



THE CITY OF SAN DIEGO

Report to the Planning Commission

9DATE ISSUED: June 22, 2023 REPORT NO. PC-23-025
HEARING DATE: June 29, 2023
SUBJECT: Verizon Wireless Skyline Hills – Process 4 Decision
PROJECT NUMBER: PRJ-1061922
OWNER/APPLICANT: City of San Diego/Verizon Wireless

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit (CUP) to continue the operation of an existing Wireless Communication Facility (WCF) and Neighborhood Development Permit (NDP) for an equipment enclosure that exceeds 250 square feet and locating equipment above-ground in a park at 8285 Skyline Drive in the OP-1-1 zone of the Skyline Paradise Hills Community Plan area?

Staff Recommendation: Approve CUP No. 3209651 and NDP No. 3159034.

Community Planning Group Recommendation: On February 21, 2023, the Skyline-Paradise Hills Planning Committee voted 11-0-0 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). There is no pending appeal of the environmental determination. The environmental exemption determination for this project was made on April 3, 2023, and the opportunity to appeal that determination ended April 17, 2023 (Attachment 6).

BACKGROUND

The existing WCF consists of a total of 12 panel antennas concealed inside 36-inch diameter Fiberglass Reinforced Panel (FRP) radomes on two existing 65-foot-tall athletic ball field light poles and ancillary equipment in an existing 355-square-foot (sf) ground-level equipment enclosure. The 10.51-acre site is located on existing athletic ball field light poles at 8285 Skyline Drive in the OP-1-1 zone of the Skyline Paradise Hills Community Plan area. (Attachments 1, 2 and 3).

The existing WCF has been on this property since 2012. Verizon Wireless obtained permit number 266550 on July 12, 2012, to operate 12 panel antennas attached to the athletic ball field light poles

along with a 355 sf above-ground equipment enclosure. This approval was valid for a period of 10 years and expired July 12, 2022.

DISCUSSION

Verizon Wireless is proposing to maintain the existing design and to continue to operate the existing WCF without any changes. The existing site is located in the OP-1-1 zone of the Skyline Paradise Hills Community Plan area, has been designed to comply with the WCF Design Guidelines. This is a city owned property. The two existing athletic ball field light poles housing the WCF antennas and FRP radomes serve a primary purpose to provide lighting to the Skyline park ball field and Skyline park and a secondary purpose for the use of a WCF. Consistent with the WCF design guidelines, the antennas are concealed inside the 36-inch FRP radomes. The FRP radomes, and the athletic ball field light poles are all painted to match for consistency (Figure 1 and 2). The equipment enclosure is located near the park edge of Skyline park. (Figure 3 and 4). The design of the equipment enclosure was reviewed and accepted by the Park and Recreation Department as consistent with Charter Section 55 and is compatible with other buildings in Skyline park. A signed agreement from the City of San Diego to allow Verizon Wireless to continue operation of the existing WCF (no modification or changes to the existing WCF) is scanned on the plans. Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations, Preference 1, generally non-residential uses/zones and are permitted ministerially. The least preferred locations, Preference 4, are residential uses in residential zones and require a CUP decided in accordance with Process Four. Various land uses and zones between those Preference levels dictate decision levels and required permits from a Neighborhood Use Permit, Process Two to a CUP, Process Four. This project is located in an open space zone, and the land use is open space which under SDMC Section 141.0420(c)(2)(c) may be permitted as a Preference 3 (three) which requires a, CUP-Process Level 4 (four). The proposal to locate the equipment enclosure above ground in a park and exceed the equipment size requires an NDP.

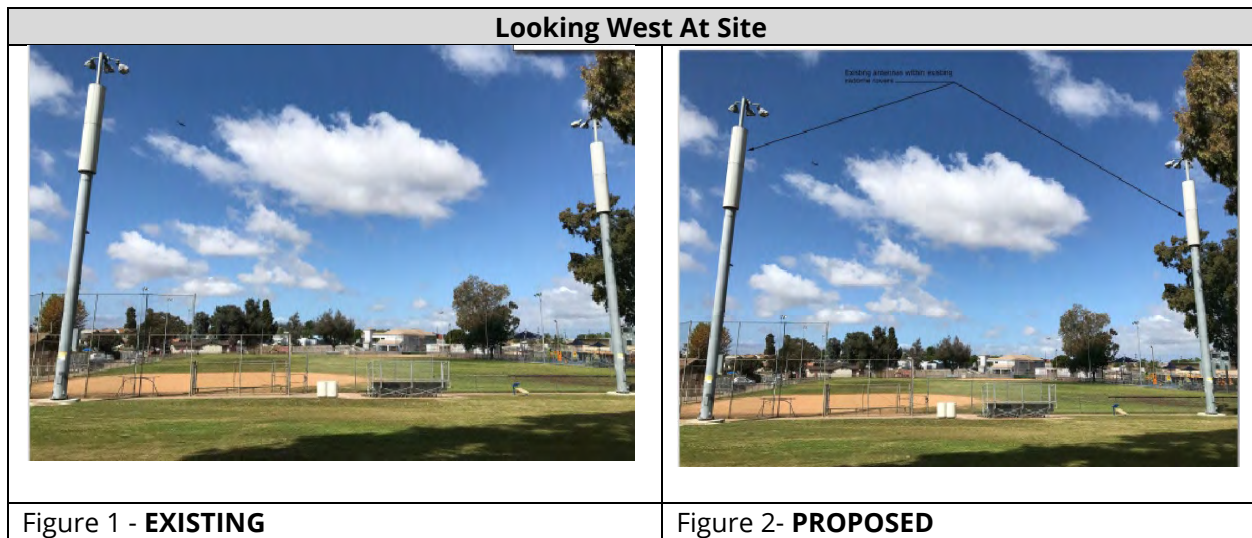




Figure 3 - **NORTH**



Figure 4- **WEST**

Every aspect of the FRP is considered an element of concealment (included but not limited to dimension, bulk and scale, color material, and texture). Any future modification to this FRP including increased bulk and scale must not defeat concealment. Permit conditions number 14, 15, and 29 have been included to maintain conformity and concealment (Attachment 5).

The City of San Diego's WCF regulations require that applicants use all reasonable means to conceal or minimize visual WCF impacts through integration among other existing uses through the use of architecture, landscape, and siting solutions. Staff has reviewed the proposed project and the WCF is inconspicuous from public view and appropriately screened by the existing FRPs painted to match the athletic ball field light poles. The equipment enclosure is located at the edge of the park and does not interfere with the intended use or preclude park uses from occurring in this area.

Community Plan:

The Skyline-Paradise Hills Community Plan contains policies to specifically address WCF's. Policy PF-1.12 recommends the City reduce the visual impact of WCFs. Further, the City of San Diego General Plan contains policies recommending that the City analyze visual impacts and ensure public review and comment for any WCF proposed in open space areas. Additionally, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This project complies with the recommendations of the General Plan. The existing antennas are concealed inside the 36-inch FRP radomes. The radome, and athletic ball field light poles are all painted to match for consistency. The cables run internally in the pole and underground to the equipment enclosure. The equipment enclosure is located near the park edge in an area determined to be compatible with the park buildings.

The aerial maps provided with the application indicate that the surrounding area contains open space and residential uses, and the Preference 3 category remains the appropriate locational

category. The trend to eliminate landline phones and the resulting demand for wireless coverage in park areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. Equipment associated with the antennas is in an above-ground equipment enclosure in the park. Athletic ball field light poles are typical elements found in a park and integrate the WCF with the surrounding park use and neighborhood. The existing mature trees also help integrate the facility with the park. Verizon Wireless has provided a technical analysis and coverage maps to demonstrate the need for this facility which is provided in Attachments 10 and 11. A Radio Frequency (RF) Safety Survey Report was prepared by Pramira, Inc. dated September 12, 2021 which concluded that the project is in compliance with FCC standards for RF emissions. The project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

CONCLUSION

As designed, the entirety of the WCF is consistent with Council Policy 600-43, the WCF Design Guidelines and SDMC Section 141.0420 development regulations.

ALTERNATIVES

1. Approve Conditional Use Permit No. 3209651 and Neighborhood Development Permit No. 3159034, with modifications.
2. Deny Conditional Use Permit No. 3209651 and Neighborhood Development Permit No.3159034, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

