



Planning Commission Agenda

Meeting of May 20, 2019 – 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 Baca

Approval of Minutes

1. Approval of Minutes from the Meeting of March 25, 2019

Approval of Agenda

2. Approval of the Agenda for the Special Meeting on May 20, 2019

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

PUBLIC HEARINGS

3. Resolution taking action on a Modification of a Conditional Use Permit for the Expansion of an Existing Wireless Telecommunications Facility Located at 241 National City Boulevard (Case File No. 2019-09 CUP)

OTHER BUSINESS

4. Fiscal Year 2019-2020 Capital Improvement Program – General Plan Conformity Review

STAFF REPORTS

Senior Assistant City Attorney

Acting Deputy City Manager

Principal Planners

Commissioners

Chairperson

ADJOURNMENT

Adjournment to the next regularly scheduled meeting on June 3, 2019.



Planning Commission Minutes

Planning Commission
Special Meeting of March 25, 2019
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 Sendt at 6:01 p.m.

Roll Call

Commissioners Present: Flores, Sendt, Yamane, Garcia

Commissioners Absent: Baca, Dela Paz

Staff Also Present: Deputy City Manager Brad Raulston, Acting Deputy City Manager Armando Vergara

Pledge of Allegiance Presented by Commissioner Garcia

1. Approval of Minutes from the Meeting of March 4, 2019.

Motion by Yamane, second by Flores to approve the Minutes for the Meeting of March 4, 2019.

Motion carried by the following vote:

Ayes: Flores, Sendt, Yamane

Abstain: Garcia

Noes: None.

Absent: Baca, Dela Paz

Commissioner Garcia abstained due to his absence at this meeting.

2. Approval of the Agenda for the Special Meeting of March 25, 2019.

Motion by Yamane, second by Flores to approve the Agenda for the Meeting of March 18, 2019.

Motion carried by the following vote:

Ayes: Flores, Sendt, Yamane, Garcia

Abstain: None.

Noes: None.

Absent: Baca, Dela Paz

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

PUBLIC HEARINGS:

3. Resolution taking action on a Code Amendment Amending Section 18.30.220 (Telecommunications Facilities) of the National City Municipal Code

Presented by Tripp May, Telecom Law Firm via PowerPoint presentation.

Motion by Yamane, second by Garcia to close the public hearing and approve a Resolution taking action on a Code Amendment Amending Section 18.30.220 (Telecommunications Facilities) of the National City Municipal Code

Motion carried by the following vote:

Ayes: Flores, Sendt, Yamane, Garcia

Abstain: None.

Noes: None.

Absent: Baca, Dela Paz

OTHER BUSINESS: None.

STAFF REPORTS:

Brad Raulston, Deputy City Manager: Advised that staff was preparing for a Budget Workshop and are available to answer questions related to the budget. Stated that the last day for City Manager Leslie Deese would be March 28, 2019; the Mayor's State of the City Address would occur on that day as well.

City Attorney: Advised that appointment of a new Planning Commissioner would be placed on an upcoming City Council agenda.

Acting Planning Director: Absent.

Principal Planner: Absent.

COMMISSIONER REPORTS:

Yamane: Congratulated City Manager Leslie Deese on her retirement and wished her well in her future endeavors. Congratulated the new Chief of Police Jose Tellez.

Garcia: Praised City staff for encouraging in-house employees to fill employment vacancies. Thanked the City for its support for efforts made for the 2020 census.

Flores: Inquired about the date of the next meeting. Staff advised that the next meeting was scheduled for April 22nd. City Attorney Angil Morris-Jones commented that if the meeting did not fall on the first or third Monday of the month the meeting would be scheduled as a Special Meeting.

Sendt: Inquired if the newly appointed Planning Commissioner could attend the League of California Cities Planning Commission Academy. Deputy City Manager Brad Raulston responded in the affirmative.

Commissioners Baca and Dela Paz: Absent

ADJOURNMENT by Chair Sendt at 6:34 p.m. to the meeting of April 8, 2019.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of May 20, 2019.



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

PLANNING COMMISSION STAFF REPORT

Title: MODIFICATION OF A CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 241 NATIONAL CITY BOULEVARD

Case File No.: 2019-09 CUP

Assessor's Parcel No.: 556-101-15

Staff report by: Chris Stanley

Applicant: Curtis Chadwick (T-Mobile)

Property owner: BFC-Fashionwalk, LLC

Zoning designation: Downtown Specific Plan Development Zone 2 (DZ # 2)

Adjacent land use/zoning:

North: Residential / DZ # 2

East: Residential / Small Lot Residential (RS-2)

South: Used auto sales across East 3rd Street / DZ # 2

West: Restaurant across National City Blvd. / DZ # 1A

Environmental review: Categorical Exemption Class 1, Section 15301 Existing Facilities

Staff Recommendation: Approve Subject to Attached Conditions

Staff Recommendation

Staff recommends approval for the modification of a Conditional Use Permit to expand an existing wireless telecommunications facility subject to attached conditions.

Executive Summary

The applicant is proposing to modify a Conditional Use Permit (CUP) for the modification of an existing telecommunications wireless facility. The proposal is for the widening of the radome, a cylinder shell used to screen antennas, from 48" to 70" in order to increase the size of the antennas. The radome is 21 feet in length, pole-mounted to a 75 foot sign, and reside 59 feet to 38 feet from the ground.

History

The original CUP (2002-06 CUP) was for six pole-mounted antennas approximately ten feet in length. The site received a Substantial Conformance Review (2016-14 SUB) for an upgrade to the existing facility. The project approved the installation of three new eight-foot tall antennas and three Remote Radio Units (RRUs) located underneath the existing antennas. The operating equipment was upgraded to support the new antennas. The project did not increase the footprint of the existing facility. Both the antennas and RRUs were mounted to the pole sign and concealed, screened, and painted to match the existing equipment. The new antennas required the existing antenna cover to be lengthened by ten feet.

Site Characteristics

The project site is comprised of two parcels, totaling just over 30,000 square feet in Downtown Specific Plan Development Zone 2 (DZ-2). The property is developed with two adjacent buildings both currently vacant and a parking lot. The buildings occupy the frontages of National City Blvd. and East 3rd Street. The parking lot is accessible from 'A' Avenue.

There is an existing 75-foot tall pole sign located in the parking lot, which houses the existing telecommunications facility. The sign is currently not in use and has no sign face. The antennas are screened by a covering that appears like a cylinder that is approximately twice as thick as the pole (48"). The covering is painted black to match the sign pole. The operating equipment is located in between the two buildings and is not visible from the right-of-way.

Proposed Use

The proposal is for the widening of the radome, the cylinder shelter housing the antennas, from 48" to 70" in order to increase the size of the existing antennas. The proposed antennas would be pole-mounted to the previously mentioned 75 foot sign, and reside 59 feet at the highest point, and 38 feet from the ground at the lowest point.

Analysis

General Plan – The Land Use Element of the General Plan describes the Downtown Specific Plan zoning designation as follows:

The Specific Plan represents a major effort to revitalize National City's historic downtown area. It establishes a central core of high rise residential and mixed use buildings...

The installation of the proposed equipment would increase access to communication technology and will not impact the existing commercial building footprint. Therefore, the use is consistent with the General Plan language above. The proposed modifications to the telecommunications facility would not cause any impacts above that of any normally allowable use in the zone.

Downtown Specific Plan

Permitted uses in Development Zone 2 are limited to medium-density multi-family residential. New development in this zone is intended to serve as a buffer between National City Blvd. and the established single-family neighborhood to the east, as well as to reinforce the pedestrian character of the streetscape leading to the Downtown core. The property is nonconforming because it does not meet the minimum floor area ratio (FAR) of two-to-one (2:1), or twice the lot size. Although no new building construction is proposed, upgrading of this facility will impact the ability of the property to be redeveloped in the future, in line with the goals of the Downtown Specific Plan. In this regard, a condition of approval has been added to require that, if the property is redeveloped, that the facility be incorporated into the new development, relocated offsite, or decommissioned.

Land Use Code

Chapter 18.30.220 of the Land Use Code requires that telecommunications facilities, to the greatest extent possible, be sensitively designed and located to be compatible with and minimize visual impacts to surrounding areas, including public property. This

is accomplished through the continuance of the existing stealth design of the screened antennas on the pole.

Findings for Approval

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 Downtown Specific Plan Development Zone # 2 per a Conditional Use Permit and meets the required guidelines in the Land Use Code for telecommunications facilities.

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 will provide coverage in an area with limited service and provide additional reception for T-Mobile customers.

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.

An existing pole-mounted wireless telecommunications facility is currently located on the property, therefore the proposal is compatible with existing uses. The proposed use may limit future development opportunities.

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 property is already fully developed and the telecommunications facility is already existing. The proposal to expand the radome will not have a physical impact on the site.

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 modification to expand the radome of the existing facility is consistent with the previously approved use, although it may constitute a nuisance to public interest by supplementing the need for use of the building.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act.

Class 1, Section 15301 Categorical Exemption includes existing facilities of both investor and publicly-owned utilities used to provide public utility services.

Federal Communications Commission (FCC) Shot Clock

Per the FCC, a State or local government shall approve an application within 60 days from the date of filing, accounting for tolling. The Shot Clock is in place in order to streamline applications, because of this requirement a denial is not an option. The 60 days allows the City time to set conditions on the project.

Conditions of Approval

Standard wireless facilities conditions are included, such as co-locating of other facilities, removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete, etc., as well as repairing and re-facing the existing pole sign with a blank plastic insert. Additional conditions include future property redevelopment, at which time the facility shall be incorporated into the new development, as well as the property being brought into compliance with codes related to property maintenance. Property maintenance involves replacement of broken windows, removal and/or painting over graffiti within 48 hours of its discovery, and removal of barbed wire.

Summary

The proposed use is consistent with the General Plan because telecommunications facilities are a conditionally-allowed use in the Downtown Specific Plan. A CUP was previously approved (CUP 2002-6), as well as a Substantial Conformance Review (2016-14 SUB) that added additional equipment to the existing facility. The project is consistent with the General Plan and Land Use Code. In order to assure that upgrading

the facility would not limit the redevelopment potential of the property and its ability to realize the goals of the Downtown Specific Plan, a condition to incorporate the existing wireless communications facility into any future use has been set. The new equipment would continue to be screened.

OPTIONS

1. Approve 2019-09 CUP subject to the conditions listed below, based on the attached findings or findings to be determined by the Planning Commission; or
2. Continue the item to a later date in order to obtain additional information (not recommended).

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Site Photos
5. Applicant's Plans (Exhibit A, Case File No. 2019-09 CUP dated 4/25/2019)
6. Coverage Map
7. Public Hearing Notice (Sent to 185 property owners and occupants)
8. CEQA Notice of Exemption
9. Resolutions



CHRIS STANLEY
Assistant Planner



ARMANDO VERGARA
Acting Deputy City
Manager/ Director of
Community Development

RECOMMENDED FINDINGS FOR APPROVAL
2019-09 CUP - 241 National City Boulevard

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 because the use is allowable within the Downtown Specific Plan Development Zone # 2 per a Conditional Use Permit and meets the required guidelines in the Land Use Code for telecommunications facilities.
2. The proposed use is consistent with the General Plan and any applicable specific plan because General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology; the proposed telecommunications facility will provide coverage in an area with limited service and provide additional reception for T-Mobile customers.
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 because an existing pole-mounted wireless telecommunications facility is currently located on the property, therefore the proposal is compatible with existing uses. The proposed use may limit future development opportunities
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 because the property is already fully developed and the telecommunications facility is already existing. The proposal to expand the radome will not have a physical impact on the site.
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 because the proposed modification to expand the radome of the existing facility is consistent with the previously approved use, although it may constitute a nuisance to public interest by supplementing the need for use of the building.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act because Class 1, Section 15301 Categorical Exemption includes existing facilities of both investor and publicly-owned utilities used to provide public utility services.

RECOMMENDED CONDITIONS OF APPROVAL

2019-09 CUP – 241 National City Blvd.

General

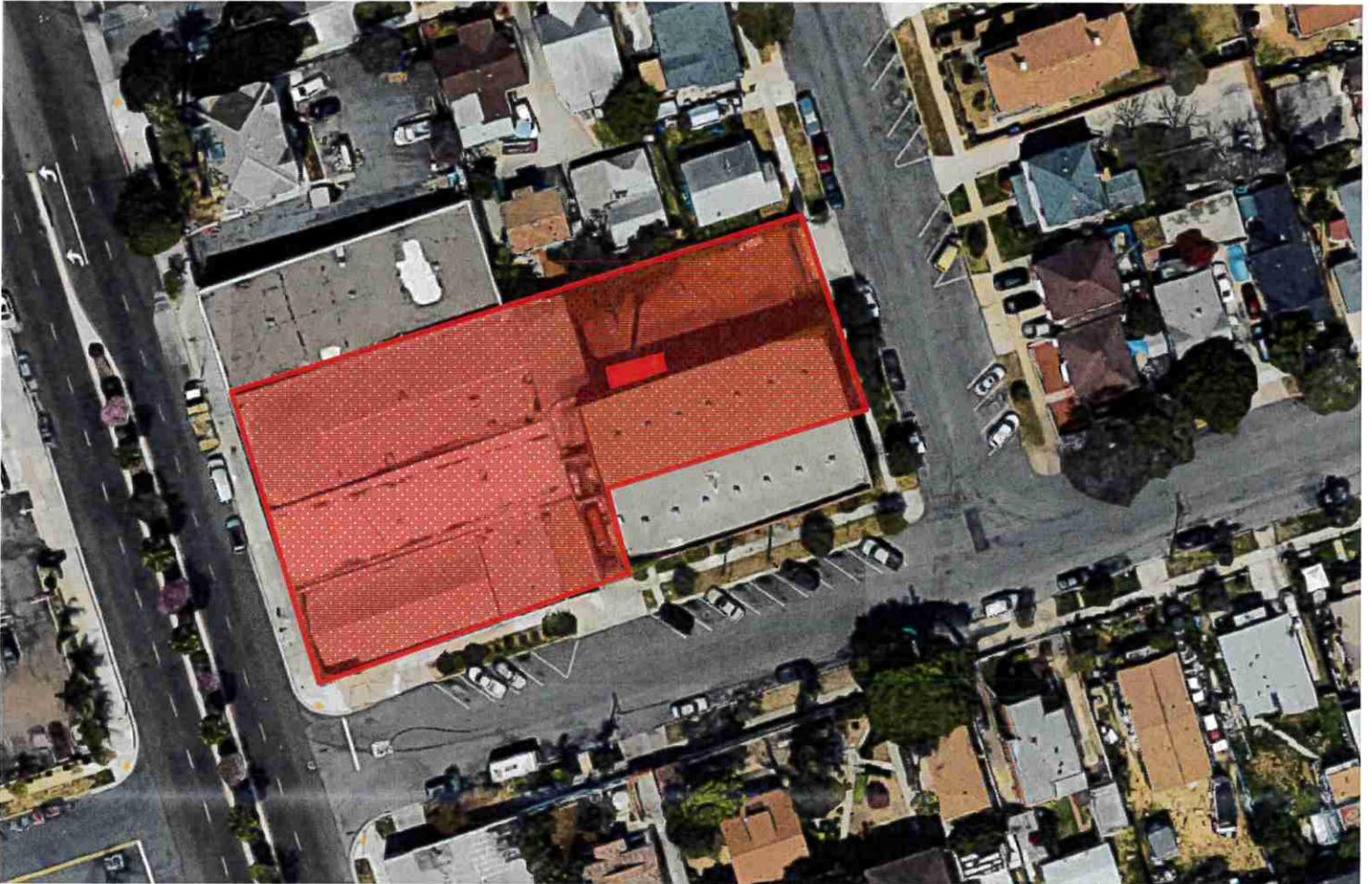
1. This *Conditional Use Permit* authorizes the modification of an existing conditionally-approved telecommunications facility on a pole sign located at 241 National City Boulevard. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2019-09 CUP dated 4/25/2019.
2. *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.
3. 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 the Municipal Code.
4. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.

Planning

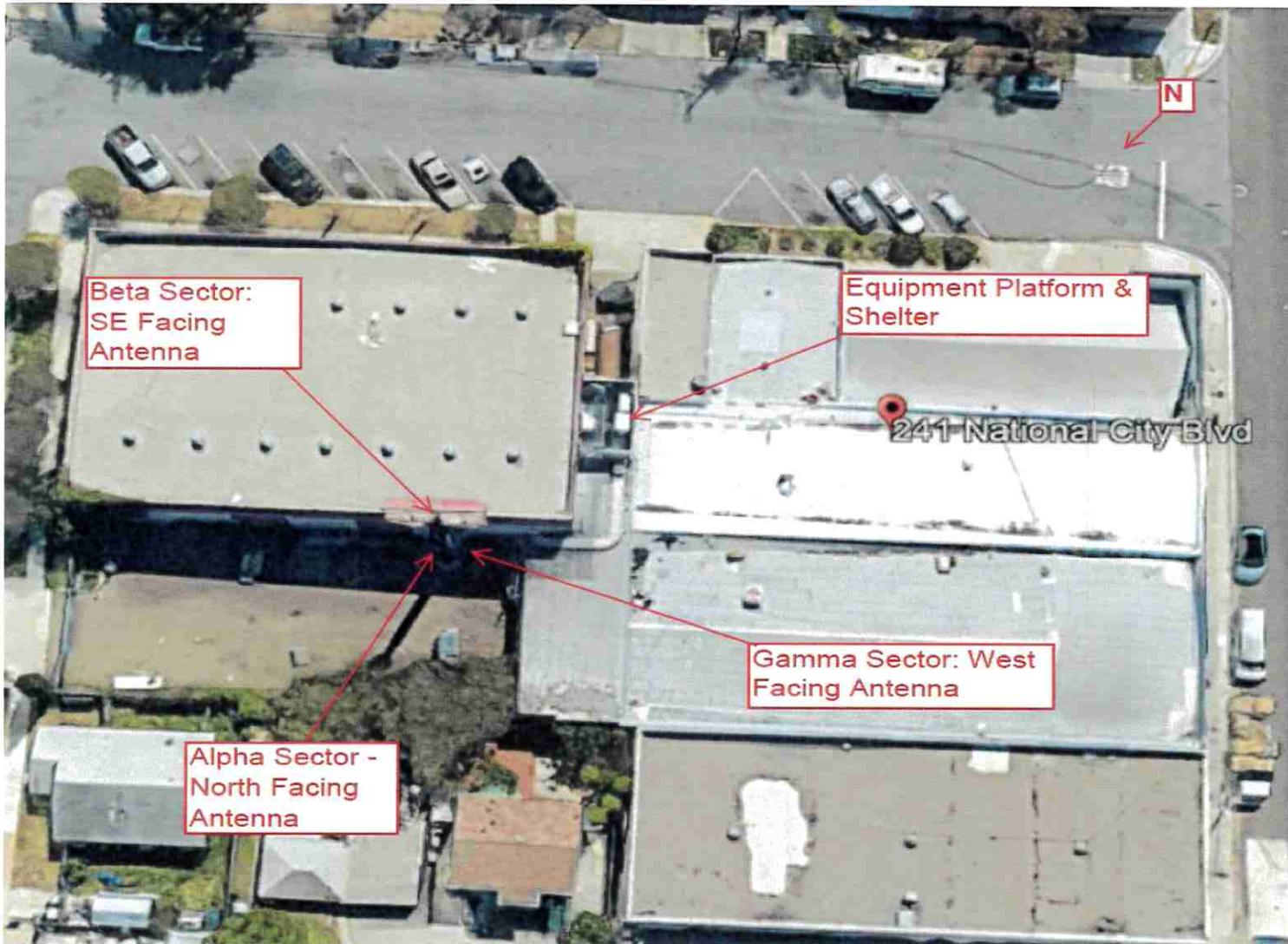
5. All operations, including ongoing and temporary/maintenance activities shall conform to the standards for noise level limits as stated in Table III of Title 12 (Noise) of the National City Municipal Code.
6. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the telecommunications facility.
7. Any equipment visible to the exterior of the facility, including cable chases/trays, shall be painted to match the surface on which it is mounted.
8. 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.

9. In the event that the property is redeveloped, the facility shall be incorporated into the new development subject to design requirements for telecommunications facilities applicable at that time, relocated offsite, or decommissioned.
10. 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.
11. Prior to final sign off of the building permit, the buildings on the site located at 241 National City Blvd. and 35 East 3rd Street shall be brought into compliance with Codes related to property maintenance. This includes, but is not limited to, replacement of broken windows; removal and/or painting over graffiti within 48 hours of its discovery; removal of barbed wire along the "A" Avenue frontage; removal of or obtaining a permit for the banner currently located on the existing pole sign; and re-facing of the existing pole sign with white plastic/Lexan, as required by NCMC 18.47.140.

2019-09 CUP – 241 National City Boulevard – Overhead



T-Mobile – Office Furniture Depot
241 National City Blvd. National City, CA 91950
Photo Survey



