AGENDA NO. 4

*PLANNING COMMISSION* *STAFF REPORT*

DATE: August 27, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-14-06) FOR A STAND-ALONE WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 428 SLEEPING INDIAN ROAD WITHIN THE MORRO HILLS NEIGHBORHOOD – T-MOBILE @ 428 SLEEPING INDIAN ROAD – APPLICANT: T-MOBILE**

## RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 3, Categorical Exemption "New Construction or Conversion of Small Structures"; and,

(2) Adopt Planning Commission Resolution No. 2007-P43 approving Conditional Use Permit C-14-06 with findings and conditions of approval attached herein.

## PROJECT DESCRIPTION AND BACKGROUND

**Site Review:** The subject site is in the Agricultural District (A). The proposed communication facility is considered a conditional land use by the Citywide zoning ordinance.

Surrounding zoning includes A to the north, east, and west and A-SP (Agriculture – Scenic Park Overlay) to the south. Surrounding land uses include single-family residences, agricultural activities, and vacant land.

**Project Description**: The application has one component; one conditional use permit:

Conditional Use Permit C-14-06 represents a request for the following:

a. To permit a stand-alone, wireless telecommunications facility, pursuant to Section 3025(D) (3) of the Oceanside Zoning Ordinance.

T-Mobile is proposing to construct, operate, and maintain a wireless telecommunications facility consisting of a total of 12 panel antennas, four antennas per sector, three sectors total. The antennas will be mounted on a 40-foot monopalm constructed out of metal and rubber near the south side of the subject property.

There is one existing monopalm on-site, owned by Sprint Nextel. The proposed T-Mobile monopalm would be located approximately 80 feet to the west of the existing Sprint monopalm, which is approximately 42 feet tall.

A 10 by 16-foot equipment shelter will be placed adjacent to the existing Sprint shelter. There will be one GPS antenna mounted on the roof of the T-Mobile shelter. The equipment shelter will be screened and softened by vines and shrubs planted along the exterior of the structure. T-Mobile will add six 25-foot Mexican Fan Palms (washingtonia robusta) to the site to create a grove of palms around the proposed project and the existing Sprint monopalm. The project will also add three drought-tolerant canopy trees adjacent to the T-Mobile monopalm for additional screening and softening of the site.

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

## ANALYSIS

### KEY PLANNING ISSUES

### 1. General Plan conformance

The General Plan Land Use Map designation on the subject property is Agriculture. The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. 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.

## 2. Zoning Ordinance Compliance

Article 14, Agricultural District

This project is located in the Agricultural District. The following table summarizes proposed and applicable development standards for the project site:

| | REQUIRED | PROPOSED |
|---|---|---|
| FRONT YARD | 40 ft. | approximately 250 ft. for the monopalm;<br>approximately 330 ft. for the equipment shelter |
| NORTH SIDE YARD | 30 ft. | approximately 200 ft. for the monopalm;<br>approximately 210 ft. for the equipment shelter |
| SOUTH SIDE YARD | 30 ft. | approximately 45 ft. 6 in. for the monopalm;<br>approximately 30 ft. for the equipment shelter |
| REAR YARD | 40 ft. | approximately 160 ft. for the monopalm;<br>approximately 72 ft. for the equipment shelter |
| BUILDING HEIGHT | 46 ft.* | 40 ft. for the monopalm;<br>10 ft. 4 in. for the equipment shelter |

*Article 30, Section 3018

The maximum height of the underlying zone is 36 feet. Per Zoning Ordinance Section 3018, a structure, such as a telecommunications facility, may exceed the underlying district height limit by 10 feet.

Article 30, Section 3025

3025(A)(3) – To regulate the siting of telecommunications facilities so as to comply with the limitations, constraints and policies set forth in relevant federal and state

telecommunications law. The proposed project has been designed and further conditioned to comply with relevant federal and state laws (See Key Planning Issue 3) as well as the Oceanside Zoning Ordinance.

### 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 analyses of the site if they are found to be necessary.

## DISCUSSION

*Issue:* *The stand-alone communication facility must be disguised as appropriate for the project site.*

*Recommendation:* The applicant proposes to disguise the communication facility as a Mexican Fan Palm tree. The facility has been comprehensively designed and conditioned to ensure a high quality product that closely resembles a real palm tree. There will be a minimum of 69 fronds placed on the tree. Branch length will be a minimum of eight feet in length and must reach a minimum of 24 inches beyond the outer edges of the antennas. In addition, the monopalm trunk will be finished with bark texture and color (full cladding) similar to a real palm tree. The radius center line of the antennas will be 32 feet - 6 inches above ground level. Even the concrete pad and bolts for the monopalm will be painted to match the trunk and a mulch mound will be required to conceal the pad and bolts at the base of the tree.

The Section 3025.D.4.F 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. Much of the subject site is already landscaped. The applicant has proposed landscape improvements around the proposed monopalm and adjacent to the equipment shelter. Landscaping will include shrubs and vines along the equipment shelter, six additional Mexican Fan Palms along the driveway, and three new drought-tolerant canopy trees adjacent to the proposed monopalm. These improvements will contribute to minimizing the visual impact of the communication facility.

The proposed communication facility will be part of a 40-foot monopalm, which effectively mitigates view impacts from the primary view corridors and near view perspectives. The

communication antennas will be hidden within the fronds of the monopalm allowing the structure itself to act as a landscape feature for the subject property. As such, the project site is consistent with the objectives of the General Plan policies for visual conformity to surrounding land uses and features while still providing communication, broadcast, and subscription services to the public.

Currently, there is one existing monopalm on-site, owned by Sprint Nextel. The proposed T-Mobile monopalm would be located approximately 80 feet to the west of the existing Sprint monopalm, which is approximately 42 feet tall. The equipment shelter will be screened and softened by vines and shrubs planted along the exterior of the structure. T-Mobile has been conditioned to add six 25-foot Mexican Fan Palms (washingtonia robusta) to the site to create a grove of palms around the proposed project and the existing Sprint monopalm. The project has also been conditioned to add three drought-tolerant canopy trees adjacent to the T-Mobile monopalm for additional screening and softening of the site. The project is conditioned to comply with specific requirements pertaining to its appearance and maintenance. This will ensure the project maintains certain aesthetic values and land use compatibility.

*Issue:* *Project compatibility with surrounding neighborhood.*

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

| LOCATION | GENERAL PLAN | ZONING | LAND USE |
|---|---|---|---|
| Subject Property | A | A | Single-family Residential |
| North | A | A | Single-family Residential |
| East | A | A | Single-family Residential; Agriculture; Vacant |
| South | A | A-SP | Vacant |
| West | A | A | Single-family Residential; Agriculture |

The addition of a wireless telecommunications facility at this location will be compatible with surrounding land uses. The communication antennas will be hidden as part of the monopalm allowing the structure itself to act as a landscape feature for the subject property. The addition of a second monopalm and the requirement to add six additional Mexican Fan Palms to the property will create a palm grove effect that will sufficiently disguise the proposed telecommunication facility.

## ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15303 New Construction or Conversion of Small Structures, of the California Environmental Quality Act.

## PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. As of August 22, 2007, no communication supporting or opposing the request has been received.

## SUMMARY

The proposed Conditional Use Permit, as conditioned, is consistent with the requirements of the land use policies of the General Plan and the Zoning Ordinance. The project has been designed and 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. 2007-P43 approving Conditional Use Permit C-14-06 with findings and conditions of approval attached herein.

PREPARED BY:

Sally Schifman
Planner II

SUBMITTED BY:

Jerry Hittleman
City Planner

JH/SS/fil

Attachments:
1. Site Plan and Elevation/Conceptual Landscape Plan
2. Planning Commission Resolution No. 2007-P43

OMNIPOINT

# T-Mobile®

C-14-06

10180 TELESIS COURT, 3RD FLOOR
SAN DIEGO, CA. 92121

# SD06232A
# SLEEPING INDIAN

NOTES:

1. POWER OUTPUT= 10 WATTS PER CHANNEL
2. FREQUENCY: UPLINK 1870-1885 MHZ
   DOWNLINK 1950-1975 MHZ
3. TYPE OF CONSTRUCTION V-N
4. ALL EASEMENTS ARE SHOWN ON THE SITE PLAN.
5. 8 LEAD ACID BATTERIES - ELECTROLYTE VOLUME = 9.6 GAL. (NO GENERATOR ON SITE)

## PROJECT TEAM

PLANNING
M & W TELECOM LLC,
P.O. BOX 55
POWAY, CA 92074
CONTACT: WAKE MORGANSON
TELEPHONE: (760) 565-5104

SITE ACQUISITION
M & W TELECOM LLC,
P.O. BOX 55
POWAY, CA 92074
CONTACT: NICOLE R. MEYERS
TELEPHONE: (619) 602-5600

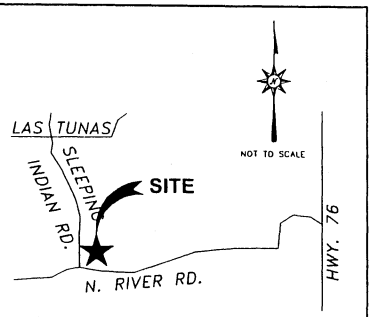
ARCHITECT:
NAME: SAC WIRELESS
ADDRESS: 11300 SORRENTO VALLEY RD., SUITE 230
CITY, STATE, ZIP: SAN DIEGO, CALIFORNIA 92121
CONTACT: WILL TATE
PHONE: (858) 846-8302
FAX: (858) 552-0184

SURVEYOR:
NAME: HASCH SURVEYING
ADDRESS: 4459 RUFFIN ROAD
CITY, STATE ZIP: SAN DIEGO, CA 92123
CONTACT: V. HARRIS
PHONE: (858) 565-4541

UTILITY COORDINATOR:
NAME: SKYLINK INTERCONNECT
CONTACT: ERIC SVENKMUS
PHONE: (760) 315-8800

## APPROVAL

| APPROVED BY: | INITIALS: | DATE: |
|---|---|---|
| O.P.E./OPS: | | |
| LEASING: | | |
| RF: | | |
| ZONING: | | |
| CONSTRUCTION: | | |
| POWER/TELCO: | | |
| | | |




## VICINITY MAP

START: 10180 TELESIS COURT, GO 0.1 MI., TURN RIGHT ON LUSK BLVD., GO 0.7 MI., TURN LEFT ON VISTA SORRENTO PKY., GO 0.8 MI., TURN RIGHT ONTO I-805 NORTH, GO 1.8 MI., MERGE ONTO I-5, GO 22.5 MI., TAKE THE CA-76 EAST EXIT, GO 5.8 MI., CA-76 BECOMES MISSION AVE., GO 0.6 MI.,TURN LEFT ON COLLEGE BLVD., GO 0.9MI., TURN RIGHT ON VANDERGRIFT BLVD., GO 0.3 MI., TURN RIGHT ON N. RIVER RD., GO 2.1 MI., TURN LEFT ON SLEEPING INDIAN RD., GO 0.1 MI., SITE IS ON THE RIGHT.

## DRIVING DIRECTIONS

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR OMNIPOINT T-MOBILE'S WIRELESS TELECOMMUNICATIONS NETWORK. A TOTAL OF (12) ANTENNAS, MOUNTED ON PROPOSED 40'-0" HIGH MONOPALM. (3) EQUIPMENT CABINETS AND UTILITY CABINETS LOCATED IN PROPOSED 10'-4" HIGH SHELTER.

