the surrounding area.

WCFs are permitted in all zones citywide with the appropriate permit process. Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations being Preference 1 which are generally non-residential uses/zones and are permitted ministerially and the least preferred locations are residential uses in residential zones and are Preference 4, requiring a Process Four, CUP. This Project is located in an agricultural zone which is a Preference 3 according

to the Council Policy. The monoelm implements the intent of the WCF ordinance which is to integrate and camouflage WCFs within the existing environment. Based on these considerations, this Project complies with the permit and design requirements for WCF's as identified in the SDMC. Therefore, the proposed development will comply with the regulations of the Land Development Code with the approval of the front and side setback deviation.

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

The existing T-Mobile WCF was previously approved on February 25, 2010 with a 10-year term and contained a total of two (2) panel antennas. The project proposes to replace two antennas, add two Remote Radio Units (RRUs), and to remove two Tower Mounted Amplifiers (TMAs). The project also consists of modifications to the auxiliary equipment associated with the facility. The City of San Diego encourages wireless carriers to locate on non-residential properties but does allow locations on residential properties as set forth in the Council policy. The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the project. A degradation of the existing service could have a significant impact on customers and essential emergency communication services. The location is preferred because it allows the existing tree and equipment to remain in the same location and will not need to construct another WCF on a different parcel to maintain service. In the site's setbacks, the WCF will reduce impacts to the property site by being located as far from the residences as possible and being located near the existing mature trees in the surrounding area.

The surrounding properties in all directions are agricultural estate which includes single family residences and barns. There are some non-residential properties to the east. However, in order to make up for the loss service, a WCF at one of these locations would require a new standalone tower, whose height would far exceed the height of any existing structures in the area. This would result in a facility that is less integrated in the overall aesthetics of the community. In addition, the relocation of an existing WCF could have negative impacts on the overall performance of the network in the area, resulting in possible coverage gaps between sites. For these reasons, the existing site is preferred, and no other properties are suitable candidates. Therefore, the proposed use is appropriate at the proposed location.

**B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**

**1. Findings for all Planned Development Permits:**

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

As outlined in CUP Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in CUP Finding No. A.1.b. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in CUP Finding No. A.1.c. listed above, the proposed development will not adversely affect the applicable land use plan.

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. 3146501 and PDP No. 3209210 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 3146501 and 3209210, a copy of which is attached hereto and made a part hereof.

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Ian Heacox  
Development Project Manager



Development Services

Adopted on: June 8, 2023

IO#: 11003679

DRAFT

**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 NO. 3146501  
 PLANNED DEVELOPMENT PERMIT NO. 3209210  
**CROWN CASTLE T-MOBILE DEL MAR MESA PROJECT NO. 1053192**  
 PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 3146501 and Planned Development Permit (PDP) No. 3209210 is granted by the Planning Commission of the City of San Diego to DEAN AND IRENE VAYSER, Owner, and CROWN CASTLE and T-MOBILE, Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0302, 131.0302, 141.0420 and 143.0402. The site is located at 5005 Del Mar Mesa Road within the AR-1-1 of the Del Mar Mesa Community Plan area. The project site is legally described as Parcel 1 of Parcel Map No. 20448, in the City of San Diego, County of San Diego, State of California, recorded in the Office of the County Recorder of said County on March 7, 2008;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittees for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 2, 2023, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of an 18'-2" tall existing faux elm tree (monoelm) supporting six (6) panel antennas measuring 59.25" x 12.87" x 8.66" and 39" x 30" x 14" with antenna socks installed; and
- b. Associated 168-square-foot equipment enclosure with four (4) cabinets; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 22, 2026.
2. No later than ninety (90) days prior to the expiration of this approval, the Permittees may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
3. This Conditional Use Permit and corresponding use of this site shall expire on **June 22, 2033**. 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.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittees to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
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/Permittees signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
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 Owner/Permittees 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 Owner/Permittees for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

**ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any construction permit the Owner/Permittees 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:**

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

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

**COMMUNITY PLANNING GROUP:**

17. A staging area for T-Mobile service vehicles shall be provided at an area adjacent to the ROW on the east side of the private drive, as shown on the plans.

**WCF-TELECOM REQUIREMENTS:**

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

19. No overhead cabling is permitted.

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

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

22. The City may require the Owner/Permittees 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/Permittees.



23. The Owner/Permittees shall install and maintain appropriate warning signage and barriers on the WCF as required by State and Federal regulations. The Owner/Permittees shall be responsible for complying with all State and Federal regulations.
24. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall be concealed by branches at all times and shall not negatively affect the appearance of the tree.
25. The accuracy and validity of the RF Compliance Report, submitted by the Permittees, shall be assured while the WCF is in operation. If requested by the City, the Owner/Permittees shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
26. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittees shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
27. 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.
28. The Owner/Permittees 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.
29. All proposed hand-holes shall be covered with bark material to match the mono-palm trunk to the satisfaction of the Development Services Department.
30. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
31. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of each antenna to the satisfaction of the Development Services Department.
32. Starting branch height shall be 8-feet, as illustrated on the stamped, approved Exhibit "A".
33. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
34. Antenna socks fully covering the front and back of the antennas (and any other components) shall be used.
35. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

- 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 June 8, 2023.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Ian Heacox  
Development Project Manager

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

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

**DEAN AND IRENE VAYSER**  
Owner

By \_\_\_\_\_  
*NAME:*  
*TITLE:*

**T-Mobile Wireless**  
Permittee

By \_\_\_\_\_  
*NAME:*  
*TITLE:*

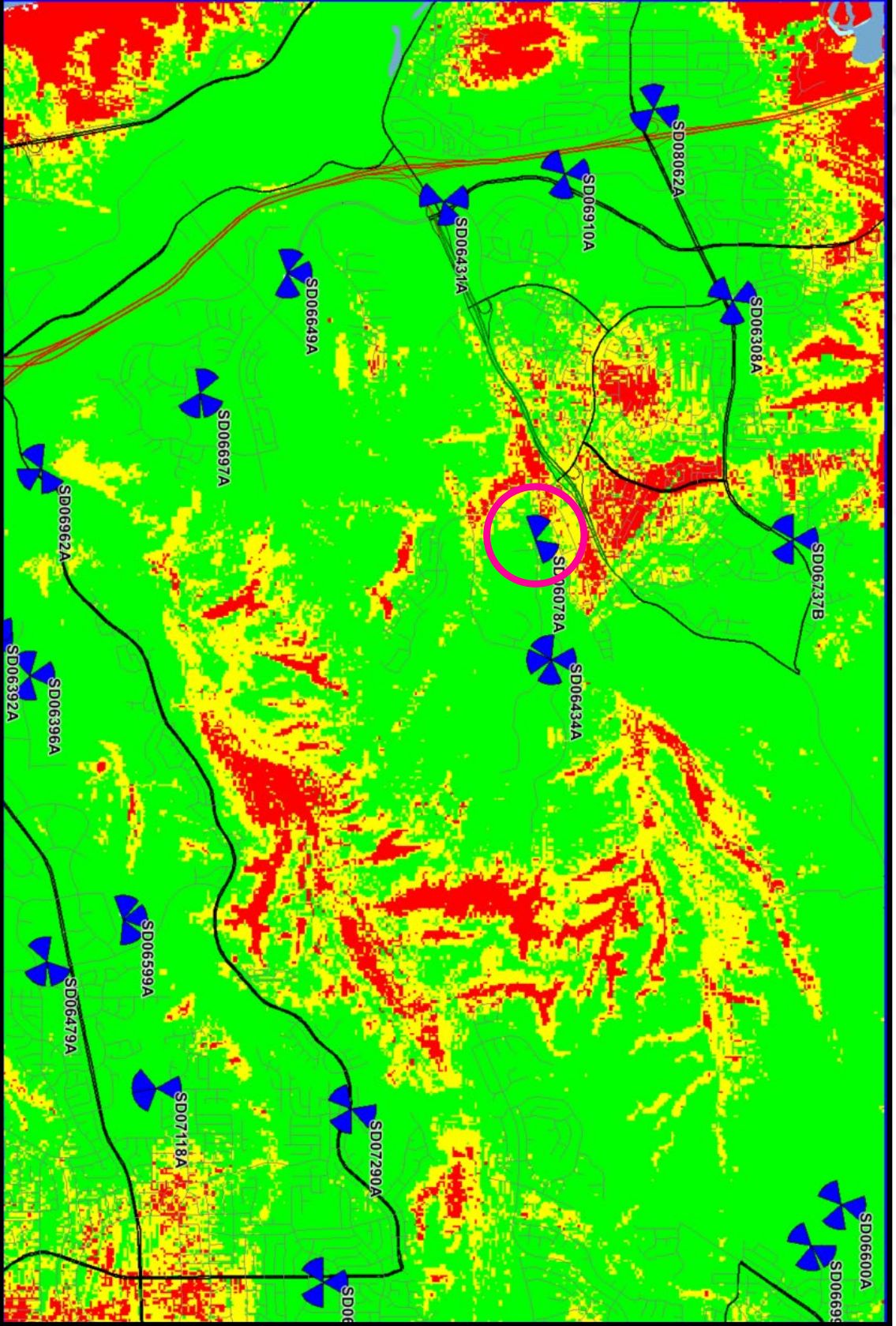
**Crown Castle**  
Permittee

By \_\_\_\_\_  
*NAME:*  
*TITLE:*

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

DRAFT

Coverage without SD06217A

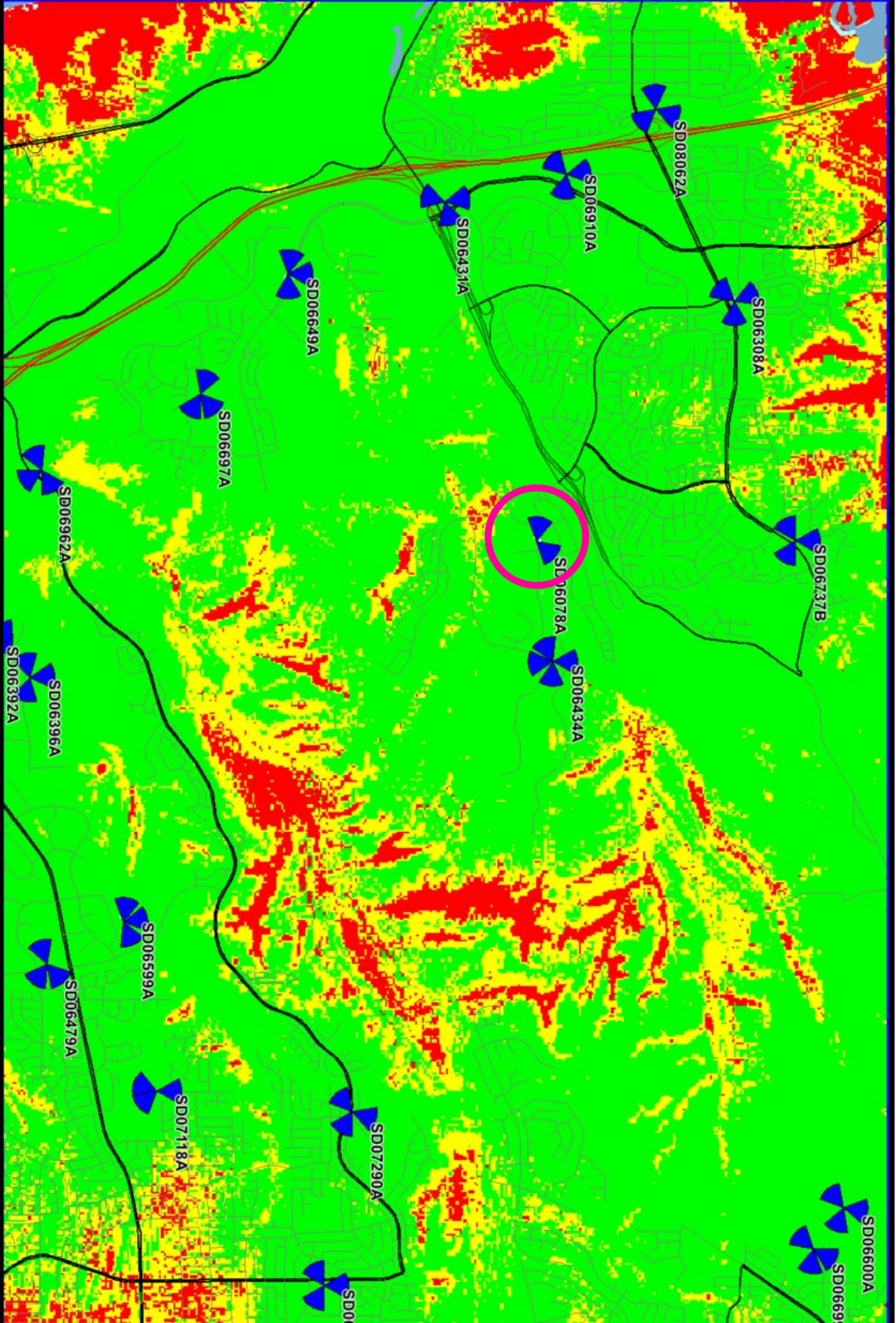


Label	Colour
Poor	Red
Fair	Yellow
Good	Green





Coverage with SD06217A



Label	Colour
Poor	Red
Fair	Yellow
Good	Green



**NOTICE OF EXEMPTION***(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.: 1053192

Project Title: 5005 Del Mar Mesa Road

PROJECT LOCATION-SPECIFIC: The project is located at 5005 Del Mar Mesa Road, San Diego 92130PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) to continue the operation of an existing wireless communication facility (WCF). The WCF includes antennas on an existing 18-foot tall monotree pole, two antennas would be replaced with 2 new panel antennas. The equipment is located inside an existing equipment enclosure. The WCF is unmanned and is not for human habitation.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Plancom, Shelly Kilbourn- 302 State Place, Escondido CA 92029  
 619 208-4685

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: 15301 (Existing Facilities)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF and would not expand the use the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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 Szymanski / SENIOR PLANNER  
SIGNATURE/TITLE

MARCH 15, 2023  
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:



	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  <b>October 2017</b>
---	---	---	---

**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:** BU 823674 Crown Sharf \_\_\_\_\_ **Project No. For City Use Only:** \_\_\_\_\_  
 5005  
**Project Address:** ~~5109~~ Del Mar Mesa Road \_\_\_\_\_

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

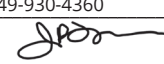
Corporation  Limited Liability -or-  General – What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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.

