



DATE: March 12, 2012
TO: Chairperson and Members of the Planning Commission
FROM: Development Services Department/Planning Division
SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP10-00012) FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY LOCATED ON CITY-OWNED PROPERTY AT 3471 CANNON ROAD – AT&T MOBILITY AT SAN FRANCISCO PEAK – APPLICANT: AT&T MOBILITY**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Adopt Planning Commission Resolution No. 2012-P11 approving a Mitigated Negative Declaration for the proposed project.
- (2) Adopt Planning Commission Resolution No. 2012-P12 approving Conditional Use Permit (CUP10-00012) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: Located within the Ocean Hills Neighborhood Planning Area, in the southeastern quadrant of the City, the subject site accommodates water storage and distribution facilities operated by the City's Water Utilities Department. Known as San Francisco Peak, the sloping site reaches an elevation of nearly 550 feet above sea level, making it is one of the highest points in the City. The site is surrounded by single-family residential neighborhoods, most of which were developed in the late 1980's. Lying immediately north of the site is a 15.3-acre open space easement owned and maintained by a homeowners association. Other nearby land uses include the Ocean Hills Country Club, a senior community of more than 1,600 homes oriented around a private golf course, and Lake Calavera Preserve in the City of Carlsbad.

The subject site is developed with two above-ground water reservoirs with a combined capacity of 6.4 million gallons. The smaller of these two reservoirs (with a capacity of 1.5 million gallons) was constructed in the 1960's and rests at the summit of San

Francisco Peak. The larger reservoir was constructed in the 1980's and lies further down the slope at the northern end of the site. Other City-owned improvements on the site include a hydroelectric generation facility, equipment enclosures, and a paved road providing restricted vehicle access to the reservoirs and other facilities from Nighthawk Drive. The small cinder block building that houses the hydroelectric generation facility also accommodates several small antennas that facilitate wireless communications for public safety and other City services.

In addition to these City-owned improvements, the site also accommodates wireless telecommunications facilities operated by Sprint-Nextel. The Sprint-Nextel facilities include an equipment enclosure and screened antennas in three locations around the summit of San Francisco Peak, in proximity to the smaller reservoir. These facilities are identified on the site plan for the proposed project.

The site is bounded by security fencing – galvanized steel chain link topped with barbed wire. In the wake of the 9-11 terrorist attacks and in compliance with federal Homeland Security guidelines, segments of this fencing were moved closer to the periphery of the site.

Most of the site is undeveloped, and a significant percentage of the undeveloped area comprises coastal sage scrub, which is protected habitat for the California gnatcatcher. Coastal sage scrub areas in proximity to the proposed project are illustrated on a map appended to this staff report as Attachment 4.

Project Description: AT&T Mobility seeks to install and operated new wireless telecommunications facilities on the subject site. Sited and operated under a lease agreement with the City of Oceanside, the proposed facilities would include the following:

- A 43-foot faux eucalyptus antenna tower, accommodating two sectors of panel antennas (a total of eight antennas);
- A 25-foot faux eucalyptus antenna tower, accommodating one sector of panel antennas (a total of four antennas);
- A 12' x 27' concrete block equipment enclosure;
- Underground electrical and telecommunications conduit, extending from existing service connections.

The proposed facilities would be located in close proximity to the smaller reservoir, near the summit of San Francisco Peak. The taller antenna tower would be situated roughly 18 feet to the south-southwest of the smaller reservoir, just beyond the 10.5-foot paved area that encircles the existing water tank. The shorter antenna tower would be placed roughly 20 feet to the north of the reservoir, while the equipment enclosure would lie roughly 36 feet to the south-southwest of the reservoir. The equipment enclosure would be located near existing electrical service. To supply electrical power to the proposed

antennas, electrical conduit would be extended from existing service across a landscaped slope behind the equipment enclosure and along the perimeter of the pavement rimming the reservoir. The extension of underground electrical service would involve approximately 180 feet of trenching.