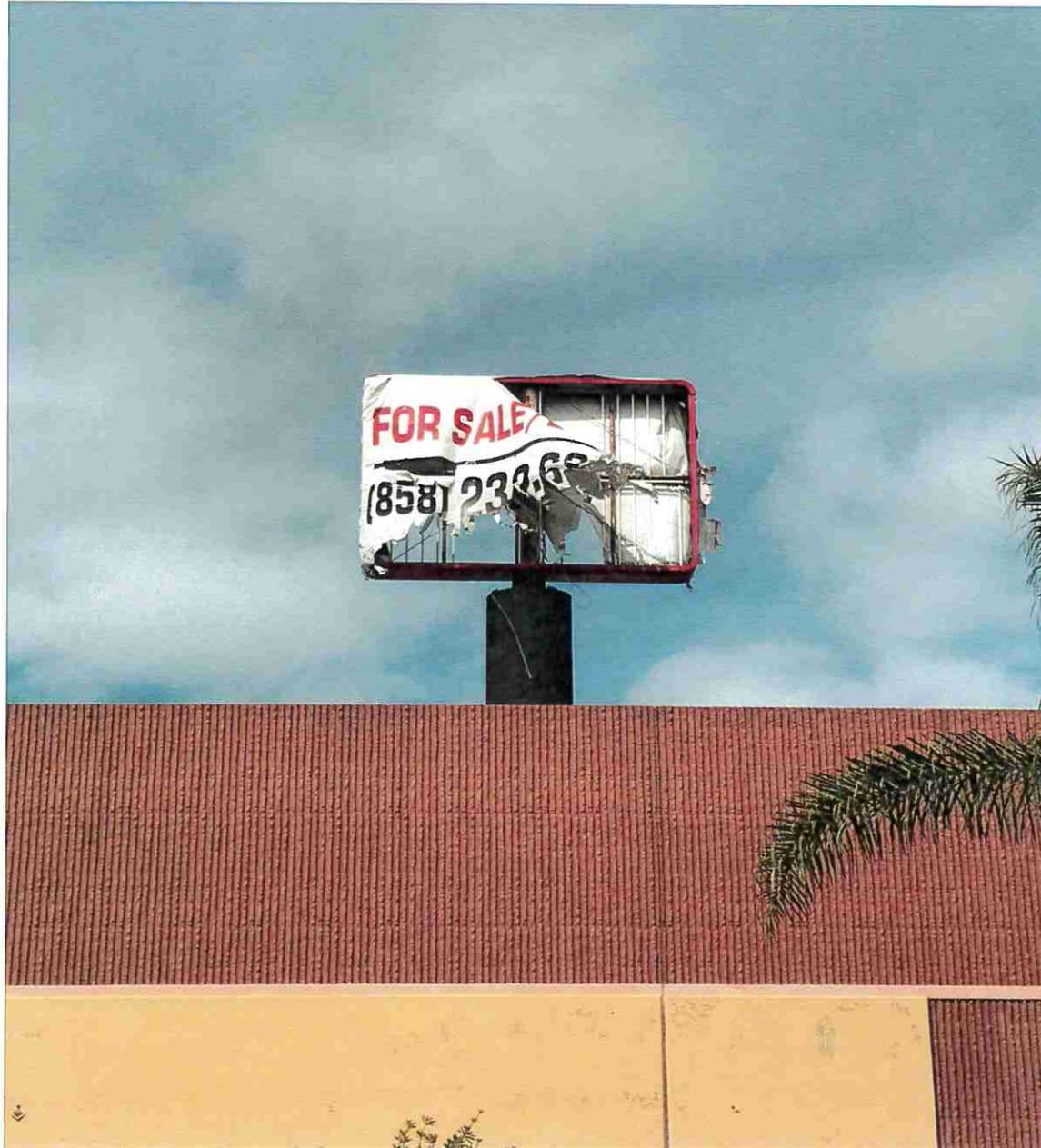
View looking South @ Alpha Sector



View looking Southwest @ Beta Sector



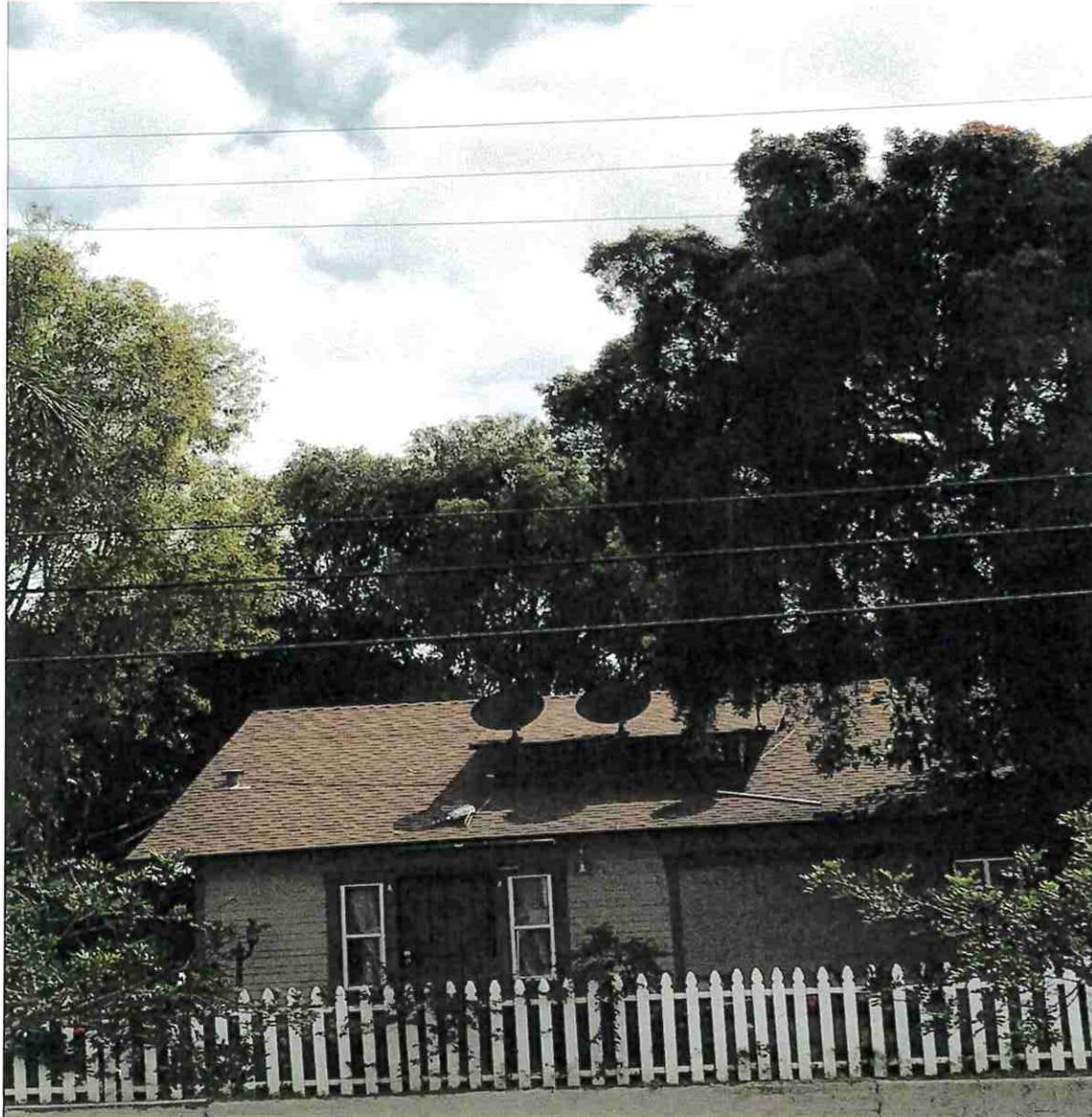
View looking North @ Gamma Sector



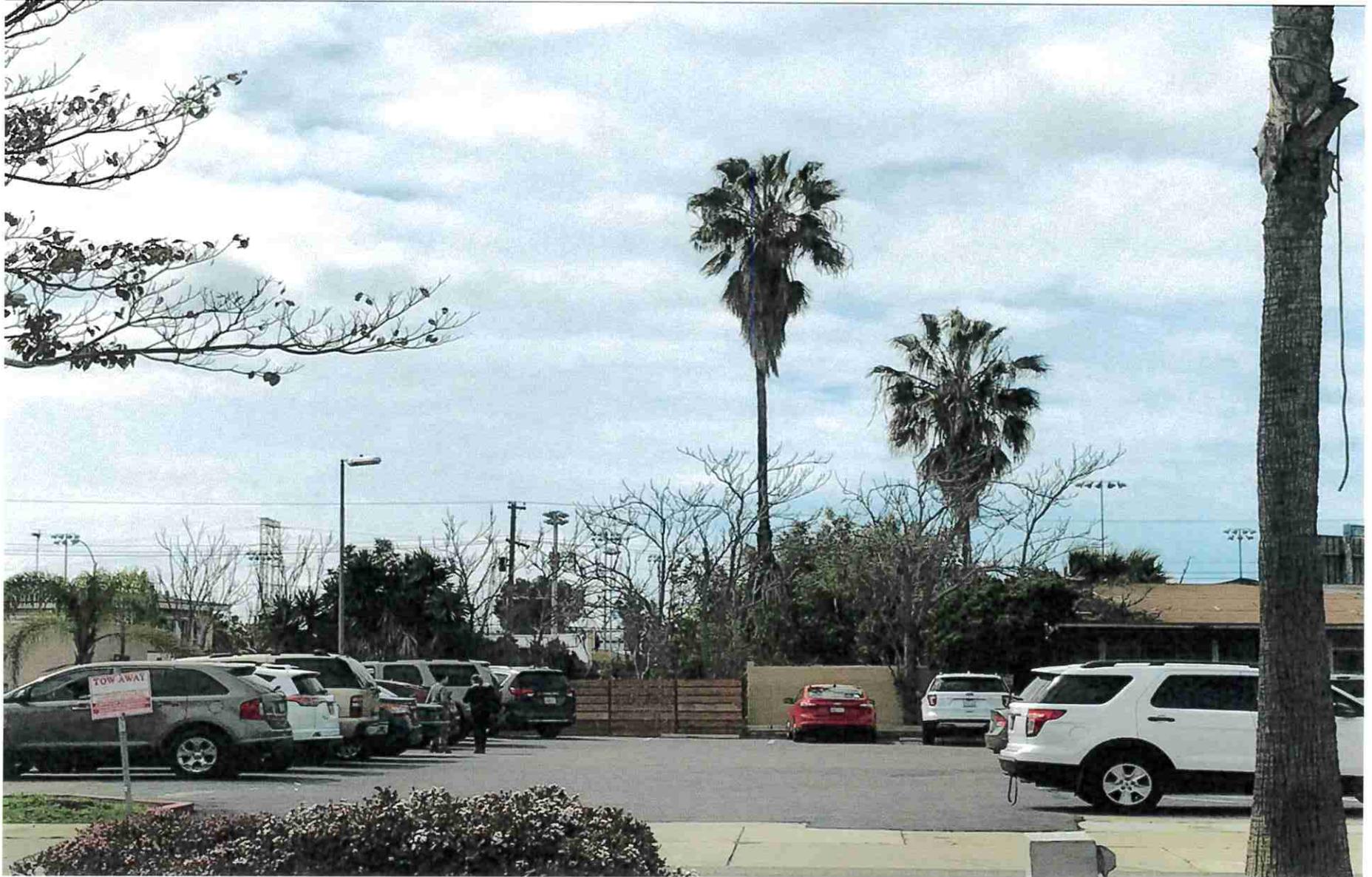
View looking North from Site away from Alpha Sector



View looking South from Site – Away from Beta Sector



View looking West from Site – Away from Gamma Sector



Equipment Shelter



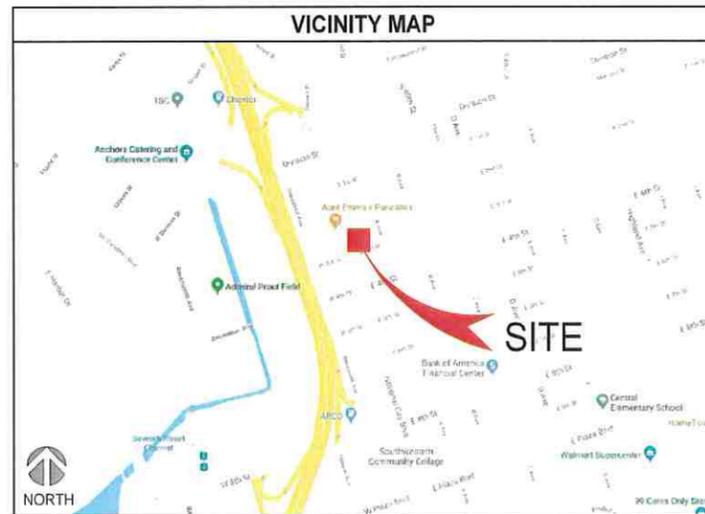
T-Mobile

EXHIBIT: A
 CASE FILE NO 2019-09 Cup
 DATE: 4-25-19

SITE NUMBER: SD06805A
 SITE NAME: SD805 OFFICE FURNITURE DEPOT
 ADDRESS: 241 NATIONAL CITY BOULEVARD
 NATIONAL CITY, CA 91950
 JURISDICTION: CITY OF NATIONAL CITY
 PROJECT: L7 4x2



PROJECT INFORMATION	
SITE NAME:	SD805 OFFICE FURNITURE DEPOT
SITE NUMBER:	SD06805A
SITE ADDRESS:	241 NATIONAL CITY BOULEVARD NATIONAL CITY, CA 91950
JURISDICTION:	CITY OF NATIONAL CITY
COUNTY:	COUNTY OF SAN DIEGO
LATITUDE:	32.686064123°
LONGITUDE:	-117.10808700°
CONSTRUCTION TYPE:	N/A
A.P.N.:	556-101-15-00
ZONING CLASSIFICATION:	U-S/M
PROPOSED USE:	UNMANNED TELECOMMUNICATION FACILITY
LEGAL DESCRIPTION:	REFER TO SHEET 2/T-3.0
PROPERTY OWNER:	BFC-FASHIONWALK LLC C/O BONAIR FINANCIAL CORP. 25 DALY AVE. PARK CITY, UT 84060
T-MOBILE PROJECT MANAGER:	JOSEPH ROSE (858) 334-6112 joseph.rose41@T-Mobile.com
APPLICANT:	SAC WIRELESS ON BEHALF OF T-MOBILE CURTIS CHADWICK (916) 812-9764 curtis.chadwick@sacw.com



SCOPE OF WORK	
T-MOBILE PROPOSES TO:	
<ul style="list-style-type: none"> REMOVE (3) EXISTING T-MOBILE PANEL ANTENNA REMOVE (3) EXISTING T-MOBILE RADIOS (RRUS11 B12) REMOVE (3) EXISTING T-MOBILE TMA's INSTALL (3) NEW T-MOBILE L7 4x2 PANEL ANTENNAS INSTALL (3) NEW T-MOBILE L7 4x2 RADIOS (4449 B71+B12) INSTALL (3) NEW T-MOBILE ANTENNA MOUNTING PIPES 	<ul style="list-style-type: none"> INSTALL (3) NEW PIPE TO PIPE ANTENNA MOUNTS REPLACE EXISTING RADOME WITH NEW RADOME INSTALL (3) NEW RET CABLES INSTALL (1) NEW 6x12 HCS CABLE SWAP DUS41 WITH BB663D INSIDE EXISTING EQUIPMENT CABINET NO NEW BATTERIES TO BE ADDED PROJECT VALUATION: \$60,000

DRIVING DIRECTIONS	
1. DIRECTIONS FROM 10509 VISTA SORRENTO PKWY, SAN DIEGO, CA 92121:	
1. DEPART VISTA SORRENTO PKWY TOWARD MIRA SORRENTO PL	7. ROAD NAME CHANGES TO NATIONAL CITY BLVD
2. TURN RIGHT ONTO MIRA MESA BLVD	8. TURN RIGHT TO STAY ON NATIONAL CITY BLVD
3. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR 1-805 SOUTH	9. TURN LEFT ONTO E 2ND ST
4. AT EXIT 14, TAKE RAMP RIGHT FOR CA-15 SOUTH TOWARD M L KING JR FWY	10. TURN RIGHT ONTO A AVE
5. TAKE RAMP RIGHT FOR MAIN ST TOWARD NATIONAL CITY BL	11. TURN RIGHT ONTO E 3RD ST
6. TURN LEFT ONTO MAIN ST	DESTINATION WILL BE ON THE RIGHT: 241 NATIONAL CITY BOULEVARD NATIONAL CITY, CA 91950

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 REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

SPECIAL NOTES
1. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE CONSTRUCTION INSTALLATION GUIDE.
2. EXISTING CONDITIONS WILL BE VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY.
3. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.
4. THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 22"x34" SHEET SIZE & ARE NOT REDUCED IN SIZE.
5. STATEMENT THAT COMPLIANCE ENERGY CODE IS NOT REQUIRE! OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR OF BUILDING. HVAC SYSTEMS OF ELECTRICAL LIGHTING.

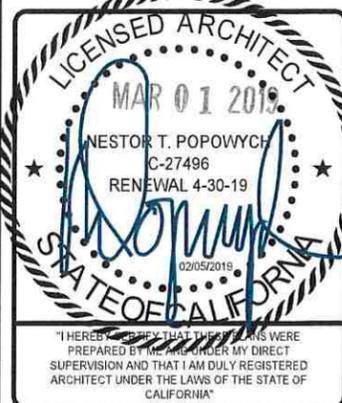
DRAWING INDEX	
SHEET	DESCRIPTION
T-1.0	TITLE SHEET
T-2.0	GENERAL NOTES
T-3.0	ABBREVIATIONS, LEGAL DESCRIPTION, REFERENCED DOCUMENTS, LEGEND & SIGNAGE
A-1.0	OVERALL SITE PLAN
A-2.0	ENLARGED SITE PLAN
A-3.0	EXISTING & PROPOSED ANTENNA PLANS & SCHEDULES
A-3.1	ANTENNA & RADIO MOUNTING DETAILS
A-3.2	EXISTING & PROPOSED EQUIPMENT PLANS & EXISTING BATTERY CALCULATIONS
A-4.0	EXISTING & PROPOSED NORTH ELEVATIONS
A-4.1	EXISTING & PROPOSED EAST ELEVATIONS
A-4.2	EXISTING & PROPOSED SOUTH ELEVATIONS
A-4.3	EXISTING & PROPOSED WEST ELEVATIONS
A-5.0	EQUIPMENT DETAILS & SPECIFICATIONS
G-1.0	SCHEMATIC GROUNDING PLANS, NOTES & DETAILS
RF-1.0	EQUIPMENT CONFIGURATION

NOT FOR CONSTRUCTION UNLESS APPROVED BY JURISDICTION

CODE COMPLIANCE
<ul style="list-style-type: none"> 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE

APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.
T-MOBILE PROJECT MANAGER: _____ DATE: _____
T-MOBILE CONSTRUCTION MANAGER: _____ DATE: _____
_____ DATE: _____
_____ DATE: _____
_____ DATE: _____
_____ DATE: _____

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	01/11/19	90% CD's	EC
1	02/05/19	100% CD's	SR



L7 4X2
 SD805 OFFICE FURNITURE DEPOT
 SD06805A
 241 NATIONAL CITY BOULEVARD
 NATIONAL CITY, CA 91950

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

GENERAL NOTES:

- THIS FACILITY IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER CALIFORNIA/INTERNATIONAL BUILDING CODE SECTION 11B-203.5. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND CONSTRUCTION SPECIFICATIONS. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORMING THAT THE WORK MAY BE ACCOMPLISH AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:
 - TRANSMITTER
 - RF FILTER
 - MFTS RACKS
 - AUXILIARY EQUIPMENT IN MFTS RACK
 - PUMP ASSEMBLY
 - HEAT EXCHANGE
 - HOSE AND HOSE MANIFOLD (ANY COPPER OR STEEL SECTION PROVIDED BY CONTRACTOR)
 - UHF ANTENNA AND MOUNTING BRACKET, GPS ANTENNA AND KU ANTENNAS
 - UHF COAX AND HANGERS
 - 480-208 & 208-400 ELECTRICAL TRANSFORMER
 - AUTOMATIC TRANSFER SWITCH AND GENERATOR
 - EQUIPMENT SHELTER (SHELTER FURNISH IN FACTORY W/HVAC EQUIPMENT AND ELECTRICAL DISTRIBUTION PANEL)
 - INTEGRATED LOAD CENTER
 - ANTENNAS, RADIOS & CABLES
- DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.
- DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENT.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF THE BUILDING & GROUNDS & SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACE, EQUIPMENT, IMPROVEMENTS, PIPING, ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
- IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
- REPAIR ALL EXISTING WALL SURFACE DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACE.
- SEAL PENETRATION THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
- KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITIONS AND FREE FROM PAINT SPOT, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BEND RADIUS OF ANTENNA CABLE SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURER'S RECOMMENDATIONS.
- DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
- ALL CONSTRUCTION IS TO ADHERE TO T-MOBILE'S INTEGRATED CONSTRUCTION STANDARDS UNLESS CALIFORNIA CODE IS MORE STRINGENT.
- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE (IF APPLICABLE, TITLE 19 AND 24 CALIFORNIA CODE REGULATIONS). SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISH WORK WILL NOT COMPLY WITH THE REFERENCED CODE ON SHEET T-1.0, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK.

SITE WORK NOTES:

- DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
- SIZE, LOCATION, AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT OR ENGINEER OF RECORD AT COMPLETION OF PROJECT.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN

PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT OR ENGINEER OF RECORD AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORK SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTAL AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT OR ENGINEER OF RECORD FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT OR ENGINEER OF RECORD. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPER, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
- ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

PAINTING NOTES & SPECIFICATIONS:

A. GENERAL

- ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
- COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
- FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
- ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE T-MOBILE CONSTRUCTION MANAGER.
- PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
- FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
- APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
- APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
- CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

B. COATING SYSTEM SPECIFICATIONS

- DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).
- 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER, PAINT & PRIMER

ANTENNAS

PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22

BTS CABINET

PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22
COAXIAL JUMPER CABLES

PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE

PRIMER E61W25 REDUCED 25%
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

RAW STEEL

PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

GALVANIZED METAL

ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)

STAINLESS STEEL

PRIMER - OTM WASH PRIMER, B71Y1
TOPCOATS - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

PRE-PRIMED STEEL

TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, SS0WZ4

ALUMINUM & COPPER

PRIMER - DTM WASH PRIMER, B71Y1
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

CONCRETE MASONRY

PRIMER - PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

CONCRETE STUCCO (EXISTING)

2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

STUCCO

PRIMER - PRO MAR MASONRY CONDITIONED B-46 W2 1000
TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS

WOOD

PRIMER - A-100 EXTERIOR ALKYD W009D PRIMER Y-24W20
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

FIELD CUTS/ DAMAGE (PRIOR TO PRIME & PAINT)

FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED GLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT
STEEL TOUCH UP
STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT.

GROUNDING NOTES:

- COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "T") WITH 1" HIGH LETTERS.
- ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
- NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
- WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
- ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), CALIFORNIA BUILDING STANDARDS AND MANUFACTURER.

BATTERY NOTES:

- ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES SHALL NOT CONTAIN ELECTROLYTE QUANTITIES IN EXCESS OF 50 GALLONS AND NEED NOT COMPLY WITH THE REQUIREMENTS OF CALIFORNIA/INTERNATIONAL FIRE CODE (REFERRED TO IN T-1.0) SECTION 608 AS INDICATED IN SECTION 608.1

FIRE DEPARTMENT NOTES:

- IF FIRE DEPARTMENT FINAL INSPECTION IS REQUIRED, SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
- A CALIFORNIA/INTERNATIONAL FIRE CODE PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.
- A CALIFORNIA/INTERNATIONAL FIRE CODE PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
- REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH, IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUND, AND SHALL BE PROMINENTLY DISPLAYED.
- AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
- BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.
- CONTRACTOR SHALL VERIFY IN FIELD THE EXISTENCE OR INSTALLATION OF A FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A-10BC, WITH A CHARGE STATUS ACCEPTABLE TO THE LOCAL FIRE AUTHORITY HAVING JURISDICTION.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE INSPECTOR.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- EXIT DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.
- REQUIRED SIGNAGE SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN (SEE SIGNAGE IN T-3.0).
- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [CALIFORNIA/INTERNATIONAL FIRE CODE 807.3]

T-Mobile

10505 VISTA SORRENTO PKWY #206
SAN DIEGO, CA 92121
T-MOBILE.COM

SAC
WIRELESS

SAC AE DESIGN GROUP INC.
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REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	01/11/19	90% CD's	EC
1	02/05/19	100% CD's	SR



"I HEREBY CERTIFY THAT THE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

L7 4X2
SD805 OFFICE FURNITURE DEPOT
SD06805A
241 NATIONAL CITY BOULEVARD
NATIONAL CITY, CA 91950

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-2.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit. Obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)

AVISO

Los campos de frecuencias de radio a partir de este punto podrán exceder al límite del cual el FCC permite que el público en general podrá estar expuesto

Obedezca todas las señales indicadas y las guías del sitio para trabajar en los ambientes de frecuencia de radio.

De acuerdo a las reglas de la Comisión Federal de Comunicaciones (FCC) sobre las emisiones de frecuencias de radio 47 CFR 1.1307(b)

NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitter.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

CAUTION

Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)

ATENCIÓN

A partir de este lugar: Los campos de frecuencias de radio en este sitio podrán exceder el límite del cual las reglas del FCC permiten que están expuestos los humanos.

Por su seguridad, obedezca todas las señales indicadas y las guías del sitio para trabajar en los ambientes de frecuencia de radio.

De acuerdo a las reglas de la Comisión Federal de Comunicaciones (FCC) sobre las emisiones de frecuencias de radio 47 CFR 1.1307(b)

DANGER

HAZARDOUS MATERIAL STORAGE AREA

WARNING

THIS FACILITY CONTAINS CORROSIVE LIQUID TOXIC LIQUID CLASS 1 WATER REACTIVE LIQUID

IN CASE OF EMERGENCY CALL

1-888-662-4662

SITE NUMBER: SD06805A
SITE NAME: SD805 OFFICE FURNITURE DEPOT

WARNING

Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)

ADVERTENCIA

A partir de este lugar: Los campos de frecuencias de radio en este sitio exceden el límite del cual las reglas del FCC permiten que estén expuestos los humanos.

El no obedecer todas las señales indicadas y las guías del sitio para trabajar en los ambientes de frecuencia de radio, podría resultar en graves lesiones.

