

CUP RENEWAL



SITE NUMBER: SD08263A

SITE NAME: SD36XC282 FRIARS / I-5

SITE TYPE: ROOFTOP

CITY: SAN DIEGO

COUNTY: SAN DIEGO

JURISDICTION: CITY OF SAN DIEGO

PROJECT SUMMARY

SITE ADDRESS:
6419 REFLECTION DR.,
SAN DIEGO, CA 92124

PROPERTY OWNER CONTACT:
LAURA WHITTEN
SR. DIRECTOR, CELL SITES
IRVINE COMPANY CORPORATE BUSINESS PROPERTIES
550 NEWPORT CENTER DRIVE,
NEWPORT BEACH, CA 92660

PHONE: (949) 720-2102
FAX: (949) 720-4044
CELL PHONE: (206) 372-1807
E-MAIL: lwhitten@irvinecompany.com

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

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)

ZONE CLASSIFICATION: RM-2-5

CONSTRUCTION TYPE: V-B

APN: 434-020-51-00

PROJECT DESCRIPTION

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

(2) EXISTING PANEL ANTENNAS
(6) EXISTING RADIO
(2) EXISTING CABINET
(1) EXISTING CIENA FIBER CABINET
(1) EXISTING TELCO CABINET
(1) EXISTING ELECTRICAL PANEL
(1) EXISTING METER PEDESTAL
(1) EXISTING ACCESS DOOR LOCK
(1) EXISTING KEY LOCK BOX
(2) EXISTING SIGNAGE RELOCATED

LEGAL DESCRIPTION

PM16049 PAR 2*LOTS 1 THRU 3 MAP 9577&PAR 1&

PROJECT TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
16029 ARROW HIGHWAY SUITE A
IRWINDALE, CA 91706
CONTACT: ROBERT RAMIREZ
MOBILE: (951) 813-5242
E-MAIL: rramirez@networkconnex.com

LATITUDE / LONGITUDE

LAT: 32° 47' 28.0" N
LONG: 117° 06' 41.0" W

LAT: 32.7911100300°
LONG: -117.11138000°

UTILITY PURVEYOR

POWER:
COMPANY: -

TELCO:
COMPANY: -

APPROVAL

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

PRINT NAME

SIGNATURE

DATE

LANDLORD:

ZONING MGR:

DEVELOP. MGR:

CONST. MGR:

PROJECT MGR:

SR. RF ENGINEER:

RF ENGINEER:

OPERATIONS:

SAC REP.:

UTILITIES:

REAL ESTATE MGR:

DRAWING INDEX

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T-1	TITLE SHEET
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A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS & ANTENNA SCHEDULE
A-3	EXISTING ELEVATIONS I
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ACCESSIBILITY REQUIREMENTS

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

CODE COMPLIANCE

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

GENERAL LOCATION MAP

VICINITY MAP

DRIVING DIRECTION

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

HEAD SOUTHEAST ON VISTA SORRENTO PKWY. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO
SORRENTO VALLEY RD. USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT ONTO THE
INTERSTATE 805 S RAMP. MERGE ONTO I-805 S. USE THE RIGHT 2 LANES TO TAKE EXIT 17B TO
MERGE ONTO I-8 E TOWARD EL CENTRO. USE THE RIGHT LANE TO TAKE EXIT 7 TO MERGE
ONTO I-15 N. TAKE EXIT 7A FOR FRIARS RD E. MERGE ONTO FRIARS RD. USE THE LEFT 2 LANES
TO TURN LEFT ONTO SANTO RD. SANTO RD TURNS SLIGHTLY LEFT AND BECOMES AMBROSIA
DR. TURN RIGHT TOWARD REFLECTION DR. TURN RIGHT ONTO REFLECTION DR. TURN LEFT TO
STAY ON REFLECTION DR. DESTINATION WILL BE ON THE RIGHT.

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Stick Together®
10509 VISTA SORRENTO PKWY, STE 206
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(CUP RENEWAL)
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SAN DIEGO, CA 92124
SAN DIEGO COUNTY

CURRENT ISSUE DATE:
04/23/26

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ZONING

REV.: DATE: DESCRIPTION: BY:
0 08/04/25 100% ZD VTA
GHB
1 04/23/26 100% ZD, REVISED PER
LL COMMENTS GHB

PLANS PREPARED BY:
NETWORK
CONNEX
16029 ARROW HIGHWAY SUITE A
IRWINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK
CONNEX
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DRAWN BY: CHK.: APV.:
VTA AB AB

LICENSURE:

SHEET TITLE:
TITLE SHEET

REVISION: SHEET NUMBER:
1 T-1
SD08263A

RADIO FREQUENCY EMISSION SURVEY

Field	Data
Cascade ID (Survey #)	SD08263A
Alt Site ID	SD08263A
Address	6419 Reflection Dr. San Diego, CA 92124
Lat/Lon	32.70111003, -117.13128

Survey Trigger	Annual Compliance/Carrier Add/Mod
Date of Survey	03/30/2026
Date of Report	03/31/2026

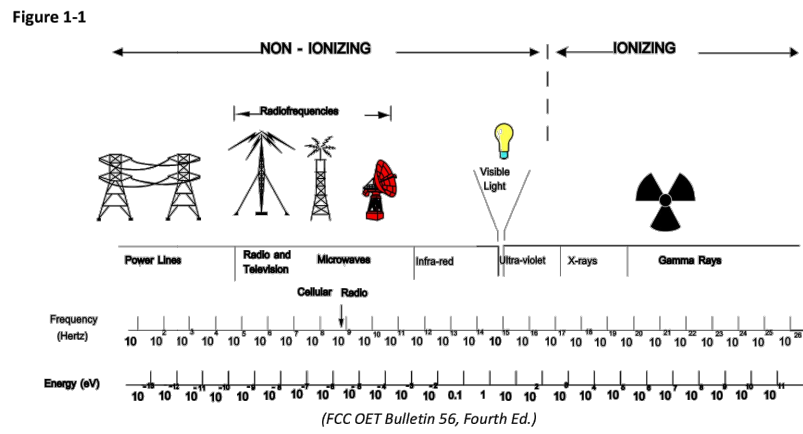
FCC COMPLIANT SITE



SD08263A T-Mobile

1. Introduction

The electromagnetic spectrum includes various forms of electromagnetic energy from extremely low frequency energy, with very long wavelengths, to x-rays and gamma rays, which have very high frequencies and short wavelengths. In between are radio waves, microwaves, infrared, visible light and ultraviolet, for example.



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T-Mobile has installed RF transmitting antennas at the following location (the "wireless telecommunications facility"):

6419 Reflection Dr.
San Diego, CA 92124
T-Mobile Site ID: SD08263A

Field	Data
Facility Type	thirty feet faux chimney
Access Type	Secured ladder
Access Restrictions	locked
Facility Area Classification	controlled (occupational population)
RF Signage	
Type(s)	RF notice, guidelines, information
Location	wall behind the ladder, BTS area, at antenna B
Measurement Results	
Max RF Level in Accessible Areas on Ground/Facility	8.283% of the occupational standard or (41.415% of general population standard)
Max RF Level at Surrounding Street/Ground Level Around Site	41.415% of general population standard
Compliance	
FCC Compliance Conclusion	The site is in compliance with FCC limits and guidelines

Table 1-1 Report Summary

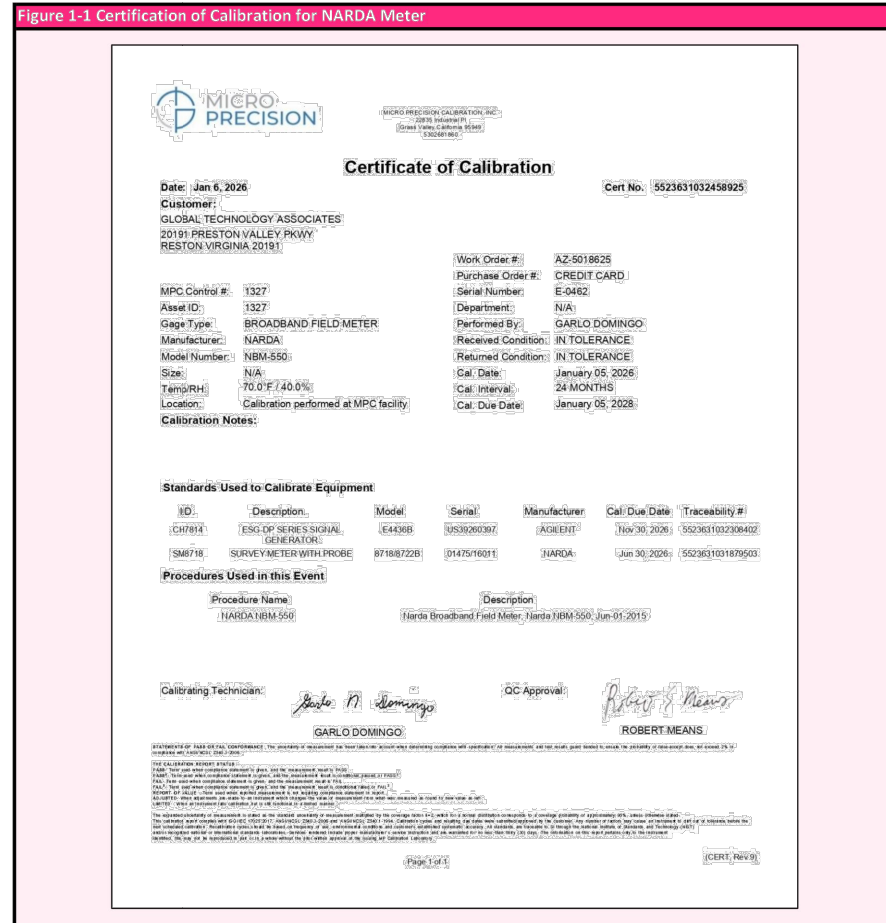
Global Technology Associates performed an RF emission survey of the RF environment surrounding the facilities installed by T-Mobile at this location. Description of the facility: the facility is located on a/thirty feet faux chimney. Access to the area of interest involved with this survey is via Secured ladder secured by a/any/the locked.

T-Mobile is licensed by the Federal Communications Commission ("FCC") to provide wireless communications services. As required by the FCC, wireless system operators perform an assessment of the potential human exposure to radio frequency emissions emanating from transmitting antennas at the site.