Article 39 of the City's Zoning Ordinance (Wireless Communications Facility, Satellite Dish and Antenna Standards) allows free-standing telecommunications facilities through issuance of a Conditional Use Permit. Article 16 (Public and Semi-Public District) identifies wireless telecommunications facilities as major utilities and requires issuance of a Conditional Use Permit for such facilities in Public and Semi-Public zoning districts. Approval of wireless telecommunications facilities is contingent upon standards, findings and conditions articulated in Article 39 and Article 41 (Use Permits and Variances) of the City's Zoning Ordinance.

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 for the subject property is Residential Single Family. 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.

AT&T seeks to construct and operate new antennas on the subject site in order to mitigate substantial gaps in signal coverage in portions of the Highway 78 corridor as well as portions of the El Camino Real corridor in Carlsbad. In addition to mitigating current gaps in existing signal coverage, the proposed facilities would allow for the expansion of more data-intensive 4G signal coverage. Signal coverage maps illustrating current signal deficiencies and anticipated coverage improvements are appended to this staff report as Attachment 6.

The faux eucalyptus design of the proposed antenna towers is intended to camouflage these facilities within an existing landscape that features an abundance of eucalyptus and pine tree species. Within an 80-foot radius of the proposed 43-foot antenna tower, there are currently five eucalyptus trees, with an average height of roughly 30 feet. There are ten eucalyptus trees of similar stature within a 70-foot radius of the proposed 25-foot antenna tower. It is staff's position that the faux eucalyptus design of the proposed antenna towers will sufficiently camouflage the towers within the surrounding landscape. Both of the proposed towers would be located more than 200 feet away from the nearest residential uses, which are located more than seventy feet below the summit of San Francisco Peak. Field assessment by Planning Division staff determined that the proposed towers would have minimal visibility from adjacent residential uses, due to the combined effects of camouflage, distance, topography, and intervening landscape. Photo simulations illustrating the visibility of the proposed towers and equipment enclosure from adjacent neighborhoods are appended to this staff report as Attachment 5.

The Planning Division finds that the proposed project is consistent with General Plan policies regarding visual conformity to the surrounding built and natural environment. Furthermore, standard conditions of approval will ensure that the proposed facilities remain in good repair and free of debris, litter, and graffiti, and that any damage or blight be corrected within five days of written notice by the City.

In an effort to reduce the visual impacts of multiple wireless telecommunications facilities on the same site, both local zoning standards and state law encourage stand-alone projects such as these to be made available as co-user facilities in the event other wireless providers seek to establish facilities on the same site. Included in the attached resolution of approval are conditions that oblige AT&T or any subsequent owner of the proposed facilities to make these facilities available, to the extent feasible, for future co-location of wireless telecommunications equipment.

2. Zoning Ordinance Compliance

As noted above, the project is subject to Article 39 of the City's Zoning Ordinance, which enumerates submittal requirements, required findings, standard conditions of operation and maintenance standards, locational and site standards, site development standards, facilities design standards, and conditions of approval for wireless telecommunications facilities.

Among the facilities design standards is the requirement that to employ camouflage design techniques to minimize visual impacts. As noted earlier, the proposed project incorporates camouflage design techniques.

Locational and siting standards establish an order of preference for properties on which wireless telecommunications facilities are proposed. The most preferred locations for such facilities are City-owned sites. The least preferred locations for such facilities are those within residential districts. The proposed project would be implemented on a City-owned site surrounded by a residential district. It is staff's position that, because the proposed facilities would be more than 200 feet removed from the nearest residential uses, as well as more than 70 feet above the nearest residential uses, the facilities would be sufficiently separated from the surrounding residential district. Furthermore, the camouflage design of the proposed facilities, coupled with the presence of intervening landscape, would mitigate any potentially adverse visual impacts on residential uses in the vicinity.

Site development standards for wireless communications facilities include height limitations that specify that such facilities on City-owned sites cannot be more than 15 feet taller than the height limit of the surrounding zone. While no height limit is prescribed for the surrounding PS zoning district, the height limit for the adjacent RS zoning district is 35 feet. The taller of the two proposed antenna towers would reach a height of 43 feet, while the shorter of the two towers would be 25 feet in height. Both towers would thus fall under the maximum allowable height (i.e. 45 feet) for such facilities on the subject site.

The proposed facilities would be consistent with all other applicable development standards for the adjacent residential zone, including minimum setbacks from property lines.