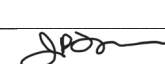
**Property Owner**

Name of Individual: Dean and Irene Vayser  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 5005 Del Mar Mesa Road  
 City: San Diego State: CA Zip: 92130  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature:  Date: \_\_\_\_\_  
 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: jim.lee@crowncastle.com  
 Signature:  Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature:  Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

Page 3	City of San Diego · Information Bulletin 620		August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: T-Mobile Del Mar Mesa Cell Site		Project Number: PRJ-1053192	
Community: Del Mar Mesa			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</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: November 10, 2022	
# of Members Yes 8	# of Members No 0	# of Members Abstain 0	
<b>Conditions or Recommendations:</b> Provide a staging area for T-Mobile service vehicles in one of three locations shown on the facilities property. An area adjacent to the ROW on the east side of the private drive as depicted on the attached graphic was chosen and is also depicted on the Crown Castle/T-Mobile Plan set submitted			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Paul Metcalf			
TITLE: Chair		DATE: January 16, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

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

DS-5620 (08-18) ONLINE FORM

## **PHOTO STUDY & KEY MAP**

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PROPOSAL TO MODIFY AND OPERATE AN EXISTING  
COMMUNICATIONS FACILITY

**Crown Castle – T-Mobile**  
**"Del Mar Ridge"**

5109 Shaw Ridge Road/5109 Del Mar Mesa Road  
San Diego, CA 92130

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) 223-1357

October 26, 2020



North Elevation



South Elevation





East Elevation



West Elevation



View North



View South



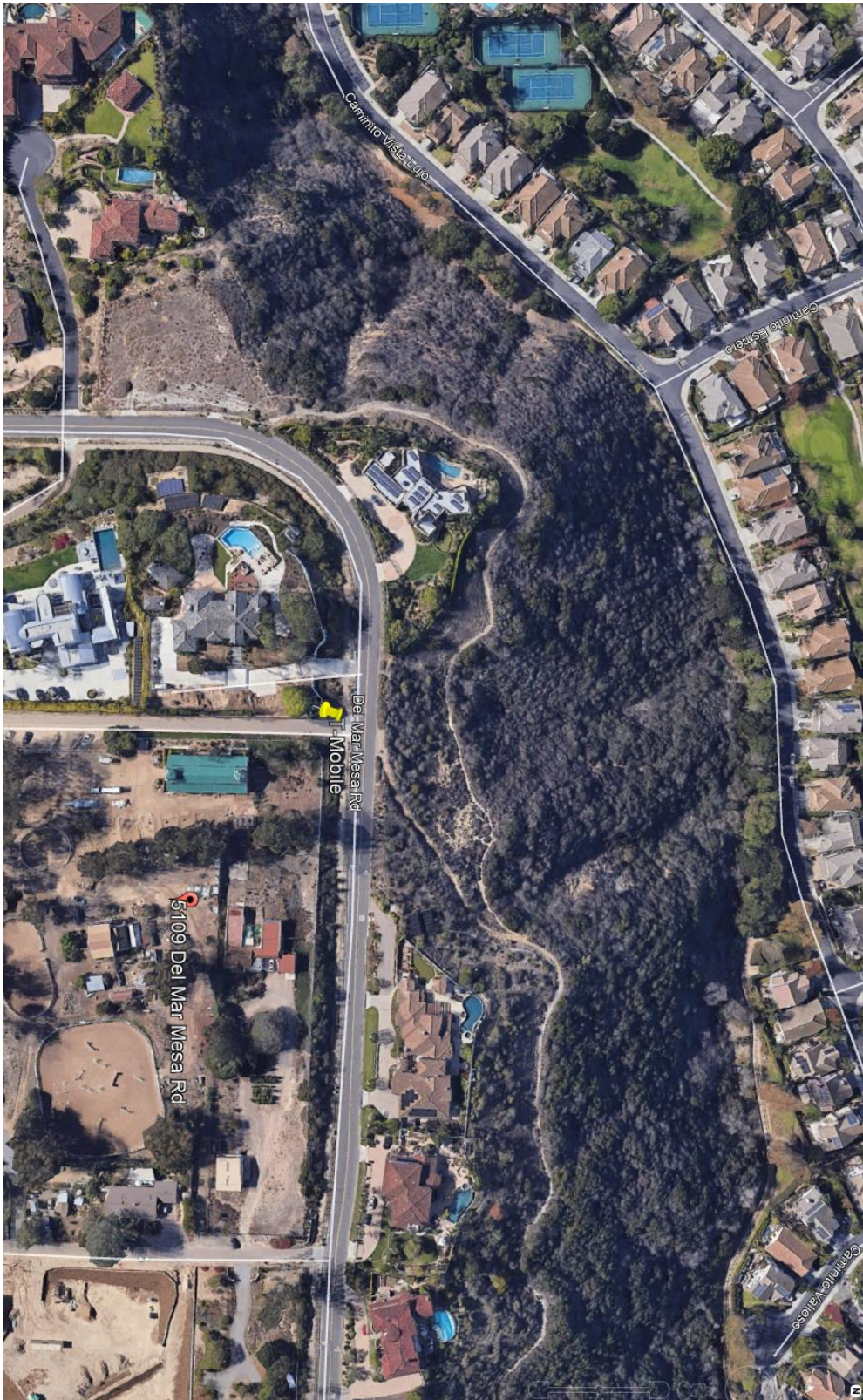


View East



View West





Aerial View





EXISTING



Existing and proposed replacement antennas mounted to existing monoelm

PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings 2/8/2022



*EXISTING*



Existing and proposed replacement antennas mounted to existing monoelm



**PROPOSED**









**PROJECT:** CUP RENEWAL  
**SITE CASCADE:** SD06078A  
**SITE NAME:** DEL MAR RIDGE  
**CCI SITE ID:** 823674  
**ADDRESS:** MESA RD  
 SAN DIEGO, CA 92130  
**LATITUDE:** 32° 56' 30.07" N  
**LONGITUDE:** 117° 12' 30.53" W  
**SITE TYPE:** MONOELM

**tF Mobile**  
 10509 VISTA SORRENTO PARKWAY, SUITE 206  
 SAN DIEGO, CA 92121

**rrcCROWN V'-CASTLE**  
 200 SPECTRUM CENTER DR., STE. 1700,  
 IRVINE, CA 92618

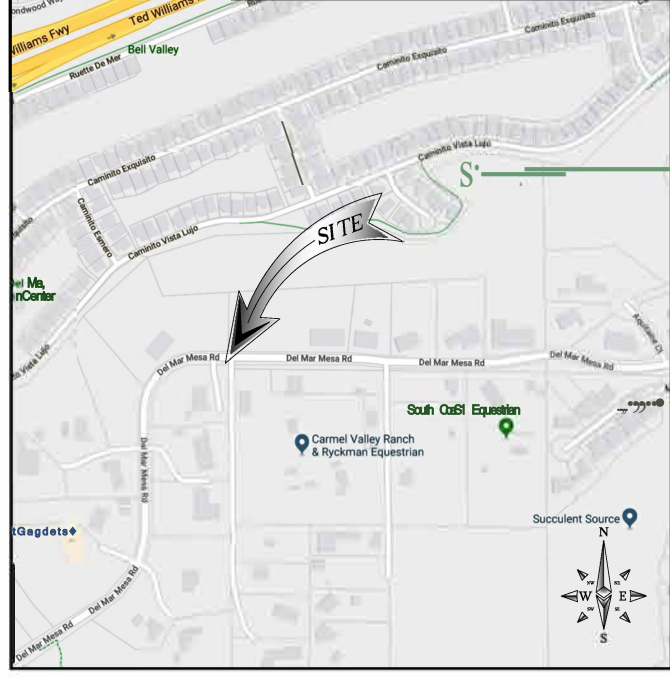
**M SQUARli:•J, WIRELESS**  
 1317 CALLE AVANZADO  
 SAN CLEMENE CA 11253(948) 38161124

**DRAWN BY:** ME  
**CHECKED BY:** MM

**SITE INFORMATION**

**PROPERTY OWNER:** VAYSER, DEAN & IRENE  
 5005 DEL MAR MESA RD  
 SAN DIEGO, CA 92137  
**CONTACT:** PH  
**APPLICANT:** T-MOBILE  
**ADDRESS:** 10509 VISTA SORRENTO PARKWAY, SUITE 206  
 SAN DIEGO, CA 92121  
**LAT/LONG TYPE:** NAD-83  
**LATITUDE:** 32° 56' 30.07" N  
**LONGITUDE:** 117° 12' 30.53" W  
**ZONING JURISDICTION:** OF SAN DIEGO  
**ZONING CLASSIFICATION:** AR-1-1  
**CURRENT USE:** UNMANNED TELECOMMUNICATIONS FACILITY  
**ASSESSOR'S PARCEL NO.:** 307-660-13-00  
**PROPOSED USE:** UNMANNED TELECOMMUNICATIONS FACILITY  
**TYPE OF CONSTRUCTION:** V-8  
**OCCUPANCY GROUP:** U

**VICINITY MAP**



**PROJECT DESCRIPTION**

T-MOBILE PROPOSES TO RENEW THE LAND USE PERMIT FOR AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- CUP RENEWAL
- REMOVE (2) EXISTING ANTENNAS
- REMOVE (2) EXISTING TMAs
- INSTALL (2) PROPOSED ERICSSON AIR 6449 B1 ANTENNAS
- INSTALL (2) PROPOSED ERICSSON RADIO 4415 B25
- INSTALL (1) PROPOSED 6X12 HOS BAWG HYBRID CABLES
- REMOVE (1) EXISTING EQUIPMENT CABINET
- INSTALL (1) PROPOSED ENCLOSURE 6160
- INSTALL (1) PROPOSED BATTERY CABINET

ALL ANTENNAS, CABLING, AND POLES ARE TO BE PAINTED GREEN  
 EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE. 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, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

**ENGINEERING**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- 2019 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2019 MECHANICAL CODE
- 2019 FIRE CODE
- 2019 PLUMBING CODE
- 2019 ELECTRICAL CODE
- LOCAL BUILDING CODE

**DO NOT SCALE DRAWINGS**

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



**ZONING DRAWINGS**

**DRAWING INDEX**

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
& I - 1	LANDSCAPE PLAN
A-1	SITE PLAN AND ENLARGED SITE PLAN
A-2	EQUIPMENT LAYOUT
A-3	ANTENNA LAYOUT
A-4	ELEVATION
A-5	ELEVATION
RF-1	MONOELM STRUCTURAL ELEVATION VIEW AND PLAN VIEW- SCI
RF-2	MONOELM BRANCH LAYOUT AND EPA VALUES- SCI

**APPROVALS**

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

T-MOBILE RF ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_  
 T-MOBILE OPERATIONS: \_\_\_\_\_ DATE \_\_\_\_\_  
 SITE ACQUISITION: \_\_\_\_\_ DATE \_\_\_\_\_  
 CONSTRUCTION MANAGER: \_\_\_\_\_ DATE \_\_\_\_\_  
 PROPERTY OWNER: \_\_\_\_\_ DATE \_\_\_\_\_  
 ZONING: \_\_\_\_\_ DATE \_\_\_\_\_  
 PROJECT MANAGER: \_\_\_\_\_ DATE \_\_\_\_\_