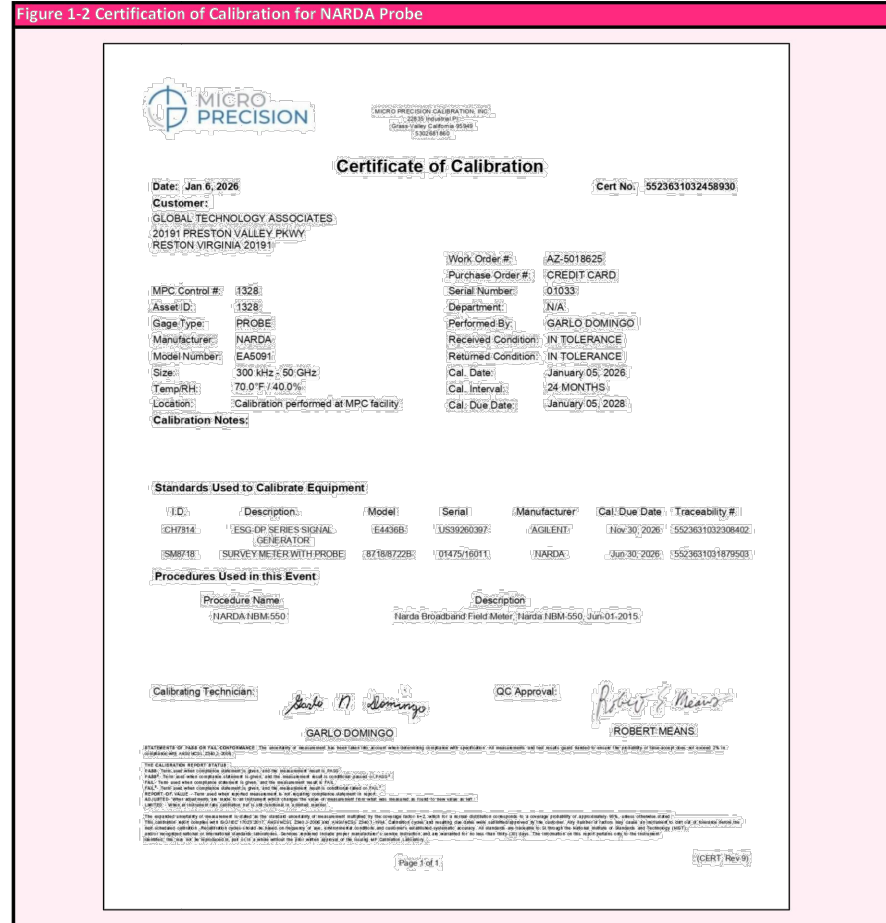
The physical survey verified antenna placement and technical specifications for accurate recommendations to determine compliance with FCC guidelines. Antenna specifications presented herein are based on direct evidence from an antenna or transmitter cabinet, information from the site manager or building manager, information from the licensees, educated estimates by the field technician or a combination of some or all of these sources.

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Certifications



SD08263A T-Mobile



SD08263A T-Mobile

A survey was performed on 03/30/2026 to determine the RF emission levels present at the site. Measurements were performed on the areas considered accessible to the occupational population. At this site, additional steps were taken to access areas accessible to the general population. The results of the measurements were the combined energy levels of T-Mobile antennas. To measure the RF emissions within the vicinity Global Technology Associates utilized the following equipment to perform measurements:

Probe: EAS091 Serial Number: 01033 Freq Range: 300KHz-50GHz | with Meter: NBM-550 Serial Number: E-0462 Calibration was performed by Manufacturer and is due on the following dates: Meter: 01/05/2028 | Probe: 01/05/2028

2. Site Configuration

The data below enumerates the specifications of T-Mobile wireless telecommunications facility.

2.1 Technical Specifications of Site			
Description	Value	Unit	Notes
Number of sectors	2	N/A	
Number of antennas per sector	1	N/A	
Azimuth of Antennas (degrees)	20/160	N/A	
Model of Antennas	APXVAA4L18-43-U-NAJ0	N/A	
Manufacturer of Antennas	RFS	N/A	
Centerline Above Ground of Antennas (ft.)	25	N/A	
Reference Antenna Numbers	1-2	N/A	

Table 2-1

2.2 Verification of Technical Specifications			
Description	Alpha	Beta	Gamma
Azimuth of Antennas (degrees)	20	160	N/A
Azimuth of Antennas (degrees) 3700	N/A	N/A	N/A
Antenna Height Above Walking Surface (ft.)	22	N/A	N/A

Table 2-2

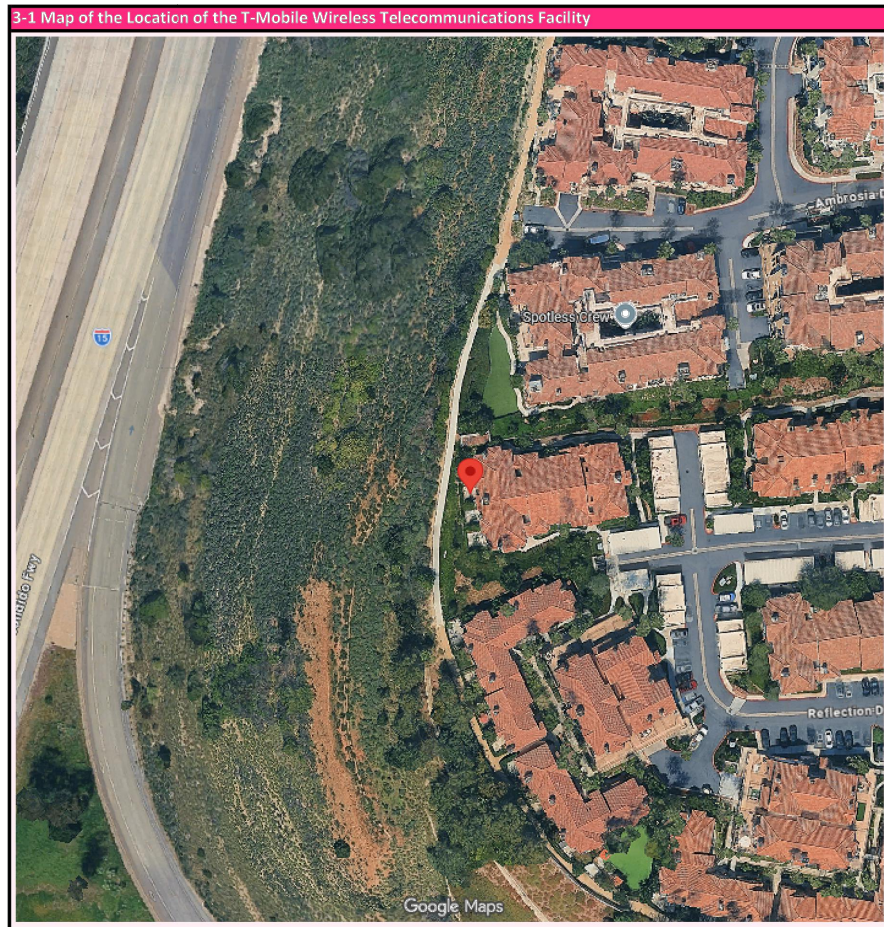
2.3 Observed Specifications of Other Carriers					
Carrier/Freq	Type	Ref. Antenna Numbers	Make/Model	Heights*	Azimuths
N/A					

Table 2-3

* above walking surface

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3. Site Location



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4. Photos

The following photos show the T-Mobile wireless telecommunications facility.



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SD08263A
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SAN DIEGO COUNTY

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REV.: DATE: DESCRIPTION: BY:

0	08/04/25	100% ZD	VTA
1	04/23/26	100% ZD, REVISED PER LL COMMENTS	GHB

PLANS PREPARED BY:

CONSULTANT:

DRAWN BY: CHK.: APV.:

VTA	AB	AB
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SHEET TITLE:

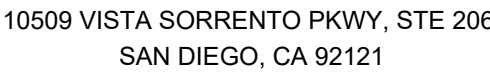
EME REPORT I

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SD08263A

T-2



(CUP RENEWAL)

6419 REFLECTION DR

SAN DIEGO, CA 92124
SAN DIEGO COUNTY

04/23/26

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**NETWORK
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CONSULTANT:

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DRAWN BY:

$$\text{CHK.} \equiv \text{APV.}$$

VTA	AB	AB
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LICENSURE:

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$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ $\frac{1}{4} \times \frac{1}{4} = \frac{1}{16}$ $\frac{1}{16} \times \frac{1}{16} = \frac{1}{256}$ $\frac{1}{256} \times \frac{1}{256} = \frac{1}{65,536}$ $\frac{1}{65,536} \times \frac{1}{65,536} = \frac{1}{4,294,967,296}$ $\frac{1}{4,294,967,296} \times \frac{1}{4,294,967,296} = \frac{1}{18,446,744,073,709,551,616}$	$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ $\frac{1}{4} \times \frac{1}{4} = \frac{1}{16}$ $\frac{1}{16} \times \frac{1}{16} = \frac{1}{256}$ $\frac{1}{256} \times \frac{1}{256} = \frac{1}{65,536}$ $\frac{1}{65,536} \times \frac{1}{65,536} = \frac{1}{4,294,967,296}$ $\frac{1}{4,294,967,296} \times \frac{1}{4,294,967,296} = \frac{1}{18,446,744,073,709,551,616}$
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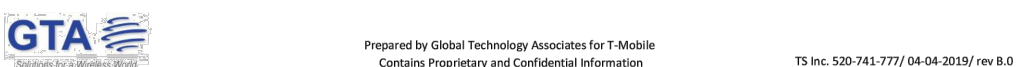
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EME REPORT II

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1	T-3
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SD08263A



Compliance with the FCC's rules on human exposure to RF emissions at wireless telecommunications facilities generally is determined by comparing actual measurements taken at the facility to the FCC's MPE limits.

The results of the instant survey indicate the maximum levels of RF emissions exposure do not exceed applicable FCC MPE limits for occupational and general population exposure.

The highest level of RF emissions measured was 8.283% of the FCC's MPE limits based on the occupational exposure standard or (41.415% of general population standard).

A controlled/occupational environment assumes that access to the facility is generally restricted to authorized personnel and facility management and members of the general population will not be able to access the rooftop and/or wireless telecommunications facility.

An uncontrolled/general population environment assumes that access to the facility is not generally restricted to authorized personnel and facility management and members of the general population will be able to access the rooftop and/or wireless telecommunication facility.

This facility's Area of Interest is considered a controlled (occupational population) environment. The site is in compliance with FCC limits and guidelines per MPE standard for the environment.

10. Certification

This report was prepared for T-Mobile and serves as certification for compliance of the existing T-Mobile wireless telecommunications facility. The analysis and computation provided herein is based on applicable FCC regulations concerning RF safety and the control of human exposure to RF emissions. The information and analysis contained in this report is accurate and complete to the best knowledge and belief of the undersigned.