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 technological enhancements and aesthetic analyses 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. The attached resolution of approval thus includes specific conditions, drawn from Article 39 of the Zoning Ordinance, pertaining to future co-location of other wireless service providers.

DISCUSSION

Issue: *Land use compatibility with surrounding residential neighborhoods*

Recommendation: The proposed project is compatible with residential land uses on adjacent properties.

As noted earlier, the subject site is surrounded by single-family residential uses and an extensive open space easement managed by a homeowners association. The City's water storage and distribution facilities established at San Francisco Peak when the adjacent residential neighborhoods were developed in the late 1980's.

In evaluating the compatibility of the proposed project with adjacent residential uses, staff has considered the following:

- Health and safety concerns associated with radiofrequency emissions;
- Visual impacts of the proposed antenna towers and other facilities;
- Noise impacts from construction and operation of the proposed facilities;
- Potential soil erosion and increased stormwater runoff.

The Federal Communications Commission (FCC) has established thresholds for human exposure to electromagnetic radiation emitted by wireless telecommunications facilities. The Planning Division requires that applications for such facilities include radiofrequency emissions/exposure compliance reports prepared by licensed electrical engineers. These compliance reports are evaluated by a third-party consultant (Mestre Greve Associates) to ensure that radiofrequency emissions/exposure have been properly measured and that emissions/exposure levels do not exceed federal thresholds. The compliance report submitted by AT&T Mobility and approved by Mestre Greve Associates indicates that radiofrequency emissions from the proposed project, combined with those from existing sources on the subject site, would result in human exposure of less than three percent (3%) of the maximum allowable human exposure under federal law. Thus, staff finds that the proposed project does not present a risk to public health and safety.

As noted earlier, staff finds that the proposed project would not have adverse visual impacts on adjacent residential neighborhoods, in light of the proposed camouflage design, the distance between the proposed facilities and the nearest residential uses, and the intervening topography and landscape on the subject site.

Potential noise impacts were evaluated as part of the environmental review process. Construction of the proposed facilities would potentially result in adverse noise impacts. Mitigation measures established in the attached Mitigated Negative Declaration (MND) – including time parameters on construction activities, noise suppression devices on construction equipment, and temporary noise barriers – would reduce construction related noise impacts to a less than significant level. Once in operation, the proposed facilities would not produce discernible noise beyond the boundaries of the subject site.

Potential impacts on existing site geology and hydrology were also evaluated as part of the environmental review process. As noted in the MND, the proposed project would involve grading activity as well as a minimal increase in the amount of impervious surface on the subject site. Grading activity would be subject to an erosion and sediment control plan, which would specify best management practices designed to preclude erosion and the discharge of sediment and other pollutants in stormwater runoff.

For the reasons established above, the proposed wireless telecommunications facility would be compatible with surrounding residential land uses. The proposed project would not jeopardize the health or safety of nearby residents, nor would it diminish the aesthetic value of the surrounding area.

Issue: *Impacts to sensitive biology*

As noted earlier, the subject site includes coastal sage scrub habitat. A map identifying coastal sage scrub habitat in proximity to the various components of the proposed project is appended to this staff report as Attachment 4.

The proposed project would result in the loss of 0.3 acres of coastal sage scrub habitat. Due to this impact to sensitive biology, the proposed project is subject to environmental review under the California Environmental Quality Act (CEQA). More specifically, the proposed project requires the preparation of a Mitigated Negative Declaration (MND) which includes measures for mitigated the identified impact on sensitive biology. Prepared by Merkel and Associates, the MND for the proposed project identifies the off-site purchase of in-kind habitat at a 2:1 ratio as adequate mitigation for the taking of coastal sage scrub habitat. To meet this mitigation requirement, the applicant would purchase in-kind habitat at the Eternal Hills Dignity Memorial Habitat Reserve, which lies within the City's Wildlife Corridor Planning Zone.

As part of its review of biological impacts associated with the proposed project, Merkel and Associates has prepared a *de minimus* exemption finding that establishes that the proposed taking of coastal sage scrub habitat is not subject to state or federal permit requirements as it would involve less than one acre of medium-value habitat that is not contiguous with higher-value habitat areas. This *de minimus* exemption finding has been reviewed by the California Department of Fish and Game and the U.S. Fish and Wildlife Service, and both agencies have indicated their concurrence with it.