## PROJECT DESCRIPTION

APPLICANT/LESSEE
OMNIPOINT T-MOBILE
10180 TELESIS COURT, SUITE 333
SAN DIEGO, CA 92121
CONTACT: KEVIN BECKER
TELEPHONE: (858) 717-7908

APPLICANT'S REPRESENTATIVE
SAC WIRELESS
11300 SORRENTO VALLEY RD
SAN DIEGO, CA 92121
CONTACT: WILL TATE
PHONE: (619) 846-8302

PROPERTY OWNER:
OWNER: DIANE BENNEY COALE
ADDRESS: 428 SLEEPING INDIAN ROAD
OCEANSIDE, CA 92057
PHONE: (760) 932-1108
E-MAIL: bcoale@earthlink.net

PROPERTY INFORMATION
SITE NAME: SLEEPING INDIAN
SITE NUMBER: SD06232
SITE ADDRESS: 428 SLEEPING INDIAN RD.
OCEANSIDE, CA 92057

GEODETIC COORDINATES
NAD83
LAT. 33° 15' 40.55"
LONG. 117° 15' 45.86"

LEGAL DESCRIPTION
SEE C-1 FOR LEGAL DESCRIPTION

ACCESSOR'S PARCEL NUMBER
122-100-35

CONSTRUCTION INFORMATION

| | |
|---|---|
| AREA OF CONSTRUCTION: | 168 SF |
| JURISDICTION: | CITY OF OCEANSIDE |
| CURRENT ZONING: | TBD |
| TYPE OF CONSTRUCTION: | TELECOMMUNICATIONS FACILITY |
| HANDICAP REQUIREMENTS | FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED. |

## PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 & 25).
2. 2001 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 1997 UBC, 2000 UMC, 2000 UPC AND THE 1999 NEC.
3. BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
4. UNIFORM MECHANICAL CODE
5. ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
6. UNIFORM PLUMBING CODE
7. NATIONAL ELECTRIC CODE
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES

## CODE COMPLIANCE

| SHEET | DESCRIPTION | REV |
|---|---|---|
| T-1 | TITLE SHEET | 3 |
| C-1 | SURVEY | 1 |
| A-1 | SITE PLAN | 3 |
| A-2 | ENLARGED SITE PLAN | 3 |
| A-3 | SOUTH & WEST ELEVATIONS | 3 |
| A-4 | NORTH & EAST ELEVATIONS | 3 |
| A-5 | DETAILS | 3 |
| A-6 | ANTENNA & CABINET DETAIL | 3 |
| L-1 | LANDSCAPE DETAILS | 3 |
| L-2 | PLANTING AND IRRIGATION PLAN | 3 |

ZONING DRAWINGS - NOT FOR CONSTRUCTION

ISSUE STATUS

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 0 | 03/21/06 | 90% ZONING | RG |
| 1 | 04/05/06 | 100% ZONING | RG |
| 2 | 11/08/06 | 100% ZONING | RKS |
| 3 | 03/13/07 | 100% ZONING | ES |


SAC Wireless
11300 SORRENTO VALLEY RD. SUITE 230
SAN DIEGO, CA 92121
Office (858) 552-9308
Fax (858) 552-0184



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO OMNIPOINT T-MOBILE
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO OMNIPOINT T-MOBILE IS STRICTLY PROHIBITED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10180 TELESIS COURT, 3RD FLOOR
SAN DIEGO, CA 92121

C-14-06
SD06232
SLEEPING INDIAN
428 SLEEPING INDIAN RD
OCEANSIDE, CA 92057

SHEET TITLE:
TITLE SHEET

T-1

## CENTER OF PROPOSED TOWER

LATITUDE: NORTH 33°15'40.55"
LONGITUDE: WEST 117°15'45.86"
NAD 83 N 2040192.17 E 6252093.52
GROUND ELEVATION: 200.0 (NAVD 88)

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF TOWER LOCATION FALLS WITHIN FIFTEEN (15) FEET. THE VERTICAL ACCURACY AT THE BASE OF THE TOWER FALLS WITHIN THREE (3) FEET.

DATE OF SURVEY: 01/18/01 & 3/13/06

## BASIS OF BEARINGS

THE BASIS OF HORIZONTAL CONTROL FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983. PLANE COORDINATES SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983, ZONE 6.

## TITLE REPORT IDENTIFICATION:

TITLE COMPANY
TITLE REPORT NO. -- DATED ---

## ASSESSORS IDENTIFICATION:

APN 122-100-35

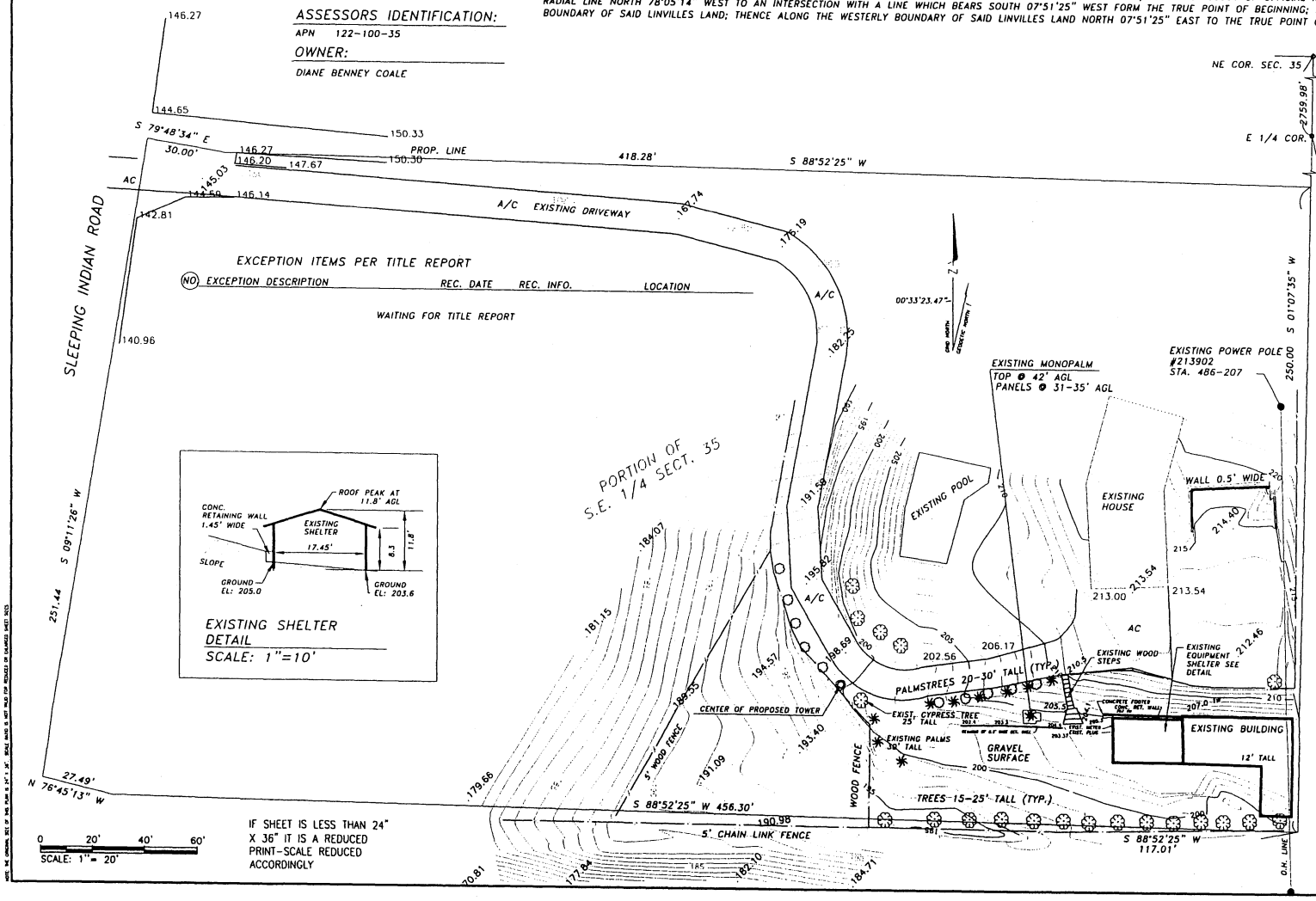
## OWNER:

DIANE BENNEY COALE

## LEGAL DESCRIPTION PER DEED: (DOC. 1999-0787066 REC. 12/1/1999)

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, SOUTH 89°51'56" WEST, 298.55 FEET TO THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO CHARLES R. LINVILLE, ET UX, RECORDED DECEMBER 26, 1950 IN BOOK 3909, PAGE 224 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARY OF SAID LINVILLE'S LAND AS FOLLOWS: SOUTH 20°25'15" WEST, 320.20 FEET; AND SOUTH 07°51'25" WEST, 261.16 FEET TO THE SOUTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO BERT E. HOY, ET UX, RECORDED JUNE 29, 1973 AS FILE/PAGE NO. 73-179520 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID HOT'S LAND NORTH 89°47'34" EAST, 418.28 FEET TO THE EASTERLY LINE OF SAID SECTION 35; THENCE ALONG SAID EASTERLY LINE SOUTH 00°12'26" EAST, 250.00 FEET; THENCE SOUTH 89°47'34" WEST, 456.30 FEET TO A POINT ON THE ARC OF A 1030.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, A RADIAL LINE OF SAID CURVE BEARS SOUTH 78°05'14" EAST TO SAID POINT, AND BEING ALSO A POINT OF THE EASTERLY BOUNDARY OF THAT 30.00 FOOT EASEMENT FOR PUBLIC HIGHWAY (KNOWN AS HERMOSA DRIVE) AS CONVEYED TO THE CITY OF OCEANSIDE BY INSTRUMENT RECORDED APRIL 29, 1970 AS FILE/PAGE NO. 736601 OF OFFICIAL RECORDS; THENCE ALONG SAID RADIAL LINE NORTH 78°05'14" WEST TO AN INTERSECTION WITH A LINE WHICH BEARS SOUTH 07°51'25" WEST FORM THE TRUE POINT OF BEGINNING; BEING A POINT ON THE WESTERLY BOUNDARY OF SAID LINVILLES LAND; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LINVILLES LAND NORTH 07°51'25" EAST TO THE TRUE POINT OF BEGINNING.



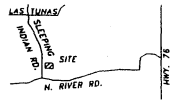

IF SHEET IS LESS THAN 24" X 36" IT IS A REDUCED PRINT-SCALE REDUCED ACCORDINGLY

## LEGAL DESCRIPTION LEASE BOUNDARY:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO BAS AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35; THENCE SOUTHERLY ALONG THE EASTERLY LINE THEREOF, SOUTH 01°07'35" WEST, 2759.98 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE CONTINUING SOUTH ALONG SAID EASTERLY LINE, SOUTH 01°07'35" WEST, 776.40 FEET, THENCE LEAVING SAID EASTERLY LINE, NORTH 90°00'00" WEST (WEST), 72.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" WEST, 16.0 FEET; THENCE SOUTH 00°00'00" WEST, 10.00 FEET; THENCE SOUTH 90°00'00" EAST (EAST), 16.00 FEET; THENCE NORTH 00°00'00" EAST, 10.00 FEET TO THE TRUE POINT OF BEGINNING.

LEASE BOUNDARY CONTAINS 160.00 SQUARE FEET OR 0.0037 ACRES MORE OR LESS.




VICINITY MAP - NOT TO SCALE

## ISSUE STATUS

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 0 | 03/14/06 | PRELIMINARY | JT |
| 1 | 03/21/06 | ADD DETAILS | JT |


Alcoa Wireless Services
11300 SORRENTO VALLEY RD. SUITE 230
SAN DIEGO, CA. 92121
Office (858) 552-9398
Fax (858) 552-0184



