



DATE: June 14, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-23-08) FOR THE CONSTRUCTION AND OPERATION OF TWO TELECOMMUNICATION ANTENNAS CONCEALED WITHIN TWO PROPOSED PARKING LOT LIGHT STANDARDS WITH ASSOCIATED EQUIPMENT LOCATED AT 1501 KELLY STREET WITHIN THE FIRE MOUNTAIN NEIGHBORHOOD – VERIZON @ FIVE / 78 – APPLICANT: VERIZON WIRELESS**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Adopt Planning Commission Resolution No. 2010-P20 adopting a Mitigated Negative Declaration for a Telecommunication Facility, in light of the whole record that the project will not have a significant effect on the environment; and
- (2) Adopt Planning Commission Resolution No. 2010-P21 approving Conditional Use Permit (C-23-08) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The subject site is within a Residential Estate-B (RE-B) zone district and is located within the North Coast United Methodist Church property. The site contains three church buildings; a church-related tower with a cell antenna inside, and associated parking that was permitted and approved under a Development Plan (D-12-97), Conditional Use Permit (C-21-97) and Variance (V-8-97) by the Planning Commission on May 18, 1998. On June 22, 2009 a Tentative Parcel Map (P-9-08) was approved by the Planning Commission to subdivide the entire 8.88 acres of the North Coast United Methodist Church property into two separate parcels measuring 4.784 and 4.05 acres in size. The property to the east would be developed with residential uses in the future. The property is approximately 45 percent developed and the remaining eastern portions of the site are vacant.

Surrounding land-uses include Estate-B Residential (EB-R) properties to the east, Single-Family Detached Residential (SFD-R) to the north, SR-78 to the south, and I-5 to the west.

Project Description: The project application is comprised of a conditional use permit.

Conditional Use Permit C-23-08:

To permit two stand-alone telecommunication facilities concealed within two newly constructed light standards with an associated equipment shelter, pursuant to Section 3025(d) (3) of the Oceanside Zoning Ordinance.

Verizon is proposing to construct, operate and maintain a wireless telecommunication facility consisting of three panel antennas within two newly constructed light standards for a total of six antennas. Each antenna would be screened from public view and concealed within a radio frequency material that is integrated into the design of the light standard. The light standards shall be painted to match the existing light standards throughout the property and will provide a minimum of two illuminated light containers per pole.

The proposed light standards with attached antennas would be placed at the end of the western driveway's cul-de-sac to provide additional lighting. The associated equipment would be placed within a 14'-8" x 34'-8" concrete block enclosure that will have a stucco finish similar to the existing buildings on-site. This proposed equipment structure will be enclosed on all four sides and on top by a flat roof. The enclosure will be screened from public view by proposed toyon, sugar, and flannel bushes. A concrete pathway will be provided at the end of the existing cul-de-sac leading to the door of the proposed equipment enclosure.

The project is subject to the following Ordinances, City policies, and the State of California Government Code:

1. General Plan
2. Zoning Ordinance
3. State of California Government Code 65850
4. State of California Government Code 65964

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is Medium Density-A Residential (MDA-R). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

Land Use Element

Goal 2.726: Communication Systems

Objective: To provide for the efficient and aesthetic functioning of communication systems within the City.

Policies:

- A. The City shall encourage planning for the future communication system needs of individual land developments or uses and the City in general.
- B. Communication facilities shall be required to conform visually to surrounding land uses and/or natural features.
- C. The City shall require the consolidation and joint-use of communication facilities and structures whenever possible.

Verizon is proposing to construct, maintain and operate a telecommunication facility within two 30-foot tall light standards. The proposed antennas would be completely enclosed within the light standards allowing the entire structure to give the impression of a typical commercial parking lot light. The proposed project site is located at least 400 feet from any residence, so visual impacts would be minimal. The proposed light standards are designed to mimic many of the existing light standards on-site to ensure design compatibility. The light standards with attached antennas would provide additional lighting to an underutilized area of the property and provide additional lighting for safety proposes.

The project site is consistent with the objectives of the General Plan policies regarding visual conformity to surrounding land uses and features while still providing communication, broadcast, and subscription services to the public. The project is conditioned to comply with specific requirements pertaining to its appearance and maintenance. This ensures that the project will be compatible with the site and surrounding land uses.

The Zoning Ordinance and newly implemented California Government Code encourage the installation of a co-user facility. As such, the resolution includes project specific conditions for the future installation of a co-user communication facility.

2. Zoning Ordinance Compliance

This project is located in a Residential Estate-B District. The underlying land use is Residential. The following table summarizes proposed and applicable development standards for the project site:

	REGULATION	PROPOSED
BUILDING HEIGHT	36 ft.	30 ft.
FRONT YARD	25 ft.	More than 300 feet
SIDE YARD	7.5 ft.	More than 20 feet
REAR YARD	20 ft.	More than 50 feet

3. State of California Government Code 65850

California State Government Code 65850.6(b) states that a city shall not unreasonably limit the duration of any permit for a communication facility. Limits of less than 10 years are presumed to be unreasonable absent public safety reasons or substantial land use reasons. The proposed site has been given a 10-year limit with conditions that assure the City of Oceanside has the ability to request technology and aesthetic analysis of the site if they are found to be necessary.

4. State of California Government Code 65964

California State Government Code 65964 requires the adoption of *co-user* communication facility requirements when approving a *stand-alone* communication facility application. Therefore, staff recommends that the requirements for future co-user communication facilities be specified with the adoption of the Stand-Alone Communication Facility. The resolution has specific conditions for the expansion of the site and these conditions are drawn from Section 3025 of the Zoning Ordinance.

DISCUSSION

Issue: Land use compatibility with surrounding neighborhood.

Recommendation: The following table identifies land uses on adjacent properties:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	EB-R	RE-B	North Coast United Methodist Church
North	SFD-R	RS	Single Family Homes
East	EB-R	RE-B	Vacant land
South	OS	OS	78 freeway and the Buena Vista Lagoon
West	SFD-R	RS	Single Family Homes & Interstate 5

The addition of a wireless telecommunication facility at this location will be compatible with surrounding land uses. The majority of the surrounding land uses near the project site includes the 78 freeway and Interstate 5 and a vacant single-family property. The

communication antennas will be completely hidden within the light standards allowing the structures to act as a typical light standard for the subject property. There are also six light standards on-site that have similar designs as the proposed two newly created light standards with the proposed antennas.

The facility has been comprehensively designed and conditioned to ensure a high quality product, which shall resemble the existing light standards as much as possible. The proposed associated equipment enclosure shall be located in between the two proposed light standards and would be of a similar design as many of the accessory structures for the existing church buildings.

The Section 3025.D.4.F of the Oceanside Zoning Ordinance states that an approved facility shall address the appearance of the entire site and shall upgrade or repair physical features as a means of minimizing view impacts to the community. A majority of the subject site is landscaped. The applicant has proposed landscape improvements near the associated equipment shelter. The proposed landscaping will be 15-gallon flannel and sugar bushes or toyon shrubs that shall screen the equipment shelter. The landscaping improvements and stealth design of the proposed antennas integrated and disguised within the proposed light standards will minimize the view impacts and provide additional telecommunication services to the surrounding users.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and an Initial Study and Mitigated Negative Declaration was prepared. The environmental analysis concluded that the project will not have significant effect on the environment with the implementation of project conditions and mitigation measures. The mitigation measures address noise issues related to construction and operation of the proposed telecommunication facility.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 1500-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties. As of June 14, 2010 no communication regarding the request had been received.

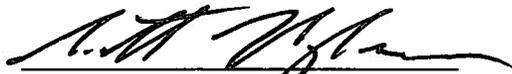
SUMMARY

The proposed Conditional Use Permit, as conditioned, is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project has been conditioned to meet or exceed all applicable development standards. As such, staff recommends that the Planning Commission approve the

project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Adopt Planning Commission Resolution No. 2010-P20 adopting a Mitigated Negative Declaration for a Telecommunication Facility, in light of the whole record that the project will not have a significant effect on the environment.
- Adopt Planning Commission Resolution No. 2010-P21 approving Conditional Use Permit C-23-08 with findings and conditions of approval attached herein.

PREPARED BY:



Scott Nightingale
Planner II

SUBMITTED BY:



Jerry Hittleman
City Planner

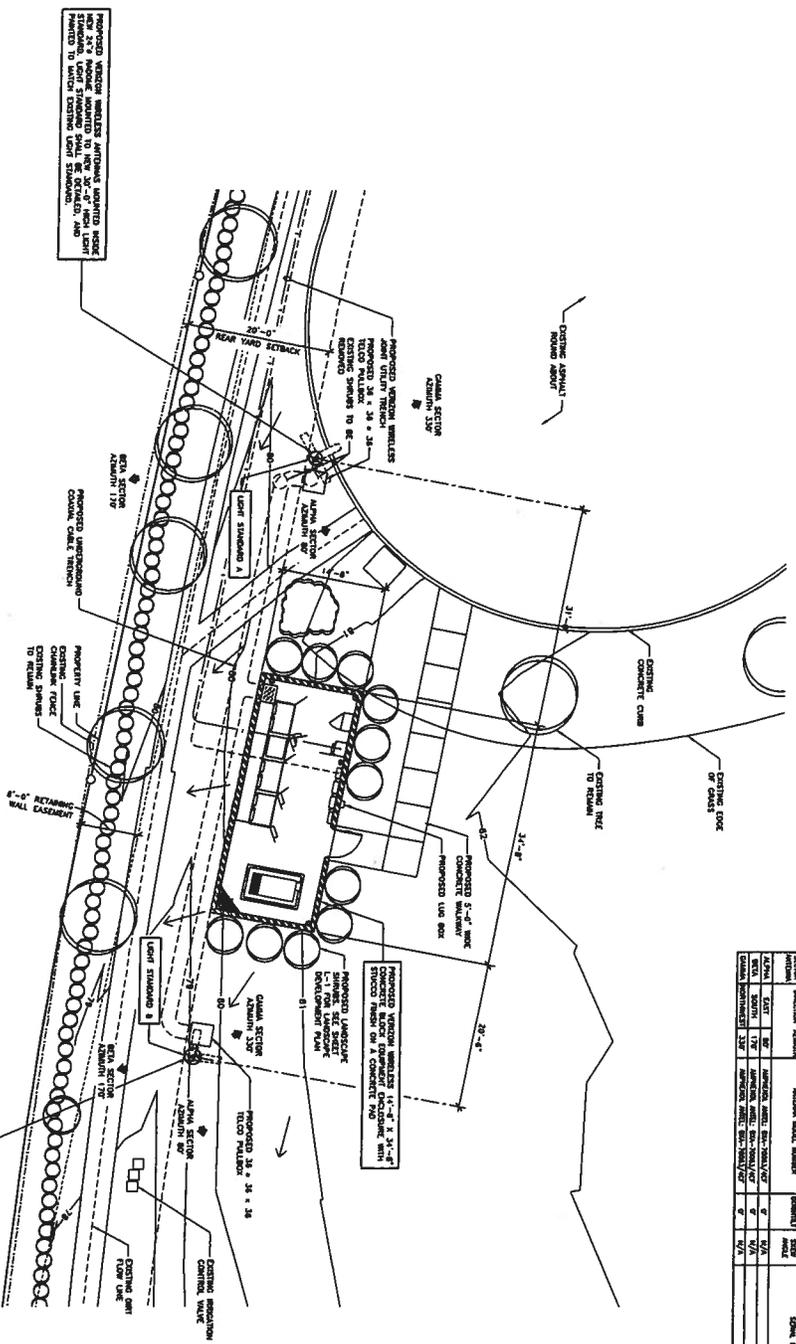
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Attachments:

1. Site Plan and Elevations
2. Planning Commission Resolution No. 2010-P20
3. Planning Commission Resolution No. 2010-P21
4. Photo Simulations
5. Initial Study
6. Notice of Intent to Adopt a Mitigated Negative Declaration
7. Notice of Determination
8. Negative Declaration

ENLARGED SITE PLAN

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



SECTION		SECTION NUMBER	SECTION TITLE	SECTION DATE	SECTION DRAWN BY	SECTION CHECKED BY
ALPHA	EAST	01	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
BETA	EAST	02	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
GAMMA	EAST	03	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
DELTA	EAST	04	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
EPSILON	EAST	05	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
ZETA	EAST	06	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
ETA	EAST	07	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
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IOTA	EAST	09	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
KAPPA	EAST	10	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
LAMDA	EAST	11	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
MU	EAST	12	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
NU	EAST	13	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
Xi	EAST	14	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM
OMEGA	EAST	15	PROPOSED VERTICAL MOUNTED AIRBORNE ILLUMINATED MOUSE LIGHT STANDARDS	01/17/08	MM	MM

Broth & Sauerz
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 TEL: 303.733.1111 FAX: 303.733.1112

PREPARED FOR
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 IRVINE, CA 92613-9707
 (949) 222-7000

APPROVALS

DATE	DATE

PROJECT NAME
FIVE/78
 1501 KELLY STREET
 OCEANSIDE, CA 92054
 SAN DIEGO COUNTY

DRAWING DATES

01/17/08	PHASE 2D DESIGN (D)
01/27/08	REVISION 20 (CA)
04/07/08	REVISION 20 (CA)
04/25/08	REVISION 20 (CA)
06/07/08	TITLE REVISIONS (D)
09/23/08	REVISION 100X 2D (D)
10/01/08	REVISION 100X 2D (D)
12/10/08	1-4 CONSTRUCTION (A)

SHEET TITLE
ENLARGED SITE PLAN

APPROVALS

DATE	SIGNATURE

PROJECT NAME
FIVE/78
 1501 KELLY STREET
 DECATUR, CA 92054
 SAN DIEGO COUNTY

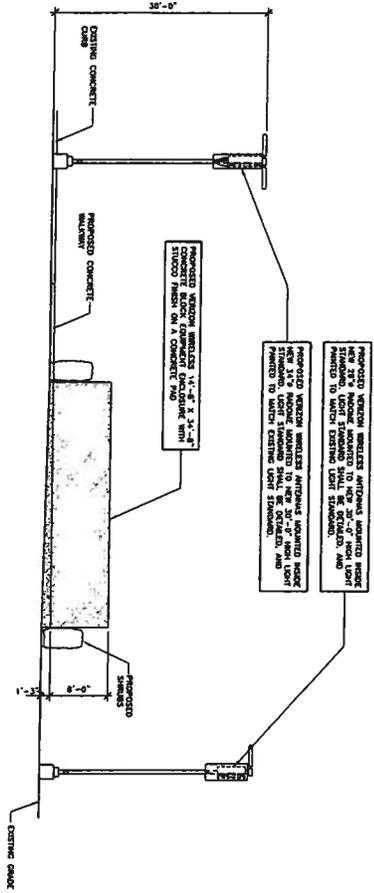
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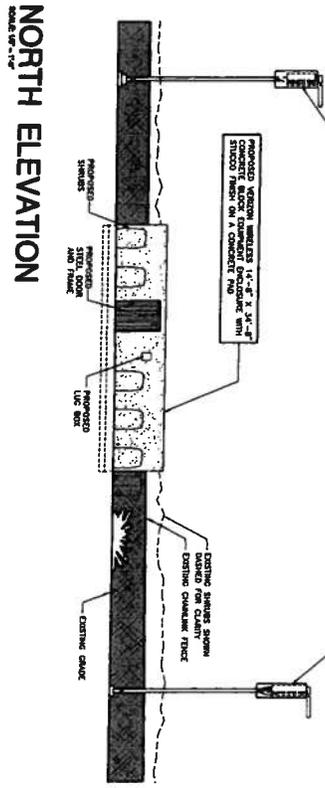
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EXTERIOR ELEVATIONS