De acuerdo a las reglas de la Comisión Federal de Comunicaciones (FCC) sobre las emisiones de frecuencias de radio 47 CFR 1.1307(b)

DETAIL REFERENCE	LINE TYPES
	PROPERTY LINE
	CENTER LINE
	FIBER CABLE
	GROUNDING CABLE
	CHAIN LINK FENCE
	WOOD FENCE
	AZIMUTH ARROW
	ELEVATION BUBBLE
	MECHANICAL GRND. CONN.
	CADWELD
	GROUND BUS BAR
	EXISTING T-MOBILE PANEL ANTENNAS
	PROPOSED T-MOBILE PANEL ANTENNAS
	PROPOSED T-MOBILE RADIO
	EXISTING T-MOBILE RADIO
	EXISTING T-MOBILE TMA

LEGEND

- CONSTRUCTION DRAWINGS: RFDS_SD06805A_L700_CMP4_-_4x2_3.1_Signed_2018-03-20
- SCOPE OF WORK: RFDS_SD06805A_L700_CMP4_-_4x2_3.1_Signed_2018-03-20
- SITE SURVEY: N/A
- SITE WALK: 11/16/2018
- BATTERY INFORMATION: SD06805A_Other_SD06805A Site Survey Form 3.29.12

REFERENCED DOCUMENTS

BLK 1*LOT 15*LOTS 6 THRU 10&13 THRU

ABBREVIATION	DEFINITION
A.B.	ANCHOR BOLT
ABV.	ABOVE
AC	AIR CONDITIONING
ACU	AIR CONDITIONING UNIT
ACCA	ANTENNA CABLE COVER ASSY.
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
A.G.L.	ABOVE GRADE LEVEL
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE(LY)
APX	APEX
ARCH.	ARCHITECT(URAL)
ASSY.	ASSEMBLY
AWG.	AMERICAN WIRE GAUGE
BCN	BEACON
BD.	BOLLARD
BDK	BRASS DISK
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM	BEAM / BENCH MARK
B.N.	BOUNDARY NAILING
BTCW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
BTM.	BOTTOM
BRC.	BRACE
BTS	BASE TRANSCEIVER STATION
B.W.F.	BARBED WIRE FENCE
B/U	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
C.L.F.	CHAIN LINK FENCE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CPD	CONCRETE PAD
C.T.	CABLE TRAY
d	PENNY (NAILS)
DBL.	DOUBLE
DEF.	DEFINITION
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA. (Ø)	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DR.	DOOR
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EBX	ELECTRICAL BOX
EG	EQUIPMENT GROUND
EGR	EQUIPMENT GROUND RING
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EM	ELECTRICAL METER
E.M.T.	ELECTRICAL METALLIC TUBING
E.O.P.	EDGE OF PAVEMENT
EQ. (±)	EQUAL
EVLT	ELECTRICAL VAULT
ENG.	EXPANSION
EXST.	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
F.N.	FINISH FLOOR
F.O.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FDN.	FOUNDATION
F.C.	FACE OF CONCRETE
F.M.	FACE OF MASONRY
F.S.	FACE OF STUD
F.W.	FACE OF WALL
F.S.	FINISHED SURFACE
FT. (')	FOOT(FEET)
FTG.	FOOTING
GA.	GAUGE
GI.	GALVANIZE(D)
G.F.I.	GROUND FAULT INTERRUPTER
GEN	GENERATOR
GLB.	GLOBAL POSITIONING SYSTEM
GRC.	GROWTH RADIO CABINET
GRND.	GROUND
HDR.	HEADER
HGR.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IGR	INTERIOR GROUND RING
IN. (")	INCH(ES)
INT.	INTERIOR
LB. (#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDINAL)
MGB	MASTER GROUND BUS
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
MW	MICROWAVE
(N)	NEW
NO. (#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OH.	OVERHEAD
OHP	OVERHEAD POWER LINE
OPNG.	OPENING
P/C	PRECAST CONCRETE
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
R.	RADIUS
RAD. CTR.	RADIATION CENTER
RBS	RADIO BASE STATION
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQD.	REQUIRED
RF	RADIO FREQUENCY
RGS	RIGID GALVANIZED STEEL
RRU	REMOTE RADIO UNIT
RRH	REMOTE RADIO HEAD
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SP	STEEL PLATE
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE RESOLVED
TEMP.	TEMPORARY
THK.	THICK(NESS)
TMA	TOWER MOUNTED AMPLIFIER
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TWR.	TOWER
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UTILITY POLE
U.N.O.	UNLESS NOTED OTHERWISE
V.I.N.	VERIFY IN FIELD
W.	WIDE(WIDTH)
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT

SIGNAGE SCALE N.T.S. 5

LEGAL DESCRIPTION SCALE N.T.S. 2

ABBREVIATIONS SCALE N.T.S. 1



REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	01/11/19	90% CD's	EC
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L7 4X2
SD805 OFFICE FURNITURE DEPOT
SD06805A
241 NATIONAL CITY BOULEVARD
NATIONAL CITY, CA 91950

SHEET TITLE
ABBREVIATIONS, LEGAL DESCRIPTION, REFERENCED DOCUMENTS, LEGEND & SIGNAGE

SHEET NUMBER
T-3.0

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SAN DIEGO, CA 92122
www.sacw.com



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LICENSED ARCHITECT
MAR 01 2019
NESTOR T. POPOWICH
C-27496
RENEWAL 4-30-19
STATE OF CALIFORNIA
02/05/2019
"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

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241 NATIONAL CITY BOULEVARD
NATIONAL CITY, CA 91950

SHEET TITLE
OVERALL SITE PLAN

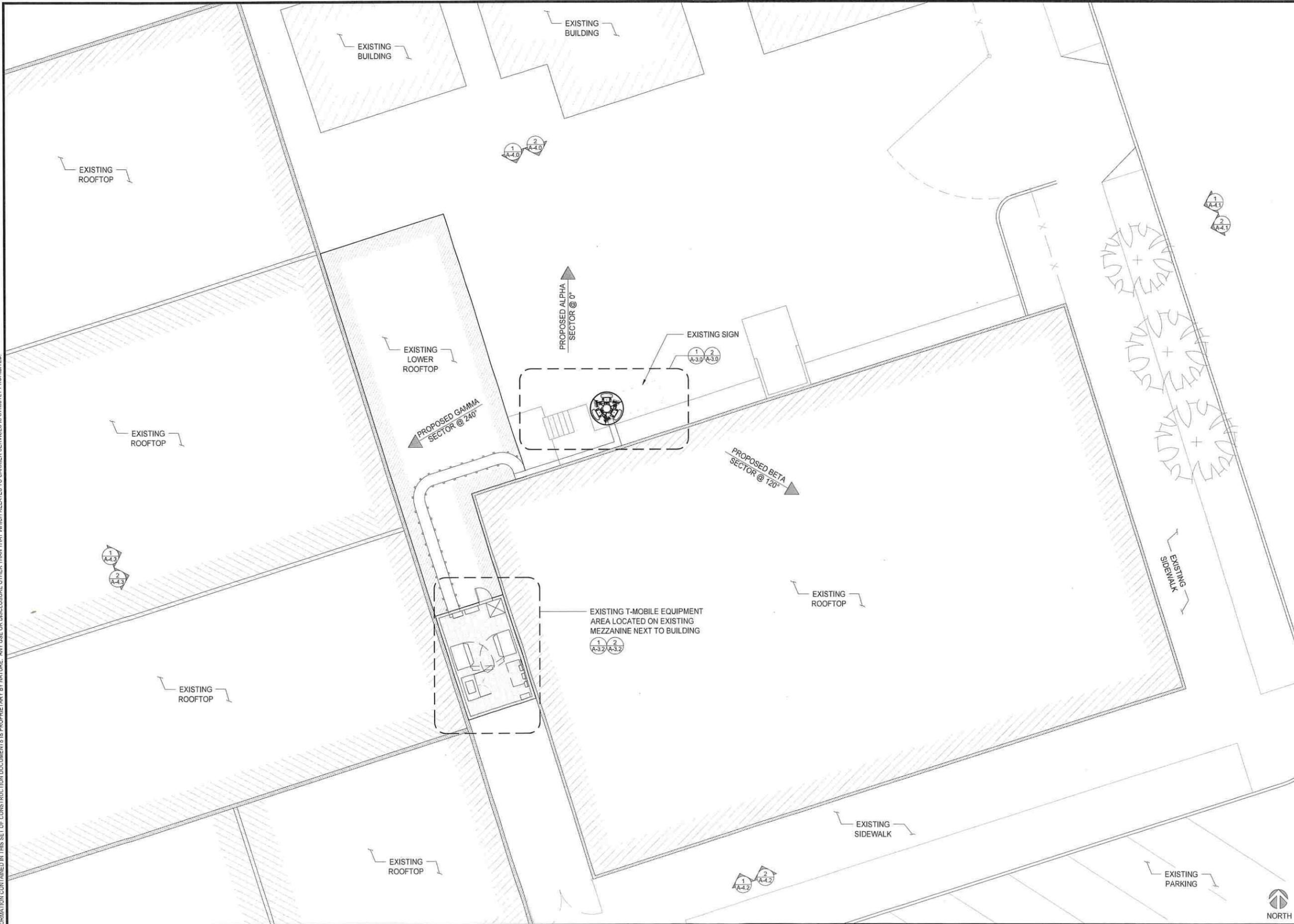
SHEET NUMBER
A-1.0

OVERALL SITE PLAN

SCALE: 1"=30'-0" (22x34)
(OR) 1"=60'-0" (11x17)



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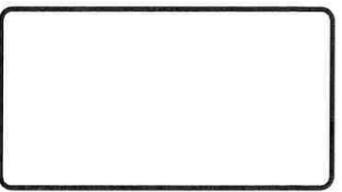


ENLARGED SITE PLAN

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 1

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SHEET TITLE
ENLARGED SITE PLAN

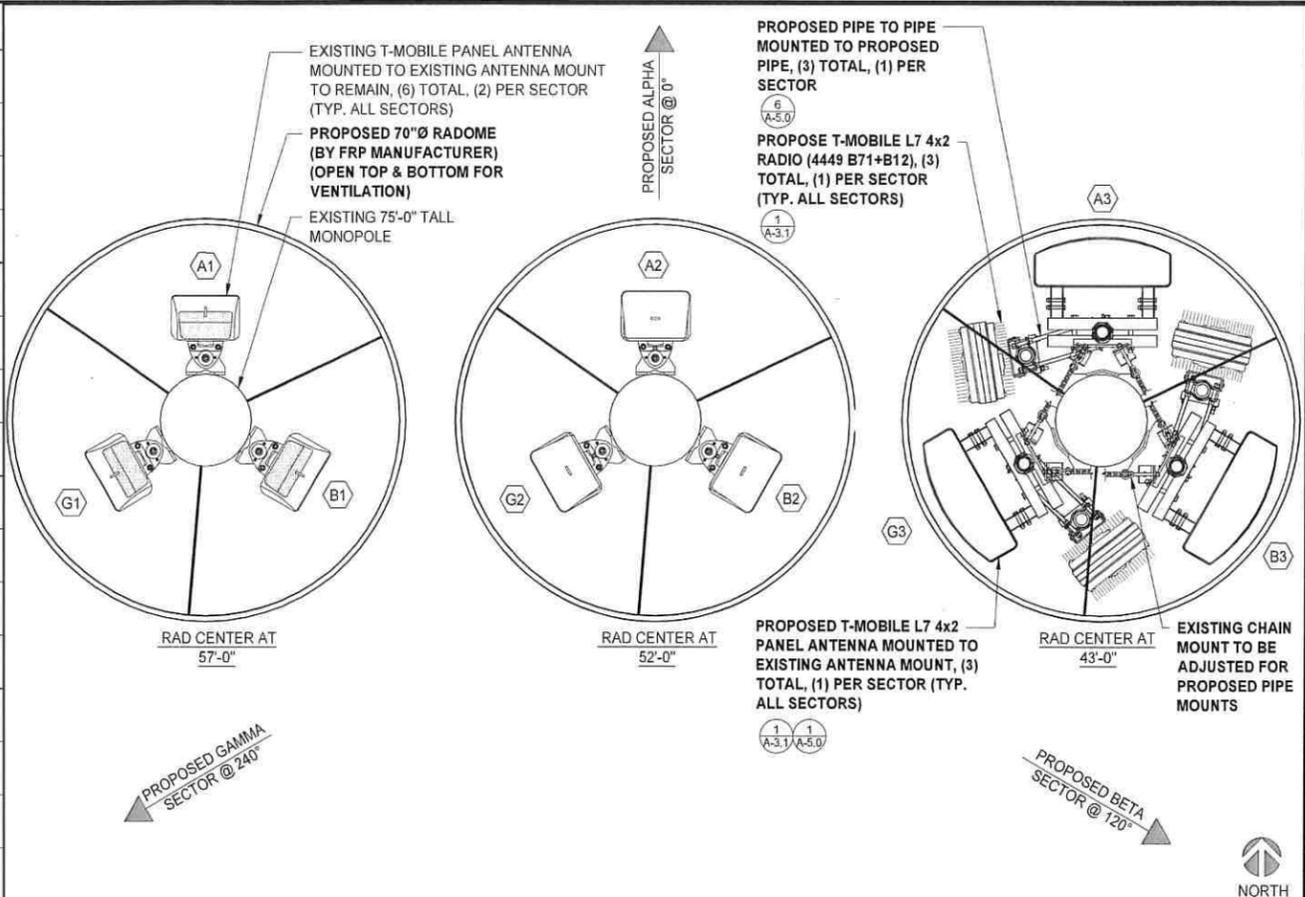
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A-2.0

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PROPOSED ANTENNA SCHEDULE

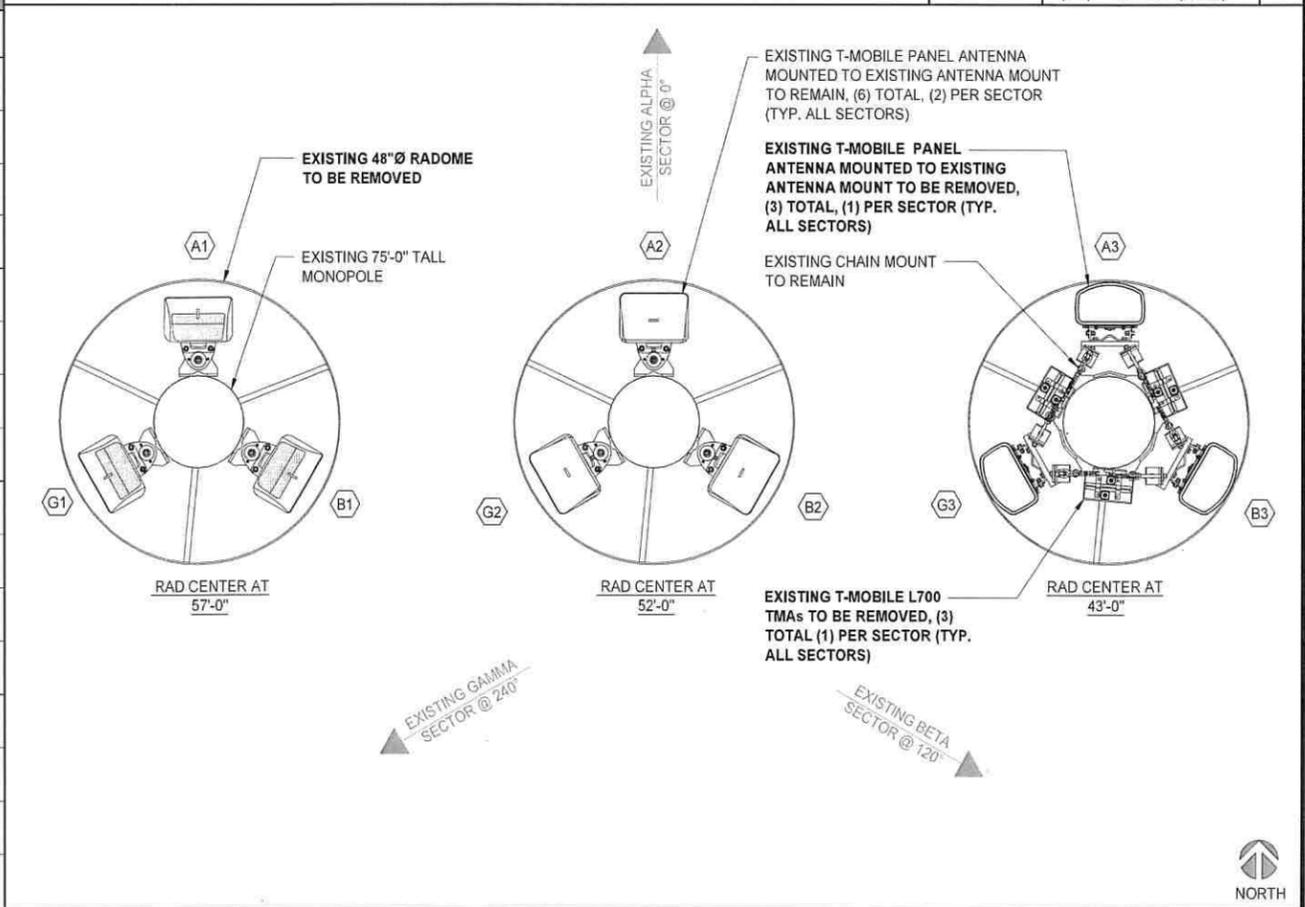
EXISTING ANTENNA SCHEDULE

SECTOR	AZIMUTH	RAD CENTER	TOP OF ANTENNA	GENERAL ANTENNA SIZE	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA/RADIO	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	0°	57'-0"	59'-0"	4'-0"	1	EXISTING	ARI 21 KRC118023-1_B2A_B4P	N/A	(2) FIBER JUMPERS (1) 5x12HCS AWG - (SHARED W/ B & G)	16'-0" 60M
		52'-0"	54'-0"	4'-0"	2	EXISTING	AIR 32 KRD901044-1-B4A_B2P	(1) RRUS32 B2	(4) FIBER JUMPERS (1) 9X18 HCS - (SHARED W/ B & G)	16'-0" 60M
		43'-0"	47'-0"	8'-0"	3	PROPOSED	APXVAARR24_43-U-NA20	(1) RADIO 4449_B71+B12	(4) COAX JUMPERS (2) FIBER JUMPER (1) 6x12 HCS AWG	16'-0" 60M
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BETA	120°	57'-0"	59'-0"	4'-0"	1	EXISTING	ARI 21 KRC118023-1_B2A_B4P	N/A	(2) FIBER JUMPERS	16'-0"
		52'-0"	54'-0"	4'-0"	2	EXISTING	AIR 32 KRD901044-1-B4A_B2P	(1) RRUS32 B2	(4) FIBER JUMPERS	16'-0"
		43'-0"	47'-0"	8'-0"	3	PROPOSED	APXVAARR24_43-U-NA20	(1) RADIO 4449_B71+B12	(4) COAX JUMPERS (2) FIBER JUMPER	16'-0"
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GAMMA	240°	57'-0"	59'-0"	4'-0"	1	EXISTING	ARI 21 KRC118023-1_B2A_B4P	N/A	(1) FIBER JUMPERS	16'-0"
		52'-0"	54'-0"	4'-0"	2	EXISTING	AIR 32 KRD901044-1-B4A_B2P	(1) RRUS32 B2	(4) FIBER JUMPERS	16'-0"
		43'-0"	47'-0"	8'-0"	3	PROPOSED	APXVAARR24_43-U-NA20	(1) RADIO 4449_B71+B12	(4) COAX JUMPERS (2) FIBER JUMPER	16'-0"
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DELTA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



PROPOSED ANTENNA PLAN

SECTOR	AZIMUTH	RAD CENTER	TOP OF ANTENNA	GENERAL ANTENNA SIZE	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA/RADIO	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	0°	57'-0"	59'-0"	4'-0"	1	EXISTING TO REMAIN	ARI 21 KRC118023-1_B2A_B4P	N/A	(2) FIBER JUMPERS (1) 5x12HCS AWG - (SHARED W/ B & G)	16'-0" 60M
		52'-0"	54'-0"	4'-0"	2	EXISTING TO REMAIN	AIR 32 KRD901044-1-B4A_B2P	(1) RRUS32 B2	(4) FIBER JUMPERS (1) 9X18 HCS - (SHARED W/ B & G)	16'-0" 60M
		43'-0"	47'-0"	8'-0"	3	EXISTING TO BE REMOVED	LNX-6515DS-A1M	(1) TWIN 700 (1) RRUS 11 B12	(2) 7/8" COAX (2) FIBER JUMPERS	179'-0" 16'-0"
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BETA	120°	57'-0"	59'-0"	4'-0"	1	EXISTING TO REMAIN	ARI 21 KRC118023-1_B2A_B4P	N/A	(2) FIBER JUMPERS	16'-0"
		52'-0"	54'-0"	4'-0"	2	EXISTING TO REMAIN	AIR 32 KRD901044-1-B4A_B2P	(1) RRUS32 B2	(4) FIBER JUMPERS	16'-0"
		43'-0"	47'-0"	8'-0"	3	EXISTING TO BE REMOVED	LNX-6515DS-A1M	(1) TWIN 700 (1) RRUS 11 B12	(2) 7/8" COAX (2) FIBER JUMPERS	137'-0" 16'-0"
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GAMMA	240°	57'-0"	59'-0"	4'-0"	1	EXISTING TO REMAIN	ARI 21 KRC118023-1_B2A_B4P	N/A	(2) FIBER JUMPERS	16'-0"
		52'-0"	54'-0"	4'-0"	2	EXISTING TO REMAIN	AIR 32 KRD901044-1-B4A_B2P	(1) RRUS32 B2	(4) FIBER JUMPERS	16'-0"
		43'-0"	47'-0"	8'-0"	3	EXISTING TO BE REMOVED	LNX-6515DS-A1M	(1) TWIN 700 (1) RRUS 11 B12	(2) 7/8" COAX (2) FIBER JUMPERS	156'-0" 16'-0"
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DELTA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



PROPOSED & EXISTING ANTENNA SCHEDULES



REVISIONS

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SHEET TITLE
EXISTING & PROPOSED
ANTENNA PLANS &
SCHEDULES

SHEET NUMBER
A-3.0

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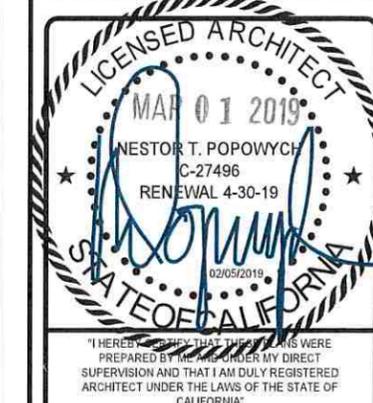
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SHEET TITLE
ANTENNA & RADIO MOUNTING DETAILS

SHEET NUMBER
A-3.1

PROPOSED 2.5" STD. A53 GR. B 8'-0"
LENGTH MOUNTING PIPE, (3) TOTAL,
(1) PER SECTOR (TYP. ALL SECTORS)

PIPE MOUNTING KIT, INCLUDED WITH
ANTENNA; INCLUDES (2) CLAMP SETS

PROPOSE T-MOBILE L7 4x2
RADIO (4449 B71+B12), (3)
TOTAL, (1) PER SECTOR (TYP.
ALL SECTORS)

2 3
A-5.0/A-5.0

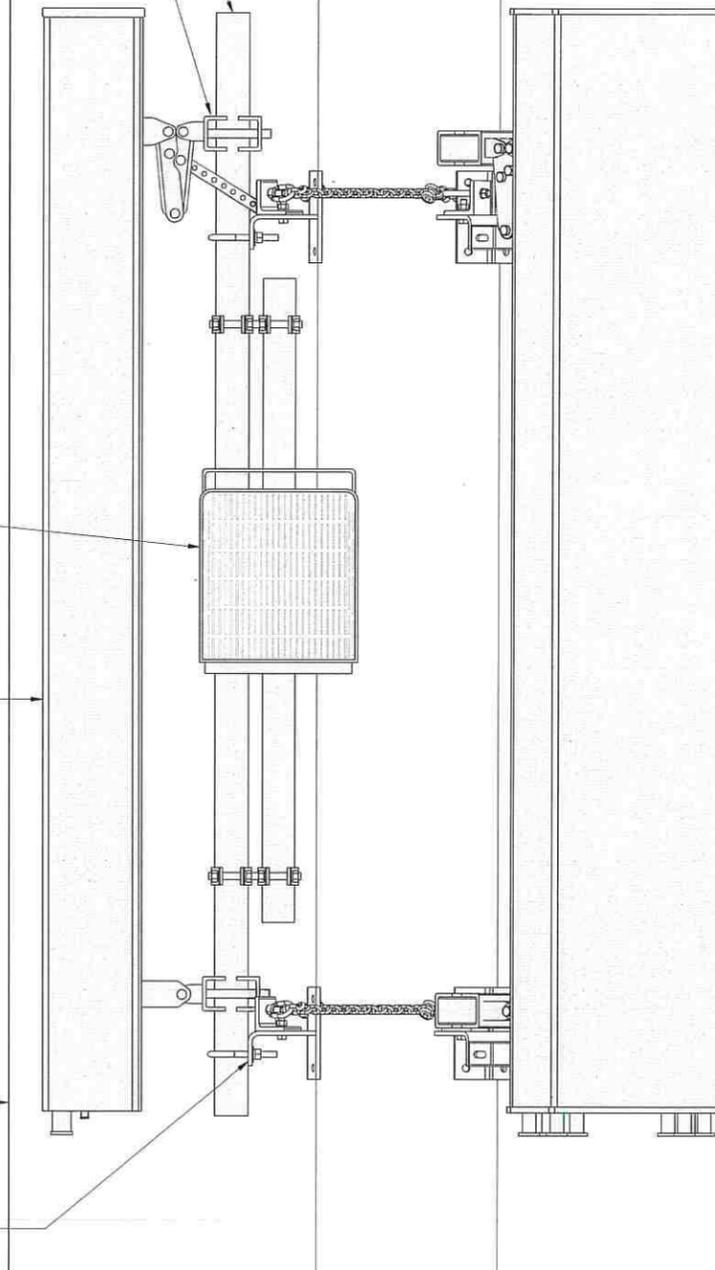
PROPOSED T-MOBILE L7 4x2
PANEL ANTENNA MOUNTED TO
EXISTING ANTENNA MOUNT, (3)
TOTAL, (1) PER SECTOR (TYP.
ALL SECTORS)

1
A-5.0

PROPOSED 70"Ø RADOME
(BY FRP MANUFACTURER)
(OPEN TOP & BOTTOM FOR
VENTILATION)

EXISTING CHAIN MOUNT TO BE ADJUSTED
FOR PROPOSED PIPE MOUNTS

EXISTING 75'-0" TALL
MONOPOLE



NOT USED

SCALE
N.T.S.

