CUP RENEWAL

T-Mobile

SITE NUMBER: SD06999A
SITE NAME: POINT LOMA 7TH DAY
SITE TYPE: ROOFTOP
CITY: SAN DIEGO
COUNTY: SAN DIEGO
JURISDICTION: CITY OF SAN DIEGO

PROJECT SUMMARY

SITE ADDRESS:
4425 VALETA ST,
SAN DIEGO, CA 92107

PROPERTY OWNER CONTACT:
SOUTHEASTER CALIF CONFERENCE SEVENTH-DAY ADVENTISTS
PO BOX 79990
RIVERSIDE, CA 92513

APPLICANT:
T-MOBILE WEST LLC
10509 VISTA SORRENTO PKWY, SUITE 206
SAN DIEGO, CA 92121

REPRESENTATIVE:
T-MOBILE PROJECT MANAGER: KIRT BABCOCK
PROJECT MANAGER: ANGELINA BOURDAGE

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
CONSTRUCTION TYPE: V-B
PROPERTY TYPE: CHURCH
LAND USE: RELIGIOUS
ZONING: RM-1-1
APN: 449-120-09-00

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:

(6) EXISTING ANTENNAS
(6) EXISTING RADIOS
(1) EXISTING EQUIPMENT CABINET
(1) EXISTING EQUIPMENT RACK
(2) EXISTING BATTERY CABINET
(3) EXISTING SPD BOX
(1) EXISTING 19" RACK
(1) EXISTING PPC CABINET PANEL 'A'
(1) EXISTING FIBER CIENA BOX
(1) EXISTING GENERATOR CAM LOK PANEL
(1) EXISTING PULL BOX
(1) EXISTING SUB-PANEL

LEGAL DESCRIPTION

LOT 1 TR 7916

PROJECT TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: ANGELA MUMME
MOBILE: (805) 625-1695
E-MAIL: amumme@networkconnex.com

LATITUDE / LONGITUDE

LAT: 32° 44' 58.4514" N
LONG: 117° 14' 02.148" W
LAT: 32.74957°
LONG: -117.23393°

UTILITY PURVEYOR

POWER:
COMPANY: –

TELCO:
COMPANY: –

APPROVAL

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

	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	RF SIGNAGE PLAN (1)
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS & ANTENNA SCHEDULE (1)
A-3	ELEVATIONS
D-1	DETAILS AND SPECIFICATIONS I
D-2	DETAILS AND SPECIFICATIONS II (1)

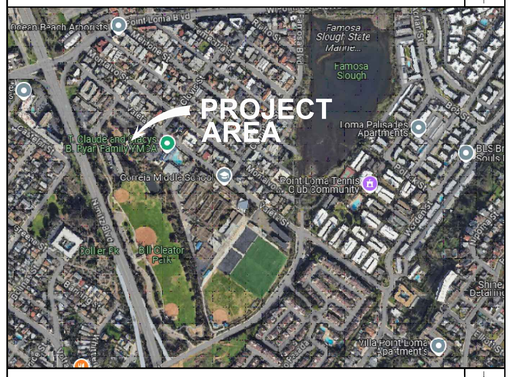
ACCESSIBILITY REQUIREMENTS

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

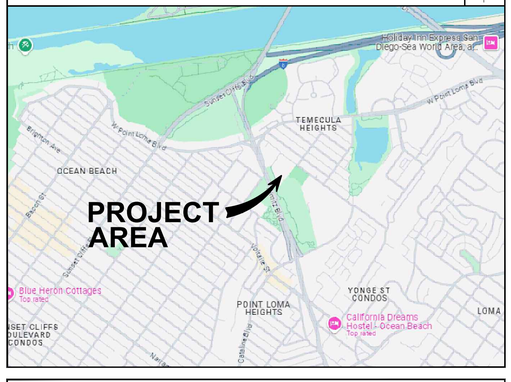
CODE COMPLIANCE

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

GENERAL LOCATION MAP



VICINITY MAP



DRIVING DIRECTION

FROM LOCAL T-MOBILE OFFICE, 10509 VISTA SORRENTO PARKWAY, SAN DIEGO, CA:

1. HEAD NORTHWEST ON VISTA SORRENTO PKWY TOWARD LUSK BLVD
2. USE THE MIDDLE LANE TO TURN LEFT ONTO SORRENTO VALLEY BLVD
3. TURN RIGHT ONTO ROSELLE ST
4. USE THE MIDDLE LANE TO TURN LEFT TO MERGE ONTO I-5 S
5. MERGE ONTO I-5 S
6. TAKE EXIT 21 TO MERGE ONTO SEA WAORLD DR./ TECOLOTE RD
7. MERGE ONTO SEA WORLD DR./ TECOLOTE RD
8. CONTINUE ONTO SUNSET CLIFFS BLVD
9. USE THE LEFT LANE TO CONTINUE ON NIMITZ BLVD
10. TURN LEFT ONTO W POINT LOMA BLVD
11. TURN RIGHT ONTO MONTALVO ST
12. TURN RIGHT AT THE 1ST CROSS STREET ONTO CLOVIS ST
13. TURN RIGHT ONTO VALETA ST
14. TURN LEFT; DESTINATION ON THE LEFT

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SAN DIEGO, CA 92107
SAN DIEGO COUNTY

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ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	09/16/24	90% ZD, ISSUED FOR REVIEW	ZS
0	10/18/24	100% ZD	GHB
1	08/19/25	REVISED PER CITY COMMENTS	GHB

PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
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CONSULTANT:
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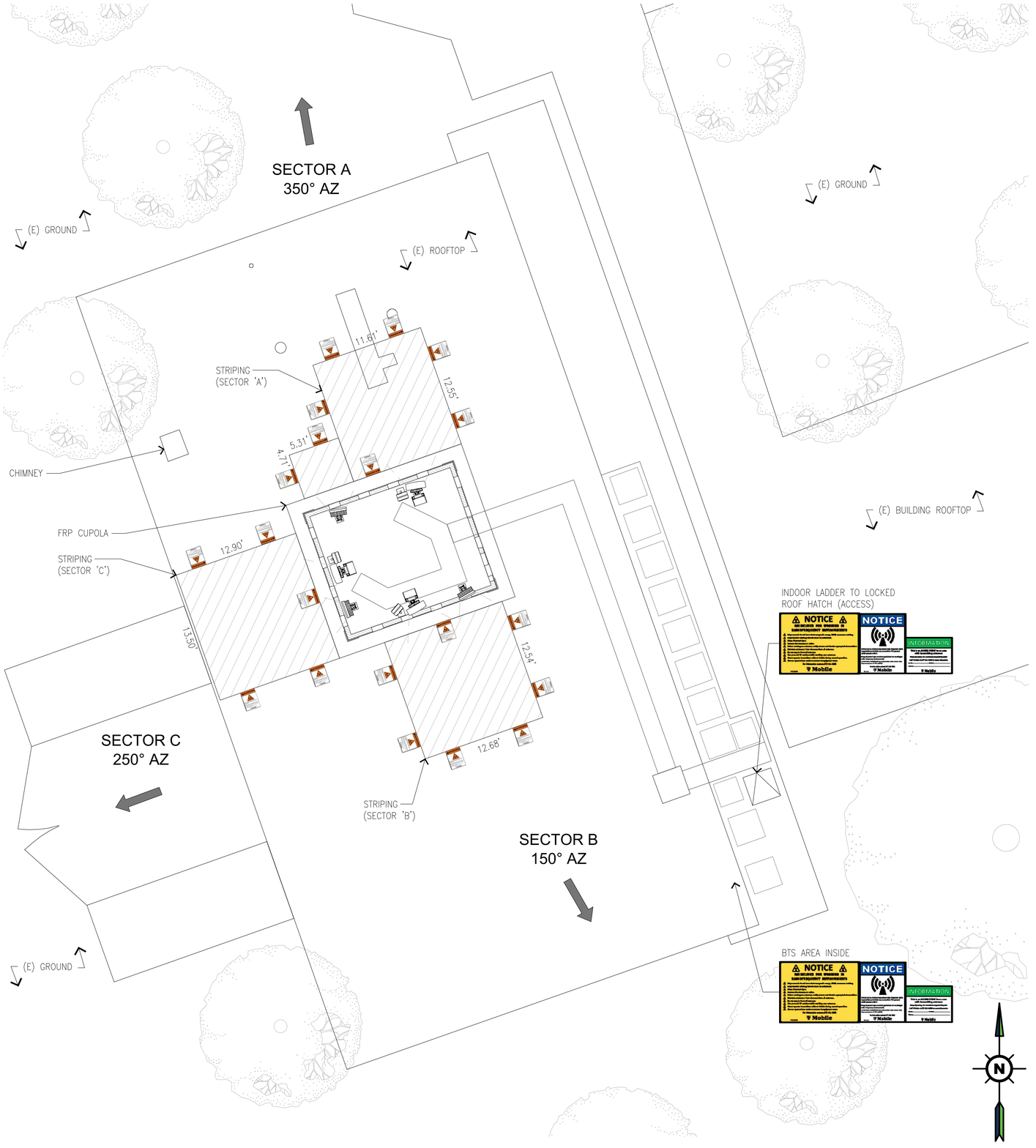
DRAWN BY:	CHK.:	APV.:
ZS	AB	AB

LICENSURE:

SHEET TITLE:
TITLE SHEET

REVISION:	SHEET NUMBER:
1	T-1
SD06999A	



SIGNS	2	RF SIGNAGE PLAN	1

SCALE: 3/16"=1'-0" (0 1' 3' 5' 10')