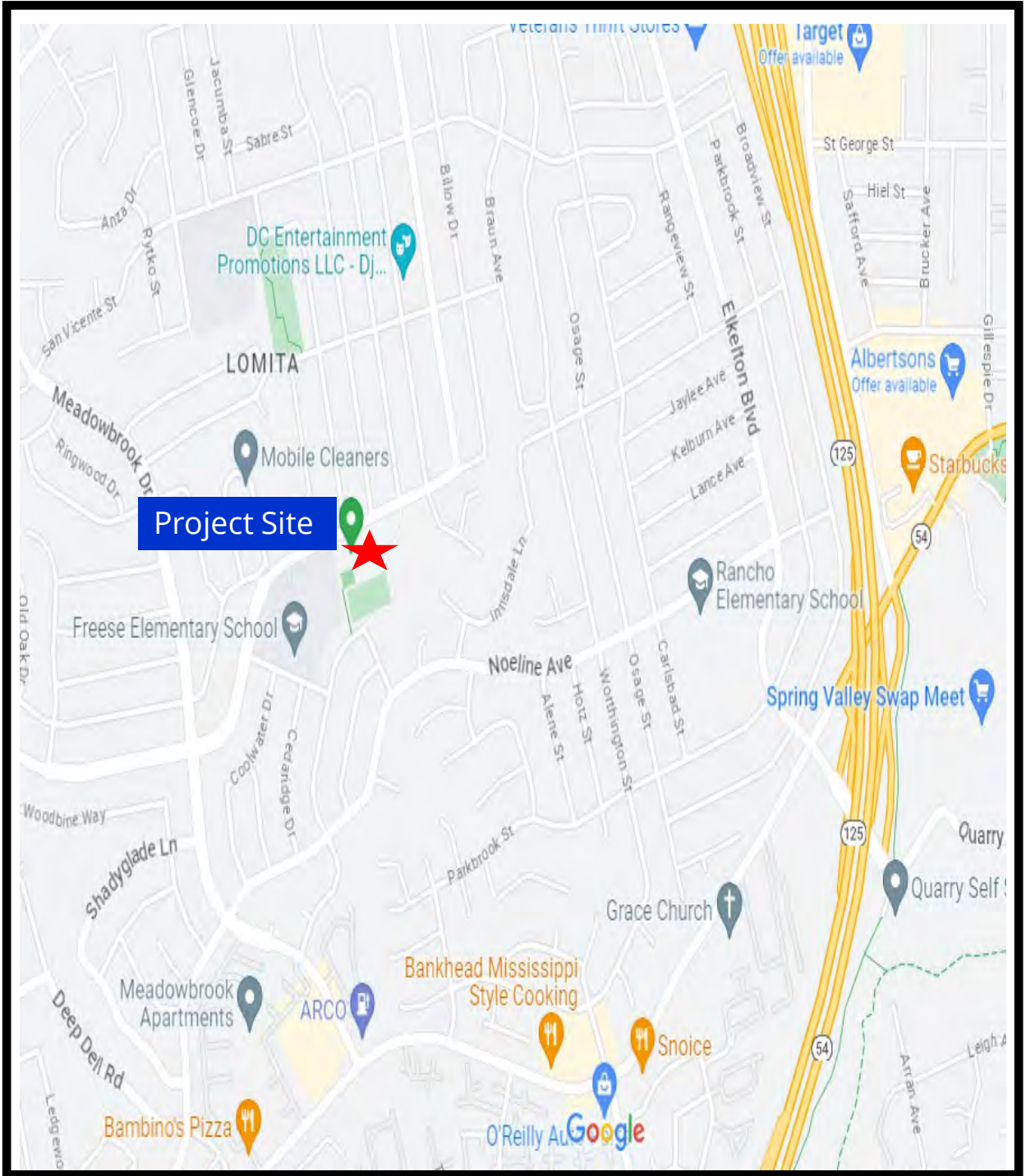
Respectfully submitted,

Karen Howard

Karen Howard, Development Project Manager

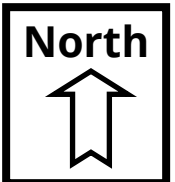
Attachments:

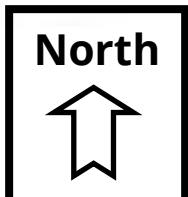
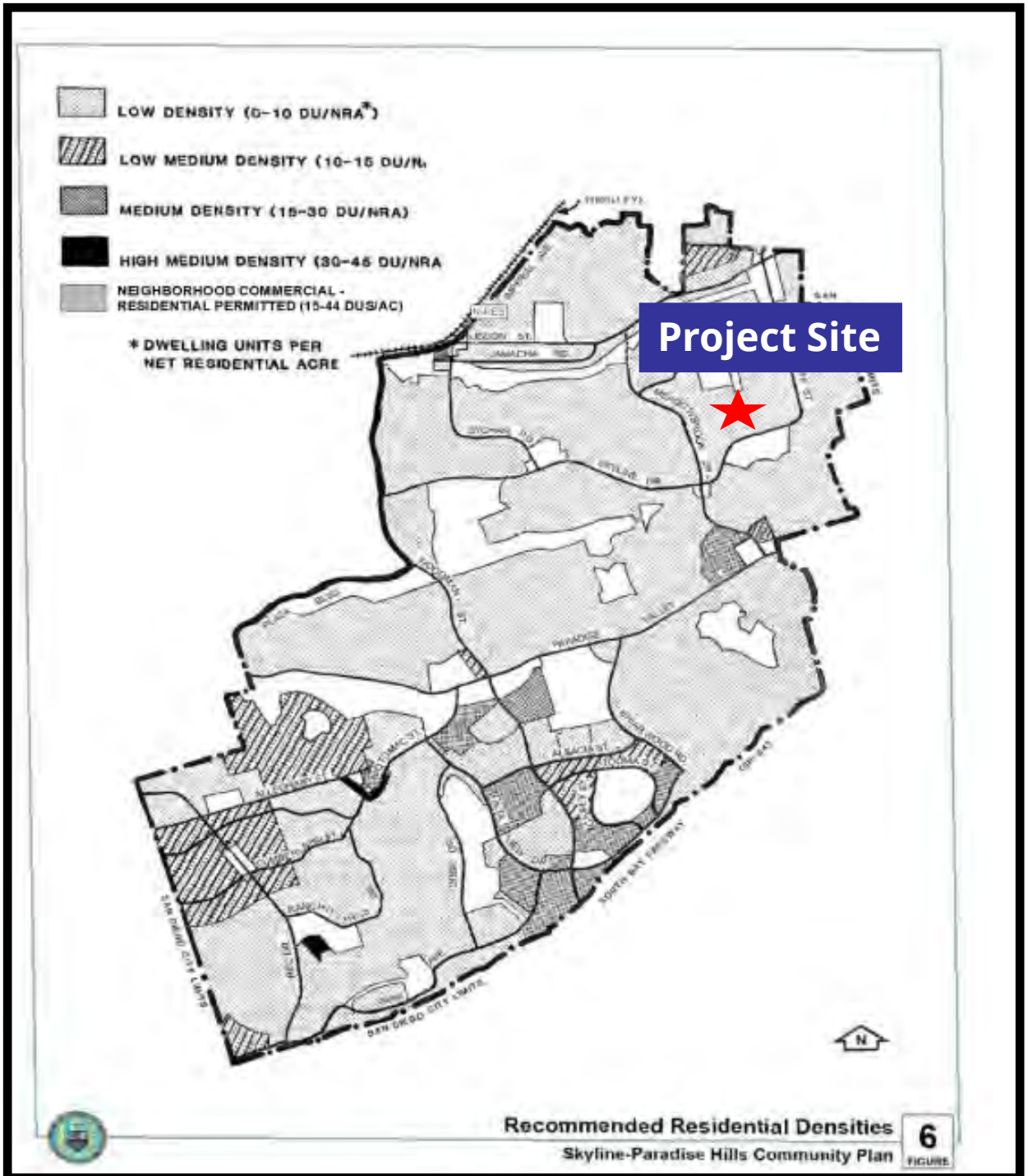
1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. Telecom Coverage Map
11. Telecom Site Justification Letter
12. Photo Simulations
13. Photographic Survey