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO OMNIPOINT DBA T-MOBILE

ANY USE OR DISCLOSURE OTHER THAN AS IS RELATES TO OMNIPOINT DBA T-MOBILE IS STRICTLY PROHIBITED

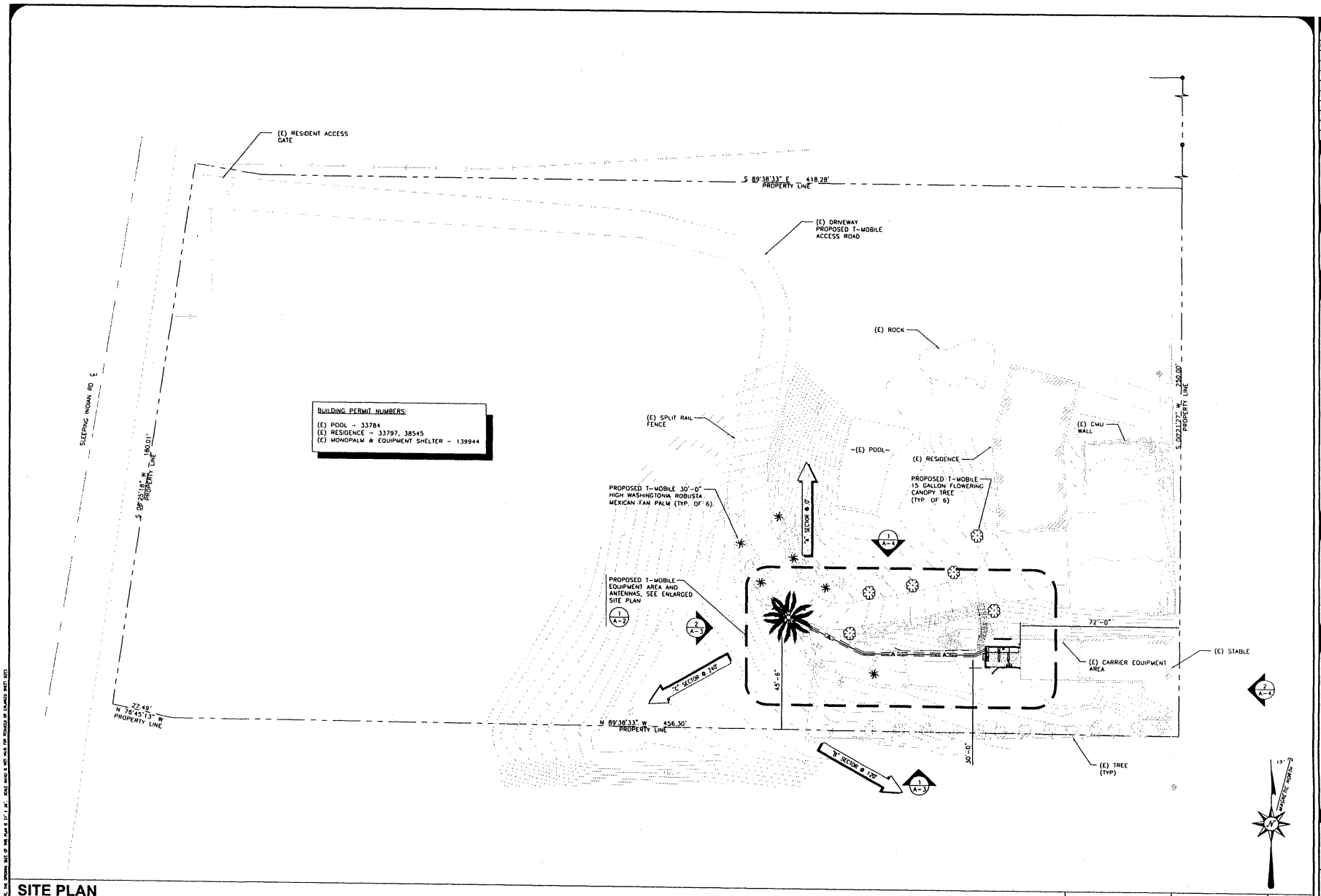

OMNIPOINT DBA T-Mobile
10180 TELESIS COURT, 3RD FLOOR
SAN DIEGO, CA. 92121

SD06232

SLEEPING INDIAN
428 SLEEPING INDIAN RD
OCEANSIDE, CA. 92057

SHEET TITLE:
SITE SURVEY

C-1




## SITE PLAN

20 0 10 20

SCALE: 1" = 20'-0" (24x36)
(OR) 1/2" = 20'-0" (11x17)

1

NOTE: THE ORIGINAL SIZE OF THE PLAN IS 24" X 36". SCALE BLOCK IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

### ISSUE STATUS

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 0 | 03/21/06 | 90% ZONING | RC |
| 1 | 04/05/06 | 100% ZONING | RC |
| 2 | 11/08/06 | 100% ZONING | RKS |
| 3 | 03/13/07 | 100% ZONING | ES |


SAC Wireless
11300 SORRENTO VALLEY RD. SUITE 230
SAN DIEGO, CA 92121
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10180 TELESIS COURT, 3RD FLOOR
SAN DIEGO, CA 92121

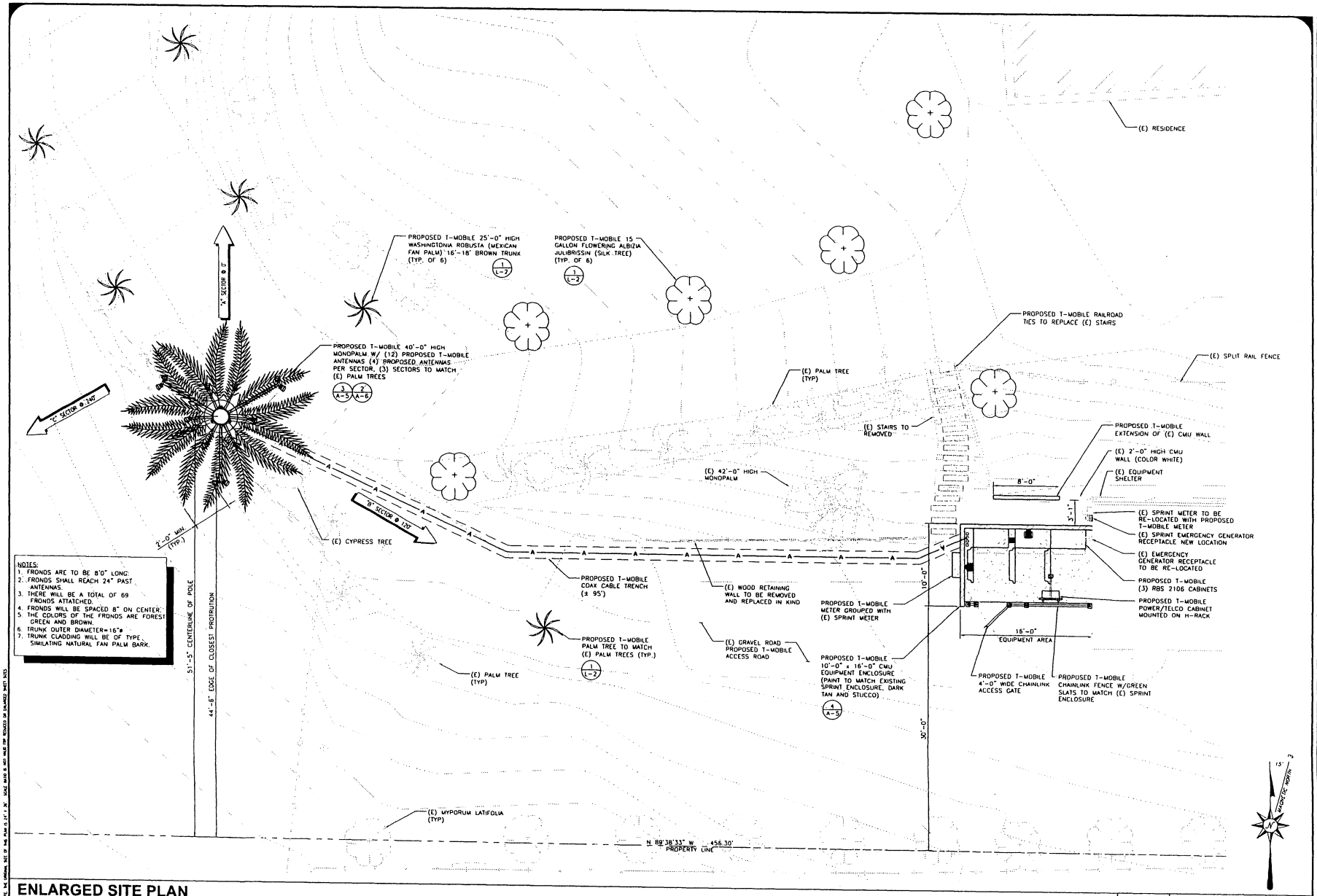
C-14-06

SD06232

SLEEPING INDIAN
428 SLEEPING INDIAN RD
OCEANSIDE, CA 92057

SHEET TITLE:
SITE PLAN

A-1




NOTES:
1. FRONDS ARE TO BE 8'0" LONG.
2. FRONDS SHALL REACH 24" PAST ANTENNAS.
3. THERE WILL BE A TOTAL OF 69 FRONDS ATTACHED.
4. FRONDS WILL BE SPACED 8" ON CENTER.
5. THE COLORS OF THE FRONDS ARE FOREST GREEN AND BROWN.
6. TRUNK OUTER DIAMETER=16"ø
7. TRUNK CLADDING WILL BE OF TYPE SIMILATING NATURAL FAN PALM BARK.

## ENLARGED SITE PLAN

0 1.5' 3' 5'
SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

ISSUE STATUS

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 0 | 03/21/06 | 90% ZONING | RG |
| 1 | 04/05/06 | 100% ZONING | RG |
| 2 | 11/08/06 | 100% ZONING | RKS |
| 3 | 02/27/07 | 100% ZONING | EH |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11300 SORRENTO VALLEY RD SUITE 230
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10180 TELESIS COURT, 3RD FLOOR
SAN DIEGO, CA 92121

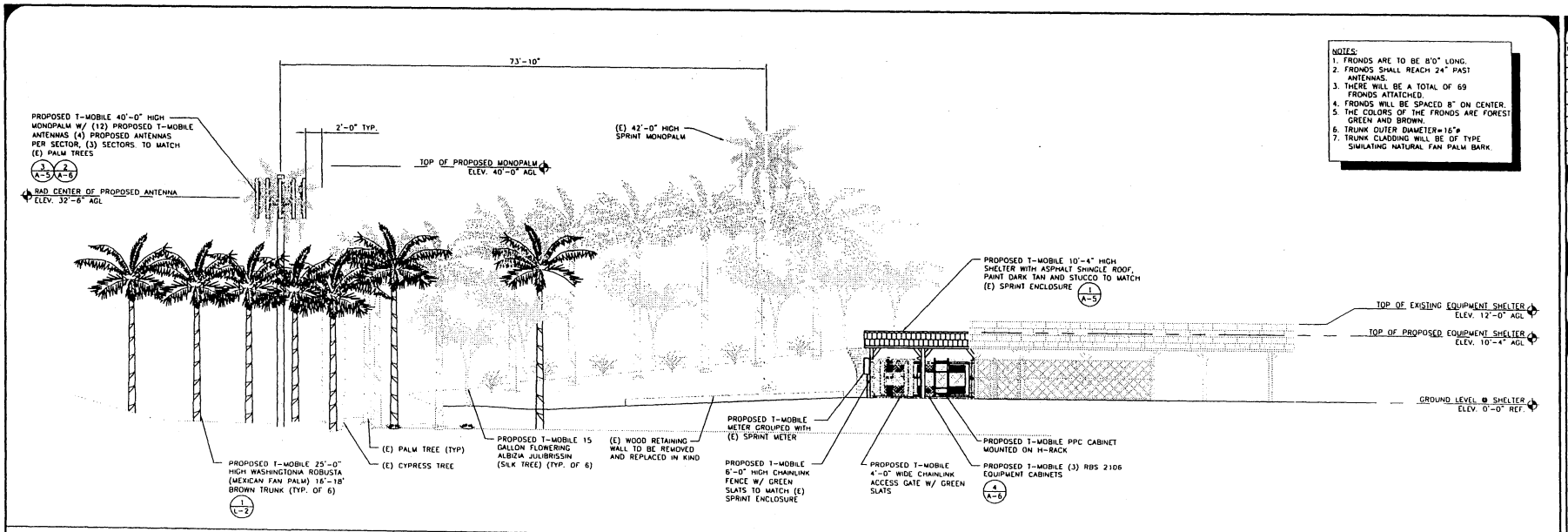
C-14-06

SD06232

SLEEPING INDIAN
428 SLEEPING INDIAN RD
OCEANSIDE, CA 92057

SHEET TITLE:
ENLARGED SITE PLAN

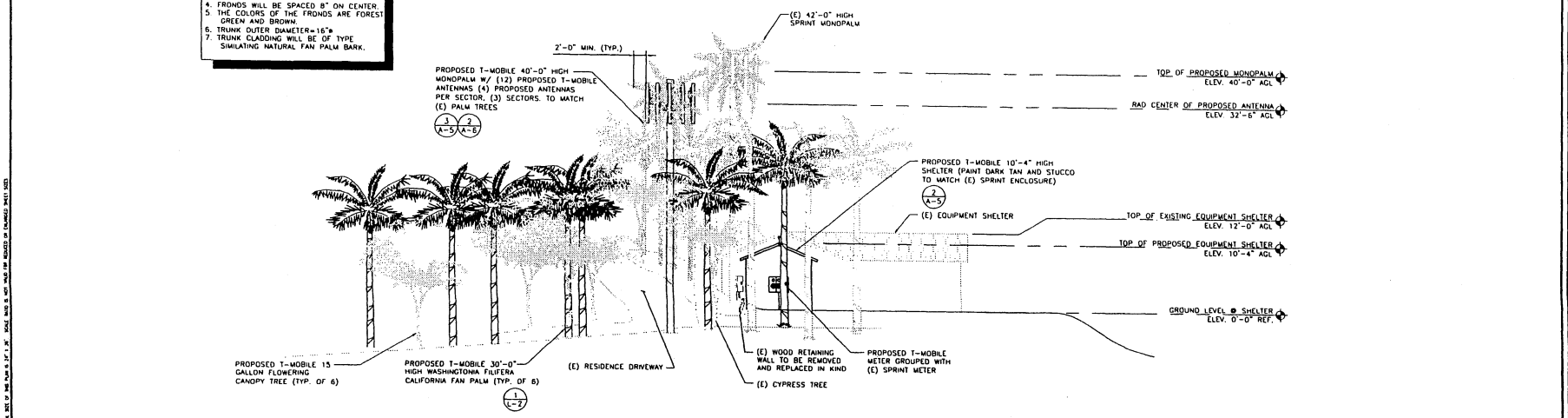
A-2




NOTES:
1. FRONDS ARE TO BE 8'0" LONG.
2. FRONDS SHALL REACH 24" PAST ANTENNAS.
3. THERE WILL BE A TOTAL OF 69 FRONDS ATTATCHED.
4. FRONDS WILL BE SPACED 8" ON CENTER.
5. THE COLORS OF THE FRONDS ARE FOREST GREEN AND BROWN.
6. TRUNK OUTER DIAMETER=16"ø
7. TRUNK CLADDING WILL BE OF TYPE SIMILATING NATURAL FAN PALM BARK.

## SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17) — 1

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3. THERE WILL BE A TOTAL OF 69 FRONDS ATTATCHED.
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5. THE COLORS OF THE FRONDS ARE FOREST GREEN AND BROWN.
6. TRUNK OUTER DIAMETER=16"ø
7. TRUNK CLADDING WILL BE OF TYPE SIMILATING NATURAL FAN PALM BARK.

## WEST ELEVATION

SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17) — 2

NOTE: ALL DRAWING SETS OF THIS PLAN IS 24" X 36". SCALE MAY BE NOT VALID FOR REDUCED OR ENLARGED SHEETS (11X17)

### ISSUE STATUS

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 0 | 03/21/06 | 90% ZONING | RC |
| 1 | 04/05/06 | 100% ZONING | RC |
| 2 | 11/08/06 | 100% ZONING | RKS |
| 3 | 03/13/07 | 100% ZONING | ES |

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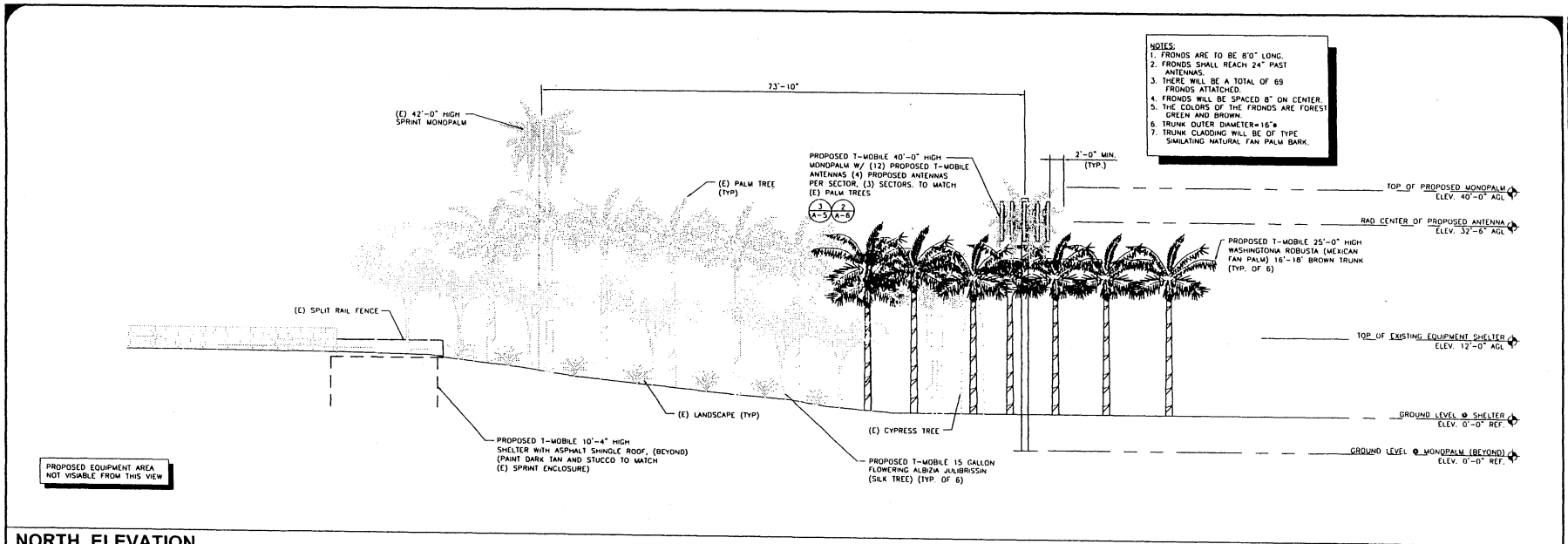
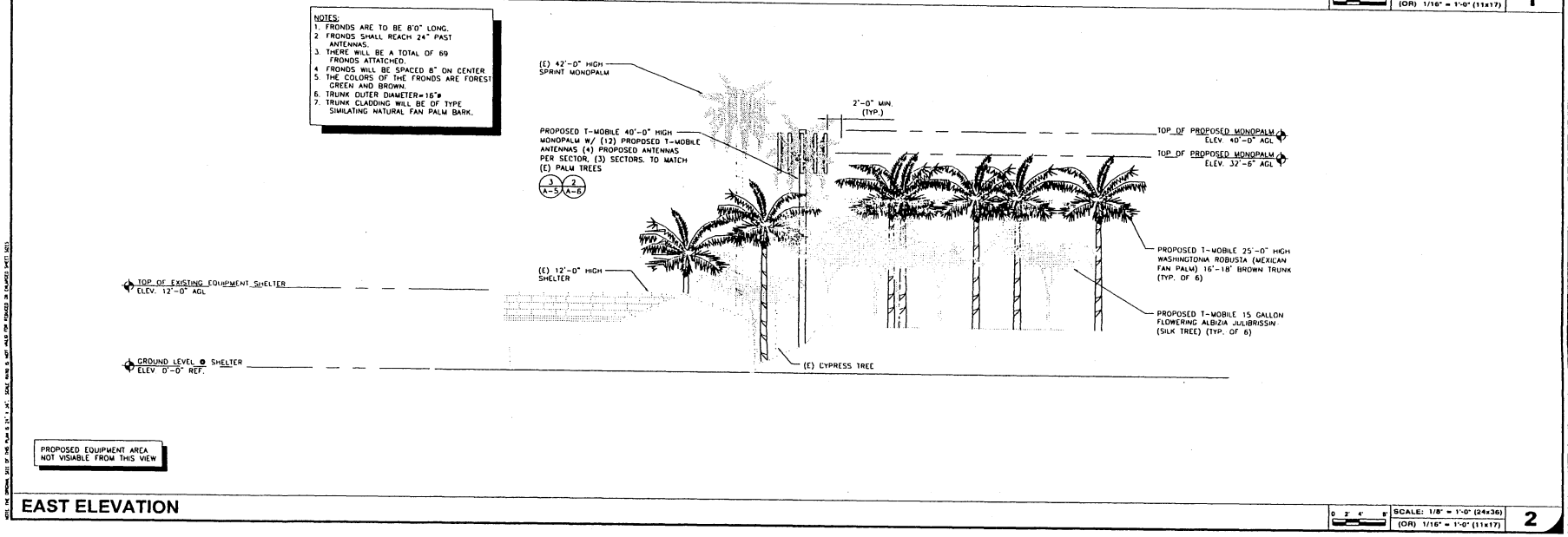
SHEET TITLE:
SOUTH & WEST ELEVATIONS

A-3




## NORTH ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17) **1**




## EAST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17) **2**

ISSUE STATUS

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| 3 | 03/13/07 | 100% ZONING | ES |

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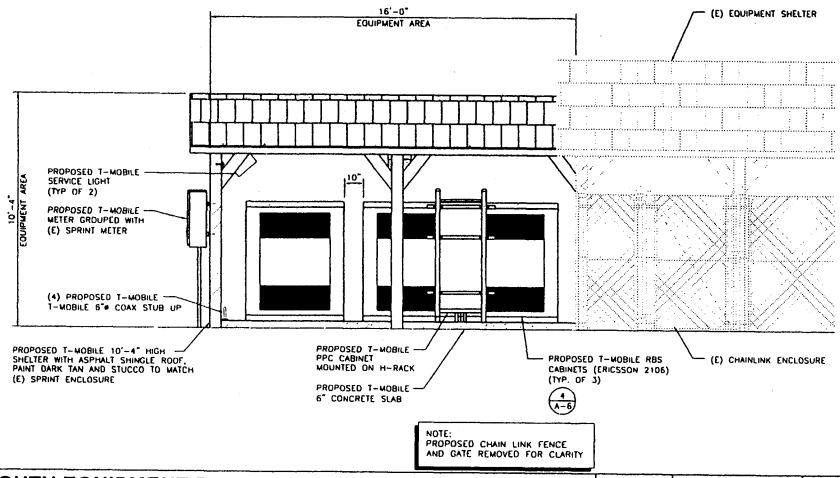
OCEANSIDE, CA 92057

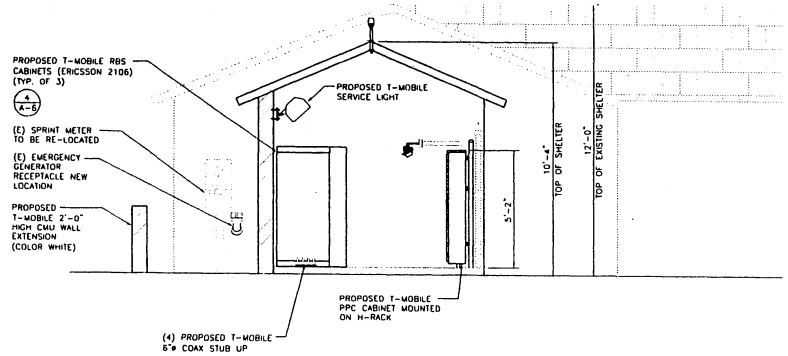
SHEET TITLE:
NORTH & EAST ELEVATIONS

**A-4**




## SOUTH EQUIPMENT ELEVATION DETAIL

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **1**




## WEST EQUIPMENT ELEVATION DETAIL

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NOTES:
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2. FRONDS SHALL REACH 24" PAST ANTENNAS.
3. THERE WILL BE A TOTAL OF 69 FRONDS ATTACHED.
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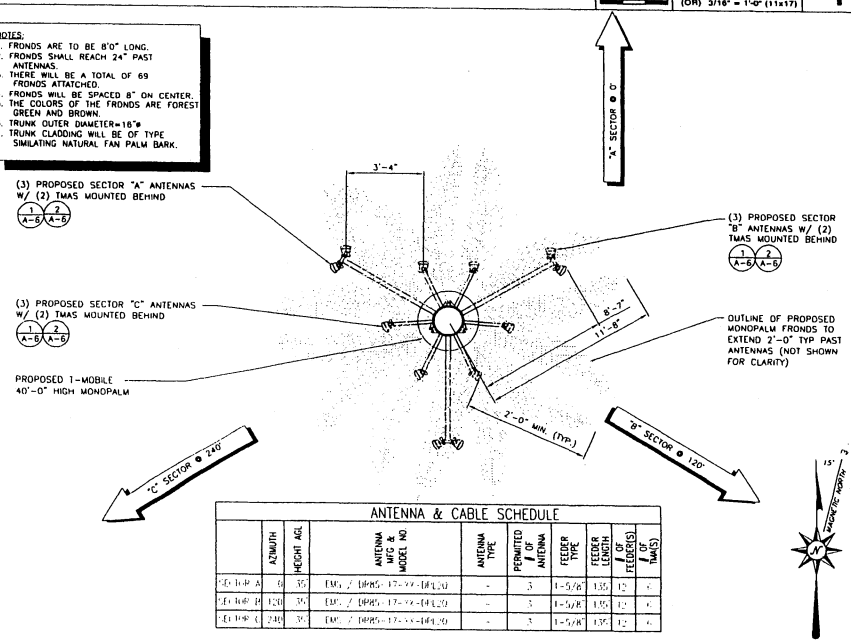
7. TRUNK CLADDING WILL BE OF TYPE SIMILATING NATURAL FAN PALM BARK.