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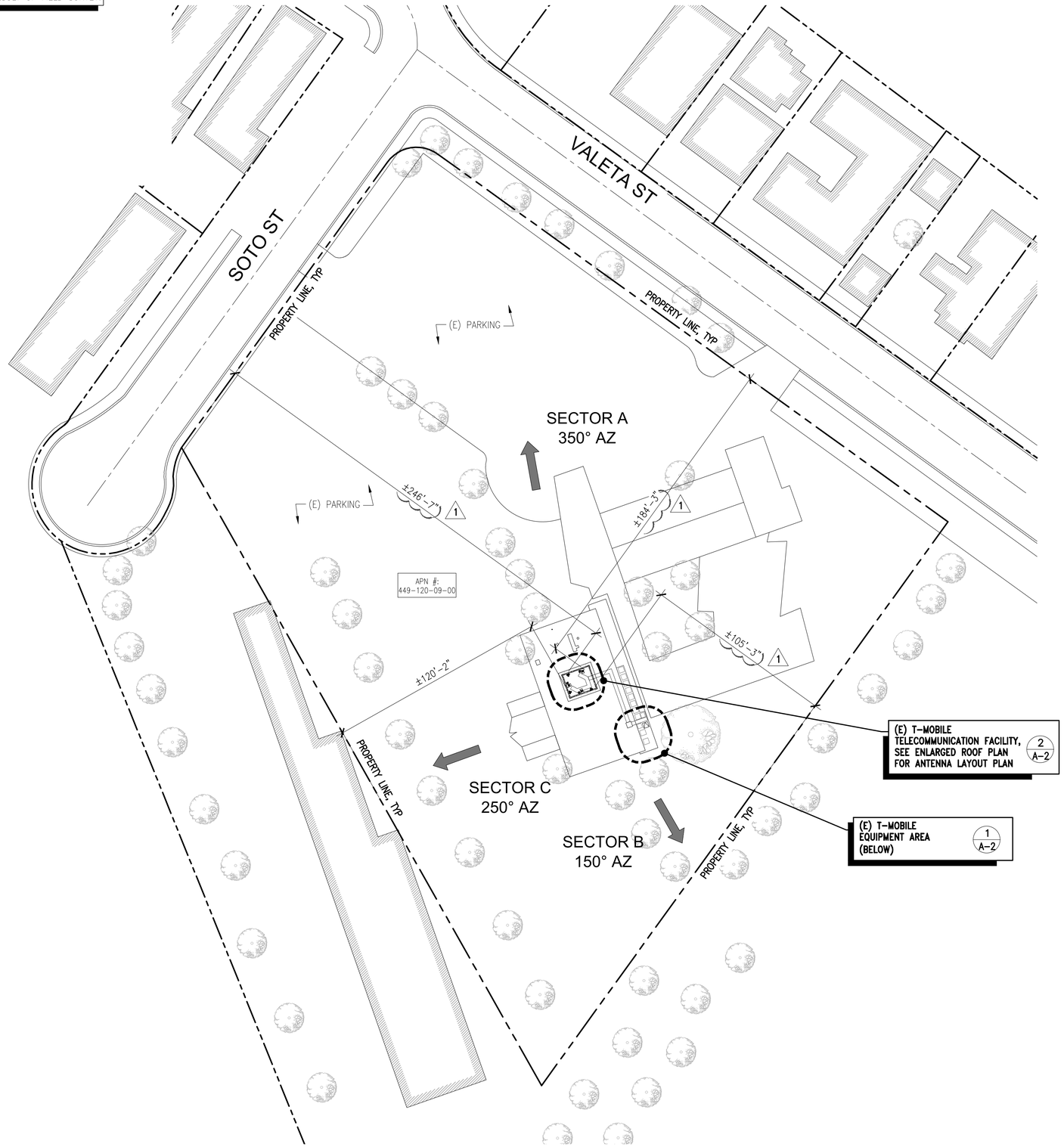
ZS	AB	AB

LICENSURE:

SHEET TITLE:
RF SIGNAGE PLAN 1

REVISION: 1
SHEET NUMBER: T-2
SD06999A

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



EXISTING OVERALL SITE PLAN

SCALE: 1"=30'-0" | 0 10' 30' 60' | 1

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DRAWN BY:	CHK.:	APV.:
ZS	AB	AB

LICENSURE:

SHEET TITLE:

EXISTING OVERALL SITE PLAN

REVISION: 1

SHEET NUMBER: A-1

SD06999A

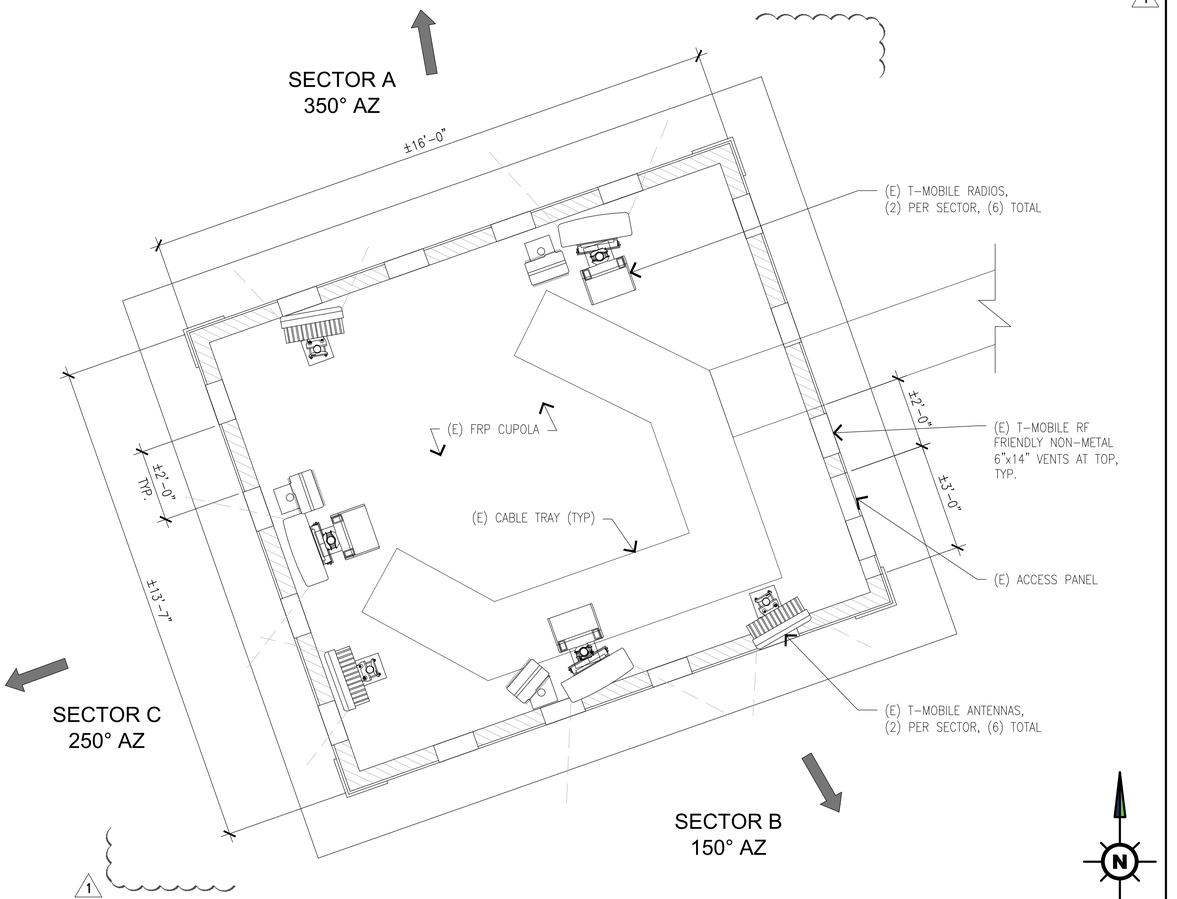
(E) ANTENNA SCHEDULE

	POS	TECHNOLOGY	AZIMUTH (°)	RAD CENTER	MAKE	ANTENNA MODEL	DIMENSIONS H x W x D (in.)	RRU MODELS	DIMENSIONS H x W x D (in.)	CABLE TYPE	CABLE LENGTH	CABLE QTY
SECTOR 'A'	A1	N2500	350	±28'-0"	ERICSSON	AIR6419 B41	36.3 x 20.9 x 9	-	-	FIBER JUMPER 2F SM OUTDOORCON-LCD W/ COVER	5M	2
										-	-	-
										-	-	-
	A2	L700/L600/N600/ G1900/N1900/ L1900/L2100	350	±28'-0"	RFS	APXVAARR18_43-U-NA20	72 x 24 x 8.5	RRU 4449 B71+B85	14.9 x 13.2 x 9.25	JUMPER SUREFLEX 4.3-10 TO 4.3-10	10'	4
								RADIO 4460 B71+B85	21.8 x 15.7 x 7.5	FIBER JUMPER 2F SM OUTDOORCON-LCD W/ COVER	5M	4
								-	-	JUMPER SUREFLEX 4.3-10 TO 4.3-10	8'	4
SECTOR 'B'	B1	N2500	150	±28'-0"	ERICSSON	AIR6419 B41	36.3 x 20.9 x 9	-	-	FIBER JUMPER 2F SM	5M	2
										-	-	-
										-	-	-
	B2	L700/L600/N600/ G1900/N1900/ L1900/L2100	150	±28'-0"	RFS	APXVAARR18_43-U-NA20	72 x 24 x 8.5	RRU 4449 B71+B85	14.9 x 13.2 x 9.25	JUMPER SUREFLEX 4.3-10 TO 4.3-10	10'	4
								RADIO 4460 B71+B85	21.8 x 15.7 x 7.5	FIBER JUMPER 2F SM OUTDOORCON-LCD W/ COVER	5M	4
								-	-	JUMPER SUREFLEX 4.3-10 TO 4.3-10	8'	4
SECTOR 'C'	C1	N2500	250	±28'-0"	ERICSSON	AIR6419 B41	36.3 x 20.9 x 9	-	-	FIBER JUMPER 2F SM OUTDOORCON-LCD W/ COVER	5M	2
										-	-	-
										-	-	-
	C2	L700/L600/N600/ G1900/N1900/ L1900/L2100	250	±28'-0"	RFS	APXVAARR18_43-U-NA20	72 x 24 x 8.5	RRU 4449 B71+B85	14.9 x 13.2 x 9.25	JUMPER SUREFLEX 4.3-10 TO 4.3-10	10'	4
								RADIO 4460 B71+B85	21.8 x 15.7 x 7.5	FIBER JUMPER 2F SM OUTDOORCON-LCD W/ COVER	5M	4
								-	-	JUMPER SUREFLEX 4.3-10 TO 4.3-10	8'	4

HYBRID CABLE

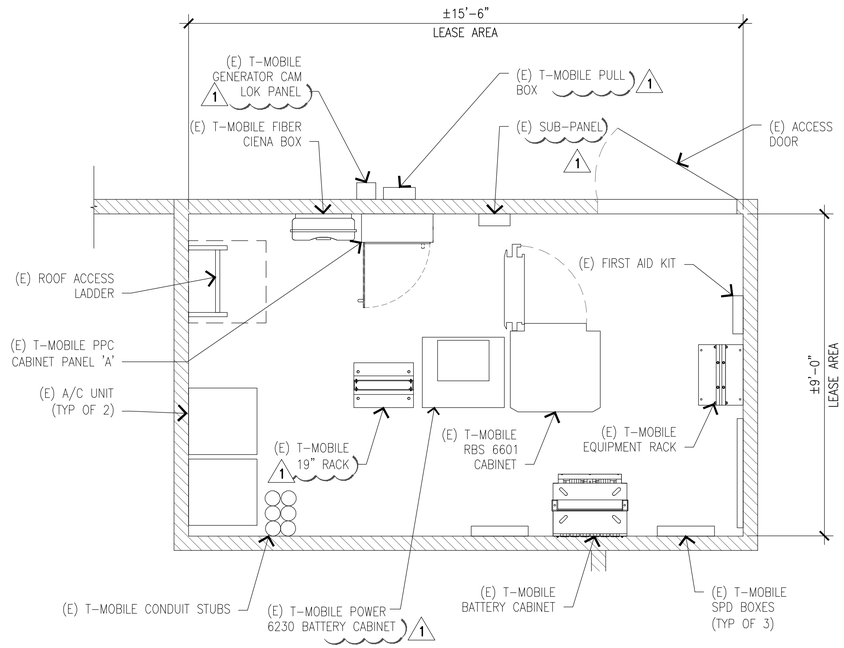
(12) DC Power Cable Reel6AWG 500M 40-80M
(18) Ericsson 2F LC(FullAXS)-LC SM, 50 m (IndividualSM Fiber)
(2) Ericsson 3x6 HCS 30m
(1) Ericsson 3x6 HCS 50m