PROJECT: Verizon Wireless 1501 Kelly St, San Diego, CA 92054

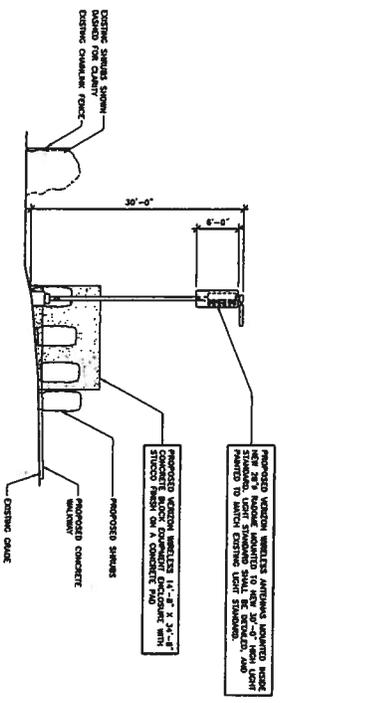
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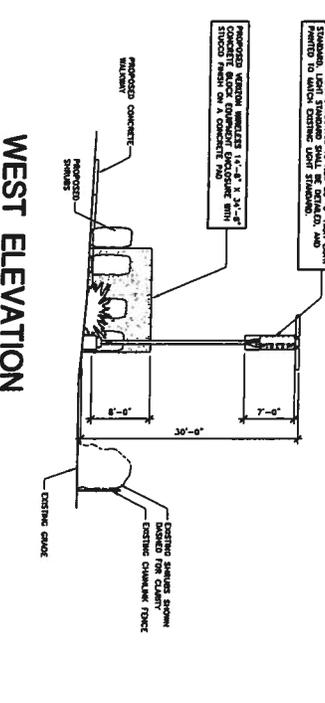
SOUTH ELEVATION
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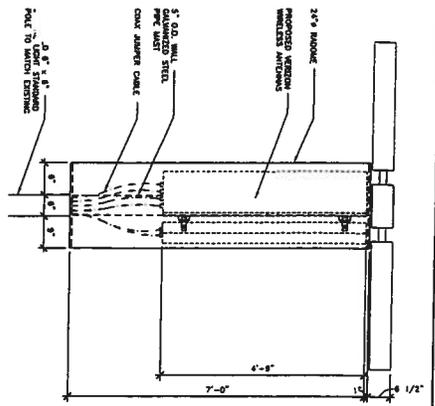
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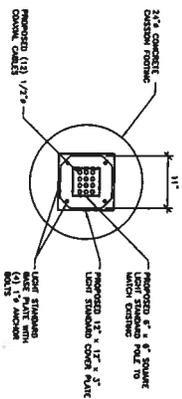
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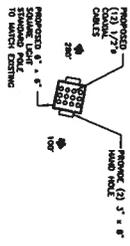
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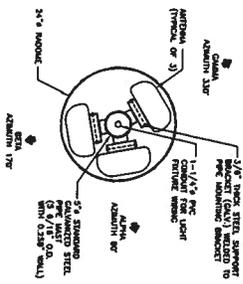
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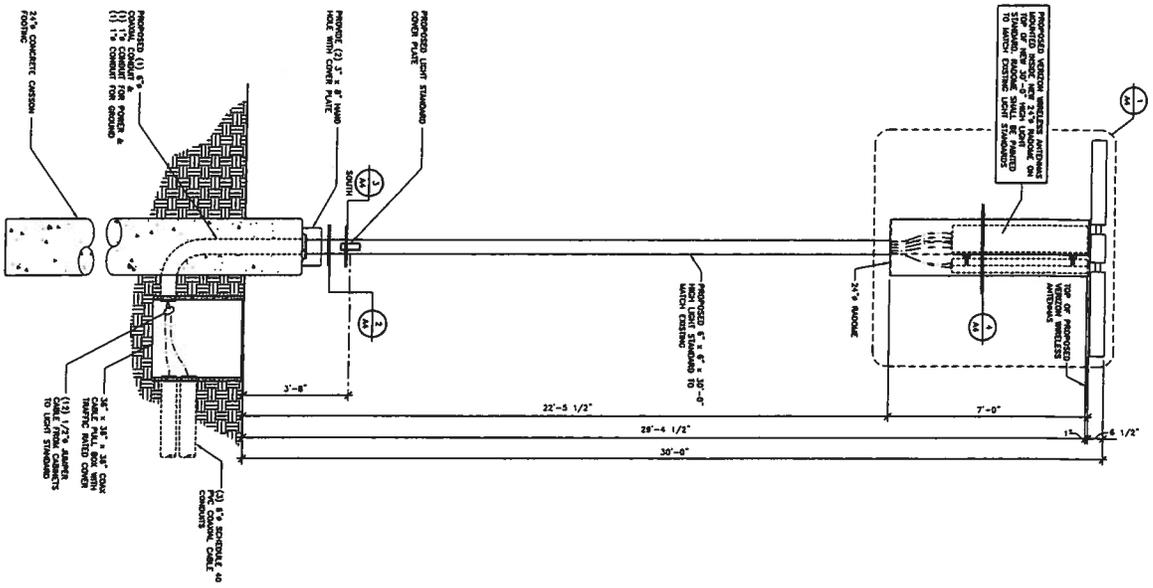
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LIGHT STANDARD BASE POINTS
SCALE: 1"=1'-0"



ANTENNA DETAIL (PLAN VIEW)
SCALE: 1"=1'-0"



LIGHT STANDARD DETAIL - POLE A
SCALE: 1"=1'-0"

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APPROVALS

TAC	DATE
AD	DATE
DR	DATE
WR	DATE
CEM	DATE
ONS	DATE
CE/UNIT	DATE

PROJECT NAME
FIVE/78

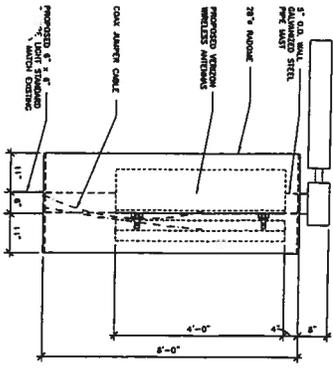
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OCEANSIDE, CA 92054
SAN DIEGO COUNTY

DRAWING DATES

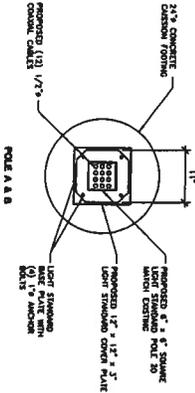
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9/18/06	REVISED 2D (B)
9/18/06	REVISED 100% 2D (A)
9/18/06	REVISED 100% 2D (B)
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12/10/06	PUBLISHING CONSULTS (B)

SHEET TITLE
LIGHT STANDARD A
DETAILS

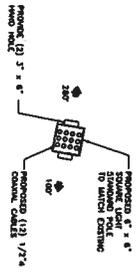
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DATE: 12/10/06
A-4



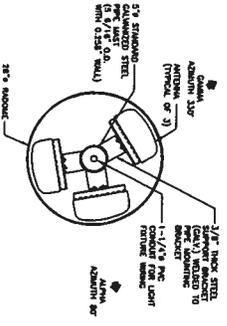
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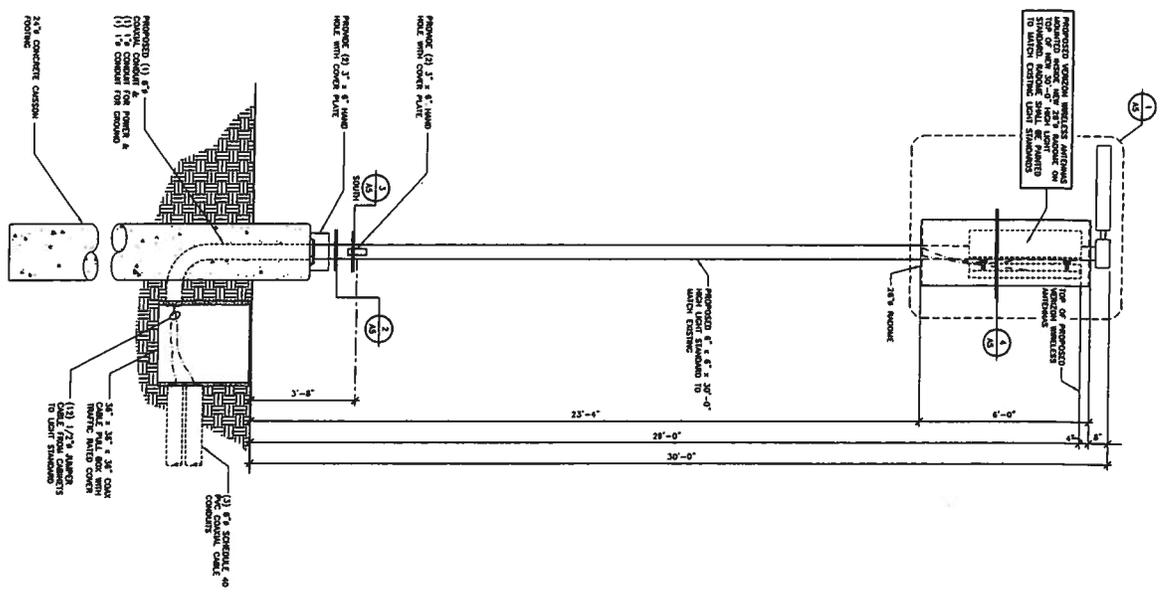
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LIGHT STANDARD SHEET POINTS
SCALE: 1"=1'-0"
3



ANTENNA DETAIL (PLAN VIEW)
SCALE: 1"=1'-0"
4



LIGHT STANDARD DETAIL - POLE B
SCALE: 1"=1'-0"

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APPROVALS

AKC	DATE
HE	DATE
SR	DATE
ELM	DATE
SPS	DATE
EL/DW	DATE

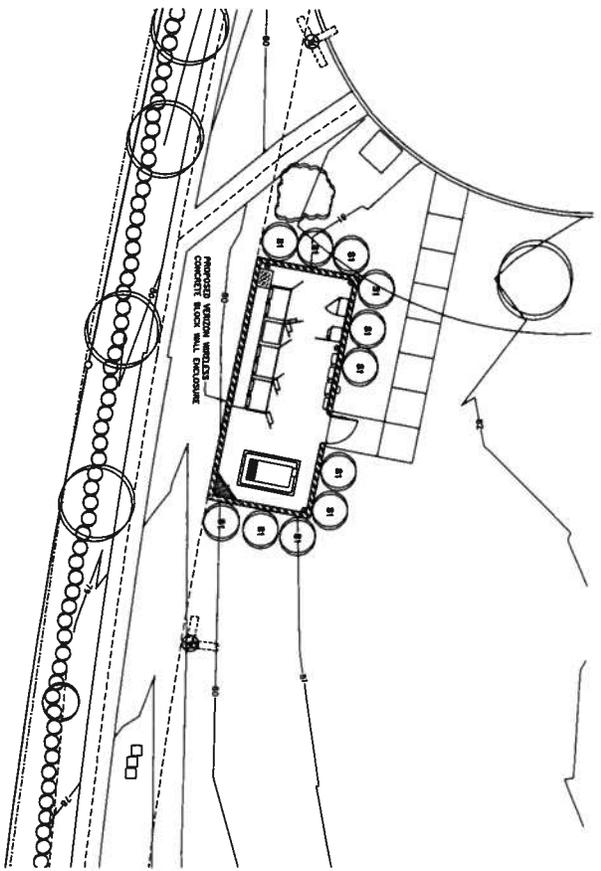
PROJECT NAME
FIVE/78
1501 KELLY STREET
OCEANSIDE, CA 92054
SAN DIEGO COUNTY

DRAWING DATES

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04/07/08	REVISED 20 (d)
05/01/08	REVISED 20 (d)
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05/14/08	REVISED 100K 20 (d)
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12/10/09	PLANNING COMMENTS (d)
12/10/09	1-A CIRCUMVENTION (d)

SHEET TITLE
LIGHT STANDARD B
DETAILS

PROJECT: Verizon Wireless (500) 1501 KELLY ST
A-5



LANDSCAPE DEVELOPMENT PLAN

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY
○	• VERONICA • AMARANTHUS • RIBES OVALIS • CYPRISSUS	• THORN • SUGAR BUSH • PALMEL BUSH	18 IN.	11

NOTE:
ALL EXISTING VEGETATION SHALL BE REMOVED AND REPLACED WITH THE PLANTING SPECIFIED IN THIS PLAN. THE PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OCEANSIDE REQUIREMENTS FOR LANDSCAPE DEVELOPMENT.

GENERAL NOTES:

1. THE LANDSCAPE PLAN SHALL ACCURATELY SHOW LOCATION OF TREES, SHRUBS, AND GRASS.
2. LANDSCAPE ARCHITECT SHALL VERIFY ALL TREE, SHRUB, AND GRASS SPECIES ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT AREA.
3. ALL TREES SHALL BE PLANTED BY THE LANDSCAPE ARCHITECT AND MAINTAINED FOR ONE YEAR AFTER PLANTING.
4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OCEANSIDE REQUIREMENTS FOR LANDSCAPE DEVELOPMENT.
5. THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATE, AESTHETIC, AND MAINTENANCE CONSIDERATIONS.
6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OCEANSIDE REQUIREMENTS FOR LANDSCAPE DEVELOPMENT.
7. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIAL AND FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE.
8. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIAL AND FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE.
9. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIAL AND FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE.
10. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIAL AND FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE.

PLANTING NOTES

1. EXISTING TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE LANDSCAPE ARCHITECT AND SHALL BE REMOVED PRIOR TO THE START OF CONSTRUCTION.
2. ALL TREES SHALL BE PLANTED BY THE LANDSCAPE ARCHITECT AND MAINTAINED FOR ONE YEAR AFTER PLANTING.
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11. ALL TREES SHALL BE PLANTED BY THE LANDSCAPE ARCHITECT AND MAINTAINED FOR ONE YEAR AFTER PLANTING.

WATER CONSERVATION NOTES

1. LANDSCAPE ARCHITECT SHALL DESIGN AND SPECIFY ALL WATER CONSERVATION MEASURES TO BE INSTALLED ON THE PROJECT.
2. ALL WATER CONSERVATION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OCEANSIDE REQUIREMENTS FOR WATER CONSERVATION.
3. ALL WATER CONSERVATION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OCEANSIDE REQUIREMENTS FOR WATER CONSERVATION.
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CITY OF OCEANSIDE REQUIREMENT

1. EXISTING TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE LANDSCAPE ARCHITECT AND SHALL BE REMOVED PRIOR TO THE START OF CONSTRUCTION.
2. ALL TREES SHALL BE PLANTED BY THE LANDSCAPE ARCHITECT AND MAINTAINED FOR ONE YEAR AFTER PLANTING.
3. ALL TREES SHALL BE PLANTED BY THE LANDSCAPE ARCHITECT AND MAINTAINED FOR ONE YEAR AFTER PLANTING.
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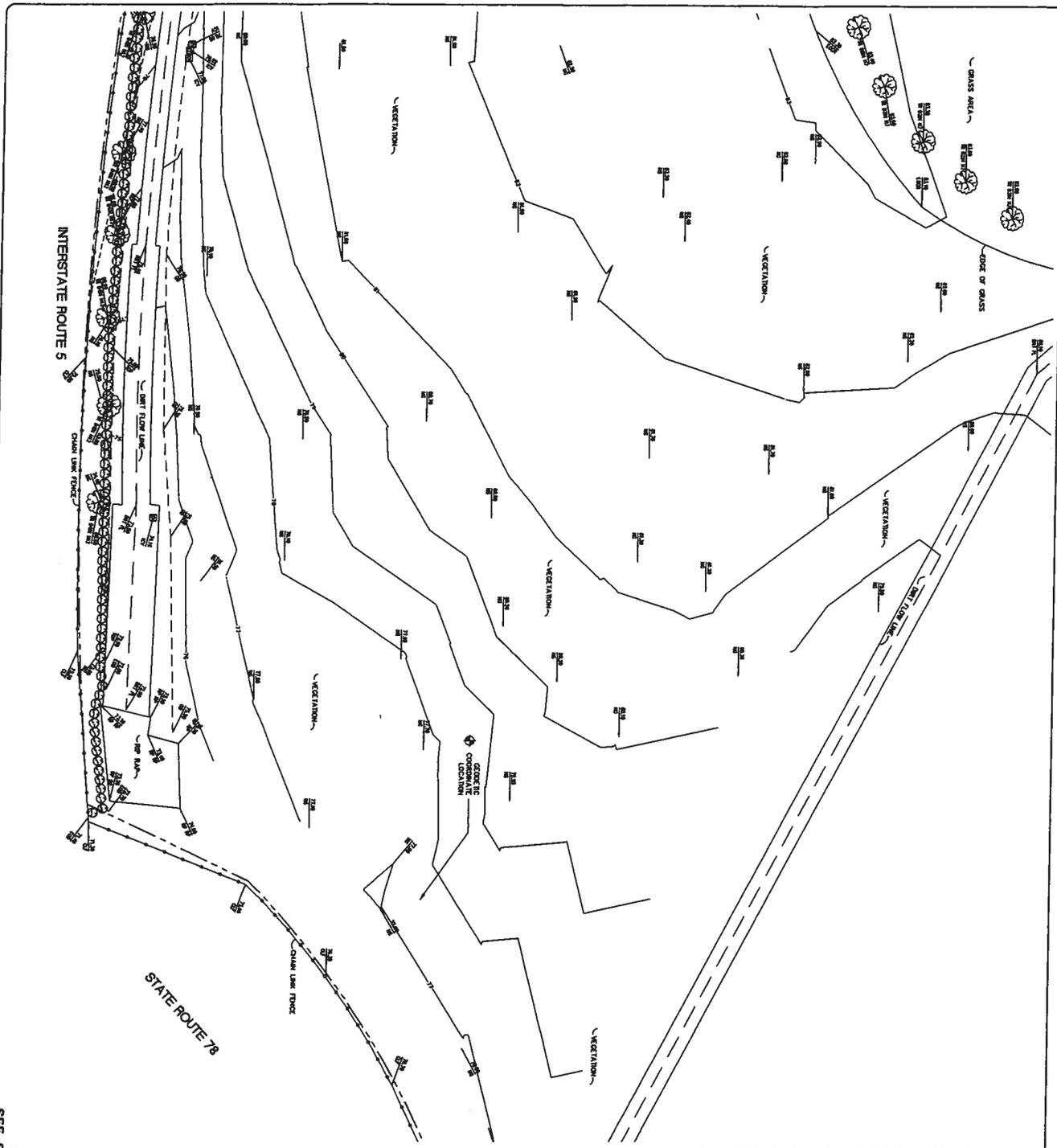
BOOTH & SWARTZ
ARCHITECTURE & PLANNING
3000 LA JOLLA VILLAGE CENTER DRIVE
SAN DIEGO, CA 92161
(619) 451-1111

verizonwireless
P.O. BOX 19107
IRVINE, CA 92613-7107
(949) 222-7000

DATE	BY	REVISION
04/12/08	DR	ISSUED FOR PERMITS
05/05/08	DR	REVISED PERMITS
07/11/08	DR	REVISED PERMITS
12/02/08	DR	REVISED PERMITS
12/09/08	DR	REVISED PERMITS

PROJECT NAME
1501 KELLY STREET
OCEANSIDE, CA 92054
SAN DIEGO COUNTY

PROJECT NUMBER: 08011501KELLYSTREET.PDF
SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN
L-1



- LEGEND:**
- 00 BOUNDARY
 - 01 BUILDING
 - 02 BURN OF GRASS
 - 03 CHAIN LINE FENCE
 - 04 CHAIN LINE FENCE
 - 05 FENCE OF BRUSH
 - 06 FENCE OF CONCRETE
 - 07 FENCE OF WOOD
 - 08 FINISHED FLOOR
 - 09 FLOOR LINE
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SEE SHEET C-1 FOR TITLE INFO.
SEE SHEET C-2 FOR BOUNDARY INFO.