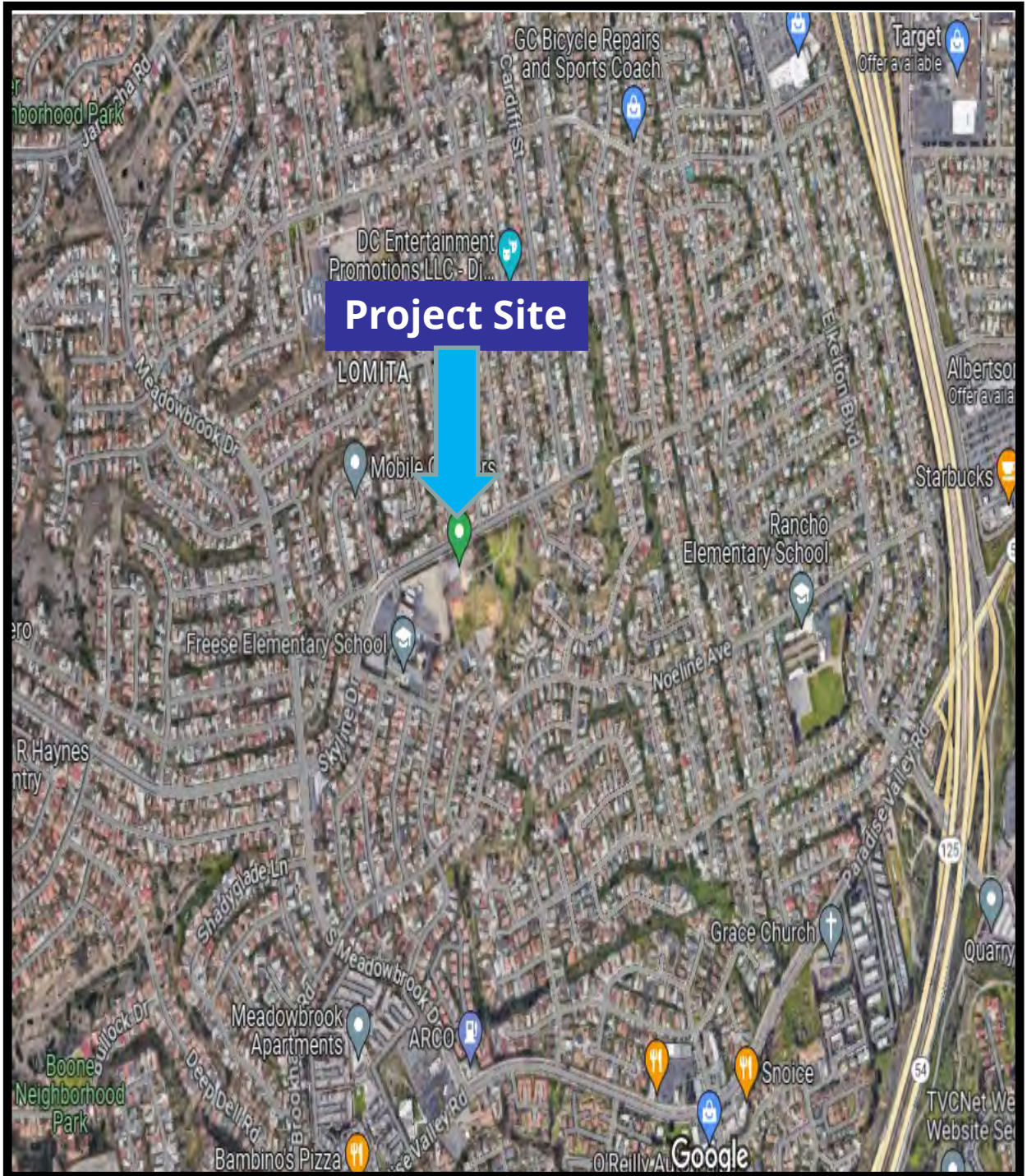


Project Location

Verizon Wireless - Skyline Hills , Project No. 1061922
8285 Skyline Drive

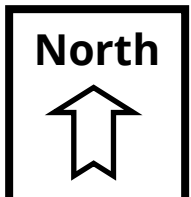






Skyline-Paradise Hills - Aerial

Verizon Wireless - Skyline Hills , Project No. 1061922
8285 Skyline Drive



PLANNING COMMISSION
RESOLUTION NO. XX-XXXX
CONDITIONAL USE PERMIT NO. 3209651
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3159034
VERIZON WIRELESS SKYLINE HILLS
PROJECT NO. 1061922

WHEREAS, CITY OF SAN DIEGO, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to continue the operation of an existing Wireless Communication Facility (WCF) and ancillary equipment in an existing 335-square-foot ground-level equipment enclosure (as described in and by reference to the approved Exhibits "A") on portions of a 10.51-acre site;

WHEREAS, the project site is located at 8285 Skyline Drive in the OP-1-1 zone of the Skyline Paradise Hills Community Plan;

WHEREAS, the project site is legally described as that portion of Quarter Section 26 of Rancho de la Nacion, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 166, filed in the Office of the County Recorder of San Diego County, May 11, 1869;

WHEREAS, on April 3, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 29, 2023, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 3209651 and Neighborhood Development Permit (NDP) No. 3159034 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 3209651 and Neighborhood Development Permit No. 3159034:

A. Conditional Use Permit [San Diego Municipal Code (SDMC) Section 126.0305]

1. Findings for all Conditional Use Permits

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

The project consists of two (2) 65-foot-tall athletic ball field light poles that primarily serve to illuminate the Skyline Hills Community Park sport field. A total of twelve (12) panel antennas are attached to the athletic ball field light poles along with an above-ground 355-square-foot (sf) equipment enclosure. The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The Skyline-Paradise Hills Community Plan contains policies recommending that the City analyze visual impacts and ensure public review and comment for any WCF proposed in a residential area. The General Plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the antennas are mounted to the athletic ball field light poles with the cables running internally in the pole and underground to the equipment enclosure. The Fiberglass Reinforced Panel (FRP) radomes, and the athletic ball field light poles are all painted to match for consistency. The equipment enclosure is located near the park edge in an area designed to be compatible with the park buildings, in consultation with the Park and Recreation Department. The design of the equipment enclosure was reviewed and accepted by the Park and Recreation Department as consistent with Charter Section 55 and is compatible with other park buildings. A signed agreement between the applicant and the City of San Diego to continue operation of the existing WCF is scanned on the plans. Therefore, based on the proposed design and siting of this wireless facility, it will not adversely affect the applicable land use plan.

The existing permit associated with this WCF expired and a new permit is required in accordance with the SDMC regulations applicable at the time of the application submittal. A 10-year permit expiration date is added to all non-completely concealed WCF to allow City staff and decision makers to assess technology and design changes.

As part of this application, Verizon Wireless is proposing to maintain the existing design and to continue to operate the existing WCF without any changes. The existing site, located in the OP-1-1 zone of the Skyline Paradise Hills Community Plan area, has been designed to comply with the WCF Design Guidelines. The two athletic ball field light poles housing the WCF antennas and FRP radomes serve a primary purpose to provide lighting to the ball field and park and a secondary purpose for the use of a WCF. Consistent with the WCF design guidelines, the antennas are concealed inside the 36-inch FRP radomes. The FRP radomes, and the athletic ball field light poles are all painted to match for

consistency.

The project is located in a Preference Level 4 location in accordance with Council Policy 600-43. Verizon Wireless provided a statement that their desire is for the existing WCF to stay at this location. Due to the existing area and topography, no other locations were considered. Instead, Verizon Wireless is proposing for the WCF to stay at the current location which provides the necessary coverage objective with a WCF design that complies with the City WCF Design requirements, Since the antennas will continue to be concealed, the WCF is consistent with SDMC Section 141.0420 requirements to minimize visual impacts.

Additionally, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

Through the use of reasonable means to conceal or minimize visual WCF impacts, integration among other existing uses and the use of architecture, landscape, and siting solutions, the proposed WCF complies with the City's Land Development Code, SDMC Section 141.0420, Wireless Communication Facilities, as well as the requirements of the Community Plan and the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

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

The project is an existing WCF, consisting of a total of 12 panel antennas concealed inside 36-inch diameter FRP radomes on two 65 foot tall athletic ball field light poles that primarily serve to illuminate the multi-purpose sport field in Skyline Hills Community Park. The antennas are mounted to the athletic ball field light poles with the cables running internally in the pole and underground to the equipment enclosure. As part of this application, Verizon Wireless is proposing to maintain the existing design and to continue to operate the existing WCF without any changes. The existing permit associated with this WCF expired and a new permit is required in accordance with the regulations applicable at the time of the application submittal. A 10-year permit expiration date is added to all non-completely concealed WCF to allow City staff and decision makers to assess technology and design changes.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure continued public health, safety, and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to ensure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the

basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency (RF) Safety Survey Report was prepared by Pramira, Inc. dated September 12, 2021 which concluded that the project is in compliance with FCC standards for RF emissions. The project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

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

The project is an existing WCF, consisting of a total of 12 panel antennas concealed inside 36-inch diameter FRP radomes on two 65-foot tall athletic ball field light poles. The antennas are mounted to the athletic ball field light poles with the cables running internally in the pole and underground to the equipment enclosure. The existing permit associated with this WCF expired and a new permit is required in accordance with the regulations applicable at the time of the application submittal. A 10-year permit expiration date is added to all non-completely concealed WCF to allow City staff and decision makers to assess technology and design changes.

Land Development Code, SDMC Section 141.0420(c)(2)(A) permits WCFs on dedicated parkland subject to San Diego Charter section 55 on sites zoned OP-1-1 with a CUP. The WCF is currently located in an open space zone. The antennas are mounted to the athletic ball field light poles with the cables running internally in the pole and underground to the equipment enclosure. The equipment enclosure is located near the park edge in an area determined to be compatible with the park buildings, in consultation with the Park and Recreation Department. The design of the equipment enclosure was reviewed and accepted by the Park and Recreation Department as consistent with Charter Section 55 and is compatible with other park buildings.

An NDP is required for the two deviations requested. Pursuant to SDMC Section 141.0420(e)(3), the existing 355 sf equipment enclosure exceeds the allowable 250 sf for an equipment enclosure supporting a WCF. The WCF Park Site Installation regulations require that equipment in parks be located underground but include an allowance for equipment to be located above-ground when not in conflict with Charter Section 55. The deviation in equipment size allows Verizon Wireless to continue to meet its coverage and capacity objectives with this WCF. An equipment enclosure with lower square footage could not achieve the coverage provided by this facility. The deviation for locating equipment above-ground does not violate Charter Section 55, because the equipment does not impact "usable park space". The equipment enclosure is located at the edge of the park and does not interfere with the intended use or preclude park uses from occurring in this area. The NDP can be supported because the associated equipment is appropriately designed and located within an enclosure near the park edge in an area determined to be compatible with the park buildings that helps screen the facility. Aside from exceeding the WCF equipment footprint for which a NDP is required and supported, the project complies with the development regulations of the OP-1-1 zone. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land

Development Code.

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

This WCF is located in a Preference 3 location as outlined in Council Policy 600-43. The policy sets forth locational categories that correspond to the process levels contained within the Land Development Code (LDC) at SDMC Section 141.0420, WCF Regulations. These guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used. Verizon Wireless has provided a technical analysis and coverage maps that demonstrate the need for this facility.

The site is zoned OP-1-1 and designated in the community plan for open space uses. A Conditional Use Permit Process Four is required for a WCF on this site. A Neighborhood Development Permit Process 2 is also required to allow an equipment enclosure that exceeds 250 square-feet and locating equipment above-ground in a park.

The overall objective of the WCF regulations is to identify process levels and provide design requirements. The trend to eliminate landline phones and the resulting demand for wireless coverage in park areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. The Wireless Communication Facility (WCF) regulations, Land Development Code Section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the antennas are located on two 65-foot-high athletic ball field light poles. Equipment associated with the antennas is in an above-ground equipment enclosure in the park. Athletic ball field light poles are typical elements found in a park and integrate the WCF with the surrounding park use and neighborhood. The existing mature trees also help integrate the facility with the park. Based on the design of the facility, the project complies with the applicable regulations of the regulations of the Land Development Code, including the allowed deviations being processed with NDP, and the Wireless Communication Facility Guidelines.