1



EXISTING ANTENNA LAYOUT PLAN AND ANTENNA SCHEDULE 1

SCALE: 1/2"=1'-0" | 0 1' 2' 4' | 2



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 1/2"=1'-0" | 0 1' 2' 4' | 1

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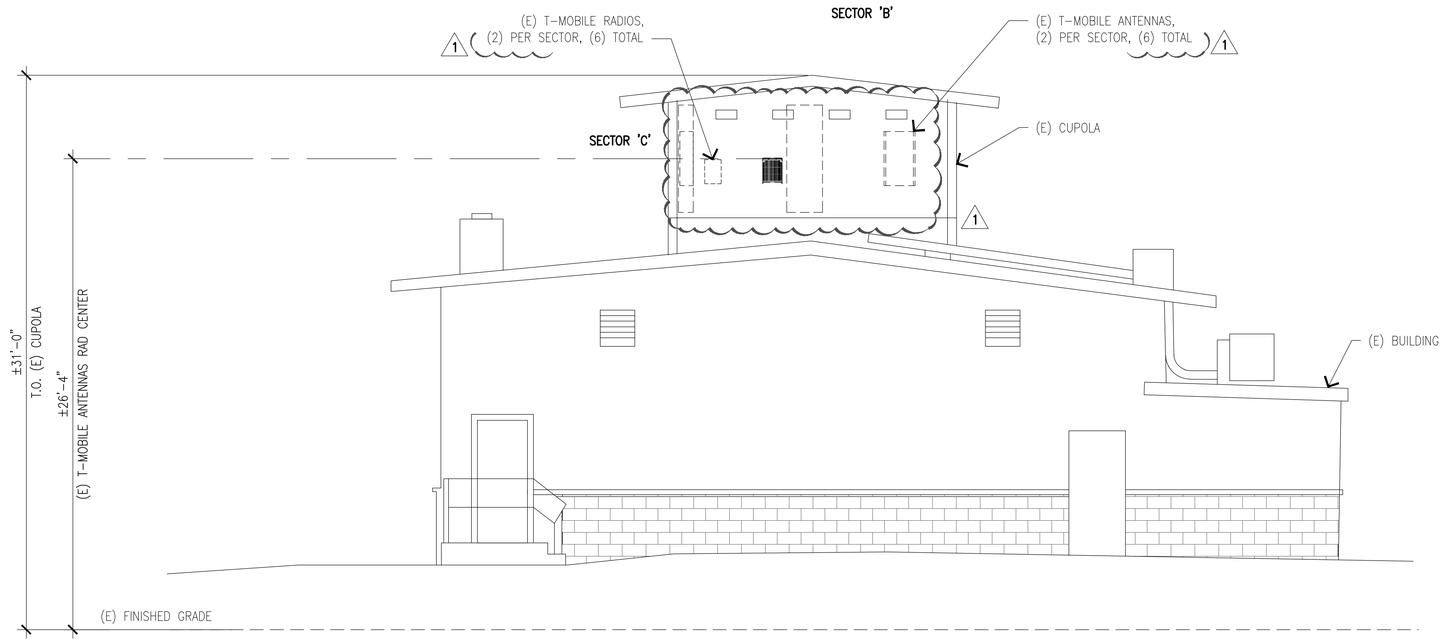
DRAWN BY:	CHK.:	APV.:
ZS	AB	AB

LICENSURE:

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

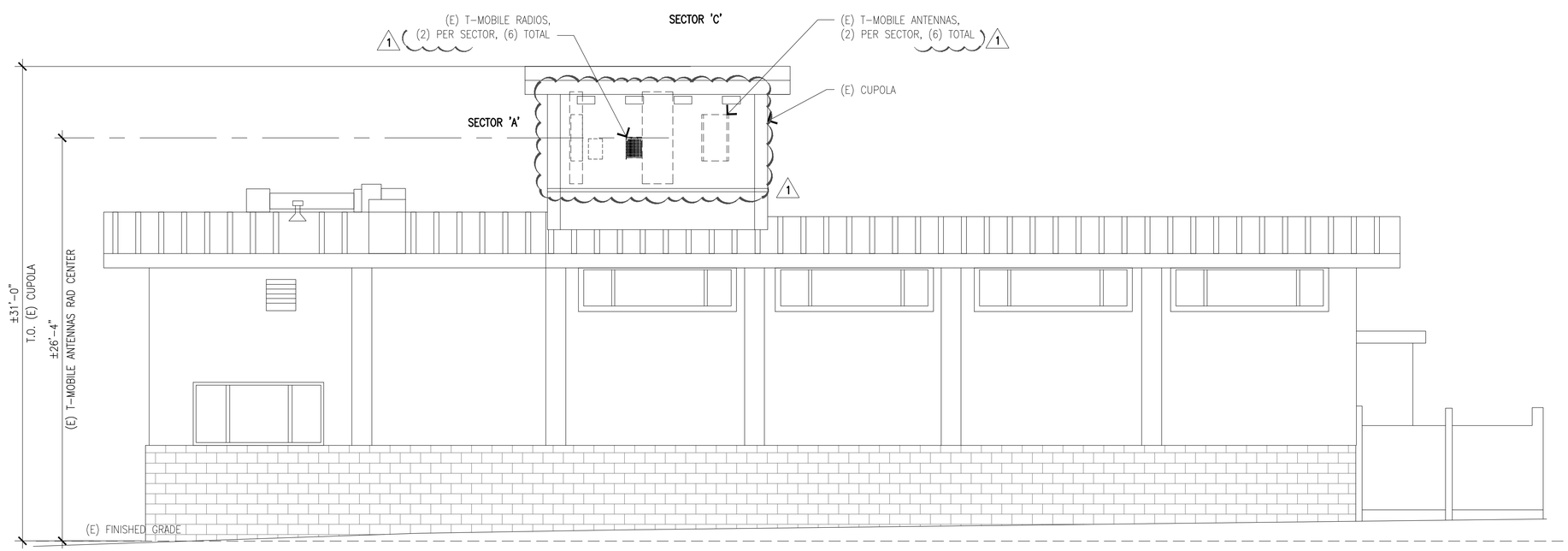
REVISION:	SHEET NUMBER:
1	A-2
SD06999A	



EXISTING SOUTHEAST ELEVATION

SCALE: 1/4"=1'-0" (0, 1', 2', 4', 8')

1



EXISTING SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0" (0, 1', 2', 4', 8')

2

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DRAWN BY:	CHK.:	APV.:
ZS	AB	AB

LICENSURE:

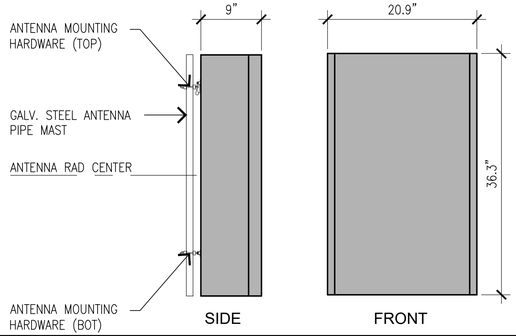
SHEET TITLE:
ELEVATIONS

REVISION:	SHEET NUMBER:
1	A-3
SD06999A	

ERICSSON

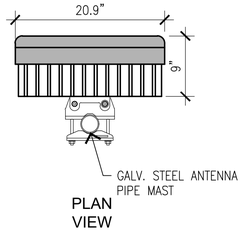
AIR6419 B41 (MASSIVE MIMO)

WT = 83.3 LBS



AIR6419 B41

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



AIR6419 B41 ANTENNA SPECIFICATION

SCALE: NO SCALE | 3

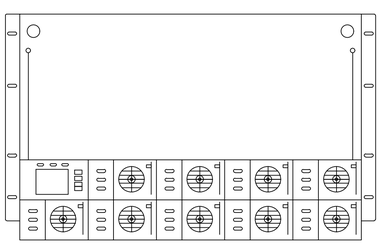
Spectrum Bands	B71 (600 MHz) and B85A (700 MHz)
Technology	LTE, NR and NB-IoT
Max Output Power	Up to 4x80W in total without fan Up to 4x100W in total with fan B71: max 4x60W / B85: max 4x40W
Instantaneous BW	Full IBW on both B71 and B85A B71: 663–698 MHz UL / 617–652 MHz DL B85A: 698–715 MHz UL / 728–745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

RRU MOUNTING BRACKET ASSEMBLY SUPPLIED BY RRU MANUFACTURER

RADIO 4480 B71+B85 PRODUCT DESCRIPTION

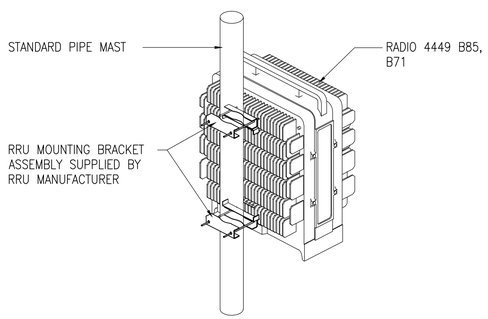
SCALE: NO SCALE | 4

- FLEXIBLE DC POWER EXPANSION AS NEEDED UP TO 28KW (N+1, 3.5KW X 9 RECTIFIERS)
- 6U HEIGHT, MOUNTED ON STANDARD 19" RACK
- REQUIRES ADDITIONAL 19" RACK SPACE FOR BATTERIES
- SUPPORT FOR SPD BOXES FOR REMOTE RADIOS
- SUPPORT FOR 3PP EQUIPMENT



6230 POWER PLANT | 6

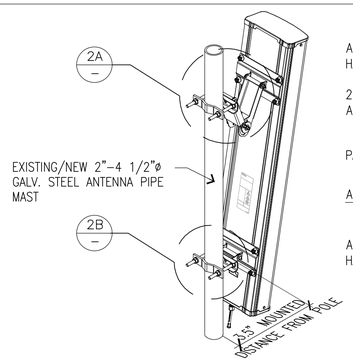
DUAL BAND RADIO 4449 B85, B71

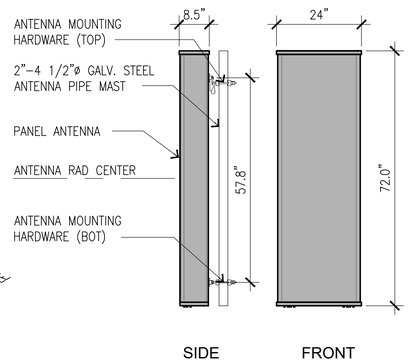


SPECIFICATION	
VOLUME:	30+L
DIMENSION HxWxD:	14.9"x13.2"x9.25"
WEIGHT:	74 lbs + 4 lbs
58+mm FINISH HEIGHT FILTER DOUBLE-SIDED CHASIS IN-BETWEEN B12 AND B71 RADIO BOARD	