Prepared by:

Khalim

03/31/2026

Amit Kumar Sharma - Project Manager
Global Technology Associates (GTA)
MPF@gatelecom.com
O: 703-476-8999

Surveyor:	Marcelino Fierros
Phone:	408-677-7367
E-Mail:	marce@tiransolutions-inc.com





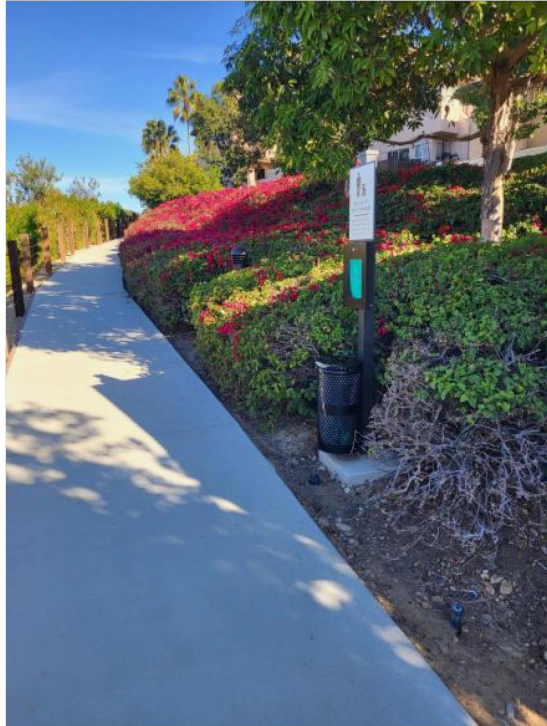
Lease Area.



View of Antenna Structure.



Access to Shelter Area.



Access to Shelter Area.



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PLANS PREPARED BY:

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CONSULTANT:

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CHK.: AB

APV.: AB

LICENSURE:

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SITE PHOTO

REVISION:

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SHEET NUMBER:

T-4

SD08263A



View of Antenna Structure.



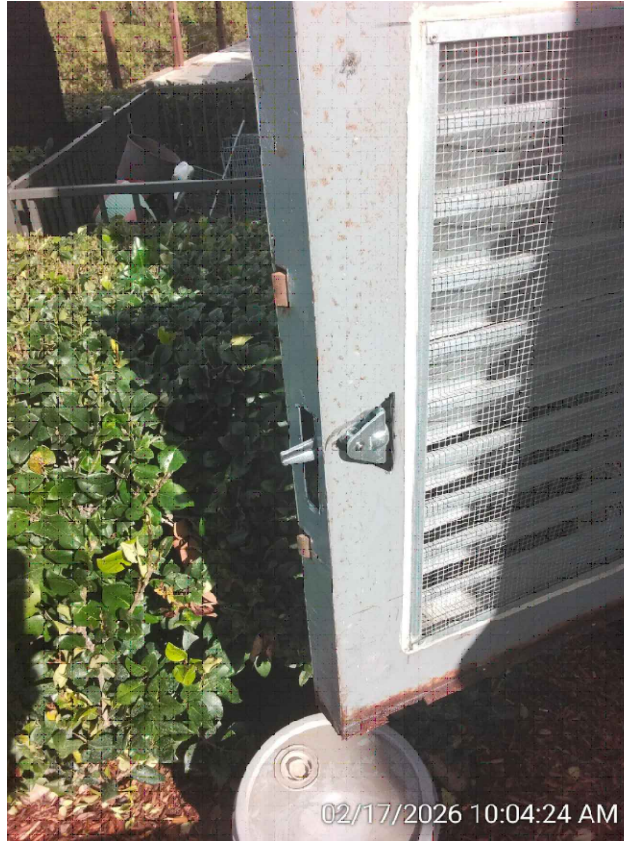
View of Antenna Structure.



Access to Shelter Area.



Access to Shelter Area.



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



10509 VISTA SORRENTO PKWY, STE 206
SAN DIEGO, CA 92121

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SAN DIEGO COUNTY

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VTA	AB	AB
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SHEET TITLE: =

EXISTING OVERALL SITE PLAN

REVISION: SHEET NUMBER:

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SD08263A

EXISTING OVERALL SITE PLAN

SCALE:
1' = 20'-0"

1

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LICENSURE:

SHEET TITLE:

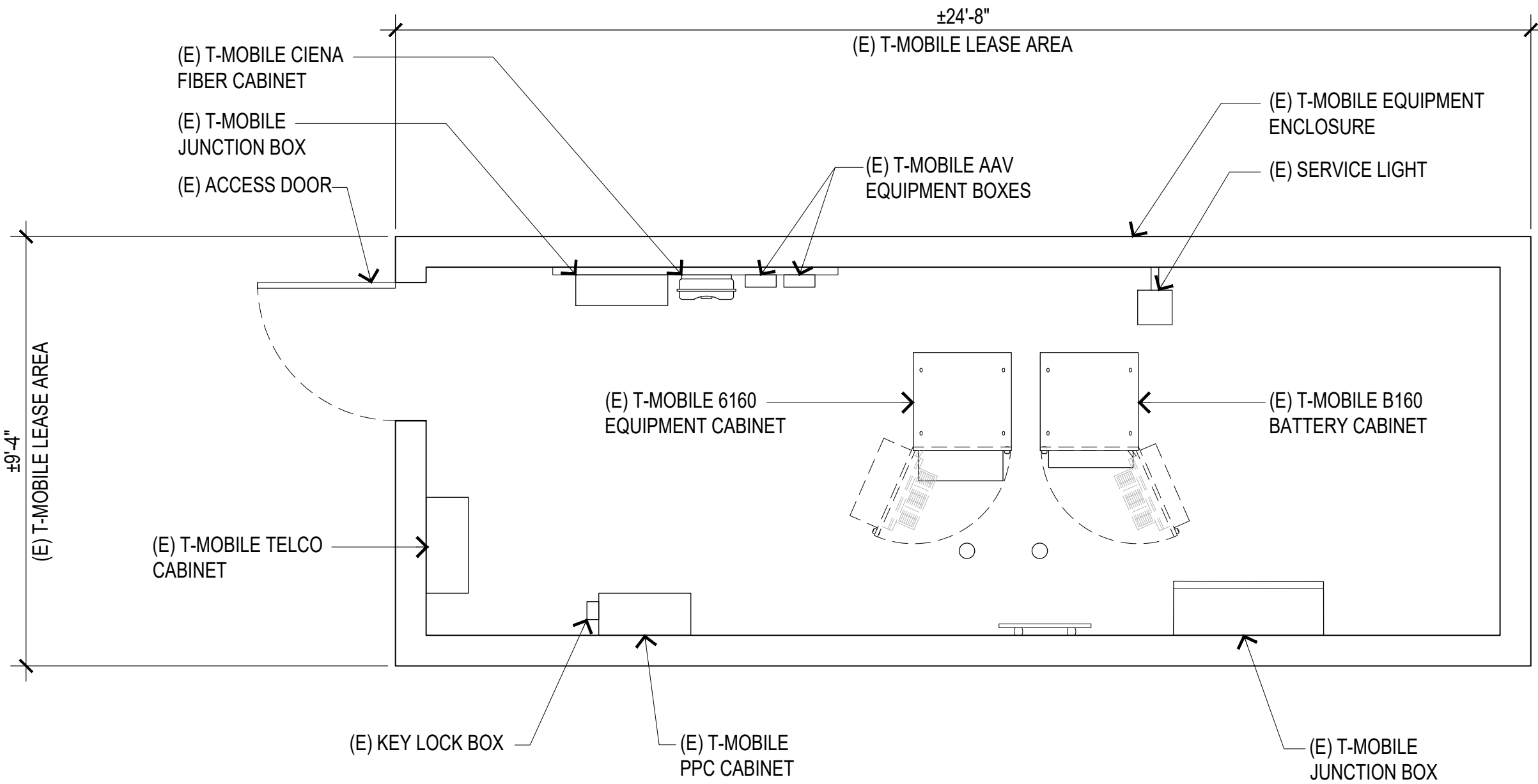
EXISTING EQUIPMENT AND
ANTENNA LAYOUT PLANS
& ANTENNA SCHEDULE

REVISION: SHEET NUMBER:

1

SD08263A

A-2

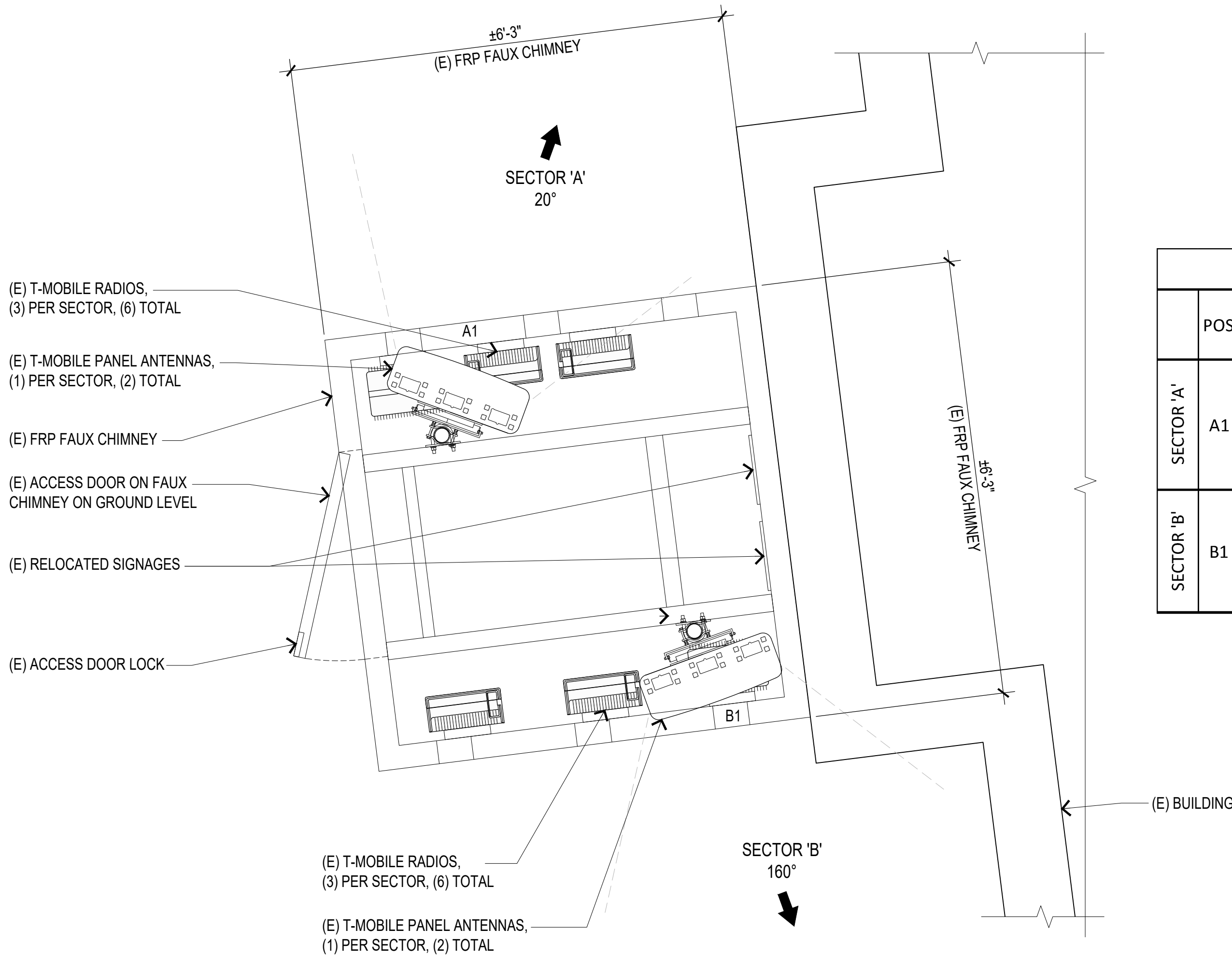


EXISTING EQUIPMENT LAYOUT PLAN

SCALE:
3/8"=1'-0"