**PROJECT TEAM**

**CLIENT REPRESENTATIVE:** CROWN CASTLE  
 200 SPECTRUM CENTER DR., STE. 1700,  
 IRVINE, CA 92618  
**CONTACT:** JIM LEE  
 JIM.LEE@CROWNCastle.COM  
**M SQUARED WIRELESS:**  
 1367 CALLE AVANZADO  
 SAN CLEMENTE, CA 92673  
**CONTACT:** MICHAEL MONTELLO  
 PHONE: (949) 381-6824  
**DEPRATTI INC CONTACT:** DEPRATTI INC  
 13948 CALLE BUENO GANAR  
 JAMUL, CA 91935  
 DEBRA D GARDNER  
**T-MOBILE CONTACT:** T-MOBILE  
 10509 VISTA SORRENTO PARKWAY  
 SUITE 206  
 SAN DIEGO, CA 92121

**DRIVING DIRECTIONS**

**DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:**

1. HEAD EAST ON N HARBOR DR
2. TURN LEFT ONTO W LAUREL ST
3. TURN LEFT ONTO INDIA ST
4. TAKE THE RAMP ONTO 16 N
5. MERGE ONTO 16 N
6. KEEP RIGHT AT THE FORK TO CONTINUE ON 16 FOLLOW SIGNS FOR CA-56 E
7. KEEP RIGHT TO CONTINUE ON CA-56 E
8. TAKE EXIT 2 FOR CARMEL COUNTRY RD
9. TURN RIGHT ONTO CARMEL COUNTRY RD
10. TURN LEFT ONTO DEL MAR MESA RD

DESTINATION IS ON THE RIGHT N 0.5 MI

REV	DATE	DESCRIPTION	BY
4	02/17/2023	100% ZD'S REV. - LSCAPING	RDL
3	12/08/2022	100% ZD'S REV. - CLIENT	RDL
2	06/14/2022	100% ZD'S REVISED- JX	RDL
1	04/20/2021	100% ZD'S FOR SUBMITTAL	RDL
0	03/11/2020	90% ZD'S FOR REVIEW	ME

**THIS DOCUMENT IS FOR ZONING PURPOSES AND IS NOT FOR CONSTRUCTION**

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.

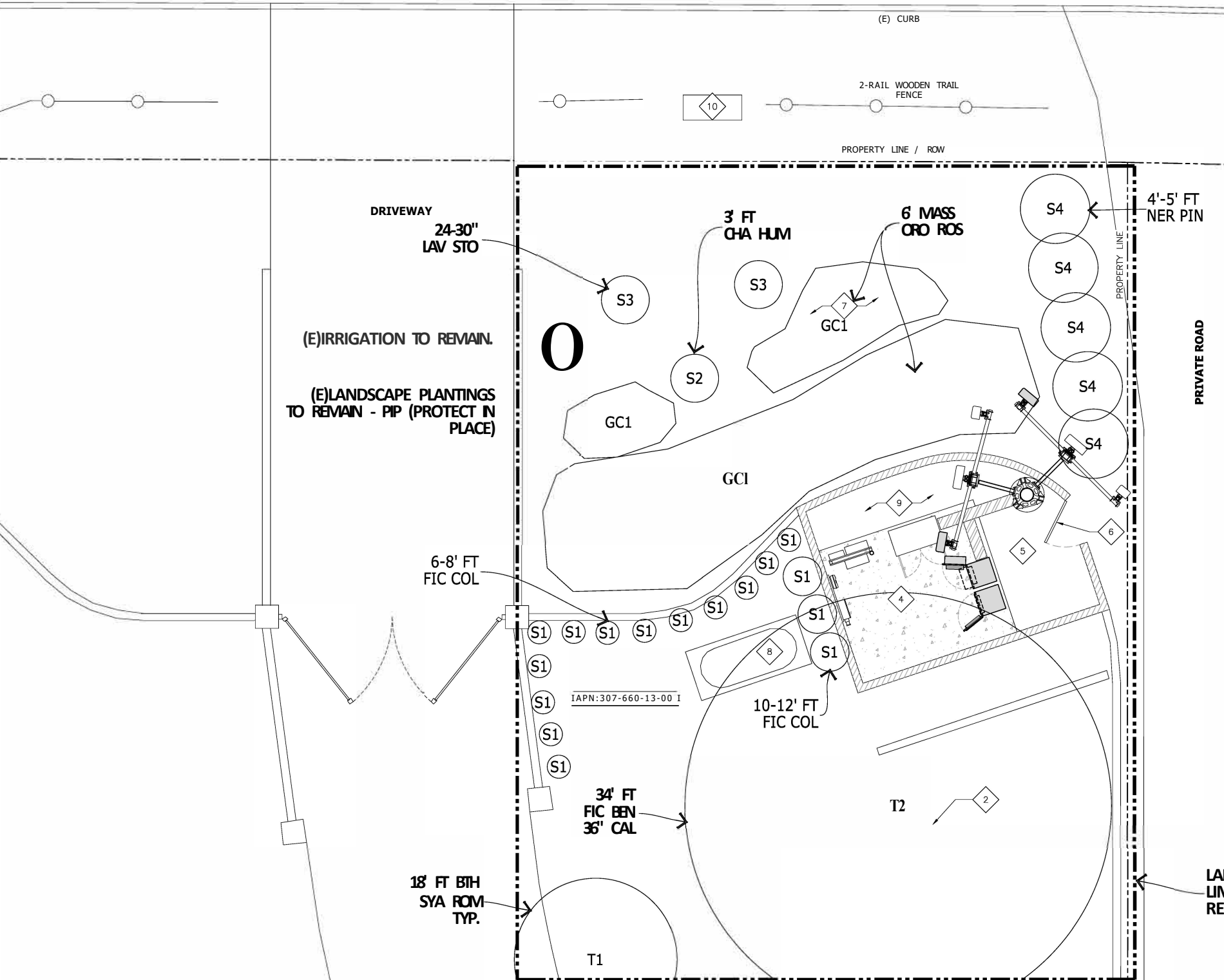
**DEL MAR RIDGE**  
 SD06078A  
 BU# 823674  
 5005 DEL MAR MESA RD  
 SAN DIEGO, CA 92130  
 MONOELM

SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T-1**

- EXISTING RESIDENTIAL BUILDING
- EXISTING TREE, TYP.
- EXISTING T-MOBILE OUTDOOR EQUIPMENT AREA
- EXISTING T-MOBILE ANTENNA AREA
- OUTDOOR ENCLOSURE ACCESS DOOR
- EXISTING LANDSCAPING, TYP.
- EXISTING GENERATOR
- EXISTING PAVED AREA
- EXISTING UTILITY CABINET

**KEYNOTES:**



**NOTES:**

- THIS PROJECT PROPOSED NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
- THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL ANTENNAS, CABLING, AND POLES ARE TO BE PAINTED GREEN.
- EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

**EXISTING PLANTING**

KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE
<b>TREES</b>			
T1	SYA ROM SYAGRUS ROMANZOFFIANUM QUEEN PALM	TO REMAIN PROTECT IN PLACE (PIP)	PER PLAN
T1	FIC BEN FICUS BENJAMINA WEeping FIG	TO REMAIN PROTECT IN PLACE (PIP)	PER PLAN
T1	PIN CAN PINUS ELДАРICA ELДАРICA PINE	TO REMAIN PROTECT IN PLACE (PIP)	PER PLAN
<b>SHRUBS</b>			
S1	FIC COL FICUS GREEN GEM COLUMNAR FICUS	TO REMAIN PROTECT IN PLACE (PIP)	PER PLAN
S2	CHA HUM CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	TO REMAIN PROTECT IN PLACE (PIP)	PER PLAN
S3	LAV STD LAVANOLA STOECHAS SPANISH LAVENDER	TO REMAIN PROTECT IN PLACE (PIP)	PER PLAN
S4	NER PIN NERIUM OLEANDER PINK OLEANDER	TO REMAIN PROTECT IN PLACE (PIP)	PER PLAN
<b>GROUND COVER</b>			
GCI	ORO ROS DROSANTHEMUM ROSEA RED AND PINK ICEPLANT	TO REMAIN PROTECT IN PLACE (PIP)	PER PLAN

**CITY REQUIRED 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.

MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION AND 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 OR DAMAGE.

MAINTENANCE:  
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:  
PERMITTEE or OWNER/PERMITTEE

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:  
PERMITTEE or OWNER/PERMITTEE

THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

**IRJI**

34032 Alcazar Dr., Dana Point, Ca 92629  
david@dmlaonline.com p/f(949)388-3369

LANDSCAPE ARCHITECT  
M. MIERTSCHIN 3369  
JULY 31, 2023  
2/17/23  
STATE OF CALIFORNIA  
Copj/91tc202 zby/Da/dMiertschin

**tF Mobile**

10509 VISTA SORRENTO PARKWAY, SUITE 206  
SAN DIEGO, CA 92121

**rrcROWN V'-CASTLE**

200 SPECTRUM CENTER DR., STE. 1700,  
IRVINE, CA 92618

**M SQUARli:J, WIRELESS**

1317 CALLE AVANZADO  
SAN CLEMENE CA 92673 (114)3816124

DRAWN BY: ME  
CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
2	02/17/2023	100% ZD'S REV. - L'SCAPING	RDL
1	04/20/2021	100% ZD'S FOR SUBMITTAL	RDL
0	03/11/2020	90% ZD'S FOR REVIEW	ME


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.

