



Planning Commission Agenda

Meeting of May 7, 2018 – 6:00 p.m.
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950



The Planning Commission requests that all cellphones, pagers, and/or smart devices be turned off during the meeting.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the Planning Department at (619) 336-4310 to request a disability-related modification or accommodation. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Welcome to the Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

Roll Call

Pledge of Allegiance by Commissioner Dela Paz

Approval of Minutes

1. Approval of Minutes from the Meeting of April 16, 2018

Approval of Agenda

2. Approval of Agenda for the Meeting on May 7, 2018

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

NOTE: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.

PRESENTATIONS

CONTINUED PUBLIC HEARINGS

3. Resolution taking action on a Conditional Use Permit for a wireless communications facility at Sweetwater High School located at 2900 Highland Ave. (Case File No. 2015-17 CUP)

PUBLIC HEARINGS

OTHER BUSINESS

4. Fiscal Year 2018-2019 Capital Improvement Program – General Plan Conformity Review
5. Adoption of Revised 2018 Planning Commission Meeting Dates

STAFF REPORTS

Senior Assistant City Attorney

Deputy City Manager

Director of Public Works/City Engineer

Acting Planning Director

Principal Planner

Commissioners

Chairperson

ADJOURNMENT

Adjournment to the next regularly scheduled meeting on May 21, 2018.



Planning Commission Minutes

Planning Commission
Meeting of April 16, 2018
City Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

These minutes have been abbreviated. Video recordings of the full proceedings are on file and available to the public.

Agenda Items

The meeting was called to order by Chair Yamane at 6:02 p.m.

Roll Call

Commissioners Present: Quintero, Baca, Sendt, Yamane, Garcia, Flores

Commissioners Absent: Dela Paz

Staff Also Present: Deputy City Manager Brad Raulston, Senior Assistant City Attorney Nicole Pedone, Acting Planning Director Martin Reeder, Principal Planner Ray Pe, Planning Technician Chris Stanley

Pledge of Allegiance Presented by Commissioner Quintero

1. Approval of Minutes from the Meeting of March 19, 2018.

Motion by Baca, second by Garcia to approve the Minutes for the Meeting of March 19, 2018.

Motion carried by the following vote:

Ayes: Quintero, Baca, Sendt, Yamane, Garcia, Flores

Abstain: None.

Noes: None.

Absent: Dela Paz

2. Approval of the Agenda for the Meeting of April 16, 2018.

Motion by Sendt, second by Baca to approve the Agenda for the Meeting of April 16, 2018.

Ayes: Quintero, Baca, Sendt, Yamane, Garcia, Flores
Abstain: None.
Noes: None.
Absent: Dela Paz

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

PUBLIC HEARINGS:

3. Resolution taking action on a Conditional Use Permit for the modification of an existing wireless communications facility on a gym (Chuze Fitness) located at 3007 Highland Avenue (Case File No. 2017-18 CUP)

Presented by Planning Technician Chris Stanley.

Dale Richard, on behalf of the applicant, has read, understands, and accepts the conditions of the Conditional Use Permit.

Motion by Quintero, second by Baca to close the Public Hearing and approve the Resolution taking action on a Conditional Use Permit for the modification of an existing wireless communications facility on a gym (Chuze Fitness) located at 3007 Highland Avenue (Case File No. 2017-18 CUP)

Ayes: Quintero, Baca, Sendt, Yamane, Garcia, Flores
Abstain: None.
Noes: None.
Absent: Dela Paz

OTHER BUSINESS: None.

STAFF REPORTS:

Senior Assistant City Attorney: None.

Brad Raulston, Deputy City Manager: Informed the Commissioners that Principal Planner Martin Reeder would now be serving as the Acting Planning Director for the next six months followed by Principal Planner Ray Pe.

Principal Planners: Acting Planning Director Martin Reeder stated that he was looking forward to serving in his new role.

COMMISSIONER REPORTS:

Dela Paz: Absent.

Quintero: None.

Flores: Thanked Commissioner Bill Sendt for the souvenir from the Planning Commissioners Academy that he attended.

Yamane: Spoke to some of the information received during her attendance at the Planning Commissioners Academy, which was forwarded to the Commissioners.

Sendt: Thanked the City for the opportunity to attend the Planning Commissioners Academy and recommended that new Commissioners be given the opportunity to attend during their first year of service.

Baca: Welcomed Acting Planning Director Martin Reeder in his new role.

Garcia: None.

ADJOURNMENT by Chair Yamane at 6:25 p.m. to the next meeting scheduled of May 7, 2018 at 6:00 pm.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of May 7, 2018.



CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: CONTINUED PUBLIC HEARING – CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY AT SWEETWATER HIGH SCHOOL LOCATED AT 2900 HIGHLAND AVENUE.

Case File No.: 2015-17 CUP

Location: Sweetwater High School

Assessor's Parcel No.: 556-200-02

Staff report by: Martin Reeder, AICP – Acting Planning Director

Applicant: Plancom, Inc. for Verizon Wireless

Zoning designation: I – Institutional

Adjacent land use/zoning:

- North: Small Lot Residential and Olivewood Elementary School / RS-2 and I respectively
- East: Mobil Gas Station across Highland Avenue / MXC-2
- South: Single and two-family residential across 30th Street / MXC-1
- West: Small Lot Residential across D Avenue / RS-2

Environmental review: Categorically Exempt pursuant to Class 3 Section 15303 (New Construction or Conversion of small structures)

Staff recommendation: Approve

BACKGROUND

Staff Recommendation

Staff is recommending approval of the Conditional Use Permit (CUP) for the wireless communications facility. While there are other design solutions possible, the facility does somewhat blend in with nearby development (other utility/light poles). The new facility will help to provide coverage in an area with limited service and provide additional reception for Verizon Wireless customers.

Executive Summary

Verizon Wireless has applied for a CUP to install a wireless telecommunications facility, consisting of 12 antennas and associated operating equipment, on the campus of Sweetwater Union High School. The facility would be mounted on and next to a replacement light pole adjacent to the school's football field and running track.

Previous Action

The Planning Commission held a public hearing on this item at their regularly scheduled meeting of November 2, 2015. Commissioners discussed the aesthetics of the proposed facility including light poles, the equipment shelter, graffiti maintenance, and the aesthetics of the existing school buildings. Commissioners suggested a redesign of the project including a shelter that more closely resembled nearby school buildings (e.g. gymnasium), and potential screening of the proposed antennas.

The item was continued to the meetings of December 7, 2015, January 25, 2016, February 18, 2016, March 7, 2016, and to tonight's hearing. The requested continuances were because the applicant was continuing to work with the school on a new design. The item was ultimately continued off calendar due to changes in staffing of the company submitting the application and the vendor. Since the project was last reviewed, the vendor (Verizon) and project applicant have changed.

Project location

The project location is on the west portion of the Sweetwater Union High School campus, adjacent to the east side of the running track / football field, and south of the basketball courts. The overall school property is 28 acres in size and in the Institutional (I) zone.

There is no vegetation in the area with the exception of the football field, and the baseball fields to the north.

Proposed Use

The applicant is proposing to install 12 panel antennas on a replacement 70-foot tall field light (same height as existing light pole). The antennas would each be eight feet high and mounted in two groups of six. Additional antenna operating equipment, such as remote radio units and GPS antennas would be mounted below the primary antennas. This subsequent equipment would be covered by a six-foot diameter shroud painted to match the light pole. The shroud would be 12 feet tall.

The associated equipment will be within a 12-foot high, 18-foot by 11-foot equipment enclosure, which would house both the operating equipment and a backup generator (the original proposal had these two items separate). The enclosure would be constructed of tan colored split-face block and feature a pitched roof. The block matches the nearby gymnasium building.

Analysis

Telecommunication facilities are addressed in the Land Use Code in National City Municipal Code section 18.30.220. The purpose of the code section is to “provide a uniform and comprehensive set of standards for the development, siting, and installation of wireless telecommunications facilities . . . to preserve community character and protect aesthetic quality . . .”

Design guidelines for telecommunications facilities are outlined in the Land Use Code in National City Municipal Code section 18.30.220(B)(2). The guidelines require, to the greatest extent possible, that such facilities “be sensitively designed and located to be compatible with and minimize visual impacts to surrounding areas, including public property.” The design guidelines detail the various factors which affect aesthetics and neighborhood character. Whether the wireless facility meets the guidelines is the decision to be made by the Planning Commission by either approving or denying the permit. Specific design guidelines are as follows:

- a. Innovative design solutions that minimize visual impacts should be utilized; stealth solutions where facilities are not detectable are especially encouraged.

- b. Telecommunication facilities shall be as small as possible and the minimum height necessary without compromising reasonable reception or transmission.
- c. Antennas and their support structures should be located on the rear half of property or structures when reasonable transmission and/or reception would not be impaired and when visual impacts would be reduced, unless no other feasible alternative location exists.
- d. Telecommunication facilities and appurtenances should not be situated between the primary building on the parcel and any public or private street adjoining the parcel.
- e. Telecommunication facilities should be located and designed to avoid blocking and/or substantially altering scenic views.
- f. Building mounted telecommunication facilities are encouraged rather than telecommunication towers.
- g. Building mounted telecommunication facilities should be integrated with existing structures.
- h. Telecommunication facilities should be designed and painted a color that blends with the surrounding natural or manmade features.
- i. Telecommunication facilities and appurtenances shall be screened by existing and/or proposed structures and landscaped to the extent possible without compromising reception and/or transmission.
- j. The design of fencing, landscaping, and other screening for telecommunication facilities shall be integrated and compatible with surrounding improvements.
- k. Multiple telecommunication facilities of reduced heights are encouraged to cover a service area where the visual impacts would be less than a single larger and more visually obtrusive tower.
- l. Co-location of commercial telecommunication towers and the use of the same site by multiple carriers is encouraged where feasible and found to be desirable.
- m. Monopoles or guyed/lattice towers are discouraged except where satisfactory evidence is provided demonstrating that a self-supporting tower is needed to provide the height and/or capacity necessary for the proposed facility and visual impacts would be minimized (**project is a monopole, but replaces an existing light pole**).
- n. All utility lines serving the facility shall be under-grounded.

- o. Each commercial telecommunication facility shall be installed in a manner that will maintain and enhance existing native vegetation. Suitable landscaping to screen the facility shall also be installed where necessary.
- p. All major commercial telecommunication facilities, other than government owned facilities, shall be prohibited in residential zones.
- q. All major commercial telecommunication facilities shall be located at least 75 feet from any habitable structure, except for a habitable structure on the property in which the facility is located.

The proposed facility is generally consistent with and generally meets all of the design guidelines outlined in the Land Use Code. The only divergence from the guidelines is that the antennas are not technically screened from view. Although they are attached to an existing utility pole and would be painted to match the pole, the antennas protrude from the pole approximately three feet. Flush-mounting the antennas would be a more aesthetically-pleasing solution. However, due to technological limitations (e.g., bulk of mounting hardware, tilt of antennas, required spacing between antennas), the applicant has stated that this is not possible. Another option would be mounting the antennas in multiple locations (more than one light pole); however, the applicant has stated that the school is not in favor of a multiple-location design. The proposed facility design has been used on another Sweetwater Union High School District campus (Castle Park High School in Chula Vista).

The design guidelines also discourage the use of monopoles, which the proposed facility could be considered. However, the pole in this location is existing and would be replaced in kind with the antennas mounted upon it. In addition, the pole functions as a light standard as its primary purpose. Not much change in aesthetics would happen as a result of the proposal, with the exception of the antennas themselves.

The proposed facility is designed to address an area of weak service in the Verizon Wireless network. There are no other Verizon co-location opportunities in this area. The nearest facility is a Sprint installation located at Sweetwater Square Shopping Center (El Super, Peter Piper Pizza, et al). However, the facility is not large enough to accommodate another facility. The antennas for the subject project would provide coverage to the northeast, southeast, and west, which encompasses the area between East 24th Street south to State Route 54, and between National City Blvd. and Highland Avenue.

Summary of Laws Regarding Wireless Telecommunications Facilities

There have been recent discussions, both at the Planning Commission and City Council level, related to what factors may be permissibly considered in making a decision regarding wireless facilities and the law that governs. The factors which may be considered under the Municipal Code are referenced and listed above. The following provides a brief overview of the federal and state law governing wireless facilities.

A. Federal Telecommunications Act

Generally, the Federal Telecommunications Act of 1996 (the "Act") sets forth the requirement that telecommunications services have a duty to develop competition within markets. Accordingly, cities have been preempted from adopting any barriers to the development of telecommunications facilities.

Cities do retain authority to regulate the placement, construction, and modification of wireless telecommunications facilities, subject to limitations. Importantly, a city can deny a cell tower/wireless facility for "adverse aesthetic impacts" under the Act as long as: 1) the city finds, based on substantial evidence, adverse aesthetic impacts; and, 2) establishes that denial will not constitute a prohibition on the provision of wireless services.

Overall, the Act has numerous limitations and/or requirements applicable to a city's review of a wireless facility. The limitations and/or requirements are summarized below:

- 1) Decision must be made within a reasonable time;
- 2) Decision to deny a facility must be in writing;
- 3) Decision to deny must be supported by substantial evidence (ie: the decision must be authorized by local regulation and supported by substantial evidence);
- 4) Decision to deny cannot be based on or regulate radio frequency emissions (when the facility complies with the Federal Communications Commission RF emissions regulations);

- 5) Cannot discriminate amongst providers of functionally equivalent services (however, treatment based on zoning standards such as preserving neighborhood character and avoiding aesthetic blight are permissible); and
- 6) Decision cannot have the effect of prohibiting wireless service (cannot prevent a provider from closing a significant coverage gap).

B. Government Code Sections 65850.6 and 65964 (State Law)

In regard to wireless facilities, Section 65850.6 is limited to and specifically addresses collocation facilities. Section 65850.6 does allow cities to retain discretionary authority over wireless facilities that will include future collocation facilities, but removes discretionary authority over facilities mounted to already existing facilities. Thus, discretionary permits for wireless telecommunications collocation facilities, once approved, will allow additional facilities to be mounted to those already approved facilities without additional discretionary review. Under Section 65850.6, a wireless telecommunication collocation facility can be subject to a discretionary permit and must also comply with the following:

1. City requirements that specify the types of facilities allowed to include a collocation facility;
2. City requirements that specify the types of facilities allowed to include certain types of collocation facilities;
3. Height, location, bulk, and size of the facility;
4. Percentage of the facility that can be occupied by collocation facilities;
5. Aesthetic and design requirements for facilities;
6. City requirements for a proposed facility;
7. Compliance with state and local requirements, including the general plan, applicable specific plan, and zoning ordinances; and,
8. Compliance with the California Environmental Quality Act (CEQA).

Section 65964 applies more broadly to all wireless telecommunications facilities and sets limitations on the ability to impose conditions of approval.

Under Section 65964, a city cannot require any of the following as a condition of approval:

1. An escrow deposit for removal of a wireless facility or component (performance bond or other surety is allowed);
2. Unreasonable limits on the duration of the permit (limits of less than 10 years are presumed unreasonable absent public safety reasons or substantial land use reasons); and,
3. Limiting facilities to sites owned by particular parties within the city's jurisdiction (e.g., requiring facilities only on city owned property).

Required findings

The Municipal Code contains required findings for CUPs. There are six required findings:

1. The proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code.

The use is allowable within the Institutional zone pursuant to a Conditional Use Permit, and the proposed facility generally meets the required design guidelines in the Land Use Code, as discussed in the staff report.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology; the proposed telecommunications facility provides internet/cellular data as well as standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in Institutional zone.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.

The proposed antennas and associated equipment are to be incorporated onto an existing utility fixture (light pole). The accessory structure would be placed in an area of other accessory structures and would be designed to match the nearby school gymnasium. The applicant has stated that only one maintenance trip is expected every 4-6 weeks. Periodic maintenance would include running the emergency backup generator for 15 minutes on an approximate monthly basis. The generator is proposed within a block enclosure; therefore, noise is not expected to be a factor.

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

The proposed accessory structure that would enclose the equipment would be in a location where other similar structures exist. The area is not used for anything other than general pedestrian circulation, which would be maintained. Therefore, the proposal will not affect parking or access to the property. The proposed facility is unmanned and requires only one to two visits each month for routine maintenance. These vehicle trips would have a negligible effect on the adjacent developed streets.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located.

The proposed facility will not be highly visible to the observer, because the antennas will be placed upon a light pole in an area with several other light poles. Exhibit B-revised shows the proposed facility in a photo simulation. The antennas would be similar to the light fixtures atop the light pole, so would not be much different from the other area utilities. The equipment would appear like any other accessory structure in the area. Because the subject facility would be higher than all buildings adjacent in the area, the antennas would have clear reception and transmission to the northeast, southeast, and west. Nearby land uses in these directions are residential and educational respectively. However, the antennas are positioned in such a way as to be directed above any nearby sensitive uses. Although there are such land uses in the vicinity, it should be mentioned that, per the 1996 Telecommunications Act, "no State or

local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." It should also be pointed out that if approved by a local jurisdiction, all wireless communications facilities must obtain all required state and federal permits in order to operate. A Condition of Approval (No. 6) is included requiring these permits.

6. The proposed project has been reviewed in compliance with CEQA.

Staff has determined that the proposed use is categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit. The reason for the exemption is that the antennas would be mounted on an existing light pole (which is being replaced in kind) and the accessory buildings are small in nature, thus not affecting access to the area.

As mentioned above, a different design such as flush-mounting the antennas or utilizing more than one light pole would be a more aesthetically-pleasing solution. Although the applicant has stated that the school is not in favor of a multiple **sign** design, findings for denial have been included based on potential visual impacts due to the protrusion of the antennas from the light pole.

Department comments

Comments were received from the Fire Department and require compliance with the California Fire Code and National Fire Protection Association codes. Standard Conditions of Approval for wireless facilities are also included, requiring compliance with applicable codes, all necessary state/local/federal permits, and that any external equipment is painted to match the surface on which it is mounted. A condition is also included to require removal of graffiti should it occur.

Summary

The proposed project is consistent with the Land Use Code in that it generally meets all applicable design requirements for wireless communication facilities. The project is considered 'stealth' in that it blends in with nearby development (other utility/light poles).