2

ANTENNA & RADIO MOUNTING DETAILS

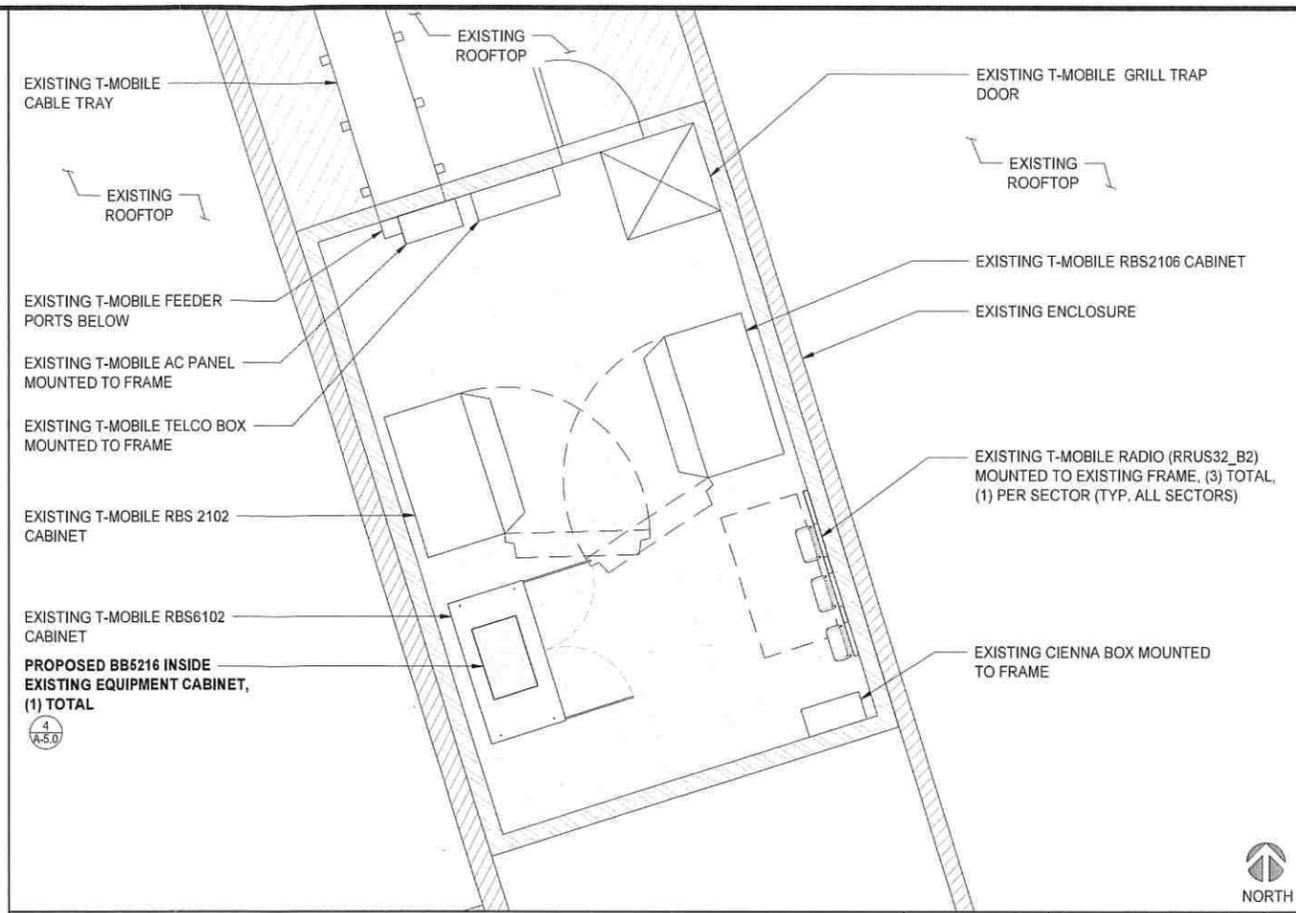
0 2" 4" 8"

SCALE: 1-1/2"=1'-0" (22x34)
(OR) 3/4"=1'-0" (11x17)

1

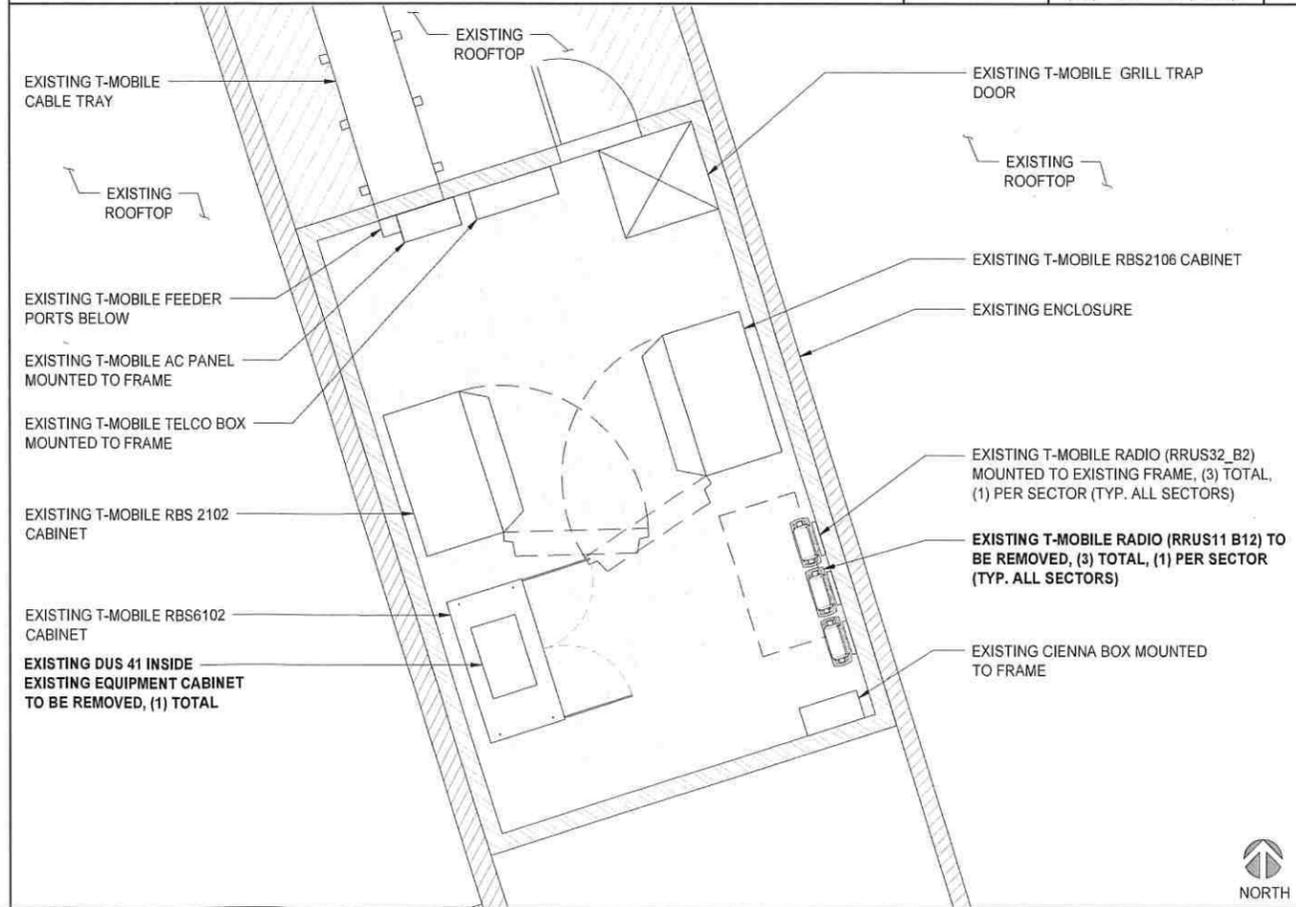
NOTE: NO NEW BATTERIES TO BE ADDED

EXISTING BATTERY SPECIFICATIONS	
CABINET #1 TYPE	RBS 2106
BATTERY MANUFACTURER	NORTHSTAR
MODEL NUMBER:	NSB100FT (5/1A-5.0)
ELECTROLYTE CONTENT PER BATTERY (IN GALLONS)	1.2
ELECTROLYTE HAZARD CLASSIFICATION PER '13 C.F.C. (8.7% SULFURIC ACID):	CORROSIVE
NUMBER OF BATTERIES INSTALLED	4
MAXIMUM NUMBER OF BATTERIES PER CABINET	4
TOTAL ELECTROLYTES CONTAINED IN CABINET #1	4.8
CABINET #2 TYPE	RBS 2102
BATTERY MANUFACTURER	NORTHSTAR
MODEL NUMBER:	NSB100FT (5/1A-5.0)
ELECTROLYTE CONTENT PER BATTERY (IN GALLONS)	1.2
ELECTROLYTE HAZARD CLASSIFICATION PER '13 C.F.C. (8.7% SULFURIC ACID):	CORROSIVE
NUMBER OF BATTERIES INSTALLED	4
MAXIMUM NUMBER OF BATTERIES PER CABINET	4
TOTAL ELECTROLYTES CONTAINED IN CABINET #2	4.8
CABINET #3 TYPE	RBS 6102
BATTERY MANUFACTURER	NORTHSTAR
MODEL NUMBER:	NSB100FT (5/1A-5.0)
ELECTROLYTE CONTENT PER BATTERY (IN GALLONS)	1.2
ELECTROLYTE HAZARD CLASSIFICATION PER '13 C.F.C. (8.7% SULFURIC ACID):	CORROSIVE
NUMBER OF BATTERIES INSTALLED	4
MAXIMUM NUMBER OF BATTERIES PER CABINET	4
TOTAL ELECTROLYTES CONTAINED IN CABINET #3	4.8
TOTAL ELECTROLYTES CONTAINED ON SITE	14.40



PROPOSED EQUIPMENT PLAN

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17) 2



EXISTING EQUIPMENT PLAN

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17) 1

EXISTING BATTERY CALCULATIONS

SCALE N.T.S. 3



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REV.	DATE	DESCRIPTION	INITIALS



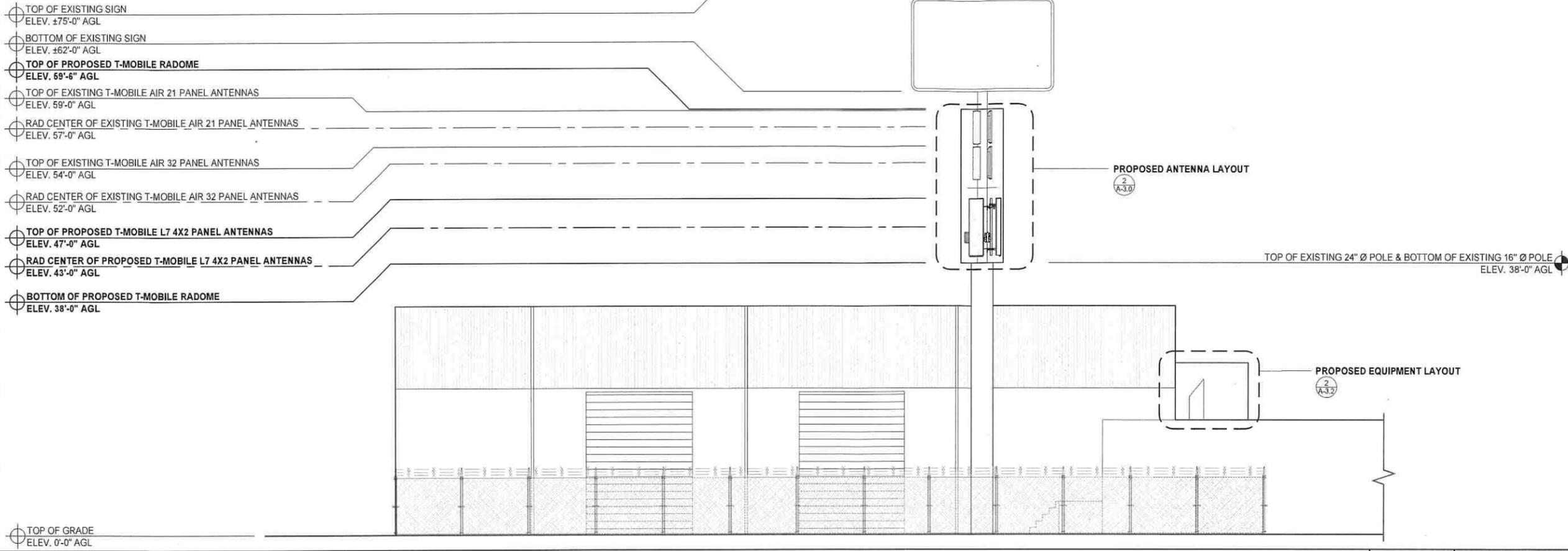
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NATIONAL CITY, CA 91950

SHEET TITLE
EXISTING & PROPOSED
EQUIPMENT PLANS &
EXISTING BATTERY
CALCULATIONS

SHEET NUMBER
A-3.2

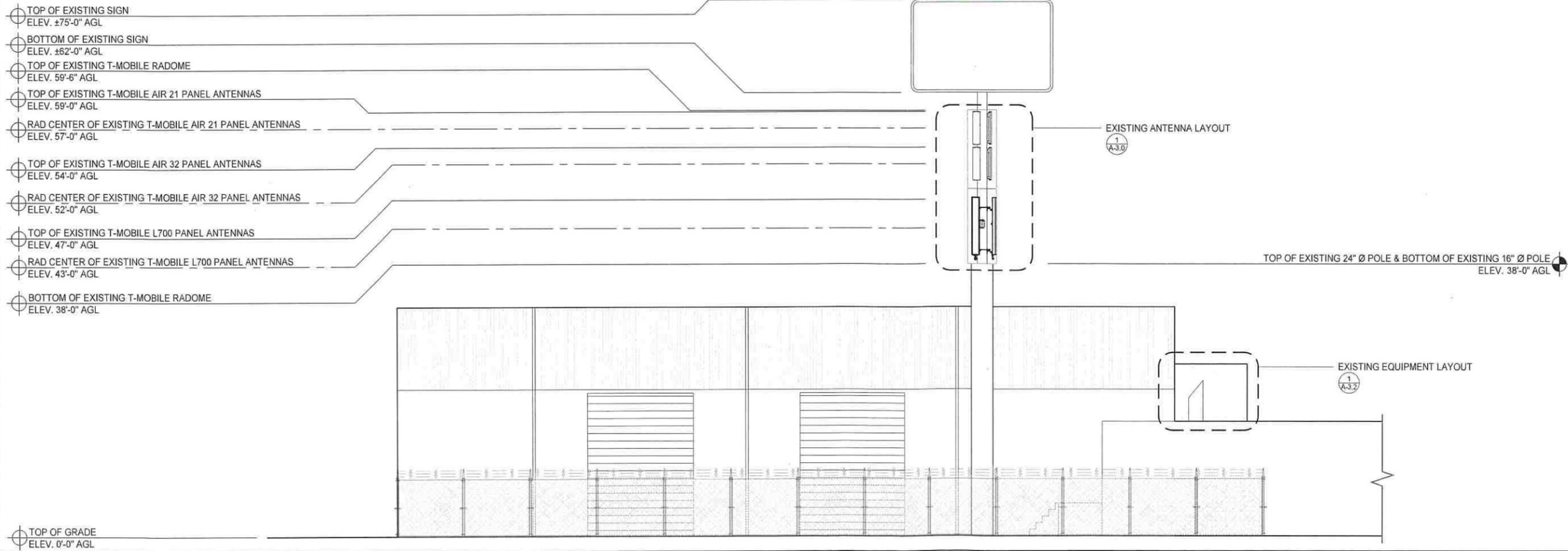
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PROPOSED NORTH ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 2



EXISTING NORTH ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
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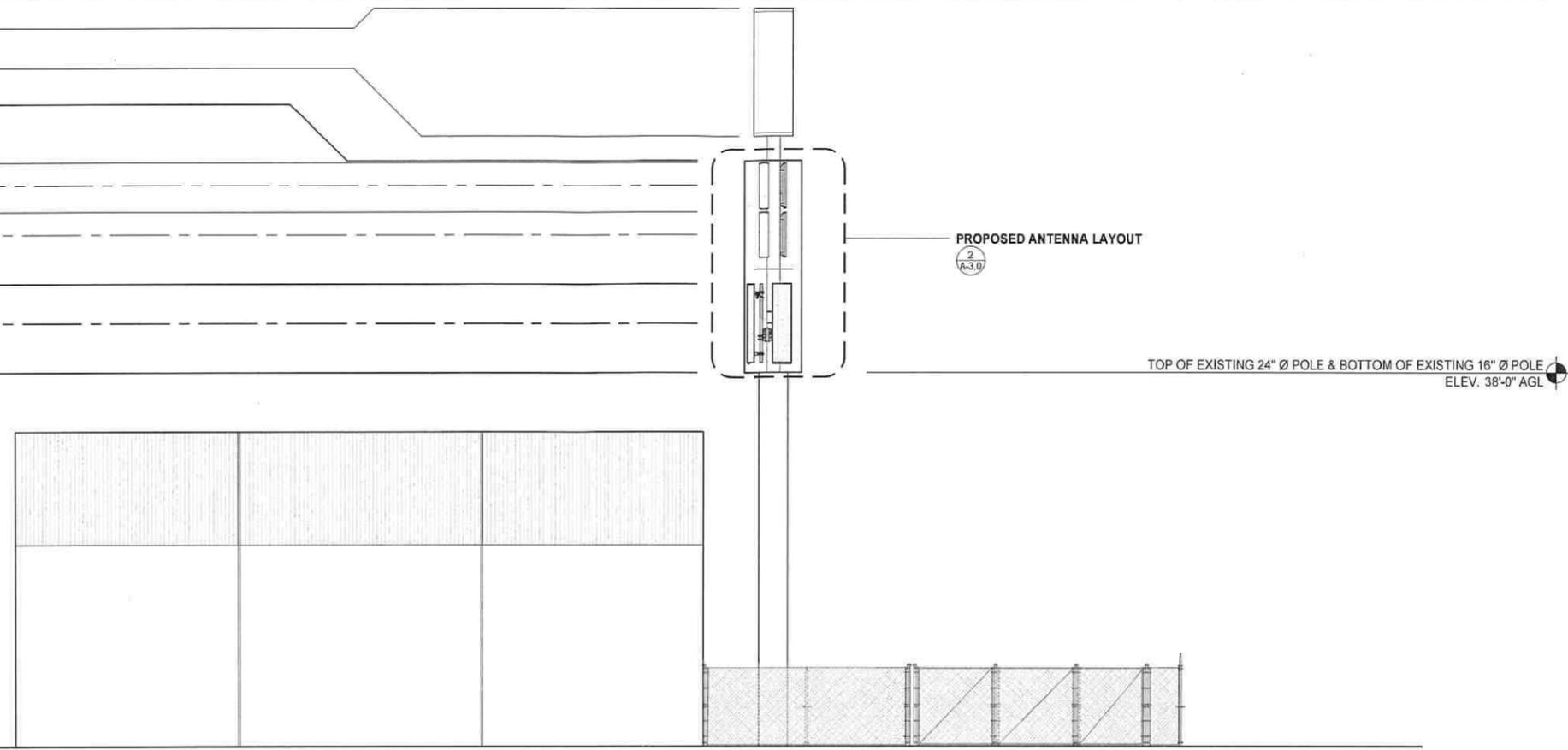
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SHEET TITLE
 EXISTING & PROPOSED
 NORTH ELEVATIONS

SHEET NUMBER
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- ⊕ TOP OF EXISTING SIGN
ELEV. ±75'-0" AGL
- ⊕ BOTTOM OF EXISTING SIGN
ELEV. ±62'-0" AGL
- ⊕ TOP OF PROPOSED T-MOBILE RADOME
ELEV. 69'-6" AGL
- ⊕ TOP OF EXISTING T-MOBILE AIR 21 PANEL ANTENNAS
ELEV. 59'-0" AGL
- ⊕ RAD CENTER OF EXISTING T-MOBILE AIR 21 PANEL ANTENNAS
ELEV. 57'-0" AGL
- ⊕ TOP OF EXISTING T-MOBILE AIR 32 PANEL ANTENNAS
ELEV. 54'-0" AGL
- ⊕ RAD CENTER OF EXISTING T-MOBILE AIR 32 PANEL ANTENNAS
ELEV. 52'-0" AGL
- ⊕ TOP OF PROPOSED T-MOBILE L7 4X2 PANEL ANTENNAS
ELEV. 47'-0" AGL
- ⊕ RAD CENTER OF PROPOSED T-MOBILE L7 4X2 PANEL ANTENNAS
ELEV. 43'-0" AGL
- ⊕ BOTTOM OF PROPOSED T-MOBILE RADOME
ELEV. 38'-0" AGL



PROPOSED ANTENNA LAYOUT
2
A-3.0

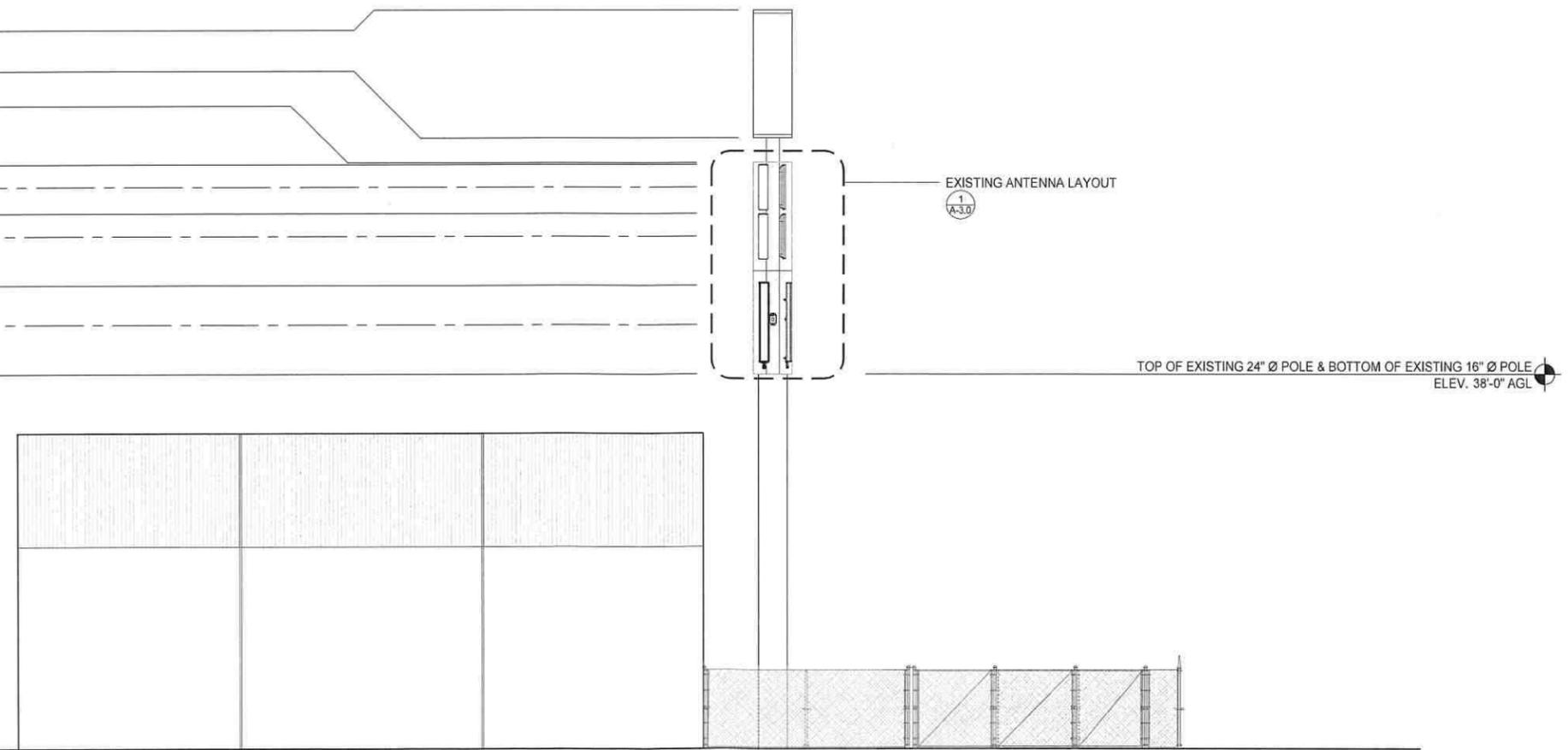
TOP OF EXISTING 24" Ø POLE & BOTTOM OF EXISTING 16" Ø POLE
ELEV. 38'-0" AGL

⊕ TOP OF GRADE
ELEV. 0'-0" AGL

PROPOSED EAST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 2

- ⊕ TOP OF EXISTING SIGN
ELEV. ±75'-0" AGL
- ⊕ BOTTOM OF EXISTING SIGN
ELEV. ±62'-0" AGL
- ⊕ TOP OF EXISTING T-MOBILE RADOME
ELEV. 59'-6" AGL
- ⊕ TOP OF EXISTING T-MOBILE AIR 21 PANEL ANTENNAS
ELEV. 59'-0" AGL
- ⊕ RAD CENTER OF EXISTING T-MOBILE AIR 21 PANEL ANTENNAS
ELEV. 57'-0" AGL
- ⊕ TOP OF EXISTING T-MOBILE AIR 32 PANEL ANTENNAS
ELEV. 54'-0" AGL
- ⊕ RAD CENTER OF EXISTING T-MOBILE AIR 32 PANEL ANTENNAS
ELEV. 52'-0" AGL
- ⊕ TOP OF EXISTING T-MOBILE L700 PANEL ANTENNAS
ELEV. 47'-0" AGL
- ⊕ RAD CENTER OF EXISTING T-MOBILE L700 PANEL ANTENNAS
ELEV. 43'-0" AGL
- ⊕ BOTTOM OF EXISTING T-MOBILE RADOME
ELEV. 38'-0" AGL