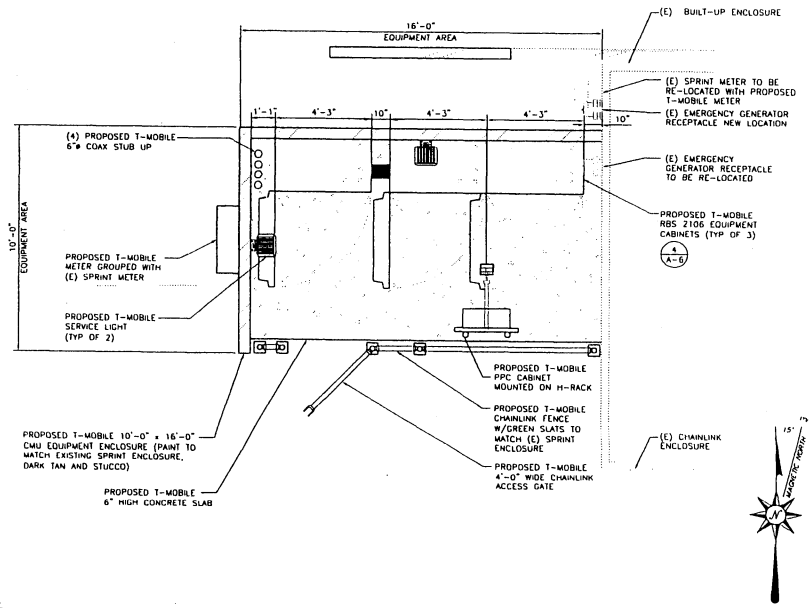



### ANTENNA & CABLE SCHEDULE

| | AZIMUTH | HEIGHT AGL | ANTENNA MFG & MODEL NO | ANTENNA TYPE | PERMITTED # OF ANTENNA | FEEDER TYPE | FEEDER LENGTH | # OF FEEDER(S) | # OF TMA(S) |
|---|---|---|---|---|---|---|---|---|---|
| SECTOR A | 0 | 35 | EMS / RR65-17-XX-DIN,20 | - | 3 | 1-5/8" | 135 | 12 | - |
| SECTOR B | 120 | 35 | EMS / RR65-17-XX-DIN,20 | - | 3 | 1-5/8" | 135 | 12 | - |
| SECTOR C | 240 | 35 | EMS / RR65-17-XX-DIN,20 | - | 3 | 1-5/8" | 135 | 12 | - |

## ANTENNA LAYOUT DETAIL

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36) (OR) 1/8" = 1'-0" (11x17) **3**




## EQUIPMENT AREA LAYOUT

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **4**

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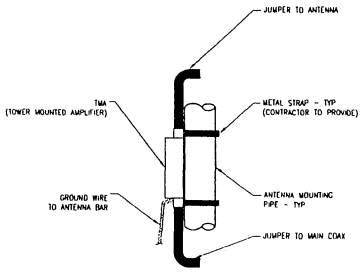
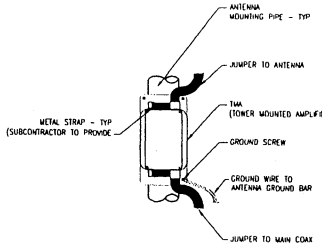
SHEET TITLE:
DETAILS

**A-5**

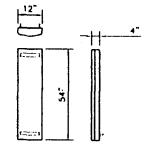



MAST HEAD AMPLIFIER MOUNTING - SIDE VIEW

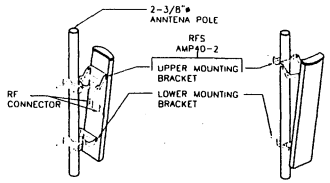



MAST HEAD AMPLIFIER MOUNTING - FRONT VIEW

**TMA DETAIL** | SCALE N.T.S. | 1



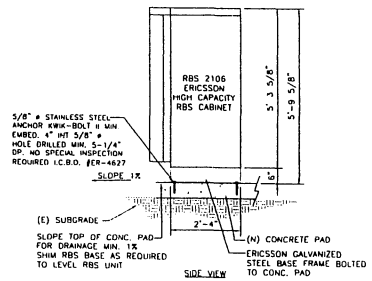

EMS - BASE STATION ANTENNA
ORBS-17-XXDPL20



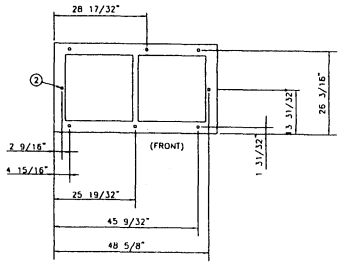

**ANTENNA DETAIL** | SCALE N.T.S. | 2

**NOT USED** | SCALE N.T.S. | 3

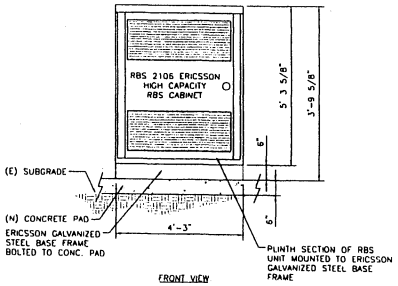
① ALL DIMENSIONS TO BE FIELD VERIFIED.
② RECOMMENDED CABINET MOUNTING ANCHORS ARE HILTI KWIK BOLT II 5/8" HOLE DIAMETER AT A MIN. 2.75" EMBED.
③ FOR SIZE AND THICKNESS OF CONCRETE SLAB SEE DETAIL
④ FOR CONCRETE NOTES SEE DETAIL




SIDE VIEW




INSTALLATION FRAME
FOOTPRINT (BOTTOM)



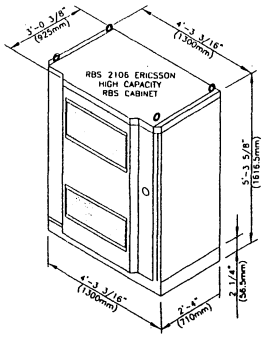

FRONT VIEW

| ERICSSON RBS 2106 DIMENSIONS | |
|---|---|
| CABINET | HEIGHT x WIDTH x DEPTH |
| RBS 2106 | *63 5/8"H x 51 3/16"W x 36 3/8"D (1616.5mm x 1300mm x 925mm) |
| FOOTPRINT (INCLUDING INSTALLATION FRAME) | *63 5/8"H x 51 3/16"W x 28"D (1616.5mm x 1300mm x 710mm) |

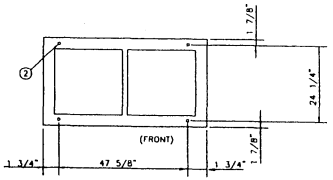
* NOTE:
STANDARD HEIGHT SHOWN ON THE TABLE INCLUDES INSTALLATION BASE FRAME (56.5mm H) PROVIDED BY ERICSSON. OPTIONAL CABLE BASE FRAME (150mm H) IS NOT INCLUDED.

| ERICSSON RBS 2106 WEIGHT & FLOOR LOADING | | |
|---|---|---|
| CABINET | APPROX. MAX. WEIGHT | MAX. FLOOR LOADING |
| RBS 2106 | 1213 LBS (550 kg) (WEIGHT WITHOUT BATTERIES) | 1301 LBS (590 kg) (WEIGHT WITH BATTERIES) |

| ERICSSON RBS 2106 MINIMUM CLEARANCES | |
|---|---|
| DIRECTION | MINIMUM CLEARANCE |
| CABINET FRONT | 55" |
| CABINET REAR | 2" |
| CABINET LEFT | 0" (3' MIN. FOR 135° DOOR SWING) |
| CABINET RIGHT | 0" |
| ABOVE THE CABINET | - |




EQUIPMENT DETAIL
SCALE: N.T.S.




OPTIONAL CABLE BASE FRAME
FOOTPRINT (BOTTOM)

ERICSSON RBS 2106
CONCRETE EQUIPMENT PAD/
SLAB ON GRADE

**EQUIPMENT CABINET DETAIL** | SCALE N.T.S. | 4

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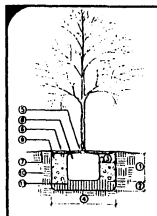
SHEET TITLE:
DETAILS

A-6



LEGEND:
1. ROOTBALL DEPTH
2. 1/2 ROOTBALL DEPTH FOR TREES 15 GAL. TO 24" BOX FOR TREES 36" AND LARGER THIS DISTANCE SHALL BE 12"
3. 1/2 ROOTBALL WIDTH
4. 2 TIMES THE ROOTBALL WIDTH
5. CROWN OF PLANT TO BE PLANTED 1" ABOVE FINISH GRADE - TO ALLOW FOR SETTLING.
6. 2" DEEP WATERING BASIN WITH MULCH ON TOP REMOVE PRIOR TO HYDROSEEDING IF IN TURF.
7. FINISH GRADE
8. ROOTBALL
9. PREPARED BACKFILL MIX - SEE SPECS.
10. NATIVE EARTH
11. PREPARED BACKFILL MIX - COMPACTED TO AVOID SETTLING - SEE SPECS.

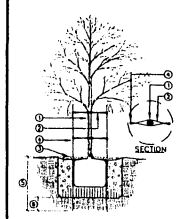
SECTION

## TREE PLANTING 1

NOTE

CONTRACTOR WILL COMPLY WITH THE STORM WATER URBAN RUNOFF MANAGEMENT PROGRAM

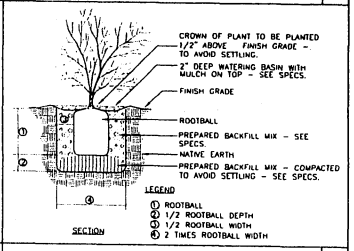
## BMP NOTES 4



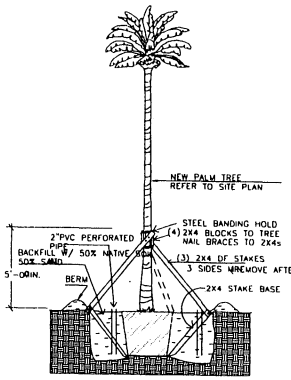
LEGEND:
1. TREE TRUNK
2. 2 - WONDER TREE TIES MODEL # W-46 MFG. BY : ALDEN ENTERPRISES 818-336-3512 WRAP WIRE AROUND OUTSIDE OF STAKE AND SECURE TO STAKE W/ 3/4" STAPLES OR 80 NAILS
3. FINISH GRADE
4. LODGEPOLE PINE STAKE 2" DIAMETER MINIMUM STAKE OUTSIDE OF ROOTBALL
   - 15 GAL. - 10" LODGEPOLE
   - 24" BOX - 12' LODGEPOLE
5. 3'-0" MINIMUM
6. 12" MINIMUM

SECTION

## TREE STAKING 2

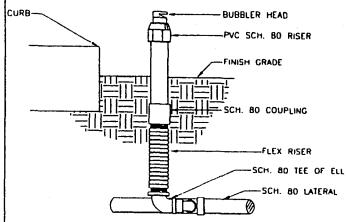



## SHRUB PLANTING 5




(OVER 15' FROM TRUNK)

## STAKING FOR PALMS 3




## BUBBLER HEAD 6

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| M | | WATER METER | | | | | | |
| | | LINE SIZE BRASS GATE VALVE IN BOX BELOW GRADE | | | | | | |
| | RAIN BIRD | EFB-CP ELECTRIC CONTROL VALVE IN PVC BOX | | | | | | BELOW GRADE |
| | RAIN BIRD | ATMOSPHERIC BACKFLOW PREVENTOR | | | | | | 12" ABOVE HIGHEST HEAD |
| C | RAIN BIRD | 4 STATION CLOCK | | | | | | ESP SERIES- OUTDOOR TYPE |
| | | MOUNT CLOCK IN RAIN BIRD PEDESTAL PED-DD16 | | | | | | |
| | | LATERAL LINE SCH. 40 SIZE AS SHOWN 12" BELOW GRADE | | | | | | |
| | | MAIN LINE IS PVC CL315 24" UNDER PAVING IN SLEEVES 2 TIMES DIA. OF PIPE | | | | | | |
| | | | | GPM | PSI | RAD | | |
| | RAIN BIRD | BUBBLER | 50-B | .5 | 25 | 4.5 | | |
| | RAIN BIRD | BUBBLER | 5CST-B | | | | | |
| | RAIN BIRD | BUBBLER | 5H-B | 1.0 | 25 | 5' | | TURN DOWN FROM FULL OPEN |
| | RAIN BIRD | SPRAY HEAD-12SERIES-12H | | .9 | 15 | 10 | | |

## IRRIGATION LEGEND 7

### PLANTING SPECIFICATIONS

SCOPE OF WORK

1. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES, AND ALL OTHER COSTS, FORESEEABLE AND UNFORSEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.

GENERAL CONDITIONS

1. INTERPRETATION OF PLANS AND SPECIFICATIONS: THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DESISION WILL BE FINAL.
2. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.
3. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LEIN. 4. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH SITE CONDITIONS, AND SHALL VERIFIED ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.
5. INCREASED COSTS: IF EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTORS WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS PRIOR TO ACTUALLY DOING THE WORK.

SPECIAL CONDITIONS

1.---NA 2---NA

3. CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COSTS.
4. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADED AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISHED GRADES SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" IN GROUND COVER, 1" IN LAWN AREAS.

SOIL PREPARATION

1. BACKFILL FOR ALL SHRUBS SHALL CONSIST OF THE FOLLOWING:
   MATERIAL PER ____ 10 CU.YD.
   A. ON SITE SOIL---------- ____ 6 CU.YD.
   B. NITROGEN STABILIZED SAWDUST---------- ____ 4 CU.YD.
   C. 16-10-10 COMMERCIAL FERTILIZER---------- ____ 10 LBS.
   D. IRON SULFATE---------- ____ 5 LBS.