RADIO 4449 - MOUNTING DETAIL

SCALE: N.T.S. | 5



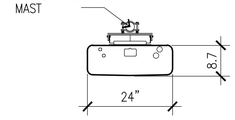


RFS

APXVAARR18_43-U-NA20

QUAD BAND (8 PORT) ANTENNA

WT = 106 LBS

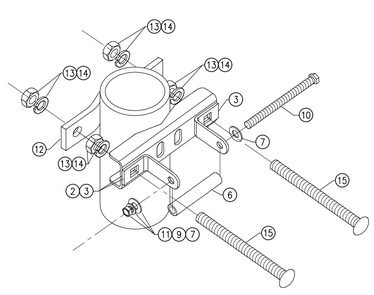


ELECTRICAL SPECIFICATIONS		
IMPENDANCE	OHM	50.0
POLARIZATION	DEG	±45°
MECHANICAL SPECIFICATIONS		
DIMENSIONS – H x W x D	MM (IN)	1829 x 609 x 215 (72 x 24 x 8.5)
WEIGHT (ANTENNA ONLY)	KG (LB)	48 (106)
WEIGHT W/O MTG HARDWARE	KG (LB)	11.5 (25.3)
SHIPING WEIGHT	KG (LB)	70 (154)
CONNECTOR TYPE		8 X 4.3–10 FEMALE AT BOTTOM + 6 AISG CONNECTORS (3 MALE, 3 FEMALE)
ADJUSTMENT MECHANISM		INTEGRATED RET SOLUTION AISG COMPLIANT (FIELD REPLACEABLE) + MANUAL OVERRIDE + EXTERNAL TILT INDICATOR
MOUNTING HARDWARE MATERIAL		GALVANIZED STEEL
RADOME MATERIAL / COLOR		FIBER GLASS / LIGHT GREY RAL7035
TESTING AND EVIROMENTAL		
TEMPERATURE RANGE	°C (°F)	-40 TO 60 (-40 TO 140)
LIGHTNING PROTECTION		IEC 61000-4-5
SURVIVAL/RATE WIND VELOCITY	KM/H	240 (150)
ENVOROMENTAL		ETSI 300-019-2-4 CLASS 4.1E

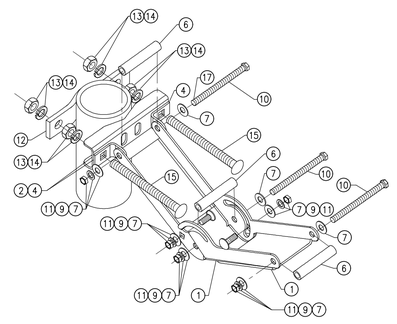
APXVAARR18_43-U-NA20 ANTENNA SPECIFICATION

SCALE: N.T.S. | 1

PARTS LIST			
ITEM #	QUANTITY	PART NUMBER	DESCRIPTION
1	2	601257	ANGLE ARM
2	2	601256	MOUNTING CLAMP
3	2	601235-1	BRACKET
4	2	601235-2	BRACKET
5	1	601258	LABEL, ANGLE
6	4	600679-3	SPACER TUBE
7	14	100525-24	ME FLAT WASHER (STAINLESS STEEL)
8	2	600419-8	M8x1.25x25mm LARGE CARRIAGE BOLT (STAINLESS STEEL)
9	6	6/1/7395	M8 LOCK WASHER (STAINLESS STEEL)
10	4	600419-10	M8x1.25x110mm LARGE HEX HEAD SCREW (STAINLESS STEEL)
11	6	204001-15	M8x1.25 HEX NUT (STAINLESS STEEL)
12	2	225244	CLAMP PLATE
13	8	600419-24	LARGE LOCK WASHER (STAINLESS STEEL)
14	8	204001-21	M12x1.75 HEX NUT (STAINLESS STEEL)
15	4	600419-12	M12x1.75x150mm LARGE CARRIAGE BOLT (STAINLESS STEEL)
17	1	601584	MOLYBDENUM DISULFIDE GREASE



B BOTTOM BRACKET



A TOP BRACKET

ANTENNA BRACKET ATTACHMENT DETAIL

SCALE: N.T.S. | 2

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Stick Together ®

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

PROJECT INFORMATION:

(CUP RENEWAL)
SD06999A
POINT LOMA 7TH DAY
4425 VALETA ST,
SAN DIEGO, CA 92107
SAN DIEGO COUNTY

CURRENT ISSUE DATE:
08/19/25

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	09/16/24	90% ZD, ISSUED FOR REVIEW	ZS
0	10/18/24	100% ZD	GHB
1	08/19/25	REVISED PER CITY COMMENTS	GHB

PLANS PREPARED BY:

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CONSULTANT:

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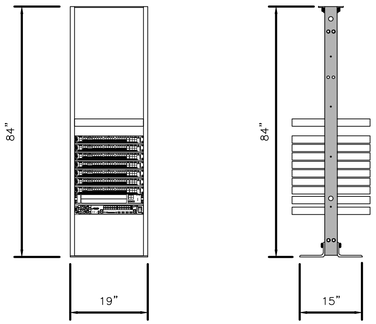
DRAWN BY:	CHK.:	APV.:
ZS	AB	AB

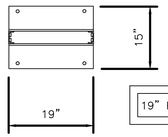
LICENSURE:

SHEET TITLE:
DETAILS AND SPECIFICATION I 1

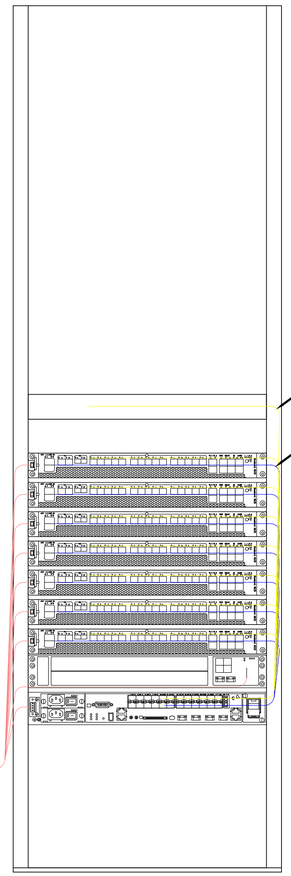
REVISION: 1
SHEET NUMBER: D-1

SD06999A





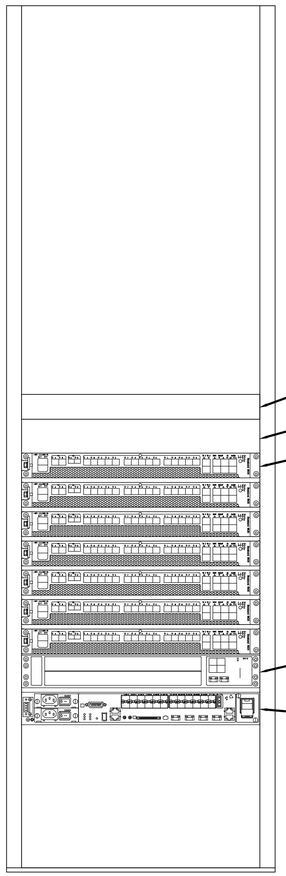
19" RACK WEIGHT: 300 LBS



CABLE ROUTING

FIBER CABLES (YELLOW) (TYP)

ETHERNET CABLES (BLUE) (TYP)



LAYOUT

FIBER STORAGE UNIT/BOX

BREAKER EXPANSION

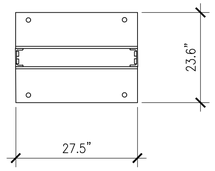
BBU 6630

LEGACY BBU

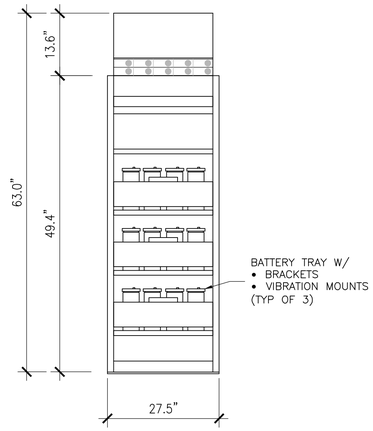
CSR/SAS ROUTER

(N) 19" EQUIPMENT RACK DETAIL

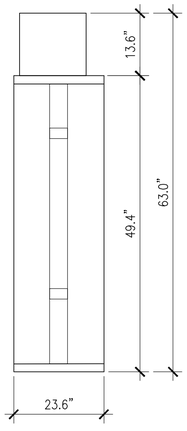
SCALE: N.T.S. | 2



TOP VIEW

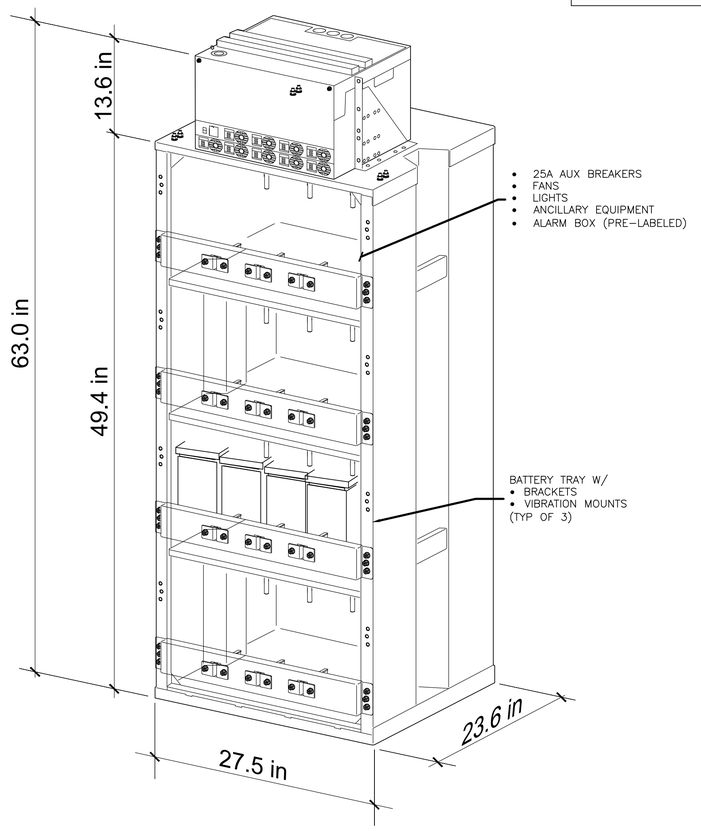


FRONT VIEW



SIDE VIEW

TOTAL WEIGHT: 1964 LBS (MAX)



ISOMETRIC VIEW

6230 POWER AND BATTERY RACK DETAIL

SCALE: N.T.S. | 1

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ZS	AB	AB

LICENSURE:

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DETAILS AND SPECIFICATION II 1

REVISION: 1 | SHEET NUMBER: D-2

SD06999A