DEL MAR RIDGE  
SD06078A  
BU# 823674  
5109 SHAW RIDGE RD/ 5109 DEL MAR MESA RD  
SAN DIEGO, CA 92130  
MONOELM

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER.  
**L-1**

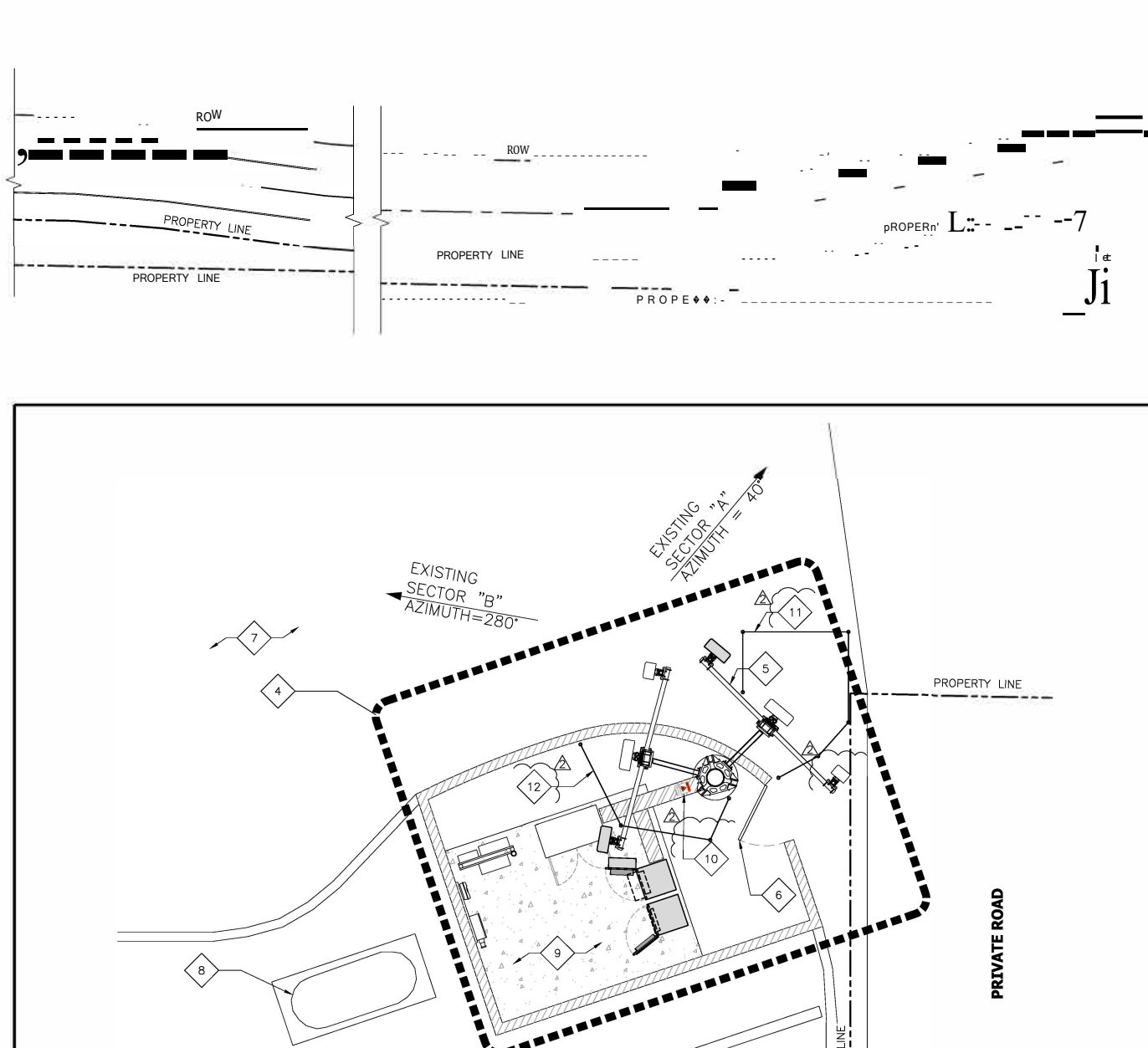
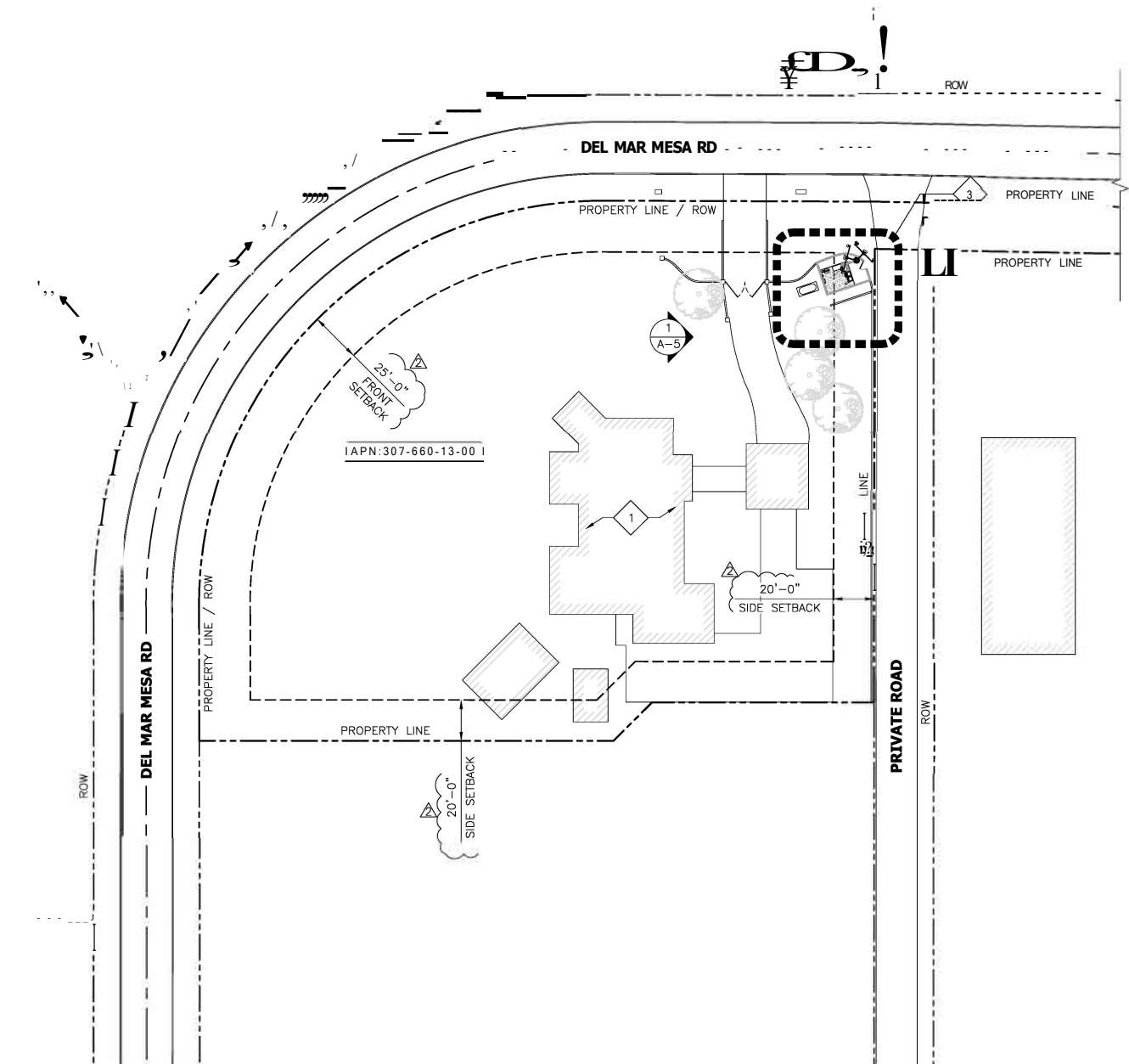


- EXISTING RESIDENTIAL BUILDING
- EXISTING T-MOBILE ANTENNA AREA
- ◇ 9 EXISTING PAVED AREA
- T-MOBILE STAGING AREA
- EXISTING TREE, IYP.
- OUTDOOR ENCLOSURE ACCESS DOOR
- ◇ 10 PROPOSED WARNING SIGN TO BE INSTALLED PER EME REPORT REPLACING EXISTING CAUTION SIGN
- FOR ENLARGED SITE PLAN SEE: 
- EXISTING LANDSCAPING, IYP.
- ◇ 11 PROPOSED 23 LINEAR FEET LONG BARRIER WITH (2) NOTICE SIGNS TO BE INSTALLED PER EME REPORT (SECTOR "A")
- EXISTING T-MOBILE OUTDOOR EQUIPMENT AREA
- EXISTING GENERATOR
- ◇ 12 PROPOSED 15 LINEAR FEET LONG BARRIER WITH (2) NOTICE SIGNS TO BE INSTALLED PER EME REPORT (SECTOR "B")

**NOTES:**

1. THIS PROJECT PROPOSED NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
2. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
4. ALL ANTENNAS, CABLING, AND POLES ARE TO BE PAINTED GREEN.
5. EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

**KEYNOTES:**



- NOTES:**
1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
  2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
  3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

**DISCLAIMER:**  
 THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. M SQUARED WIRELESS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

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 SAN DIEGO, CA 92121

**rrcROWN V'-CASTLE**  
 200 SPECTRUM CENTER DR., STE. 1700,  
 IRVINE, CA 92618

**M SQUARli:J, WIRELESS**  
 1387 CALLE AVANZADO  
 SAN CLEMENE CA 9233 (949) 381-824

DRAWN BY: ME  
 CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
4	02/17/2023	100% ZD'S REV. - LSCAPING	RDL
3	12/08/2022	100% ZD'S REV. - CLIENT	RDL
&	06/14/2022	100% ZD'S REVISED - JK	RDL
1	04/20/2021	100% ZD'S FOR SUBMITTAL	RDL
0	03/11/2020	90% ZD'S FOR REVIEW	ME

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**DEL MAR RIDGE**  
 SD06078A  
 BLU# 823674  
 5005 DEL MAR MESA RD  
 SAN DIEGO, CA 92130  
 MONOELM

SHEET TITLE  
**SITE PLAN AND ENLARGED SITE PLAN**

SHEET NUMBER  
**A-1**



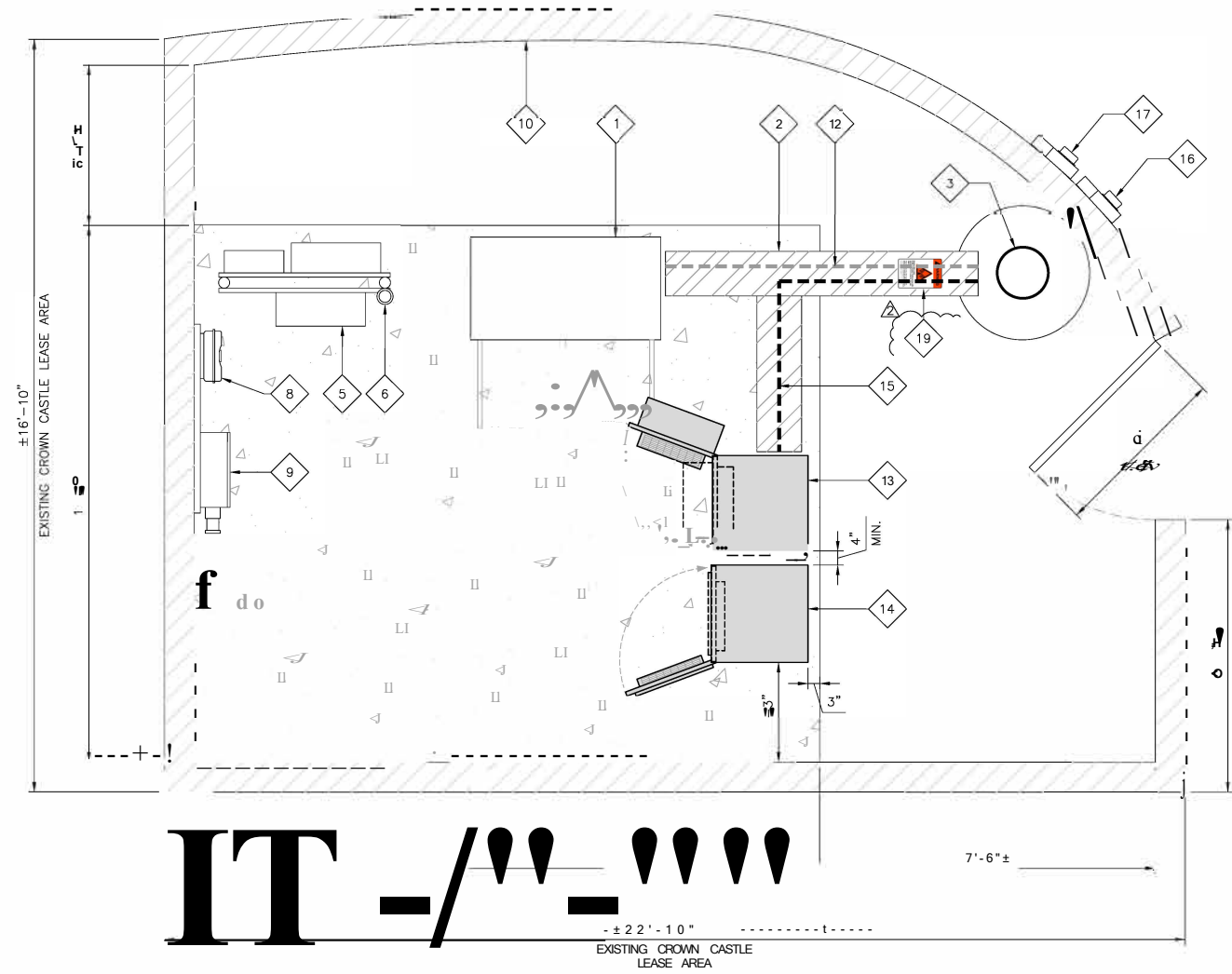
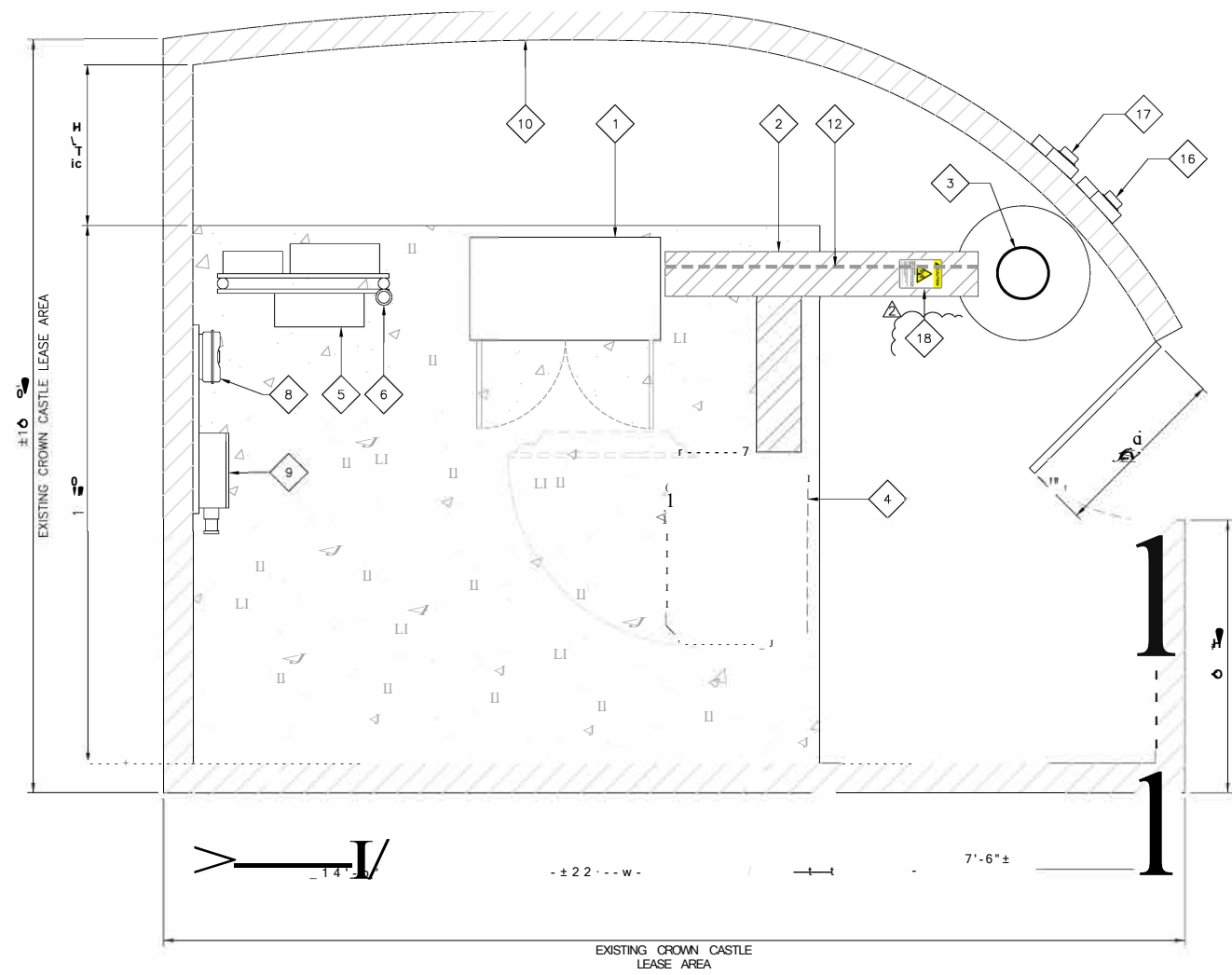
- EXISTING T-MOBILE RBS 6102 EQUIPMENT CABINET (1) TOTAL
- EXISTING T-MOBILE CABLE TRAY
- EXISTING MONOELM
- EXISTING T-MOBILE RBS 2106 CABINET TO BE REMOVED (1) TOTAL
- EXISTING T-MOBILE TELCO CABINET MOUNTED TO EXISTING H-FRAME
- EXISTING T-MOBILE GPS ANTENNA (1) TOTAL