BOOTH & SWEENEY
ARCHITECTURE & PLANNING
1400 1/2 STREET, SUITE 100
SAN DIEGO, CALIFORNIA 92101

verizonwireless
Southern California
15005 Sand Canyon Ave., Irvine, CA 92618

CONSULTANT
BERRY BARR
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
10000 W. CENTRAL EXPRESSWAY, SUITE 101
COSTA MESA, CALIFORNIA 92626
714.557-1587 OFFICE
714.557-1588 FAX

AK 710.021

PROJECT NAME
FIVE / 78

PROJECT NUMBER
N/A

1601 KELLY STREET
OCEANVIEW, CA 92054
SAN DIEGO COUNTY

DRAWING DATES
03/17/08 ISSUED FOR REVIEW (08)
04/27/08 REVISIONS (09)
05/27/08 APPROVED FOR CONSTRUCTION (09)
07/29/08 ADDED CORRECTIONS (09)

SHEET TITLE
TOPOGRAPHIC SURVEY

PREPARED FOR

C-3

1 PLANNING COMMISSION
2 RESOLUTION NO. 2010-P20

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA ADOPTING THE
5 NEGATIVE DECLARATION FOR A CERTAIN REAL
6 PROPERTY IN THE CITY OF OCEANSIDE

6 APPLICATION NO: C-23-08
7 APPLICANT: Verizon Wireless
8 LOCATION: 1501 Kelly Street

9 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
10 RESOLVE AS FOLLOWS:

11 WHEREAS, a Notice of Intent to certify a Negative Declaration was prepared and
12 circulated for public and agency review and property notification was given in accordance with the
13 California Environmental Quality Act; and

14 WHEREAS, the Planning Commission, after giving the required notice, did on the 14th
15 day of June, 2010 conduct a duly advertised public hearing on the content of the Negative
16 Declaration and;

17 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
18 the following facts:

19 FINDINGS:

20 For the Negative Declaration:

- 21 1. The Negative Declaration and Initial Study were completed in compliance with the
22 provisions of the California Environmental Quality Act (CEQA).
- 23 2. Pursuant to the California Environmental Quality Act of 1970, and State Guidelines
24 thereto, a Negative Declaration has been prepared stating that if the mitigation measures
25 are met there will not be an adverse impact upon the environment.
- 26 3. The Negative Declaration has been determined to be accurate and adequate documents,
27 which reflect the independent judgment and analysis of the Planning Commission. On
28 the basis of the entire record before it, the Planning Commission finds that there is no
29 substantial evidence that the project, with implementation of the mitigation measures
proposed, will have a significant impact on the environment.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 adopt the Mitigated Negative Declaration.

3 PASSED AND ADOPTED Resolution No. 2010-P20 on June 14, 2010 by the
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9
10 _____
11 Claudia Troisi, Chairperson
Oceanside Planning Commission

12 ATTEST:

13
14 _____
15 Jerry Hittleman, Secretary

16 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
17 this is a true and correct copy of Resolution No. 2010-P20.

18
19 Dated: June 14, 2010
20
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29

1 PLANNING COMMISSION
2 RESOLUTION NO. 2010-P21

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 CONDITIONAL USE PERMIT ON CERTAIN REAL
PROPERTY IN THE CITY OF OCEANSIDE

6 APPLICATION NO: C-23-08
7 APPLICANT: Verizon Wireless
8 LOCATION: 1501 Kelly Street

9 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
10 RESOLVE AS FOLLOWS:

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Conditional Use Permit under the provisions of
Articles 10, 30 & 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

13 the construction, operation and maintenance of a proposed telecommunication facility
14 consisting of three antennas within two proposed 30-foot tall light standards with an
15 associated equipment shelter;

16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 14th
18 day of July, 2010, conduct a duly advertised public hearing as prescribed by law to consider said
19 application.

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
21 Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section 15301
Existing Facilities;

22 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
23 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

24 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
25 the following facts:

26 FINDINGS:

27 For the Conditional Use Permit to allow for the construction, operation and maintenance of a
28 stand-alone wireless communication facility:

1. The location and operation of the communication facility, under the applied land use conditions, are consistent with the effective land use policies and will not be detrimental to the public health or general welfare of persons residing or working in the area.
2. The proposed location of the communication facility would be effectively consistent with the surrounding landscaping throughout the city and the existing design screens the equipment shelter from public view corridors and near view perspectives. The proposed design of the antennas attached to two proposed 30-foot tall light standard is consistent with many of the light standard designs throughout the site and the antennas would be disguised from public view. As such, the project site is consistent with the objectives of the effective zoning regulations.
3. The proposed location and operation of the communication facility, under the applied land use conditions, are consistent with the effective land use policies and would not be detrimental to the public health or general welfare of persons residing or working in the area.
4. The approved project is conditioned to comply with specific requirements pertaining to its appearance and maintenance of its visual mitigation for sustained conformation with the surrounding landforms. The conditions of project approval include implementations of landscape improvements to further ensure for the overall visual conformation of the project.
5. The conditional use is subject to and must comply with specific local conditions and additional regulations as deemed necessary by other regulatory or permit authorities.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permit (C-23-08)) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.
3. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

1 4. The developer shall monitor, supervise and control all building construction and supporting
2 activities so as to prevent these activities from causing a public nuisance, including, but not
3 limited to, strict adherence to the following:

4 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
5 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
6 that is not inherently noise-producing. Examples of work not permitted on
7 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
8 producing nature. No work shall be permitted on Sundays and Federal Holidays
9 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and
10 Christmas Day) except as allowed for emergency work under the provisions of the
11 Oceanside City Code Chapter 38 (Noise Ordinance).

12 b) The construction site shall be kept reasonably free of construction debris as
13 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
14 approved solid waste containers shall be considered compliance with this
15 requirement. Small amounts of construction debris may be stored on-site in a neat,
16 safe manner for short periods of time pending disposal.

17 5. A separate/unique address will be required to facilitate utility releases. Verification that the
18 address has been properly assigned by the City's Planning Division must accompany the
19 Building Permit application.

20 6. All electrical, communication, CATV, etc. service lines within the exterior lines of the
21 property shall be underground (City Code Sec. 6.30).

22 7. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution
23 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
24 other such lights may be utilized and shall be shown on building and electrical plans.

25 8. Compliance with the Federal Clean Water Act must be demonstrated on the plans.

26 9. Structural Calculations will be required at the time of plans submittal to the Building
27 Division for plan check.

28 **Engineering:**

29 10. Design and construction of all improvements shall be in accordance with standard plans,
specifications of the City of Oceanside and subject to approval by the City Engineer.

1 11. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
2 and Specifications for Landscape Development (latest revision), Water Conservation
3 Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the
4 maintenance of such landscaping, shall be reviewed and approved by the City Engineer
5 prior to the issuance of building permits. Landscaping shall not be installed until bonds
6 have been posted, fees paid, and plans signed for final approval. The following
7 landscaping requirements shall be required prior to plan approval and certificate of
8 occupancy:

- 9 a) Final landscape plans shall accurately show placement of all plant material such
10 as but not limited to trees, shrubs, and groundcovers.
- 11 b) Landscape Architect shall be aware of all utility, sewer, storm drain easement
12 and place planting locations accordingly to meet City of Oceanside requirements.
- 13 c) All required landscape areas shall be maintained by owner. The landscape areas
14 shall be maintained per City of Oceanside requirements.
- 15 d) Proposed landscape species shall be native or naturalized to fit the site and meet
16 climate changes indicative to their planting location. The selection of plant
17 material shall also be based on cultural, aesthetic, and maintenance
18 considerations. In addition proposed landscape species shall be low water users
19 as well as meet all Fire Department requirements.
- 20 e) All planting areas shall be prepared with appropriate soil amendments, fertilizers,
21 and appropriate supplements based upon a soils report from an agricultural
22 suitability soil sample taken from the site.
- 23 f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
24 from the sun, evapotranspiration and run-off. All the flower and shrub beds
25 shall be mulched to a 3" depth to help conserve water, lower the soil temperature
26 and reduce weed growth.
- 27 g) The shrubs shall be allowed to grow in their natural forms. All landscape
28 improvements shall follow the City of Oceanside Guidelines.
- 29

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- h) Root barriers shall be installed adjacent to all paving surfaces, where a paving surface is located within 6 feet of a trees trunk on site (private) and within 10 feet of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.
 - i) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain planning department approval for these items in the conditions or application stage prior to 1st submittal of working drawings.
 - j) For the planting and placement of trees and their distances from hardscape and other utilities/ structures the landscape plans shall follow the City of Oceanside's (current) Tree Planting Distances and Spacing Standards.
 - k) An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.
 - l) Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.
 - m) All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.
 - n) The landscape plans shall match all plans affiliated with the project.
 - o) Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with SWMP Best Management Practices and meet the satisfaction of the City Engineer.
 - p) Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.

1 12. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
2 and within any adjoining public parkways shall be permanently maintained by the
3 owner, his assigns or any successors-in-interest in the property. The maintenance
4 program shall include: a) normal care and irrigation of the landscaping b) repair and
5 replacement of plant materials c) irrigation systems as necessary d) general cleanup of
6 the landscaped and open areas e) parking lots and walkways, walls, fences, etc. Failure
7 to maintain landscaping shall result in the City taking all appropriate enforcement
8 actions including but not limited to citations. This maintenance program condition shall
9 be recorded with a covenant as required by this resolution.

10 13. In the event that the conceptual landscape plan (CLP) does not match the conditions of
11 approval, the resolution of approval shall govern.

12 **Fire Prevention:**

13 14. Fire Department requirements shall be placed on plans in the notes section.

14 15. Fire Department Plan Review will require the quantity of lead acid batteries proposed.
15 In addition, the electrolyte volume will need to be provided for the batteries. Please
16 indicate the amounts on the plans.

17 16. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
18 approval prior to the issuance of building permits.

19 **Planning:**

20 17. This Conditional Use Permit shall expire on July 14, 2013, unless implemented as
21 required by the Zoning Ordinance.

22 18. This Conditional Use Permit approves only the communications facility proposed as
23 shown on the plans and exhibits presented to the Planning Commission for review and
24 approval. No deviation from these approved plans and exhibits shall occur without
25 Community Services Department/Planning Division approval. Substantial deviations
26 shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

27 19. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
28 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
29 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
annul an approval of the City, concerning Conditional Use Permit (C-23-08). The City
will promptly notify the applicant of any such claim, action or proceeding against the

1 City and will cooperate fully in the defense. If the City fails to promptly notify the
2 applicant of any such claim action or proceeding or fails to cooperate fully in the
3 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
4 harmless the City.

5 20. If additional antennas are requested during the duration of this Conditional Use Permit
6 (C-23-08), the City Planner may take discretionary action through an administrative use
7 process.

8 21. A covenant or other recordable document approved by the City Attorney shall be prepared
9 by the applicant and recorded prior to the issuance of a business license. The covenant
10 shall provide that the property is subject to this resolution, and shall generally list the
11 conditions of approval.

12 22. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
13 written copy of the applications, staff report and resolutions for the project to the new
14 owner and/or operator. This notification's provision shall run with the life of the project
15 and shall be recorded as a covenant on the property.

16 23. Upon one year of facility operation, and upon any change-out of facility equipment, the
17 permittee shall provide to the City Planner a statement of radio-frequency radiation
18 output and output compliance with the limitations of governing licensing authorities.

19 24. Failure to meet any conditions of approval for this development shall constitute a violation
20 of the Conditional Use Permit.

21 25. The permittee shall cooperate with other communication providers and services in the
22 operation of a multi-user facility; provided that an agreement is negotiated in a
23 commercially reasonable terms and that such shared usage does not impair the operation
24 of the approved facility. Upon the City's request and discretion, the permittee shall
25 provide an independently prepared technical analysis to substantiate the existence of any
26 practical technical prohibitions against the existence of any practical technical prohibitions
27 against the operation of a multi-user facility. The permittee non-compliance with this
28 requirement may be grounds for the revocation of the Conditional Use Permit.

29 26. The facility shall be inspected and a letter of clearance shall be prepared by the City
Planner prior to final inspection of the facility by the Building Division.

- 1 27. The CUP shall be limited to a term of 10 years since the day of the expiration of this
2 date, expiring on July 14, 2020. However, the Conditional Use Permit may be revised
3 or renewed in accordance with the provisions of the Zoning Ordinance. The application
4 for Conditional Use Permit revision shall also be evaluated against the existing land use
5 policies and any site area and neighborhood changes.
- 6 28. Failure to meet any conditions of approval for this development shall constitute a
7 violation of the Conditional Use Permit.
- 8 29. Prior to the issuance of building permits, compliance with the applicable provisions of
9 the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
10 reviewed and approved by the City Planner. These requirements, including the
11 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be
12 noted on the Landscape Plan and shall be recorded in the form of a covenant affecting
13 the subject property.
- 14 30. Appropriate building permits shall be obtained prior to the addition of any new
15 antennas.
- 16 31. The approved communication facility shall be subject to, and governed by, any and all
17 licensing authority by any governmental agency having jurisdiction. The City's local
18 approval of a communication facility shall not exempt the permittee from any such pre-
19 emptive regulations.
- 20 32. Unless expressly waived, all current zoning standards and City ordinances and policies in
21 effect at the time building permits are issued are required to be met by this project. The
22 approval of this project constitutes the applicant's agreement with all statements in the
23 Description and Justification and other materials and information submitted with this
24 application, unless specifically waived by an adopted condition of approval.
- 25 33. This Conditional Use Permit shall be called for review by the Planning Commission if
26 complaints are filed and verified as valid by the Code Enforcement Office concerning the
27 violation of any of the approved conditions or assumptions made by the application.

28 **Water Utilities:**

- 29 34. The developer will be responsible for developing all water and sewer utilities necessary to
develop the property. Any relocation of water and/or sewer utilities is the responsibility of

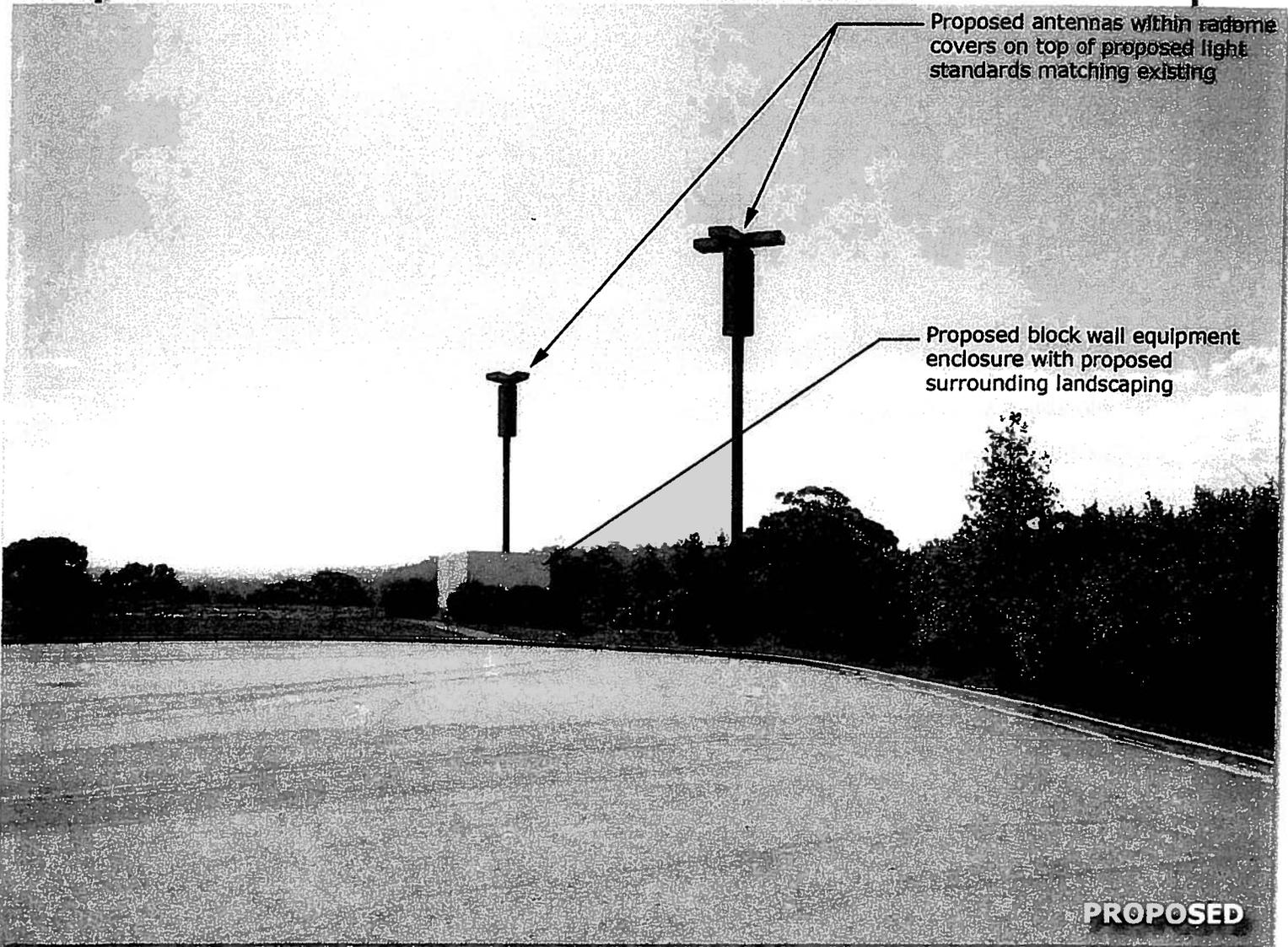
EXISTING



Five/78
1501 Kelly St.
Oceanside, CA 92054



OCT 29 2009
Planning Department



Proposed antennas within radome covers on top of proposed light standards matching existing