The antennas would not be highly visible and the operating equipment would be completely screened from view. The facility could be redesigned to reduce the visual impact of the antennas further, although the applicant has stated that the property owner is not in favor of this option. The new facility will help to provide coverage in an area with limited service and provide additional reception for Verizon Wireless customers.

The purpose of tonight's hearing is to discuss the merits of the project and to make a decision based on the attached findings for approval or denial, or based on findings to be made by the Planning Commission. The recommendation of the Planning Commission will go to the City Council as a Notice of Decision. Staff is recommending approval of the CUP.

OPTIONS

1. Approve 2015-17 CUP subject to the attached conditions, and based on attached findings or other findings as determined by the Planning Commission; or
2. Deny 2015-17 CUP based on attached findings or other findings as determined by the Planning Commission; or,
3. Continue the item for additional information

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Existing Wireless Facilities Map
5. Coverage Maps
6. Public Hearing Notice (Sent to 129 property owners)
7. Notice of Exemption
8. Applicant's Plans (Exhibits A-revised and B-revised, Case File No. 2015-17 CUP, dated 2/27/2018 and 4/4/2018 respectively)
9. Resolutions

A handwritten signature in blue ink, appearing to read 'Martin Reeder', with a long horizontal flourish extending to the right.

MARTIN REEDER, AICP
Acting Planning Director

RECOMMENDED FINDINGS FOR APPROVAL
2015-17 CUP – 2900 Highland Avenue

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code, because use is conditionally-allowed within the Institutional zone, and because the proposed facility generally meets the required design guidelines in the Land Use Code, as discussed in the staff report.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, because Policy E-3.3 of the General Plan is to increase access to wireless internet connections, computers, and other forms of communication technology, and because no Specific Plans exist in this area.
3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the proposed antennas and associated equipment are to be incorporated onto an existing utility fixture (light pole), and the accessory structure would be placed in an area of other accessory structures, thus not affecting pedestrian access or circulation.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the proposed accessory structures that would enclose the equipment would be in a location where other similar structures exist, because the area is not used for anything other than general pedestrian circulation, which would be maintained. Furthermore, the proposed facility is unmanned and requires only one to two visits each month for routine maintenance, which would have a negligible effect on the adjacent developed streets.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed facility will not be highly visible to the observer, as the antennas will be placed upon a light pole in an area with several other light poles, and because the equipment would appear like any other accessory structure in the area.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit; the antennas would be mounted on an existing light pole and the accessory buildings are small in nature, thus not affecting access to the area.

RECOMMENDED FINDINGS FOR DENIAL
2015-17 CUP – 2900 Highland Avenue

1. That the design, location, size, and operating characteristics of the proposed activity would not be compatible with the existing and future land uses in the vicinity, because the antennas would protrude almost four feet from the light pole, making the facility more visible to the casual observer and potentially resulting in a negative visual impact on area uses, which is not consistent with design guidelines for wireless telecommunications facilities §18.30.220 (B)(2)(i).
2. That granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the subject facility would be more visible on a single light pole than on multiple light poles, the latter case being less of a negative visual impact on area uses, which is not consistent with design guidelines for wireless telecommunications facilities §18.30.220 (B)(2)(i) & (k).
3. That although the coverage for Verizon Wireless facilities is less than optimal in the subject area, no significant gap in service exists; denial of the Conditional Use Permit would not result in a prohibition of service.

RECOMMENDED CONDITIONS OF APPROVAL

2015-17 CUP – 2900 Highland Avenue

General

1. This *Conditional Use Permit* authorizes a wireless communications facility at 2900 Highland Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A-revised and B-revised, Case File No. 2015-17 CUP, dated 2/27/2018 and 4/4/2018 respectively). Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assign prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

5. Plans submitted for demolition or construction improvements must comply with the 2016 editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.
6. If applicable for development on private property, call 800-227-2600 (Underground Service Alert) for mark out prior to any digging activities.

Fire

7. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).

Planning

8. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the wireless communications facility.
9. All exterior equipment (e.g., RRU units, GPS antennas, microwave dish antenna, panel antennas) shall be painted to match the surface on which it is mounted.
10. The accessory building used to house operating equipment shall be colored and textured to match the nearby gymnasium.
11. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.
12. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.
13. Exterior walls of buildings/poles to a height of not less than six feet shall be treated with a graffiti resistant coating subject to approval from the Building Official. Graffiti shall be removed within 72 hours of its observance.

2015/17 CUP – 2900 Highland Avenue – Overhead





- Wireless facilities in National City
- △ Wireless facilities in unincorporated area

0 1,375 2,750 5,500 Feet

Wireless Communication Facilities



National City Planning Department 2012

| FACILITY | APN | LOCATION | PROVIDER | FILE_NO |
|-----------------|------------|-------------------------------|--|----------------|
| 1 | 562-340-44 | 2434 Southport | Urban Comm Rad | CUP-1992-11 |
| | | | Radio communication facility (microwave transmitter)- 80-foot tall tower and 8-foot in diameter dish antenna | |
| 2 | 562 340 26 | 300 W 28th | AirTouch | CDC Reso 94-28 |
| | | | 75-foot monopole with three sector antennas and 450-sa foot equipment building. | |
| | 562-340-26 | 300 W 28th | Nextel | CUP-2003-30 |
| | | | 12 antennae on existing communications tower and a 270 square foot equipment enclosure adjacent to existing equipment | |
| 4 | 559-032-02 | 1215 Wilson | Pac Bell | CUP-1995-11 |
| | | | Located on roof of existina building. PCS facility- six roof-mounted antennas and two ground-mounted equipment boxes. | |
| 5 | 557-410-03 | 1645 E Plaza | Pac Bell | CUP--1995-13 |
| | | | Located on roof of Quality Inn. PCS facility- six panel antennas and equipment cabinet. | |
| 6 | 555-086-11 | 910 Hoover | AirTouch | CUP-1995-18 |
| | | | Located on existing building. Cellular facility- three support structures with five panel antennas each, two dish antennas and equipment cabinet | |
| 7 | 556-471-24 | 801 National City Blvd | AT&T | CUP-1996-2 |
| | | | Located on roof of Red Lion Hotel. Paging facility- four whip antennas, one global positioning satellite antenna and equipment cabinet. | |
| | 556-471-24 | 801 National City Blvd | Nextel | CUP-1994-8 |
| | | | Located on roof of Red Lion Hotel. ESMR facility- three whip antennas and equipment cabinet. | |
| | 556-471-24 | 801 National City Blvd | Pagenet | CUP-1996-12 |
| | | | Located on roof of hotel. Paging facility- four antennas and equipment cabinet one floor down from roof. | |
| | 556-471-24 | 801 National City Blvd | AT&T | CUP-1999-5 |
| | | | Located atop Red Lion Hotel. Wireless communication facility- four antennas and radio base system. | |
| 8 | 554-120-30 | 2400 E 4th | AT&T | CUP-1996-4 |
| | | | Located on roof of Paradise Valley Hospital. Paaina facility- four whip antennas, one alobal POSitioninasatellite antenna and equipment cabinet. | |
| 9 | 559-160-13 | 1022 W Bay Marin | GTE | CUP-1996-5 |
| | | | Located on a 360-sa foot building. Cellular facility- 60-foot monopole with twelve panel antennas. | |
| 10 | 563-370-36 | 3007 Highland | Pac Bell | CUP-1996-6 |
| | | | Located on existing Super Saver building. PCS facility- six panel antennas and two equipment cabinets. | |
| 12 | 554-050-12 | 303 Palm | AirTouch | CUP-1996-8 |
| | | | 60-foot hiah monopole with six whip antennas, thirty directional cellular antennas, and three dishes with an eauiDmentcabinet at base. | |
| | 554-050-12 | 303 Palm | Sprint PCS | CUP-2001-10 |
| | | | Located on National Guard Armory property. PCS facility six antennas in three 40-foot flag poles, one GPS antenna and a new equipment building. | |

| | | | | | |
|----|------------|------------------------|------------|-------------|--|
| 14 | 564-471-01 | 3030 Plaza Bonita Rd | Nextel | CUP-1997-8 | Located atop Plaza Bonita sign. ESMR facility- nine antennas and equipment cabinet. |
| | 564-471-01 | 3030 Plaza Bonita Rd | Pac Bell | CUP-1996-7 | Located atop the existing Plaza Bonita sign. PCS facility- three antennas and two equipment cabinets at base of sign. |
| 16 | 557-420-36 | 1840 E 12th | Nextel | CUP-1999-4 | 60-foot monopole on vacant commercial lot. |
| 20 | 555-082-11 | 111 W 9th | Sprint | CUP-2000-9 | Located atop 2-story Sid's Camet Barn warehouse. Wireless communication facility- twelve wireless panel antennas and 4-inch GPS antenna. |
| 21 | 555-030-21 | 330 National City Blvd | GTE | CUP-2000-11 | Located atop Bay Theatre. Wireless communication facility- twelve panel antennas and four equipment cabinets. |
| 22 | 564-250-50 | 2435 Sweetwater | Sprint | CUP-2000-14 | Located at Sweetwater Inn. Global Positioning System with nine panel antennas. |
| 30 | 557-420-36 | 1905 E Plaza | Sprint PCS | CUP-2001-3 | 53 foot tall monopole with nine panel antennas. PCS Facility with one equipment enclosure and a GPS antenna. |
| 32 | 556-473-18 | 242 E 8th | AT&T | CUP-2001-6 | Located atop an existing church. |
| 34 | 563-370-35 | 3007 Highland | Nextel | CUP-2001-12 | Located atop Sweetwater Square. New equipment building over trash enclosure, nine panel antennas and one GPS antenna. |
| 36 | 563-231-38 | 1914 Sweetwater | Cingular | CUP-2002-3 | Located on an existing 75 foot tall pole sign for the Sweetwater Town and Country Shopping Center. |
| 37 | 564-310-37 | 3737 Sweetwater | Cingular | CUP-2002-4 | 72 foot tall monopole with standard equipment enclosure |
| 39 | 556-101-15 | 241 National City Blvd | Cingular | CUP-2002-6 | 12 panel antennas behind four new partial parapet walls atop an existing furniture store; four equipment cabinets outside |
| 40 | 558-200-24 | 2415 E 18th | Cingular | CUP-2002-13 | Panel antennas located inside new light standards; equipment located inside existing commercial building |
| 41 | 556-354-13 | 716 Highland | AT&T | CUP-2002-14 | Six facade mounted panel antennas with equipment on roof of PacBell switching station. Equipment screened to match existing. |
| 44 | 556-590-61 | 1019 Highland | Sprint PCS | CUP-2002-24 | 6 panel antennas in a new monument sign in the South Bay Plaza shopping center |
| | 556-590-61 | 1019 Highland | Cingular | CUP-2002-2 | Located atop South Bay Plaza on an existing mechanical equipment screen. |
| 51 | 552-283-11 | 2323 E Division | Sprint | CUP-2004-6 | 3 panel antennas in a 9x10x16 roof-mounted cupola |

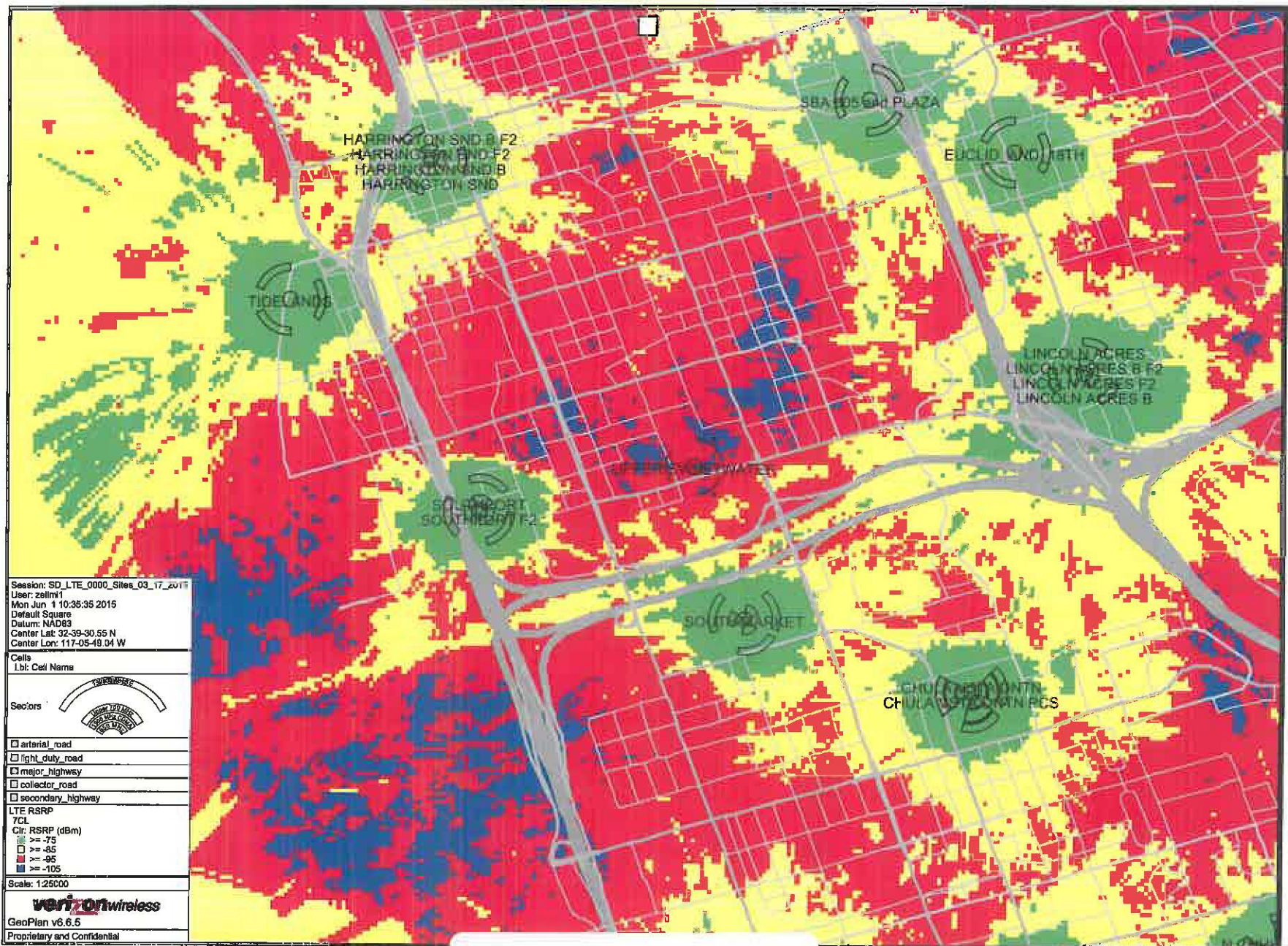
| | | | | | |
|-----------|------------|-----------------------------|----------|-----------------|--|
| 52 | 560-191-30 | 1701 D Ave | Nextel | CUP-2004-12 | 12 panel antennas on a 57' faux broadleaf tree with 230 square foot equipment enclosure |
| 53 | 551-570-20 | 51 N Highland | Sprint | CUP-2004-15 | 2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets |
| 55 | 563-231-39 | 1914 Sweetwater | Nextel | PC Reso 20-2002 | 2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets |
| 57 | 554-120-24 | 2701 E 8th | Cingular | PC Reso 02-2001 | Co-location in church spire-3 antennas within existing architectural feature |
| | 554-120-24 | 2701 E 8th | T-Mobile | CUP-2000-19 | Located at existing church. Antennas located in a 60-foot monument. |
| | 554-120-24 | 2701 E 8th | Sprint | CUP-2000-27 | 12 panel antennas mounted on exterior of self-storage building and painted to match; all equipment located inside of the buildings |
| | 554-120-24 | 2701 E 8th | AT&T | CUP-2000-19 | Located at existing church. Antennas located in a 60-foot monument |
| 58 | 558-030-30 | 1035 Harbison | Nextel | CUP-2005-3 | 12 panel antennas on a monopalm with 299 SQ.ft. equipment enclosure. |
| 60 | 556-510-12 | 914 E 8th | Cingular | CUP-2005-10 | 12 panel antennas on 39-ft monopine with 280 sq. ft. equipment shelter |
| 61 | 559-040-53 | 1439 Tideland | Cingular | CUP-2005-9 | 12 panel antennas on monopalm with associated equipment shelter |
| | 559-040-53 | 1445 Tideland | Nextel | CUP-2000-31 | 40-foot monopalm with three sectors of four antennas each and equipment shelter |
| 63 | 562-200-02 | 2900 Highland | Cingular | CUP-2005-12 | 3 antennas on replacement light standard with associated equipment shelter |
| 64 | 563-010-47 | 2605 Highland | Cricket | CUP-2006-11 | 3 antennas in new architectural feature of church with associated equipment |
| | 563-010-47 | 2605 Highland | Sprint | CUP-2002-18 | Six panel antennas and equipment inside a new 54 foot tall monument/cross/sign. |
| 65 | 557-420-31 | 1900 E Plaza | Cricket | CUP-2006-6 | 3 antennas on new faux palm tree with associated equipment |
| | 557-420-31 | 1900 E Plaza | Cingular | CUP-2004-4 | 5 panel antennas in a new pole sign at Jimmy's Restaurant |
| 67 | 561-222-23 | 1526-40 E 18th | T-Mobile | CUP-2006-10 | 12 panel antennas on a new 45-foot tall faux pine tree with associated equipment shelter |
| 68 | 564-471-07 | 3030 Plaza Bonita Rd | Cingular | CUP-2005-24 | 12 antennas facade mounted to new rooftop enclosure that will house equipment |

| | | | | | |
|----|------------|----------------------|----------|-----------------|--|
| 68 | 564-471-07 | 3030 Plaza Bonita Rd | Verizon | CUP-2003-13 | 12 panel antennas on the roof of the Plaza Bonita Mall behind a screen wall |
| 69 | 559-106-17 | 525 W 20th | Cricket | CUP-2005-25 | 3 antennas on existing self storage building painted to match with associated equipment |
| | 559-106-17 | 525 W 20th | Sprint | CUP-2001-4 | Located on existina storaae building. Wireless communication facility- 9 antennas and equipment building. |
| | | | | | |
| 70 | 554-050-15 | 2005 E 4th | Cricket | PC Reso 09-2003 | 3 antennas on existing light standard with associated equipment shelter |
| | 554-050-15 | 2005 E 4th | Cingular | CUP-2003-5 | 12 panel antennas on a replacement 100 foot light standard in EITovon park and a 160 square foot equipment enclosure. |
| | 554-050-15 | 2005 E 4th | GTE | CUP-1998-4 | Located in EITovon Park. Cellular facility- 97'8" monopole with twelve panel antennas, three omni antennas, and 192-sqfoot equipment building. |
| | 554-050-15 | 2005 E 4th | Nextel | CUP-2005-15 | 12 panel antennas on a 47-foot tall faux-broadleaf awith 230 sq. ft.equipment shelter |
| | | | | | |
| 71 | 564-290-06 | 3820 Cagle St | Cricket | PC RESO 10-2004 | 3 antennas on existing faux pine tree with vaulted equipment shelter |
| | 564-290-06 | 3820 Cagle St | Sprint | CUP-2001-2 | Located at Sweetwater Heights Centennial Park. Wireless communication facility- 35-foot pole with six antennas, equipment building and adjacent lighting for the park. |
| | 564-290-06 | 3820 Cagle St | T-Mobile | CUP-2004-3 | Located at Sweetwater Heights Centennial Park. Wireless communication facility- 55-foot monopine with twelve panel antennas and equipment building |
| | 564-290-06 | 3820 Cagle St | Cingular | PC Reso 11-2002 | Co-location on 55-foot monopine - additional 12 panel antennas and new 275 SQ.ft. equipment vault |
| | | | | | |
| 72 | 669-060-26 | 5800 Boxer Rd | Cricket | PC RESO 32-2003 | 3 antennas on existing water tower with associated equipment shelter |
| | 669-060-26 | 5800 Boxer Rd | T-Mobile | CUP-2003-16 | 12 panel antennas on the outside of the 0.0. Arnold water tank and a 150 square foot equipment enclosure adjacent to the tank |
| | 669-060-26 | 5800 Boxer Rd | Sprint | PC Reso 32-2003 | 6 panel antennas on the outside of the 0.0. Arnold water tank and a 360 square foot equipment enclosure adjacent |
| | 669-060-26 | 5800 Boxer Rd | Cingular | CUP-2005-21 | 12 panel antennas on the outside of the 0.0. Arnold water tank and a 520 square foot equipment enclosure adjacent |
| | | | | | |
| 73 | 562-330-43 | 152 W 33rd | Cricket | PC Reso 21-2002 | 3 antennas on existing self storage within matching architectural projection with associated equipment |
| | 562-330-43 | 152 W 33rd | Sprint | CUP-2002-8 | 12 panel antenas mounted on exterior of self-storage building and painted to match; all equipment located inside of the |