PLANTING

1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES WIDER THAN PLANT CONTAINER AND A DEPTH OF TWICE THE HEIGHT OF PLANT CONTAINER. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT. (SHRUBS ONLY)
2. ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFOR BACKFILLING PLANTING PITS.
3. ----PLANT PALMS DIRECTLY IN NATIVE SOIL WITHOUT SOIL PREP.
4. USE AGRIFORM 20-10-5, 21 GRAM TABLETS PER MAKERS SPECIFICATIONS, WITH ALL SHRUBS AND TREES. 1 PER 1 GAL. 2 PER 5 GAL. 3 PER 15 GAL. AND 4 PER FOOT OF BOX WIDTH.
5. PROVIDE A WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL APPROX AS FOLLOWS:
6. SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTHIS EVIDENT. IF CIRCULAR ROOTS EXIST, PLANTS WILL BE REJECTED
   5 GAL.-------2" DEPTH X 11/2 TIMES CONTAINER

CLEAN UP

1. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY ALL WORK AND THE SURROUNDING AREAS USED BY HIM, AND REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE, OR DISPOSE OF SAME AS DIRECTED BY OWNER OR LANDSCAPE ARCH.

MAINTENANCE

1. MAINTENANCE PERIOD SHALL NOT BEGIN UNTILL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THRU.
2. MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 60 DAYS.
3. THE CONTRACTOR SHALL KEEP SITE WEED FREE, CLEAR OF DEBRIS, AND ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWNS SHALL BE PROPERLY AND ALL CUTTINGS REMOVED FROM SITE. DEAD FOLIAGE REMOVED FROM PLANTS AND STAKING OF TREES SHALL BE ADJUSTED IF NECESSARY. ANY OWNER MUST MAINTAIN PLANTING AFTER ONE YEAR.

GUARANTEE AND REPLACEMENTS

1. CONTRACTOR SHALL GUARANTEE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH 'NATURAL DAMAGLE' SHALL BE REPAIRED AT TIME AND MATERIAL.
2. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTORS IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

### IRRIGATION SPECIFICATIONS

SCOPE OF WORK

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, ETC., TO COMPLETE THE PROJECT " PER PLAN "
2. CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLATION AND REQUEST PLAN CHANGES, IF NECESSARY TO PROVIDE 100% COVER AT MAXIMUM EFFICIENCY.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
4. 120 V ELECTRICAL POWER OUTLET FOR CONTROLLER TO BE PROVIDED BY BY OTHERS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HOOKUP FROM OUTLET TO CONTROLLER.
5. SYSTEM DESIGN IS BASED ON MIN. OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION MAXIMUM GPM DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES AT SITE PRIOR TO CONSTRUCTION.

CODES

1. ALL INSTALLATION AND MATERIALS SHALL BE AS PER LOCAL CODES AND ORDINANCES. PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED AS WAIVING ANY SUCH REQUIREMENTS.

DRAWINGS AND VERIFICATION OF DIMENSIONS

1. ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECS.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN, IF ANY. ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY IN FIELD MEASUREMENTS AND IF ANY DISCREPANCY BE FOUND, THE OWNER WILL AUTHORIZE IN WRITING ALL NECESSARY ADDITIONS OR DELETIONS, IF ANY.
3. IF THE CONTRACTOR SHOULD FAIL TO NOTIFY THE OWNER, HE SHALL, IN ALL EVENTS, SUPPLY ALL ITEMS INDICATED BY THE PLOT PLAN WITHOUT RIGHT TO COMPENSATION FOR ANY NECESSARY ADDITIONS.
4. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOW DURING DESIGNING. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REP. OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.

MATERIALS

1. ALL LATERAL LINES ARE SCH. 40
2. ALL BACKFLOW DEVICES MUST BE APPROVED BY LOCAL CODE.
3. ALL DIRECT BURIAL CONTROL WIRE SHALL BE 24V, SINGLE CONDUCTOR SOLID COPPER, U.L. APPROVED. 14 GA. MIN. PILOT WIRE PER MAKERS RECOMMENDATIONS, 12 GA. MIN FOR COMMON GROUND WIRE.

INSTALLATION

1. PLANS ARE DIAGRAMMATIC, ALL LINES SHALL BE IN PLANTING AREAS WHENEVER POSSIBLE.
2. MAINLINE INSTALLATION SHALL BE AS FOLLOWS:
3. LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF HEADS.

TESTING

1. SHOW OWNER SYSTEM WORKS AND CLOCK CONTROLS SYS
2. THE ABOVE TESTING SHALL BE COMPLETE PRIOR TO PLANTING OF ALL LANDSCAPE

COVERAGE TEST

1. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE.
2. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINALIZING THE PROJECT.

GUARANTEE

1. THE CONTRACTOR SHALL GUARANTEE SYSTEM AGAINST DEFECTIVE INSTALLATION FOR A PERIOD OF 12 MONTHS, AND AGAINST DEFECT MATERIALS FOR A PERIOD OF ONE YEAR, PARTS ONLY. DURING THIS TIME REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING: A. MANUAL VALVE KEYS PER EACH CONTROLLERS B. OPERATION MANUALS FOR AUTOMATIC CONTROLLERS AND VALVES

## PLANTING SPECIFICATIONS 8

| QTY. | SIZE | DESCRIPTION | SYMBOL |
|---|---|---|---|
| 9 | 25'-0" | Washingtonia robusta/MEXICAN FAN PALM | |
| 4 | 8'-0" | Yucca gloriosa/SPANISH DAGGER | |
| 9 | 10'-0" | MYPORUM LATIFOLIA | |
| 1 | 25'-0" | ITALIAN CYPRESS | |
| 10 | 4'-0" | Phormium Tenax/NEW ZEALAND FLAX | |

## EXISTING PLANT LEGEND 9

| QTY. | SIZE | DESCRIPTION | SYMBOL |
|---|---|---|---|
| 5 | 15 GAL | Albizia Julibrissin/SILK TREE | |
| 6 | 25'-0" | Washingtonia robusta/MEXICAN FAN PALM 16'-18' BROWN TRUNK | |

## PROPOSED PLANT LEGEND 10

ISSUE STATUS

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 0 | 03/21/06 | 90% ZONING | RG |
| 1 | 04/05/06 | 100% ZONING | RG |
| 2 | 11/08/06 | 100% ZONING | RKS |
| 3 | 03/13/07 | 100% ZONING | ES |


SAC Wireless
11300 SORRENTO VALLEY RD. SUITE 230
SAN DIEGO, CA 92121
Office (858) 552-9398
Fax (858) 552-0184



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO OMNIPOINT T-MOBILE
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO OMNIPOINT T-MOBILE IS STRICTLY PROHIBITED


OMNIPOINT T-Mobile
10180 TELESIS COURT, 3RD FLOOR
SAN DIEGO, CA 92121

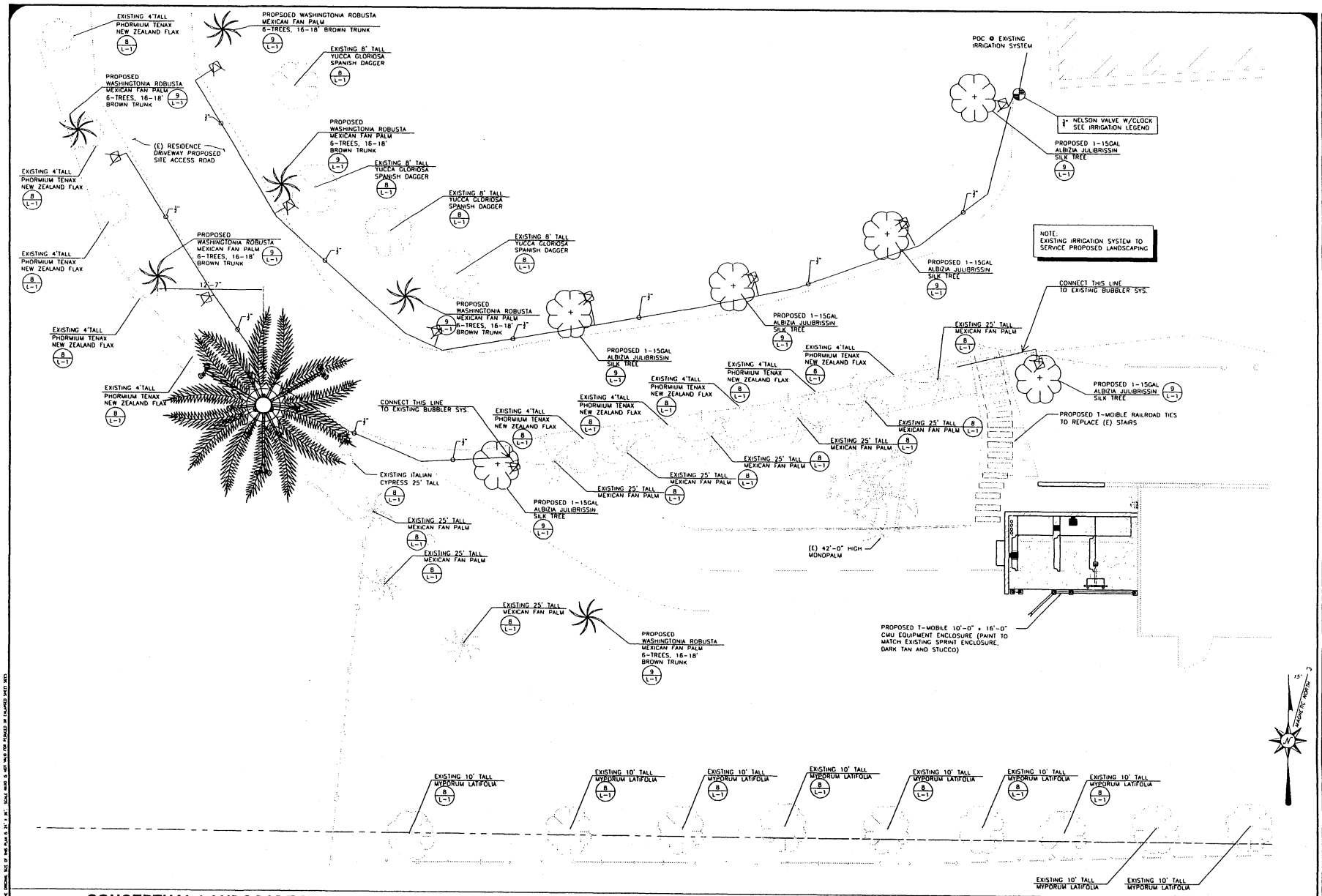
C-14-06

SD06232

SLEEPING INDIAN
428 SLEEPING INDIAN RD
OCEANSIDE, CA 92057

SHEET TITLE:
LANDSCAPE SPECIFICATIONS

L-1




## CONCEPTUAL LANDSCAPE PLAN

0 1.5' 3' 6'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

| ISSUE STATUS | | | |
|---|---|---|---|
| REV. | DATE | DESCRIPTION | BY |
| 0 | 03/21/06 | 90% ZONING | RG |
| 1 | 04/05/06 | 100% ZONING | RG |
| 2 | 11/08/06 | 100% ZONING | RKS |
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PROPRIETARY INFORMATION
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OMNIPOINT T-Mobile
10180 TELESIS COURT, 3RD FLOOR
SAN DIEGO, CA 92121

C-14-06

SD06232

SLEEPING INDIAN
428 SLEEPING INDIAN RD
OCEANSIDE, CA 92057

SHEET TITLE:
PLANTING AND IRRIGATION PLAN

L-2

PLANNING COMMISSION
RESOLUTION NO. 2007-P43

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

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APPLICATION NO: C-14-06
APPLICANT: T-Mobile
LOCATION: 428 Sleeping Indian Road

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

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

a stand-alone, communications facility, consisting of a total of 12 panel antennas, located within a 40-foot tall monopalm;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 27th day of August, 2007 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section 15303 New Construction or Conversion of Small Structures;

WHEREAS, the documents or other material which constitutes the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

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

FINDINGS:

For the Conditional Use Permit (C-14-06):

1. The proposed location of the communication facility will be within a 40-foot, monopalm, which effectively mitigates view impacts from the primary view corridors and near view perspectives. The communication antennas will be completely hidden within the monopalm, allowing the structure itself to act as a landscape feature for the subject property. As such, the project site is consistent with the General Plan policies for visual conformity to surrounding land uses and features while still providing communication, broadcast, and subscription services to the public.
2. There are currently nine Mexican Fan Palm trees on-site. The applicant is conditioned to add six more Mexican Fan Palms along the driveway. The proposed project is consistent and compatible with the subject property and surrounding neighborhood. The project is conditioned to comply with specific requirements pertaining to its appearance and maintenance. This will ensure the project maintains certain aesthetic values and land use compatibility.
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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permit (C-14-06) 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. (Currently the 2001 California Building Standards Code)
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. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations. (2001 CBC Chapter 11B)

4. 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.