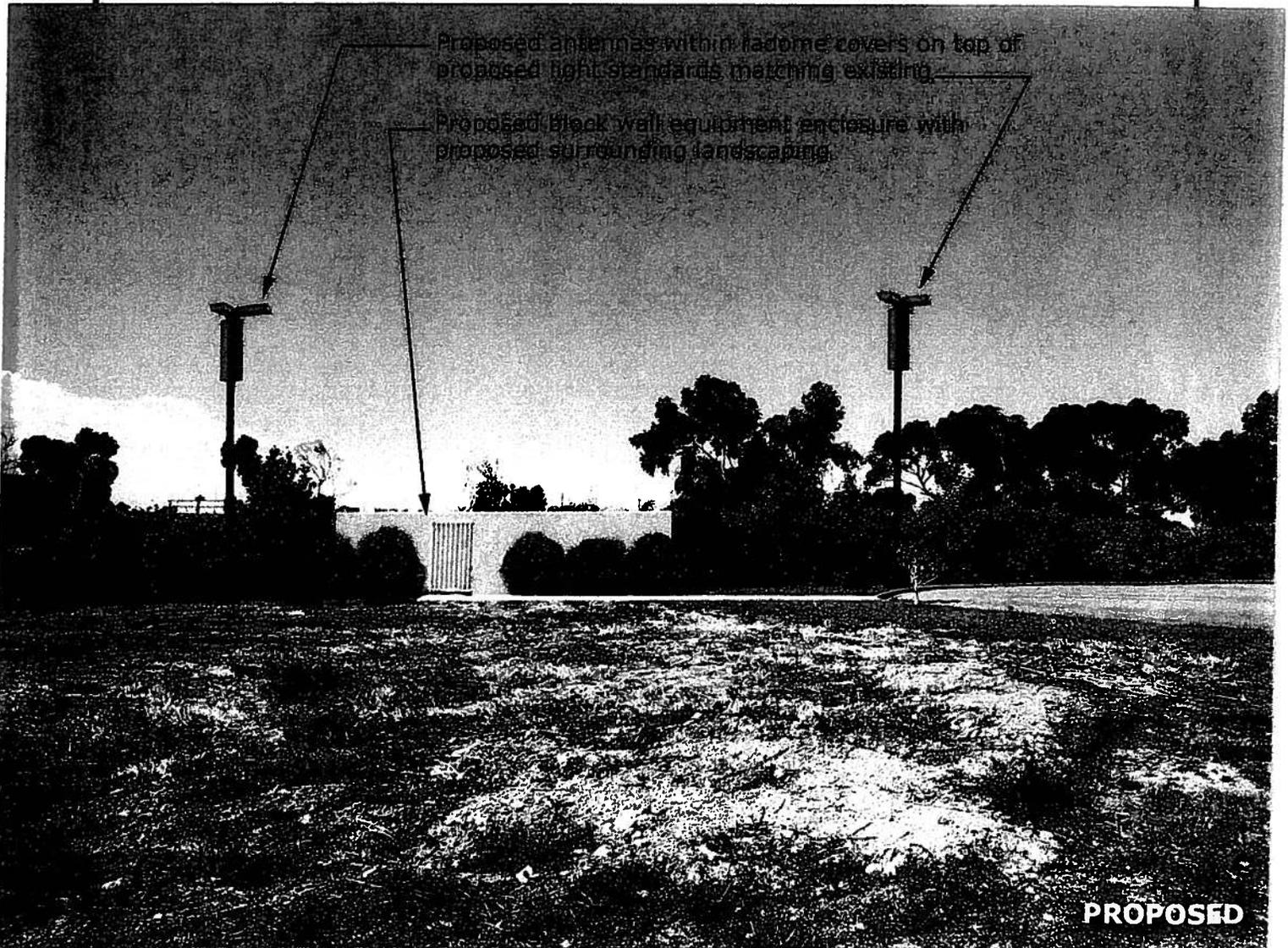
Proposed block wall equipment enclosure with proposed surrounding landscaping

PROPOSED

Photosimulation of proposed telecommunications site

EXISTING

Five/78
1501 Kelly St.
Oceanside, CA 92054

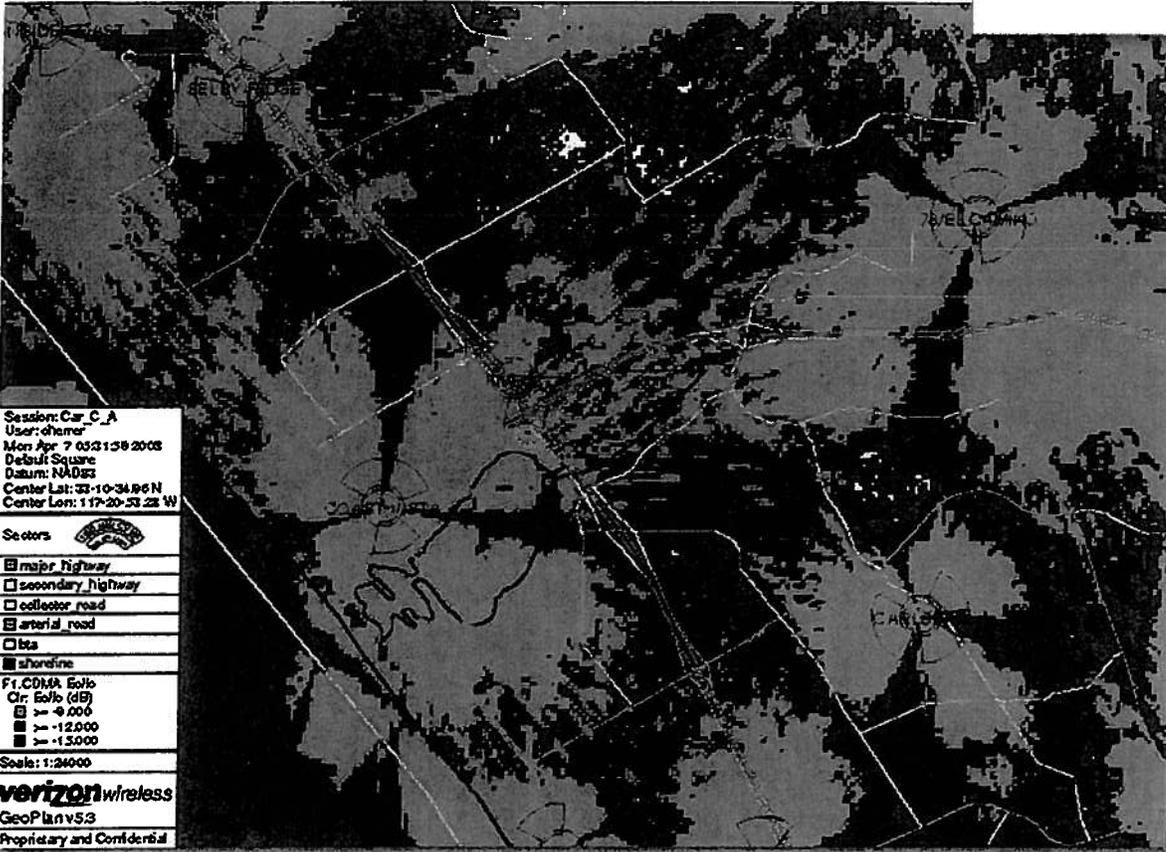


Photosimulation of proposed telecommunications site

5/78
 1501 Kelly St.
 Oceanside, CA 92054



Existing coverage

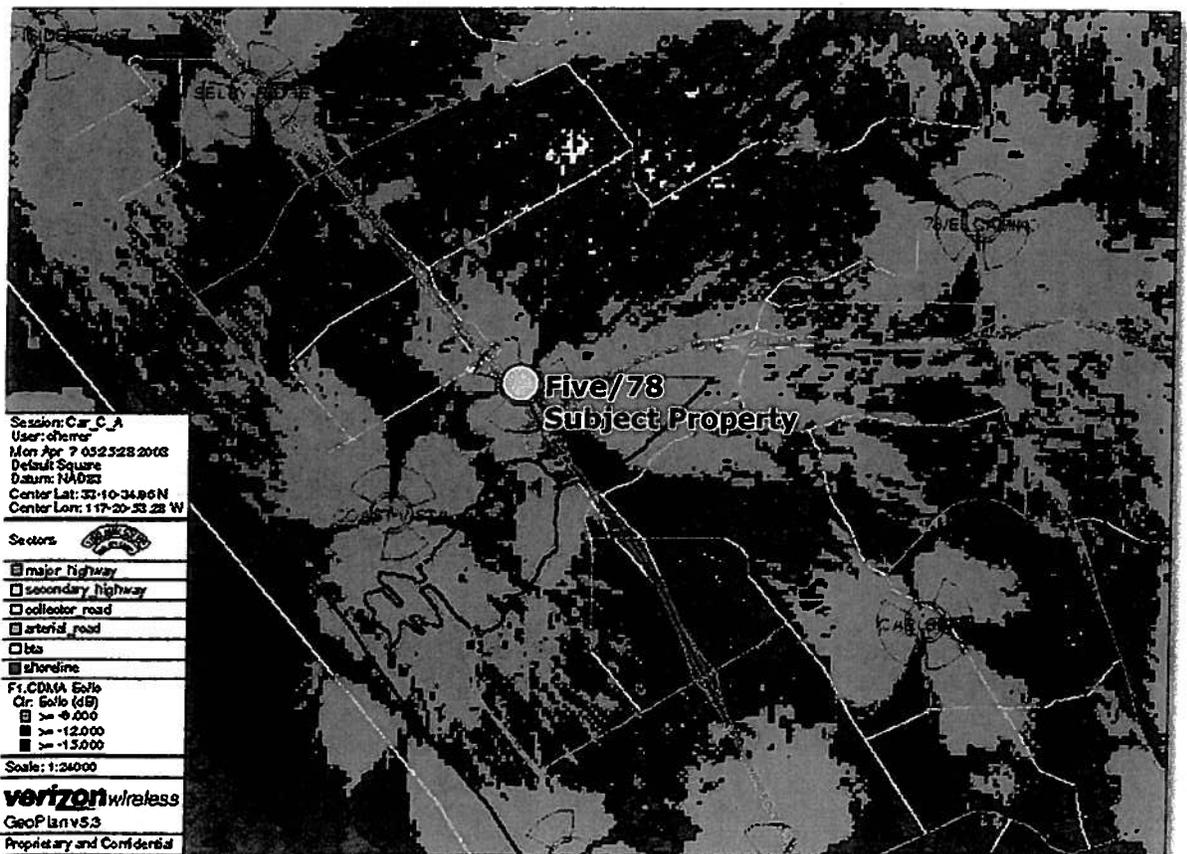


Surrounding sites:

- SELBY RIDGE**
 1606 MISSOURI ST.
 Oceanside CA 92054
- COAST VISTA**
 2002 S Coast Hwy
 San Diego CA 92054
- CARLSBAD**
 3557 MONROE STREET
 Carlsbad CA 92008
- HWY 76/EL CAMINO REAL**
 547 Vista Bella
 Oceanside CA 92054
- OCEANSIDE COAST**
 801 Mission Ave
 Oceanside CA 92054

Coverage Levels:

- Excellent
- Good/Variable
- Poor

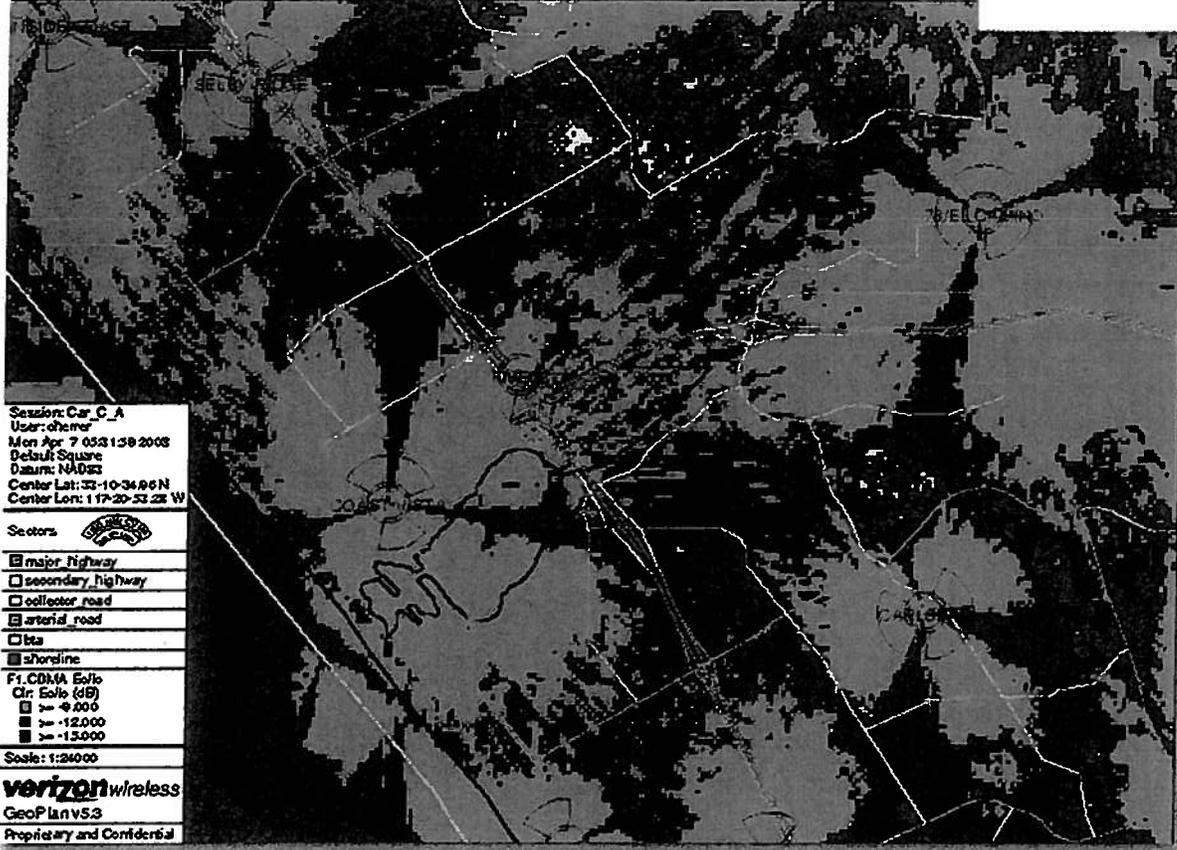


Proposed coverage

5/78
 1501 Kelly St.
 Oceanside, CA 92054



Existing coverage

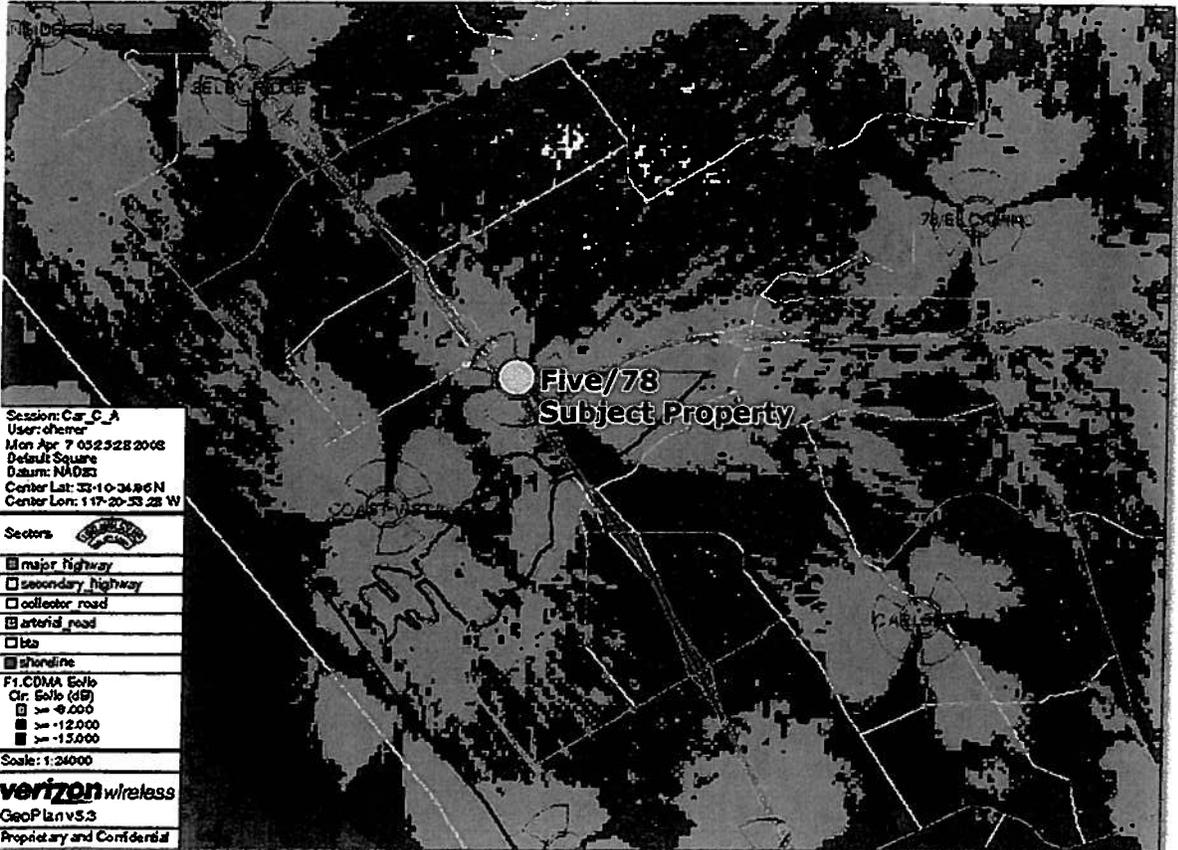


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- OCEANSIDE COAST**
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 Oceanside CA 92054

Coverage Levels:

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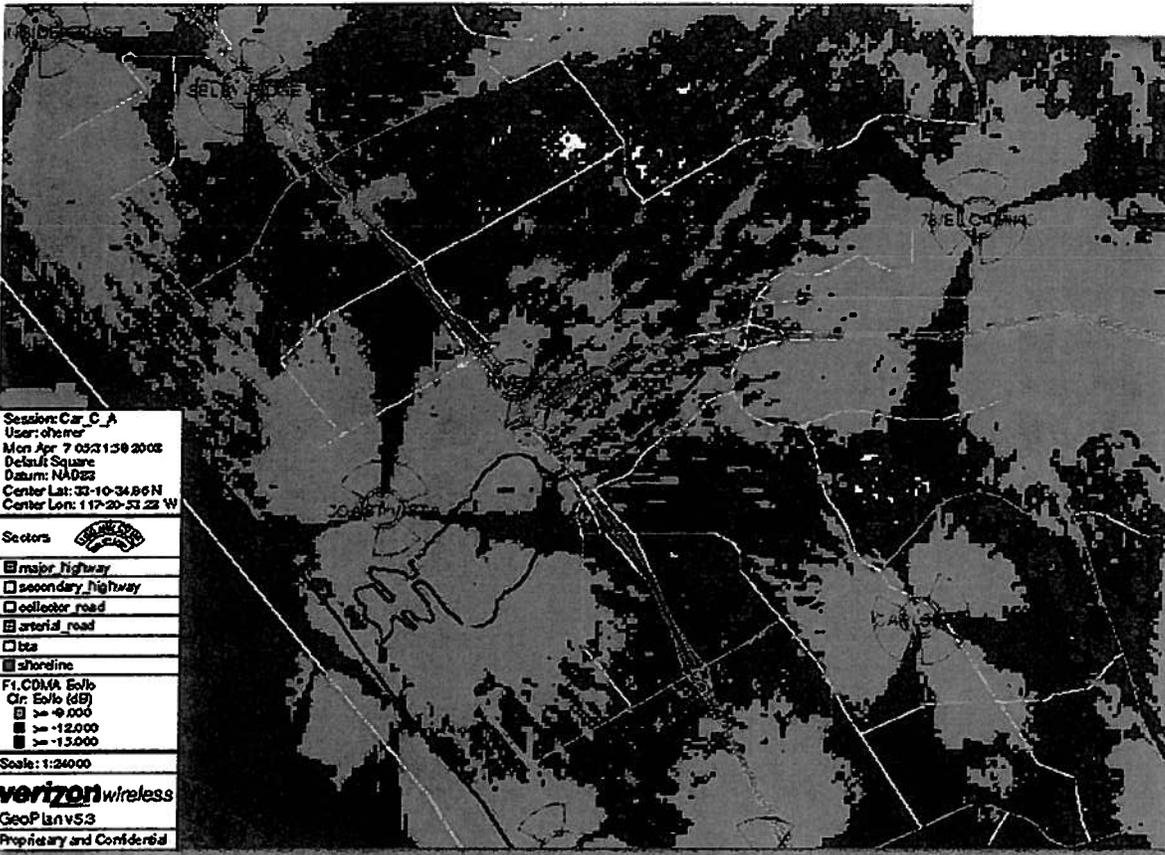


Proposed coverage

5/78
 1501 Kelly St.
 Oceanside, CA 92054



Existing coverage

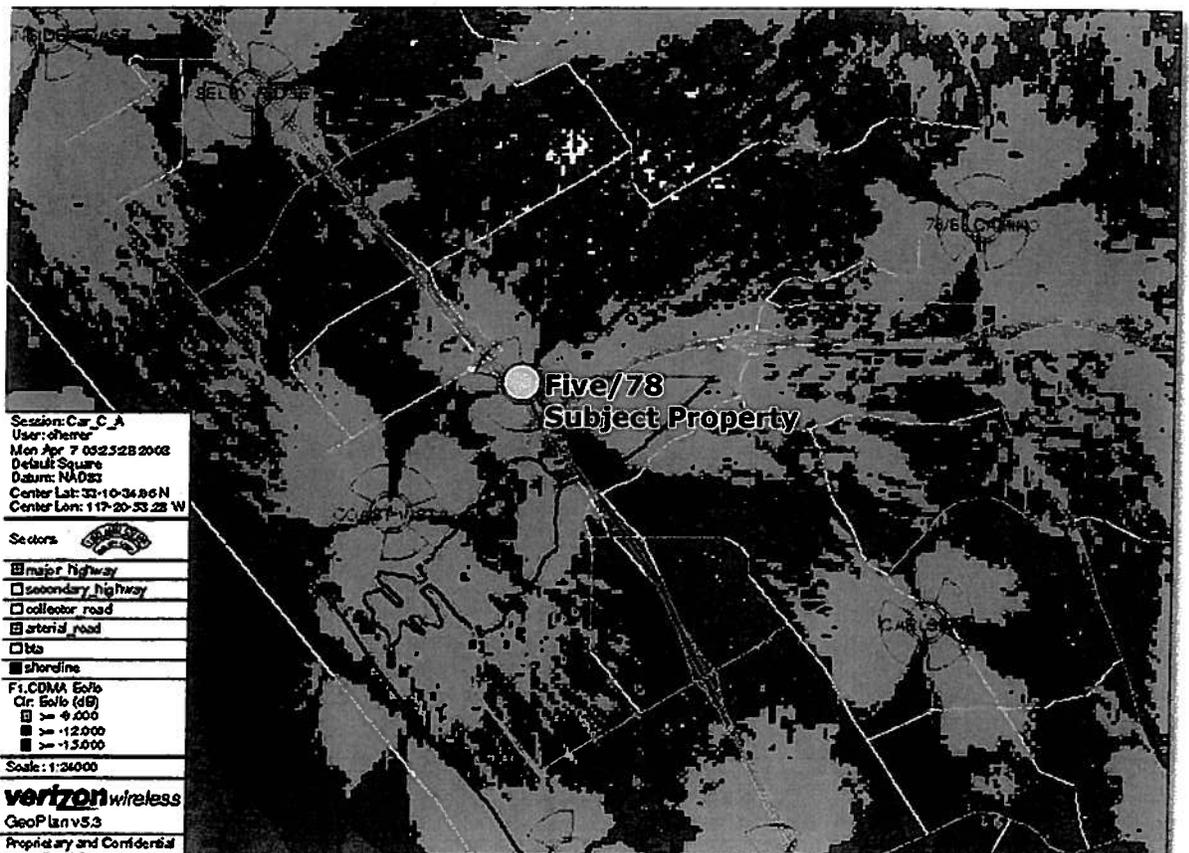


Surrounding sites:

- SELBY RIDGE**
 1606 MISSOURI ST.
 Oceanside CA 92054
- COAST VISTA**
 2002 S Coast Hwy
 San Diego CA 92054
- CARLSBAD**
 3557 MONROE STREET
 Carlsbad CA 92008
- HWY 76/EL CAMINO REAL**
 547 Vista Bella
 Oceanside CA 92054
- OCEANSIDE COAST**
 801 Mission Ave
 Oceanside CA 92054

Coverage Levels:

- Excellent
- Good/Variable
- Poor



Proposed coverage



INITIAL STUDY City of Oceanside California

1. **PROJECT:** Verizon Wireless – Five/78 – unmanned cell site
2. **LEAD AGENCY:** City of Oceanside
3. **CONTACT PERSON & PHONE:** Scott Nightingale, Planner
City of Oceanside Planning Department
760-435-3520
4. **PROJECT LOCATION:** 1501 Kelly Street, Oceanside, CA 92054
APN: 154-170-76
5. **APPLICANT:** Verizon Wireless
15505 Sand Canyon Ave.,
Bldg. D, 1st Floor
Irvine, CA 92618
6. **GENERAL PLAN DESIGNATION:** Estate-B Residential (EB-R)
7. **ZONING:** RE-B (Residential Estate-B)
8. **PROJECT DESCRIPTION:** Verizon Wireless is proposing to construct, operate, and maintain a wireless PCS facility consisting of a total of six (6) antennas, two (2) antennas each in three (3) antenna arrays mounted on two (2) new 30-foot high light standards. The light standards shall be painted to match the existing light standards on the property.
The supporting equipment will consist of the following: three (3) self-contained Base Transceiver Station (BTS) indoor equipment cabinets, one (1) emergency generator, one (1) electric meter panel, and one (1) telephone interface. Each of the BTS units will contain the electronic equipment necessary to operate the facility. The indoor equipment will be located inside of a new, 14'8" x 34'8" x 8' high concrete block equipment enclosure with stucco finish and chain link lid, painted and textured to match the existing church building. The equipment enclosure will be surrounded by landscape screening shrubs.
9. **SURROUNDING LAND USE(S) & PROJECT SETTING:**

The current on-site use of the property is a church owned by North Coast United Methodist Church. Sprint has an existing wireless facility on site located in the cross tower west of the proposed Verizon site. The church has plans for the addition of a new building near the proposed site, but this future development will not be impacted by the installation of the cell site.

Surrounding land uses are as follows:
North: Single family residences
South: Highway 78
East: Open Space and Commercial
West: Interstate 5
10. **OTHER REQUIRED AGENCY APPROVALS:** No other agency approvals are expected to be required at this time.
11. **PREVIOUS ENVIRONMENTAL DOCUMENTATION:** N/A

12. CONSULTATION: (INSERT ALL APPLICABLE PERSONS/AGENCIES CONSULTED IN THE DOCUMENTS PREPARATION)

A. Federal, State, and Other Local Agencies:
 United States Fish & Wildlife Service (USFWS)
 U.S. Army Corps of Engineers (ACOE)
 California Department of Fish & Game (DFG)

13. SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The project would not affect any environmental factors resulting in a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated, include: N/A

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geological |
| <input type="checkbox"/> Hazards | <input type="checkbox"/> Water | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Utilities Systems | | |

14. ENVIRONMENTAL CHECKLIST

This section analyzes the potential environmental impacts which may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 2) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. No Impact. Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. Less Than Significant Impact. The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. Potentially Significant Unless Mitigated. The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. Potentially Significant Impact. Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

	Potentially Significant	Potentially Significant Unless Mit.	Less than Significant	No Impact
14.1 AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Have a substantial adverse effect on a scenic vista? **No Impact.*** Short-term construction-related aesthetic impacts would consist primarily of grading activities, the presence of construction equipment, and additional signage and warning markers on roadways. No valuable aesthetic resources would be destroyed as a result of construction-related activities. These short-term impacts are temporary and would cease upon project completion.

Physical design attributes of the project will minimize aesthetic impacts. These design attributes include exterior siding to match existing buildings. Additionally, the incorporation of landscape screening would substantially minimize visual impacts to surrounding areas. Landscape screening includes, but is not limited to, new shrubs and existing natural vegetation, and the general enhancement of the site's aesthetics by using color selections to match the existing building. Landscaping treatments are anticipated to include species similar to those surrounding the existing project site.

The proposed project design features and landscape screening would result in the project having no significant aesthetic impacts.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **No Impact.*** No scenic resources, including trees, rock outcroppings or historic buildings are situated on-site. In addition, the project site is not situated within a state scenic highway. Impacts are not anticipated in this regard.
- c) *Substantially degrade the existing visual character or quality of the site and its surroundings? **No Impact.*** Refer to Responses 14.1a and 14.1b, above.
- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **No Impact.*** The proposed project would create a new source of lighting. OZO, requires that all lighting use shielded luminaries with glare control to prevent light spillover onto adjacent areas. The project would have no impact and the lighting will conform to the City of Oceanside Lighting Pollution Requirements.

Table 1.1 Photometric Summary

	Maintained Illumination (fc)
Average (fc)	4050 Lumens or Less

	Maintained Illumination (fc)
Maximum (fc)	4050 Lumens or Less
Minimum (fc)	4050 Lumens or Less
Uniformity Ratio (avg./min.)	To conform to City of Oceanside Light Pollutions Requirements
Maximum/minimum ratio	To conform to City of Oceanside Light Pollutions Requirements

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.2 AGRICULTURAL RESOURCES. Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA. Resources Agency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **No Impact.*** Designated land uses within the project area do not include agricultural uses and project implementation would not result in conversion of existing farmland to non-agricultural uses. Therefore, the project does not affect an agricultural resource area and thus does not impact designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? **No Impact.*** The proposed project is located in an area zoned for low-density residential uses; agricultural designations do not occur within the project area and no Williamson Act contracts apply. Therefore, implementation of the project would not result in any conflicts with existing zoning for agricultural use or a Williamson Act Contract. No impacts are anticipated in this regard.
- c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? **No Impact.*** As previously stated, the proposed project area is not located within an agricultural area. Thus, implementation of this project would not result in changes in the environment, which would result in the conversion of farmland to non-agricultural use. No impacts are anticipated in this regard.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.3 AIR QUALITY. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate an air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under the applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Conflict with or obstruct implementation of the applicable air quality plan? **No Impact.*** The project site is located within the San Diego Air Basin (SDAB), which is governed by the San Diego Air Pollution Control Board (SDAPCD). A consistency determination is important in local agency project review by comparing local planning projects to the Regional Air Quality Strategy (RAQS) in several ways. It fulfills the CEQA goal of fully informing local agency decision makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans and significantly unique projects need to go under a consistency review due to the RAQS being based on projections from local General Plans. Therefore, projects that are consistent with the local General Plan and do not create significant air quality impacts are considered consistent with the air quality-related regional plan. Because the proposed Project is consistent with the goals of the City of Oceanside General Plan, and would not produce long-term significant quantities of criteria pollutants or violate ambient air quality standards, the proposed Project is considered to be consistent with the RAQS and a more detailed consistency analysis is not warranted.
- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **No Impact.*** The SCAQMD CEQA Air Quality Handbook contains screening tables to provide guidance to local governments regarding the various types/amounts of land uses which may exceed state or federal air quality standards and would, therefore, result in potentially significant air quality impacts. Two different screening significance thresholds are provided and include: 1) Construction thresholds; and 2) operation thresholds. The construction and operations significance thresholds, as applicable to the proposed project, are discussed below. If the use proposes development in excess of the screening threshold, a significant air quality impact may occur and additional analysis is warranted to fully assess the significance of impacts.

CONSTRUCTION EMISSIONS

Short-term minor impacts associated with the demolition and construction phases may result in local nuisances associated with increased dust/particulate levels. Construction activities would result in criteria pollutant emissions from stationary and mobile equipment, including material delivery trucks and worker vehicles to and from the project site. This would be a temporary construction impact, which would exist on a short-term basis during construction and would cease upon completion of

construction. Adherence to standard dust control procedures would reduce potential construction-related air quality impacts to less than significant levels. Temporary construction related air quality impacts would include:

- ❖ Particulate (fugitive dust and PM₁₀) emissions from clearing and grading activities on-site;
- ❖ Off-site air pollutant emissions at the power plant(s) serving the site, while temporary power lines are needed to operate construction equipment and provide lighting;
- ❖ Exhaust emissions and potential odors from the construction equipment used on-site as well as the vehicles used to transport materials to and from the site; and
- ❖ Exhaust emissions from the motor vehicles of the construction crew.

Construction emissions (PM₁₀, ROG, and NO_x) are estimated for the following types of emissions:

- ❖ Site grading equipment exhaust and fugitive dust;
- ❖ Demolition;
- ❖ Asphalt paving;
- ❖ Stationary equipment; and
- ❖ Mobile equipment

Due to the relatively limited scale of construction required for the proposed project, construction related emissions will not exceed SDAPCD threshold criteria for significant air quality impacts (refer to Table 3.1 & Table 3.2 below).

Table 3.1 SDAPCD Construction Emission Thresholds

Pollutant	Construction Emissions Threshold	
	Quarterly	Daily
Reactive Organic Compounds	2.5 tons	75 pounds
Nitrogen Oxides	2.5 tons	100 pounds
Carbon Monoxide	24.75 tons	550 pounds
Fine Particulate Matter	6.75 tons	150 pounds

Table 3.2 Daily Construction Emissions

Pollutant	Total Project Emissions	SCAQMD Thresholds (lbs/day)	Threshold Exceeded? Yes/No
Carbon Monoxide (CO)	0.0	550	No
Reactive Organic Gases (ROG)	0.0	75	No
Nitrogen Oxides (NO _x)	0.0	100	No
Fine Particulate Matter	0.0	150	No

(PM ₁₀)			
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- ❖ Emissions calculated using the URBEMIS2002 Computer Model as recommended by the SDAPCD.
- ❖ Calculations include emissions from numerous sources including: site grading, construction worker trips, stationary equipment, diesel mobile equipment, truck trips, and asphalt off gassing.
- ❖ Refer to Appendix A, *AIR QUALITY DATA*, for assumptions used in this analysis, including quantified emissions reduction by mitigation measures.

Based on this analysis, project construction will not exceed RAQS thresholds and therefore, will not violate State or Federal air quality standards or contribute to an existing air quality violation in the air basin as only minor amounts of earth movement is proposed. However, in order to further reduce construction equipment operational emissions, all vehicles and construction equipment would be required to be equipped with state-mandated emission control devices. Therefore, project implementation would not result in locally elevated levels of regulated air emissions in close proximity to sensitive receptors.

LONG-TERM OPERATIONAL EMISSIONS

Long-term air quality impacts consist of mobile source emissions generated from project-related traffic and stationary source emissions (generated directly from on-site activities and from the electricity and natural gas consumed). Following construction, the proposed project would not generate any stationary emissions or vehicular trips, and would generate insignificant and infrequent mobile emissions associated with periodic maintenance and monitoring activities. Therefore, long-term emissions are not anticipated. Due to the nature of the project, project-generated emissions from both construction activities and operations would not result in significant air quality impacts on a local or regional basis since State or Federal air quality thresholds or standards would not be exceeded.

- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* **No Impact.** Refer to Responses 14.3a and 14.3b.
- d) *Expose sensitive receptors to substantial pollutant concentrations?* **No Impact.** Sensitive populations (i.e., children, senior citizens and acutely or chronically ill people) are more susceptible to the effects of air pollution than are the general population. Land uses considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. There are no sensitive receptors in proximity to the project site. Although construction and operation of the project would increase vehicle trips on area roadways and result in associated air pollutants, these increases would not significantly contribute to pollution levels.
- e) *Create objectionable odors affecting a substantial number of people?* **No Impact.** The proposed project would not create objectionable odors affecting a substantial number of people.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.4 BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS? **No Impact.*** The area of project impact will essentially be that area previously disturbed by previous site construction. Plants within the project area, consist of urban, parks, and ornamental plantings, and cleared or graded areas and there is no native vegetation or habitat existing within the project impact area. Therefore, the proposed project would not have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service? **No Impact.*** According to the Biological Resources Report the site does not contain any federal or State jurisdictional areas. The proposed project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wild Service. The project site is void of riparian corridors and sensitive habitat. Thus, no impacts to riparian habitat or sensitive natural communities are anticipated.
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **No Impact.*** No wetlands, as defined by Section 404 of the Clean Water Act, exist or have been identified on-site or immediately adjoining the site. Thus, the project would not result in impacts to wetlands
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? **No Impact.*** Project implementation would not interfere with the movement of any

native resident or migratory fish or wildlife species, with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, as none exist within the project area.

- e. *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? **No Impact.*** The project site is surrounded by developed suburban or urban land uses and ornamental vegetation. Any vegetation removed during construction will be reestablished upon completion of construction.
- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? **No Impact.*** The project area is situated in the Multiple Habitat Conservation Plan (MHCP).

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.5 CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5 of CEQA? **No Impact.*** The existing project area has been completely disturbed. Based on Appendix G of the State CEQA Guidelines, and the policies and regulations of the City of Oceanside, the project site and surrounding area are not designated as archaeological or historically sensitive areas.
- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5 of CEQA? **No Impact.*** Refer to Response a. above.
- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **No Impact.*** Due to the project site's location and the extensive disturbance which has occurred on the property, there is no potential for sub-surface resources.
- d. *Disturb any human remains, including those interred outside of formal cemeteries? **No Impact.*** There are no known grave sites within the project limits. Therefore, the disturbance of human remains is not anticipated. However, in the unlikely event that human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of any human remains find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a Most Likely Descendant (MLD). With the

permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and shall complete the inspection within 24 of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.6 GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving (i.) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)?; or, (ii) strong seismic ground shaking?; or, (iii) seismic-related ground failure, including liquefaction?; or, (iv) landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. **Less Than Significant Impact.** The project site is located within the seismically active southern California region and would likely be subjected to groundshaking, thus exposing proposed project seismic hazards. No known active seismic faults traverse the City of Oceanside. Impacts are not anticipated to be significant.

2) Strong seismic ground shaking? **Less Than Significant Impact.** Southern California is a seismically active region likely to experience, on average, one earthquake of Magnitude 7.0, and ten (10) earthquakes of Magnitude 6.0 over a period of 10 years. Active faults are those faults that are considered likely to undergo renewed movement within a period of concern to humans. These include faults that are currently slipping, those that display earthquake activity, and those that have historical surface rupture. The California Geological Survey (CGS) defines active faults as those which have had surface displacement within Holocene times (about the last 11,000 years). Such displacement can be recognized by the existence of sharp cliffs in young alluvium, un-weathered terraces, and offset modern stream courses. Potentially active faults are those believed to have generated earthquakes during the Quaternary period, but prior to Holocene times.

There are several active and potentially active fault zones that could affect the project site. The faults within these zones include the Newport-Inglewood, Whittier, San Andreas, San Jacinto, Malibu-Coast-Raymond, Palos Verdes, San Gabriel, and Sierra Madre-Santa Susana-Cucamonga faults. The proposed project would be required to be in conformance with the Uniform Building Code (UBC), the City's Seismic Hazard Mitigation Ordinance, and other applicable standards. Conformance with standard engineering practices and design criteria would reduce the effects of seismic groundshaking to less than significant levels.

- 3) *Seismic-related ground failure, including liquefaction? **No Impact.*** Liquefaction is the loss of strength of cohesionless soils when the pore water pressure in the soil becomes equal to the confining pressure. Liquefaction generally occurs as a "quicksand" type of ground failure caused by strong groundshaking. The primary factors influencing liquefaction potential include groundwater, soil type, relative density of the sandy soils, confining pressure, and the intensity and duration of groundshaking. According to the *City of Oceanside General Plan*, dated June 2002, the project area is not susceptible to liquefaction hazards.
 - 4) *Landslides? **No Impact.*** Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. However, according to the *City of Oceanside General Plan*, the project site is not located within a known or highly suspected landslide area. Further, site stabilization and soil compaction requirements required by project geotechnical investigation and design parameters established by the most recent UBC and the City's Seismic Hazard Mitigation Ordinance would reduce any potential impacts to less than significant levels.
- b) *Result in substantial soil erosion or the loss of topsoil? **No Impact.*** Trenching and earth work during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The contractor will be required to comply with standard engineering practices for erosion control and a qualified soils engineer will monitor soil compaction during construction. Implementation of the following mitigation measures would reduce potential soil erosion impacts to less than significant levels.
 - c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? **No Impact.*** No water extractions or similar practices are anticipated to be necessary that are typically associated with project-related subsidence effects. In addition, surface material which would be disrupted/displaced would be balanced and re-compacted on-site during project construction. Adherence to standard engineering practices would result in less than significant impacts related to subsidence of the land. Refer to Response 14.6a, above.
 - d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property? **No Impact.*** A comprehensive Geotechnical Report will be provided to the City of Oceanside during plan check processing. Further, adherence to standard engineering practices contained within the most recent UBC will reduce any potential impacts to less than significant levels.
 - e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? **No Impact.*** The proposed project does not include the implementation of septic tanks or alternative wastewater disposal systems.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.7 HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **No Impact.*** The proposed project would not involve the routine transport, use, or disposal of hazardous materials, and would not result in such impact.
- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **No Impact.*** The proposed project is not anticipated to result in a release of hazardous materials into the environment. However, during the short-term period of project construction, there is the possibility of accidental release of hazardous substances such as spilling of hydraulic fluid or diesel fuel associated with construction equipment maintenance. The level of risk associated with the accidental release of these hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials. The contractor will be required to use standard construction controls and safety procedures which would avoid and minimize the potential for accidental release of such substances into the environment.
- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **No Impact.*** No existing or proposed school facilities are located within a one-quarter mile radius of the project site.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **No Impact.*** According to the *Preliminary Hazardous Materials Assessment*, the proposed project site is not included on a list of sites containing hazardous materials, and would not result in a significant hazard to the public or to the environment.
- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **No Impact.*** The proposed project site is not located within an airport land use plan or within two miles of a public airport and would not result in a safety hazard for people residing or working in the project area.
- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **No Impact.*** The proposed project site is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area.
- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **No Impact.*** The proposed project would have no impacts on emergency response plans or emergency evacuation plans. No revisions to adopted emergency plans would be required as a result of the proposed project.
- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **No Impact.*** The project would not expose people or structures to a significant risk of wildland fires because the project site does not adjoin OFD-designated wildland areas.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.8 HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off- site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Result in significant alternation of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Could the proposed project result in increased erosion downstream?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. Result in increased impervious surfaces and associated increased runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p. Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
s. Have a potentially significant adverse impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
u. Impact aquatic, wetland, or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Potentially impact stormwater runoff from construction or post construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
w. Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
x. Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
y. Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
z. Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Violate any water quality standards or waste discharge requirements? **No Impact.*** Construction of the proposed project will not require temporary construction dewatering of site.
- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? **No Impact.*** The project would have no need to use groundwater supplies or interfere with groundwater recharge. The project does not require water after project is completed.
- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? **No Impact.*** Alteration of absorption rates is not considered significant, due to the size of this project. No significant changes in drainage patterns associated with the proposed project are anticipated to occur.
- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? **No Impact.*** Refer to Response (c), above.
- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? **No Impact.*** Construction of proposed improvements may result in little change in the amount of runoff due to a small amount of impermeable surface area within the project site. Surface runoff velocities, volumes and peak flow rates would have little increase due to the size of the new impervious surface. However, due to a large area of open space, the proposed project would have the capacity to retain the surface runoff within the open space.

- f) *Otherwise substantially degrade water quality? **No Impact.*** Discharge from the proposed project through stormwater facilities would consist of retaining the surface runoff within the large open space.
- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **No Impact.*** The proposed project area is not located within a 100-year flood hazard area. Therefore, no flood related impacts would occur.
- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **No Impact.*** The project site is not located within a 100-year flood hazard area.
- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? **No Impact.*** As previously stated, the project does not propose any new housing or building structures within the 100-year flood plain. This project is not located in the path of an existing dam or adjacent to a levee.
- j) *Inundation by seiche, tsunami, or mudflow? **No Impact.*** There are no anticipated impacts to the proposed project from seiche, tsunami or mudflow, as no topographical features or water bodies capable of producing such events occur within the project site vicinity.
- k) *Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)? **No Impact.***
- l) *Result in significant alternation of receiving water quality during or following construction? **No Impact.*** During construction, erosion control will be provided on-site to protect water quality. Operation is not anticipated to result in any water quality impacts.
- m) *Could the proposed project result in increased erosion downstream? **No Impact.*** Given the project's limited size and limited impervious surface, the project would produce a relatively low volume of stormwater runoff that would not result in increased downstream erosion.
- n) *Result in increased impervious surfaces and associated increased runoff? **No Impact.*** The increase in impervious surface and associated runoff is below the significance threshold established by the City for determining a significant impact.
- o) *Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes? **No Impact.*** The project does not include mass site grading or substantial changes in project site drainage that would alter drainage patterns, or increase runoff flow rates or volumes.
- p) *Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired? **No Impact.*** The project site does not adjoin or discharge directly into a Federally-listed water body.
- q) *Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions? **No Impact.*** See Response to p) above.
- r) *Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters? **No Impact.*** The project would discharge directly into surface waters nor involve operational characteristics that would result in pollutant discharges into such waters including pesticides, herbicides, fertilizers and similar chemicals.

- s) *Have a potentially significant adverse impact on groundwater quality? **No Impact.*** The project site does not involve excavation, drilling, or cuts that could intercept or affect groundwater, and does not involve sub-surface fuel tanks or similar features that could affect groundwater.
- t) *Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? **No Impact.*** The proposed project will not result in any violation of applicable water quality standards established by the Clean Water Act and implemented by the San Diego Regional Water Quality Control Board (RWQCB) through the regional National Pollution Discharge Elimination System (NPDES) permit.
- u) *Impact aquatic, wetland, or riparian habitat? **No Impact.***
- v) *Potentially impact stormwater runoff from construction or post construction? **No Impact.***
- w) *Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? **No Impact.***
- x) *Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? **No Impact.***
- y) *Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm? **No Impact.*** The project will neither increase the volume nor the velocity of stormwater flows, nor indirectly contribute to such impacts as a result of project implementation.
- z) *Create significant increases in erosion of the project site or surrounding areas? **No Impact.***

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.9 LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Physically divide an established community? **No Impact.*** The proposed project will not have an impact on the physical arrangement of an established community. Therefore, no impacts are anticipated to occur.
- b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **No Impact.*** The proposed project is consistent with the General Plan Land Use Element's designation for the

project site and with the Official Zoning Map designation of the property. Therefore, no impacts would occur in this regard.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan? **No Impact.*** Which concludes the project would not conflict with any habitat conservation plan

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.10 MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **No Impact.*** The City's General Plan and Zoning Ordinance would not permit any mineral extraction on or within the vicinity of the project site. Therefore, the project would have no impact.
- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **No Impact.*** Refer to Response 14.10a, above.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.11 NOISE. Would the project:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Less than Significant Impact.*** The proposed project would create a short-term impact in terms of construction noise. Noise generated by construction and demolition equipment, including trucks, backhoes and other equipment, may temporarily impact nearby sensitive receptors. Construction noise is estimated to be approximately 92 dBA at 50 feet from the source. Pursuant to the City's Noise Ordinance standards, construction activities would be limited to daytime hours for the duration of construction. Also, all vehicles and equipment will use available noise suppression devices and be equipped with mufflers during construction activities. Due to the restricted hours, equipment restrictions, and relatively short period of construction, noise resulting from construction and demolition related activities is not considered a significant impact.

Mitigation Measures:

- N.1. Noise sources associated with construction, repairs, remodeling, or the grading of any real property, shall be exempt from the provisions of the City's noise code if conducted from 7:00 a.m. to 6:00 p.m. on Monday through Friday, or from 8:30 a.m. to 4:30 p.m. on Saturday. Construction is prohibited at any time on Sunday or a Federal holiday.
- N.2. Equipment will use available noise suppression devices and properly maintained mufflers. Construction noise will be reduced by using quiet or "new technology", equipment, particularly the quieting of exhaust noises by use of improved mufflers where feasible. All internal combustion engines used at the Project site will be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment will be maintained in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components.
- N.3. During all site preparation, grading and construction, contractors shall minimize the staging of construction equipment and unnecessary idling of equipment in the vicinity of residential land uses.
- N.4. The equipment staging area will be situated so as to provide the greatest distance separation between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.
- N.5. Temporary walls/barriers/enclosures will be erected around stationary construction equipment when such equipment will be operated for an extended period of time and where there are noise sensitive receptors substantially affected. Noise barriers and enclosures will consist of absorptive material in order to prevent impacts upon other land uses due to noise reflection. In addition, complete enclosure structures will close or secure any openings where pipes, hoses or cables penetrate the enclosure structure.
- N.6. Notification will be given to residences within 91 meters (300 feet) of planned construction activities thirty (30) days prior to commencement of demolition activity, and will include a brief description of the project, the overall duration of the various construction stages, noise abatement measures that will taken, and the name and phone number of the construction site supervisor or his designee to report any violation of a noise or mitigation standard.
- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Less Than Significant Impact.*** The amounts of construction and demolition required for the

proposed facility is not anticipated to generate excessive groundborne vibrations or noise levels. Additionally, this Project is not anticipated to include pile driving activities, therefore, ground borne vibration is not expected to occur. Due to the temporary nature of construction activities, impacts in this regard are considered to be less than significant. Also, refer to discussion 4.11a, above.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **No Impact.*** Due to the nature and scope of the proposed project a permanent increase in the ambient noise level in the project vicinity would not occur.
- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Less Than Significant Impact.*** As noted above, the implementation of the proposed project may result in short-term increased noise levels within the project vicinity due to construction activities. This temporary condition would cease upon project completion and is subject to the City's noise mitigation guidelines.
- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.*** As previously stated, the proposed project is not located within two miles of a public airport or public use airport. The nearest airport, John Wayne-Santa Ana, is located about 20 miles northwest and given the project's distance from that airport, no impacts are anticipated.
- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.*** The proposed project site is not located within the vicinity of a private airstrip and would not expose people residing or working in the project area to excessive noise levels.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.12 POPULATION & HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? **No Impact.*** The proposed project would not induce growth through the extension or expansion of major capital infrastructure. No impacts to population and housing beyond those identified within the *City's General Plan* would occur.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **No Impact.*** The proposed project would not require the removal existing housing, and therefore would not necessitate the construction of replacement housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **No Impact.** Refer to Response 4.12a and 4.12b, above.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.13 PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 1) *Fire protection? No Impact.* Proposed project implementation would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities.
- 2) *Police protection? No Impact.* There are no significant impacts related to police protection or service anticipated with implementation of the proposed project.
- 3) *Schools? No Impact.* Implementation of the proposed project would not result in the need for the construction of additional school facilities. Therefore, no impacts in this regard will occur.
- 4) *Parks? No Impact.* Implementation of the proposed project will not affect any existing park facilities nor increase the demand for additional recreational facilities. Therefore, no impacts to parks are anticipated as a result of this project.
- 5) *Other public facilities? No Impact.* No significant impacts to other public facilities are anticipated to occur with project implementation.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 RECREATION. Would the project:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **No Impact.*** Implementation of the proposed project will not generate an increase in demand on existing public or private parks or other recreational facilities that would either result in or increase physical deterioration of the facility.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **No Impact.*** Implementation of the proposed project does not include recreational facilities.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 TRANSPORTATION/TRAFFIC. Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume*

to capacity ratio on roads, or congestion at intersections)? **No Impact.** Staff calculated the project trip generation as follows based on Institute of Transportation Engineers (ITE) surveys.

Project Trip Generation Analysis							
Land Use	Number of dwelling units; or, 1000 GSF of floor area; or, number of employees;						
<ITE use class & name>	0						
ITE Trip Generation Factors							
	AM Peak Hour			PM Peak Hour			ADT
	In	Out	Tot	In	Out	Tot	
ITE Trip Factors	0	0	0	0	0	0	0
Project Peak Hour and ADT Trip Generation							
	AM Peak Hour			PM Peak Hour			ADT
	In	Out	Tot	In	Out	Tot	
Project Trip Generation	0	0	0	0	0	0	0

Based on the estimated trip generation, the traffic report evaluated service levels at potentially affected intersections including the following:

No effect. One trip per month.

All project study area intersections were evaluated under three scenarios including existing condition, existing plus project, and existing plus project plus cumulative. The level of service analysis was conducted using both intersection capacity utilization (ICU) and the highway capacity manual (HCM) delay method.

Table 14.2 Intersection Capacity Utilization (ICU) Methodology

Intersection		(1) Existing	(2) Existing + Project	(3) Existing + Project + Cumulative	(4) Project Impact	(5) Signif. Project Impact Y/N	(6) Sig. Cum. Impact Y/N
Kelly Street & Krim Place	ICU	0.000	0.000	0.000	0.000	No	No
	LOS	A	A	A			
Kelly Street & Cassidy St	ICU	0.000	0.000	0.000	0.000	No	No
	LOS	A	A	A			
<intersection #, name>	ICU	0.000	0.000	0.000	0.000	Y/N	Y/N
	LOS	A	A	A			

(4) Project Impact = Column (2) less Column (1).
(5) Significant Project Impact occurs if $\lambda(1)$ Existing is LOS λE or λF and $\lambda(4)$ Project Impact is 0.001 or greater; or, $\lambda(2)$ Existing plus Project is LOS λE or λF and $\lambda(4)$ Project Impact is 0.010 or greater.
(6) Significant Cumulative Impact occurs if $\lambda(3)$ Existing plus Project plus Cum. is LOS λE or λF , and, $\lambda(4)$ Project Impact is 0.010 or greater.