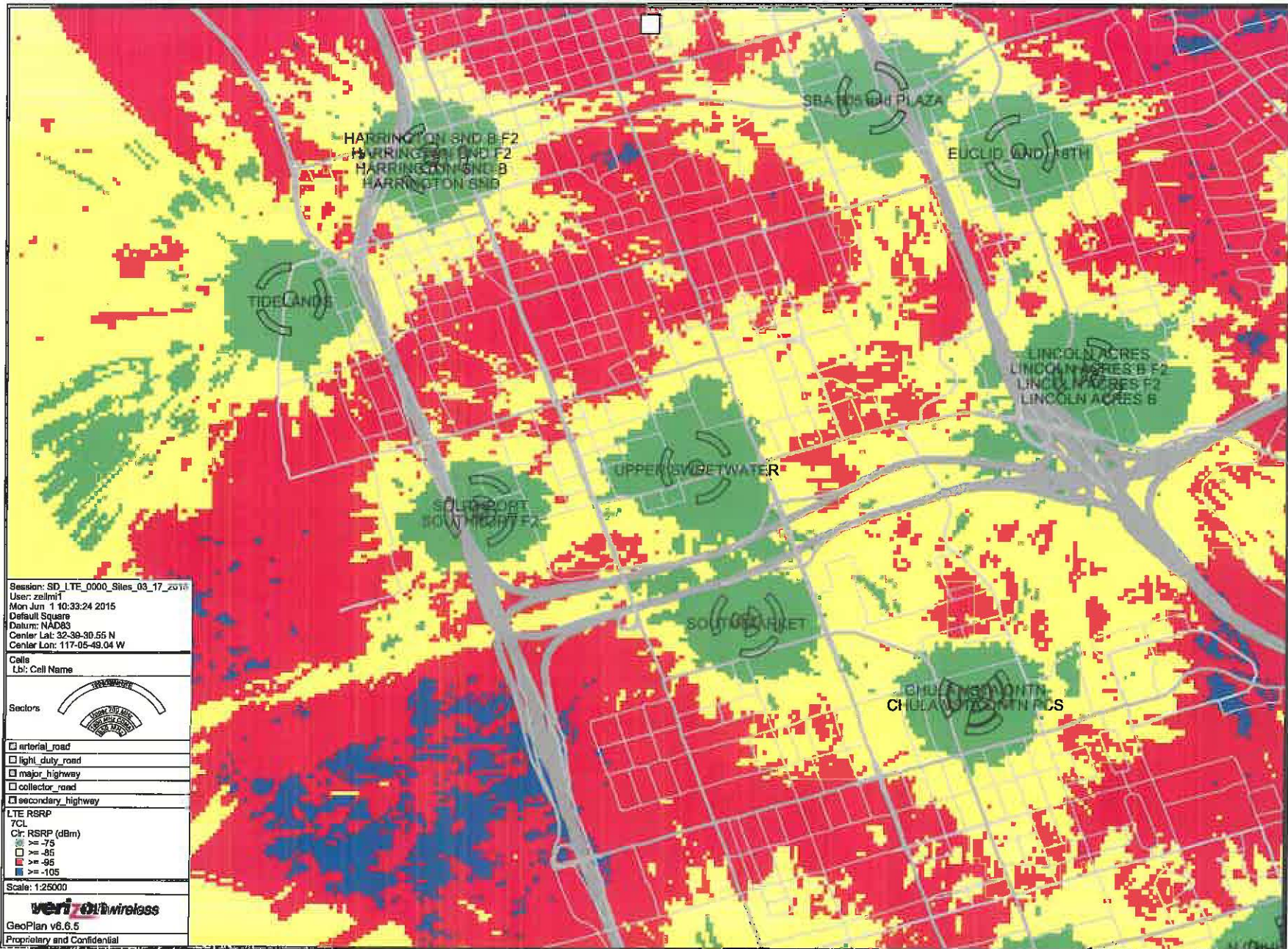
| | | | | |
|----|--|--------------------------|---------------|-----------------|
| 74 | 555-053-17 | 700 NCB | Cricket | PC Reso 05-2000 |
| | 3 antennas facade mounted to existina hotel with associated equipmen | | | |
| | 555-053-17 | 700 NCB | Metricom | CUP-2000-4 |
| | Located atop Holiday Inn. Wireless communication facility with equipment cabinet. | | | |
| | 555-053-17 | 700 NCB | Skytel | CUP-2000-30 |
| | Located atop Holiday Inn Hotel. - 8-foot whip antenna, two 4x2-foot panel antennas, and one GPS antenna with two indoor equipment cabinets. | | | |
| 75 | 560-203-03 | 1800 National City Blvd | Nextel | CUP-2006-15 |
| | 15 panel antennas behind screen wall atop existing car dealership with associated equipment | | | |
| 76 | 561-360-35 | 1810 E 22nd | Cricket | 2007-14 CUP |
| | 3 antennas on recreation building at Las Palmas Park | | | |
| | 561-360-35 | 1820 E 22nd | Sprint-Nextel | CUP-2000-8 |
| | Located in Las Palmas Park. Monopalm and equipment along with live palms. | | | |
| 78 | 560-143-36 | 1703 Hoover | Clewire | 2009-22 CUP |
| | 9 antennas located on 3 different locations on industrial/ warehouse building. Each location will have 2 panel antennas. Associated equipment will be located in building | | | |
| 79 | 559-160-33 | 700 Bay Marina Dr | Clewire | 2009-23 CUP |
| | 9 antennas on tower of Marina Gateway Plaza commercial building hidden behind parapet wall. 6-foot tall equipment cabinet on roof below tower will be mostly covered | | | |
| 80 | 560-151-20 | 142 E 16th | AT&T | 2010-11 CUP |
| | 6 panel antennas and RF transparent cupola atop National City Ministry Church, as well as a 330 sq ft equipment/storage/trash enclosure on the ground. The 8-foot tall Cupola will have a cross affixed to it in order to appear as part of the church | | | |
| 81 | 561-271-01 | 2005 Highland Ave | Plancom | 2010-31 CUP |
| | 12 antennas on a 43-foot mono-palm on eastern property line | | | |
| | 561-271-01 | 2005 Highland | T-Mobile | CUP-2003-4 |
| | 12 antennas on the roof of a Highland Avenue office building | | | |
| | 561-271-01 | 2005 Highland | Cingular | CUP-2006-2 |
| | 12 antennas on the roof of a Highland Avenue office building with new cupola to match existing | | | |
| 82 | 563-184-47 | 2909 Shelby Dr | | P95-025 |
| | 75-foot monopole and equipment building. | | | |
| 83 | 563-062-17 | 2524 Prospect St | AT&T | ZAP99-028 |
| | 35-foot monopalm with three sector directional antenna system and equipment cabinets. | | | |
| 85 | 564-310-32 | 3312 Bonita Heights Lane | AT&T | ZAP00-133 |
| 86 | 563-063-29 | 2563 Grove St | AT&T | MUP91-026W2 |

| | | |
|----|--|----------|
| 86 | 563-063-29 2563 Grove St Monopole located aside live palm trees. | P91-026W |
|----|--|----------|

Upper Sweetwater - Without Site



Upper Sweetwater - With Site



Session: SD_LTE_0000_Sites_03_17_2015
 User: zelmit
 Mon Jun 1 10:33:24 2015
 Default Square
 Datum: NAD83
 Center Lat: 32-39-30.55 N
 Center Lon: 117-05-49.04 W

Cell
 Lbl: Cell Name

Sectors

arterial_road
 light_duty_road
 major_highway
 collector_road
 secondary_highway

LTE RSRP
 7CL
 Cr: RSRP (dBm)
 >= -75
 >= -85
 >= -95
 >= -105

Scale: 1:25000

verizon wireless
 GeoPlan v6.6.5
 Proprietary and Confidential



CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF CONTINUED PUBLIC HEARING

CONDITIONAL USE PERMIT FOR A
WIRELESS COMMUNICATIONS FACILITY
AT SWEETWATER HIGH SCHOOL LOCATED
AT 2900 HIGHLAND AVENUE.
CASE FILE NO.: 2015-17 CUP
APN: 556-200-02

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, May 7, 2018**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Plancom Inc. for Verizon Wireless)

The applicant proposes to install 12 wireless antennas on a replacement 70-foot tall field light at the southeast corner of the running track/football field. The associated operating equipment and backup generator would be within a 260 square-foot enclosure located southeast of the light pole and will match the existing school buildings. The application was most recently reviewed by the Planning Commission on April 18, 2016, but was continued to a date uncertain at that time for additional information.

Information is available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Department on or before 12:00 p.m., **May 7, 2018**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

NATIONAL CITY PLANNING DEPARTMENT

BRAD RAULSTON
Deputy City Manager

ATTACHMENT 6



CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF EXEMPTION

TO: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92112
MS: A-33

Project Title: 2015-17 CUP

Project Location: 2900 Highland Avenue, National City, CA, APN: 556-200-02

Lead Agency: City of National City

Contact Person: Martin Reeder

Telephone Number: (619) 336-4313

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit for a wireless communications facility on an existing high school campus. The project will increase signal strength and service area for Verizon customers.

Applicant:

Plancom, Inc.
Attn.: Kerrigan A. Diehl
302 State Place
Escondido, CA 92029

Telephone Number:

(760) 587-3003

Exempt Status:

Categorical Exemption. Class 3 Section 15303 (New Construction or Conversion of small structures)

Reasons why project is exempt:

There is no possibility that the proposed use will have a significant impact on the environment since the 259 square foot lease area will occupy only a small portion of the 28-acre school property, be effectively screened, and will not affect use of the school or property.

Date:

MARTIN REEDER, AICP
Acting Planning Director

| CODE COMPLIANCE | |
|----------------------------------|----------------------------------|
| 2016 CALIFORNIA BUILDING CODE | 2016 CALIFORNIA MECHANICAL CODE |
| 2016 CALIFORNIA TITLE 24 | 2016 CALIFORNIA ELECTRIC CODE |
| 2016 CALIFORNIA FIRE CODE | ANSI/TIA-222-G OR LATEST EDITION |
| 2016 CALIFORNIA RESIDENTIAL CODE | LOCAL CODES AND AMENDMENTS |
| 2016 CALIFORNIA ENERGY CODE | |
| 2016 CALIFORNIA PLUMBING CODE | |

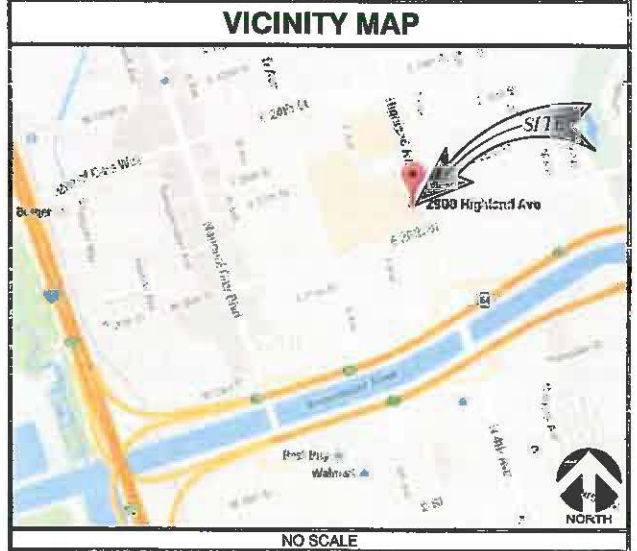
GENERAL NOTES

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



| SITE INFORMATION | |
|---|---|
| PROPERTY OWNER: ADDRESS: CONTACT: PHONE: | SWEETWATER UNION HIGH SCHOOL DISTRICT 1130 FIFTH AVE. CHULA VISTA, CA 91911 KARL BRADLEY (619) 420-0339 |
| APPLICANT: ADDRESS: | VERIZON WIRELESS 15505 SAND CANYON AVE. BLDG. 'D' 1ST FLOOR IRVINE, CA 92618 |
| APPLICANT REPRESENTATIVE: ADDRESS: CONTACT: PHONE: | PLANCOM, INC. 302 STATE PLACE ESCONDIDO, CA, 92029 BRENT HELMING (760) 533-8065 |
| LATITUDE (NAD 83): LONGITUDE (NAD 83): GROUND ELEVATION: APN #: ZONING JURISDICTION: | 32° 39' 31.92" N 117° 5' 40.28" W 58.40' A.M.S.L. 562-200-02-00 DIVISION OF STATE ARCHITECT (DSA SAN DIEGO) |
| PROPOSED EQUIPMENT AREA: PROPOSED ANTENNA AREA: TOTAL LEASE AREA: | ±278 SQ. FT. ±64 SQ. FT. ±342 SQ. FT. |
| ZONING JURISDICTION: | NATIONAL CITY/DIVISION OF STATE ARCHITECT (DSA SAN DIEGO) |
| SPECIAL NOTE: | -CONSTRUCTION MUST BE COORDINATED WITH SCHOOL DISTRICT TO AVOID FOOTBALL SEASON. -VERIZON TO WALK SITE WITH SCHOOL DISTRICT PRIOR TO DSA PLAN SUBMITTAL. |

| PROJECT TEAM | |
|--|---|
| PROJECT MANAGER: VERIZON WIRELESS 15505 SAND CANYON AVE., D1 IRVINE, CA 92618 CONTACT: MARGARET CHANG PHONE: (949) 689-9627 EMAIL: margaret.chang@verizonwireless.com | ENGINEERING/SURVEYOR: NATIONAL ENGINEERING & CONSULTING, INC. 27 ORCHARD LAKE FOREST, CA 92630 PHONE: (949) 716-9990 FAX: (949) 716-9997 |
| ZONING: PLANCOM, INC. 302 STATE PLACE ESCONDIDO, CA 92029 CONTACT: KERRIGAN DIEHL PHONE: (760) 587-3003 EMAIL: kerrigan.diehl@plancominc.com | SITE ACQUISITION: PLANCOM, INC. 302 STATE PLACE ESCONDIDO, CA, 92029 CONTACT: BRENT HELMING PHONE: (760) 533-8065 EMAIL: brent.helmig@plancominc.com |
| RF ENGINEER: VERIZON WIRELESS 15505 SAND CANYON AVE. IRVINE, CA 92618 CONTACT: FRED ROOHLFADA EMAIL: fred.roohlada@verizonwireless.com | CONSTRUCTION: VERIZON WIRELESS 15505 SAND CANYON AVE. IRVINE, CA 92618 CONTACT: JANICE CRUZ PHONE: (949) 233-4561 EMAIL: janice.cruz@verizonwireless.com |



DRIVING DIRECTIONS

DIRECTIONS FROM VERIZON WIRELESS OFFICE:

1. HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH/SAND CANYON TRAIL
2. TURN LEFT ONTO SAND CANYON AVE
3. TURN RIGHT TO MERGE ONTO I-5 S
4. MERGE ONTO I-5 S
5. KEEP LEFT AT THE FORK TO CONTINUE ON I-805 S, FOLLOW SIGNS FOR INTERSTATE 805 S
6. TAKE THE CA-54 E/CA-54 W EXIT
7. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR CA-54 W AND MERGE ONTO CA-54 W
8. TAKE THE HIGHLAND AVE EXIT TOWARD 4TH AVE
9. TURN RIGHT ONTO HIGHLAND AVE
10. TURN LEFT ON E 30TH ST.

DESTINATION WILL BE ON THE RIGHT ADJACENT TO THE FOOTBALL FIELD

THOMAS GUIDE NO.

ATTACHMENT 8

EXHIBIT: A-revised
CASE FILE NO.: 2015-T-Cup
DATE: 2/27/18



UPPER SWEETWATER

SWEETWATER HIGH SCHOOL

PROJECT ADDRESS:
2900 HIGHLAND AVENUE
NATIONAL CITY, CA 91950

ZONING DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

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.