Therefore, the use is appropriate at this location because it is designed appropriately. and integrates well into the athletic ball field light poles and the context of the neighborhood.

B. Neighborhood Development Permit SDMC Section 126.0604

1. Findings for all Neighborhood Development Permits:

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

The Conditional Use Permit Finding at A.1.a. above and all supporting facts therein are adopted and incorporated herein by reference in their entirety.

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

The Conditional Use Permit Finding at A.1.b. above and all supporting facts therein are adopted and incorporated herein by reference in their entirety.

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

An NDP is required for the two deviations requested. Pursuant to SDMC Section 141.0420(e)(3), the existing 355 sf equipment enclosure exceeds the allowable 250 sf for an equipment enclosure supporting a WCF. The WCF Park Site Installation regulations require that equipment in parks be located underground but include an allowance for equipment to be located above-ground when not in conflict with Charter Section 55. The deviation in equipment size allows Verizon Wireless to continue to meet its coverage and capacity objectives with this WCF. An equipment enclosure with lower square footage could not achieve the coverage provided by this facility. The deviation for locating equipment above-ground does not violate Charter Section 55, because the equipment does not impact "usable park space". The equipment enclosure is located at the edge of the park and does not interfere with the intended use or preclude park uses from occurring in this area. The NDP can be supported because the associated equipment is appropriately designed and located within an enclosure near the park edge in an area determined to be compatible with the park buildings that helps screen the facility. Aside from exceeding the WCF equipment footprint for which a NDP is required and supported, the project complies with the development regulations of the OP-1-1 zone. The deviation in equipment size allows Verizon Wireless to continue to meet its coverage and capacity objectives with this WCF. An equipment enclosure with lower square footage could not achieve the coverage provided by this facility. The deviation for locating equipment above-ground does not violate Charter Section 55, because the equipment does not impact "usable park space". The equipment enclosure is located at the edge of the park and does not interfere with the intended use or preclude park uses from occurring in this area. The NDP can be supported because the associated equipment is appropriately designed and located within an enclosure near the park edge in an area determined to be compatible with the park buildings that helps screen the facility. A signed agreement from the City of San Diego to allow Verizon Wireless to continue operation of the existing WCF (no modification or changes to the existing WCF permitted) is scanned on the plans. Aside from exceeding the WCF equipment footprint for which a NDP is required and supported, the project complies with the development regulations of the OP-1-1 zone. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Planning Commission, Conditional Use Permit No. 3209651 and Neighborhood Development Permit No. 3159034 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 3209651 and 3159034 a copy of which is attached hereto and made a part hereof.

Karen Howard
Development Project Manager
Development Services

Adopted on: June 29, 2023

IO#: 11004545

DRAFT

**RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501**

**WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3209651
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3159034
VERIZON WIRELESS SKYLINE HILLS PROJECT NO. 1061922
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 3209651 and Neighborhood Development Permit (NDP) No. 3159034, are granted by the Planning Commission of the City of San Diego to City of San Diego, Owner, and Verizon Wireless, Permittee pursuant to San Diego Municipal Code [SDMC] Sections 126.0305, 126.0604, 141.0420 and 131.0202. The 10.51-acre site is located at 8285 Skyline Drive in the OP-1-1 zone of the Skyline Paradise Hills Community Plan. The project site is legally described as that portion of Quarter Section 26 of Rancho de la Nacion, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 166, filed in the Office of the County Recorder of San Diego County, May 11, 1869.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"], dated June 29, 2023, on file in the Development Services Department.

The project shall include:

- a. An existing WCF, consisting of a total of 12 panel antennas concealed inside 36-inch diameter radome on two existing 65-foot tall light standards. This Conditional Use Permit will replace expired Conditional Use Permit No. 266550;
- b. The equipment associated with this project located within a 355-square-foot (sf) enclosure near the park edge in an area designed to be compatible with other park buildings;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

ATTACHMENT 5

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 14, 2026.
2. This Conditional Use Permit [CUP] and Neighborhood Development Permit [NDP] and corresponding use of this site shall expire on June 29, 2033. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize the Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.

ATTACHMENT 5

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A" dated June 29, 2023, on file in the Development Services Department. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ATTACHMENT 5

or other disposition of the matter. However, the City shall not be required to pay or perform any settlement unless such settlement is approved by the City.

PLANNING

14. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment. No overhead cabling is permitted.
15. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original surface. All RF-transparent material shall be painted and textured to match the original and adjacent surfaces. The WCF shall conform to the approved construction plans.
16. All conduits related to this project shall be concealed inside the 36-inch diameter radome painted to match the surface to which they are attached to the satisfaction of the Development Services Department.
17. No exposed pipes or mounting apparatus without antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
18. Photo simulations shall be printed in color on the construction plans.
19. The City may require the Permittee to provide a topographical survey conforming to the provisions of the SDMC if the City determines during construction that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
20. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
21. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed FRP Radome.
22. The accuracy and validity of the Radio Frequency (RF) Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
23. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

ATTACHMENT 5

24. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
25. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.
26. All WCF apparatus including the antennas, RRUs, mounting brackets, and any other items located on the athletic ball field light standard shall be painted to match to the satisfaction of the Development Services Department.
27. Antennas and its conduits must be concealed inside the radomes.
28. Antennas nor conduits may extend above or below the radomes.
29. Radome must be painted and kept in like new condition, free of warp or damage.
30. This light Pole is for the primary purpose of providing lighting but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
31. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
33. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

ATTACHMENT 5

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on June 29, 2023 and Resolution No. CM-XXXX

DRAFT

ATTACHMENT 5

CUP No. 3209651

NDP No. 3159034

Date of Approval: June 29, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Howard
Development Project Manager

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

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

City of San Diego Real Estate Assets
Owner

By _____
Deputy Director

Verizon Wireless
Permittee

By _____

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

NOTICE OF EXEMPTION

ATTACHMENT 6

(Check one or both)

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name/Number: Verizon Skyline Hills WCF/1061922

SCH No.: Not Applicable

Project Location-Specific: 8285 Skyline Drive, San Diego, CA 92114

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) to continue the operation of an existing wireless communication facility (WCF). The project would install 12 Verizon Wireless panel antennas, 9 radio units with radomes located on two 65 foot (ft) tall athletic field light standards, and a 355 square-foot above ground equipment enclosure. The property is located at 8285 Skyline Drive in the OP 1-1 Open Space zone of the Skyline Community Planning area, and Council District 4. The WCF is unmanned and is not for human habitation.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: PlanCom, Inc., 302 State Place, Escondido, CA 92029
(619) 208-4685

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities)
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significance effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project would modify an existing wireless communication facility (WCF) to maintain the operation of the facility, no expansion of the use is anticipated. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.


Lead Agency Contact Person: Jeff Szymanski

Telephone: (619) 446-5324

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

 _____ Senior Planner
Signature/Title

April 25, 2023 _____
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



Minutes of February 21, 2023

sph.cpc@gmail.com

Attendees

Samantha Jenkins
John Mooney
Kalaney Soriano
Liz Enloe
Harry Bennett
William Glover

Guy Preuss
Wayne English
Garry Rollins
Don Houston
Donald Franc

Absent

Ranielle Cunanan
Cynthia Romero
Gerry Ramsey

6:30 p.m. Call to order.

6:32 p.m. Announcements & Non-agenda Public Comment. Several questions about the city's Get-It-Done app.

6:36 p.m. Motion to approve agenda by G. Preuss, 2nd - W. English, 10-0.

6:38 p.m. Motion to approve January 10, 2023 minutes by G. Preuss, 2nd - L. Enloe; approved, 10-0.

6:39 p.m. Treasurer's Report. \$236.00 on account.

6:40 p.m. Reports

- a. Eric Henson for City Councilmember Monica Montgomery - current issues.
 - i. <https://www.sandiego.gov/citycouncil/cd4>
 - ii. <https://www.sandiego.gov/sites/default/files/cd4-newsletter230201.pdf>
 - iii. Forward Get It Done tickets to Eric for follow-up.
 - iv. Saturday, March 4, 10am Dumpster day at the Jacob's Center, 404 Euclid Ave. e-waste, laptops, mattresses, tires (not rims), (no construction materials)
- b. Chair: City Advisory Board for Police. February 27, 6pm at the Skyline Recreation Center.

7:00 p.m. Information items

1. Fiscal Year 2024 Affordable Housing Fund (AHF) Annual Plan. More information pertaining to the AHF, including prior plans and reports as well as how to submit public comment, is available here:
<https://www.sdhc.org/about-us/plans-policies/affordable-housing-fund-annual-plan/>

7:20 p.m. Action items.

1. G. Preuss motioned to recommend approval of a Process 4 CUP and Process 2 NDP Conditional Use Permit (CUP) renewal to continue operation of an existing wireless communication facility (WCF) located in Skyline Hills Park at 8285 Skyline Drive. 2nd - L. Enloe. Passed 11-0

2. G. Preuss motioned that the Planning Group supported the Paradise Native Garden Club's plan for the addition of a walking trail in the west half of Paradise Hills Park. 2nd - J. Mooney. Passed 11-0.

8:01 p.m. Meeting adjourned.

Minutes submitted by John Mooney.

REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

8/24/22

Date

The City of San Diego
Department of Real Estate and Airport Management
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Name: Skyline Hills Project # _____
Site Address: 8285 Skyline Drive, San Diego (the "Property")
Agreement: Agreement dated 1/12/15 (the "agreement") between The City of
San Diego ("City") and Verizon Wireless ("Lessee" or "Permittee" or
"Licensee").