Table 14.3 Highway Capacity Manual (HCM) Methodology

<i>Intersection</i>		(1) <i>Existing</i>	(2) <i>Existing plus Project</i>	(3) <i>Existing plus Project plus Cum.</i>	(4) <i>Project Impact</i>	(5) <i>Signif. Project Impact Y/N</i>	(6) <i>Sig. Cum. Impact Y/N</i>
<intersection #, name>	ICU	.00	0.00	0.00	0.00	Y/N	Y/N
	LOS	A	A	A			
<intersection #, name>	ICU	0.00	0.00	0.00	0.00	Y/N	Y/N
	LOS	A	A	A			
<intersection #, name>	ICU	0.00	0.00	0.00	0.00	Y/N	Y/N
	LOS	A	A	A			

(4) Project Impact = Column (2) less Column (1).
(5) Significant Project Impact occurs if A(1) Existing@ is LOS AE@ or AF@ and A(4) Project Impact@ is 0.1 seconds delay/vehicle or greater; or, A(2) Existing plus Project@ is LOS AE@ or AF@ and A(4) Project Impact@ is 1.0 seconds delay/vehicle or greater.
(6) Significant Cumulative Impact occurs if A(3) Existing plus Project plus Cum.@ is LOS AE@ or AF@, and, A(4) Project Impact@ is 1.0 seconds delay/vehicle or greater.

Less Than Significant Impact. The project would result in a minor increase in vehicular trips as a result of the construction activity for the proposed project. Anticipated traffic impacts would be minor and short-term project construction. Therefore, less the significant impacts are anticipated. In addition, as the project area is currently not experiencing level-of-service (LOS) deficiencies, no impacts to traffic capacity or volume would occur with implementation of the proposed project.

- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? No Impact.* Refer to Response 14.14a, above.
- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? No Impact.* Due to the nature and scope of the proposed project, project implementation would not have the capacity to result in a change in air traffic patterns.
- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? No Impact.* No public roadways are proposed as part of the project, therefore, no impacts regarding design features or incompatible uses would occur. The proposed project would use the same access point as the existing project.
- e) *Result in inadequate emergency access? No Impact.* Adequate emergency access shall be provided during both short-term construction and long-term operation of the proposed project. Impacts are not anticipated to be significant.
- f) *Result in inadequate parking capacity? No Impact.* Due to the location and nature of the proposed project, no impacts in regards to parking would occur. An adequate staging area will be provided for short-term construction equipment. No impacts are anticipated in this regard.

Proposed Use	Total SF	Exempt Area	Gross SF	Standard (# of spaces per 1000 SF)	Required parking
N/A			0	0.00	0
N/A			0	0.00	0

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? **No Impact.** Project implementation would not conflict with adopted policies, plans, or programs supporting alternative transportation. Impacts are not anticipated in this regard.

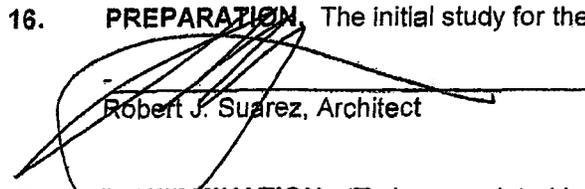
	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.15 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **No Impact.** Improvements associated with the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB).
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **No Impact.** The nature and scope of the proposed project would not require or result in the construction of wastewater treatment facilities (refer to Response 14.15a, above).
- c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **No Impact.** The

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **No Impact.*** No new or expanded entitlements would be required with implementation of the proposed project. No impacts are anticipated.
- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **No Impact.*** Refer to Response 4.16a, above.
- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **No Impact.*** The demolition and removal of existing improvements would generate a minor increase in solid waste. This increase would not be significant in the context of the Miramar Landfill's operating permit. Operational activities will result in only a nominal amount of solid waste.
- g) Comply with federal, state, and local statutes and regulations related to solid waste? **No Impact.** Refer to Response 14.15f, above.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.16 MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have impacts which are individually limited, but cumulatively considerable (Cumulatively considerable means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. ~~PREPARATION~~ The initial study for the subject project was prepared by:


Robert J. Suarez, Architect

17. ~~DETERMINATION~~. (To be completed by lead agency) Based on this initial evaluation:

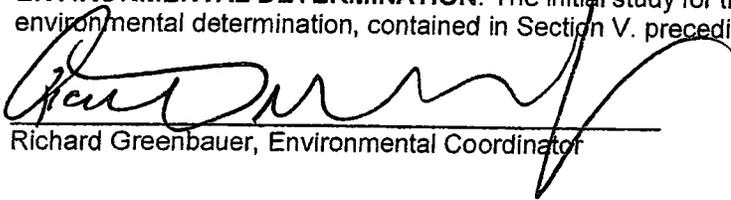
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- [] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been included in this project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- [] I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

18. DE MINIMIS FEE DETERMINATION (Chapter 1706, Statutes of 1990-AB 3158)

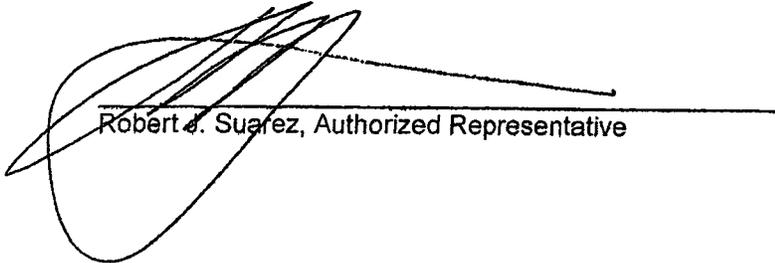
- [] It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.
- [] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

- 19. ENVIRONMENTAL DETERMINATION:** The initial study for this project has been reviewed and the environmental determination, contained in Section V. preceding, is hereby approved:



Richard Greenbauer, Environmental Coordinator

- 20. PROPERTY OWNER/APPLICANT CONCURRENCE:** Section 15070(b)(1) of the California Environmental Quality Act (CEQA) Guidelines provides that Lead Agencies may issue a Mitigated Negative Declaration where *the initial study identifies potentially significant effects, but, revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.* The property owner/applicant signifies by their signature below their concurrence with all mitigation measures contained within this environmental document. However, the applicants concurrence with the Draft Mitigated Negative Declaration is not intended to restrict the legal rights of the applicant to seek potential revisions to the mitigation measures during the public review process.



Robert J. Suarez, Authorized Representative

APPROVALS

ASC	DATE
EC	DATE
RF	DATE
WT	DATE
CC/PH	DATE
SPS	DATE
GC/INT	DATE

PROJECT NAME
FIVE78
 1501 KELLY STREET
 OCEANSIDE, CA 92054
 SAN DIEGO COUNTY

DRAWING DATES

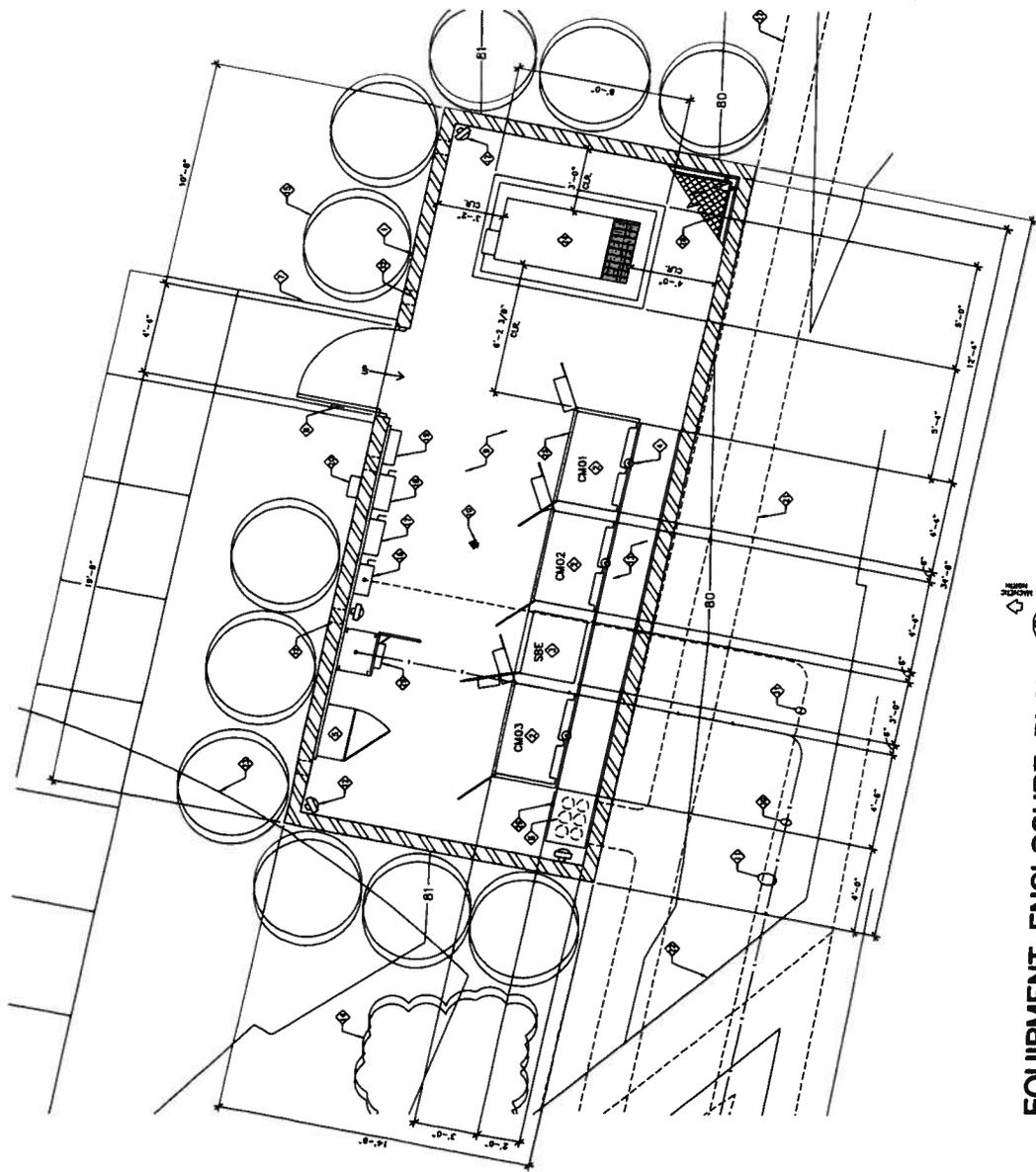
02/17/08	PRELIM 2D REVIEW (A)
03/17/08	REVISED 2D (A)
04/07/08	REVISED 2D (A)
04/22/08	REVISED 2D (A)
04/22/08	REVISED 2D (A)
05/19/08	REVISED 100% (A)
05/19/08	REVISED 100% (A)
05/19/08	REVISED 100% (A)
05/19/08	REVISED 100% (A)
12/16/08	1-A CERTIFICATION (A)

SHEET TITLE
EQUIPMENT ENCLOSURE PLAN & ANTENNA PLAN

PROJECTS\verizon\08011801\FIVE78\08011801.dwg

EQUIPMENT ENCLOSURE NOTES:

- 1. PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH ON A CONCRETE PAD. LEASE AREA IS 10'-0" WIDE BY 12'-0" DEEP. WALL HEIGHT IS 8'-0".
- 2. PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH ON A CONCRETE PAD. LEASE AREA IS 10'-0" WIDE BY 12'-0" DEEP. WALL HEIGHT IS 8'-0".
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- 9. PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH ON A CONCRETE PAD. LEASE AREA IS 10'-0" WIDE BY 12'-0" DEEP. WALL HEIGHT IS 8'-0".
- 10. PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH ON A CONCRETE PAD. LEASE AREA IS 10'-0" WIDE BY 12'-0" DEEP. WALL HEIGHT IS 8'-0".
- 11. PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH ON A CONCRETE PAD. LEASE AREA IS 10'-0" WIDE BY 12'-0" DEEP. WALL HEIGHT IS 8'-0".
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- 14. PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH ON A CONCRETE PAD. LEASE AREA IS 10'-0" WIDE BY 12'-0" DEEP. WALL HEIGHT IS 8'-0".
- 15. PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH ON A CONCRETE PAD. LEASE AREA IS 10'-0" WIDE BY 12'-0" DEEP. WALL HEIGHT IS 8'-0".
- 16. PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH ON A CONCRETE PAD. LEASE AREA IS 10'-0" WIDE BY 12'-0" DEEP. WALL HEIGHT IS 8'-0".
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EQUIPMENT ENCLOSURE PLAN
 SCALE: 1/8" = 1'-0"



**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**
City of Oceanside

Subject: Verizon @ Five/78

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared and intends to adopt a Negative Declaration in connection with the subject project. The Negative Declaration identifies potential effects with respect to biological resources. The Negative Declaration also includes proposed measures that will ensure that the proposed project will not result in any significant, adverse effects on the environment. The City's decision to prepare a Negative Declaration should not be construed as a recommendation of either approval or denial of this project.

PROJECT DESCRIPTION: The application is for a Conditional Use Permit to allow for the construction, operation and maintenance of a proposed wireless PCS facility consisting of a total of six antennas, two antennas each in three antenna arrays mounted on two new 30-foot high light standards, located at 1501 Kelly Street (APN # 154-170-76). The project site is zoned Residential Estate-B District (RE-B), and is situated within the South Oceanside Neighborhood.

PUBLIC REVIEW PERIOD: the public review for sending comments regarding the Mitigated Negative Declaration will extend through **Monday, May 10, 2010**.

PROJECT MANAGER: Scott Nightingale, Planner II. Phone: 760-435-3526; Fax number: (760) 754-2958; email: snightingale@ci.oceanside.ca.us, mailing address: Planning Division, 300 N. Coast Hwy., Oceanside, CA 92054.

NOTICE IS FURTHER GIVEN that the City invites members of the general public to review and comment on this environmental documentation. Written comments may be mailed, e-mailed, or faxed to the project manager. Copies of the Mitigated Negative Declaration and supporting documents are available for public review and inspection at the Planning Division located in City Hall at, 300 N. Coast Hwy., Oceanside, CA 92054. The City's Planning Commission will conduct public hearings at future dates to be determined. You will receive a separate public notice for those hearings. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised during the public review period on the proposed Mitigated Negative Declaration (ND) or at the future public hearings.


By order of Jerry Hittleman, City Planner



NOTICE OF DETERMINATION

City of Oceanside, California

TO:
Recorder/County Clerk
County of San Diego
P.O. Box 1750
San Diego, CA. 92112-4147

FROM:
City of Oceanside
Environmental Coordinator
300 N. Coast Highway
Oceanside, CA 92054

Subject: Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and 21152.

SCH No.: 2008071055

Lead Agency: City of Oceanside

Project Manager: Scott Nightingale, Planner II

Applicant: Verizon Wireless

Address: 15505 Sand Canyon Ave., Bldg. D, 1st. floor Irvine, CA. 92618

Project Location: 1501 Kelly Street
APN 154-170-76

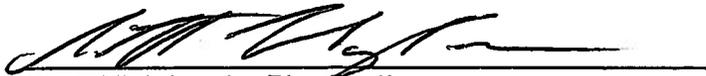
Project Title: C-23-08, Verizon @ Five/78

Description: A Conditional Use Permit (C-23-08) to permit the construction, operation and maintenance of a proposed wireless PCS facility consisting of a total of six antennas, two antennas each in three antenna arrays mounted on two new 30-foot high light standards, located at 1501 Kelly Street (APN # 154-170-76). The project site is zoned Residential Estate-B District (RE-B), and is situated within the South Oceanside Neighborhood.

This is to advise that the Planning Commission of the City of Oceanside, as Lead Agency, approved the above described project on June 14, 2010 and adopted an ND that determined:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were not necessary with this project, because there was no significant impact to the environment.
5. Findings were made pursuant to CEQA.

Furthermore, this certifies that the Mitigated Negative Declaration, with comments and responses, and the record of project approval is available to the general public at the Community Development Department, Planning Division Counter, 300 N. Coast Highway, Oceanside, California.