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

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

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

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

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

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

9. A complete soils report & structural calculations are required to show that foundation walls etc. of the new structure on the side of the slope will be adequate for the support of the new building.

10. All utility easements must be properly recorded and shown on the plans before they are submitted to the Building Division.

11. Electrical plans must be submitted to show compliance with the National Electrical Code for two services on the property.

12. Projects submitted after January 1, 2008 will be plan checked and constructed under the newly adopted ICC codes.

**Engineering:**

13. A landscape conceptual plan shall be submitted and approved by the Planning Division. All landscaping and irrigation shall meet the requirements as outlined in the "City of Oceanside Guidelines and Specifications for Landscape Development, (latest revision)", including the maintenance of such landscaping and the Water Conservation Ordinance No. 91-15. The following special landscaping requirements shall be met:

    a) A minimum of three 15-gallon canopy trees of a native or naturalized drought tolerant species shall be added to west facing slope adjacent to the project site. All plant material proposed for the project shall be native, naturalized and drought tolerant.

    b) A minimum of six 25-foot Washingtonia robusta (Mexican Fan Palm) with brown trunk heights of 16 to 18 feet shall be planted along the driveway near the proposed monopalm.

    c) Trees shall be spot located by a Landscape Architect at a pre-construction meeting and shall meet the current City of Oceanside requirements. Trees shall not be located in utility easements.

    d) Proposed equipment enclosures in public view shall be softened and screened with vines or shrubs.

    e) All existing trees shall be protected in place and replaced with like kind and size to meet the satisfaction of the City Engineer.

    f) Approval from the Water Department shall be obtained for additional water useage to sustain proposed improvements.

14. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in any adjoining public parkways shall be permanently maintained by the owner, their assigns

or any successors-in-interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions by all acceptable means including but not limited to citations and/or actual work with costs charged to or recorded against the owner.

15. If the project involves demolition of an existing structure or surface improvements, erosion control plans must be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

16. The developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

a) Removal of dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

b) All grading or site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types or permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential developments. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

d) A haul route shall be obtained at least 7 days prior to the start of hauling operations and must be approved by the City Engineer. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

17. Any pavement, concrete curb, gutter or sidewalk damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

18. All drainage facilities shall adequately accommodate the local stormwater runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer.

19. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

20. The project shall comply with all applicable regulations established by the United States Environmental Protection Agency (USEPA) as set forth in the National Pollutant Discharge Elimination System (NPDES) permit requirements for urban runoff and stormwater discharge and any regulations adopted by the City pursuant to the NPDES regulations or requirements. The developer shall comply with all provisions of the Clean Water Program during and after construction. The project's storm drains and other drainage facilities shall include Best Management Practices to minimize non-point source pollution, satisfactory to the City Engineer.

21. Upon acceptance of any fee waiver or reduction by the applicant, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b) (4). The applicant shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

**Fire:**

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

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

24. Fire inspection shall be required prior to final building inspection.

**Planning:**

25. The Conditional Use Permit is granted for the following use only: a 40-foot stand-alone communication facility consisting of a total of twelve, six-foot antennas and associated equipment located in a 16-foot by 10–foot equipment shelter. Any change in the use or

expansion of the activities beyond this, which is approved by the Planning Commission, shall require a revision to the Conditional Use Permit or new Conditional Use Permit.

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.

27. The Conditional Use Permit shall be called for review by the Planning Commission if complaints are filed and verified as valid by the City Planner or the Code Enforcement Officer concerning the violation of any of the approved conditions or the project assumptions demonstrated under the application approval.

28. The Conditional Use Permit shall expire 24 months from the effective date unless implemented as required by the Zoning Ordinance.

29. The Conditional Use Permit shall be limited to a term of 10 years. However, the Conditional Use Permit may be revised or renewed in accordance with the provisions of the Zoning Ordinance. The application for Conditional Use Permit revision shall also be evaluated against the existing land use policies and any site area and neighborhood changes.

30. Prior to the transfer of ownership and/or operation of the use, the owner and/or operator shall provide a written copy of the application, staff report, and resolution for the project to the new owner and/or operator and/or second user. The notification requirement shall run with the life of the project.

31. The Conditional Use Permit shall lapse if the exercise of rights granted by them is discontinued for six consecutive months.

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

33. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the project Description and Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

34. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits. The covenant shall

provide that the property is subject to this resolution, and shall generally list the conditions of approval.

35. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

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

37. The permittee(s) shall exercise a good-faith effort to incorporate the best available equipment technology to effect a reduction in the visual presence of the approved antenna and facility equipment. The change-out and retrofit of equipment shall be conducted by the permittee(s) after such equipment becomes available and exhibits common use at similar facilities. Upon the City's request and discretion, the permittee(s) shall be required to provide an independently prepared technical analysis demonstrating compliance with this condition. The permittee(s) inability to demonstrate the use of current technologies may be grounds for the institution of revocation proceedings of the Conditional Use Permit.

38. The permittee(s) shall exercise a good-faith effort to cooperate with other communication providers and services in the operation of a co-user facility, provided such shared usage does not impair the operation of the approved facility. Upon the City's request and discretion, the permittee(s) shall provide an independently prepared technical analysis to substantiate the existence of any practical technical prohibitions against the operation of a co-use facility. The permittee(s)' non-compliance with this requirement may be grounds for the institution of revocation proceedings of the Conditional Use Permit.

39. The approved communication facility shall be subject to, and governed by, any and all licensing authority by any governmental agency having jurisdiction. The City's local approval of a communication facility shall not exempt the permittee(s) from any such pre-emptive regulations.

40. The final design, aesthetic devices, and construction of the facility shall be in accordance with the plans representing the approved project and the conditions of approval. In addition, the final construction plans shall demonstrate consistency with the plans and other exhibit materials approved by the Planning Commission. These requirements shall be shown and demonstrated on the plans submitted for building permits and shall be reviewed and approved by the City Planner prior to the issuance of building permits. The following requirements shall be met:

a) The monopole shall not exceed 40 feet in height. The pole shall be a maximum of 16 inches in diameter. The pole with trunk cladding shall not exceed four feet in diameter.

b) The faux fronds shall be a minimum of eight feet in length. The fronds shall reach a minimum of 24 inches beyond the farthest reaching antennas, including a minimum of 24 inches above the top of the pole and below the base of the antennas. The overall height of the facility shall not exceed 46 feet.

c) The faux fronds shall be shades of forest green and brown, similar to the colors of a real Mexican Fan Palm tree.

d) There shall be a minimum of 69 fronds attached to the monopalm. The faux fronds shall be located approximately eight inches apart, but shall be arranged to simulate a real Mexican Fan Palm tree.

e) The monopalm trunk shall be finished with bark texture and color (full cladding) similar to a real Mexican Fan Palm tree.

f) The radius center line of the antennas shall be 32 feet-6 inches above ground level. The antennas shall not exceed 35 feet-6 inches in height. The antennas shall not extend more than eight feet from the face of the monopole trunk cladding.

g) The concrete pad and bolts for the monopalm shall be painted to match the trunk. In addition, a mulch mound shall be required to conceal the pad and bolts at the base of the tree.

h) The T-Mobile equipment shelter shall be located adjacent to the existing Sprint equipment shelter. The concrete pad for the equipment shall measure 10 feet by 16 feet. The equipment shelter shall not exceed 10 feet-4 inches in height. All

mechanical equipment shall be placed inside the structure. The equipment shelter shall substantially match the existing Sprint equipment shelter. The T-Mobile equipment shelter shall be softened by shrubs and vines planted along its exterior. Only one GPS antenna shall be permitted on the equipment shelter. The GPS antenna shall not exceed 12 inches in height measured from the peak of the roof of the equipment shelter. No generator shall be permitted.

41. The proposed 46-foot monopalm shall be maintained in a like-new condition at all times. Maintenance shall include, but is not limited to, replacing trunk bark, branches, and palm fronds. Upon the City's request and discretion, the permittee(s) shall provide an aesthetic analysis, including current, detailed photographs, to substantiate the like-new appearance of the proposed project, within sixty (60) days of the request. The permittee(s)' non-compliance with this requirement shall be grounds for the institution of revocation proceedings of the Conditional Use Permit.

42. Any apparent inconsistency resulting from the construction of the approved facility shall be a basis for a call for the review of the Conditional Use Permit.

43. Upon termination of the approved facility use, the permittee shall be responsible to remove the entire facility from the premises at its expense.

**Water Utilities:**

44. No trees, structures, building overhang or other encroachments shall be permitted within the existing wastewater utility easement.

45. The developer shall 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 the developer and shall be done by an approved licensed contractor at the developer's expense.

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46. If landscaping is required as part of this development and the property on which the project is located on does not have a separate irrigation system, then a separate irrigation meter and connection is required. If the property were to have an existing separate irrigation system and the intent is to connect to this system, then an agreement letter between the developer and the property owner shall be provided to the Water Utilities Department and Planning Division indicating the property owner's permission for an irrigation service tie-in.

PASSED AND ADOPTED Resolution No. 2007-P43 on August 27, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Dennis Martinek, Chairman
Oceanside Planning Commission

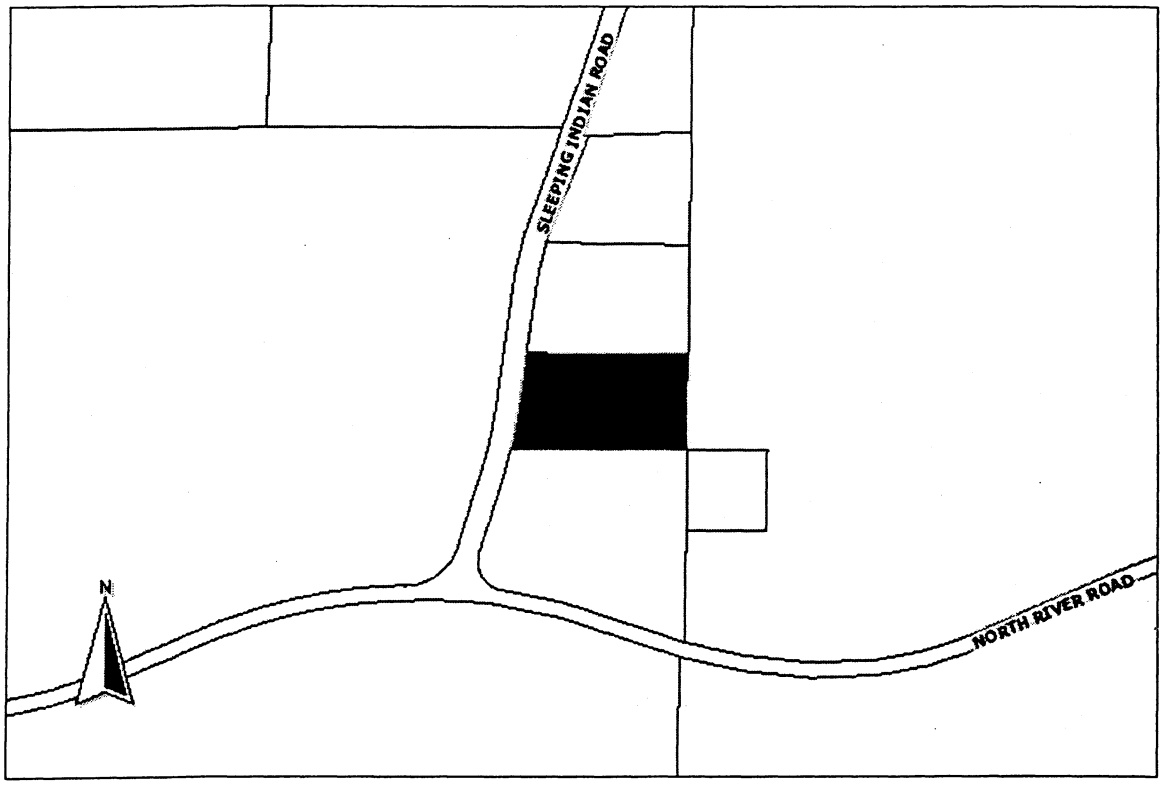
ATTEST:

_____

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2007-P43.

Dated: August 27, 2007




**File Number:** **C-14-06**

**Applicant:** **T-Mobile**

**Description:**

CONDITIONAL USE PERMIT (C-14-06) for a stand-alone wireless telecommunications facility disguised as a faux palm tree located at 428 Sleeping Indian Road. The project site is zoned A (Agriculture) and is situated within the Morro Hills Neighborhood. – **T-MOBILE @ 428 SLEEPING INDIAN ROAD**

**Environmental Determination:**

The project is exempt from the California Environmental Quality Act.