VERIZON WIRELESS RF ENGINEER: _____
VERIZON WIRELESS OPERATIONS: _____
SITE ACQUISITION MANAGER: _____
PROJECT MANAGER: _____
ZONING VENDOR: _____
LEASING VENDOR: _____
CONSTRUCTION MANAGER: _____
A/E MANAGER: _____
PROPERTY OWNER: _____

PROJECT DESCRIPTION

VERIZON WIRELESS PROPOSES FOR A NEW TELECOMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE (1) 70'-0" HIGH EXISTING STADIUM LIGHT POLE WITH 6'-6"Ø
- INSTALL (1) PROPOSED VERIZON WIRELESS 70'-0" HIGH STADIUM LIGHT POLE WITH LIGHT FIXTURES AND 6'-0"Ø PERFORATED SHROUD (BY MUSCO).
- INSTALL (12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS.
- INSTALL (2) PROPOSED VERIZON WIRELESS MONOPOLE MOUNTS.
- INSTALL (12) PROPOSED VERIZON WIRELESS RRUS.
- INSTALL (2) PROPOSED VERIZON WIRELESS SIX-SIDED MONOPOLE MOUNTS.
- INSTALL (6) PROPOSED VERIZON WIRELESS DIPLEXERS.
- INSTALL (2) PROPOSED VERIZON WIRELESS RAYCAPS.
- INSTALL (1) PROPOSED VERIZON WIRELESS GPS ANTENNA.
- INSTALL PROPOSED VERIZON WIRELESS COAX DOGHOUSE AT TOWER BASE W/ STUB-UP COAX.
- INSTALL PROPOSED VERIZON WIRELESS 8' HIGH CMU EQUIPMENT & GENERATOR ENCLOSURE W/ OPEN VENTILATION DESIGN, FIRE SHAKE ROOF DESIGN, PAINTED & TEXTURED TO MATCH EXISTING BUILDING.
- INSTALL (2) PROPOSED VERIZON WIRELESS LTE EQUIPMENT CABINET ON RAISED CONCRETE PAD.
- INSTALL (1) PROPOSED VERIZON WIRELESS DC GENERATOR WITH 54 GAL. DIESEL TANK.
- INSTALL PROPOSED VERIZON WIRELESS HYBRID CABLES.
- INSTALL PROPOSED VERIZON WIRELESS CONDUIT STUB-UPS.
- INSTALL (1) PROPOSED VERIZON WIRELESS 4' WIDE METAL BAR GATE FOR EQUIPMENT ACCESS.
- INSTALL (1) PROPOSED VERIZON WIRELESS ELECTRICAL METER PEDESTAL.
- INSTALL (1) PROPOSED VERIZON WIRELESS 17" x 30" HAND HOLE.
- INSTALL (3) PROPOSED VERIZON WIRELESS OPEN VENT STEEL LOUVERS.
- INSTALL (1) PROPOSED VERIZON WIRELESS EXHAUST PIPE.
- INSTALL (1) PROPOSED VERIZON WIRELESS TELCO BOX.
- INSTALL (1) PROPOSED VERIZON WIRELESS "RLC" POWER PANEL CABINET.
- INSTALL (2) PROPOSED VERIZON WIRELESS FLUORESCENT LIGHT.
- CONNECTION AS REQUIRED FOR POWER AND TELCO RUN.

| DRAWING INDEX | |
|---------------|---|
| SHEET NO: | SHEET TITLE |
| T-1 | TITLE SHEET |
| LS-1 | TOPOGRAPHIC SURVEY |
| LS-2 | TOPOGRAPHIC SURVEY |
| LS-3 | TOPOGRAPHIC SURVEY |
| A-1 | SITE PLAN |
| A-2 | ENLARGED SITE PLAN |
| A-2.1 | PROPOSED EQUIPMENT BUILDING, EQUIPMENT AND ANTENNA LAYOUT PLANS |
| A-3 | ARCHITECTURAL ELEVATIONS |
| A-4 | DETAILS |

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & 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.



PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSULTING, INC.
27 ORCHARD, LAKE FOREST, CA 92530
PHONE: (949) 716-9990 | FAX: (949) 716-9997

CLIENTS

| NO. | DATE: | DESCRIPTION: | BY: |
|-----|----------|------------------|-----|
| 4 | 04/27/15 | CLIENT REVISIONS | MM |
| 5 | 05/14/15 | 100% ZD | MM |
| 6 | 05/21/15 | CLIENT REVISION | MM |
| 7 | 06/22/15 | SCHOOL REVISION | KH |
| 8 | 07/02/15 | REVISED ZDs | JY |
| 9 | 11/06/15 | CLIENT REVISIONS | MM |
| 10 | 12/03/15 | RE-DESIGN | JY |
| 11 | 09/20/17 | MCE DESIGN | JY |
| 12 | 12/15/17 | CLIENT REVISIONS | SV |
| 13 | 02/01/18 | REVISED RFDS | SV |
| 14 | 02/26/18 | REVISED ZDs | SV |

SITE INFORMATION:

UPPER SWEETWATER

2900 HIGHLAND AVENUE
NATIONAL CITY, CA 91950

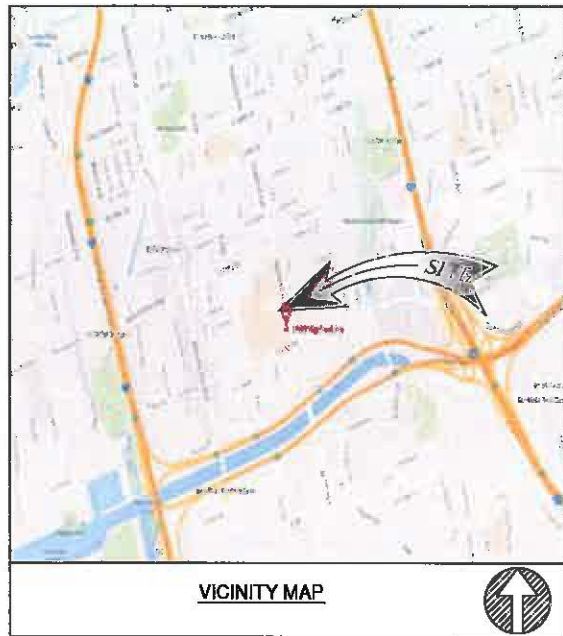
SEAL:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:
THE SOUTHWESTERLY 1/2 OF 10 ACRE LOTS 13 AND 14 IN 1/4 SECTION 152 OF THE RANCHO DE LA NACION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON MAY 11, 1860, EXCEPTING THEREFROM THE SOUTHWESTERLY 40 FEET THEREOF LYING WITHIN D AVENUE (80 FEET WIDE); ALSO EXCEPTING THEREFROM THE NORTHWESTERLY 30 FEET THEREOF LYING WITHIN 26TH STREET (60 FEET WIDE); ALSO EXCEPTING THEREFROM THE NORTHWESTERLY 525 FEET OF THE NORTHEASTERLY 40 FEET THEREOF LYING WITHIN F AVENUE (80 FEET WIDE).

NOTE: THIS COMPANY HAS PROVIDED SAID DESCRIPTION AS AN ACCOMMODATION FOR THE PURPOSE OF FACILITATING THIS REPORT. SAID DESCRIPTION IS NOT AN INSURABLE PARCEL PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND SHOULD NOT BE RELIED UPON TO CONVEY OR ENCUMBER SAID LAND, UNTIL APPROVED BY THE APPROPRIATE GOVERNING AGENCY.

PARCEL B:
THE SOUTHEASTERLY 135 FEET OF THE NORTHEASTERLY 1/2 OF 10 ACRE LOT 13 IN 1/4 SECTION 152 OF THE RANCHO DE LA NACION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON MAY 11, 1860.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING WITHIN LOTS 1, 2, 3 AND 4 IN BLOCK 3 AND LOTS 1 AND 2 IN BLOCK 4 OF HIGHLAND PLACE AS SHOWN BY MAP THEREOF NO. 2238, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 20, 1939, AS FILE NO. 32604, OF OFFICIAL RECORDS.

NOTE: THIS COMPANY HAS PROVIDED SAID DESCRIPTION AS AN ACCOMMODATION FOR THE PURPOSE OF FACILITATING THIS REPORT. SAID DESCRIPTION IS NOT AN INSURABLE PARCEL PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND SHOULD NOT BE RELIED UPON TO CONVEY OR ENCUMBER SAID LAND, UNTIL APPROVED BY THE APPROPRIATE GOVERNING AGENCY.

PARCEL C:
LOTS 1, 2, 3 AND 4 IN BLOCK 3 AND LOTS 1 AND 2, IN BLOCK 4 OF HIGHLAND PLACE, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2238, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 20, 1939, AS FILE NO. 32604, OFFICIAL RECORDS.

PARCEL D:
TEN ACRE LOT 11 AND TEN ACRE LOT 12 IN QUARTER SECTION 162 OF RANCHO DE LA NACION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY; EXCEPT THE EAST 40 FEET OF SAID TEN ACRE LOTS 11 AND 12, AND ALSO EXCEPT THE WEST 40 FEET OF SAID TEN ACRE LOTS 11 AND 12.

ASSESSOR'S PARCEL NUMBER: 562-200-02-00; 562-142-15-00

SITE ADDRESS

2900 HIGHLAND AVENUE, NATIONAL CITY, CA 91950

APN

562-200-02-00

RECORD OWNER

SWEETWATER UNION HIGH SCHOOL DISTRICT

TITLE REPORT

LEGAL DESCRIPTION AND EXCEPTIONS WERE TAKEN FROM PRELIMINARY TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE COMPANY ORDER NO. 08022383 DATED JANUARY 27, 2015.

FLOOD ZONE

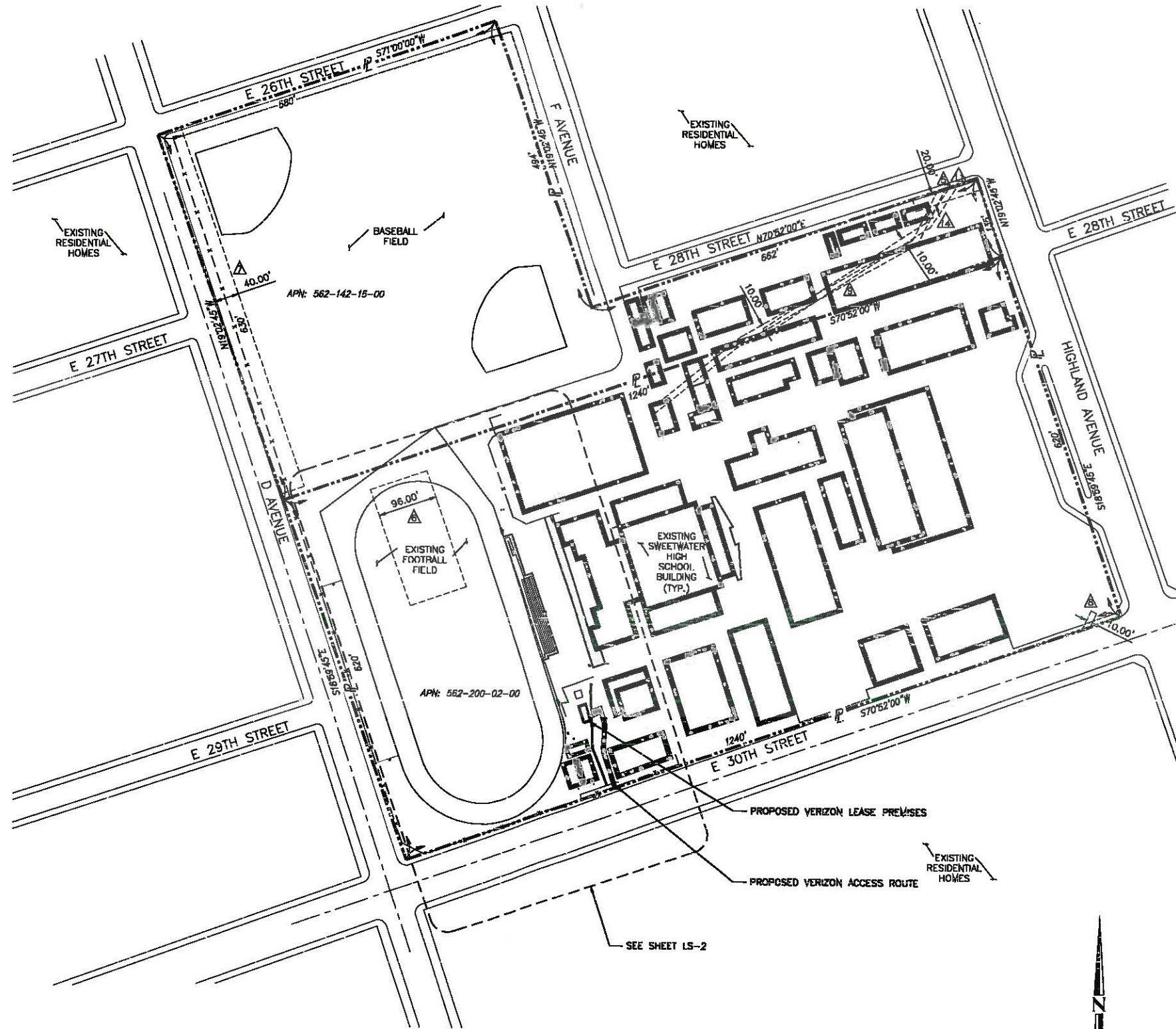
SITE IS LOCATED WITHIN FLOOD ZONE X, AS PER F.I.R.M. MAP NO. 06073C1912G, DATED MAY 16, 2012

BASIS OF BEARING

THE CENTERLINE OF HIGHLAND AVENUE AT S18°59'45"E PER MAP 2238 WAS USED AS BASIS OF BEARING FOR THIS SURVEY

BENCH MARK

NATIONAL GEODETIC SURVEY CORN "PL05"

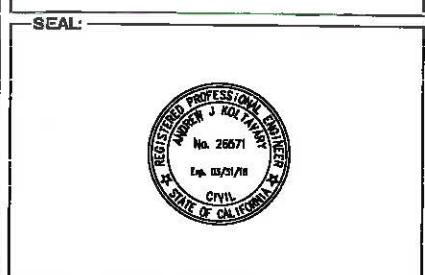


| NO. | DATE | DESCRIPTION | BY: |
|-----|----------|-------------|-----|
| 1 | 11/17/14 | PRELIM | TN |
| 2 | 02/26/15 | FINAL | TN |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

SITE INFORMATION:

UPPER SWEET WATER

2900 HIGHLAND AVENUE
NATIONAL CITY, CA 91950



SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1

SHEET 1 OF 3

SCHEDULE B EXCEPTION

- ITEMS A, B, 2 ARE TAXES RELATED
- ITEMS C, D ARE LIEN RELATED
- ITEMS 1, 3 ARE RIGHTS RELATED
- ITEM 4 IS DESCRIPTION RELATED
- ITEMS 17, 19, 21 ARE MATTERS RELATED
- ITEM 18 IS LAND RELATED
- ITEMS 23, 26-27 ARE CLAIMS RELATED
- ITEM 24 IS DEED OF TRUST RELATED

17 THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "ELECTRIC LICENSE AGREEMENT" RECORDED AUGUST 28, 1980, AS INSTRUMENT NO. 80-277383, OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EASEMENT LOCATION AS SHOWN IN THE DOCUMENT IS AT THE EXISTING TRANSFORMER AND UNDER GROUND CONDUIT. DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

19 THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "ELECTRIC LICENSE AGREEMENT" RECORDED JANUARY 13, 1987, AS INSTRUMENT NO. 87-014914, OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EASEMENT LOCATION AS SHOWN IN THE DOCUMENT IS AT THE EXISTING POWER LINE. DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

20 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY, A CORPORATION
 PURPOSE: FOR EITHER OR BOTH POLE LINES AND INCIDENTAL PURPOSES
 RECORDING DATE: JUNE 13, 1938
 RECORDING NO.: IN BOOK 781, PAGE 495, OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

22 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY, A CORPORATION
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: JANUARY 8, 2004
 RECORDING NO.: AS FILE NO. 2004-0015769, OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

EASEMENT LIMITS NOT CLEARLY STATED, MAY OR MAY NOT AFFECT THE PROPOSED LEASE PREMISES.

22 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
 PURPOSE: UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION FACILITIES AND APPURTENANCES
 RECORDING DATE: AUGUST 28, 2009
 RECORDING NO.: AS INSTRUMENT NO. 2009-0485341, OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCEL D

EASEMENT LIMITS NOT CLEARLY STATED, MAY OR MAY NOT AFFECT THE PROPOSED LEASE PREMISES.

22 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF NATIONAL CITY
 PURPOSE: RIGHT OF WAY FOR STREET PURPOSES OVER AND ACROSS
 RECORDING NO.: IN BOOK 1806, PAGE 63, OF DEEDS
 AFFECTS: A PORTION OF PARCEL D

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

10 AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): ELECTRIC POLE LINES
 RECORDING NO.: IN BOOK 7290, PAGE 548, OFFICIAL RECORDS
 AFFECTS: A PORTION OF PARCEL D

EASEMENT NOT CLEARLY STATED, MAY OR MAY NOT AFFECT THE PROPOSED LEASE PREMISES.

12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF NATIONAL CITY, A MUNICIPAL CORPORATION
 PURPOSE: SEWER AND INCIDENTAL PURPOSES
 RECORDING DATE: AUGUST 22, 1946
 RECORDING NO.: IN BOOK 2204, PAGE 149, OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF NATIONAL CITY, A MUNICIPAL CORPORATION
 PURPOSE: SEWER AND INCIDENTAL PURPOSES
 RECORDING DATE: AUGUST 22, 1946
 RECORDING NO.: IN BOOK 2204, PAGE 150, OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CITY OF NATIONAL CITY
 PURPOSE: SEWER, DRAINAGE AND/OR EMBANKMENT AND INCIDENTAL PURPOSES
 RECORDING DATE: MARCH 2, 1982
 RECORDING NO.: AS INSTRUMENT NO. 36154, OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF NATIONAL CITY
 PURPOSE: STORM DRAIN AND INCIDENTAL PURPOSES
 RECORDING DATE: JUNE 29, 1962
 RECORDING NO.: AS INSTRUMENT NO. 111330, OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

DOES NOT AFFECT THE PROPOSED LEASE PREMISES.