Verizon Wireless is seeking Consent from the City to perform the following to the above

Applicant's Name/Carrier

referenced site:

- Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.
- Installation of a New Wireless Communication Facility on City owned property.
- Apply for New Permit/New Agreement on existing facility – **NO** modifications or changes to existing equipment or site.
- Apply for New Permit/New Agreement on existing facility – with modifications or changes to existing equipment or site.

Describe proposed project below:

Verizon Wireless, per the agreement dated 1/12/22, is required to submit for a CUP renewal. NO CHANGES to equipment.

Pursuant to Improvements and Alterations, section of the above referenced agreement, *Lessee/ Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval.*

In order to comply with such requirements, Verizon Wireless would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Duffy Daugherty, agent for Verizon Wireless

Applicant Signature: Kevin Duffy Daugherty Digitally signed by Kevin Duffy Daugherty
Date: 2022.08.24 09:37:28 -07'00'

A one-time, non-refundable Processing Fee (\$4,920 for long term agreements - \$980 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.

City Park & Recs Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

08/30/2022 Gina Dulay, Deputy Director
Date Print Name & Title


Signature

City of San Diego, acknowledgment and consent for Skyline Hills Park

10/18/22 Nicole A. McGinnis, Program Manager 
Date Print Name & Title Site Location Signature

For DREAM ONLY	
<input type="checkbox"/>	Approved and Stamped plans received and attached
<input type="checkbox"/>	Scan as Amendment to Agreement when executed
<input type="checkbox"/>	Processing fee received



Department of Real Estate
and Airport Management



SKYLINE HILLS CUP RENEWAL
 8285 SKYLINE DRIVE
 SAN DIEGO, CA 92114

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/10/22	CUP RENEWAL	CB
1	05/31/22	DRM COMMENTS	RW
2	06/10/22	REVISE EXISTING	CB
3	07/08/22	DRM APPROVED	RW
4	07/15/22	PLAN CHECK RESP	RW
5	05/11/23	REV EX ANTENNA	RW

PLANCOM
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE,
 UNIT 203,
 SAN DIEGO, CALIFORNIA 92128

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



**SKYLINE HILLS
 CUP RENEWAL**
 8285 SKYLINE DRIVE
 SAN DIEGO, CA 92114

SHEET TITLE:
 TITLE SHEET

T-1

PROJECT DESCRIPTION

VERIZON PROPOSES TO RENEW EXISTING CONDITIONAL USE PERMIT FOR AN EXISTING UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY THAT CONSISTS OF THE FOLLOWING:

- A CONCRETE BLOCK EQUIPMENT ENCLOSURE AT GRADE LEVEL
- 6 PANEL ANTENNAS & 12 RADIO UNITS FULLY CONCEALED BY (E) RADOMES ON 2 (E) LIGHT POLES

NO MODIFICATIONS ARE PROPOSED WITH THIS RENEWAL APPLICATION

EXISTING QUANTITY
 ANTENNAS: 6
 RADIO UNITS: 12

VICINITY MAP

DRIVING DIRECTIONS

FROM: VERIZON OFFICE
 15505 SAND CANYON AVE
 IRVINE, CA 92618

TO: 8285 SKYLINE DRIVE
 SAN DIEGO, CA 92114

- TAKE I-5 SOUTH.
- TAKE HIGHWAY 94 EAST AND MERGE ONTO HIGHWAY 125 SOUTH.
- TAKE JAMACHA EXIT AND MAKE A RIGHT.
- MAKE A LEFT ON CARDIFF STREET AND FOLLOW UNTIL IT DEAD ENDS.
- MAKE A RIGHT OF SKYLINE HILLS DRIVE.
- PARK WILL BE ON THE LEFT.

PROJECT SUMMARY

APPLICANT:
verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618
 OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER:
 APN: 538-400-07-00 & 13-00

APPLICANT'S REPRESENTATIVE:
 PLANCOM, INC.
 16776 BERNARDO CENTER DRIVE, UNIT 203
 SAN DIEGO, CALIFORNIA 92128
 CONTACT: JILL CLEVELAND
 TELEPHONE: (760) 420-4833

PROPERTY OWNER:
 CITY OF SAN DIEGO
 1200 THIRD AVENUE
 SAN DIEGO, CA 92101

PROPERTY INFORMATION:
 SITE NAME: SKYLINE HILLS CUP RENEWAL
 SITE ADDRESS: 8285 SKYLINE DRIVE
 SAN DIEGO, CA 92114

JURISDICTION: CITY OF SAN DIEGO

CONSTRUCTION INFORMATION:

AREA OF CONSTRUCTION	NO NEW GROUND DISTURBANCE
OCCUPANCY:	U
TYPE OF CONSTRUCTION	V-B
ZONING CLASSIFICATION:	OP-1-1
USE:	COMMUNICATIONS FACILITY
ADA COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM STATE OF CALIFORNIA ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

EXISTING TELECOMMUNICATIONS FACILITIES ON SITE: VERIZON

CODE COMPLIANCE

• 2019 CALIFORNIA ENERGY CODE	• 2019 CALIFORNIA GREEN BUILDING CODE
• 2019 CALIFORNIA BUILDING CODE	• 2019 CALIFORNIA MECHANICAL CODE
• 2019 CALIFORNIA ELECTRICAL CODE	• 2019 CALIFORNIA PLUMBING CODE
• 2019 CALIFORNIA FIRE CODE	

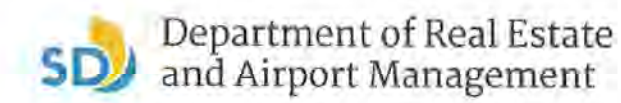
IN THE EVENT OF A CONFLICT, THE MORE RESTRICTIVE CODE SHALL GOVERN.

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	CITY CONSENT LETTER
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EXISTING EQUIPMENT ENCLOSURE PLAN
A-3	EXISTING LIGHT STANDARD PLANS
A-4	LIGHT STANDARD ELEVATION
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS

CUP RENEWAL DRAWINGS

811 Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
 TOLL FREE: 1-800-227-2600 OR www.digalert.org
 CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE



REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

8/24/22 Date

The City of San Diego Department of Real Estate and Airport Management 1200 Third Avenue, Suite 1700 San Diego, California 92101

RE: Site Name: Skyline Hills Project # Site Address: 8285 Skyline Drive San Diego (the "Property") Agreement: Agreement dated 1/12/15 (the "agreement") between The City of San Diego ("City") and Verizon Wireless ("Lessee" or "Permittee" or "Licensee").

Verizon Wireless is seeking Consent from the City to perform the following to the above referenced site:

- Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.
Installation of a New Wireless Communication Facility on City owned property.
Apply for New Permit/New Agreement on existing facility - NO modifications or changes to existing equipment or site.
Apply for New Permit/New Agreement on existing facility - with modifications or changes to existing equipment or site.

Describe proposed project below:

Verizon Wireless, per the agreement dated 1/12/22, is required to submit for a CUP renewal. NO CHANGES to equipment.

Pursuant to Improvements and Alterations, section of the above referenced agreement, Lessee/Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval.

In order to comply with such requirements, Verizon Wireless would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Duffy Daugherty agent for Verizon Wireless
Applicant Signature: Kevin Duffy Daugherty

A one-time, non-refundable Processing Fee (\$4,920 for long term agreements - \$980 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.

City Park & Recs Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued and that a pre-construction meeting will be conducted with staff before any work begins, if required.

08/30/2022 Gina Dulay, Deputy Director Date Print Name & Title Signature

City of San Diego, acknowledgment and consent for Skyline Hills Park Site Location

10/18/22 Nicole A. McGinnis, Program Manager Date Print Name & Title Signature

For DREAM ONLY
Approved and Stamped plans received and attached
Scan as Amendment to Agreement when executed
Processing fee received



ISSUE STATUS

Table with 4 columns: REV, DATE, DESCRIPTION, BY. Contains 5 rows of revision history.



TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DRIVE, UNIT 203, SAN DIEGO, CALIFORNIA 92128