EXISTING ANTENNA LAYOUT
1
A-3.0

TOP OF EXISTING 24" Ø POLE & BOTTOM OF EXISTING 16" Ø POLE
ELEV. 38'-0" AGL

⊕ TOP OF GRADE
ELEV. 0'-0" AGL

EXISTING EAST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 1



REVISIONS			
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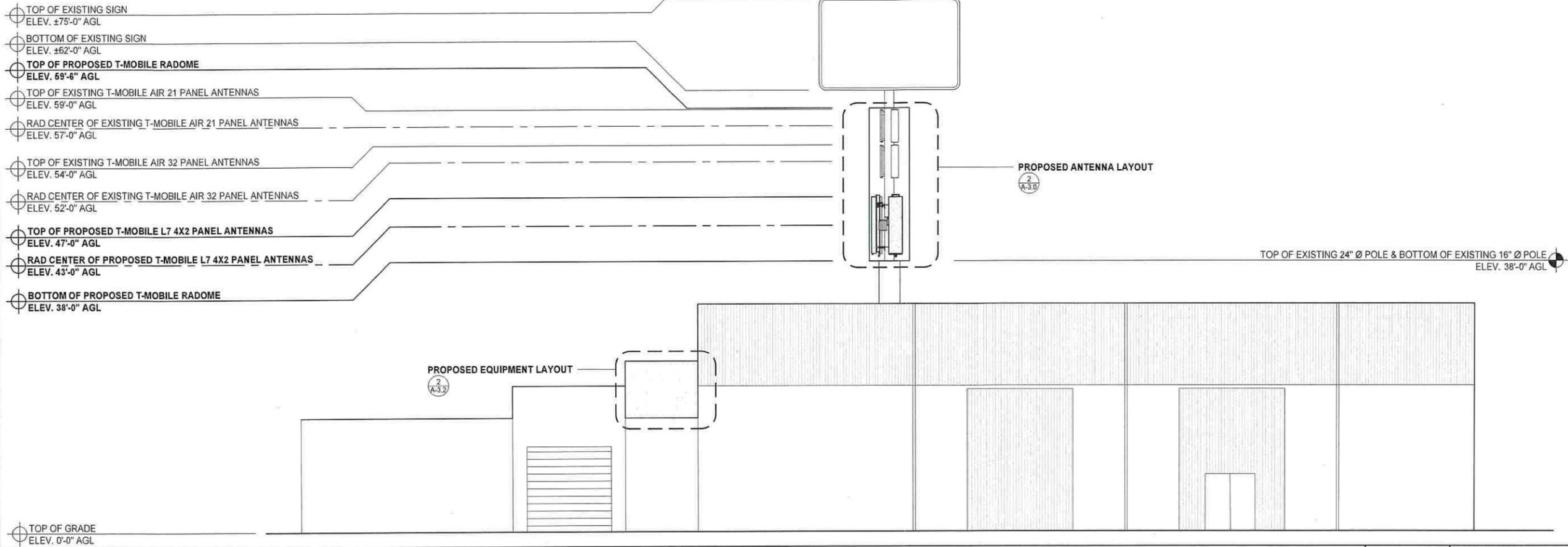


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SHEET TITLE
**EXISTING & PROPOSED
EAST ELEVATIONS**

SHEET NUMBER
A-4.1

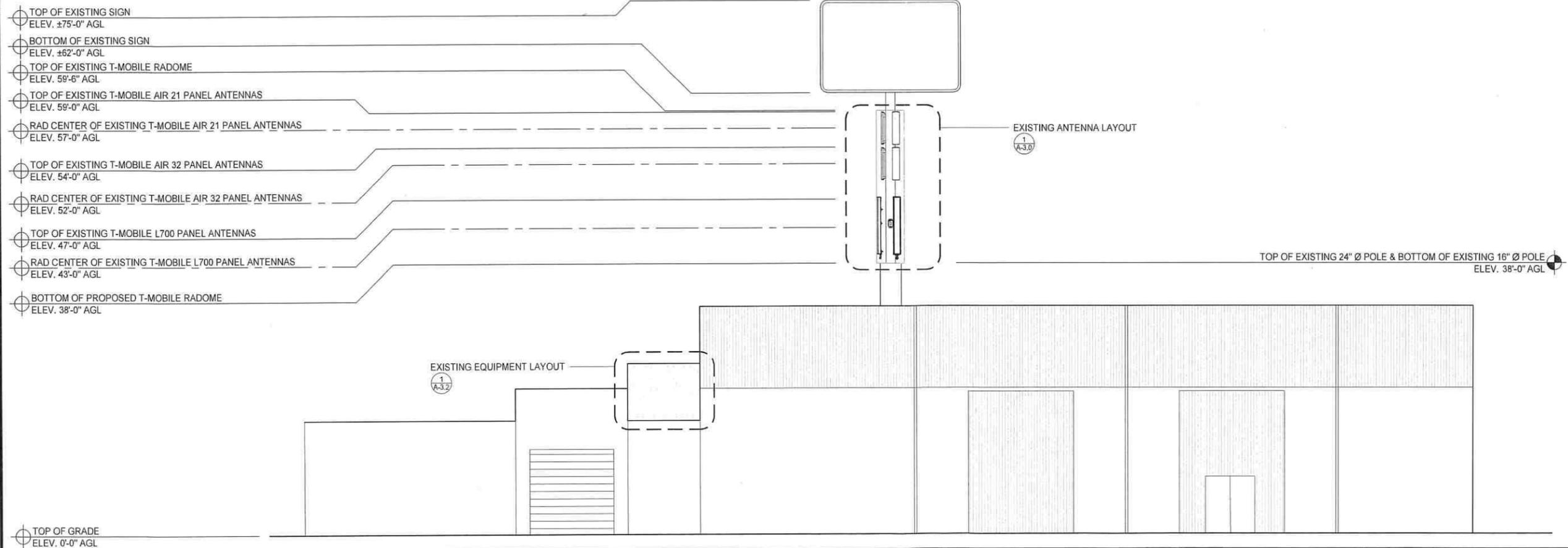
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PROPOSED SOUTH ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
 (OR) 1/16"=1'-0" (11x17)

2



EXISTING SOUTH ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
 (OR) 1/16"=1'-0" (11x17)

1



REVISIONS			
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SHEET TITLE
EXISTING & PROPOSED SOUTH ELEVATIONS

SHEET NUMBER
A-4.2

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- ⊕ TOP OF EXISTING SIGN
ELEV. ±75'-0" AGL
- ⊕ BOTTOM OF EXISTING SIGN
ELEV. ±62'-0" AGL
- ⊕ TOP OF PROPOSED T-MOBILE RADOME
ELEV. 59'-6" AGL
- ⊕ TOP OF EXISTING T-MOBILE AIR 21 PANEL ANTENNAS
ELEV. 59'-0" AGL
- ⊕ RAD CENTER OF EXISTING T-MOBILE AIR 21 PANEL ANTENNAS
ELEV. 57'-0" AGL
- ⊕ TOP OF EXISTING T-MOBILE AIR 32 PANEL ANTENNAS
ELEV. 54'-0" AGL
- ⊕ RAD CENTER OF EXISTING T-MOBILE AIR 32 PANEL ANTENNAS
ELEV. 52'-0" AGL
- ⊕ TOP OF PROPOSED T-MOBILE L7 4X2 PANEL ANTENNAS
ELEV. 47'-0" AGL
- ⊕ RAD CENTER OF PROPOSED T-MOBILE L7 4X2 PANEL ANTENNAS
ELEV. 43'-0" AGL
- ⊕ BOTTOM OF PROPOSED T-MOBILE RADOME
ELEV. 38'-0" AGL

⊕ TOP OF GRADE
ELEV. 0'-0" AGL

PROPOSED SOUTH ELEVATION

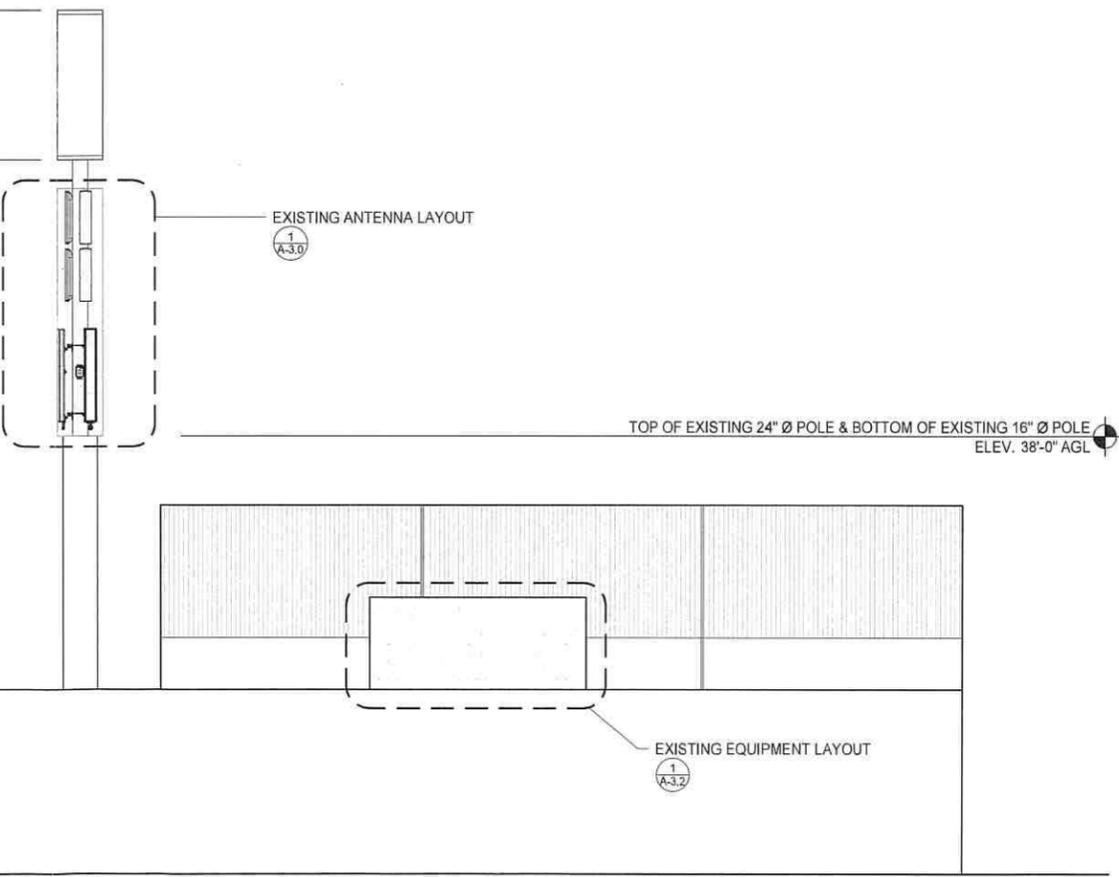
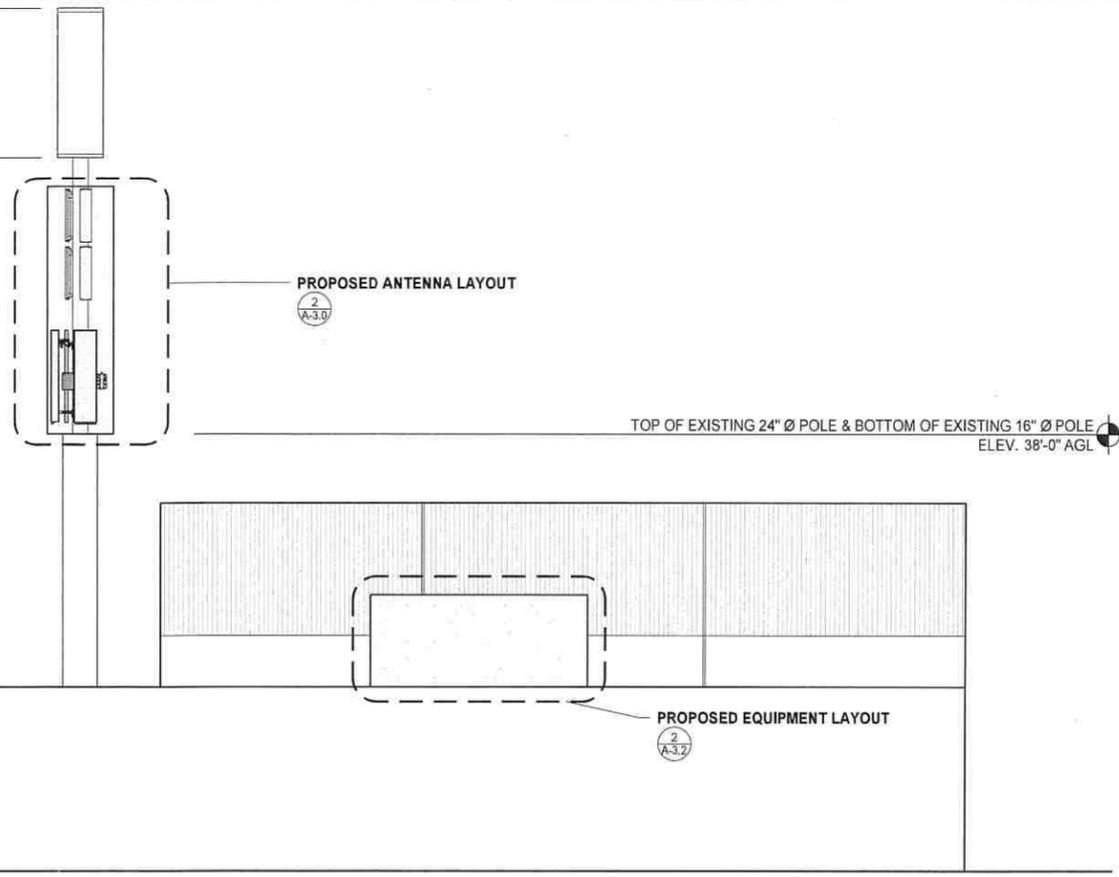
0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 2

- ⊕ TOP OF EXISTING SIGN
ELEV. ±75'-0" AGL
- ⊕ BOTTOM OF EXISTING SIGN
ELEV. ±62'-0" AGL
- ⊕ TOP OF EXISTING T-MOBILE RADOME
ELEV. 59'-6" AGL
- ⊕ TOP OF EXISTING T-MOBILE AIR 21 PANEL ANTENNAS
ELEV. 59'-0" AGL
- ⊕ RAD CENTER OF EXISTING T-MOBILE AIR 21 PANEL ANTENNAS
ELEV. 57'-0" AGL
- ⊕ TOP OF EXISTING T-MOBILE AIR 32 PANEL ANTENNAS
ELEV. 54'-0" AGL
- ⊕ RAD CENTER OF EXISTING T-MOBILE AIR 32 PANEL ANTENNAS
ELEV. 52'-0" AGL
- ⊕ TOP OF EXISTING T-MOBILE L700 PANEL ANTENNAS
ELEV. 47'-0" AGL
- ⊕ RAD CENTER OF EXISTING T-MOBILE L700 PANEL ANTENNAS
ELEV. 43'-0" AGL
- ⊕ BOTTOM OF PROPOSED T-MOBILE RADOME
ELEV. 38'-0" AGL

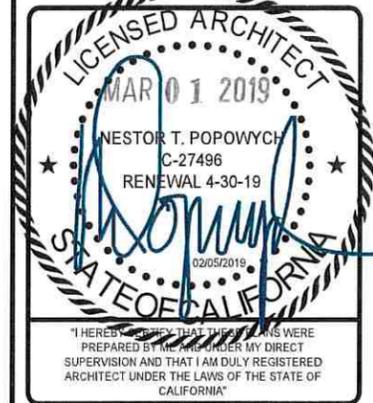
⊕ TOP OF GRADE
ELEV. 0'-0" AGL

EXISTING SOUTH ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	01/11/19	90% CD's	EC
1	02/05/19	100% CD's	SR



L7 4X2
SD805 OFFICE FURNITURE DEPOT
SD06805A
241 NATIONAL CITY BOULEVARD
NATIONAL CITY, CA 91950

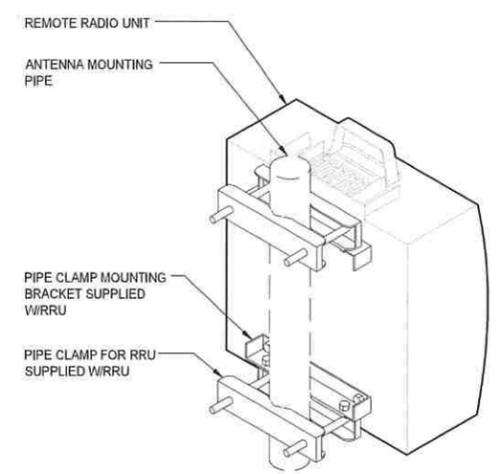
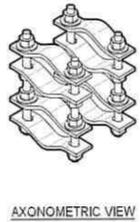
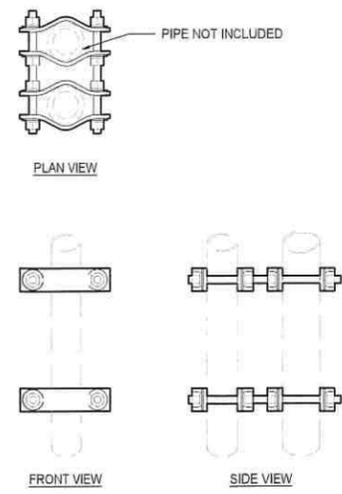
SHEET TITLE
EXISTING & PROPOSED WEST ELEVATIONS

SHEET NUMBER
A-4.3

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

MANUFACTURER: VALMONT
 MODEL: ACP08K, ACP10K, SCP08K, SCP10K, DCP12K, DCP18K
 PIPE TO-PIPE CLAMP SET
 PIPE SIZE: 1-1/2" - 3-1/2", 1-1/2" - 5"
 CLAMP THICKNESS: 1/4", 1/2"
 THREADED ROD SIZE: 1/2" X 8", 1/2" X 10", 5/8" X 12", 5/8" X 18"

- USED FOR ATTACHING SIMILAR SIZED PIPES IN PARALLEL ORIENTATION.
 - ALL HARDWARE INCLUDED.
 - HOT DIPPED GALVANIZED.
 - KIT INCLUDES (2) CLAMPS



NOT USED

9 PIPE TO PIPE CLAMP

2"=1'-0" (22x34)
 1"=1'-0" (11x17)

6

PIPE CLAMP MOUNTING BRACKET

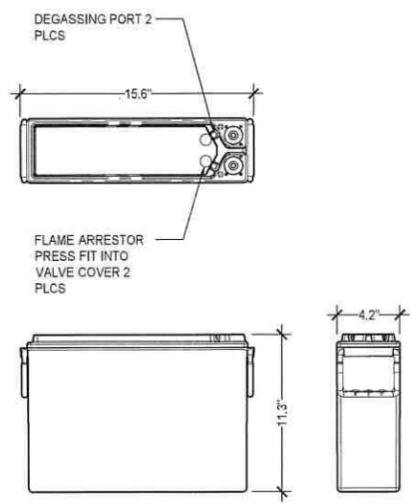
1-1/2"=1'-0" (22x34)
 3/4"=1'-0" (11x17)

3

MANUFACTURER: NORTHSTAR
 MODEL: NSB 100FT RED

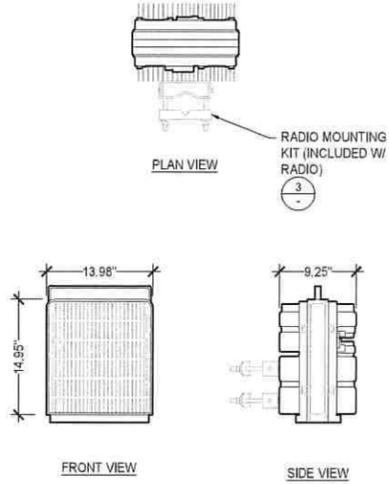
10 HOUR CAPACITY TO 1.80VPC @ 25°C (77F): 100Ah
 8 HOUR CAPACITY TO 1.75VPC @ 25°C (77F): 100Ah
 10 HOUR CAPACITY TO 1.80VPC @ 20°C (68F): 99Ah
 FLOAT VOLTAGE: 2.29 +/- 0.02 VOLTS/CELL
 NOMINAL VOLTAGE: 12V
 IMPEDANCE (1KHz): 3.9
 CONDUCTANCE: 1,298 S
 SHORT CIRCUIT CURRENT: 3,500 A
 MAXIMUM CHARGE CURRENT: NO LIMIT

WEIGHT: 72Lbs. (33Kg)
 HEIGHT: 11.3 in.
 WIDTH: 4.2 in.
 DEPTH: 15.6 in.
 TERMINAL: FEMALE M8x1.25
 TERMINAL TORQUE: 8.0 Nm. (71 in-lbs)



MANUFACTURER: ERICSSON
 MODEL: RADIO 4449

MECHANICAL
 NET WEIGHT: 74 LBS
 DIMENSION (LxWxD): 14.95"X13.98"X9.25"
 COLOR: WHITE
 MOUNTING: STANDARD MOUNTING BRACKET
 HARDWARE MATERIAL: HOT DIP GALVANIZED



NOT USED

8 BATTERY (EXISTING)

2"=1'-0" (22x34)
 1"=1'-0" (11x17)

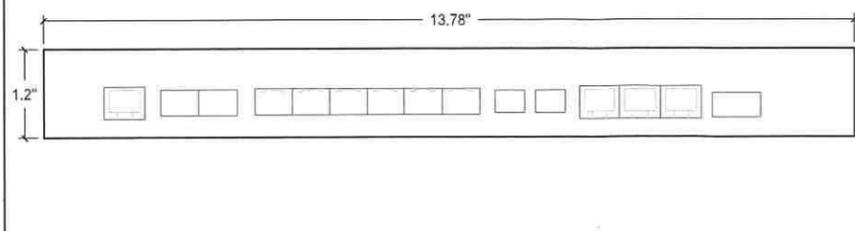
5

RADIO 4449

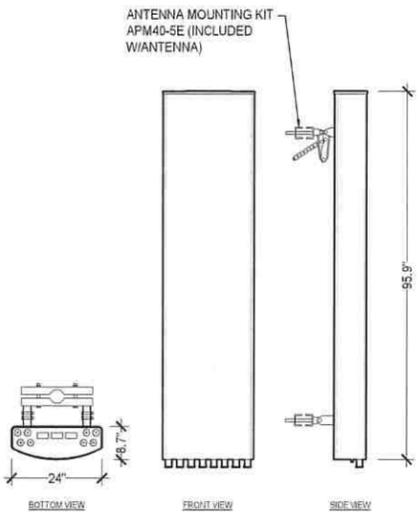
1"=1'-0" (22x34)
 1/2"=1'-0" (11x17)

2

MANUFACTURER: ERICSSON
 MODEL: BB 5216
 DIMENSIONS: 31MMx350MMx280MM (1.2INx13.78INx11IN)
 WEIGHT: 8.82LBS
 LTE (FDD/TDD SUPPORTED): 8000 CONNECTED USERS, 1.2 GBPS DOWNLINK, 600 MBPS UPLINK
 WCDMA: 1152 CE DOWNLINK & 1920 CE UPLINK, 336 MBPS DOWNLINK & 168 MBPS UPLINK
 GSM: UP TO 24 CELL CARRIERS, UP TO 24 TRX IN MIXED MODE CONFIGURATION



MANUFACTURER: RFS
 MODEL: APXVAARR24_43-U-NA20
 FREQUENCY RANGE: LOW BAND 617-746 MHz, HIGH BAND 1695-220 MHz
 HORIZONTAL BEAMWIDTH: 59°, 62°, 65°, 66°
 VERTICAL BEAMWIDTH: 10.3°, 10.4°, 11.4°, 17.1°, 17.3°, 17.8°, 18.5°
 BEAM TILT: 0° - 12°
 VSWR, RETURN LOSS: <1.5:1
 INPUT POWER PER PORT: 250 WATTS
 POLARIZATION: DUAL ±45°
 IMPEDANCE: 50 OHM
 ANTENNA TYPE: CROSS POLARIZED QUAD BAND
 MECHANICAL
 LIGHTNING PROTECTION: DC GROUND
 RADOME MATERIAL: FIBERGLASS, UV RESISTANT
 RF CONNECTOR INTERFACE: 4X-10 FEMALE
 RF CONNECTOR LOCATION: BOTTOM
 RF CONNECTOR QUANTITY: 8
 WIND LOADING MAX.: 326 N @ 240KM/H
 WIND SPEED MAX.: 150 MPH
 DIMENSIONS (DxLxW): 8.7"x95.9"x24"
 NET WEIGHT: 128 LBS
 MOUNTING HARDWARE: APM40-5E



REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
0	01/11/19	90% CD's	EC	
1	02/05/19	100% CD's	SR	



L7 4X2
 SD805 OFFICE FURNITURE DEPOT
 SD06805A
 241 NATIONAL CITY BOULEVARD
 NATIONAL CITY, CA 91950

SHEET TITLE
 EQUIPMENT DETAILS & SPECIFICATIONS

SHEET NUMBER
 A-5.0

NOT USED

7 BB 5216

N.T.S.