- EXISTING T-MOBILE 12'-0"x14'-0" CONCRETE EQUIPMENT PAD
- EXISTING T-MOBILE CIENA MOUNTED ON WALL
- EXISTING T-MOBILE PPC MOUNTED ON WALL
- EXISTING CMU OUTDOOR T-MOBILE EQUIPMENT ENCLOSURE
- EXISTING PROPERTY OWNERS SHED

- ◇ 12 EXISTING T-MOBILE FEEDLINES:  
(4) ANDREW LDF1-50A COAX  
(4) ANDREW LDF4-50A COAX  
(1) COMMSCOPE LDF4.5-50  
(1) ERICSSON 6X12 HCS 6AWG  
(2) ERICSSON 3X6 HCS
- ◇ 13 PROPOSED T-MOBILE ENCLOSURE 6160 WITH  
(2) BB 6630, (1) BB 6648, (1) PSU 4813  
AND (1) DXRE ROUTER
- ◇ 14 PROPOSED T-MOBILE 8160 BATTERY CABINET
- ◇ 15 PROPOSED T-MOBILE FEEDLINE:  
(1) ERICSSON 6X12 HCS 6AWG

- ◇ 16 EXISTING T-MOBILE ELEC. METER AND DISCONNECT
- ◇ 17 EXISTING ELEC. METER AND DISCONNECT BY OTHERS
- ◇ 18 EXISTING CAUTION SIGN TO BE REMOVED
- ◇ 19 PROPOSED WARNING SIGN TO BE INSTALLED PER EME REPORT

**KEYNOTES:**



**EXISTING EQUIPMENT LAYOUT**

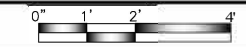
24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"



1

**PROPOSED EQUIPMENT LAYOUT**

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"



1



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1317 CALLE AVANZADO  
SAN CLEMENCE CA 92673 (114)381/8324

DRAWN BY:	ME
CHECKED BY:	MM

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DEL MAR RIDGE  
SD06078A  
BL# 823674  
5005 DEL MAR MESA RD  
SAN DIEGO, CA 92130  
MONOELM

SHEET TITLE  
**EQUIPMENT LAYOUTS**

SHEET NUMBER  
**A-2**

## FINAL EQUIPMENT SCHEDULE (VERIFY WITH CURRENT RFDS)

ALPHA		ANTENNA				RADIO			DIPLEXER		TMA		SURGE PROTECTION		CABLES				
POSITION	TECH.	STATUS/MANUFACTURER	MODEL	AZIMUTH	FRD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	L2500 N2500	NEW ERICSSON	AIR6449 B41	40°	13'-0"	-	-	-	-	-	-	-	-	-	-	1	NEW 6X12 HCS 6AWG	-	30'-0"
A2	L600 L700 L1900 UI 900 N600	EXISTING RFS/CELWAVE	APXVMRRI 8_43-U-NA20	##°	13'-Q"	1	EXISTING ERICSSON RADIO 4449 B71+B85	TOWER	-	-	-	-	-	-	-	4	EXISTING COAX	UDF1-5Q/A	30'-0"
						1	NEW ERICSSON RADIO 4415 825	TOWER	-	-	-	-	-	-	4	EXISTING COAX	UDF4-5Q/A	30'-0"	
A3	L1900 L2100 GI 900	EXISTING ERICSSON	AIR 32 B2A/B66A	40°	13'-Q"	-	-	-	-	-	-	-	-	-	-	1	EXISTING 6X12 HCS 6AWG	-	30'-0"
						-	-	-	-	-	-	-	-	2	EXISTING 3X6 HCS	-	30'-Q"		
BETA																			
B1	L2500 N2500	NEW ERICSSON	AIR6449 B41	280°	13'-Q"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	L600 L700 L1900 UI 900 N600	EXISTING RFS/CELWAVE	APXVMRRI 8_43-U-NA20	280°	13'-0"	1	EXISTING ERICSSON RADIO 4449 B71+B85	TOWER	-	-	-	-	-	-	-	-	-	-	-
						1	NEW ERICSSON RADIO 4415 B25	TOWER	-	-	-	-	-	-	-	-	-		
B3	LIS00 L2100 GI 900	EXISTING ERICSSON	AIR 32 B2A/B66A	280°	13'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																0	EXISTING UNUSE[	-	-

### NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO T-MOBILE'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK
- CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM

### NOTE:

- EXISTING ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.
- EXISTING MONOELM FRONTS AND BRANCHES NOT SHOWN FOR CLARITY IN THIS VIEW
  - ALL ANTENNAS, CABLING, AND POLES ARE TO BE PAINTED GREEN
  - EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

- EXISTING MONOELM
- EXISTING STANDOFF ARM, (2 TOTAL)
- EXISTING T-MOBILE 12'-6" LONG HORIZONTAL PIPE (2 TOTAL)
- EXISTING T-MOBILE AIR 32 82A/866A ANTENNAS, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- EXISTING T-MOBILE RADIO 4449 B71+B85, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- EXISTING T-MOBILE RFS-APXVMRRI18 ANTENNAS, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- EXISTING T-MOBILE AIR 21 82A/84P ANTENNAS, MOUNTED TO EXISTING PIPE, TO BE REMOVED (2 TOTAL, 1 PER SECTOR)
- EXISTING T-MOBILE TMA, MOUNTED TO EXISTING PIPE TO BE REMOVED (2 TOTAL, 1 PER SECTOR)
- PROPOSED T-MOBILE AIR6449 841 ANTENNAS, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- PROPOSED T-MOBILE RADIO 4415 825, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)



10509 VISTA SORRENTO PARKWAY, SUITE 206  
SAN DIEGO, CA 92121



200 SPECTRUM CENTER DR., STE. 1700  
IRVINE, CA 92618



1387 CALLE AVANZADO  
SAN CLEMENCE CA 9233 (949) 381-1124

DRAWN BY: ME

CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
4	02/17/2023	100% ZD'S REV. - L'SCAPING	RDL
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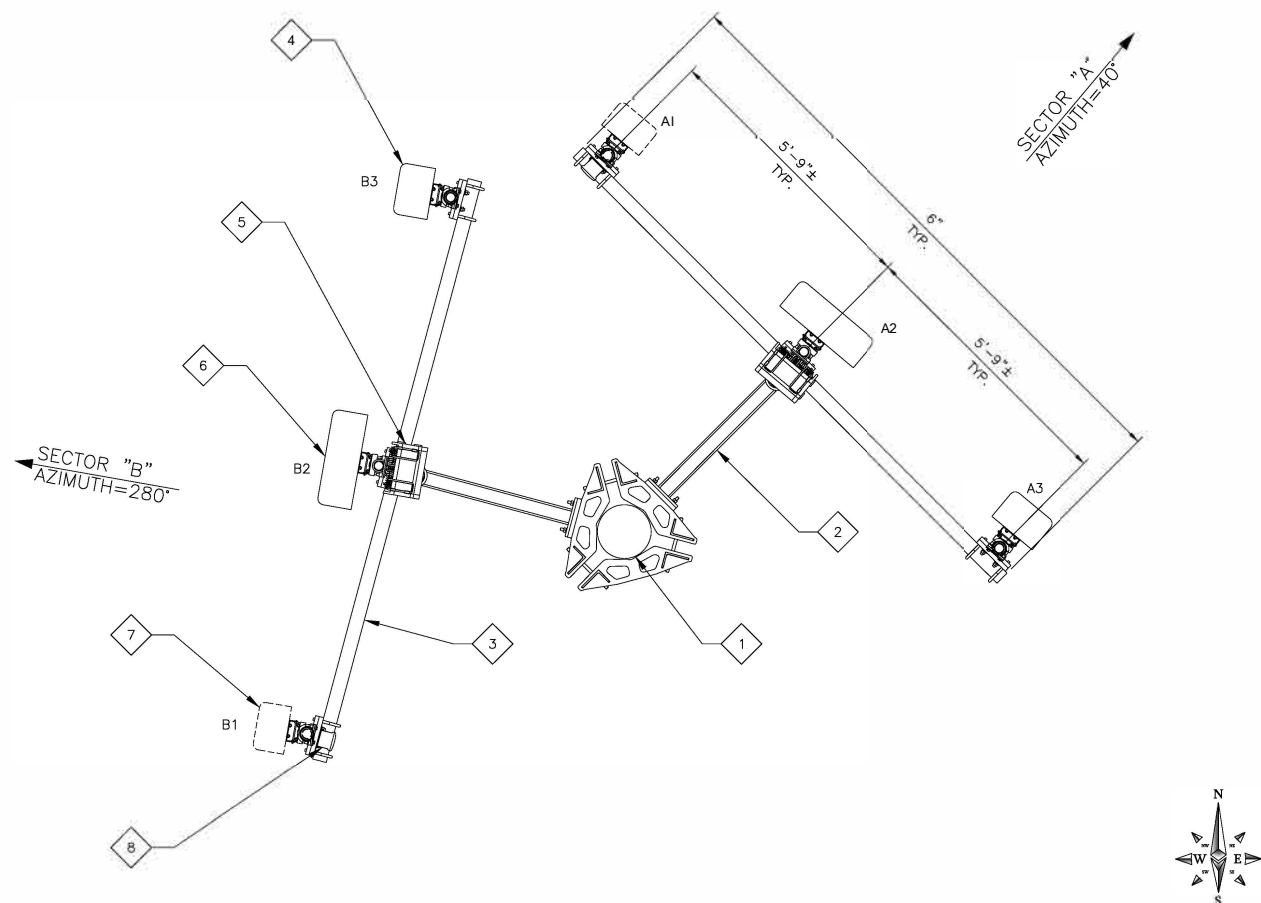
DEL MAR RIDGE  
SD06078A  
BLU# 823674  
5005 DEL MAR MESA RD  
SAN DIEGO, CA 92130  
MONOELM