PROPRIETARY INFORMATION

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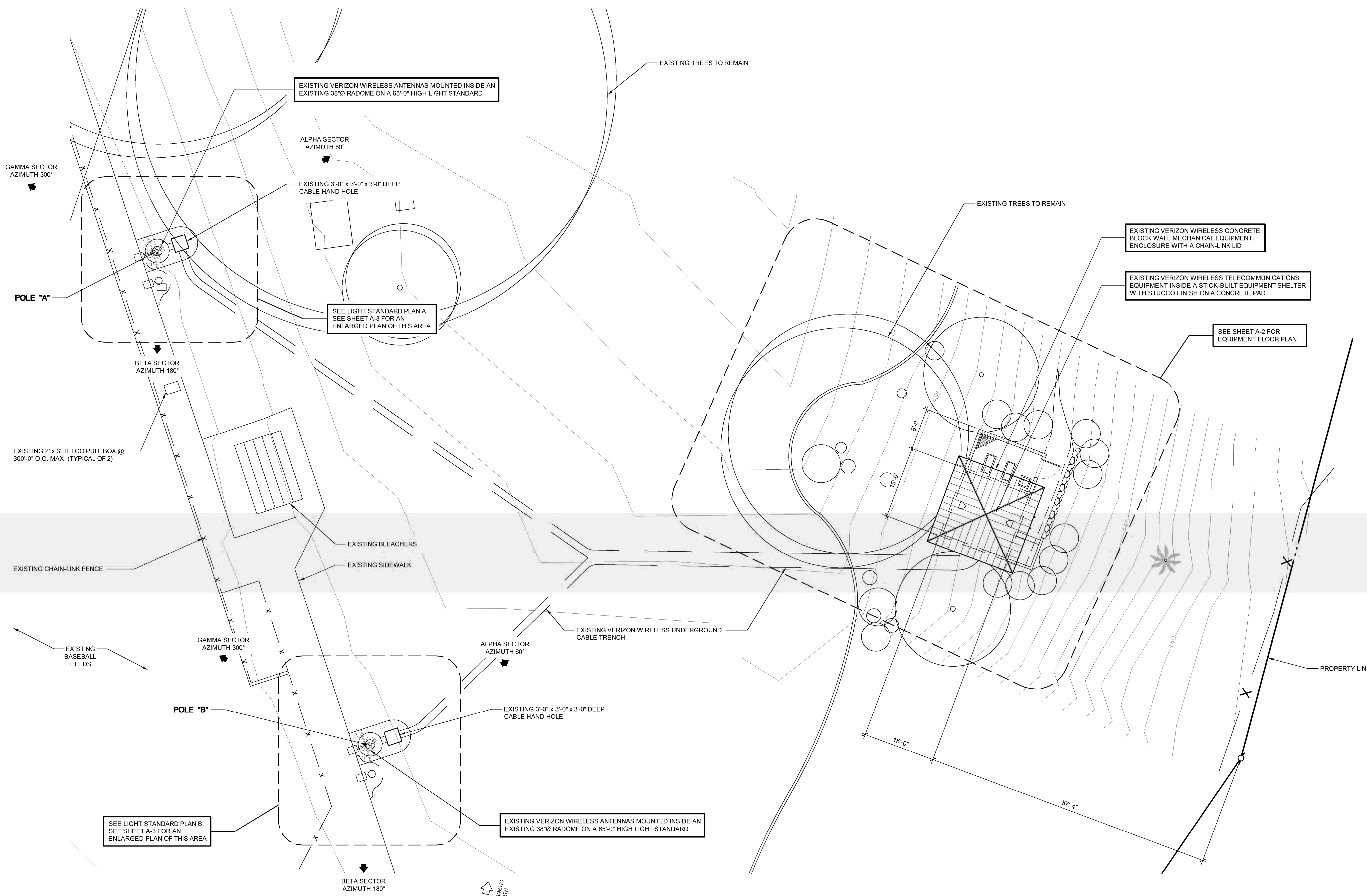


SKYLINE HILLS CUP RENEWAL
8285 SKYLINE DRIVE SAN DIEGO, CA 92114

SHEET TITLE: CITY CONSENT LETTER

T-2

CITY CONSENT LETTER



ENLARGED SITE PLAN
 SCALE: 1"=10'-0"
 MAGNETIC NORTH

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/10/22	CUP RENEWAL	CB
1	05/31/22	DRM COMMENTS	RW
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PLANCON
 TELECOMMUNICATIONS PROJECT MANAGEMENT

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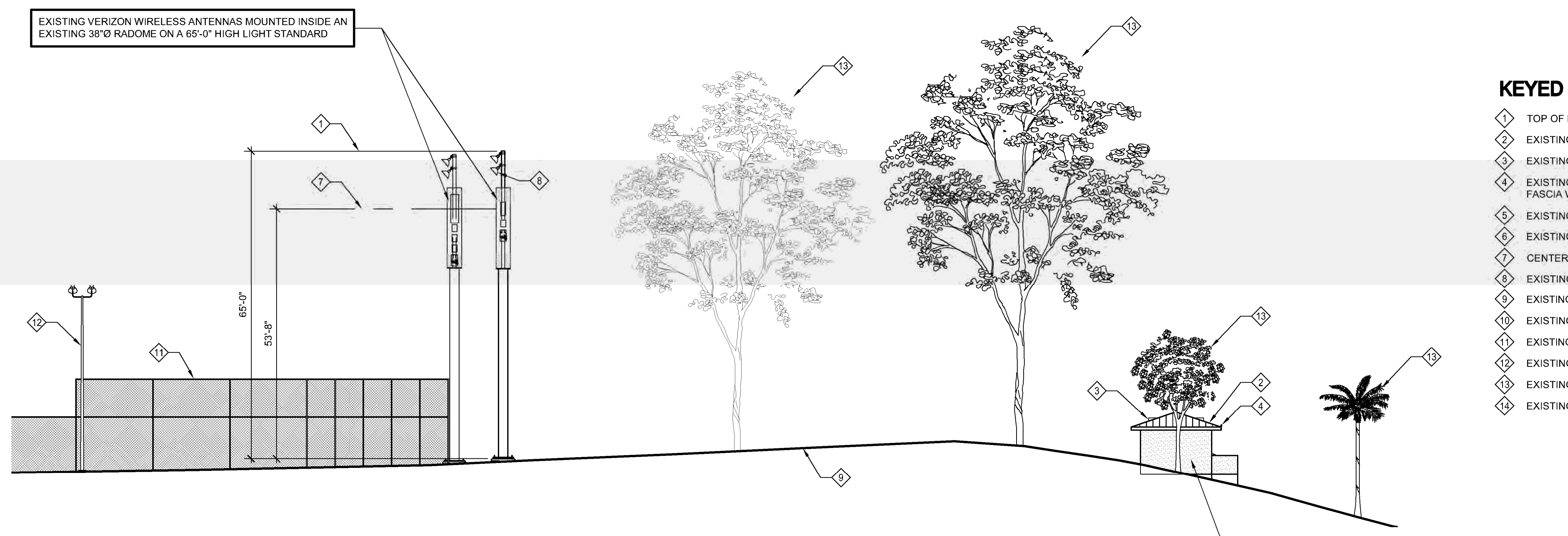
verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

**SKYLINE HILLS
 CUP RENEWAL**

8285 SKYLINE DRIVE
 SAN DIEGO, CA 92114

SHEET TITLE:
 ENLARGED
 SITE PLAN

A-1

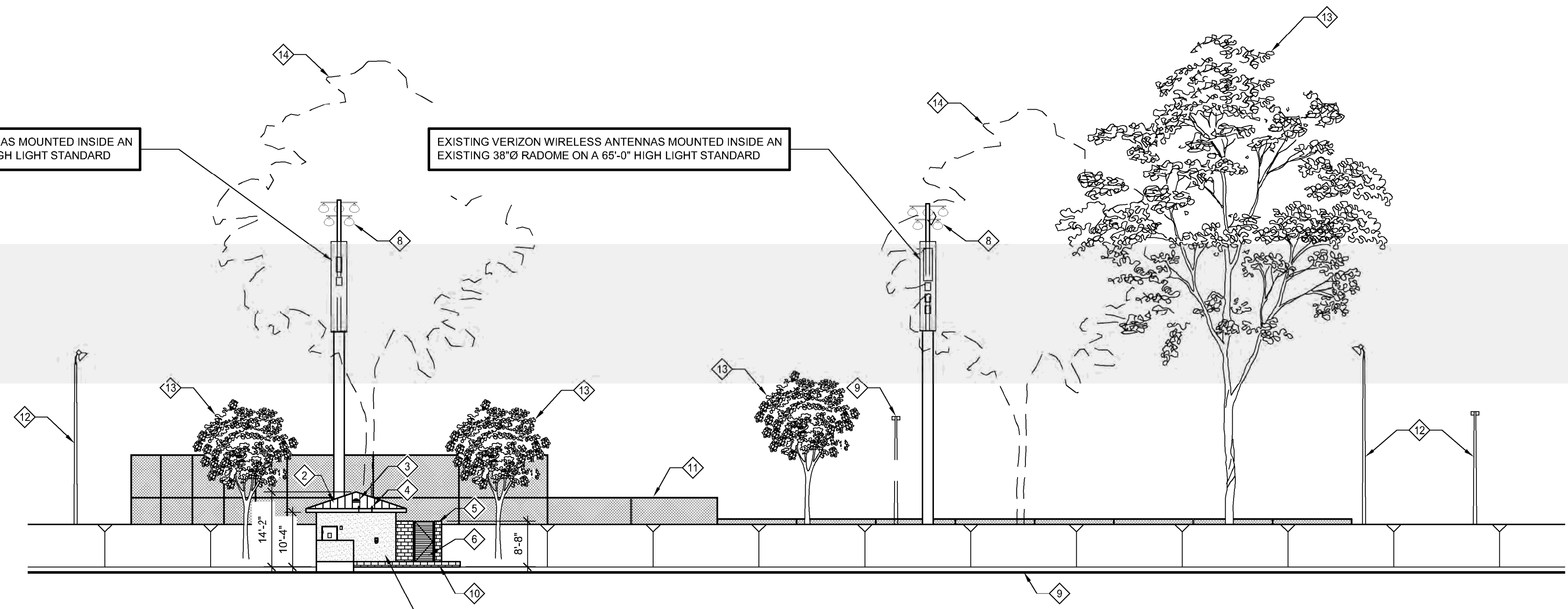


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES:

- 1 TOP OF EXISTING LIGHT STANDARD
- 2 EXISTING STANDING SEAM METAL ROOF
- 3 EXISTING DORMER ROOF VENT (TYPICAL OF 2)
- 4 EXISTING (2) E911/GPS ANTENNAS MOUNTED TO FASCIA WALL
- 5 EXISTING CONCRETE BLOCK WALL
- 6 EXISTING WROUGHT IRON GATE
- 7 CENTER OF EXISTING VERIZON WIRELESS ANTENNAS
- 8 EXISTING LIGHT FIXTURES ON EXISTING LIGHT STANDARD
- 9 EXISTING GRADE
- 10 EXISTING CRIB WALL
- 11 EXISTING CHAIN-LINK FENCE
- 12 EXISTING LIGHT STANDARD TO REMAIN
- 13 EXISTING TREE
- 14 EXISTING TREE (SHOWN DASHED) FOR CLARITY