0 1' 2' 5'

1

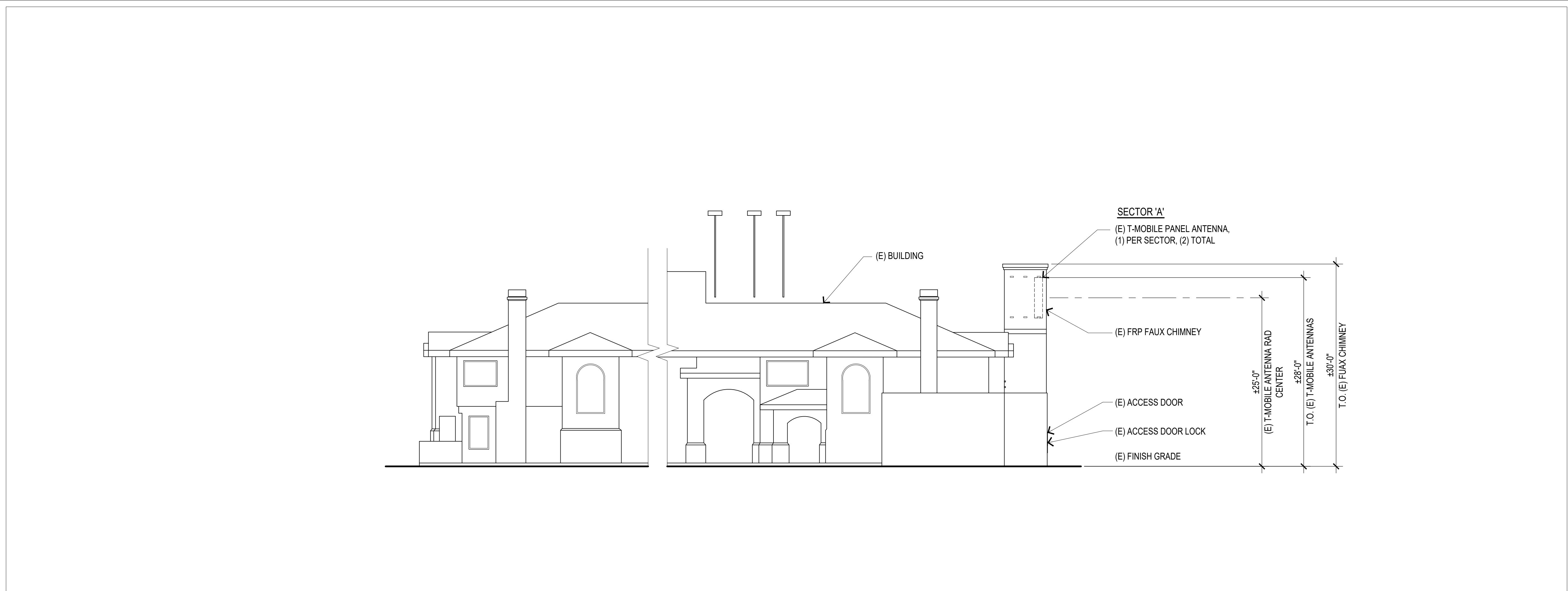


EXISTING ANTENNA LAYOUT PLAN AND ANTENNA SCHEDULE

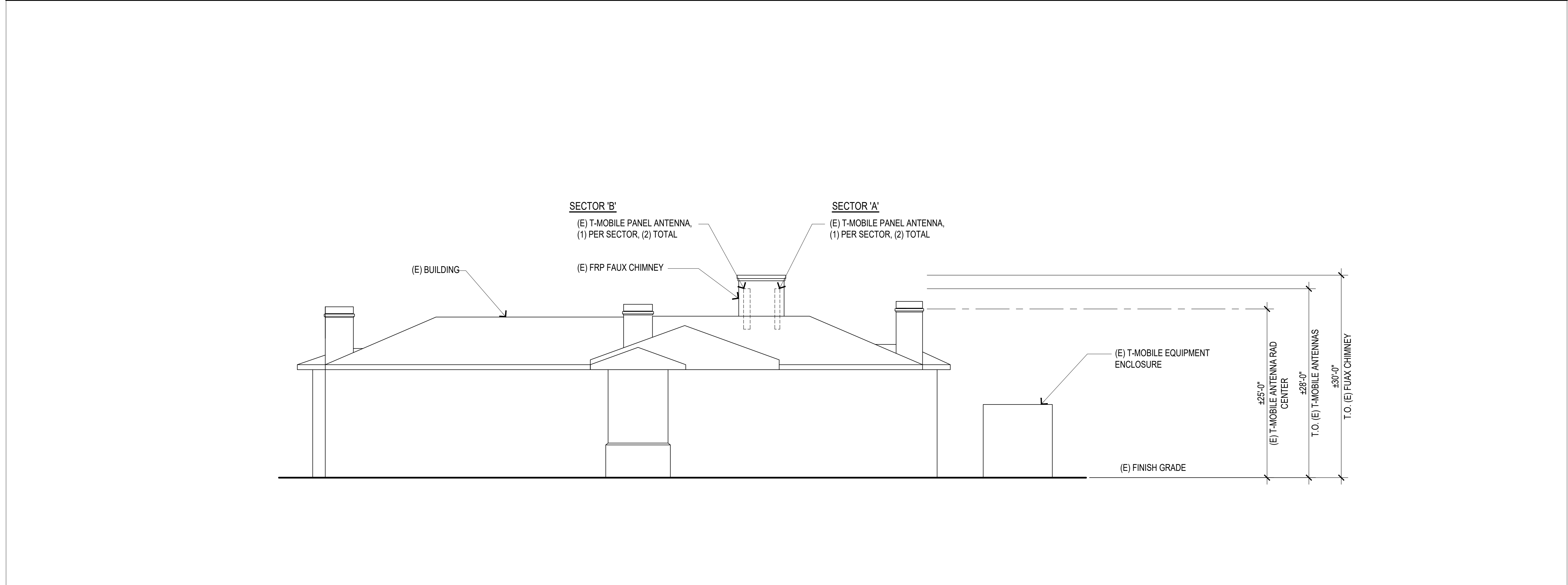
SCALE:
3/4"=1'-0"

0 1' 2' 3'

2



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

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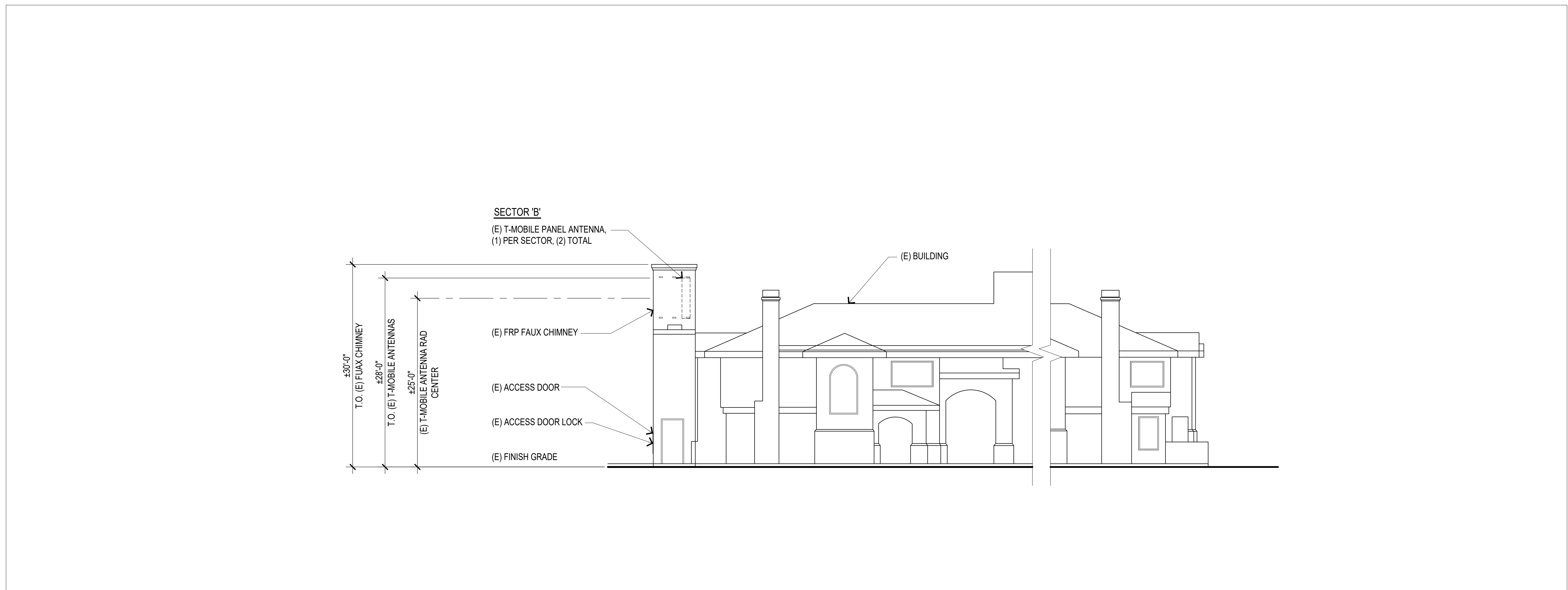
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VTA	AB	AB

LICENSURE:

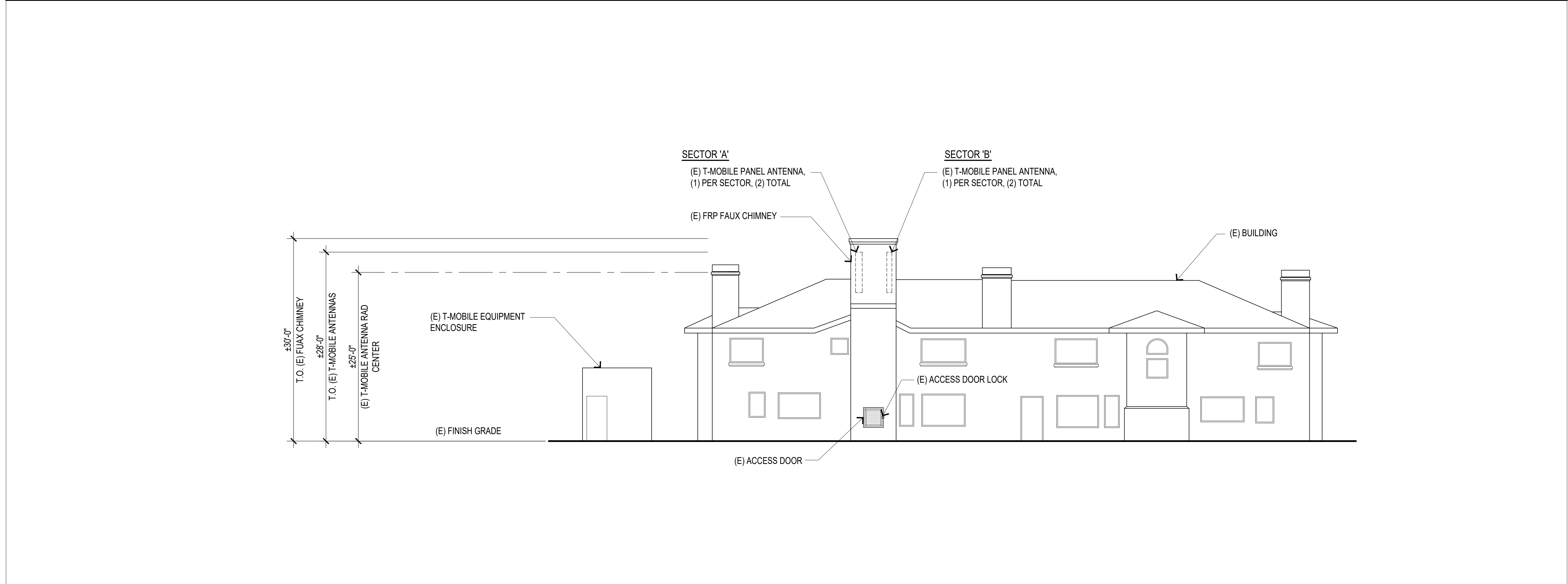
SHEET TITLE:

EXISTING ELEVATIONS I

REVISION:	SHEET NUMBER:
1	A-3
SD08263A	



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

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LICENSURE:

SHEET TITLE:

EXISTING ELEVATIONS II

REVISION: SHEET NUMBER:

1

A-4

SD08263A

A white plastic storage bin with multiple compartments. Each compartment contains a small white card with text. The bin is shown from a side-on perspective, highlighting the depth of the compartments and the uniformity of the cards.

SCALE:	3
NO SCALE	



SCALE:	4
NO SCALE	



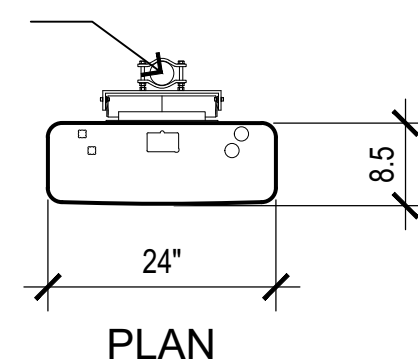
- Mount to wall, post or fence.
- Metal body holds up to 5 keys.
- 4-digit resettable combination dial. Sliding cover.



SCALE:	5
N.T.S.	



2"-4 1/2"Ø GALV. STEEL
ANTENNA PIPE MAST



SCALE:	1
N.T.S.	

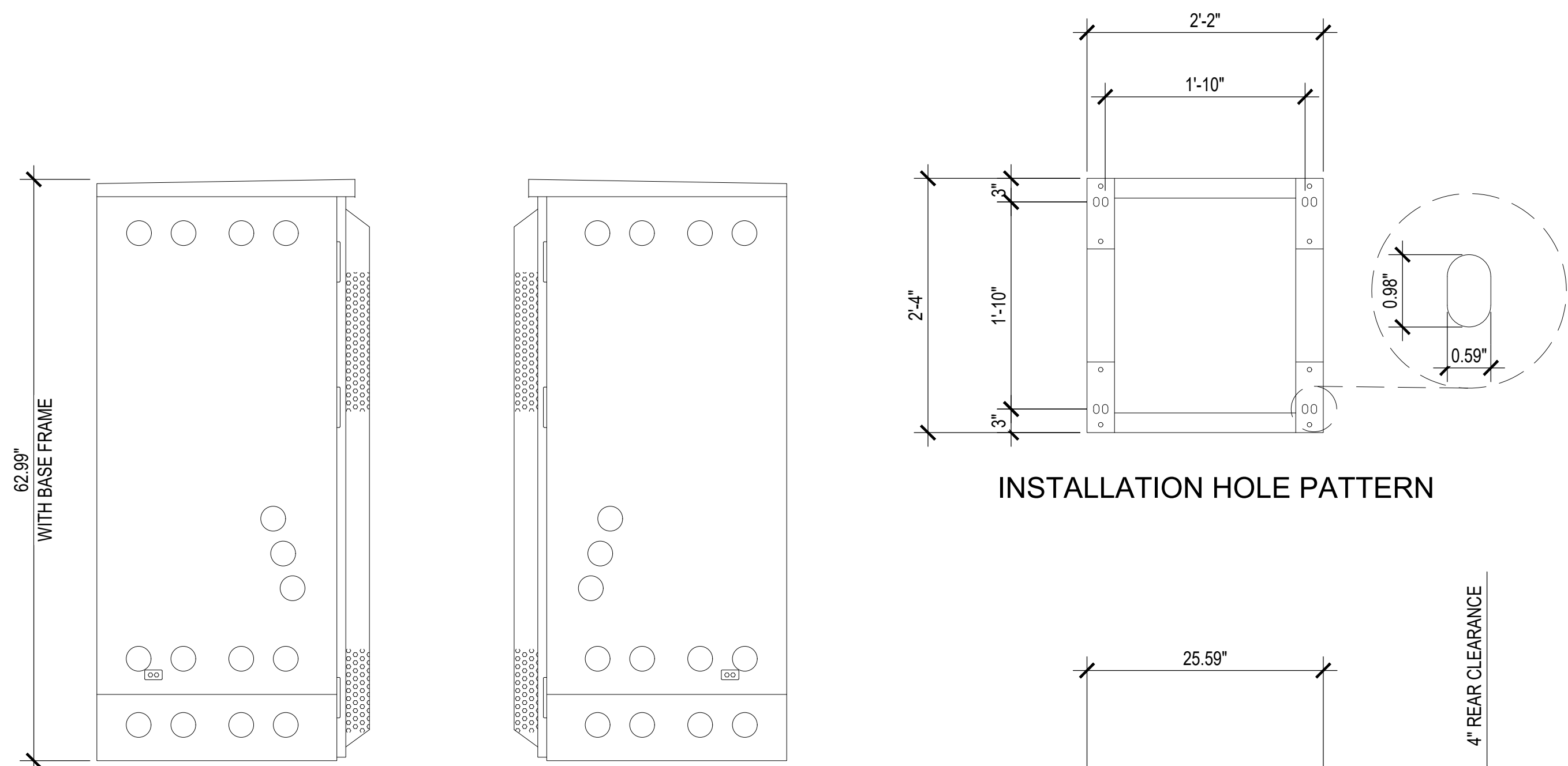
B BOTTOM BRACKET



SCALE:	2
N.T.S.	