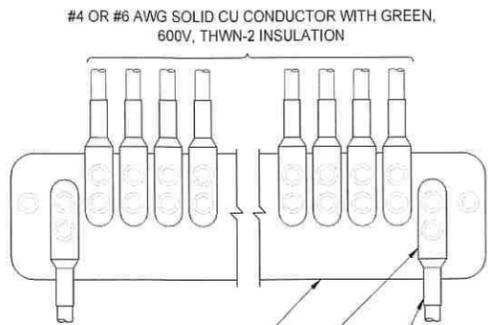
4

APXVAARR24_43-U-A20

1/2"=1'-0" (22x34)
 1/4"=1'-0" (11x17)

1

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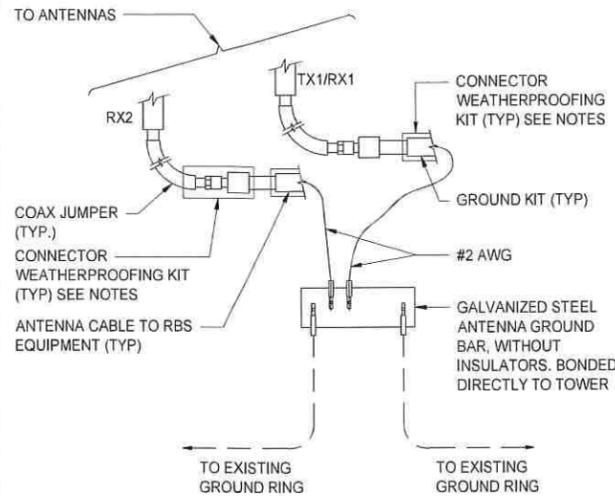


EXISTING GROUNDING BAR ON WALL, FLOOR, OR ON ANTENNA TOWER
TWO HOLE SPADE, TO BE USED TO CONNECT TO GROUND BAR
GROUNDING SHALL BE ELIMINATED WHEN GROUND BAR IS ELECTRICALLY BONDED TO METAL TOWER

1. APPLY NO-OX TO LUG AND BAR CONTACT SURFACE. DO NOT COAT INLINE LUG.
2. IF STOLEN GROUND BARS ARE ENCOUNTERED, CONTACT T-MOBILE CM FOR REPLACEMENT THREADED ROD KIT.

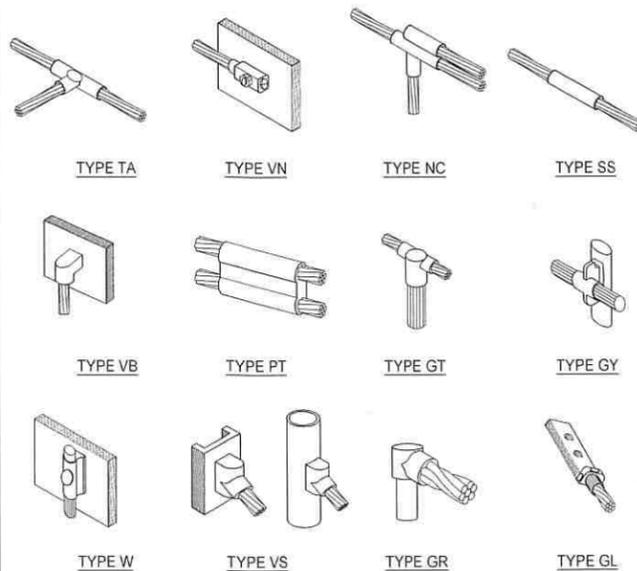
WIRE INSTALLATION

SCALE
N.T.S. 7



GROUND CABLE CONNECTION

SCALE
N.T.S. 6



EXOTHERMIC WELD CONNECTIONS

SCALE
N.T.S. 5

1. EXISTING ANTENNA GROUND BUS BAR NEAR ANTENNA MOUNTS WITH COAX GROUND KIT. SEE DETAIL 6/G-1.
2. EXISTING #6 AWG GROUND FROM ANTENNA GROUND BUS BAR TO TIE INTO EXISTING GROUNDING SYSTEM (TYP OF (2) PLACES). SEE DETAIL 7/G-1.
3. PROPOSED #6 AWG GROUND FROM EQUIPMENT MOUNT TO ANTENNA GROUND BUS BAR. SEE DETAIL 6/G-1.
4. PROPOSED #6 AWG GROUND FROM ANTENNAS TO ANTENNA GROUND BUS BAR. SEE DETAIL 6/G-1.
5. PROPOSED #6 AWG GROUND FROM RADIOS TO EQUIPMENT GROUND BUS BAR. SEE DETAIL 6/G-1.
6. EXISTING EQUIPMENT GROUND BUS BAR NEAR EQUIPMENT WITH COAX GROUND KIT. SEE DETAIL 7/G-1.
7. N/A: #6 AWG GROUND BATTERY CABINET TO EQUIPMENT GROUND BUS BAR. SEE DETAIL 7/G-1.
8. EXISTING #6 AWG GROUND FROM EXISTING EQUIPMENT GROUND BUS BAR TO TIE INTO EXISTING GROUNDING SYSTEM (TYP OF (2) PLACES). SEE DETAIL 7/G-1.

GROUNDING KEY

SCALE
N.T.S. 4

- ⊗ COPPER GROUND ROD
- MECHANICAL CONNECTION
- CADWELD CONNECTION
- ⚡ FIELD VERIFY & TIE INTO EXISTING GROUNDING SYSTEM
- ⊠ TEST WELL
- ▭ GROUND BAR
- G — GROUNDING WIRE

GROUNDING LEGEND

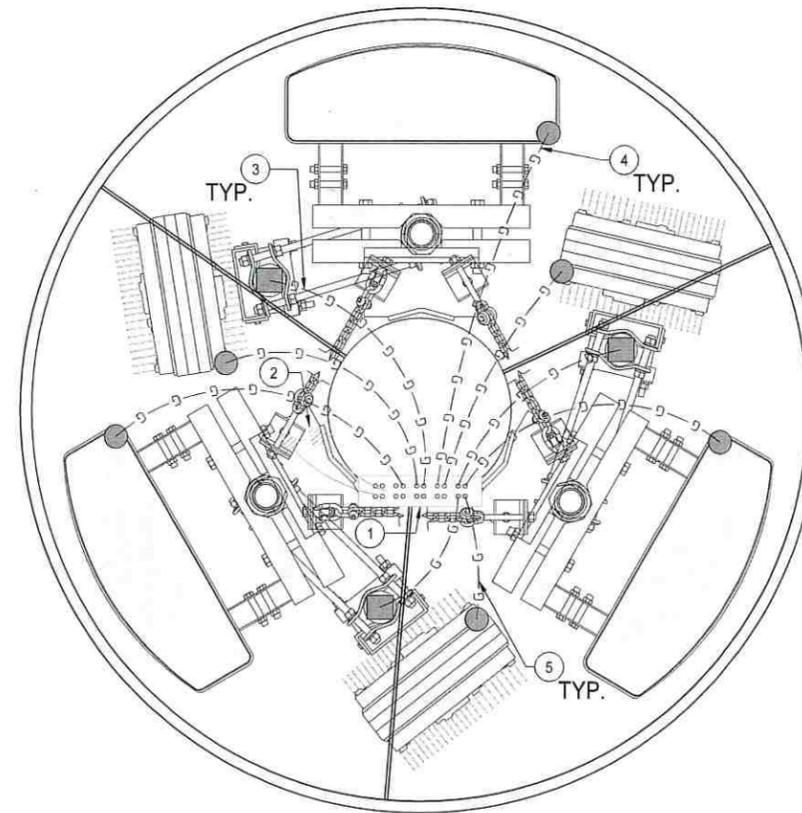
SCALE
N.T.S. 3

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURES PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELDS AT BOTH ENDS AND EXIT FROM TOWER OR POLE USING MFR'S PRACTICES.
3. ALL GROUND WIRE SHALL BE GREEN INSULATED WIRE ABOVE GROUND.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY A T-MOBILE REPRESENTATIVE.
5. REFER TO DIVISION 16 GENERAL ELECTRIC; GENERAL ELECTRICAL PROVISION AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
6. CONTRACTOR TO ABIDE BY ALL T-MOBILE SAFETY STANDARDS DURING SITE CONSTRUCTION.
7. CONTRACTOR SHALL REFER TO T-MOBILE STANDARDS FOR GROUNDING CONNECTIONS & INSTALLATION METHODS.
8. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED T-MOBILE REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CADWELDS AND GROUND RING.
9. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
10. GROUNDING ROD NOTES (WHERE APPLICABLE)
11. ELECTRICAL CONTRACTOR SHALL ORDER GROUND RESISTANCE TESTING ONCE THE GROUND SYSTEM HAS BEEN INSTALLED; A QUALIFIED INDIVIDUAL UTILIZING THE FALL OF POTENTIAL METHOD, SHOULD PERFORM THE TEST. THE REPORT WILL SHOW THE LOCATION OF THE TEST AND CONTAIN NO LESS THAN 9 TEST POINTS ALONG THE TESTING LINE, GRAPHED OUT TO SHOW THE PLATEAU.
12. POINT GROUND TEST OR 3 POINT 62% TESTS WILL NOT BE ACCEPTED AS ALTERNATIVES TO THE AFORE MENTIONED GROUND TESTS. TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED FROM THE A/C SYSTEM GRIDS AND EXISTING COMMUNICATIONS FACILITY.

GENERAL GROUNDING NOTES

SCALE
N.T.S. 2

SCHEMATIC EQUIPMENT GROUNDING PLAN



RAD CENTER AT
43'-0"

0" 2" 4" 8"

SCALE: 1-1/2"=1'-0" (22x34)
(OR) 3/4"=1'-0" (11x17)

1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	01/11/19	90% CD's	EC
1	02/05/19	100% CD's	SR



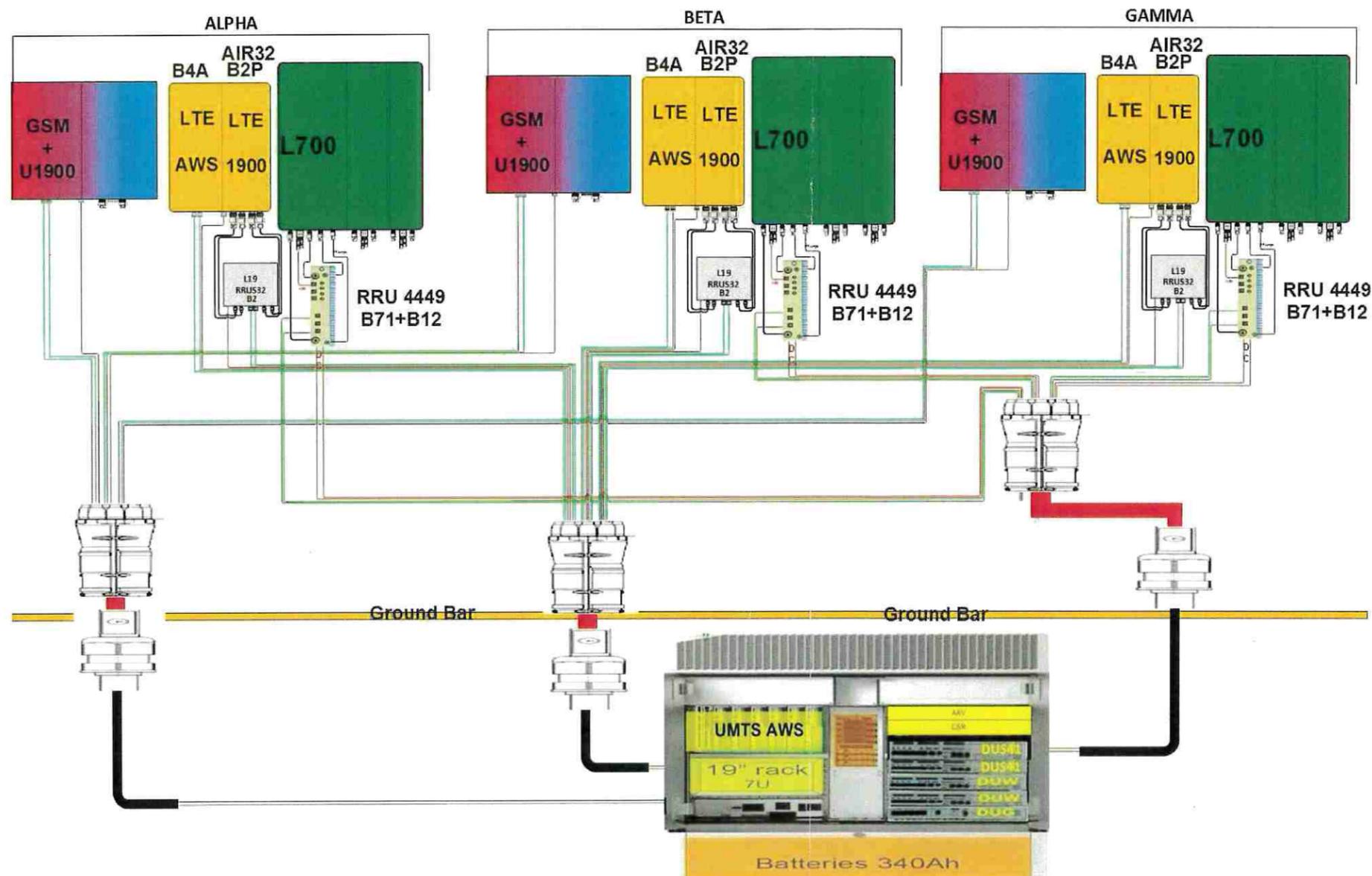
L7 4X2
SD805 OFFICE FURNITURE DEPOT
SD06805A
241 NATIONAL CITY BOULEVARD
NATIONAL CITY, CA 91950

SHEET TITLE
**SCHEMATIC GROUNDING
PLANS, NOTES & DETAILS**

SHEET NUMBER

G-1.0

Site Configuration 67D92D-Air Based with RBS 6102



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	01/11/19	90% CD's	EC
1	02/05/19	100% CD's	SR

RF DESIGN BY
 T-MOBILE
 FOR REFERENCE
 USE ONLY

L7 4X2
 SD805 OFFICE FURNITURE DEPOT
 SD06805A
 241 NATIONAL CITY BOULEVARD
 NATIONAL CITY, CA 91950

SHEET TITLE
 EQUIPMENT
 CONFIGURATION

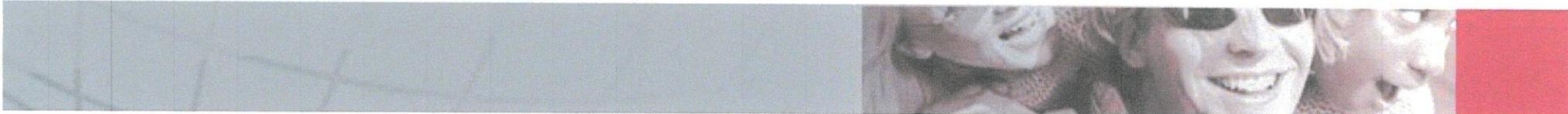
SHEET NUMBER
 RF-1.0

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CONTRACTOR TO REFERENCE FINAL RFDS PRIOR TO CONSTRUCTION

SD06805A Coverage Map

San Diego Market
RF Team
April 4th, 2019

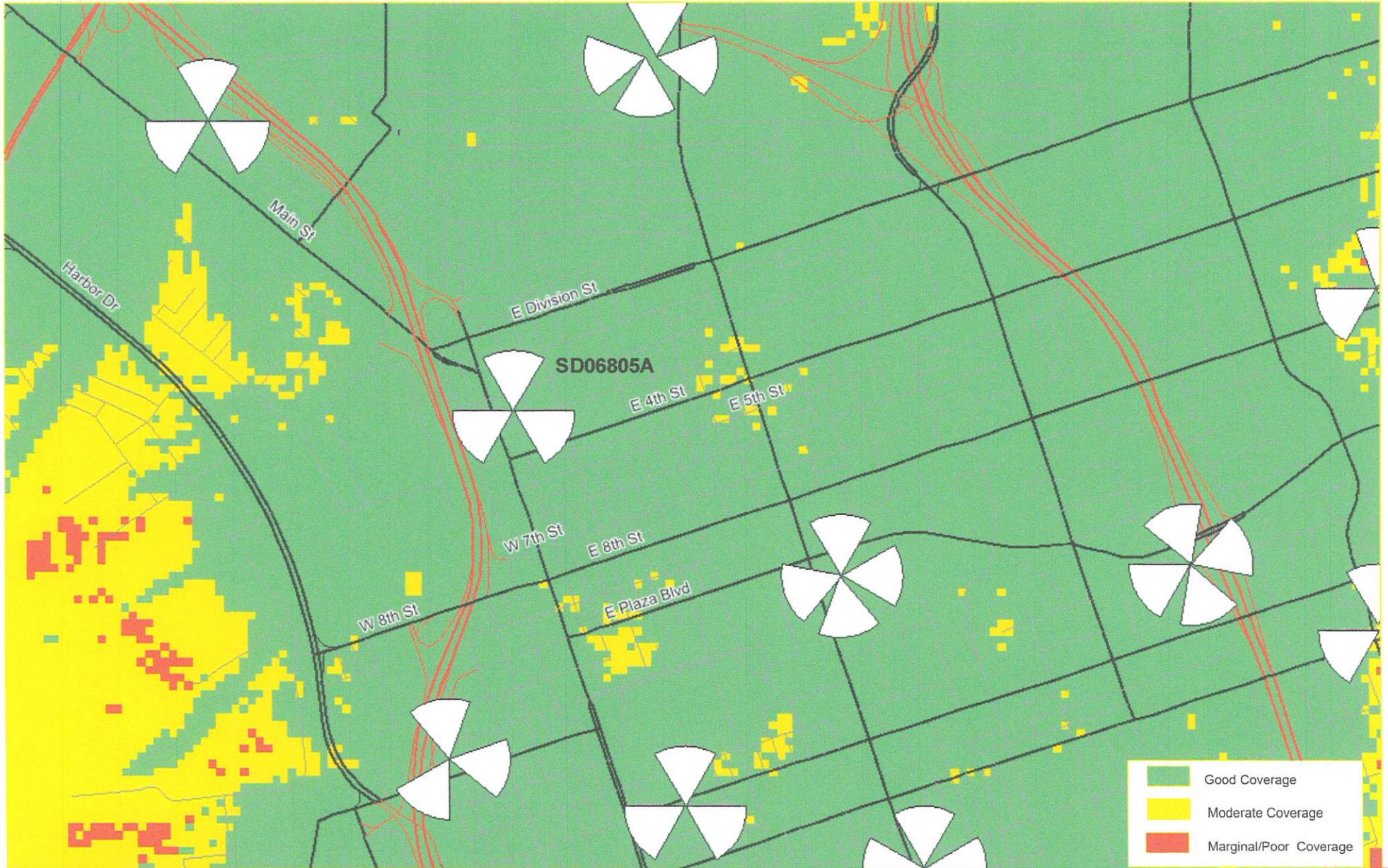


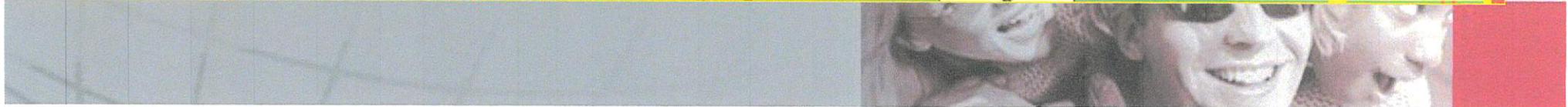
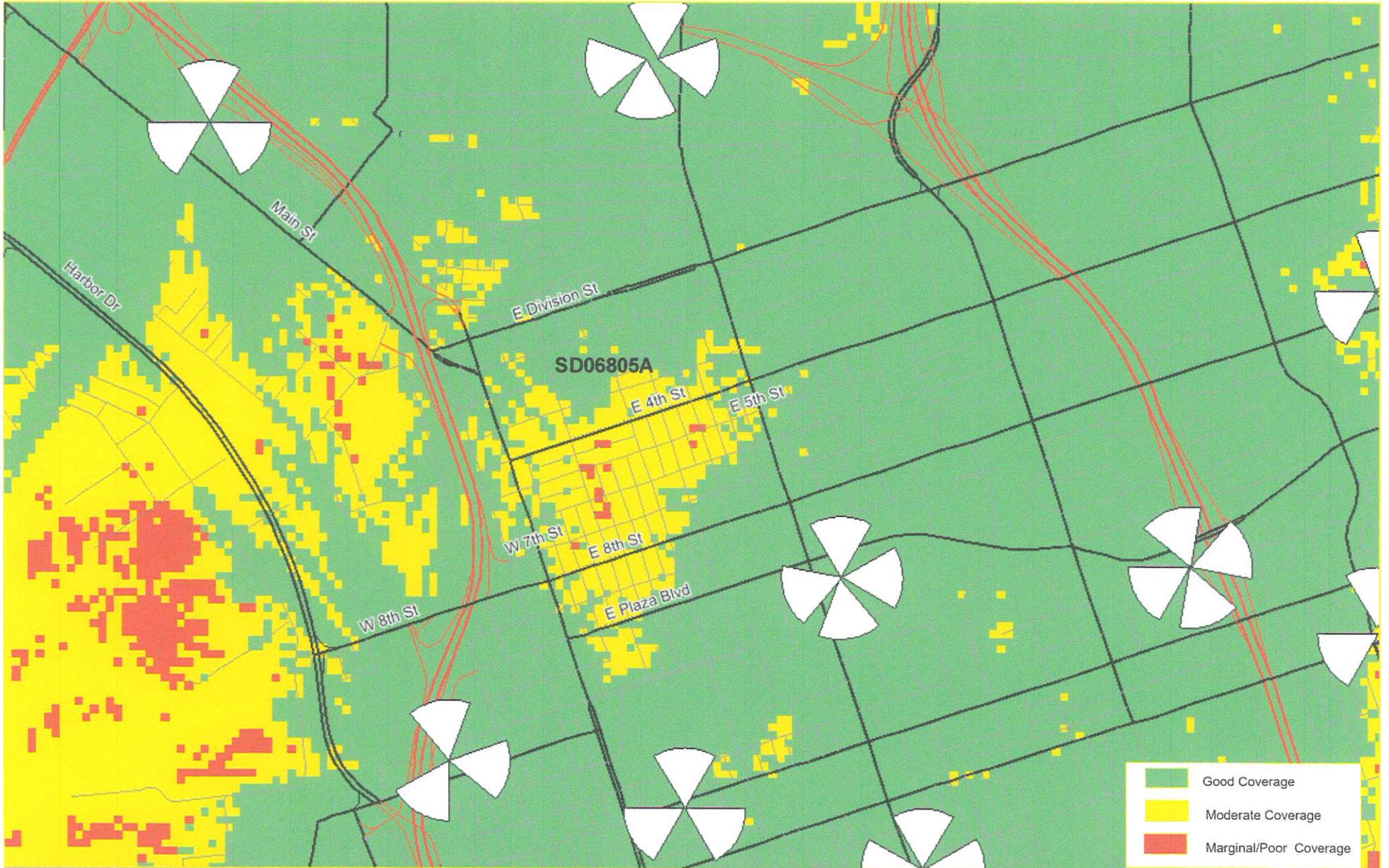
Contents:

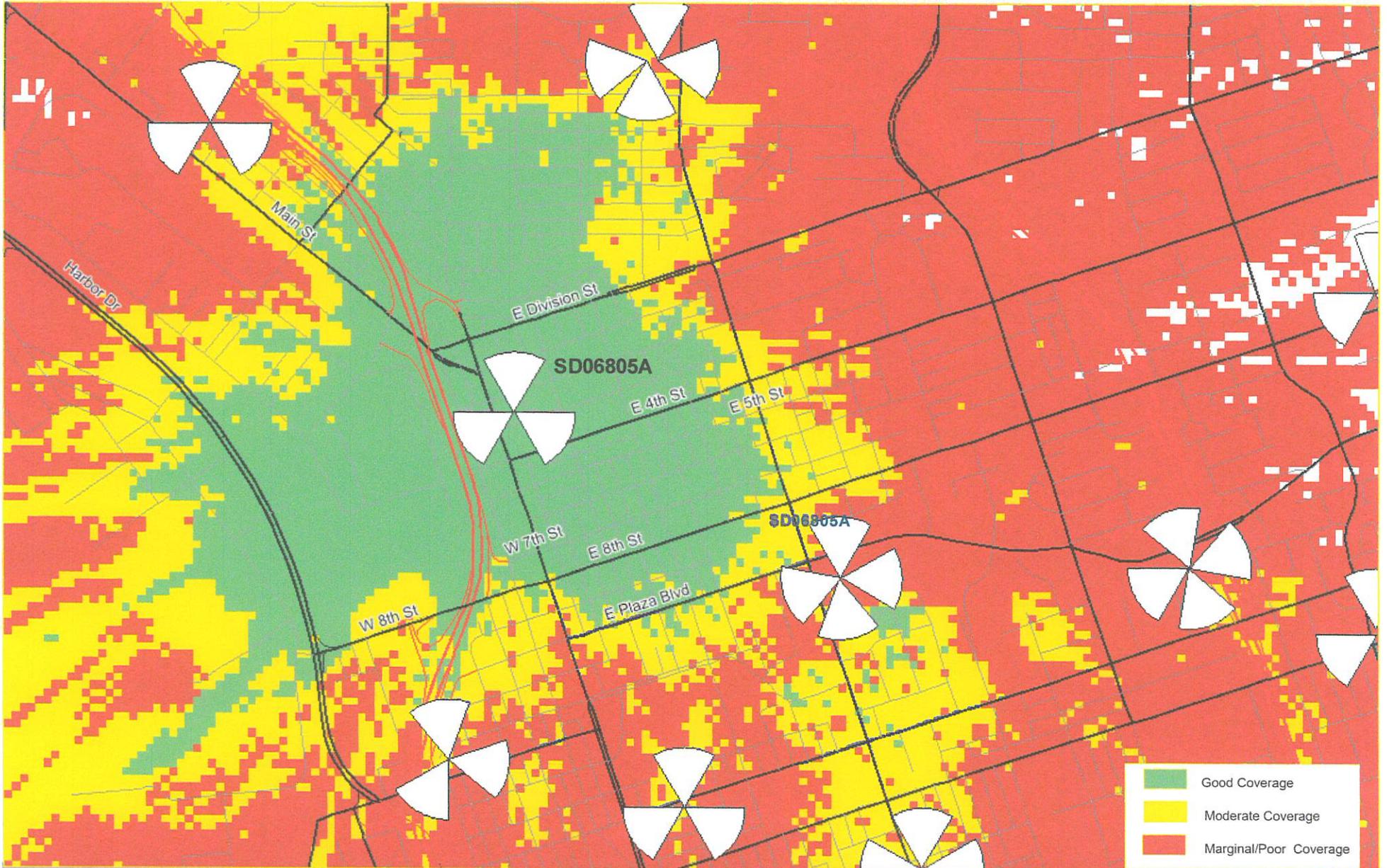
Plots:

- RF Plot with SD06805
- RF Plot without SD06805A
- RF Plot for SD06805A only



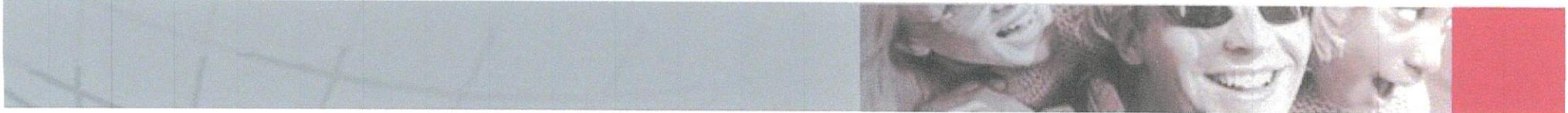






• • **T** • • Mobile •

Thank you





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

NOTICE OF PUBLIC HEARING

AMENDMENT TO A CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN
EXISTING WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 241
NATIONAL CITY BOULEVARD
CASE FILE NO. 2019-09 CUP
APN: 556-101-15

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, May 20, 2019**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request (Applicant: Curtis Chadwick / T-Mobile).

The applicant has applied for an amendment to an existing Conditional Use Permit (2002-06 CUP) for the property located at 241 National City Blvd. The proposal is to modify an existing wireless telecommunications facility by expanding the radome from a width of 48" to 70" in order to allow for new, larger antennas.

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 on or before 12:00 p.m., **May 20, 2019** by the Planning Department, 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

ARMANDO VERGARA
Acting Deputy City Manager / Director of Community Development

ATTACHMENT 7



NOTICE OF EXEMPTION

TO: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego, CA 92101
MS: A-33

Lead Agency: City of National City

Project Title: 2019-09 CUP

Project Location: 241 National City Blvd., National City, CA 91950

Contact Person: Chris Stanley

Telephone Number: (619) 336-4381

Description of Nature, Purpose and Beneficiaries of Project:

Modification of a Conditional Use Permit for the expansion of a wireless telecommunications facility located at 241 National City Blvd.

Applicant:

Curtis Chadwick – T-Mobile
5015 Shoreham Pl. Ste. 150
San Diego, CA 92122

Telephone Number:

(916) 812-9764

Exempt Status:

- Categorical Exemption - Class 1 Section 15301 Existing Facilities (investor and publicly owned utilities)**

Reasons why project is exempt:

It can be seen with certainty that the project will not have a significant effect on the environment. The project involves no new development and will reside in an existing facility.

Date:

CHRIS STANLEY
Assistant Planner

RESOLUTION NO. 2019-07

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR
THE MODIFICATION OF AN EXISTING WIRELESS COMMUNICATIONS FACILITY
LOCATED AT 241 NATIONAL CITY BOULEVARD
CASE FILE NO. 2019-09 CUP
APN: 556-101-15

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for the modification of an existing wireless communications facility on an existing pole-mounted sign located at 241 National City Boulevard at a duly advertised public hearing held on May 20, 2019, 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. 2019-09 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,

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 hearing held on May 20, 2019, support the following 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 because the use is allowable within the Downtown Specific Plan Development Zone # 2 per a Conditional Use Permit and meets the required guidelines in the Land Use Code for telecommunications facilities.
2. The proposed use is consistent with the General Plan and any applicable specific plan because General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology; the proposed telecommunications facility will provide coverage in

an area with limited service and provide additional reception for T-Mobile customers.

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 because an existing pole-mounted wireless telecommunications facility is currently located on the property, therefore the proposal is compatible with existing uses. The proposed use may limit future development opportunities
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 because the property is already fully developed and the telecommunications facility is already existing. The proposal to expand the radome will not have a physical impact on the site.
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 because the proposed modification to expand the radome of the existing facility is consistent with the previously approved use, although it may constitute a nuisance to public interest by supplementing the need for use of the building.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act because Class 1, Section 15301 Categorical Exemption includes existing facilities of both investor and publicly-owned utilities used to provide public utility services.

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

General

1. This *Conditional Use Permit* authorizes the modification of an existing conditionally-approved telecommunications facility on a pole sign located at 241 National City Boulevard. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2019-09 CUP dated 4/25/2019.
2. *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.

3. 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 the Municipal Code.
4. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.

Planning

5. All operations, including ongoing and temporary/maintenance activities shall conform to the standards for noise level limits as stated in Table III of Title 12 (Noise) of the National City Municipal Code.
6. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the telecommunications facility.
7. Any equipment visible to the exterior of the facility, including cable chases/trays, shall be painted to match the surface on which it is mounted.
8. 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.
9. In the event that the property is redeveloped, the facility shall be incorporated into the new development subject to design requirements for telecommunications facilities applicable at that time, relocated offsite, or decommissioned.
10. 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.
11. Prior to final sign off of the building permit, the buildings on the site located at 241 National City Blvd. and 35 East 3rd Street shall be brought into compliance with Codes related to property maintenance. This includes, but is not limited to, replacement of broken windows; removal and/or painting over graffiti within 48 hours of its discovery; removal of barbed wire along the "A" Avenue frontage; removal of or obtaining a permit for the banner currently located on the existing pole sign; and re-facing of the existing pole sign with white plastic/Lexan, as required by NCMC 18.47.140.

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 20, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



Item no. **4**
May 20, 2019

CITY OF NATIONAL CITY – COMMUNITY DEVELOPMENT DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: FISCAL YEAR 2019-2020 CAPITAL IMPROVEMENT PROGRAM – GENERAL PLAN CONFORMITY REVIEW

Staff report by: Raymundo Pe - Principal Planner

Applicant: City

Location: Citywide

Environmental review: Environmental review will be conducted for projects pursuant to the California Environmental Quality Act.

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 2019-20 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 2019-2020 is in conformity with the adopted General Plan.

Attachments

1. Proposed Capital Improvement Program FY 2019-2020
2. Conformity Review
3. Government Code Section 65401

RAYMUNDO PE
Principal Planner

ARMANDO VERGARA
Acting Deputy City Manager/
Director of Community Development

ATTACHMENT 1

Proposed Capital Improvement Program FY 2019-2020

Project	Type	General Fund (001)	Facilities Maintenance Reserve (001)	Sewer Fund (125)	SB1 (RMRA) Gas Tax Fund (109)	TransNet Prop "A" Fund (307)	Library Capital Outlay Fund (108)	Fire DIF Fund (325)	Information Systems Maintenance Fund (629)	Total
Drainage Improvements (001-409-500-598-7049)	Infrastructure	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Traffic Monitoring / Safety Enhancements (001-409-500-598-6573)	Infrastructure	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Facilities Upgrades (001-409-500-598-1500)	Facilities	\$ -	\$ 2,300,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 100,000	\$ -	\$ 2,410,000
Sewer Replacement / Upsizing (125-409-500-598-2024)	Infrastructure	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Safe Routes to School Pedestrian and Bicycle Safety Enhancements (307-409-500-598-6166)	Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ 212,000	\$ -	\$ -	\$ -	\$ 212,000
Street Resurfacing (109-409-500-598-6035) (307-409-500-598-6035)	Infrastructure	\$ -	\$ -	\$ -	\$ 1,030,455	\$ 400,000	\$ -	\$ -	\$ -	\$ 1,430,455
Traffic Signal Upgrades (307-409-500-598-6558)	Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Communications Infrastructure Expansion (629-409-500-598-8039)	Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Total		\$ 1,300,000	\$ 2,300,000	\$ 2,000,000	\$ 1,030,455	\$ 1,212,000	\$ 10,000	\$ 100,000	\$ 100,000	\$ 8,052,455

ATTACHMENT 2

General Plan Conformity Review

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, including new sidewalks and pedestrian curb ramps for Americans with Disabilities Act (ADA) compliance.

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

Project Description: Provide major maintenance and upgrades to various City-owned public buildings and facilities to ensure public health and safety, and sustainable operations.

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.

Sewer Replacement / Upsizing

Project Description: Projects include repair and/or replacement of deteriorated sewer lines and/or upsizing to increase capacity and efficiency of the sewer collection system 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 CS-5.2: Coordinate land use planning and wastewater infrastructure planning to provide for future development and maintain adequate service levels.

Safe Routes to School Pedestrian and Bicycle Safety Enhancements

Project Description: Projects include various infrastructure improvements Citywide to enhance access and safety for children walking and biking to school.

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-8.3: Identify and implement necessary pedestrian improvements with special emphasis on providing safe access to schools, parks, community and recreation centers, shopping districts, and other appropriate facilities.

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

Street Resurfacing

Project Description: Projects include a combination of roadway rehabilitation, grinding and overlay, slurry seals and restriping of finished pavement; other improvements include removal and replacement of damaged or lifted sidewalks and substandard pedestrian curb ramps for ADA compliance.

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 NN-1.4: Require the use of noise-reducing paving materials for public and private road surfacing projects.

Traffic Signal Upgrades

Project Description: Projects include various upgrades and modifications to traffic signals and associated infrastructure / equipment Citywide, to enhance traffic safety and operations.

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-2.5: Encourage traffic circulation improvements that minimize land acquisition and major construction, such as, but not limited to, enhanced road markings, synchronized traffic signals and Intelligent Transportation System (ITS) network management.

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.

State of California

GOVERNMENT CODE

Section 65401

65401. If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.

(Amended by Stats. 1970, Ch. 1590.)



FY 2019-2020
Capital Improvement Program -
General Plan
Conformity Review

Planning Commission Meeting
May 20, 2019

Overview

Objective

- Evaluate, prioritize and identify funding options for the repair, replacement and expansion of the City's physical infrastructure, facilities, parks and fleet

Process

- “Sliding” five-year budgeting process where the first year of five-year program represents the “approved” capital budget, which is incorporated into the City’s annual budget
- Projects programmed for subsequent years are for planning purposes only and do not receive expenditure authority
- City staff develop project proposals based on community input, needs assessments, and consistency with adopted long-range planning documents
- CIP Committee reviews project proposals and provides recommendations to Planning Commission and City Council
- Planning Commission reviews new projects proposed for inclusion in the CIP for conformity with the General Plan prior to City Council approval and budget adoption

Overview

CIP Assets

Infrastructure

Streets
Sidewalks
Pedestrian Ramps
Street Lights
Traffic Signals
Sewer System
Storm Drains
Communications

Parks and Facilities

City Offices
PW Yard
Police Station
Fire Stations
Community Centers
Public Library
Information Technology
Community Parks
Ball Fields
Restrooms
Lighting
Landscaping
Walking Paths
Swimming Pool

Vehicle Fleet

Light Duty Trucks
Medium and Heavy Duty Trucks
Pool Vehicles
Police Petrol Vehicles
Fire Apparatus
Heavy Equipment

Overview

Major Maintenance (Deferred and/or Ongoing)

- Capital improvement projects that provide major maintenance and/or upgrades to existing infrastructure and/or facilities required to provide essential public services and maintain health and safety
- Examples – roadway rehab, roof replacement, HVAC system upgrades, removal and replacement of deteriorated metal storm drain pipes

New Public Improvements

- Capital improvement projects that expand existing infrastructure and/or facilities, or construct new facilities, to address present and future needs of the Community
- Examples – skate park, multi-purpose athletic field, municipal swimming pool, aquatic center, community corridors

Overview

Project Prioritization

- Annual - Annual project to address infrastructure needs
- Tier 1 - Urgent project based on public health and safety
- Tier 2 - Near-Term project (1 to 2 years)
- Tier 3 - Mid-Term project (3 to 5 years)
- Tier 4 - Long-Term project (6 to 10 years)

Evaluation Criteria

- Health and safety
 - Community support
 - Project costs and schedule
 - Available funding
 - Consistency with City General Plan and other long-range planning documents
- Ongoing maintenance costs

CIP Funding

- With support of the Community and City Council, staff aggressively pursue Federal, State and Regional grants to fund capital projects
- Other typical funding sources include: *TransNet*, Gas Tax (SB1), Sewer Service Fund, Development Impact Fees (DIF) and General Fund
- Funding sources for capital projects often have restrictions based on project scope and expenditure timelines
- Exploring funding options, including review of major maintenance reserve policies, is essential to ensuring fiscal sustainability

FY 2015 CIP Projects Completed

Projects	Amount
8th St Smart Growth Revitalization (Trolley Station to Highland Ave)	\$9,000,000
8th St Safety Enhancements (Highland Ave to Palm Ave)	\$1,500,000
Coolidge Ave Safe Routes to School (18th St to Plaza Blvd)	\$2,000,000
4th St Community Corridor (Roosevelt Ave to Harbison Ave)	\$1,500,000
18th Street Community Corridor (Phase I – Wilson Ave to “D” Ave)	\$400,000
Drainage Improvements	\$215,000
George H. Waters Nutrition Center Improvements	\$160,000
Martin Luther King Jr Community Center Improvements	\$50,000
Casa de Salud Manuel Portillo Youth Center Improvements	\$30,000
WI-TOD Site Preparation	\$3,280,000
Public Works Relocation (1726 Wilson Ave, 726 W. 19th St, and other sites)	\$5,000,000
Total	\$23,135,000

FY 2015 CIP Projects Completed

8th St Smart Growth Revitalization (Trolley Station to Highland Ave)



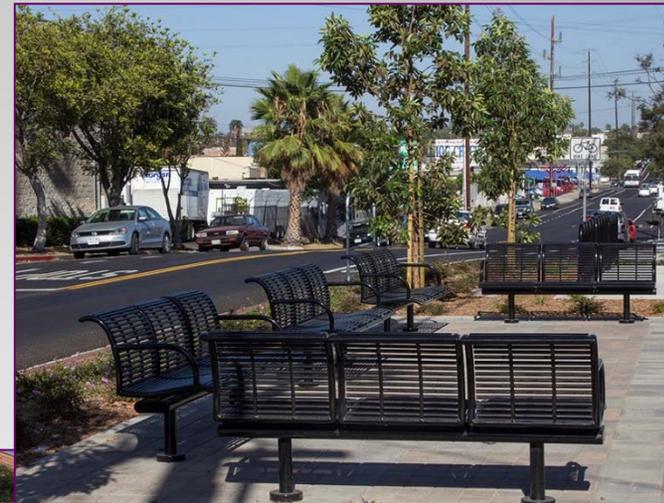
Before



After

FY 2015 CIP Projects Completed

Coolidge Ave Safe Routes to School (18th St to Plaza Blvd)



FY 2015 CIP Projects Completed

4th St Community Corridor (Roosevelt Ave to Harbison Ave)



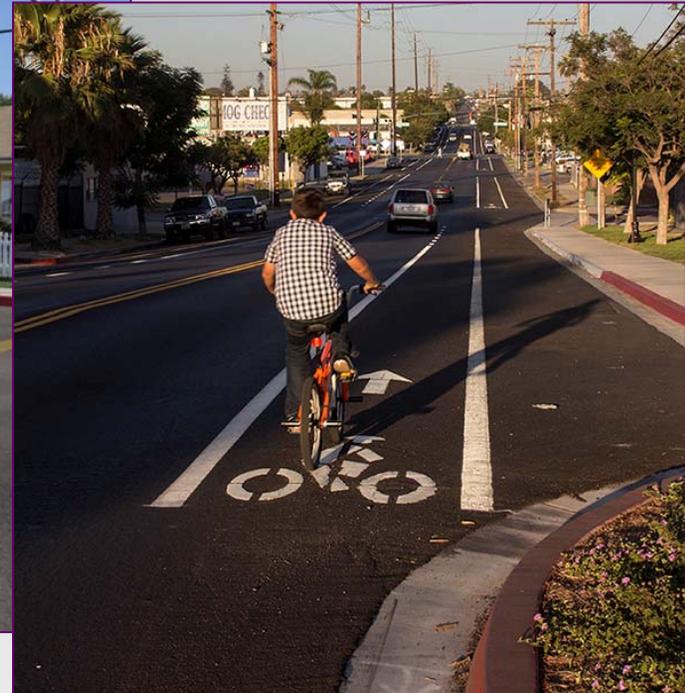
Bike Lane with Reverse Angle Parking

FY 2015 CIP Projects Completed

18th St Community Corridor (Phase I – Wilson Ave to “D” Ave)



Green Bike Box



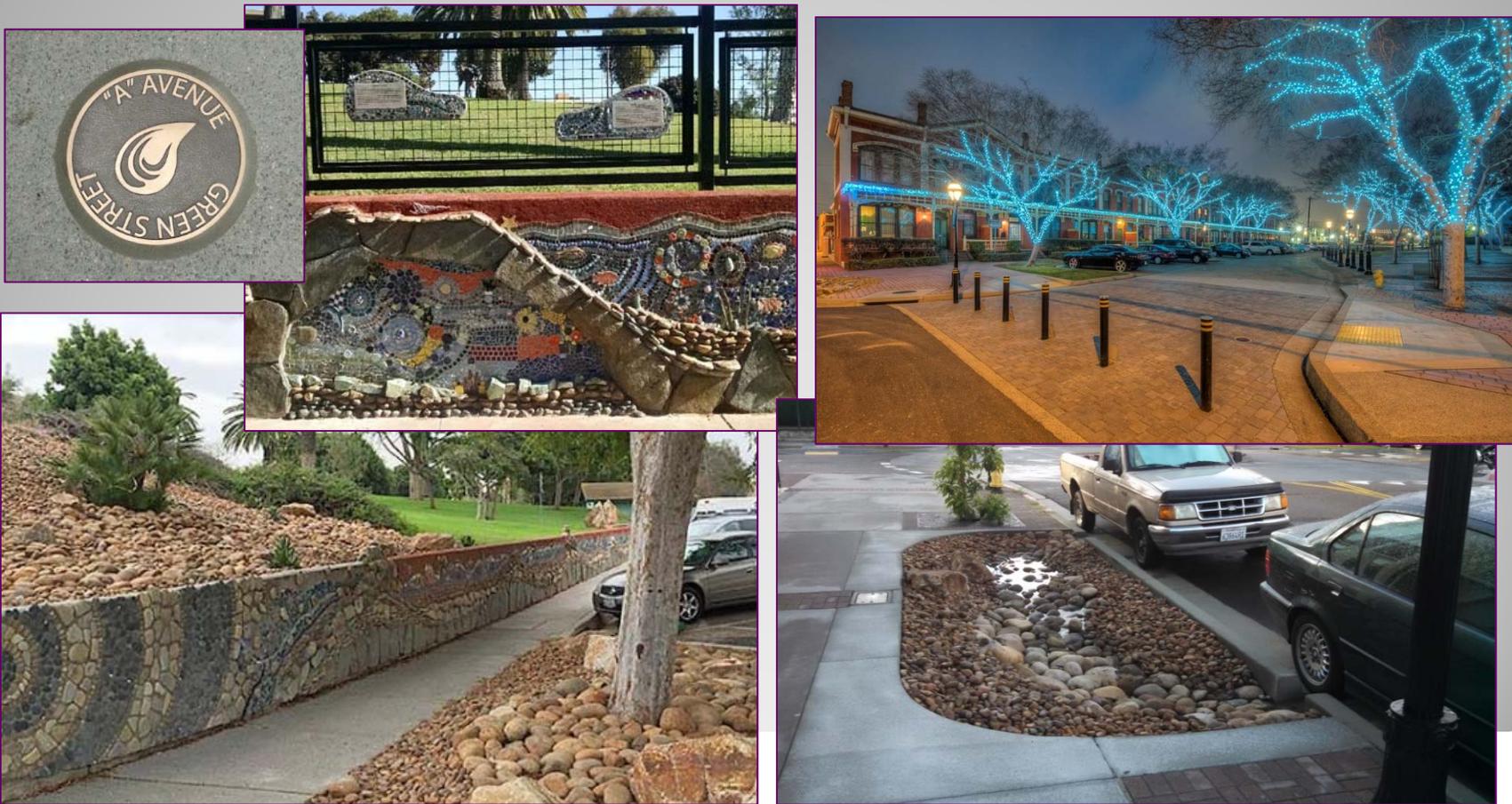
Bike Lane

FY 2016 CIP Projects Completed

Projects	Amount
"A" Ave "Green" Street (8th St through Kimball Park to Paradise Creek)	\$3,700,000
"D" Avenue Community Corridor, Roundabout and War Memorial	\$2,600,000
Highland Ave Safety Enhancements (Division St to 8th St)	\$1,900,000
Paradise Valley Rd Safe Routes to School (8th St to Plaza Blvd)	\$350,000
National City Aquatic Center	\$5,300,000
National City Public Library Improvements	\$1,100,000
Unified Messaging System	\$210,000
Total	\$15,160,000

FY 2016 CIP Projects Completed

"A" Ave "Green" Street
(8th St through Kimball Park to Paradise Creek)



FY 2016 CIP Projects Completed

"D" Ave & 12th St Roundabout & War Memorial



FY 2016 CIP Projects Completed

"D" Ave & 12th St Roundabout & War Memorial



War Memorial
Rededication Ceremony
December 7, 2015

FY 2016 CIP Projects Completed

Highland Ave Safety Enhancements (Division St to 8th St)