EXISTING VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A STICK-BUILT EQUIPMENT SHELTER WITH STUCCO FINISH ON A CONCRETE PAD



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

EXISTING VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A STICK-BUILT EQUIPMENT SHELTER WITH STUCCO FINISH ON A CONCRETE PAD

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/10/22	CUP RENEWAL	CB
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2	06/10/22	REVISE EXISTING	CB
3	07/06/22	DRM APPROVED	RW
4	07/15/22	PLANCHECK RESP	RW
5	05/11/23	REV EX ANTENNA	RW

PLANCOM

TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DRIVE,
UNIT 203,
SAN DIEGO, CALIFORNIA 92128

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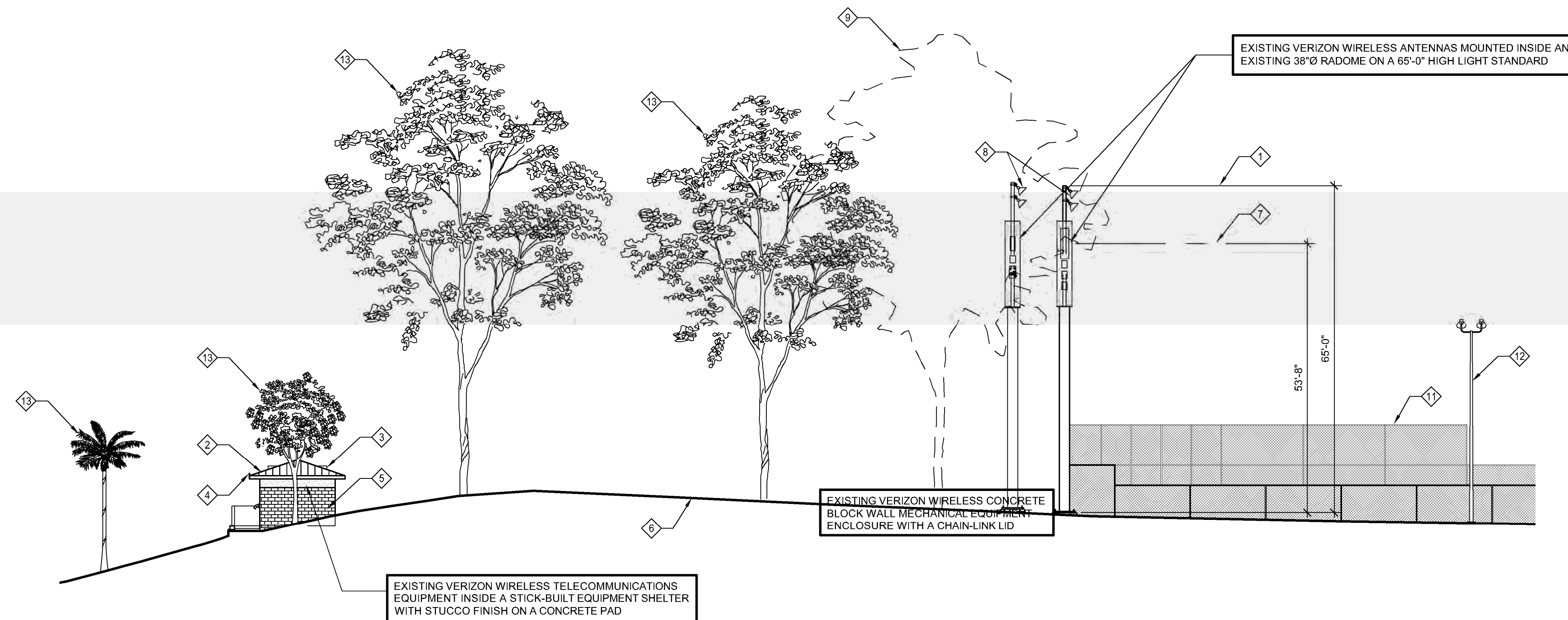
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

**SKYLINE HILLS
CUP RENEWAL**

8285 SKYLINE DRIVE
SAN DIEGO, CA 92114

SHEET TITLE:
EXTERIOR ELEVATIONS

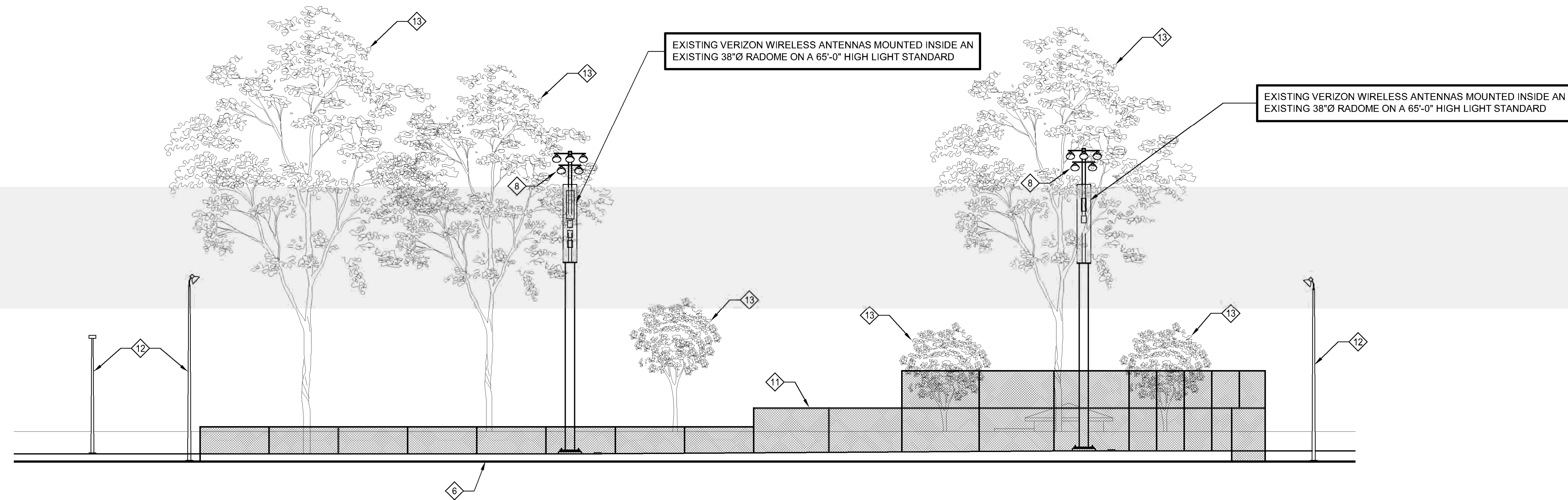
A-5



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

KEYED NOTES:

- 1 TOP OF EXISTING LIGHT STANDARD
- 2 EXISTING STANDING SEAM METAL ROOF
- 3 EXISTING DORMER ROOF VENT (TYPICAL OF 2)
- 4 EXISTING (2) E911/GPS ANTENNAS MOUNTED TO FASCIA WALL
- 5 EXISTING CONCRETE BLOCK WALL
- 6 EXISTING GRADE
- 7 CENTER OF EXISTING VERIZON WIRELESS ANTENNAS
- 8 EXISTING LIGHT FIXTURES ON EXISTING LIGHT STANDARD
- 9 EXISTING TREE (SHOWN DASHED) FOR CLARITY
- 10 EXISTING CRIB WALL
- 11 EXISTING CHAIN-LINK FENCE
- 12 EXISTING LIGHT STANDARD TO REMAIN
- 13 EXISTING TREE



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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/10/22	CUP RENEWAL	CB
1	05/31/22	DRM COMMENTS	RW
2	06/10/22	REVISE EXISTING	CB
3	07/06/22	DRM APPROVED	RW
4	07/15/22	PLANCHECK RESP	RW
5	05/11/23	REV EX ANTENNA	RW