16 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: FOR EITHER OR BOTH POLE LINES AND INCIDENTAL PURPOSES
 RECORDING DATE: FEBRUARY 27, 1973
 RECORDING NO.: AS INSTRUMENT NO. 73-051127, OFFICIAL RECORDS
 AFFECTS: THE LAND

DOCUMENT NOT AVAILABLE, EASEMENT MAY OR MAY NOT AFFECT THE PROPOSED LEASE PREMISES.



PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING, INC.
 27 ORCHARD LAKE FOREST, CA 92650
 PHONE: (949) 716-0000 | FAX: (949) 716-0007

| NO. | DATE | DESCRIPTION | BY: |
|-----|----------|-------------|-----|
| 1 | 11/17/14 | PRELIM | TN |
| 2 | 02/26/15 | FINAL | TN |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

SITE INFORMATION:
UPPER SWEET WATER
 2900 HIGHLAND AVENUE
 NATIONAL CITY, CA 91950



SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2
 SHEET 2 OF 3

LEGEND

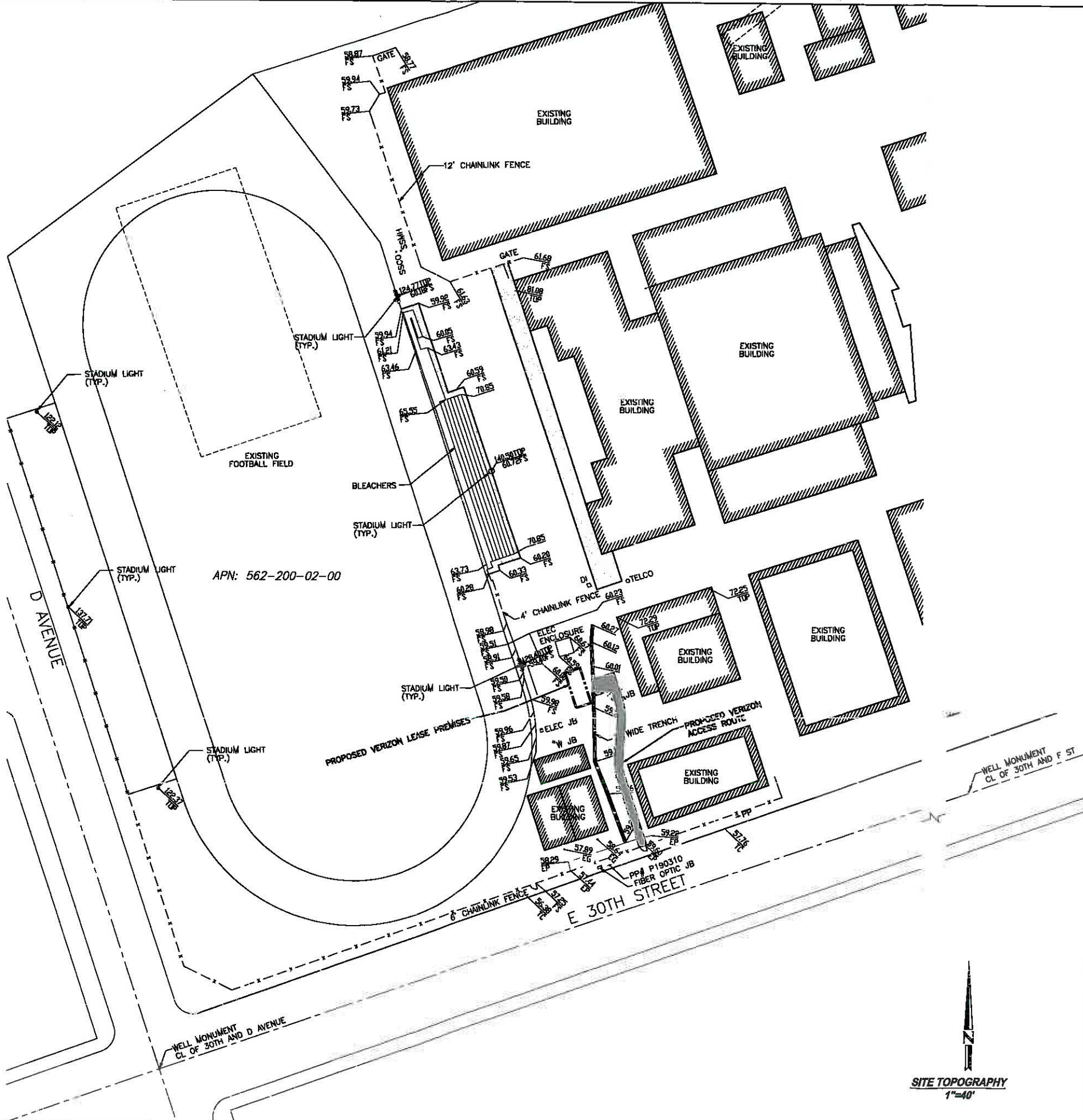
- | | |
|------------------|-----------------------------|
| - - - - - | CENTER LINE |
| - - - - - | PROPERTY LINE |
| - - - - - | CHAIN-LINK FENCE |
| - - - - - | WOOD FENCE |
| - - - - - | EASEMENT LINE |
| - - - - - | GAS LINE |
| - - - - - | SEWER LINE |
| - - - - - | WATER LINE |
| - - - - - | TELEPHONE CABLE |
| - - - - - | WOOD WALL |
| - - - - - | CMU WALL |
| - - - - - | EDGE OF PWMT |
| EG | EXISTING GROUND |
| FD | FOUND |
| GUY | GUY WIRE ANCHOR |
| EP | EDGE OF PAVEMENT |
| FL | FLOW LINE |
| FS | FINISH SURFACE |
| HT | HEIGHT |
| NG | NATURAL GRADE |
| RF | ROOF GRADE |
| RP | RAISED PLATFORM |
| MB | MAIL BOX |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| PB | PULL BOX |
| SSCO | SANITARY SEWAGE CLEANOUT |
| SS | STREET SIGN/STOP SIGN |
| SDCB | STORM DRAIN CATCH BASIN |
| SDMH | STORM DRAIN MAN HOLE |
| SGN | SIGN |
| TC | TOP OF CURB |
| TW | TOP OF WALL |
| TA | TOP OF ANTENNA |
| UA | UNDERGROUND ACCESS |
| BFP | BACK FLOW PREVENTER |
| WM | WATER METER |
| WV | WATER VALVE |
| | EXISTING LIGHT |
| | EXISTING ELECTRICAL MANHOLE |
| | EXISTING POLE |
| | EXISTING STREET LIGHT |
| | EXISTING SATELLITE DISH |
| | EXISTING CONDENSER |
| | ROOF DRAIN |
| | EXISTING TELE. MANHOLE |
| | EXISTING WATER METER |
| | EXISTING BACKFLOW PREVENTER |
| | EXISTING SIGN |
| | EXISTING TRAFFIC SIGNAL |
| | EXISTING ANTENNA |
| | EXISTING MICROWAVE DISH |
| | EXISTING SEWER MANHOLE |
| | POWER POLE |
| | GUY WIRE ANCHOR |
| | CATCH BASIN |
| | FIRE HYDRANT |
| | VALVE (UTILITY) |
| | TREE |
| | PINE TREE |
| | BUSH |
| | PALM TREE |
| | EXISTING CONCRETE WALK/PATH |
| | EXISTING GRASS/TURF |
| MONUMENTS | |
| | MONUMENT FD. (AS NOTED) |

MONUMENTS

● MONUMENT FD.
(AS NOTED)

GEOGRAPHIC COORDINATES
PROPOSED STADIUM LIGHT POLE

● LATITUDE: 32° 38' 31.92"N
LONGITUDE: 117° 5' 40.28"W



SITE TOPOGRAPHY
1"=40'



15506 SAND CANYON AVE.
BUILDING 17 1st FL.
IRVINE, CA 92615

PLANS PREPARED BY:



| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 1 | 11/17/14 | PRELIM | TN |
| 2 | 02/26/15 | FINAL | TN |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

SITE INFORMATION:

**UPPER
SWEET
WATER**

2900 HIGHLAND AVENUE
NATIONAL CITY, CA 91950

SEAL:



SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

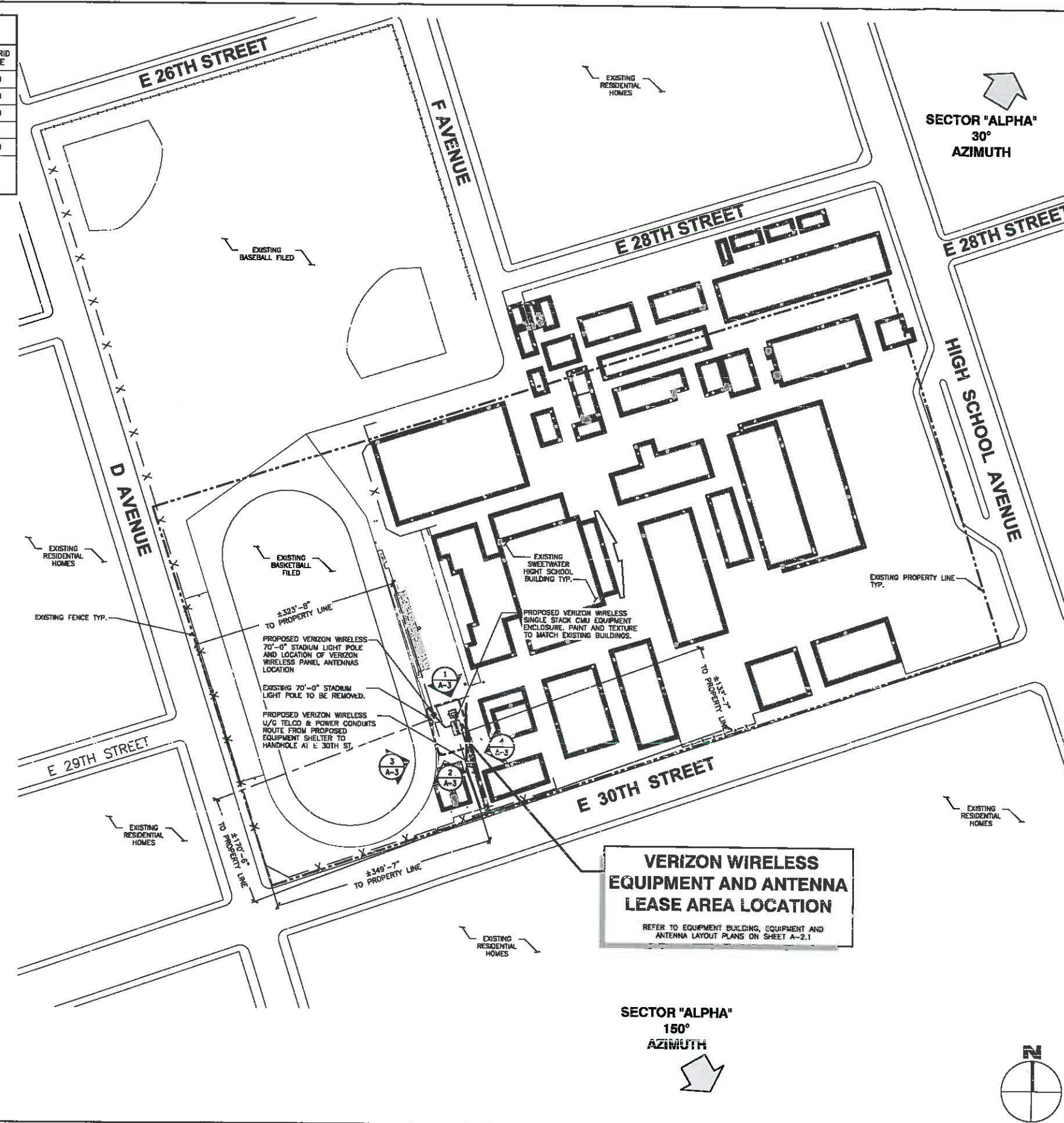
LS-3

SHEET 3 OF 3

COAX/ANTENNA SCHEDULE

| ANTENNA SECTOR | AZIMUTH | NUMBER OF ANTENNAS | HYBRID LENGTH | HYBRID SIZE |
|----------------|---------|--------------------|---------------|-------------|
| ALPHA | 30° | (4) | ±120' | TBD |
| BETA | 150° | (4) | ±120' | TBD |
| GAMMA | 270° | (4) | ±120' | TBD |
| GPS | N/A | (3) | TBD | TBD |

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO OPENING, FABRICATION, OR INSTALLATION OF CABLES CHECK RF DATE SHEET.



SECTOR 'BETA'
270°
AZIMUTH

SECTOR 'ALPHA'
30°
AZIMUTH

SECTOR 'ALPHA'
150°
AZIMUTH

verizon
18006 SAND CANYON AVENUE
IRVINE, CA 92618

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD LAKE FOREST, CA 92680
PHONE: (949) 716-0900 | FAX: (949) 716-1897

CLIENTS

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------|----|
| 4 | 04/27/15 | CLIENT REVISIONS | MM |
| 5 | 05/14/15 | 100% ZD | MM |
| 6 | 05/21/15 | CLIENT REVISION | MM |
| 7 | 06/22/15 | SCHOOL REVISION | KH |
| 8 | 07/02/15 | REVISED ZDs | JY |
| 9 | 11/06/15 | CLIENT REVISIONS | MM |
| 10 | 12/03/15 | RE-DESIGN | JY |
| 11 | 09/20/17 | MCE DESIGN | JY |
| 12 | 12/15/17 | CLIENT REVISIONS | SV |
| 13 | 02/01/18 | REVISED RFDS | SV |
| 14 | 02/26/18 | REVISED ZDs | SV |

SITE INFORMATION:
UPPER SWEETWATER
2900 HIGHLAND AVENUE
NATIONAL CITY, CA 91950

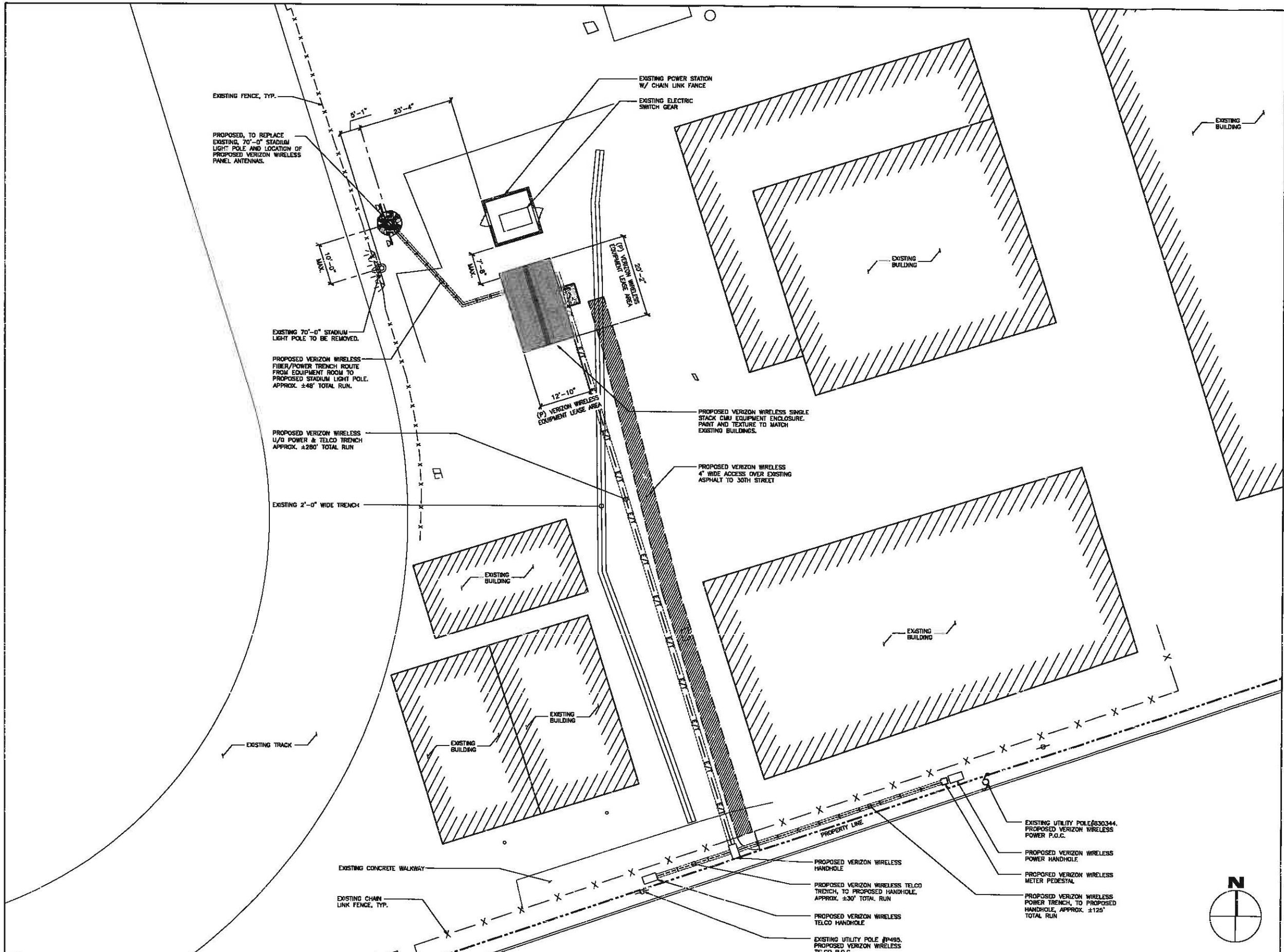
SEAL:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

SITE PLAN





verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD LAKE FOREST, CA 92630
PHONE: (949) 718-8900 | FAX: (949) 718-0997

CLIENTS

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------|----|
| 4 | 04/27/15 | CLIENT REVISIONS | MM |
| 5 | 05/14/15 | 100% ZD | MM |
| 6 | 05/21/15 | CLIENT REVISION | MM |
| 7 | 06/22/15 | SCHOOL REVISION | KH |
| 8 | 07/02/15 | REVISED ZDs | JY |
| 9 | 11/06/15 | CLIENT REVISIONS | MM |
| 10 | 12/03/15 | RE-DESIGN | JY |
| 11 | 09/20/17 | MCE DESIGN | JY |
| 12 | 12/15/17 | CLIENT REVISIONS | SV |
| 13 | 02/01/18 | REVISED RFDS | SV |
| 14 | 02/26/18 | REVISED ZDs | SV |