SHEET TITLE  
**ANTENNA PLANS**

SHEET NUMBER  
**A-3**

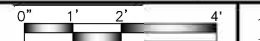
### ANTENNA & EQUIPMENT SCHEDULE

### KEYNOTES



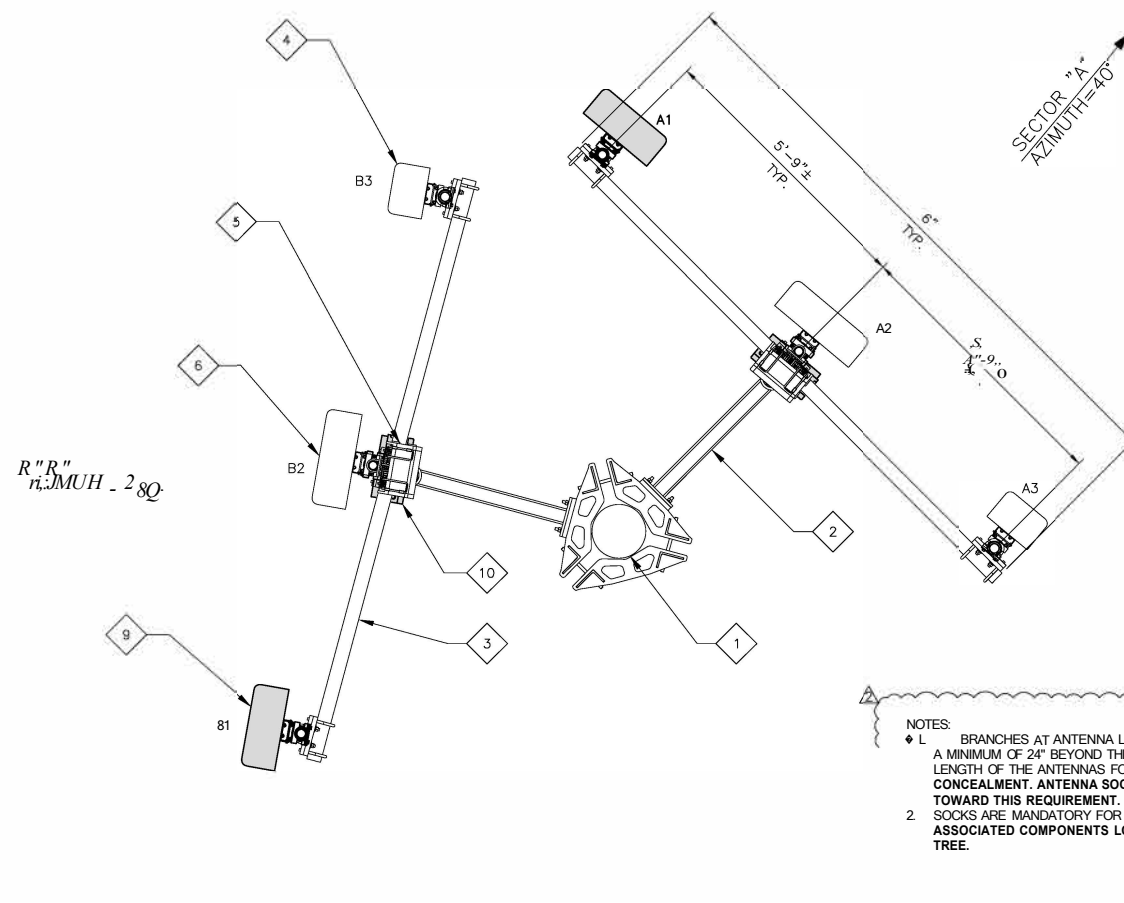
**EXISTING ANTENNA PLAN**

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"

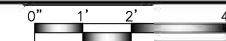


1

**PROPOSED ANTENNA PLAN**



24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"



2

- NOTES:
- BRANCHES AT ANTENNA LEVEL MUST EXTEND A MINIMUM OF 24" BEYOND THE ENTIRE VERTICAL LENGTH OF THE ANTENNAS FOR MAXIMUM CONCEALMENT. ANTENNA SOCKS DO NOT COUNT TOWARD THIS REQUIREMENT.
  - SOCKS ARE MANDATORY FOR ALL ANTENNAS AND ASSOCIATED COMPONENTS LOCATED ON A FAUX TREE.



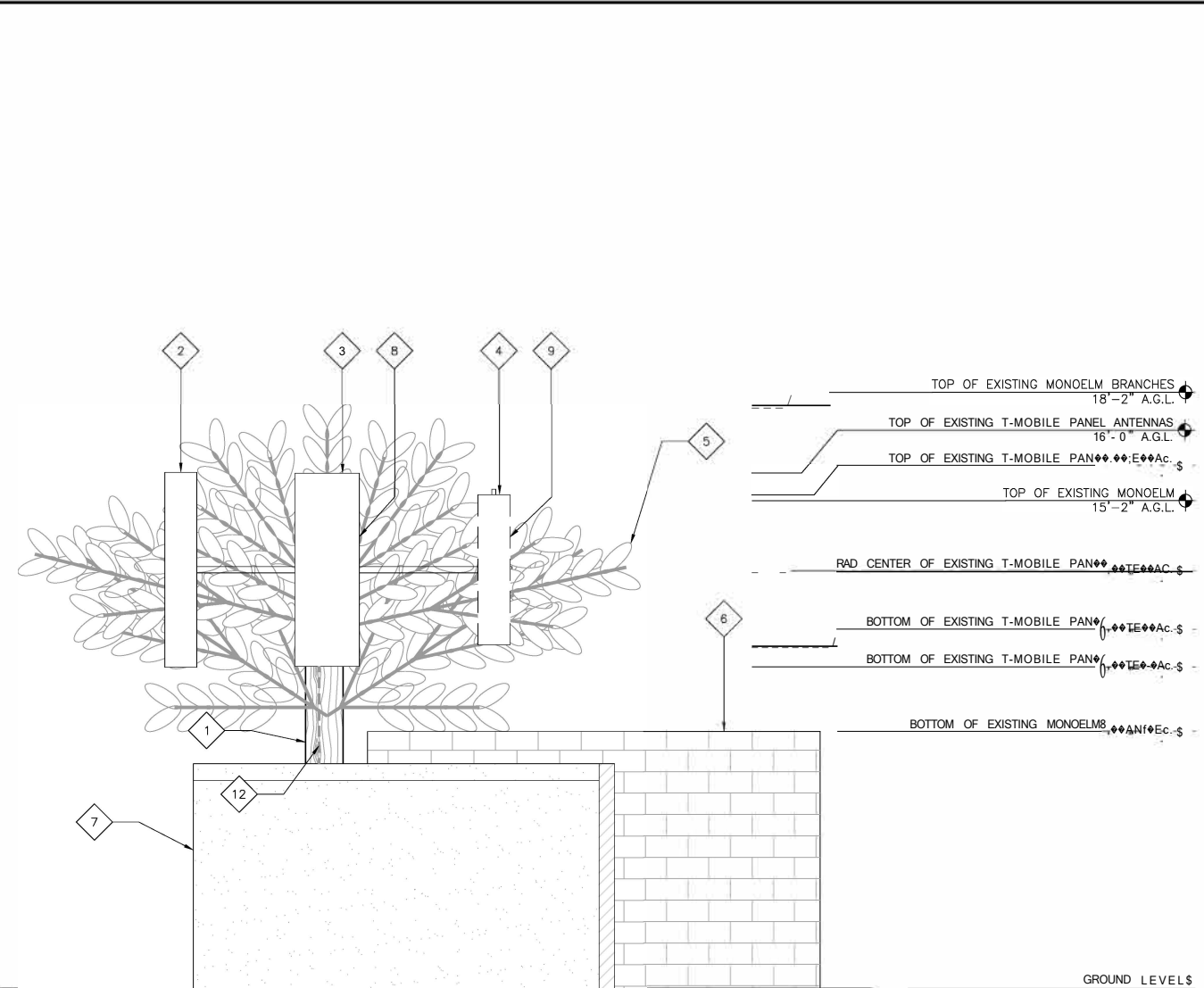
- EXISTING MONOELM
- EXISTING T-MOBILE AIR 32 B2A/B66A ANTENNAS, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- EXISTING T-MOBILE RFS-APXVMRR18 ANTENNAS, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- EXISTING T-MOBILE AIR 21 B2A/B4P ANTENNAS, MOUNTED TO EXISTING PIPE, TO BE REMOVED (2 TOTAL, 1 PER SECTOR)
- EXISTING MONOELM LEAVES
- EXISTING OUTDOOR EQUIPMENT CMU WALL
- EXISTING PERIMETER WALL

- EXISTING T-MOBILE RADIO 4449 B71+B85, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- EXISTING T-MOBILE TMA, MOUNTED TO EXISTING PIPE TO BE REMOVED (2 TOTAL, 1 PER SECTOR)
- PROPOSED T-MOBILE AIR6449 B41 ANTENNAS, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- PROPOSED T-MOBILE RADIO 4415 B25, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- EXISTING T-MOBILE FEEDLINES:  
(4) ANDREW LDF1-50A COAX  
(4) ANDREW LDF4-50A COAX  
(1) COMMSCOPE LDF4.5-50  
(1) ERICSSON 6X12 HCS 6AWG  
(2) ERICSSON 3X6 HCS
- ◇ 13 PROPOSED T-MOBILE FEEDLINE:  
(1) ERICSSON 6X12 HCS 6AWG

**NOTE:**  
ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE RELACED WITH REALISTIC BRANCHES TO GIVE THE MONOTREE A NATURAL APPEARANCE.

**NOTE:**  
1. ALL ANTENNAS, CABLING, AND POLES ARE TO BE PAINTED GREEN.  
2. EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

**KEYNOTES:**

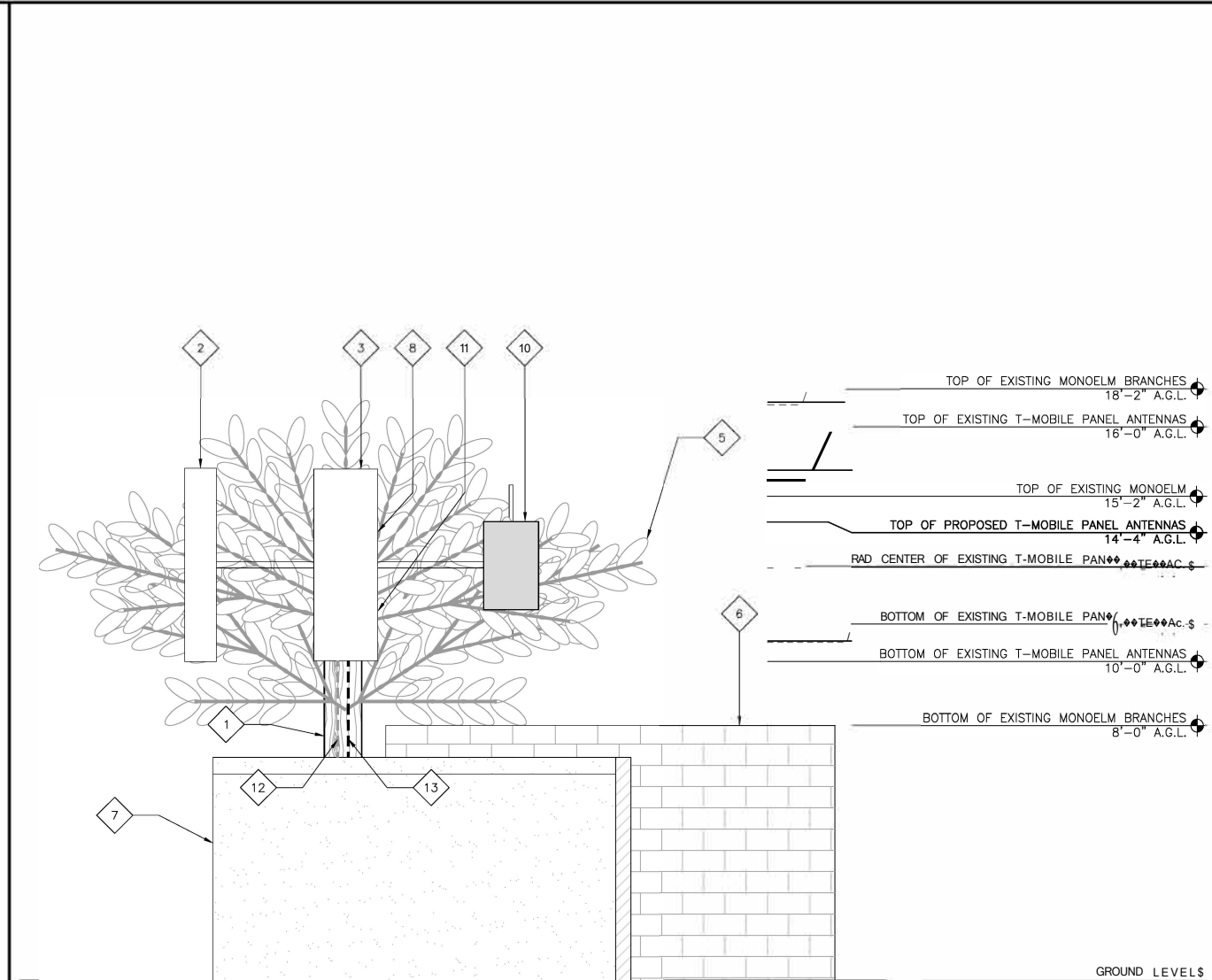


**EXISTING WEST ELEVATION**

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"