Scott Nightingale, Planner II

Date: June 14, 2010

DATE POSTED: <6/14/10>
REMOVE POST: <7/14/10>
[XX] 20 days



NEGATIVE DECLARATION

City of Oceanside, California

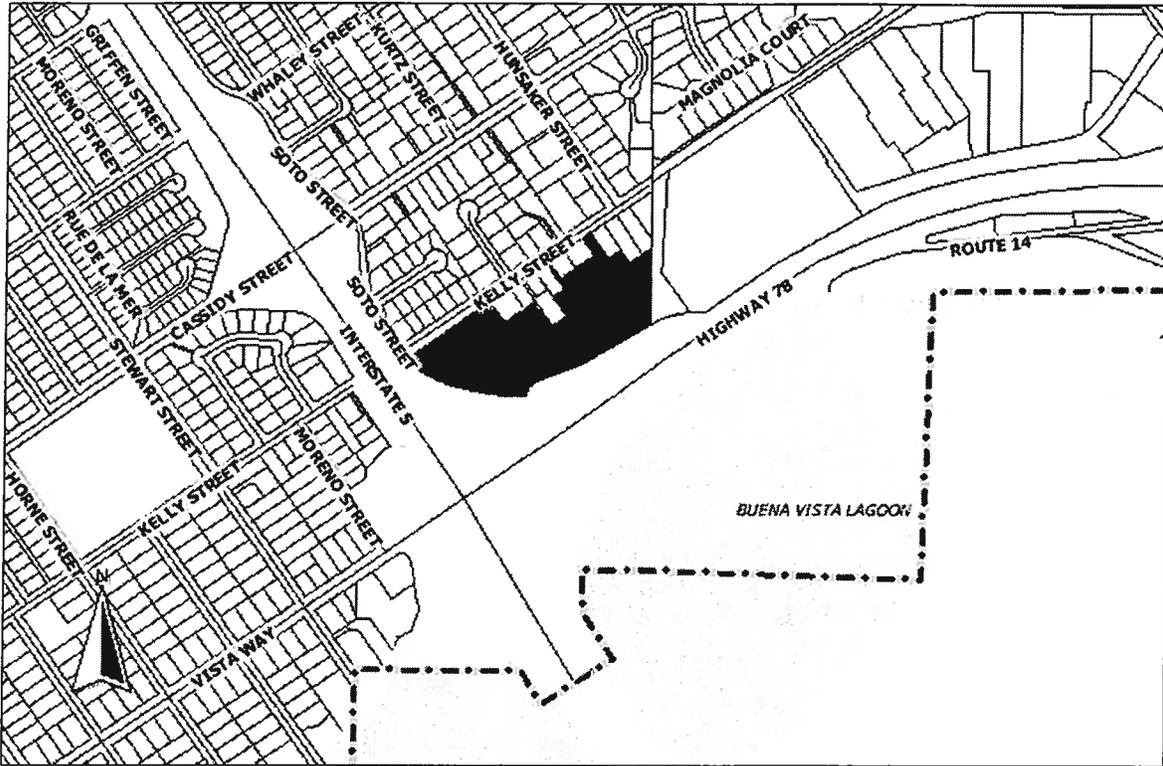
1. **APPLICANT:** Verizon Wireless
2. **ADDRESS:** 15505 Sand Canyon Ave. Bldg. D Irvine, CA. 92618 (mailing)
3. **PHONE NUMBER:** (949) 286-7884
4. **LEAD AGENCY:** City of Oceanside, 300 N. Coast Hwy., 92054
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** Verizon @ FIVE/78 (C-23-08)
7. **DESCRIPTION:** The application is for a Conditional Use Permit to allow for the construction, operation and to maintain a wireless PCS facility consisting of a total of six (6) antennas, two (2) antennas each in three (3) antenna arrays mounted on two (2) new 30-foot high light standards. The light standards shall be painted and design to match the existing light standards on the property. The project site is located at 1501 Kelly Street at the southeast corner of Soto Street and Kelly Street (APN#154-170-76-00)

CITY PLANNER DETERMINATION: This project has been evaluated by the Planning Commission of the City of Oceanside in accordance with the Section 21080(c) of the California Environmental Quality Act (CEQA). On June 14th, 2010, the Planning Commission determined that this project will not have a potentially significant adverse effect on the environment and issued a Negative Declaration (ND).

The basis for the Planning Commission's determination is the Initial Study prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Copies may be reviewed or obtained from the Planning Division in City Hall located at 300 N. Coast Hwy. South Building. All public comments on the negative declaration must be provided in writing to the Planning Division on or before the "Posting Removal Date" cited above.

Scott Nightingale, Planner II

cc: County Clerk
Project file
CEQA file
Project Applicant
Posting: [x] Civic Center; [x] Public Library;



File Number: C-23-08

Applicant: Verizon Wireless

Description:

CONDITIONAL USE PERMIT (C-23-08) for the construction and operation of two telecommunication antennas concealed within two proposed parking lot light standards with associated equipment located at 1501 Kelly Street. The project is zoned RE-B (Residential Estate-B District) and is situated within the Fire Mountain Neighborhood. - **VERIZON @ FIVE/78**

Environmental Determination:

A Negative Declaration has been prepared stating that if the conditions of approval are implemented, there will not be a significant adverse impact upon the environment. Under the provisions of the California Environmental Quality Act, the Planning Commission will consider the Negative Declaration during its hearing on the project.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054
(760) 435-3520

Application For Planning Commission Hearing Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885 Please Print or Type All Information				STAFF USE ONLY	
				ACCEPTED	BY
				5/7/08	SN
PART I - APPLICANT INFORMATION				HEARING	
1. APPLICANT		2. STATUS		GPA	
Verizon Wireless				MASTER/SP.PLAN	
3. ADDRESS		4. PHONE/FAX		ZONE CH.	
15505 Sand Canyon Ave. Irvine CA 92618		949-286-7884		TENT. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				PAR. MAP	
Karen Adler - PlanCom Inc				DEV. PL.	
6. ADDRESS		7. PHONE/FAX		C.U.P.	
302 State Pl. Escondido CA 92029		760-715-3416 760-735-4913F		C-23-08	
PART II - PROPERTY DESCRIPTION				VARIANCE 11/08	
8. LOCATION				COASTAL	
1501 Kelly St. Oceanside 92054				O.H.P.A.C.	
9. SIZE		10. GENERAL PLAN		11. ZONING	
8.8 acres		RE-B		church property	
12. LAND USE		13. ASSESSOR'S PARCEL NUMBER			
church property		154-170-76			
PART III - PROJECT DESCRIPTION <i>Rev. 10/29/09</i>					
14. GENERAL PROJECT DESCRIPTION: Installation of 12 antennas on a new 55-ft high mono-broad leaf tree; Installation of new 11'6" x 16' equipment shelter and emergency generator inside 30' x 30' wrought iron fenced lease area. See attached Project Description; Variance for Exceeding Height Req.					
15. PROPOSED GENERAL PLAN		16. PROPOSED ZONING		17. PROPOSED LAND USE	
		no change		no change	
18. NO. UNITS		19. DENSITY			
n/a		n/a			
20. BUILDING SIZE existing		21. PARKING SPACES		22. % LANDSCAPE	
13,943 sf.		n/a		10%	
23. % LOT COVERAGE					
3.6% existing					
PART IV - ATTACHMENTS <i>Rev. 12/16/09</i>					
ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS	
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION		<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION		<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP		<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST		<input type="checkbox"/> 31. CONSTRUCTION SCHEDULE	
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT		<input checked="" type="checkbox"/> 29. PLOT PLANS		<input type="checkbox"/> 32. OTHER	
PART V - SIGNATURES					
THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.			SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).		
33. APPLICANT OR REPRESENTATIVE (Print):		34. DATE		37. OWNER (Print)	
Karen Adler, Agent		3-28-07		- OTTU H FOUNDS VATER	
Sign:				38. DATE	
Karen Adler, Agent				4/21/08	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign:		
			John G. Founds President		
35. APPLICANT (Print):		36. DATE		39. OWNER (Print):	
Verizon Wireless		3-28-07		Susanne L. Simmons	
Sign:				40. DATE	
Karen Adler, Agent				4/28/08	
				Sign:	
				Susan L. Simmons S.L.	

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PROJECT DESCRIPTION & JUSTIFICATION

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

**Five/78
1501 Kelly Street
Oceanside, CA 92054**

Prepared for:

**City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054**

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029

(760) 715-3416
Contact: Karen Adler, Planning Consultant

October 20, 2009



PROJECT DESCRIPTION

Verizon Wireless is proposing to construct, operate, and maintain a wireless PCS facility consisting of a total of six (6) antennas, two (2) antennas each in three (3) antenna arrays mounted on two (2) new 30-foot high light standards. Light standards shall be painted to match the existing light standards on the property. The antenna locations are shown in greater detail on the plans submitted with the application. Photo simulations are also provided for the City's review.

The supporting equipment will consist of the following: three (3) self-contained Base Transceiver Station (BTS) indoor equipment cabinets, one (1) emergency generator, one (1) electric meter panel, and one (1) telephone interface. Each of the BTS units will contain the electronic equipment necessary to operate the facility. The indoor equipment will be located inside of a 14'8" x 34'8" x 8' high concrete block equipment enclosure with stucco finish and chain link lid, painted and textured to match the existing church building. The equipment enclosure will be surrounded by landscape screening shrubs. A landscape plan is included with this submittal. The specific location of the proposed equipment is illustrated in further detail on the site plan and elevation drawings.

SITE CHARACTERISTICS

Verizon Wireless is seeking approval from the City of Oceanside for a wireless facility at 1501 Kelly Street on the North Coast United Methodist Church property. The underlying land use designation of the proposed site is RE-B, Residential Estate - B. Currently the on-site use consists of a church. Sprint has an existing wireless facility on site located in the cross tower west of the proposed Verizon site. The church's plans for the addition of a new building near the proposed site are shown on the plans. The property is completely developed and the proposed use is an unmanned wireless communication facility defined as a minor impact utility in the City zoning ordinance.

The surrounding land uses are as follows:

North:	Single Family Residences
South:	Highway 78
East:	Open Space and Commercial
West:	Interstate 5 on-ramp



OPERATION & MAINTENANCE

Once constructed and operational, the communications facility will provide 24-hour service to its users seven (7) days a week. Apart from initial construction activity, a Verizon Wireless technician will service the facility on an as-needed basis. Generally, this is likely to occur once per month during normal working hours, although many operational adjustments are handled remotely. A VZW technician in a service van or pickup truck-size vehicle performs the routine maintenance on the radio equipment located within the on-site equipment building. Beyond this routine maintenance service, Verizon typically requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted during an emergency.

SITE SELECTION/PREFERRED SITES

The site was chosen due to its superior location adjacent to two major thoroughfares in North County, and the opportunity for collocation with the existing Sprint facility on the property. The proposed site allows the applicant to provide coverage along Highway 78, Interstate 5, and the adjacent commercial and residential areas.

HAZARDOUS MATERIALS

Sealed lead acid batteries are used for back-up power in the event of a power failure on most Verizon Wireless facilities. The batteries are often referred to as "gel cell" type batteries. Specifications for the batteries are provided as an attachment to this application. Verizon is also proposing to install a 20 kW MQ Power Model #KD201 emergency generator inside the lease area as an alternate emergency source of power.

OPERATIONAL FREQUENCY CRITERIA

The FCC has allocated a portion of the radio spectrum to Verizon for the provision of PCS. The proposed communications facility will transmit at a frequency range of between 850 MHz and 1950 MHz. The power required to operate the facility typically does not exceed 200 watts per channel. By design, the Verizon facility is a low-power system. Depending upon characteristics of the site, the actual power requirements may be reduced. When operational, the transmitted signals from the site will consist of non-ionizing waves generated at less than one (1) microwatt per square centimeter, which is significantly lower than the Federal Communications Commission (FCC) standard for continuous public exposure of 900 microwatts per square centimeter. The proposed PCS



communications facility will operate in full compliance with the standards for radio frequency emissions as adopted by the FCC. A formal Radio Frequency study prepared by Dr. Jerrold Bushberg is included with this submittal for the City's review.

EXHIBIT "A"

All that certain real property situated in the County of San Diego, State of California, described as follows:

Parcels 2 and 3 of Parcel Map No. 4991, in the City of Oceanside, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on August 11, 1976, together with portions of Tract No. 64 of Hotaling Lands, according to Map thereof No. 1717 filed in the Office of the County Recorder of San Diego County on April 16, 1921, in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the Northeasterly most corner of Parcel 3 of said Parcel Map 4991, being also a point on the Westerly line of Parcel Map No. 17735, filed in the Office of the County Recorder of San Diego County on July 31, 1996;
Thence along the Northwesterly line of said Parcel 3 South 55°19'22" West 109.16 feet (South 54°48'25" West 109.21 feet per P.M. 4991);
Thence continuing along the Northwesterly line of said Parcel 3 North 34°36'48" West (North 35°07'45" West per P.M. 4991) 70.00 feet;
Thence continuing along the Northwesterly line of said Parcel 3 South 55°19'22" West (South 54°48'25" West per P.M. 4991) 70.00 feet;
Thence continuing along the Northwesterly line of said Parcel 3 North 34°36'48" (North 35°07'45" West per P.M. 4991) 143.00 feet to the Southeasterly line of Kelly Street as shown on said Parcel Map 4991 West;
Thence along the Southeasterly line of Kelly Street South 55°18'57" West (South 54°48'00" West per Parcel Map 4991) 50.00 feet to an angle point in said Parcel 3, being also the Northerly most corner of Parcel 2 of Parcel Map No. 8271, filed in the Office of the County Recorder on January 11, 1979;
Thence along the common line between said Parcel Map 4991 and said Parcel Map 8271 South 34°36'48" East (South 35°07'45" East per Parcel Map 4991) 93.00 feet to an angle point; thence continuing along said common line South 55°18'57" West 178.85 feet (South 54°48'00" West 179.14 feet per Parcel Map 4991 and Parcel Map 8271) to an angle point;
Thence continuing along said common line North 34°40'18" West (North 35°11'15" West per Parcel Map 4991 and Parcel Map 8271) 93.00 feet to the aforementioned Southeasterly line of Kelly Street as shown on said Parcel Map 4991;
Thence along the Southeasterly line of Kelly Street South 55°18'57" West (South 54°48'00" East per Parcel Map 8271 and Parcel Map 4991) 25.00 feet;
Thence departing from said Southerly line, continuing along the Northwesterly line of Parcel 2 of said Parcel Map 4991 South 34°40'18" East (South 35°11'15" East per Parcel Map 4991) 123.00 feet to an angle point;
Thence continuing along said Northwesterly line South 20°38'54" East 20.63 feet (South 21°05'56" East 20.64 feet per Parcel Map 4991) to an angle point;
Thence continuing along said Northwesterly line South 55°18'57" West (South 54°48'00" West per Parcel Map 4991) 55.00 feet to the Westerly most corner of Parcel 2 of said Parcel Map 4991;

Thence departing from said Parcel 2 North $34^{\circ}40'18''$ West (North $35^{\circ}11'15''$ West as shown on Parcel Map 4991) 143.00 feet, said line being designated for purposes of this described as "Line A", to the aforementioned Southeasterly line of Kelly Street;

Thence along said Southeasterly line South $55^{\circ}18'57''$ West 3.00 feet to an intersection with a line which is parallel with and 3 feet Southwesterly of the aforementioned "Line A";

Thence departing from said Southeasterly line along said parallel line South $34^{\circ}40'18''$ East 272.43 feet, said line being designated for purposes of this description as "Line B";

Thence South $55^{\circ}42'21''$ West 69.00 feet to an intersection with a line which is parallel with and 69 feet Southwesterly of the aforementioned "Line B";

Thence along said parallel line North $34^{\circ}40'18''$ West 101.96 feet to an intersection with a line which is parallel with and 170.00 feet Southeasterly of the aforementioned Southeasterly line of Kelly Street;

Thence along said parallel line South $55^{\circ}18'57''$ West 10.00 feet to an intersection with a line which is parallel with and 79.00 feet Southwesterly of the aforementioned "Line B"; Thence along said parallel line North $34^{\circ}40'18''$ West 50.00 feet to an intersection with a line parallel with and 120.00 feet Southeasterly of the aforementioned Southeasterly line of Kelly Street;

Thence along said parallel line South $55^{\circ}18'57''$ West 150.36 feet to an intersection with the Northwesterly extension of the Southwesterly line of Record of Survey Map No. 5306, filed in the Office of the County Recorder of San Diego County on December 10, 1959;

Thence along said Northwesterly extension North $34^{\circ}33'32''$ West (North $35^{\circ}04'29''$ West per R.O.S. 5306) 120.00 feet to the aforementioned Southeasterly line of Kelly Street; Thence along said Southeasterly line South $55^{\circ}18'57''$ West 453.32 feet, more or less, to the Westerly most corner of the property described in the Director's Deed from the State of California to Singh recorded March 22, 1974 as File/Page No. 74-072422 of Official Records;

Thence along the Southwesterly line of said property South $34^{\circ}35'14''$ East 82.01 feet (82.23 feet per Deed), more or less, to a point on the Northeasterly line of the interchange of State Route No. 78 and Interstate 5 as shown on State of California Right of Way Map No. L.O.-3788 and L.O. 3788.1, said Northeasterly line hereinafter referred to as "State Right of Way Line", said line being also a 739.00 foot radius curve, concave Northeasterly, a radial of said curve bears South $29^{\circ}52'01''$ West to said point;

Thence along said curve, along said Northeasterly line of the State Right of Way, through a central angle of $18^{\circ}46'16''$ an arc length of 242.11 feet;

Thence continuing along said Northeasterly line tangent from said curve South $78^{\circ}54'15''$ East (South $78^{\circ}56'40''$ East per L.O.-3788) 72.43 feet to the beginning of a tangent 800.00 foot radius curve, concave Northeasterly, a radial of said curve bears South $11^{\circ}05'45''$ West to said point;

Thence continuing along said Northeasterly line along the arc of said curve through a central angle of $15^{\circ}53'52''$ an arc length of 221.97 feet to the Westerly most corner of the property described in the Deed from Singh Property Management Company to the State of California recorded May 16, 1997 as

File No: 04616318

File/Page No. 1997-0229128 of Official Records of San Diego County, hereinafter referred to as State Deed;

Thence along the Northwesterly boundary of said Parcel along the following courses: North 25°59'06" East 38.89 feet (North 26°17'12" East 38.80 feet per State Deed) to a non-tangent 185.00 foot radius curve, concave Southerly, a radial to said curve bears North 44°51'45" West to said point;

Thence along said curve through a central angle of 23°32'16" an arc length of 76.00 feet;

Thence tangent from said curve North 68°40'30" East 187.45 feet (North 68°36'45" East per Deed);

Thence North 58°10'46" East 315.63 feet (North 58°07'00" East 315.51 feet per State Deed) to an intersection with the Westerly line of the aforementioned Parcel Map No. 17735, being also an intersection with the Southerly prolongation of the Easterly most line of the aforementioned Parcel 3 of Parcel Map No. 4991;

Thence along the Westerly line of Parcel Map 17735, North 00°25'42" East 362.53 feet to the Point of Beginning.

Assessor's Parcel Number: **154-170-76**