SITE INFORMATION:

UPPER SWEETWATER

2900 HIGHLAND AVENUE
NATIONAL CITY, CA 91950

SEAL:

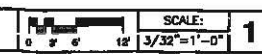
SHEET TITLE:

ENLARGED SITE PLAN

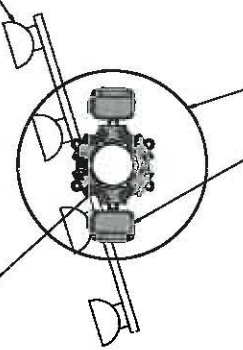
SHEET NUMBER:

A-2

ENLARGED SITE PLAN



PROPOSED STADIUM LIGHTS ABOVE (SEE TOWER VENDOR DRAWINGS)

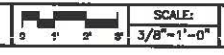


PROPOSED VERIZON WIRELESS 5'-0" PERFORATED SHROUD BY OTHERS, OPEN TOP AND BOTTOM.
PROPOSED VERIZON WIRELESS SURGE SUPPRESSOR BELOW RRUS, (2) TOTAL

PROPOSED 70'-0" HIGH STADIUM LIGHT POLE BY MUSCO LIGHTING



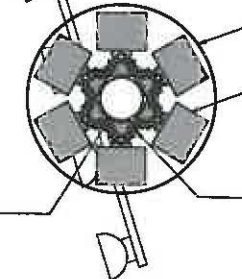
PROPOSED SURGE SUP. LAYOUT PLAN



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

5

PROPOSED STADIUM LIGHTS ABOVE (SEE TOWER VENDOR DRAWINGS)



PROPOSED VERIZON WIRELESS 6'-0" PERFORATED SHROUD BY OTHERS, OPEN TOP AND BOTTOM.
PROPOSED VERIZON WIRELESS RRUS, (12) TOTAL

PROPOSED 70'-0" HIGH STADIUM LIGHT POLE BY MUSCO LIGHTING

PROPOSED VERIZON WIRELESS SIX-SIDED MONOPOLE MOUNT, (2) TOTAL



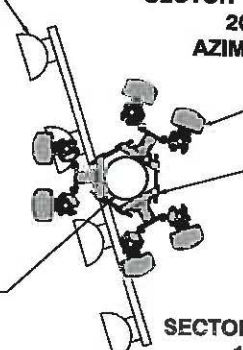
PROPOSED RRUS LAYOUT PLAN



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

4

PROPOSED STADIUM LIGHTS ABOVE (SEE TOWER VENDOR DRAWINGS)



SECTOR "GAMMA"
20°
AZIMUTH

SECTOR "BETA"
270°
AZIMUTH

SECTOR "ALPHA"
160°
AZIMUTH

PROPOSED 70'-0" HIGH STADIUM LIGHT POLE BY MUSCO LIGHTING

PROPOSED VERIZON WIRELESS PANEL ANTENNA, (4) PER SECTOR, (3) SECTORS, (12) TOTAL.
PROPOSED VERIZON WIRELESS MONOPOLE MOUNT, (2) TOTAL

NOTES:
1. REFER TO A-3 FOR ANTENNA HEIGHTS.
2. PROPOSED ANTENNA PLAN @ 58'-11" & 48'-11"



PROPOSED ANTENNA LAYOUT PLAN



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

3

verizon

16505 SAND CANYON AVENUE
IRVINE, CA 92618

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC
27 RICHARD LANE FOREST, CA 92630
PHONE: (949) 716-9900 | FAX: (949) 716-9907

CLIENTS

| NO. | DATE | DESCRIPTION | BY: |
|-----|----------|------------------|-----|
| 4 | 04/27/15 | CLIENT REVISIONS | MM |
| 5 | 05/14/15 | 100% ZD | MM |
| 6 | 05/21/15 | CLIENT REVISION | MM |
| 7 | 06/22/15 | SCHOOL REVISION | KH |
| 8 | 07/02/15 | REVISED ZDs | JY |
| 9 | 11/06/15 | CLIENT REVISIONS | MM |
| 10 | 12/03/15 | RE-DESIGN | JY |
| 11 | 09/20/17 | MCE DESIGN | JY |
| 12 | 12/15/17 | CLIENT REVISIONS | SV |
| 13 | 02/01/18 | REVISED RFDS | SV |
| 14 | 02/26/18 | REVISED ZDs | SV |

SITE INFORMATION:

UPPER SWEETWATER

2900 HIGHLAND AVENUE
NATIONAL CITY, CA 91850

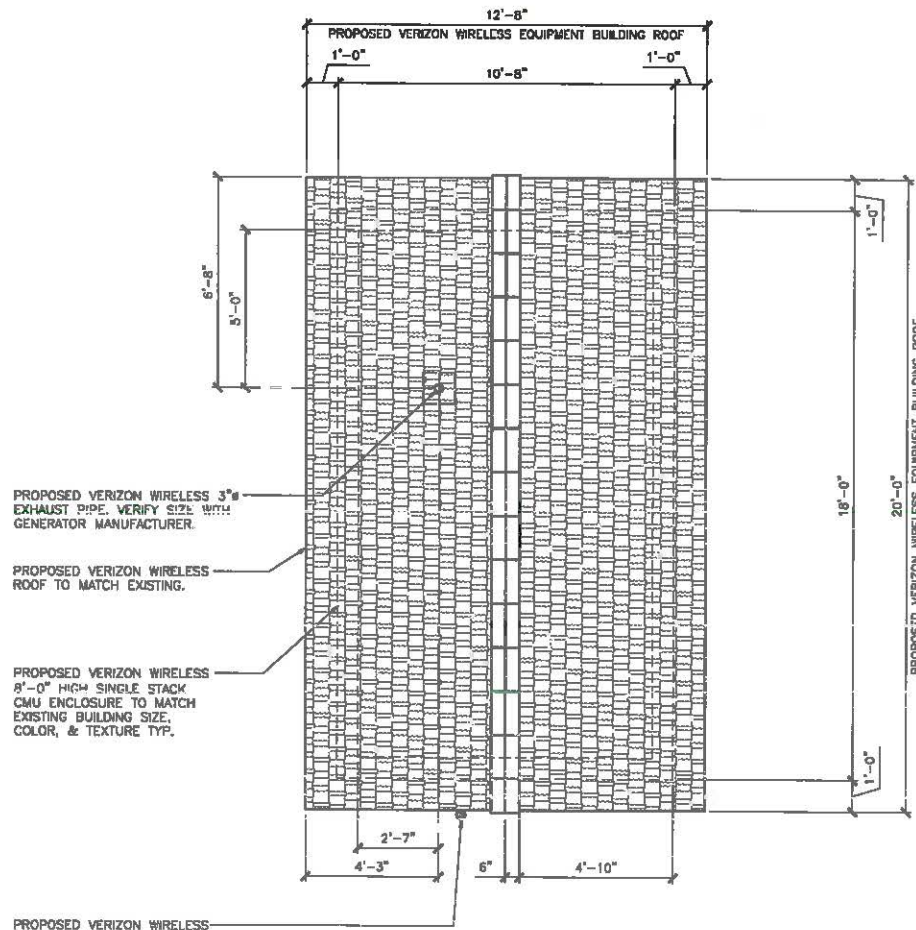
SEAL:

SHEET TITLE:

PROPOSED EQUIPMENT BUILDING, EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER:

A-2.1



PROPOSED VERIZON WIRELESS 3" EXHAUST PIPE, VERIFY SIZE WITH GENERATOR MANUFACTURER.

PROPOSED VERIZON WIRELESS ROOF TO MATCH EXISTING.

PROPOSED VERIZON WIRELESS 8'-0" HIGH SINGLE STACK CMU ENCLOSURE TO MATCH EXISTING BUILDING SIZE, COLOR, & TEXTURE TYP.

PROPOSED VERIZON WIRELESS GPS ANTENNA

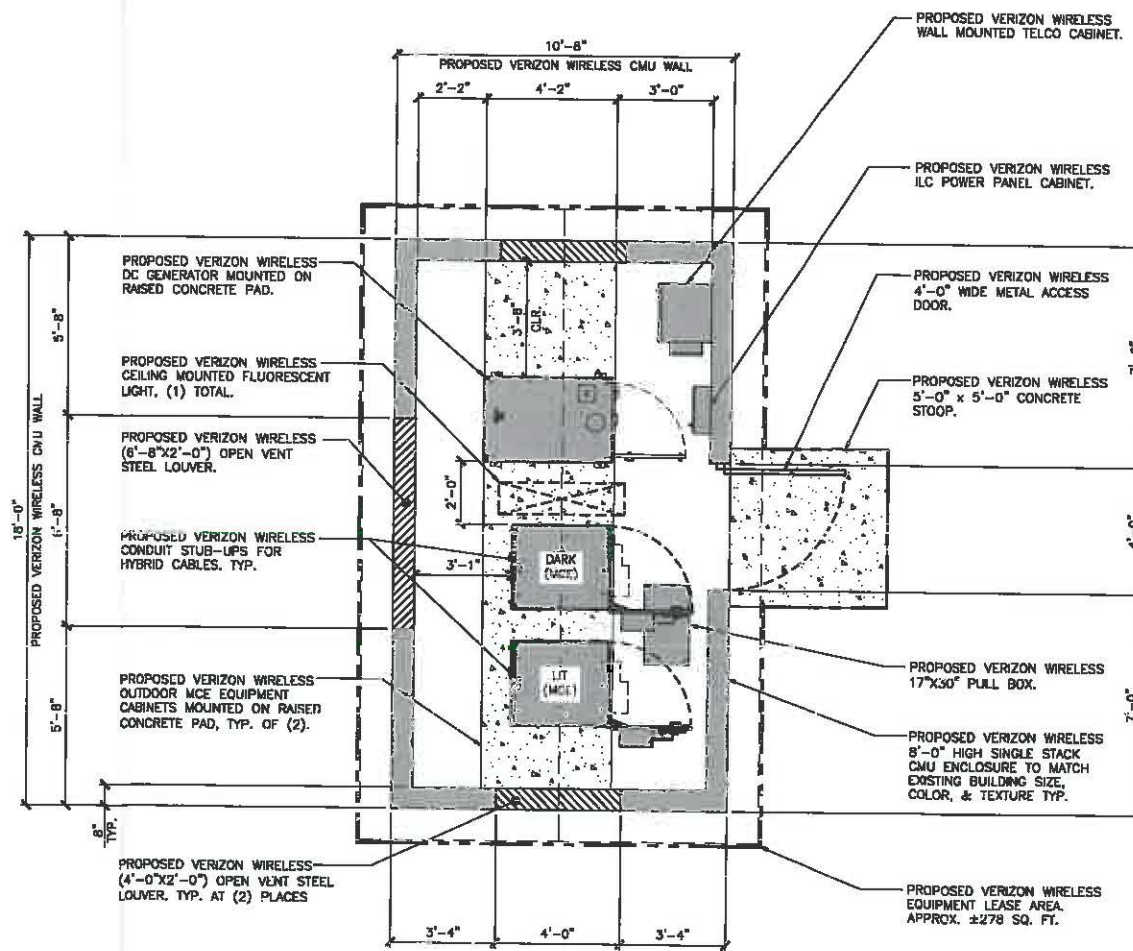


PROPOSED EQUIPMENT BUILDING ROOF PLAN



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

2



PROPOSED VERIZON WIRELESS DC GENERATOR MOUNTED ON RAISED CONCRETE PAD.

PROPOSED VERIZON WIRELESS CEILING MOUNTED FLUORESCENT LIGHT, (1) TOTAL.

PROPOSED VERIZON WIRELESS (6'-8"x2'-0") OPEN VENT STEEL LOUVER.

PROPOSED VERIZON WIRELESS CONDUIT STUB-UPS FOR HYBRID CABLES, TYP.

PROPOSED VERIZON WIRELESS OUTDOOR MCE EQUIPMENT CABINETS MOUNTED ON RAISED CONCRETE PAD, TYP. OF (2).

PROPOSED VERIZON WIRELESS (4'-0"x2'-0") OPEN VENT STEEL LOUVER, TYP. AT (2) PLACES

PROPOSED VERIZON WIRELESS WALL MOUNTED TELCO CABINET.

PROPOSED VERIZON WIRELESS ILC POWER PANEL CABINET.

PROPOSED VERIZON WIRELESS 4'-0" WIDE METAL ACCESS DOOR.

PROPOSED VERIZON WIRELESS 5'-0" x 5'-0" CONCRETE STOOP.

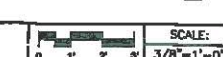
PROPOSED VERIZON WIRELESS 17"x30" PULL BOX.

PROPOSED VERIZON WIRELESS 8'-0" HIGH SINGLE STACK CMU ENCLOSURE TO MATCH EXISTING BUILDING SIZE, COLOR, & TEXTURE TYP.

PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA APPROX. ±278 SQ. FT.



PROPOSED EQUIPMENT LAYOUT PLAN



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

4



16606 SAND CANYON AVENUE
IRVINE, CA 92618

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC
27 CIRCULAR LAKE FOREST, CA 92630
PHONE: (949) 716-9900 | FAX: (949) 716-9907

CLIENTS

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------|----|
| 4 | 04/27/15 | CLIENT REVISIONS | MM |
| 5 | 05/14/15 | 100% ZD | MM |
| 6 | 05/21/15 | CLIENT REVISION | MM |
| 7 | 06/22/15 | SCHOOL REVISION | KH |
| 8 | 07/02/15 | REVISED ZDs | JY |
| 9 | 11/06/15 | CLIENT REVISIONS | MM |
| 10 | 12/03/15 | RE-DESIGN | JY |
| 11 | 09/20/17 | MCE DESIGN | JY |
| 12 | 12/15/17 | CLIENT REVISIONS | SV |
| 13 | 02/01/18 | REVISED RFDS | SV |
| 14 | 02/26/18 | REVISED ZDs | SV |

SITE INFORMATION:

UPPER SWEETWATER

2900 HIGHLAND AVENUE
NATIONAL CITY, CA 91950

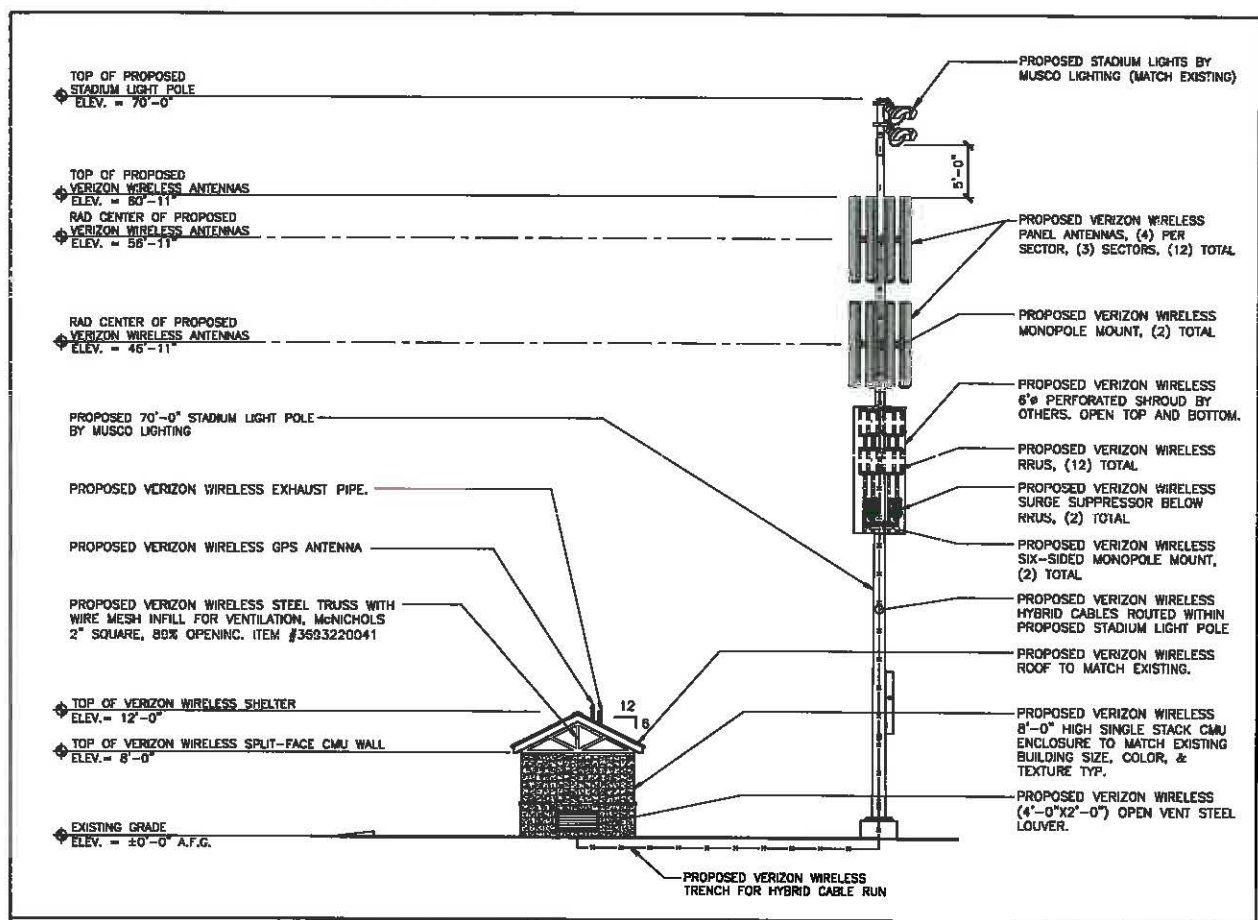
SEAL:

SHEET TITLE:

ARCHITECTURAL ELEVATIONS

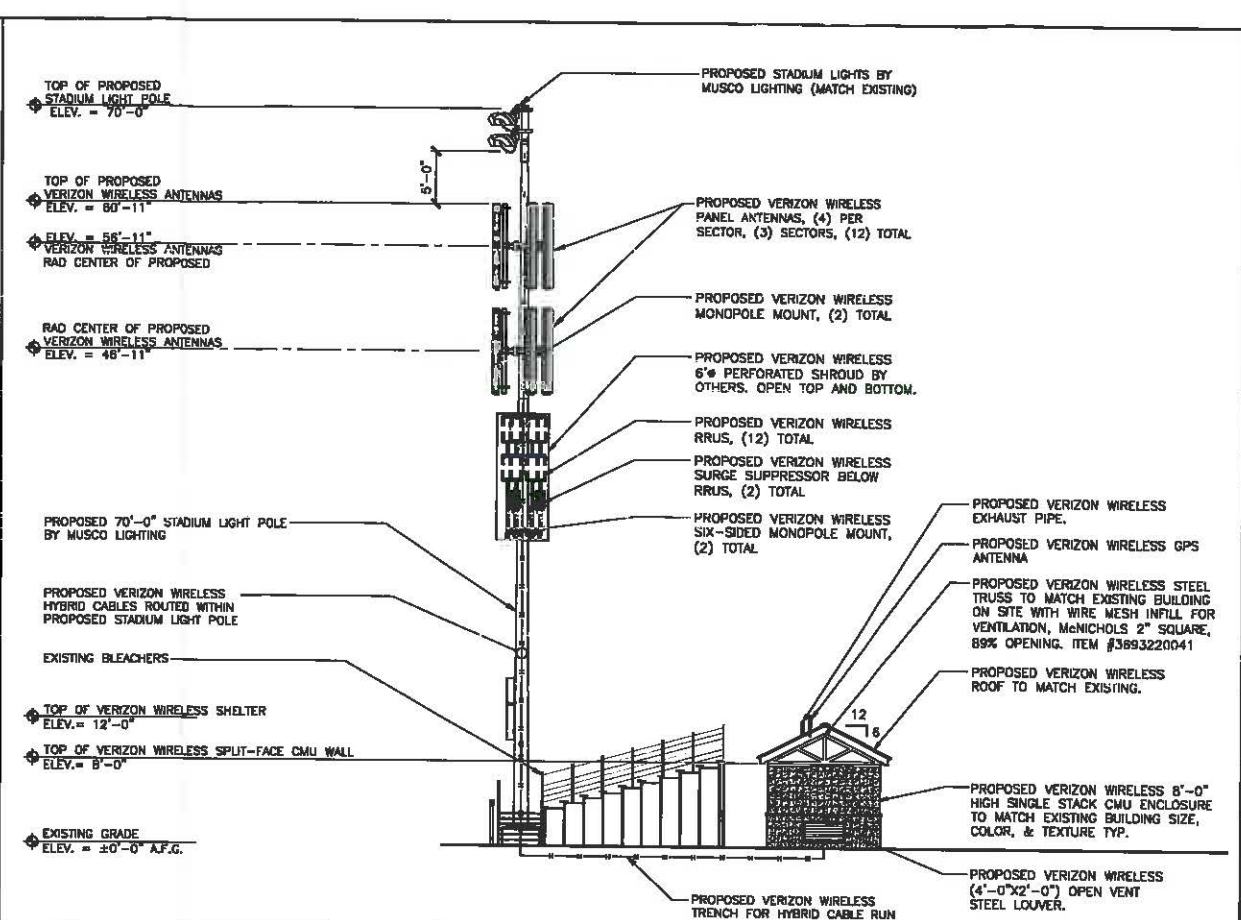
SHEET NUMBER:

A-3



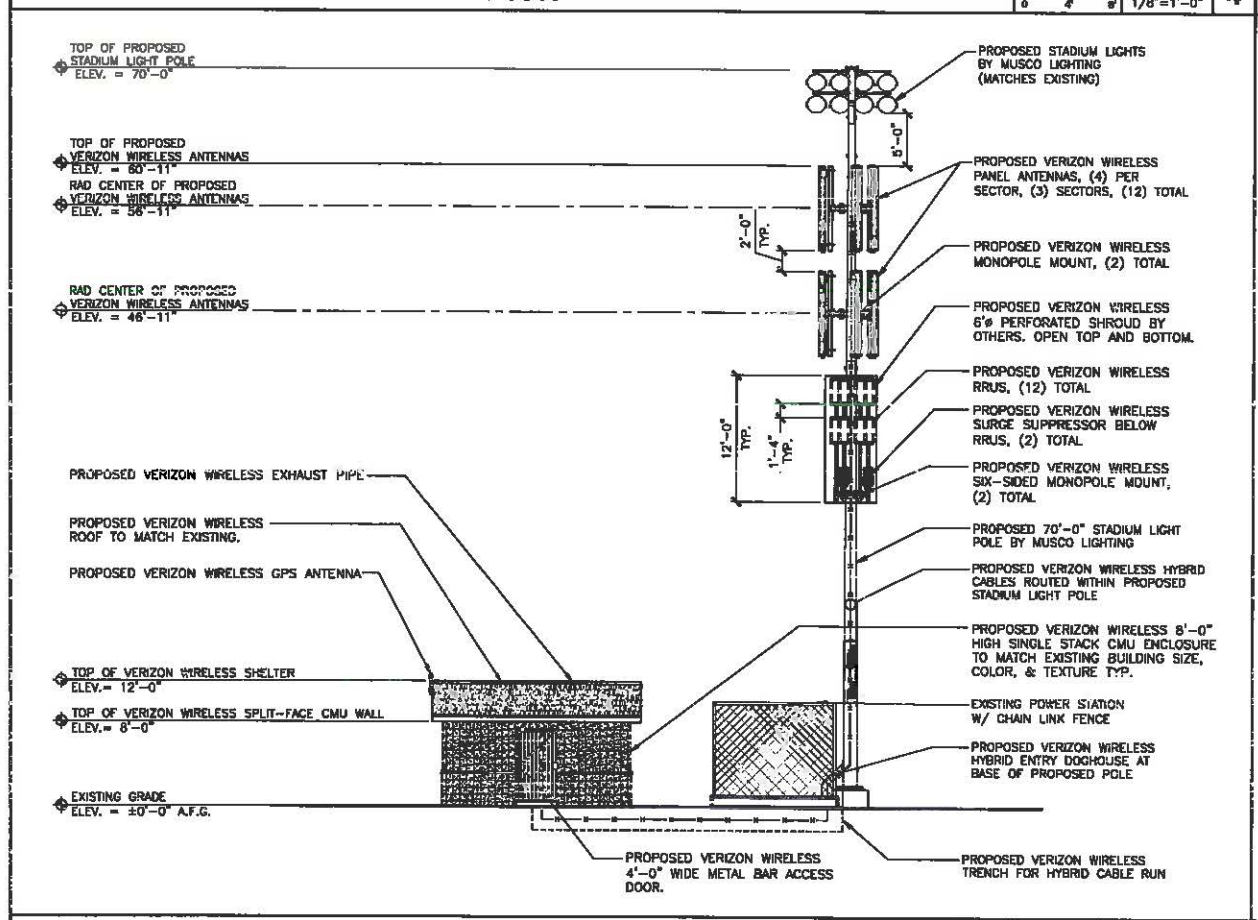
PROPOSED NORTHWEST ELEVATION

SCALE: 1/8"=1'-0" 4



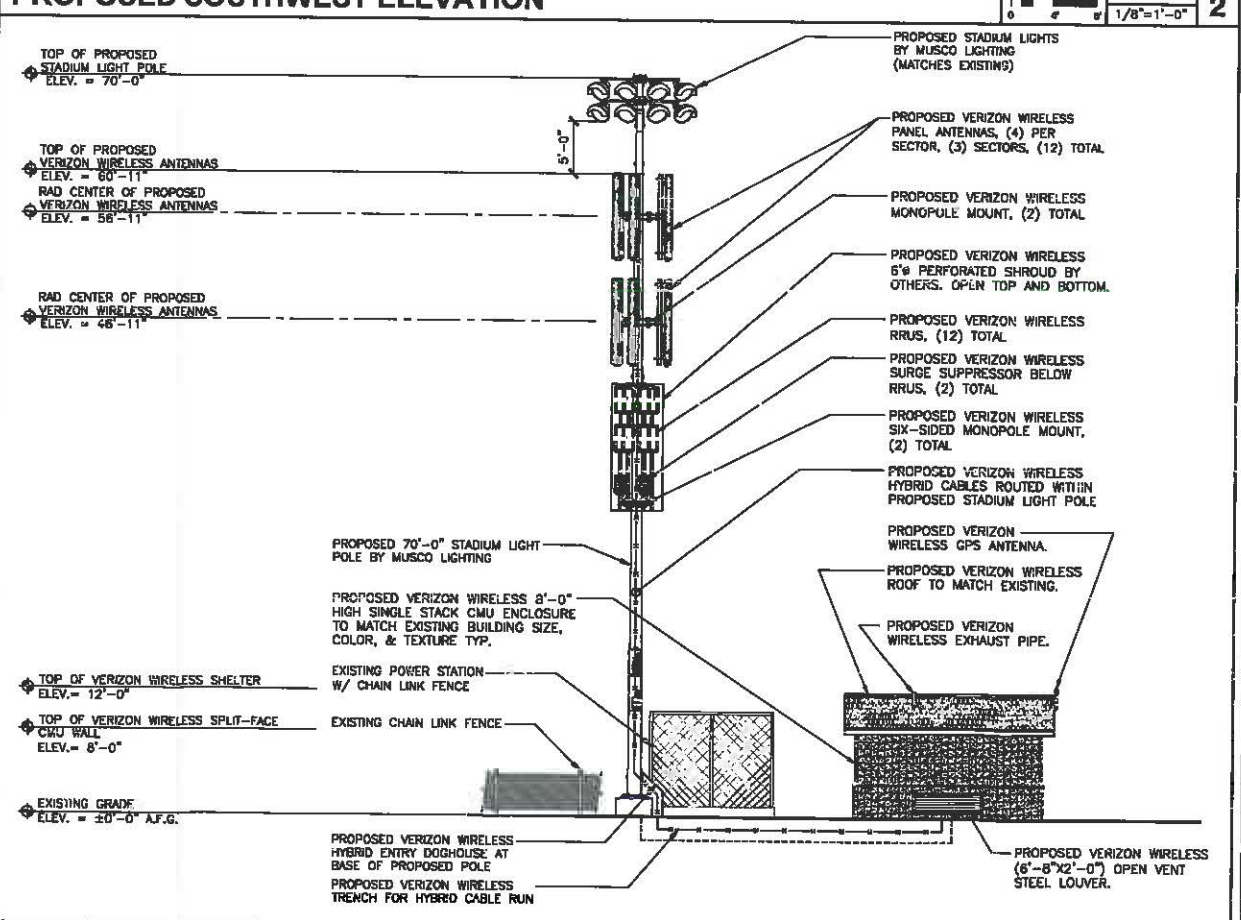
PROPOSED SOUTHWEST ELEVATION

SCALE: 1/8"=1'-0" 2



PROPOSED NORTHEAST ELEVATION

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



PROPOSED SOUTHEAST ELEVATION

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

CONFIGURATIONS



82201-3CA1-101
6 KW DIESEL
82201-3CA1-102
10 KW DIESEL



8220Y-3TNV88-101
15 KW DIESEL

GAS FUEL



8220K-DG972-101
6 KW NATURAL GAS
8220K-DG972-102
10 KW NATURAL GAS
8220K-WG972-101
6 KW PROPANE
8220K-WG972-102
10 KW PROPANE

UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED. CONFORM TO ASME Y14.5M-2018 DIMENSIONING PRACTICES. APPROVED: 1/22/2015. POLAR POWER INC. 3075 GARDEN VIEW BLVD, SUITE 100, SAN JOSE, CA 95128. TITLE: ALUMINUM VERTICAL ENCLOSURE, 72 IN. DWG. NO. 88-25-0603 A-1. SCALE: 1:24. WEIGHT: SHEET 4 OF 4.

POLAR POWER DC GENERATOR SPECIFICATIONS

SCALE: 2
N.T.S.

COMMSCOPE Product Specifications

RBA72-32

RBA72-32 CRAN Cabinet w/ GE 48V300A, Hex / Soft-DAC Power, Equipment, and Battery Cabinet w/ AC Load Center



How to Order

| | |
|--|------------------|
| Description | Commscope part # |
| RBA72-32 CRAN, 48V300A, w/ AC Load Center and AC Generator Unit | 76C205971 |
| RBA72-32 CRAN, 48V300A, w/ AC Load Center and w/ AC Generator Unit | 76C205969 |
| GE Energy Rectifier Module, 48V, 50A, N3530ACBRTZ | 12V158076 |

Battery Voltage Configuration
RBA72-32 w/ 3 string @ 48VDC, 340Ah lead

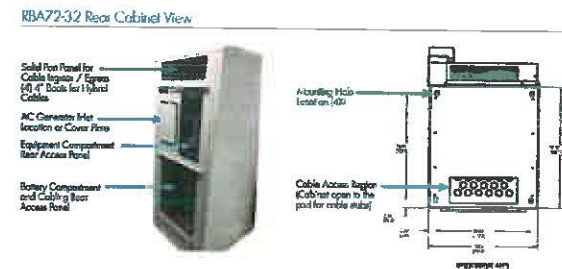
Features
Dimensions: 72" X 48" X 72"
As Shipped Weight: 500 lbs., no batteries
Total Weight: 7,000 lbs. with batteries and load center
Cooling Technology: Heat exchanger with controls and sensors to optimize heat transfer
Alarm Back: Screw down terminal
Alarms: Door, Fan, Fan, No battery temperature

OPEX Savings
Reduced savings through optimized cooling solutions (Heat exchanger and battery direct air cooling)
High efficiency ac/dc rack as
Reduced maintenance—no compressor or filter

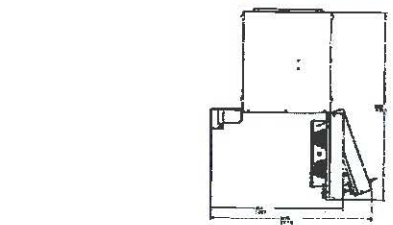
Additional Features
• GE Energy Rectifier controller included
• Sealed in-cabinet maintenance
• Remote access panel, [2]
• 3000V Torq-A-Comp
• QSH Safety Agency tested
• Batteries and venting modules not included
• Internal AC Load Center
• Main 2 Pole 100A Generator 2 Pole, 100A Rectifier #1 2 Pole 40A Rectifier #2 2 Pole 40A Rectifier #3 2 Pole 40A GFCI 1 Pole 20A
• 2 Pole AC Page Protection
• 2 Pole Back Mount AC/DC Unit
• Top up provided as the Power Plant
• 2 Pole Back Mount OHP Unit for use provided to the Power Plant w/ 12 25A Circuit Breaker installed

COMMSCOPE Product Specifications

RBA72-32 CRAN Cabinet w/ GE 48V300A, Hex / Soft-DAC Power, Equipment, and Battery Cabinet w/ AC Load Center



RBA72-32 Cabinet Dimensions and Door Clearances (90° and 110° Open)



POWERED BY GE ENERGY

verizon
1866 SAND CANYON AVENUE
IRVINE, CA 92618

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC
27 GORDON RD., LAKE FOREST, CA 92643
PHONE: (949) 716-0900 | FAX: (949) 716-0907

CLIENTS

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------|----|
| 4 | 04/27/15 | CLIENT REVISIONS | MM |
| 5 | 05/14/15 | 100% ZD | MM |
| 6 | 05/21/15 | CLIENT REVISION | MM |
| 7 | 06/22/15 | SCHOOL REVISION | KH |
| 8 | 07/02/15 | REVISED ZDs | JY |
| 9 | 11/06/15 | CLIENT REVISIONS | MM |
| 10 | 12/03/15 | RE-DESIGN | JY |
| 11 | 09/20/17 | WCE DESIGN | JY |
| 12 | 12/15/17 | CLIENT REVISIONS | SV |
| 13 | 02/01/18 | REVISED RFDS | SV |
| 14 | 02/26/18 | REVISED ZDs | SV |

SITE INFORMATION:
UPPER SWEETWATER
2900 HIGHLAND AVENUE
NATIONAL CITY, CA 91950

SHEET TITLE:

DETAILS

SHEET NUMBER:
A-4

NOT USED

EQUIPMENT CABINET SPECIFICATIONS

SCALE: 3
N.T.S.

SCALE: 1
N.T.S.