SD08263A

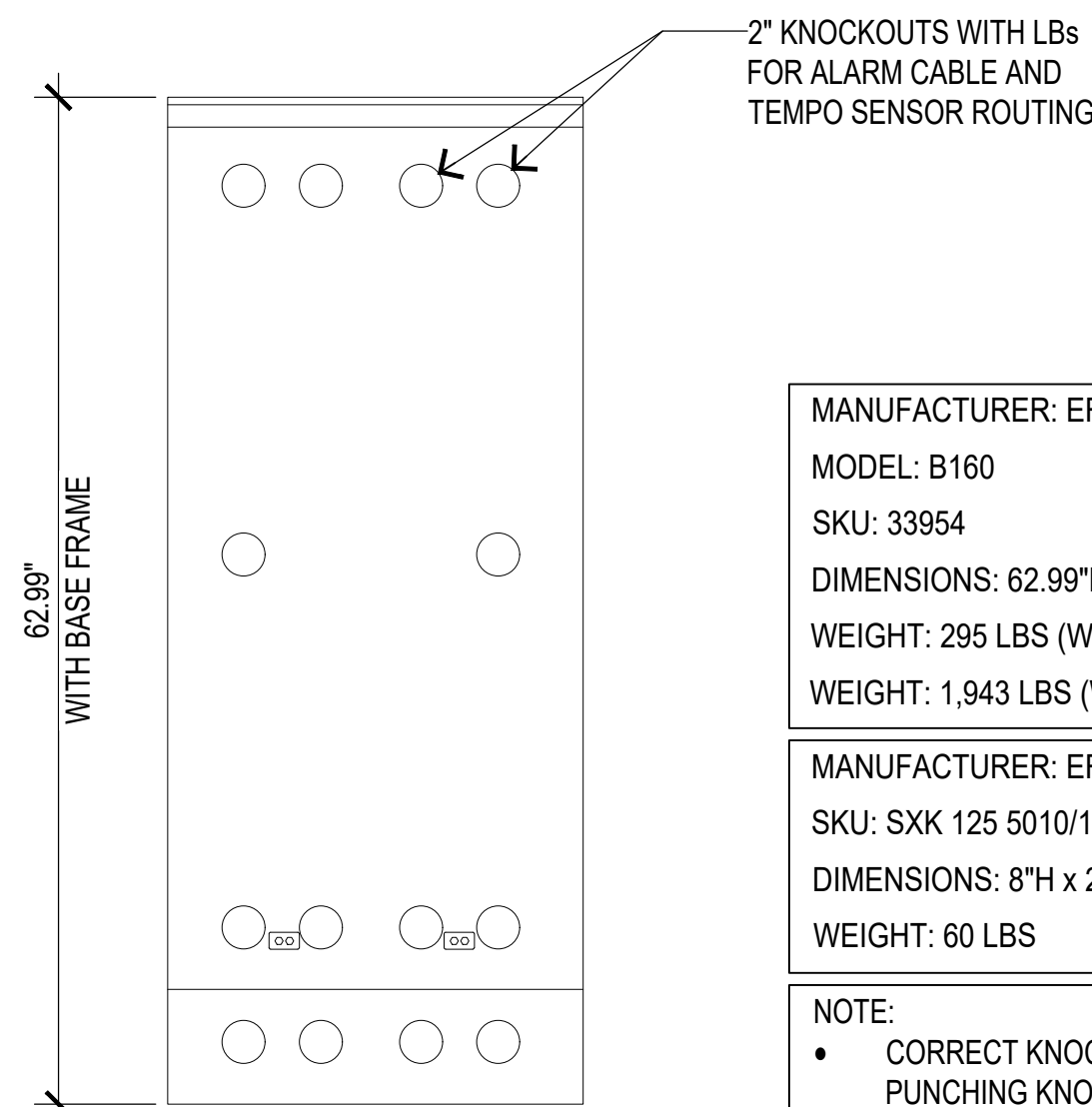
D-1



LEFT VIEW

RIGHT VIEW

INSTALLATION HOLE PATTERN

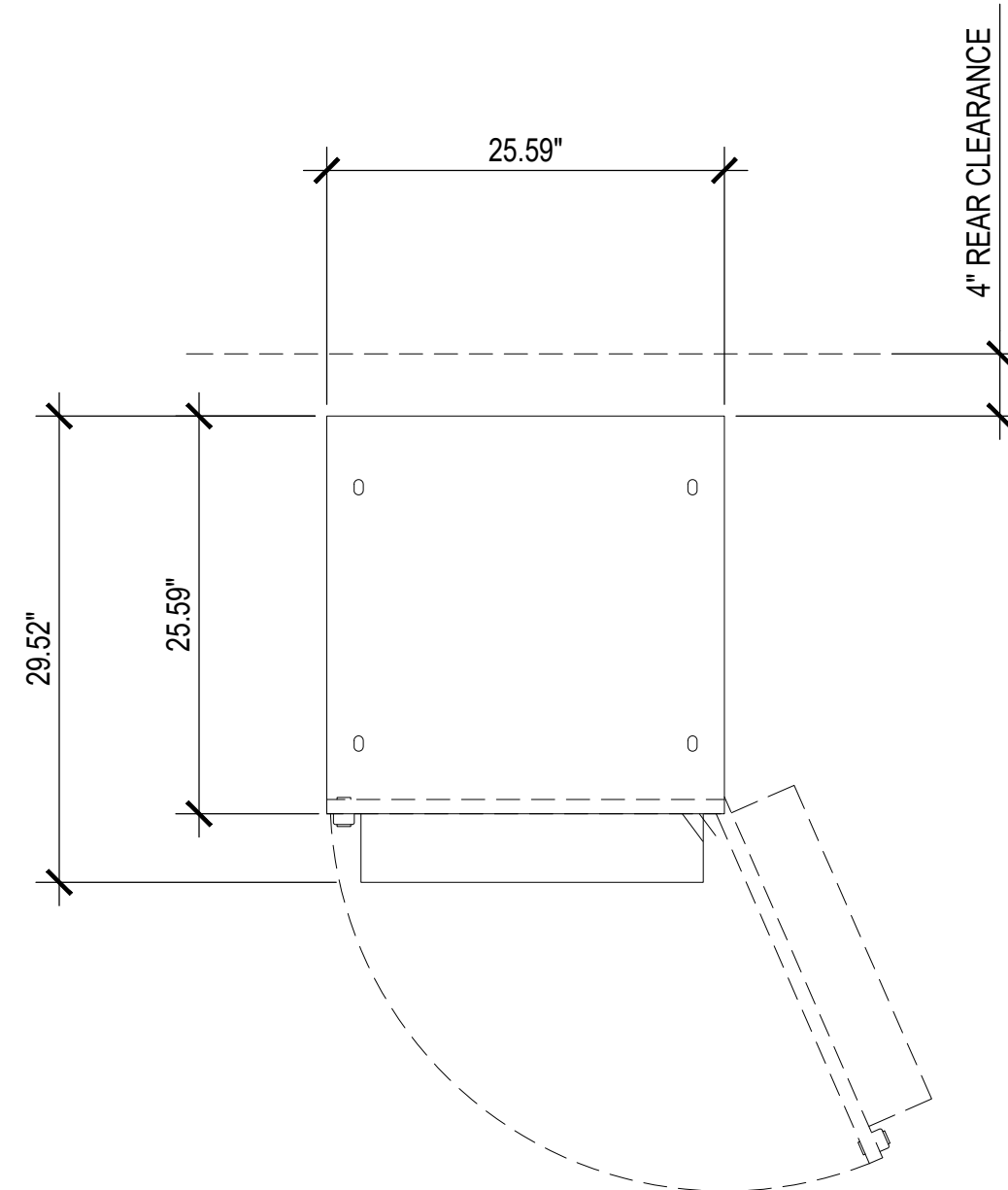


REAR VIEW

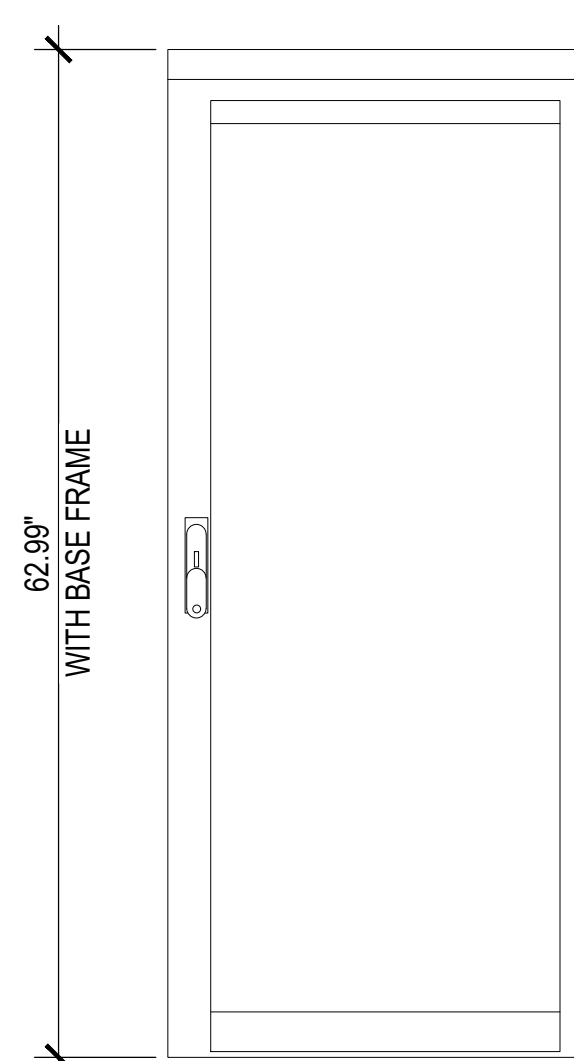
MANUFACTURER: ERICSSON BATTERY CABINET
MODEL: B160
SKU: 33954
DIMENSIONS: 62.99"H x 25.59"W x 29.52"D
WEIGHT: 295 LBS (WITHOUT EQUIPMENT)
WEIGHT: 1,943 LBS (WITH EQUIPMENT)

MANUFACTURER: ERICSSON BASE CABINET
SKU: SXK 125 5010/1
DIMENSIONS: 8"H x 25.59"W x 25.59"D
WEIGHT: 60 LBS

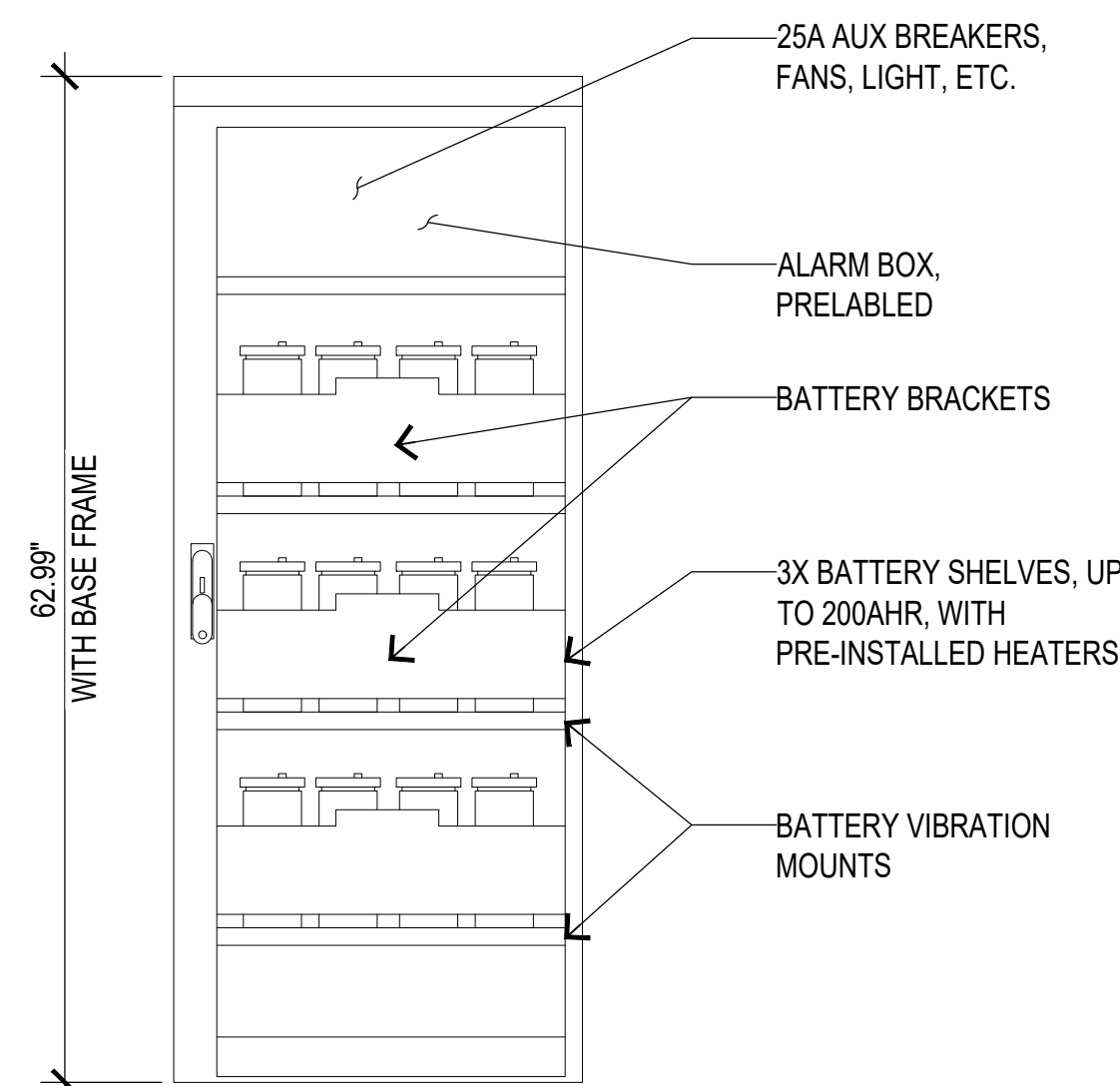
NOTE:
• CORRECT KNOCKOUT TOOL REQUIRED FOR PUNCHING KNOCKOUTS. DO NOT DRILL KNOCKOUTS THROUGH
• CONDUIT MUST BE PROPERLY SECURED TO PREVENT DAMAGE TO CABINETS AND/OR CABLING