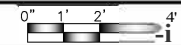


1



**PROPOSED WEST ELEVATION**

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"



2

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**r'r'CROWN CASTLE**  
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IRVINE, CA 92618

**M SQUARfi J. WIRELESS**  
1317 CALLE AVANZADO  
SAN DIEGO, CA 92161 (619) 439-1824

DRAWN BY: ME  
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SAN DIEGO, CA 92130  
MONOELM

SHEET TITLE  
**ELEVATION**

SHEET NUMBER  
**A-4**

- EXISTING MONOELM
- EXISTING T-MOBILE AIR 32 B2A/B66A ANTENNAS, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- EXISTING T-MOBILE RFS-APXVAARR18 ANTENNAS, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- EXISTING T-MOBILE AIR 21 B2A/B4P ANTENNAS, MOUNTED TO EXISTING PIPE, TO BE REMOVED (2 TOTAL, 1 PER SECTOR)
- EXISTING MONOELM LEAVES
- EXISTING OUTDOOR EQUIPMENT CMU WALL
- EXISTING PERIMETER WALL

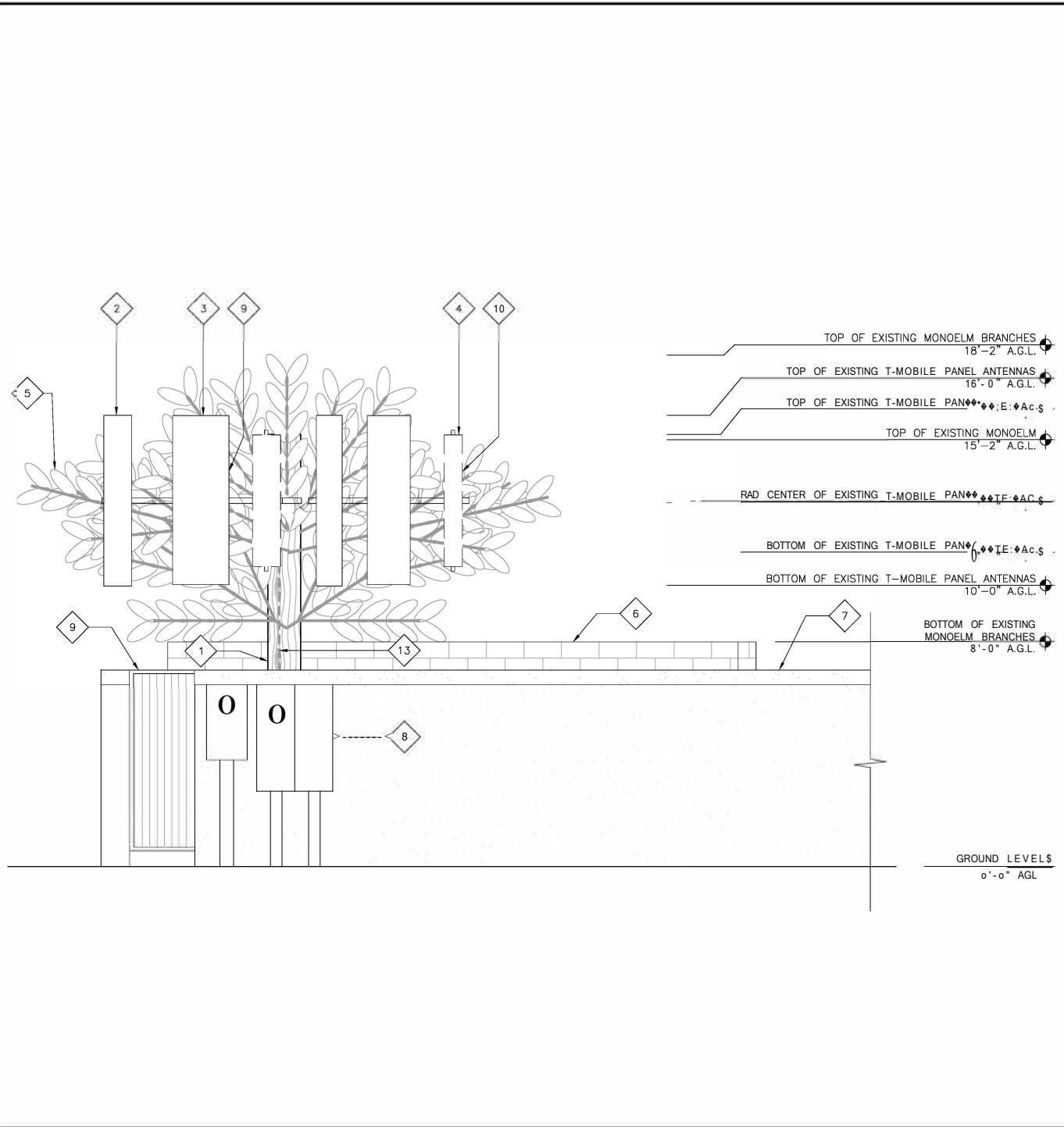
- METER, TYP
- EXISTING OUTDOOR EQUIPMENT ACCESS GATE
- EXISTING T-MOBILE RADIO 4449 B71+B85, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- ◀ EXISTING T-MOBILE TMA, MOUNTED TO EXISTING PIPE TO BE REMOVED (1 TOTAL, 1 PER SECTOR)
- PROPOSED T-MOBILE AIR6449 B41 ANTENNAS, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)
- PROPOSED T-MOBILE RADIO 4415 825, MOUNTED TO EXISTING PIPE (2 TOTAL, 1 PER SECTOR)

- ◇ 13 EXISTING T-MOBILE FEEDLINES, (4) ANDREW LDF1-5DA COAX (4) ANDREW LDF4-5DA COAX (1) COMMSCOPE LDF4.5-5D (1) ERICSSON 6X12 HCS 6AWG (2) ERICSSON 3X6 HCS
- PROPOSED T-MOBILE FEEDLINE, (1) ERICSSON 6X12 HCS 6AWG

**NOTE:**  
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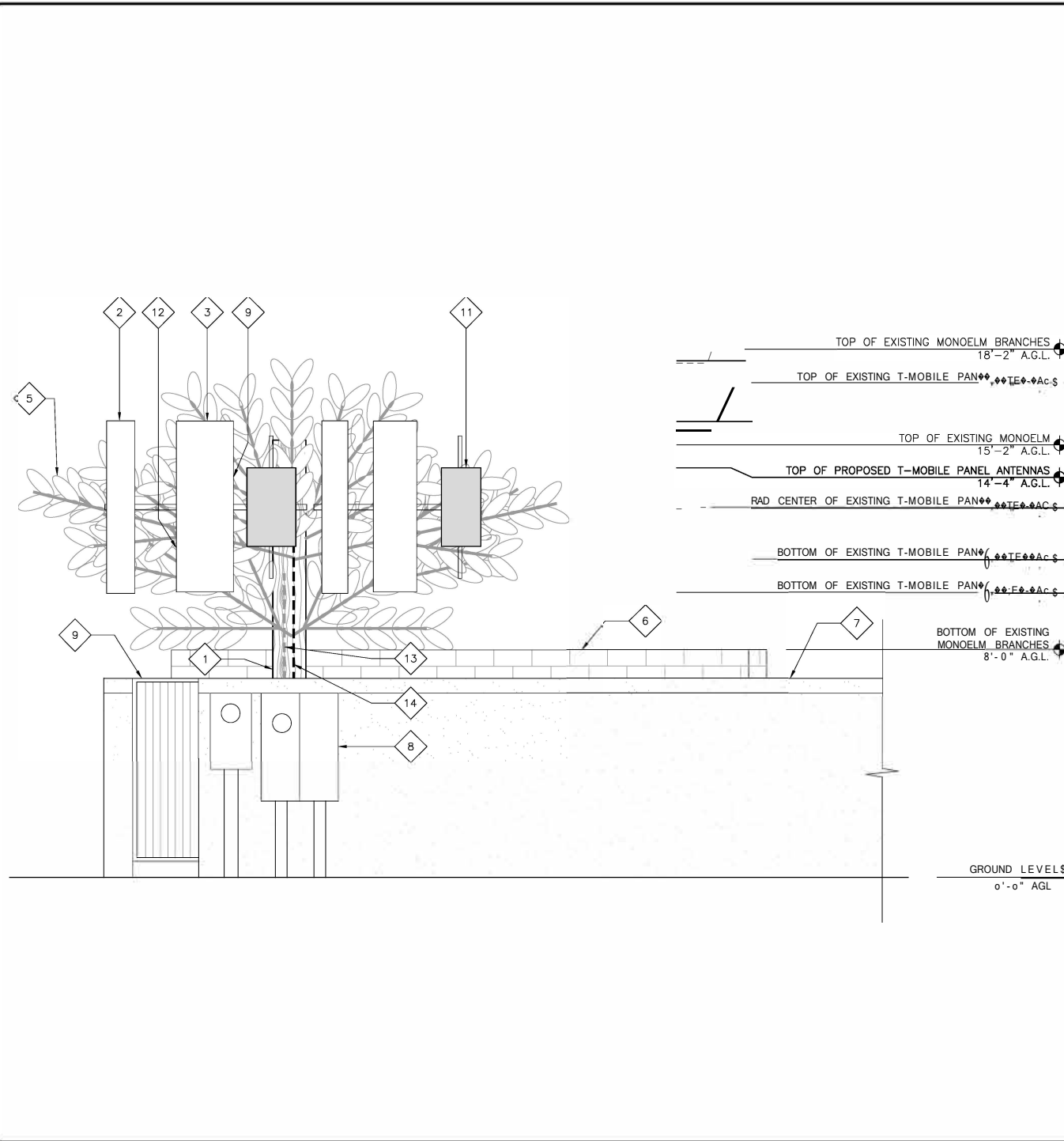
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2. EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

**KEYNOTES:**



**EXISTING NORTH ELEVATION**

24"x36" SCALE, 3/8" = 1'-0"  
11"x17" SCALE, 3/16" = 1'-0"  
0" 1' 2' 4'



**PROPOSED NORTH ELEVATION**

24"x36" SCALE, 3/8" = 1'-0"  
11"x17" SCALE, 3/16" = 1'-0"  
0" 1' 2' 4'

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**M SQUARI: J, WIRELESS**  
1317 CALLE AVANZADO  
SAN CLEMENTE CA 92573 (14) 3816124

DRAWN BY: **ME**  
CHECKED BY: **MM**

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&	06/14/2022	100% ZD'S REVISED - JX	RDL
1	04/20/2021	100% ZD'S FOR SUBMITTAL	RDL
0	03/11/2020	90% ZD'S FOR REVIEW	ME

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**DEL MAR RIDGE**  
SD06078A  
BL# 823674  
5005 DEL MAR MESA RD  
SAN DIEGO, CA 92130  
MONOELM

SHEET TITLE  
**ELEVATION**

SHEET NUMBER  
**A-5**

DRAWN BY: ME

CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
4	02/17/2023	100% ZD'S REV. - L'SCAPING	RDL
3	12/08/2022	100% ZD'S REV. - CLIENT	RDL
&	06/14/2022	100% ZD'S REVISED - JX	RDL
1	04/20/2021	100% ZD'S FOR SUBMITTAL	RDL
0	03/11/2020	90% ZD'S FOR REVIEW	ME

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PURPOSES AND IS  
NOT FOR  
CONSTRUCTION**