EXISTING



EXHIBIT: *B-revised*
CASE FILE NO.: *2015-17 CUP*
DATE: *4/4/2018*

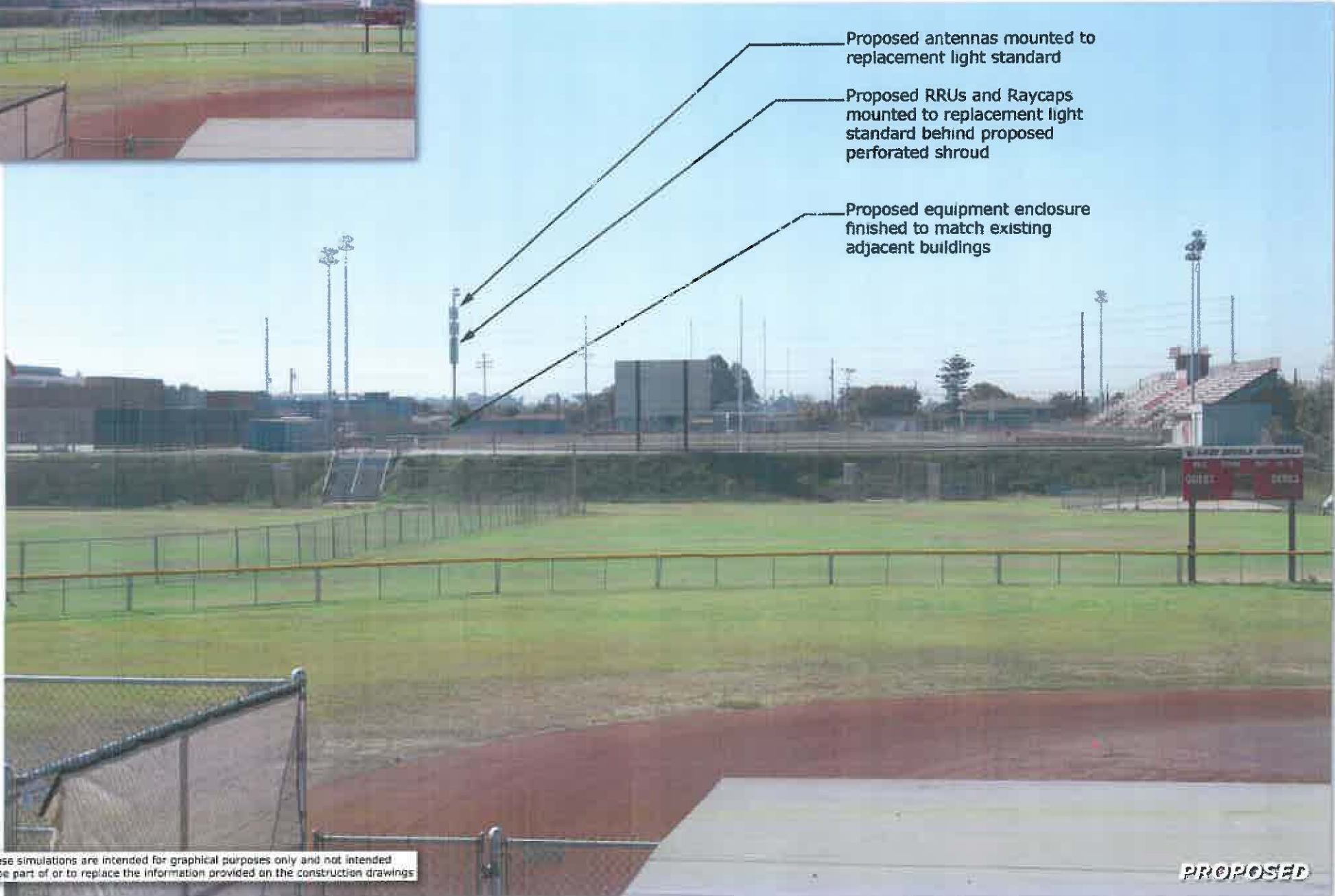
Upper Sweetwater
Sweetwater High School
2900 Highland Ave.
National City, CA 91950



Proposed antennas mounted to replacement light standard

Proposed RRUs and Raycaps mounted to replacement light standard behind proposed perforated shroud

Proposed equipment enclosure finished to match existing adjacent buildings



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

PROPOSED

EXISTING



Upper Sweetwater
Sweetwater High School
2900 Highland Ave.
National City, CA 91950



Proposed antennas mounted to replacement light standard

Proposed RRUs and Raycaps mounted to replacement light standard behind proposed perforated shroud

Proposed equipment enclosure finished to match existing adjacent buildings

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.

PROPOSED

EXISTING



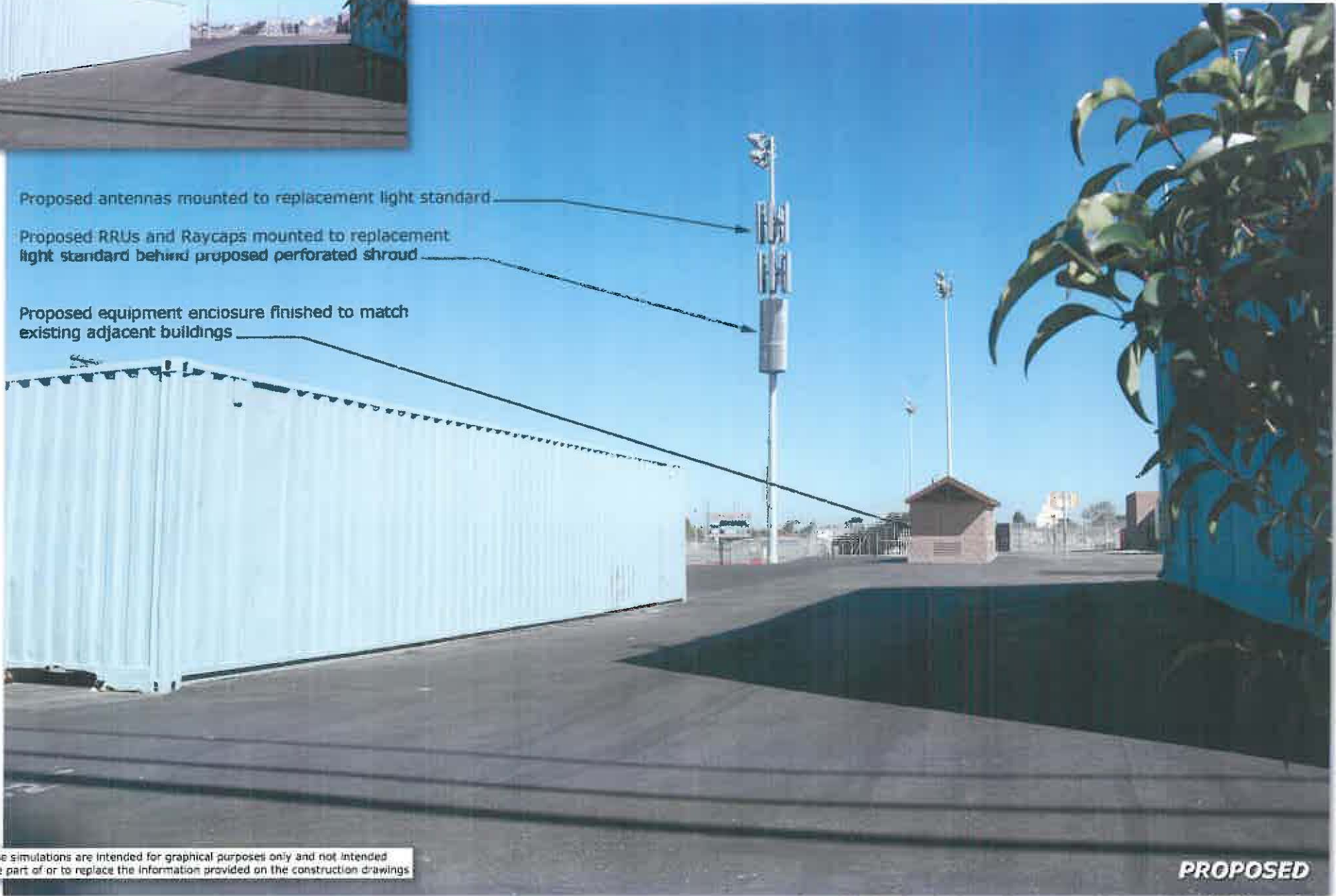
Upper Sweetwater
Sweetwater High School
2900 Highland Ave.
National City, CA 91950



Proposed antennas mounted to replacement light standard

Proposed RRUs and Raycaps mounted to replacement light standard behind proposed perforated shroud

Proposed equipment enclosure finished to match existing adjacent buildings



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

PROPOSED

Upper Sweetwater
Sweetwater High School
2900 Highland Ave.
National City, CA 91950



Proposed antennas mounted to replacement light standard

Proposed RRUs and Raycaps mounted to replacement light standard behind proposed perforated shroud

Proposed equipment enclosure finished to match existing adjacent buildings

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

PROPOSED
Photosimulation of proposed telecommunications site

RESOLUTION NO. 2018-09 (a)

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR A
WIRELESS COMMUNICATIONS FACILITY AT SWEETWATER HIGH SCHOOL
LOCATED AT 2900 HIGHLAND AVENUE.

CASE FILE NO. 2015-17 CUP

APN: 556-200-02

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a Wireless Communications Facility at Sweetwater High School located at 2900 Highland Avenue at duly advertised public hearings held on November 2, 2015; December 7, 2015; January 25, 2016; March 7, 2016; and May 7, 2018, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2015-17 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearings held on November 2, 2015; December 7, 2015; January 25, 2016; March 7, 2016; and May 7, 2018, support the following findings:

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code, because use is conditionally-allowed within the Institutional zone, and because the proposed facility generally meets the required design guidelines in the Land Use Code, as discussed in the staff report.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, because Policy E-3.3 of the General Plan is to increase access to wireless internet connections, computers, and other forms of communication technology, and because no Specific Plans exist in this area.

ATTACHMENT 9

3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the proposed antennas and associated equipment are to be incorporated onto an existing utility fixture (light pole), and the accessory structure would be placed in an area of other accessory structures, thus not affecting pedestrian access or circulation.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the proposed accessory structures that would enclose the equipment would be in a location where other similar structures exist, because the area is not used for anything other than general pedestrian circulation, which would be maintained. Furthermore, the proposed facility is unmanned and requires only one to two visits each month for routine maintenance, which would have a negligible effect on the adjacent developed streets.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed facility will not be highly visible to the observer, as the antennas will be placed upon a light pole in an area with several other light poles, and because the equipment would appear like any other accessory structure in the area.
6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit; the antennas would be mounted on an existing light pole and the accessory buildings are small in nature, thus not affecting access to the area.

BE IT FURTHER RESOLVED that the application for Conditional Use Permit is approved subject to the following conditions:

General

1. This *Conditional Use Permit* authorizes a wireless communications facility at 2900 Highland Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A-revised and B-revised, Case File No. 2015-17 CUP, dated 2/27/2018 and 4/4/2018 respectively). Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by

the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assign prior to recordation.

3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

5. Plans submitted for demolition or construction improvements must comply with the 2016 editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.
6. If applicable for development on private property, call 800-227-2600 (Underground Service Alert) for mark out prior to any digging activities.

Fire

7. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).

Planning

8. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the wireless communications facility.
9. All exterior equipment (e.g., RRU units, GPS antennas, microwave dish antenna, panel antennas) shall be painted to match the surface on which it is mounted.
10. The accessory building used to house operating equipment shall be colored and textured to match the nearby gymnasium.
11. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no

way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.

12. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.
13. Exterior walls of buildings/poles to a height of not less than six feet shall be treated with a graffiti resistant coating subject to approval from the Building Official. Graffiti shall be removed within 72 hours of its observance.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of May 7, 2018, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2018-09 (b)

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
DENYING A CONDITIONAL USE PERMIT FOR A
WIRELESS COMMUNICATIONS FACILITY AT SWEETWATER HIGH SCHOOL
LOCATED AT 2900 HIGHLAND AVENUE.
CASE FILE NO. 2015-17 CUP
APN: 556-200-02

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a Wireless Communications Facility at Sweetwater High School located at 2900 Highland Avenue at duly advertised public hearings held on November 2, 2015; December 7, 2015; January 25, 2016; March 7, 2016; and May 7, 2018, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2015-17 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearings held on November 2, 2015; December 7, 2015; January 25, 2016; March 7, 2016; and May 7, 2018, support the following findings:

1. That the design, location, size, and operating characteristics of the proposed activity would not be compatible with the existing and future land uses in the vicinity, because the antennas would protrude almost four feet from the light pole, making the facility more visible to the casual observer and potentially resulting in a negative visual impact on area uses, which is not consistent with design guidelines for wireless telecommunications facilities §18.30.220 (B)(2)(i).
2. That granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the subject facility would be more visible on a single light pole than on multiple light poles, the latter case being

less of a negative visual impact on area uses, which is not consistent with design guidelines for wireless telecommunications facilities §18.30.220 (B)(2)(i) & (k).

3. That although the coverage for Verizon Wireless facilities is less than optimal in the subject area, no significant gap in service exists; denial of the Conditional Use Permit would not result in a prohibition of service.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of May 7, 2018, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



Item no. 4
May 7, 2018

CITY OF NATIONAL CITY - DEVELOPMENT SERVICES DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: FISCAL YEAR 2018-2019 CAPITAL IMPROVEMENT PROGRAM – GENERAL PLAN CONFORMITY REVIEW

Staff report by: Raymond Pe - Principal Planner

Applicant: City

Location: Citywide

Environmental review: Environmental review will be conducted prior to construction.

Background

As part of the annual budget process, the City considers potential capital improvement projects. These projects are listed as proposed public works in the annual Capital Improvement Program (CIP). Government Code Section 65401 requires that the Planning Commission review the list of proposed public works and report to the City Council on the conformity of the CIP with the General Plan. The proposed CIP for Fiscal Year 2018-19 is attached along with a conformity review, which identifies the General Plan policies that support each project.

Recommendation

Determine that the proposed Capital Improvement Program for Fiscal Year 2018-2019 is in conformity with the adopted General Plan.

Attachments

1. Proposed Capital Improvement Program FY 2018-2019.
2. Conformity Review.

RAYMOND PE
Principal Planner

MARTIN REEDER
Acting Planning Director

ATTACHMENT 1

Proposed Capital Improvement Program FY 2018-2019

| Project | Type | Description | General Fund (001) | General Fund Reimbursable (001) | Facilities Maintenance Reserve (001) | Information Systems Maintenance Fund (629) | Total |
|---|--------------------|--|-------------------------------|--|---|---|---------------------|
| Communications Infrastructure Expansion (629-409-500-598-8039) | Infrastructure | Expand fiber optics infrastructure to enhance communications; replace existing cameras that are no longer operational and/or require upgrades; install new cameras and associated infrastructure | \$ - | \$ - | \$ - | \$ 200,000 | \$ 200,000 |
| Drainage Improvements (001-409-500-598-7049) | Infrastructure | Replace corrugated metal storm drain pipes and provide other high priority drainage improvements Citywide | \$ 200,000 | \$ - | \$ - | \$ - | \$ 200,000 |
| Traffic Monitoring / Safety Enhancements (001-409-500-598-6573) | Infrastructure | Provide various infrastructure improvements to National City's transportation network to enhance safety and access for all users; provide transportation planning, traffic data collection, analysis and reporting, traffic safety evaluations, and ADA compliance; funding serves as local match for larger regional, State and/or Federal transportation grant projects and contributes to National City's maintenance of effort for receipt of local Prop A TransNet funding and State Gas Tax Road Maintenance and Rehabilitation Account (RMRA) funding through Senate Bill 1 | \$ 800,000 | \$ - | \$ - | \$ - | \$ 800,000 |
| Facilities Upgrades - Tier 1 Projects (001-409-500-598-1500) | Infrastructure | Tier 1 projects are defined as "Urgent" based on public health and safety; projects for FY 2019 include electrical system upgrades and new service connections for Las Palmas Municipal Pool and Camacho Recreation Center | \$ - | \$ - | \$ 400,000 | \$ - | \$ 400,000 |
| Paradise Creek Park Site Remediation (001-409-500-598-1597) | Parks & Recreation | Provide site remediation, grading and infrastructure improvements to construct a new approximately 4-acre Community Park with amenities on the west side of Paradise Creek between W. 22nd Street and W. 19th Street; General Fund will be reimbursed through the Recognized Obligation Payment Schedule (ROPS) | \$ - | \$ 3,600,000 | \$ - | \$ - | \$ 3,600,000 |
| Total | | | \$ 1,000,000 | \$ 3,600,000 | \$ 400,000 | \$ 200,000 | \$ 5,200,000 |

ATTACHMENT 2
General Plan Conformlty Review

Communications Infrastructure Expansion

Project Description: Expand fiber optics infrastructure to enhance communications; replace existing cameras that are no longer operational and/or require upgrades; install new cameras and associated infrastructure.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy E-8.4: Work with telecommunications infrastructure operators to ensure that National City has state-of-the-art internet and telecommunication facilities, system upgrades, features, and coverages.

Drainage Improvements

Project Description: Replace corrugated metal storm drain pipes and provide other high priority drainage improvements Citywide.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy S-2.1: Prioritize funding and implementation of needed flood control and drainage improvements.

Policy CS-3.1: Protect rivers, watersheds, reservoirs and groundwater as a water supply source through flood control measures and the use of storm water best management practices (BMPs) that protect water quality.

Policy CS-8.1: Control sources of pollutants and improve and maintain urban runoff water quality through storm water protection measures that are at a minimum consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit.

Traffic Monitoring / Safety Enhancements

Project Description: Provide various infrastructure improvements to National City's transportation network to enhance safety and access for all users; provide transportation planning, traffic data collection, analysis and reporting, traffic safety evaluations, and ADA compliance; funding serves as local match for larger regional, State and/or Federal transportation grant projects and contributes to National City's maintenance of effort for receipt of local Prop A TransNet funding and State Gas Tax Road Maintenance and Rehabilitation Account (RMRA) funding through Senate Bill 1.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy C-2.2: Enhance connectivity by eliminating gaps and barriers in roadways, bikeways and pedestrian networks.

Policy C-2.6: Enhance the quality of life in the City's Neighborhoods and minimize impacts on schools, hospitals, convalescent homes and other sensitive facilities through the implementation of traffic calming measures in these areas to reduce vehicle speeds and discourage cut-through traffic.

Policy C-8.5: Improve pedestrian safety at intersections and mid-block crossings.

Facilities Upgrades - Tier 1 Projects

Project Description: Tier 1 projects are defined as "Urgent" based on public health and safety; projects for FY 2019 include electrical system upgrades and new service connections for Las Palmas Municipal Pool and Camacho Recreation Center

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy CS-7.1: Promote the use of green building practices in new and existing development to maximize energy efficiency and conservation.

Paradise Creek Park Site Remediation

Project Description: Provide site remediation, grading and infrastructure improvements to construct a new approximately 4-acre Community Park with amenities on the west side of Paradise Creek between W. 22nd Street and W. 19th Street. General Fund will be reimbursed through the Recognized Obligation Payment Schedule (ROPS).

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy S-8.1: Promote the clean-up and reuse of contaminated sites and prioritize remediation and redevelopment of brownfield sites within and adjacent to residential and mixed-use areas.

Policy OS-5.1: To the extent feasible, distribute parks and recreational facilities equally throughout National City's neighborhoods, with a focus on neighborhoods that are currently underserved from a public recreation perspective.



Item no. **5**
May 7, 2018

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: ADOPTION OF REVISED 2018 PLANNING COMMISSION MEETING DATES

PROPOSED SCHEDULE

The revised dates listed below are proposed for regularly scheduled Planning Commission meetings (revisions noted in red).

| | |
|-------------------|------------------------|
| January 22 | July 16 2 |
| February 5 | August 6 20 |
| March 5, 19 | September 17 |
| April 2, 16 | October 1, 15 |
| May 7, 21 | November 5, 19 |
| June 4, 18 | December 3, 17 |

Due to the recent rescheduling of the City Council legislative recess from July to August, the Planning Commission dates have been revised.

If needed, additional meetings can be scheduled as caseload demands or meetings canceled if there are no agenda items to be considered.

RECOMMENDATION

It is recommended that the Planning Commission adopt the revised 2018 meeting schedule.

MARTIN REEDER
Acting Planning Director