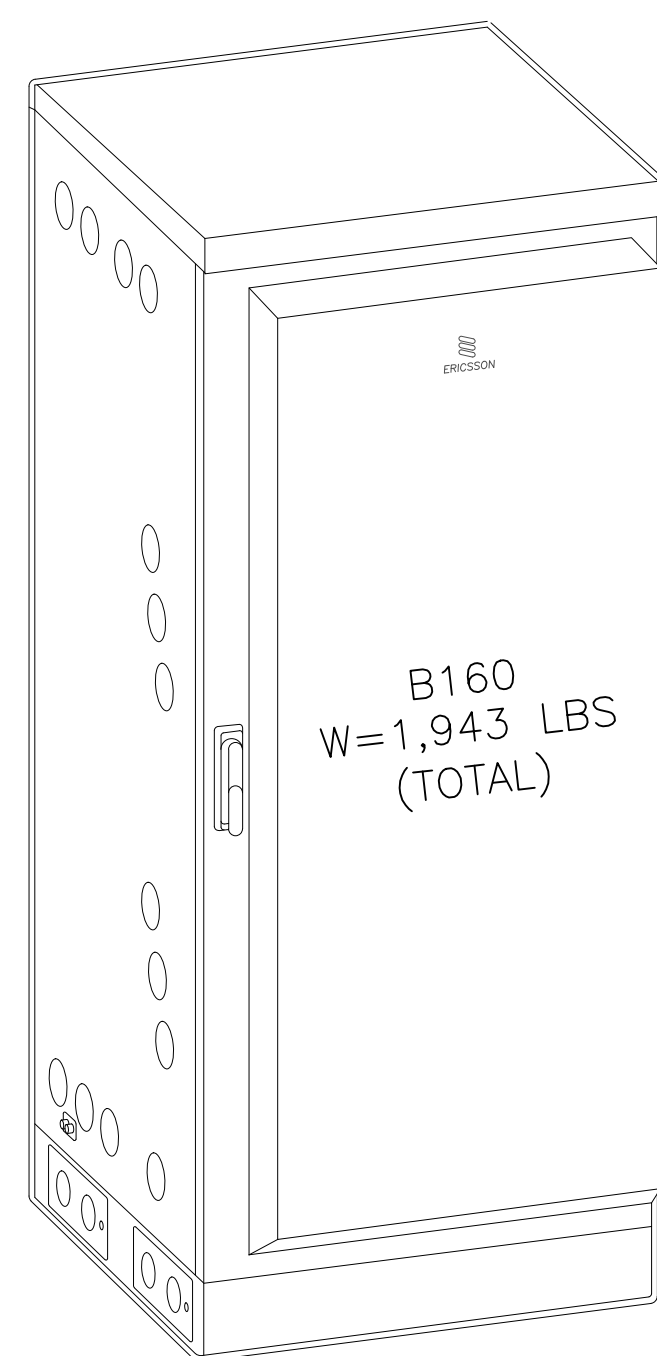
PLAN VIEW



FRONT VIEW



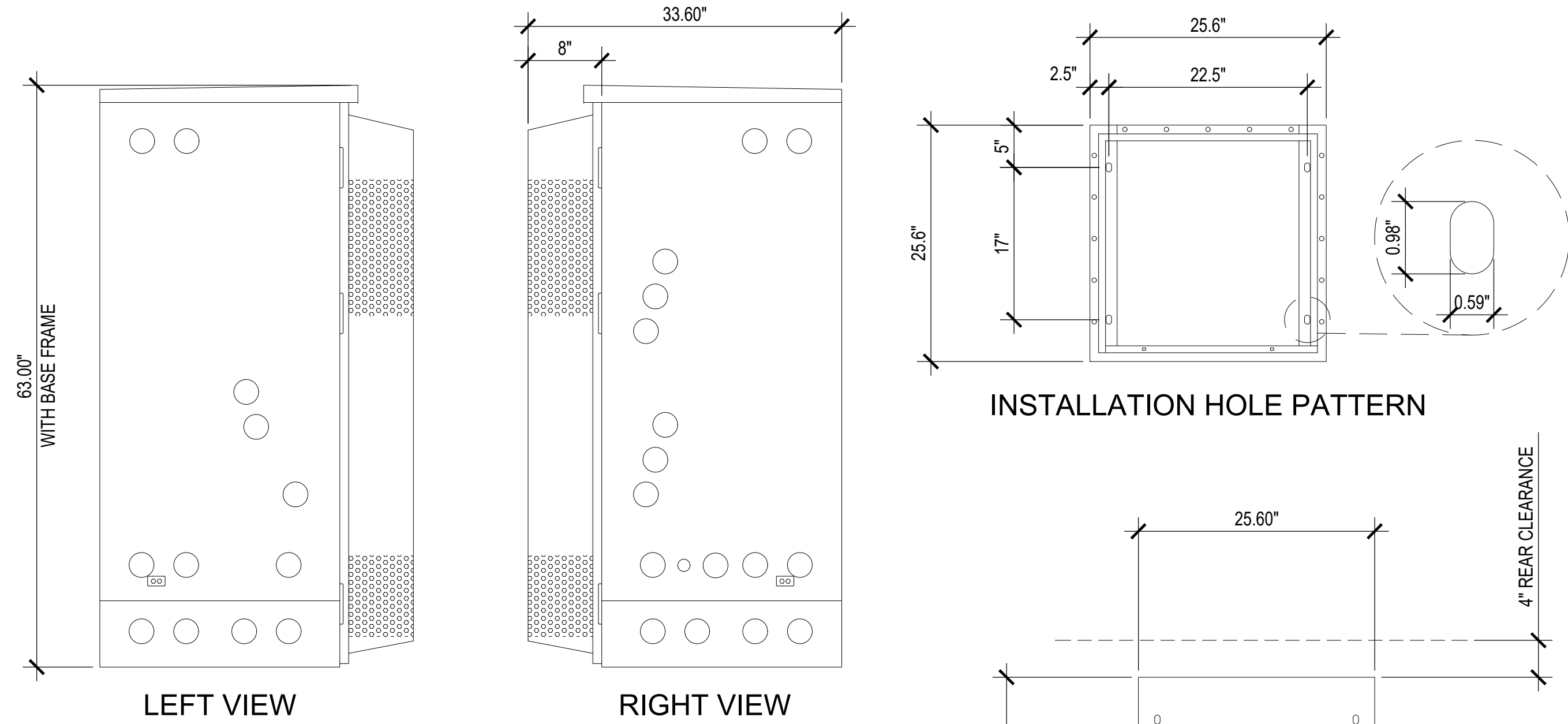
FRONT VIEW (OPEN)