Before

After



FY 2016 CIP Projects Completed

National City Aquatic Center



FY 2017 CIP Projects Completed

Projects	Amount
Downtown-Westside Community Connections (Phases III & IV – Plaza Blvd and 14th St between Coolidge Ave and “A” Ave)	\$1,200,000
Plaza Blvd Widening (Phase I – “N” Ave to I-805)	\$4,800,000
Street Resurfacing	\$200,000
Safe Routes to School Pedestrian and Bicycle Safety Enhancements	\$600,000
Bicycle Parking Enhancements	\$120,000
Kimball Park Improvements	\$4,000,000
El Toyon Park Improvements	\$1,000,000
Paradise Creek Educational Park Improvements	\$980,000
Kimball Park Low-Impact Development and Paradise Creek Restoration	\$2,400,000
Police Department Building Improvements	\$2,000,000
Civic Center (City Hall) Improvements	\$300,000
Fire Station 31 Improvements	\$190,000
National City Municipal Pool Improvements	\$160,000
Camacho Recreation Center Improvements	\$120,000
National City Aquatic Center Improvements	\$170,000
CCTV Camera Video Storage Capacity Upgrades	\$100,000
Total	\$18,340,000

FY 2017 CIP Projects Completed

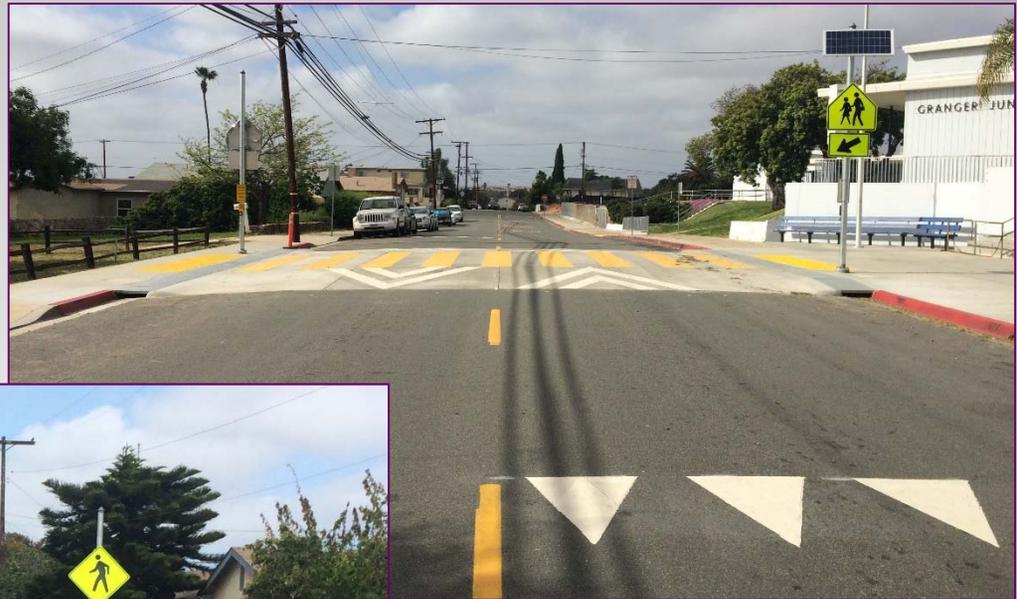
Downtown-Westside Community Connections
(Phases III & IV – Plaza Blvd and 14th St between
Coolidge Ave and "A" Ave)



FY 2017 CIP Projects Completed

Safe Routes to School Pedestrian and Bicycle Safety Enhancements

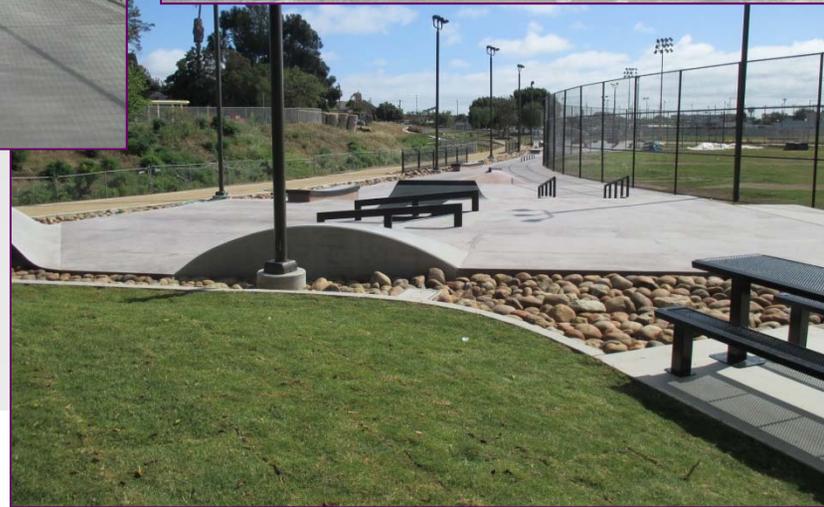
Pedestrian Crossing Enhancements - E. 16th Street & Grove St



Raised Crosswalk in front of Granger Jr High School

FY 2017 CIP Projects Completed

Kimball Park Improvements



FY 2017 CIP Projects Completed

Kimball Park Improvements



FY 2017 CIP Projects Completed

Paradise Creek Educational Park Improvements



FY 2017 CIP Projects Completed

Kimball Park Low-Impact Development and Paradise Creek Restoration



Before

After



FY 2018 CIP Projects Completed

Projects	Amount
18th St Community Corridor (Phase II – “D” Ave to Granger Ave)	\$1,600,000
Division St Traffic Calming (Highland Ave to Euclid Ave)	\$1,300,000
Westside Pedestrian and Bicycle Enhancements	\$2,600,000
Citywide Midblock Pedestrian Crossing Enhancements	\$1,600,000
Street Resurfacing and Alley Improvements	\$1,300,000
Wayfinding Signage & Community Gateways	\$1,200,000
Safe Routes to School Pedestrian and Bicycle Safety Enhancements	\$90,000
Sewer Replacement & Upsizing	\$3,400,000
Las Palmas & El Toyon Park Lighting Replacement	\$1,000,000
Drainage Improvements	\$130,000
ARTS Center Roof Replacement	\$150,000
Historic Property Preservation (Granger Music Hall, Kimball House, Stein Farm, Train Depot)	\$150,000
Fire Station 33 (El Toyon Park)	\$400,000
Total	\$14,920,000

FY 2018 CIP Projects Completed

Division Street Traffic Calming (Highland Avenue to Euclid Avenue)



Before

After



FY 2018 CIP Projects Completed

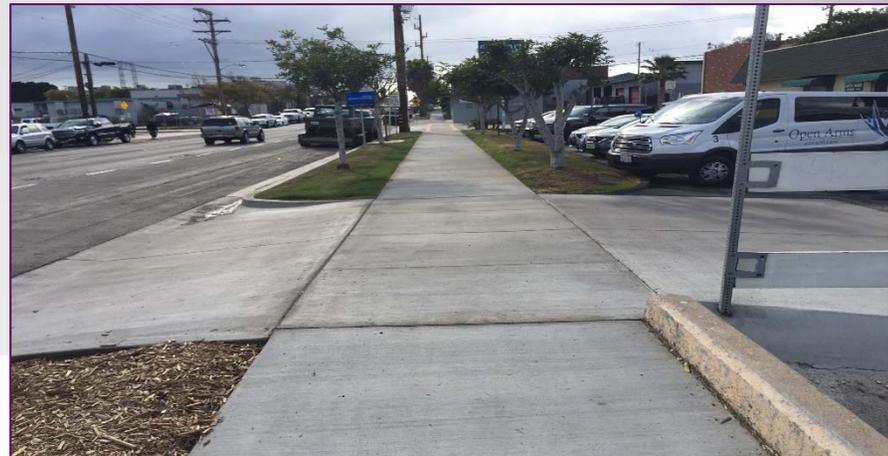
Westside Pedestrian and Bicycle Enhancements



Roundabout at Harding Ave
& W. 14th St



Raised crosswalk and
sidewalk on W. 18th St



FY 2018 CIP Projects Completed

Street Resurfacing and Alley Improvements



Before



After

FY 2018 CIP Projects Completed

Wayfinding Signage



FY 2018 CIP Projects Completed

Community Gateways



8th St & National City Blvd
Pedestrian Bridge

Mile of Cars Way & Wilson Ave
Community Gateway



FY 2019 CIP Projects Completed

Projects	Amount
Citywide Midblock Pedestrian Crossing Enhancements	\$1,700,000
Drainage Improvements	\$600,000
Traffic Signal Upgrades*	\$3,200,000
Safe Routes to School Pedestrian and Bicycle Safety Enhancements	\$500,000
1726 Wilson Avenue Improvements (Energy Savings Upgrades)	\$90,000
Civic Center Improvements (Energy Savings Upgrades)	\$2,400,000
Fire Station 31 Improvements (Energy Savings Upgrades)	\$30,000
Fire Station 34 Improvements (Energy Savings Upgrades)	\$470,000
MLK Jr. Community Center Improvements (Energy Savings Upgrades)	\$540,000
National City Public Library Improvements (Energy Savings Upgrades)	\$790,000
Police Department Building Improvements (Energy Savings Upgrades)	\$1,200,000
ARTS Center Improvements (Energy Savings Upgrades)	\$260,000
Casa de Salud Youth Center Improvements (Energy Savings Upgrades)	\$120,000
Kimball Senior Center Improvements (Energy Savings Upgrades)	\$40,000
Kimball Park Improvements (Energy Savings Upgrades)	\$40,000
Las Palmas Park Improvements (Energy Savings Upgrades)	\$70,000
<i>* Project is under construction, but is estimated to be completed by the end of FY 2019</i>	
Total	\$12,050,000

FY 2019 CIP Projects Completed

Citywide Midblock Pedestrian Crossing Enhancements



Midblock Pedestrian Crossing Enhancements on
E. 16th Street near National City Middle School

FY 2020 - 2024 CIP Projects

Projects	Amount
30th St Bicycle Corridor ("D" Ave to N. 2nd Ave)	\$1,200,000
Euclid Ave Bicycle Corridor (Cervantes Ave to E. 24th St)	\$5,000,000
El Toyon - Las Palmas Bicycle Corridor	\$2,000,000
Plaza Blvd Widening (Phases II & III – Highland Ave to "N" Ave, I-805 to Euclid Ave)	\$7,200,000
Sweetwater Rd Safety Enhancements (Plaza Bonita Rd to Plaza Bonita Center Way)	\$1,300,000
Division St Traffic Calming (Euclid Ave to Harbison Ave)	\$400,000
Safe Routes to School Pedestrian and Bicycle Safety Enhancements	\$2,000,000
Street Resurfacing	\$4,000,000
Traffic Signal Upgrades	\$2,500,000
Sewer Replacement / Upsizing	\$6,000,000
Drainage Improvements	\$2,000,000
Paradise Creek Biofiltration (Paradise Valley Rd)	\$1,900,000
Paradise Creek Park	\$12,000,000
Urban Forest Expansion and Improvements	\$660,000
El Toyon Park Playground Equipment Replacement	\$175,000
Fiber Optics Communications Infrastructure Expansion	\$300,000
Public Safety Cameras	\$350,000
Facilities Upgrades	\$4,300,000
Cell Phone Repeater Upgrades	\$75,000
24th St Transit Oriented Development Overlay	\$560,000
National City Bicycle Parking Enhancements	\$60,000
National City Boulevard Inter-City Bike Connection	\$400,000
8th St & Roosevelt Ave Smart Growth Revitalization	\$7,000,000
Sweetwater Road Protected Bikeway	\$2,800,000
Waterfront-Homefront Connectivity Study	\$220,000
Bayshore Bikeway	\$6,400,000
Central Community Mobility Enhancements	\$1,500,000
National City Bicycle Wayfinding	\$940,000
Total	\$73,240,000

“Competitive” Grant Awards

Grants	Amount
Smart Growth Incentive Program (SGIP) Grant – 8th St (Trolley Station to Highland Ave)	\$2,000,000
Smart Growth Incentive Program (SGIP) Grant – Downtown-Westside Community Connections	\$2,000,000
Smart Growth Incentive Program (SGIP) Grant – Westside Pedestrian & Bicycle Enhancements	\$2,000,000
Smart Growth Incentive Program (SGIP) Grant – Downtown Specific Plan Update	\$320,000
Smart Growth Incentive Program (SGIP) Grant – Wayfinding Signage Program	\$825,000
San Diego Unified Port District CIP – Wayfinding Signage Program	\$250,000
San Diego Unified Port District CIP – National City Aquatic Center	\$4,633,110
Catalyst Grant – WI-TOD Project (Phase I)	\$500,000
EPA Grants (2 Total) – WI-TOD Project (Phase I)	\$400,000
Strategic Growth Council Affordable Housing and Sustainable Communities (AHSC) Program Grant – WI-TOD (Phase II) Transportation Infrastructure	\$930,271
Department of Housing and Community Development Housing-Related Parks Program (HRPP) Grants (2 Total) – WI-TOD (Phase II) Community Park	\$1,000,300
Prop 84 Storm Water Grant – “A” Ave “Green” Street (8th St through Kimball Park)	\$2,500,000
Prop 84 Storm Water Grant – Kimball Park LID / Paradise Creek Restoration	\$1,876,153
Prop 84 Urban Greening Grant – Paradise Creek Educational Park	\$840,000
Prop 84 Clean Beaches Initiative Program Grant – Paradise Creek Biofiltration (Paradise Valley Rd)	\$1,344,425
Prop 1 Disadvantaged Community Involvement Program Planning Grant – Paradise Creek Water Quality and Community Enhancement (Paradise Valley Rd)	\$365,000

“Competitive” Grant Awards

Grants	Amount
CAL FIRE Urban & Community Forestry Greenhouse Gas Reduction Fund Grant – Urban Forest Management Plan	\$250,285
CAL FIRE Urban & Community Forestry Program California Climate Investments Grant – Urban Forest Expansion and Improvements	\$650,800
California Initiative to Reduce Carbon and Limit Emissions (CIRCLE) & Tree San Diego Grants (2 Total) - Tree Planting (Community Parks & Open Space)	\$30,000
Highway Safety Improvement Program (HSIP) Grant – 8th St (Highland Ave to Palm Ave)	\$900,000
Highway Safety Improvement Program (HSIP) Grant – Highland Ave (Division St to 8th St)	\$900,000
Highway Safety Improvement Program (HSIP) Grant – 18th St (“D” Ave to Palm Ave)	\$192,200
Highway Safety Improvement Program (HSIP) Grant – Sweetwater Rd (Plaza Bonita Rd to Plaza Bonita Center Way)	\$680,940
Highway Safety Improvement Program (HSIP) Grants (10 Total) – Traffic Signal Upgrades, Lighting, Pedestrian / ADA Enhancements	\$4,255,630
Safe Routes to School (SRTS) Grant – Coolidge Ave	\$730,000
Safe Routes to School (SRTS) Grant – Roundabout at “D” Ave & 12th St	\$500,000
Safe Routes to School (SRTS) Grant – 8th St (“D” Ave to Highland Ave)	\$450,000
Safe Routes to School (SRTS) Grant – Paradise Valley Rd (8th St to Plaza Blvd)	\$225,000
Safe Routes to School (SRTS) Grant – Citywide SRTS Education & Encouragement Program	\$500,000

“Competitive” Grant Awards

Grants	Amount
Active Transportation Program (ATP) Grant – 4th St (Roosevelt Ave to Harbison Ave)	\$450,000
Active Transportation Program (ATP) Grant – "D" Ave (Division St to 30th St)	\$600,000
Active Transportation Program (ATP) Grants (2 Total) – Citywide Bicycle Parking	\$100,000
Active Transportation Program (ATP) Grants (9 Total) – ADA, Pedestrian & Bicycle Enhancements (18th St, 30th St, Division St, Euclid Ave, I-805 Bike Corridor, Citywide SRTS)	\$10,936,000
Active Transportation Program (ATP) - Central Community Mobility Enhancements	\$1,286,000
Active Transportation Program (ATP) - Bayshore Bikeway – Segment 5	\$5,421,000
Active Transportation Program (ATP) - National City Bicycle Wayfinding	\$942,000
Active Transportation Program (ATP) - 8th St & Roosevelt Ave Active Transportation Corridors	\$5,185,000
Active Transportation Grant Program (ATGP) - Division Street – Euclid Avenue to Harbison Avenue Bicycle Improvements	\$312,000
Active Transportation Grant Program (ATGP) - National City Boulevard Inter-City Bike Connection	\$394,001
Active Transportation Grant Program (ATGP) - National City Bicycle Parking Enhancements	\$50,000
Active Transportation Grant Program (ATGP) - Waterfront-Homefront Connectivity Study	\$198,000
Smart Growth Incentive Program (SGIP) - Roosevelt Ave Corridor Smart Growth Revitalization	\$2,080,000
Smart Growth Incentive Program (SGIP) - Sweetwater Road Protected Bikeway	\$2,500,000
Smart Growth Incentive Program (SGIP) - 24th St Transit Oriented Development Overlay	\$500,000
Caltrans Sustainable Transportation Planning (STP) - INTRA-Connect Plan	\$330,000
Bicycle Transportation Account (BTA) Grant – 4th St (Roosevelt Ave to Harbison Ave)	\$355,500
Community Development Block Grant (CDBG) – Drainage Improvements	\$116,000
Community Development Block Grant (CDBG) – George H. Waters Nutrition Center	\$95,000
Greater San Diego City Tennis Council Grant – Resurface El Toyon Park Tennis Courts	\$12,000
Grants Awarded = 70	Total
	\$63,911,615

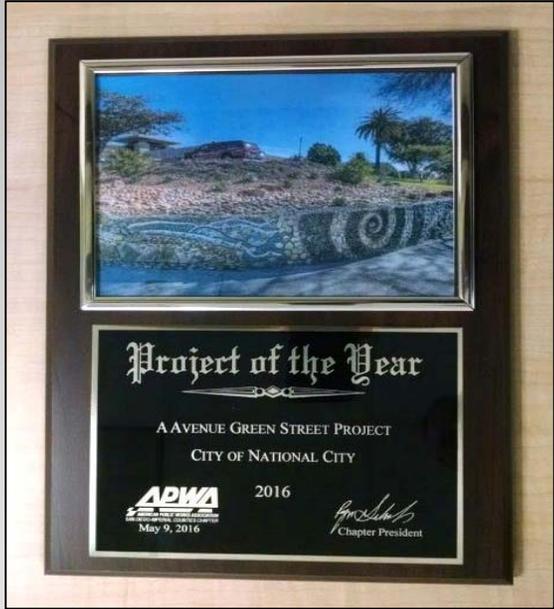
CIP Project Awards

Awards
Institute of Transportation Engineers (ITE) San Diego Section “2014 Public Agency of the Year Award”
Circulate San Diego “2014 Innovator Award”
American Planning Association (APA) San Diego Chapter “2015 Comprehensive Planning Award: Small Jurisdiction” for SMART Foundation Plan
American Planning Association (APA) California Chapter “2015 Comprehensive Planning Award: Small Jurisdiction” for SMART Foundation Plan
Women’s Transportation Seminar (WTS) San Diego Chapter “2015 Innovative Transportation Solutions Award: Alternative Modes and Active Transportation” for Community Corridors
Circulate San Diego “2015 San Diego Regional Walk Scorecard – Top Ranked City”
San Diego County Bicycle Coalition “2015 Golden Gear Award: Public Partner of the Year”
American Public Works Association (APWA) San Diego Chapter “2016 Project of the Year Award” for “A” Avenue “Green” Street
American Public Works Association (APWA) San Diego Chapter “2016 Honor Award” for 8th Street Smart Growth Revitalization
American Public Works Association (APWA) San Diego Chapter “2016 Honor Award” for Highland Avenue Safety Enhancements
American Public Works Association (APWA) San Diego Chapter “2016 Honor Award” for Community Corridors
American Society of Civil Engineers (ASCE) San Diego Section “2016 Project of the Year Award: Urban Design & Beautification” for 8th Street Smart Growth Revitalization
American Society of Civil Engineers (ASCE) San Diego Section “2016 Project of the Year Award: Sustainable Technologies” for Highland Avenue Safety Enhancements

CIP Project Awards

Awards
Institute of Transportation Engineers (ITE) San Diego Section “2015/2016 Small Project of the Year Award” for “D” Avenue & 12th Street Roundabout
Circulate San Diego “2016 Momentum Award: Healthy Community” for Paradise Creek Educational Park Urban Greening Project
Women’s Transportation Seminar (WTS) San Diego Chapter “2016 Innovative Transportation Solutions Award: Alternative Modes and Active Transportation” for “A” Avenue Green Street
American Council of Engineering Companies (ACEC) “2017 California Merit Award for Engineering Excellence” for “A” Avenue Green Street
American Public Works Association (APWA) San Diego Chapter “2017 Project of the Year Award” for Paradise Creek Restoration
American Public Works Association (APWA) San Diego Chapter “2017 Honor Award” for Kimball & El Toyon Park Improvements
American Council of Engineering Companies (ACEC) “2018 California Merit Award for Engineering Excellence” for Paradise Creek Restoration
San Diego Architectural Foundation 2017 Orchid Architecture Award for Aquatic Center
American Public Works Association (APWA) San Diego Chapter “2018 Project of the Year Award” for Paradise Creek Educational Park
American Planning Association (APA) San Diego Chapter “2018 Comprehensive Planning Award: Small Jurisdiction” for National City Downtown Specific Plan

CIP Project Awards



General Plan Conformity Review

- As part of the annual budget process, the City considers potential capital improvement projects, which are listed as proposed public works in the annual Capital Improvement Program (CIP)
- CA 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
- Planning Commission reviews proposed CIP projects annually for conformity with the General Plan
- Only new projects are presented to Planning Commission each year, as “carry-over” projects previously determined to conform with the General Plan do not require additional review unless there is a substantive change in project scope

Proposed CIP FY 2019-2020

Project	Type	General Fund (001)	Facilities Maintenance Reserve (001)	Sewer Fund (125)	SB1 (RMRA) Gas Tax Fund (109)	TransNet Prop "A" Fund (307)	Library Capital Outlay Fund (108)	Fire DIF Fund (325)	Information Systems Maintenance Fund (629)	Total
Drainage Improvements (001-409-500-598-7049)	Infrastructure	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Traffic Monitoring / Safety Enhancements (001-409-500-598-6573)	Infrastructure	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Facilities Upgrades (001-409-500-598-1500)	Facilities	\$ -	\$ 2,300,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 100,000	\$ -	\$ 2,410,000
Sewer Replacement / Upsizing (125-409-500-598-2024)	Infrastructure	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Safe Routes to School Pedestrian and Bicycle Safety Enhancements (307-409-500-598-6166)	Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ 212,000	\$ -	\$ -	\$ -	\$ 212,000
Street Resurfacing (109-409-500-598-6035) (307-409-500-598-6035)	Infrastructure	\$ -	\$ -	\$ -	\$ 1,030,455	\$ 400,000	\$ -	\$ -	\$ -	\$ 1,430,455
Traffic Signal Upgrades (307-409-500-598-6558)	Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Communications Infrastructure Expansion (629-409-500-598-8039)	Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Total		\$ 1,300,000	\$ 2,300,000	\$ 2,000,000	\$ 1,030,455	\$ 1,212,000	\$ 10,000	\$ 100,000	\$ 100,000	\$ 8,052,455

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, including new sidewalks and pedestrian curb ramps for Americans with Disabilities Act (ADA) compliance

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

Project Description

- Provide major maintenance and upgrades to various City-owned public buildings and facilities to ensure public health and safety, and sustainable operations

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

Sewer Replacement / Upsizing

Project Description

- Projects include repair and/or replacement of deteriorated sewer lines and/or upsizing to increase capacity and efficiency of the sewer collection system 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 CS-5.2: Coordinate land use planning and wastewater infrastructure planning to provide for future development and maintain adequate service levels

Safe Routes to School Pedestrian and Bicycle Safety Enhancements

Project Description

- Projects include various infrastructure improvements Citywide to enhance access and safety for children walking and biking to school

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-8.3: Identify and implement necessary pedestrian improvements with special emphasis on providing safe access to schools, parks, community and recreation centers, shopping districts, and other appropriate facilities
- Policy C-8.5: Improve pedestrian safety at intersections and mid-block crossings

Street Resurfacing

Project Description

- Projects include a combination of roadway rehabilitation, grinding and overlay, slurry seals and restriping of finished pavement; other improvements include removal and replacement of damaged or lifted sidewalks and substandard pedestrian curb ramps for ADA compliance

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 NN-1.4: Require the use of noise-reducing paving materials for public and private road surfacing projects

Traffic Signal Upgrades

Project Description

- Projects include various upgrades and modifications to traffic signals and associated infrastructure / equipment Citywide, to enhance traffic safety and operations

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-2.5: Encourage traffic circulation improvements that minimize land acquisition and major construction, such as, but not limited to, enhanced road markings, synchronized traffic signals and Intelligent Transportation System (ITS) network management

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

Staff Recommendation

- Determine that the proposed CIP for FY 2019-2020 is in conformity with the adopted General Plan



Questions?

See our Progress at:
nationalcityprojects.com

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