PLANCOM
TELECOMMUNICATIONS PROJECT MANAGEMENT

16776 BERNARDO CENTER DRIVE,
UNIT 203,
SAN DIEGO, CALIFORNIA 92128

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

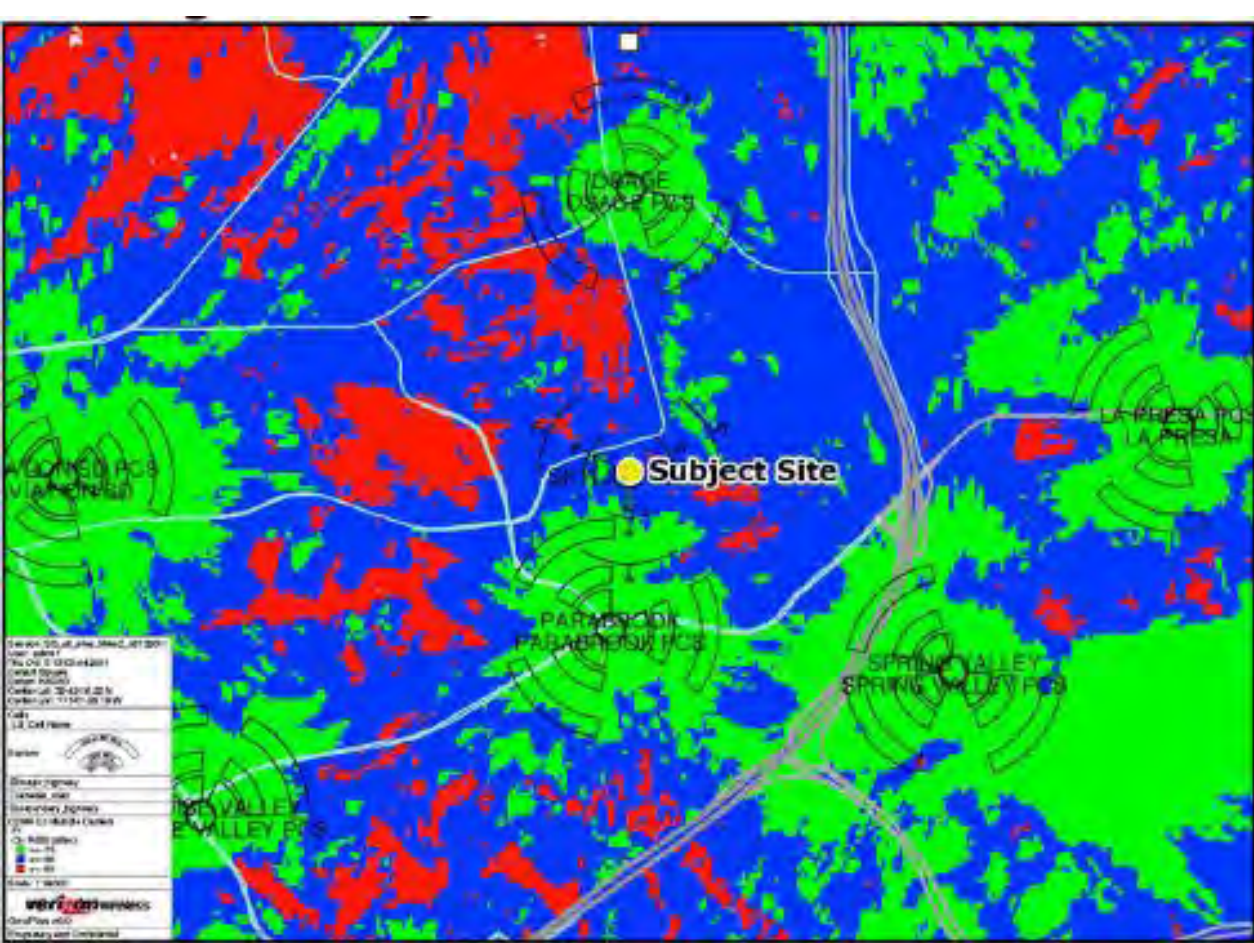
**SKYLINE HILLS
CUP RENEWAL**

8285 SKYLINE DRIVE
SAN DIEGO, CA 92114

SHEET TITLE:
EXTERIOR ELEVATIONS

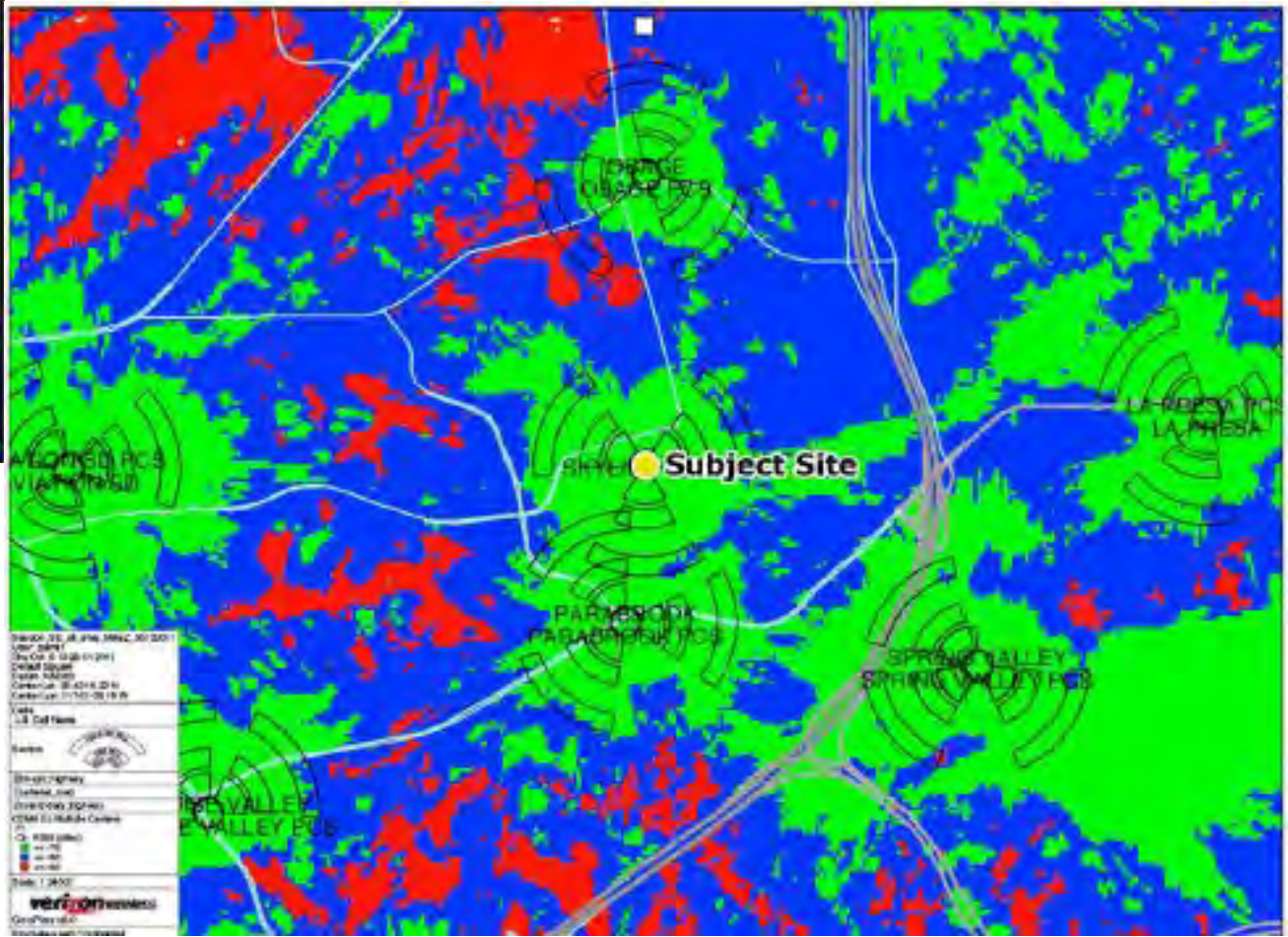
A-6

ATTACHMENT 10



Without Coverage

With Coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

**VERIZON WIRELESS – Skyline Hills Park
SITE JUSTIFICATION REPORT
8285 Skyline Drive**

PROJECT DESCRIPTION

Verizon Wireless is requesting approval to continue operating of an existing wireless communication facility (WCF) on at Skyline Hills Park located at 8285 Skyline Drive in the Skyline Paradise Hills community. The property is developed as a City park surrounded by residential development to the north, east, and south and a school to the west. An aerial photograph of the property and surrounding area has been provided behind Tab 1.

The Skyline Hills site is a Preference 2 location under Council Policy 600-43. It is zoned OP-1-1 and designated in the community plan for park uses. A zoning justification map has been provided behind Tab 2 to demonstrate the open space zone of the subject property as well as to identify any surrounding Verizon sites within a one-mile radius. A Conditional Use Permit (Process 3) is required for a wireless communication facility on this site. A Neighborhood Development Permit is also required because the existing equipment enclosure exceeds 250 square feet.

Verizon's existing antennas are located on two 65-foot light standards in the park lighting the baseball field. There are six (6) antennas located on each light standard for a total of twelve (12) antennas. The antennas are screened from view by a 36 inch diameter radome. The associated equipment is in a 355 square foot enclosure located on a slope at the edge of the park. There are no changes proposed to the antennas or equipment.

COVERAGE CONSIDERATIONS

The existing wireless facility has been located on the property since 2012, providing critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to these areas. The site is an integral part of Verizon's network, as the site's operation is closely coordinated with other Verizon Wireless sites in the Skyline Paradise Hills community as well as surrounding communities.

Coverage maps have been provided behind Tab 3 to demonstrate the existing coverage provided by the Skyline Hills site and the predicted loss of coverage without the site. As indicated on the maps, loss of the existing coverage footprint from this site could result in significant impacts to those living, working, and traveling in the area. Moreover, over one-quarter of US households are "wireless-only," and thus this degradation of service would have a significant impact on customers' essential communications services.

SITE CONSIDERATIONS

The Skyline Hills site is an existing WCF and any change in location would negatively impact customers' existing service. Alternative sites have not been considered because replicating the exact coverage footprint from a different location is not possible. The resulting degradation in service would directly contravene Verizon's commitment to improving the reliability and performance of its network and its customers' wireless experience. Allowing the Skyline Hills site to continue operating will ensure that existing customers are not impacted and services to those customers are enhanced.

Attachments:

Tab 1 – Aerial photograph of existing facility

Tab 2 – Zoning Justification Map

Tab 3 – Radio Frequency Coverage Map

EXISTING

Skyline Hills CUP Renewal
8285 Skyline Drive
San Diego, CA 92114



ATTACHMENT 12



Existing antennas within existing radome cover

PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
5/31/2022

Photorealization of existing telecommunications site

EXISTING

Skyline Hills CUP Renewal
8285 Skyline Drive
San Diego, CA 92114



Existing antennas within existing
radome covers



PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
5/31/2022

Photorealization of existing telecommunications site



PHOTO STUDY & KEY MAP

PROPOSAL TO MODIFY AN EXISTING WIRELESS COMMUNICATIONS FACILITY

Verizon Wireless
"Skyline Hills"
8285 Skyline Drive
San Diego, CA 92114

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
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May 31, 2022



North Elevation



South Elevation



West Elevation



East Elevation



View East



View North



View South



View West





Aerial View of Subject Site