ISOMETRIC VIEW

ERICSSON B160 BATTERY CABINET DETAILS

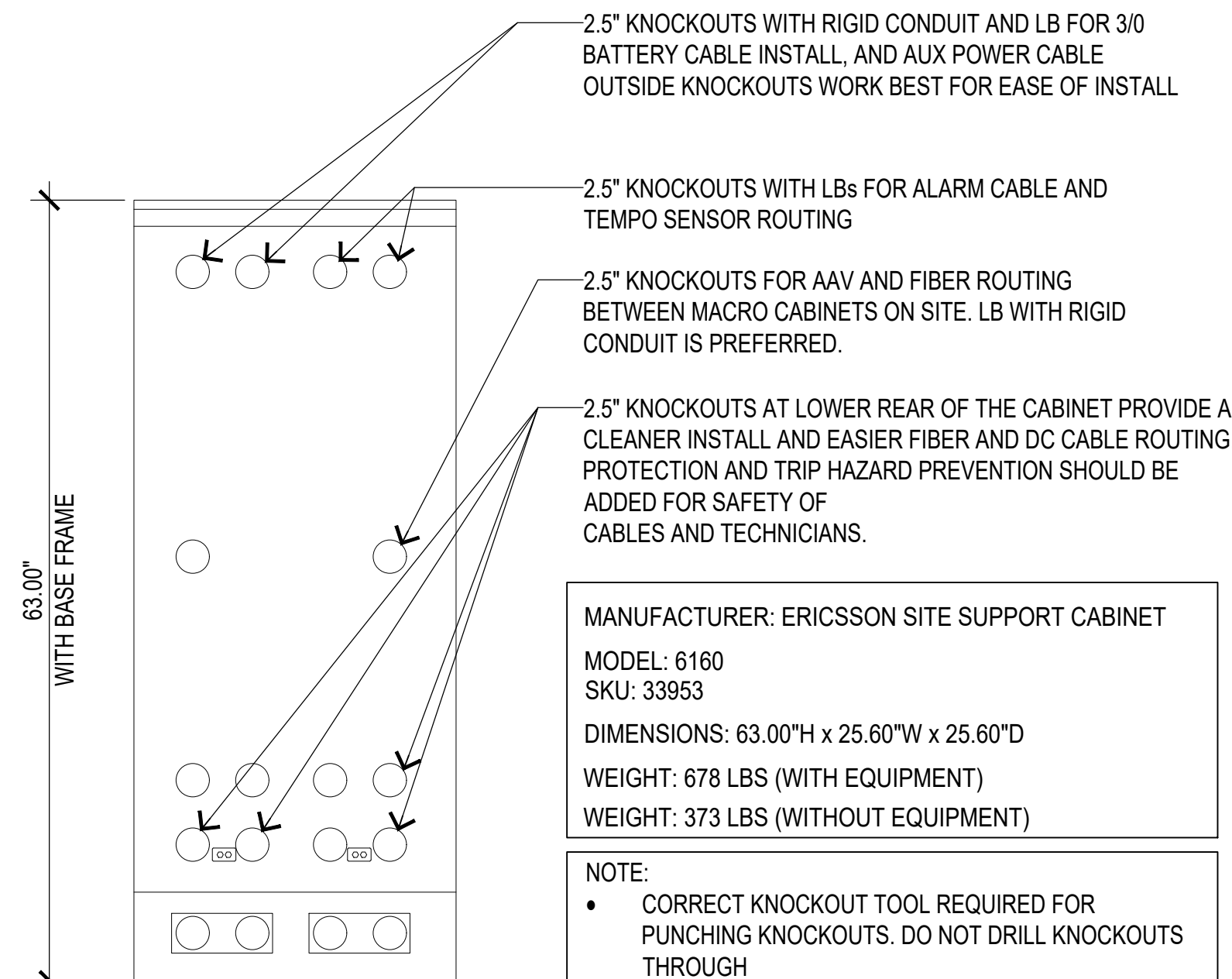
SCALE: N.T.S. 2



LEFT VIEW

RIGHT VIEW

INSTALLATION HOLE PATTERN



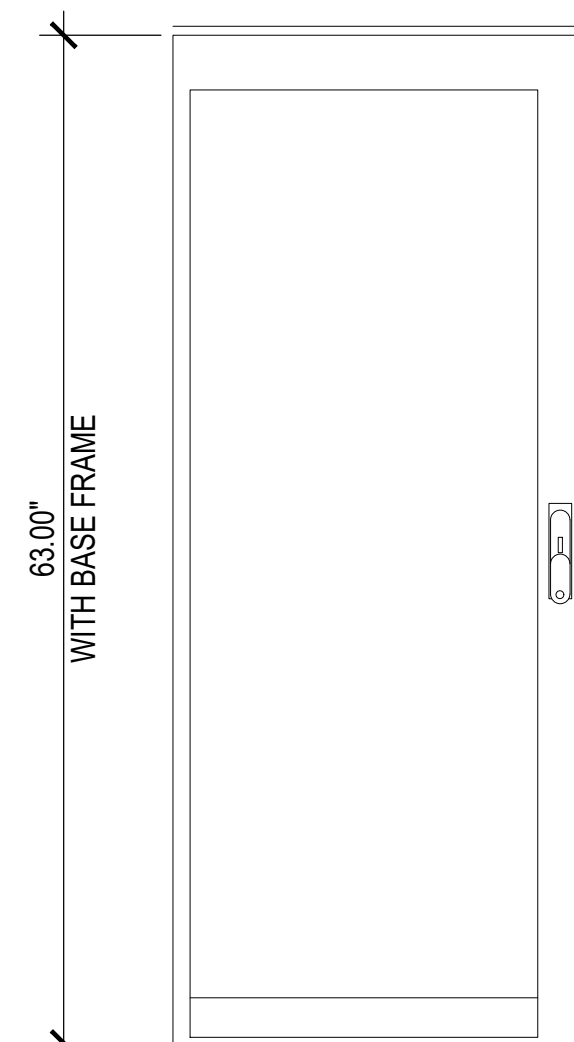
REAR VIEW

MANUFACTURER: ERICSSON SITE SUPPORT CABINET
MODEL: 6160
SKU: 33953
DIMENSIONS: 63.00"H x 25.60"W x 25.60"D
WEIGHT: 678 LBS (WITH EQUIPMENT)
WEIGHT: 373 LBS (WITHOUT EQUIPMENT)

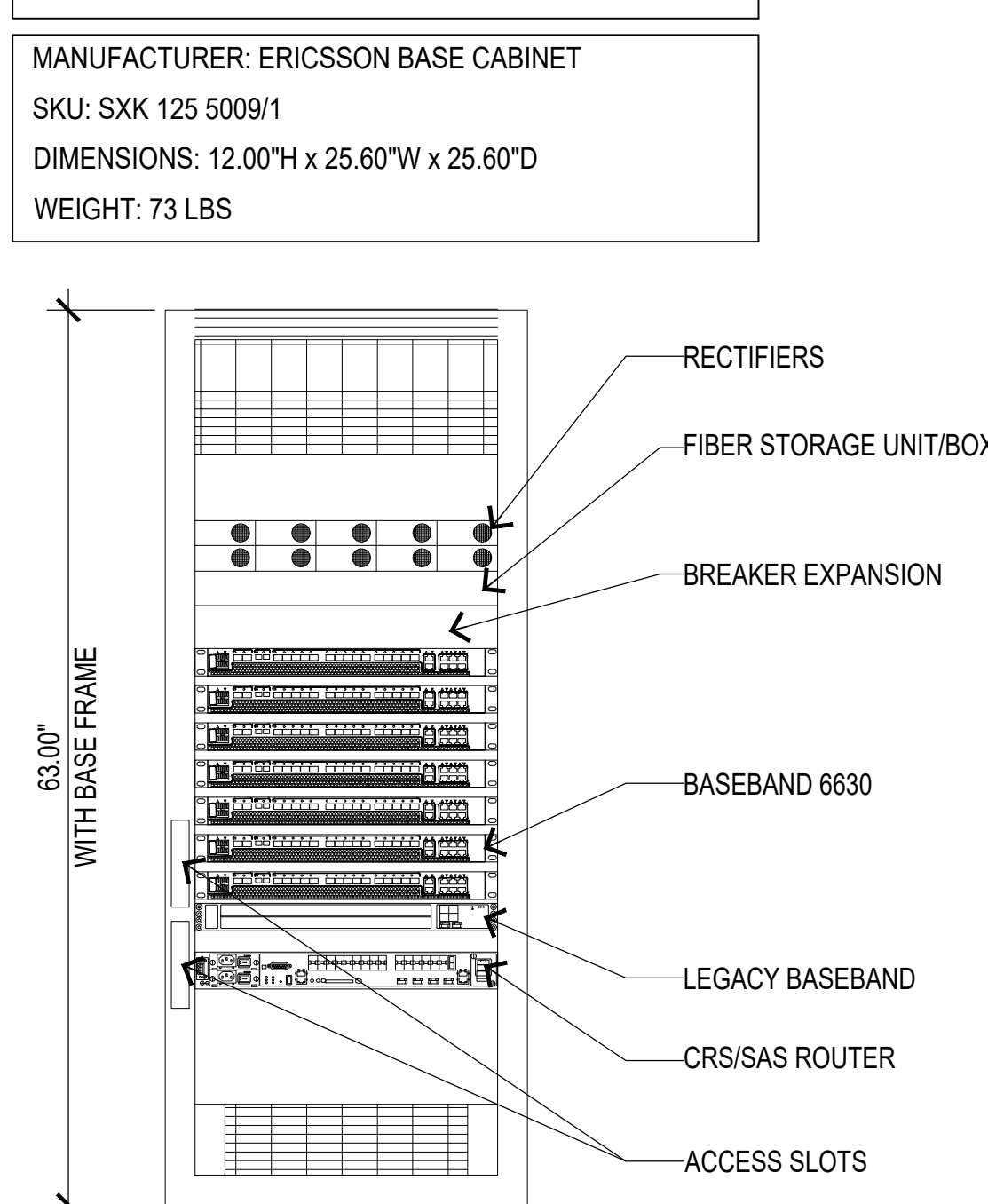
NOTE:
• CORRECT KNOCKOUT TOOL REQUIRED FOR PUNCHING KNOCKOUTS. DO NOT DRILL KNOCKOUTS THROUGH
• CONDUIT MUST BE PROPERLY SECURED TO PREVENT DAMAGE TO CABINETS AND/OR CABLING

MANUFACTURER: ERICSSON BASE CABINET
SKU: SXK 125 5009/1
DIMENSIONS: 12.00"H x 25.60"W x 25.60"D
WEIGHT: 73 LBS

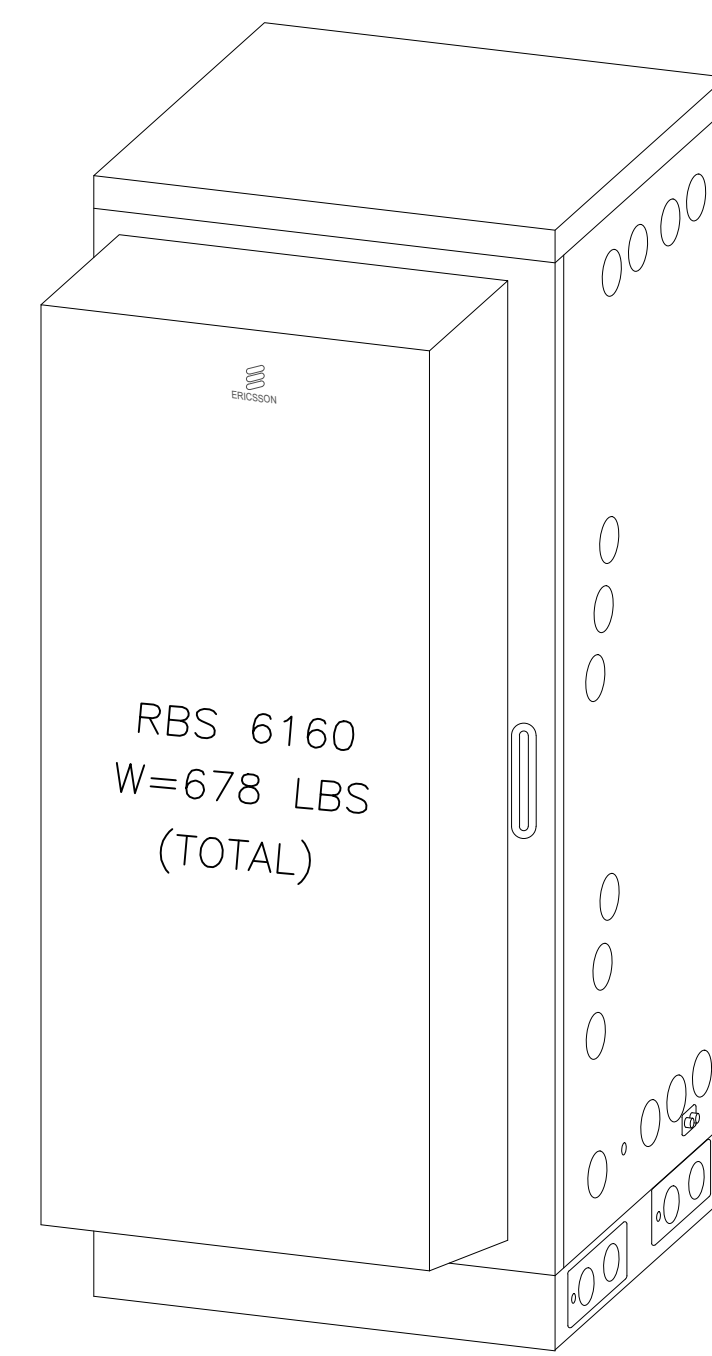
STANDARD COMPLIANCE
UL 62368-1
UL 60950-22
UL 50E
TELCORDIA GR-63-CORE
TELCORDIA GR-487-CORE
TELCORDIA GR-1089-CORE



FRONT VIEW



FRONT VIEW (OPEN)



ISOMETRIC VIEW

ERICSSON 6160 SUPPORT CABINET DETAILS

SCALE: N.T.S. 1

T-Mobile
Stick Together

10509 VISTA SORRENTO PKWY, STE 206
SAN DIEGO, CA 92121

PROJECT INFORMATION:

(CUP RENEWAL)

SD08263A
SD36XC282 FRIARS / I-5

6419 REFLECTION DR.,
SAN DIEGO, CA 92124
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

04/23/26

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	08/04/25	100% ZD	VTA
1	04/23/26	100% ZD, REVISED PER LL COMMENTS	GHB

PLANS PREPARED BY:

NETWORK
CONNEX

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CONSULTANT:

NETWORK
CONNEX

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DRAWN BY: CHK.: APV.:

VTA	AB	AB
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LICENSURE:

SHEET TITLE:

DETAILS AND
SPECIFICATIONS II

REVISION: SHEET NUMBER:

1	D-2
SD08263A	