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**

RECEIVED APR 24 2006 Planning Department

**Please Print or Type All Information**

| STAFF USE ONLY | | |
|---|---|---|
| ACCEPTED | 4/24/06 | BY SN. |
| HEARING | | |
| GPA | | |
| MASTER/SP.PLAN | | |
| ZONE CH. | | |
| TENT. MAP | | |
| PAR. MAP | | |
| DEV. PL. | | |
| C.U.P. | C-14-06 | |
| VARIANCE | | |
| COASTAL | | |
| O.H.P.A.C. | | |

## PART I – APPLICANT INFORMATION

| | |
|---|---|
| 1. APPLICANT: T-MOBILE | 2. STATUS |
| 3. ADDRESS: 10180 TELESIS CT., STE. 333, SAN DIEGO, CA 92121-2711 | 4. PHONE/FAX: 760-390-7727, 760-454-1807 FAX |
| 5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): DOUG MUNSON | |
| 6. ADDRESS: P.O. BOX 55, POWAY, CA 92074 | 7. PHONE/FAX: 760-390-7727, 760-454-1807 (FAX) |

## PART II – PROPERTY DESCRIPTION

| | | | |
|---|---|---|---|
| 8. LOCATION: 428 SLEEPING INDIAN ROAD, OCEANSIDE, CA 92057 | | | 9. SIZE |
| 10. GENERAL PLAN | 11. ZONING: AGRICULTURE | 12. LAND USE: SINGLE FAMILY DWELLING | 13. ASSESSOR'S PARCEL NUMBER: 122-100-35 |

## PART III – PROJECT DESCRIPTION Rev-3/27/07, 5/31/07

14. GENERAL PROJECT DESCRIPTION

T-MOBILE IS PROPOSING TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY UTILIZING A FAUX MONOPALM AND A 16' X 10' SHELTER TO HOUSE THE RADIO AND POWER EQUIPMENT. EXCEEDING HT. BY 4'. TOTAL HT. 40'.

| 15. PROPOSED GENERAL PLAN | 16. PROPOSED ZONING | 17. PROPOSED LAND USE | 18. NO. UNITS | 19. DENSITY |
|---|---|---|---|---|
| | AGRICULTURE | WIRELESS TELECOM FACILITY | | |

| 20. BUILDING SIZE | 21. PARKING SPACES | 22. % LANDSCAPE | 23. % LOT COVERAGE |
|---|---|---|---|
| 16' X 10' | EXISTING | | |

## PART IV – ATTACHMENTS

| ALL APPLICATIONS | | | | DEV. PLANS, C.U.P.s & TENT. MAPS | |
|---|---|---|---|---|---|
| X | 24. DESCRIPTION/JUSTIFICATION ✓ | X | 25. LEGAL DESCRIPTION ✓ | X | 30. FLOOR PLANS AND ELEVATIONS ✓ |
| X | 26. 300-FT. RADIUS MAP ✓ | X | 27. PROPERTY OWNERS' LIST ✓ | X | 31. CONSTRUCTION SCHEDULE ✓ |
| X | 28. ENVIRONMENTAL ASSESSMENT ✓ | X | 29. PLOT PLANS ✓ | X | 32. OTHER PHOTO SURVEY ✓ |

## 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): DOUG MUNSON | 34. DATE 4-20-06 | 37. OWNER (Print): DIANE BENNY COALE | 38. DATE 8-5-06 |
| Sign: | | Sign: Diane Benny Coale | |
| I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. | | | |
| 35. APPLICANT (Print): DOUG MUNSON | 36. DATE 4-20-06 | 39. OWNER Print): | 40. DATE |
| Sign: | | Sign: | |

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Juliana

# Application For Planning Commission Hearing

**Planning Department (760) 435-3520**
**Oceanside Civic Center**
**300 North Coast Highway**
**Oceanside, California 92054-2885**

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**Please Print or Type All Information**

| STAFF USE ONLY | |
|---|---|
| ACCEPTED 4/24/06 | BY SN. |
| HEARING | |
| GPA | |
| MASTER/SP.PLAN | |
| ZONE CH. | |
| TENT. MAP | |
| PAR. MAP | |
| DEV. PL. | |
| C.U.P. C-14-06 | |
| VARIANCE | |
| COASTAL | |
| O.H.P.A.C. | |

**PART I – APPLICANT INFORMATION**

| | |
|---|---|
| 1. APPLICANT T-MOBILE | 2. STATUS |
| 3. ADDRESS 10180 TELESIS CT., STE. 333 SAN DIEGO, CA 92121-2714 | 4. PHONE/FAX 760-390-7727 760-454-1807 FAX |
| 5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) DOUG MUNSON | |
| 6. ADDRESS P.O. BOX 55 POWAY, CA 92074 | 7. PHONE/FAX 760-390-7727 760-454-1807 (FAX) |

**PART II – PROPERTY DESCRIPTION**

| | |
|---|---|
| 8. LOCATION 428 SLEEPING INDIAN ROAD OCEANSIDE, CA 92057 | 9. SIZE |

| 10. GENERAL PLAN | 11. ZONING | 12. LAND USE | 13. ASSESSOR'S PARCEL NUMBER |
|---|---|---|---|
| | AGRICULTURE | SINGLE FAMILY DWELLING | 122-100-35 |

**PART III – PROJECT DESCRIPTION** REV-12/5/06

14. GENERAL PROJECT DESCRIPTION

T-MOBILE IS PROPOSING TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY UTILIZING A FAUX MONOPALM AND A 16' X 10' SHELTER TO HOUSE THE RADIO AND POWER EQUIPMENT. EXCEEDING HT. BY 4'. TOTAL HT. 40'.

| 15. PROPOSED GENERAL PLAN | 16. PROPOSED ZONING | 17. PROPOSED LAND USE | 18. NO. UNITS | 19. DENSITY |
|---|---|---|---|---|
| | AGRICULTURE | WIRELESS TELECOM FACILITY | | |

| 20. BUILDING SIZE | 21. PARKING SPACES | 22. % LANDSCAPE | 23. % LOT COVERAGE |
|---|---|---|---|
| 16' X 10' | EXISTING | | |

**PART IV – ATTACHMENTS**

| ALL APPLICATIONS | | | | DEV. PLANS, C.U.P.s & TENT. MAPS | |
|---|---|---|---|---|---|
| X | 24. DESCRIPTION/JUSTIFICATION ✓ | X | 25. LEGAL DESCRIPTION ✓ | X | 30. FLOOR PLANS AND ELEVATIONS ✓ |
| X | 26. 300-FT. RADIUS MAP ✓ | X | 27. PROPERTY OWNERS' LIST ✓ | X | 31. CONSTRUCTION SCHEDULE ✓ |
| X | 28. ENVIRONMENTAL ASSESSMENT ✓ | X | 29. PLOT PLANS ✓ | X | 32. OTHER PHOTO SURVEY ✓ |

**PART V – SIGNATURES**

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| 33. APPLICANT OR REPRESENTATIVE (Print): DOUG MUNSON | 34. DATE 4-20-06 | | |
| Sign: | | 37. OWNER (Print) DIANE BENNY COALE | 38. DATE |
| I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. | | Sign: | |
| 35. APPLICANT (Print): DOUG MUNSON | 36. DATE 4-20-06 | 39. OWNER Print): | 40. DATE |
| Sign: | | Sign: | |

Juliana

# *SITE JUSTIFICATION AND DESCRIPTION*
# *428 SLEEPING INDIAN ROAD*
# *OCEANSIDE, CA 92057*
# *SD 06232 A*

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The site is located in an agriculturally zoned area and the site is improved with a single family dwelling and a Sprint wireless telecommunication facility. The Sprint facility is utilizing a monopalm for the antenna support structure and an accessory building designed to match the adjacent barn to house the radio and power equipment.

The first step of determining a wireless telecommunication site is to determine the need. This is done through two processes.

1) The carrier determines there is a need based on the location of the sales of the handsets and user addresses either work or home. Additionally, the carrier receives calls from users complaining of dropped calls or low coverage.

2) The radio frequency team determines a need by use of their design tool, which will show an area of low coverage. Additionally, the technicians at the switch may determine the capacity is overloaded within a given area.

Once the need has been determined, the radio frequency engineers review the data supplied by the design tool. They take into account the design of the surrounding sites so as to not interfere with those sites or to optimize those sites so that the new site will not interfere with the existing signal.

The radio frequency engineers submit a search ring to the site acquisition team. This search ring is a set of parameters that must be met in order for the site to be acceptable, based on the theoretical design. The search ring has a varied radius and may be elliptical in shape. The site acquisition team must find an acceptable site within the search ring that meets the design criteria.

The design criteria include location, height, and lack of clutter such as buildings and vertical landscape, and ability to "see" into the coverage objective area.

The site acquisition team gravitates toward zoning in the search ring that is commensurate to the installation of the facility such as commercial and industrial in nature. The team also looks for existing structures to support the antenna system so as to limit the visual impact within any view shed.

The search ring for this proposed facility consists of only agriculturally zoned property.

The site acquisition team determined early on in the process that based on the design height requirements for the antennas and the amount of antennas and equipment cabinets to be utilized

in this area that a parcel that includes existing vertical landscape to help blend the installation into the view shed was desired.

With this in mind as we reviewed sites within the search area we were immediately drawn to the subject parcel because of the existing Sprint installation and the number of additional palm trees installed in close proximity.

We were convinced that locating the new monopalm within this existing footprint that any negative visual impact would be insignificant.

Additionally, the properties to the north of the subject site would be shielded by the existing single-family dwelling.

This site was chosen because of its ability to see the coverage area, existing access and existing structures and vertical landscape.

It has been determined as a result of the attached photo survey that the impact of the proposed installation is insignificant and therefore does not significantly impact the views of the surrounding area.

The proposed project consists of the installation of a forty-foot tall monopalm tree as a support structure for nine panel antennas. The power and radio equipment will be housed within a sixteen foot by ten-foot shelter east of the faux monopalm and attached to the west end of an existing shed.

Prepared by

_____

Doug Munson
Land Use Planner

98604413

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# LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of San Diego, described as follows:

That portion of the Southeast Quarter of Section 35, Township 10 South, Range 4 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California, according to Official Plat thereof, described as follows:

Commencing at the East Quarter corner of said Section 35; thence along the Northerly line of the Southeast Quarter of said Section 35, South 89° 51' 56" West, 298.55 feet to the Northwesterly corner of land described in deed to Charles R. Linville, et ux, recorded December 26, 1950 in Book 3909, Page 224, of Official Records; thence along the Northwesterly and Westerly boundary of said Linville's Land as follows: South 20° 25' 15" West, 320.20 feet; and South 07° 51' 25" West 261 .16 feet to the True Point of Beginning; thence at right angles South 81° 08' 35" East 30.00 feet to the Southwesterly corner of land described in deed to Bert E. Hoy, et ux, recorded June 29, 1973 as File No. 73-179520, of Official Records; thence along the Southerly line of said Hot's Land North 89° 47' 34" East, 418.28 feet to the Easterly line of said Section 35; thence along said Easterly line South 00° 12' 26" East, 250.00 feet; thence South 89° 47' 34" West, 456.30 feet to a point on the arc of a 1030.00 foot radius curve, concave Westerly, a radial line of said curve bears South 78° 05' 14" East to said point, and being also a point on the Easterly boundary of that 30,00 foot easement for public highway (known as Hermosa Drive) as conveyed to the City of Oceanside by instrument recorded April 29, 1970 as File No. 73601, of Official Records; thence along said radial line North 78° 05' 14" West to an intersection with a line which bears South 07° 51' 25" West from the True Point of Beginning; being a point on the Westerly boundary of said Linville's Land; thence along the Westerly boundary of said Linville's Land North 07° 51' 25" East to the True Point of Beginning.

End of Legal Description

Continued on next page

# NOTICE OF EXEMPTION
**City of Oceanside, California**

| | |
|---|---|
| Post Date: | 08/28/2007 |
| Removal: | 02/28/2008 |
| (180 days) | |

1. **APPLICANT:** T-Mobile
2. **ADDRESS:** 10180 Telesis Ct. Suite 333, San Diego CA 92121
3. **PHONE NUMBER:** (760) 390-7727
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Sally Schifman
6. **PROJECT TITLE:** T-Mobile @ 428 Sleeping Indian Road (C-14-06)
7. **DESCRIPTION:** To obtain a Conditional Use Permit for an unmanned wireless communication facility with 12 antennas mounted and hidden from view on a 40 foot monopalm.

**ADMINISTRATIVE DETERMINATION:** Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[ x ] The project is categorically exempt, Class _3_, New Construction or Conversion of Small Structures (Section 15303); or,

[ ] "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,

[ ] The project is statutorily exempt, Section , <name> ( Sections 15260-15277); or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: August 28, 2007

Sally Schifman, Planner II

cc: [ x ] Project file [ x ] Counter file [ x ] Library
Posting: [ ] County Clerk $50.00 Admin. Fee