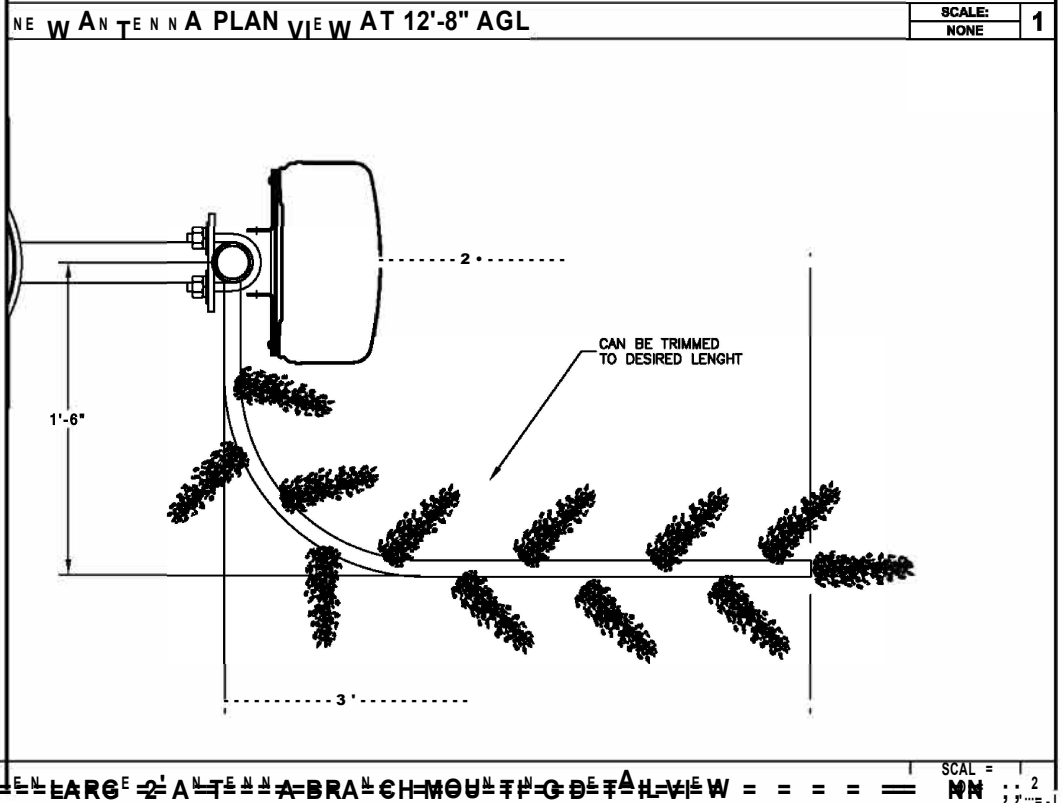
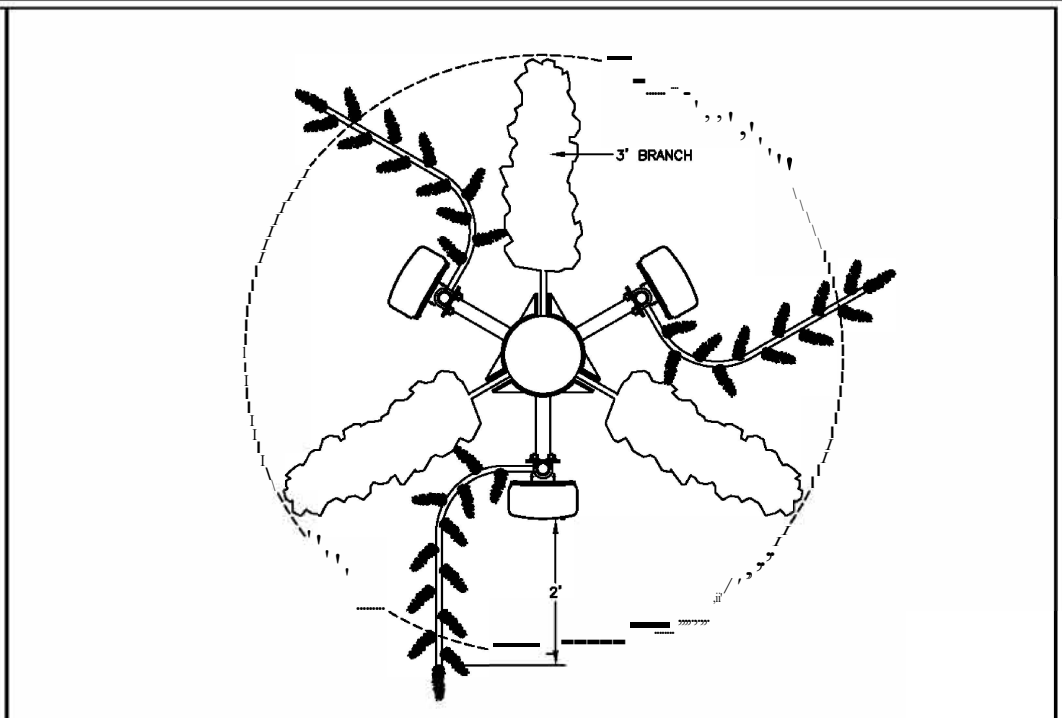
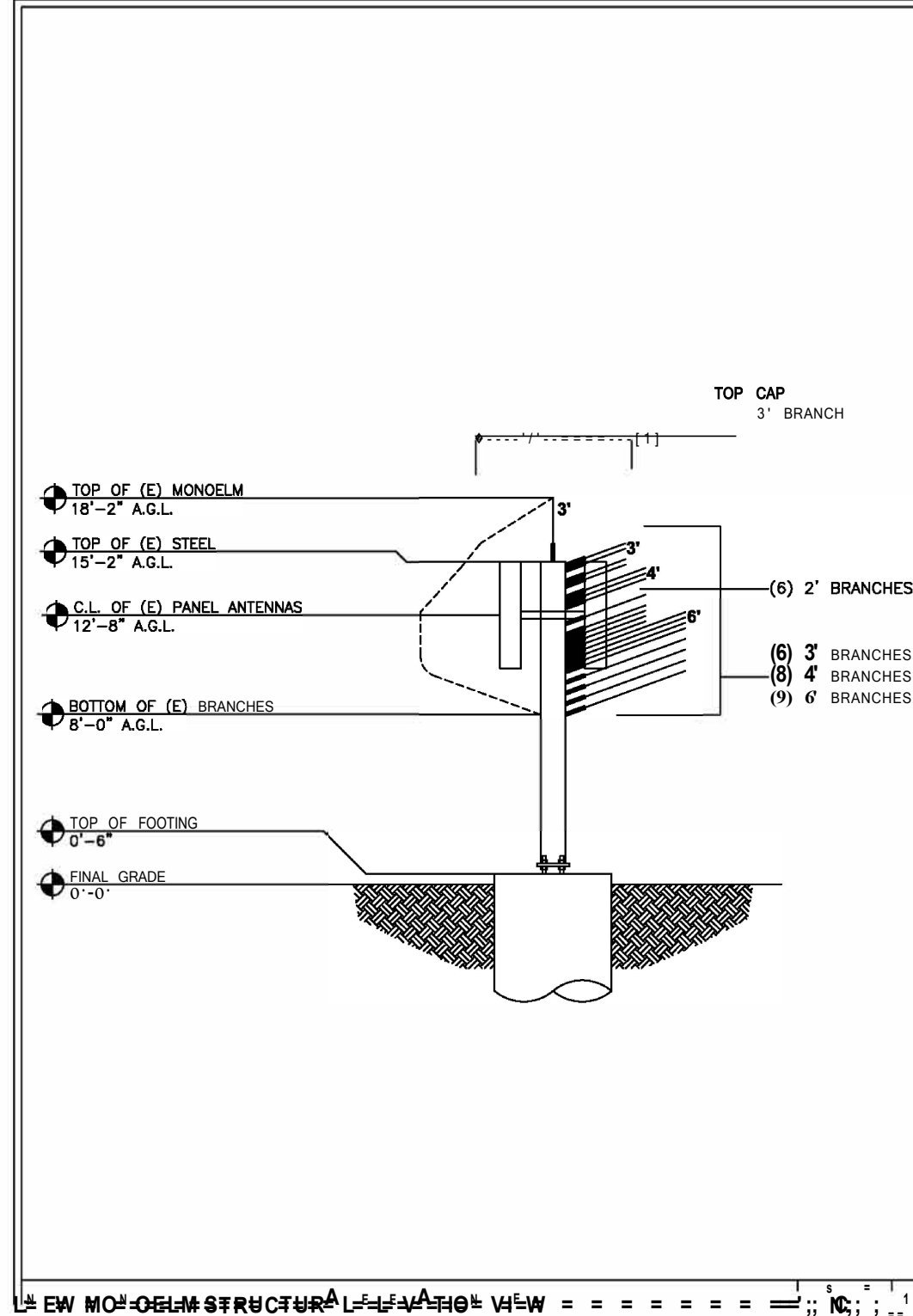
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DEL MAR RIDGE  
SD06078A  
BU# 823674  
5005 DEL MAR MESA RD  
SAN DIEGO, CA 92130  
MONOELM

SHEET TITLE  
MONOELM STRUCTURAL  
ELEVATION VIEW AND PLAN  
VIEW -SCI

SHEET NUMBER

RF-1



MONOELM STRUCTURAL ELEVATION VIEW = = = = = SCALE: 1/8\"/>

CONSULTANT  
**SGI**  
SOLAR COMMUNICATIONS  
INTERNATIONAL, INC.  
1110 MISSION BLVD., SUITE 101  
SAN DIEGO, CA 92108  
Tel: (619) 594-1010  
Fax: (619) 594-1011  
www.sgi.com

**L PROJECT**  
118'-2\"/>

LOCATION: DEL MAR RIDGE  
# 823674 (SD06078A)  
5005 DEL MAR MESA RD  
SAN DIEGO, CA 92130

ISSUED FOR: PRODUCTION  
DRAWN BY: LEM  
CHECKED BY: LEM  
DATE: 15MAY17

REV.	CHANGES	DATE	BY

ENGINEER: [Signature]

SHEET TITLE: ELEVATION VIEW & PLAN VIEW

DRAWING NUMBER: [Blank]  
NUMBER: [Blank]

REV	DATE	DESCRIPTION	BY
4	02/17/2023	100% ZD'S REV. - L'SCAPING	RDL
3	12/08/2022	100% ZD'S REV. - CLIENT	RDL
&	06/14/2022	100% ZD'S REVISED - JX	RDL
1	04/20/2021	100% ZD'S FOR SUBMITTAL	RDL
0	03/11/2020	90% ZD'S FOR REVIEW	ME

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DEL MAR RIDGE  
SD06078A  
BU# 823674  
5005 DEL MAR MESA RD  
SAN DIEGO, CA 92130  
MONOELM

SHEET TITLE  
MONOELM BRANCH LAYOUT  
AND EPA VALUES - SCI

SHEET NUMBER

RF-2

CONSULTANT



SGI  
SOLAR COMMUNICATIONS  
INTERNATIONAL

NI (IU) - (111)...

WWIPJII'kaupu

CLIENT

PROJECT  
18'-2" RFTRANSPARENT MONOELM

LOCATION  
DEL MAR RIDGE  
#823674 (SDCM078A)  
5005 DEL MAR MESA RD  
SAN DIEGO, CA 92130

PRODUCTION

DOWN BY: CK'D BY: DATE  
LEM LEM 15MAY17

REVISIONS

REV	CHANGE	DATE

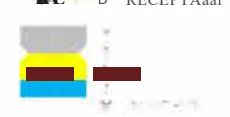
SCALE: IDL

SCALE: BRANCH LAYOUT &  
EPA VALUES

SCALE: RF-2

DEL MAR RIDGE #823674 (SDCM078A) - MONOELM BRANCH LAYOUT

LINE NO.	TYPE	LENGTH (ft)	ELEV. (ft)	WIND AREA (sq ft)	WIND SPEED (ft/min)	WIND PRESSURE (psf)
1	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
2	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
3	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
4	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
5	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
6	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
7	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
8	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
9	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
10	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
11	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
12	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
13	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
14	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4
15	18'-2" RFTRANSPARENT MONOELM	15	15.16667	11.6	11.9	6.4



JOB NO.: U14171

PROJECT: DEL MAR RIDGE

Monopine Branch Layout

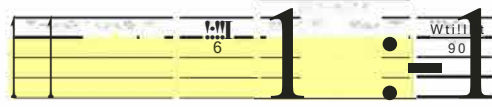
Eff. Area Factor: 0.90  
Top of Steel Elev. (ii): 15.16667 ft  
Bottom of Steel Elev. (ft): 8 ft  
C. Factor: 0.6  
Top of Steel Elev. (i): 15.16667 ft

Branch Layout Along Pole

Branch	Height (ft)	Qty	Stat (ft)	Slng (ft)	Wt. (lbs)	T-Wt. (lbs)	Wind Area (sq ft)	Wind Speed (ft/min)	Wind Pressure (psf)
3	2	2	14.5	15.2	20.0	40	4.7	4.2	2.5
3	3	3	13.5	14.5	20.0	60	7.0	6.3	3.8
4	4	4	12.2	13.5	26.4	105.6	11.9	10.7	6.4
4	4	4	10.9	12.2	26.4	105.6	11.9	10.7	6.4
6	4	4	9.6	10.9	39.6	158.4	17.2	15.4	9.2
6	5	5	8.0	9.6	39.6	196	20	19.3	11.6

TOEI (lb-ft): 667.6

Antenna Branches:



1511Gover

Branch	Height (ft)	Qty	Total Wt. (lbs)
3	2	1	20
3	3	1	20
4	4	1	26.4
4	4	1	26.4
6	4	1	39.6
6	5	1	39.6

NEW BRANCH LAYOUT

NEW BRANCH LAYOUT WITH EPA VALUES

SCALE: NONE