To accommodate the proposed equipment enclosure, the applicant proposes to remove one existing eucalyptus tree on the project site. Removal of this non-native tree species would not adversely impact the surrounding coastal sage scrub habitat, and thus no mitigation for biological impacts is necessary. Nevertheless, in an effort to respond to neighborhood concerns about the visual quality of existing site conditions (i.e. what some neighbors view as blight created by security fencing and infrastructure near the

street frontage), staff is recommending that project approval be conditioned upon replacement of the removed eucalyptus with three native shrub species, to be planted immediately northeast of the point where the access road intersects with the public right of way.

Issue: Public access to City-owned property

It has been suggested by some residents of adjacent neighborhoods that in conjunction with the proposed project the City should realign the existing security fencing to allow for public access to a scenic view point on the subject site. These residents have noted that prior to changes to the security fencing implemented after the 9-11 terrorist attacks, the general public could access an area that lies roughly 200 feet into the subject site, where the access road bends toward the north. While at one time such access was physically possible, it was never authorized; and given the sensitivity of the subject site and the infrastructure it supports, public access cannot be justified.

Issue: Alternatives

As part of its evaluation of the proposed project, City staff has visited the subject site on several occasions to consider alternative locations for the proposed facilities. It is staff's position that the proposed locations for the equipment enclosure and the two antenna towers are optimal, as these siting choices minimize impacts to biological resources as well as the off-site visibility of the improvements.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and an Initial Study and Mitigated Negative Declaration (MND) were 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 MND is appended to this staff report as Attachment 3.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties.

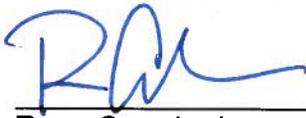
SUMMARY

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. 2012-P11 approving a Mitigated Negative Declaration for the proposed project.
- Adopt Planning Commission Resolution No. 2012-P12 approving Conditional Use Permit CUP10-00012 with findings and conditions of approval attached herein.

PREPARED BY:



Russ Cunningham
Senior Planner

SUBMITTED BY:

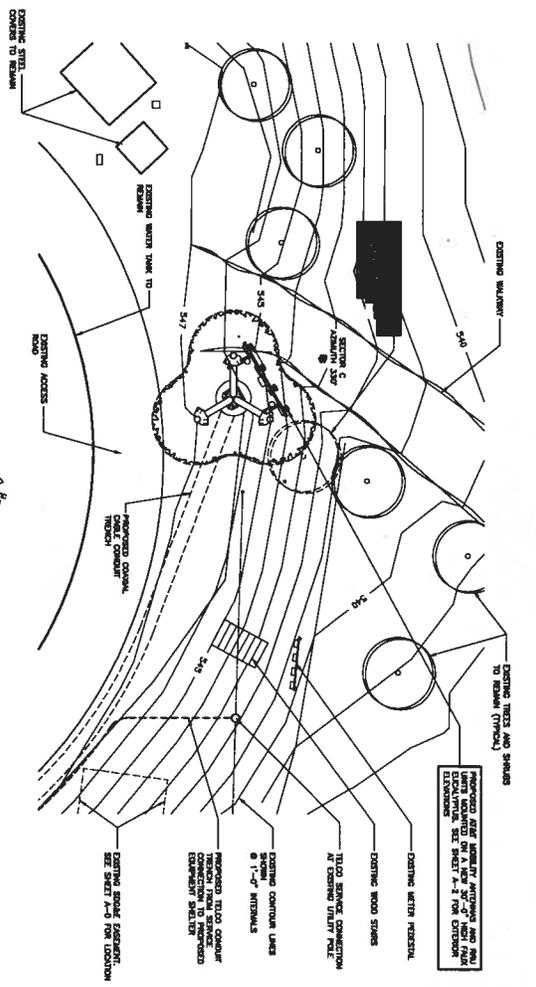


Jerry Hittleman
City Planner

JH/RC/fil

Attachments:

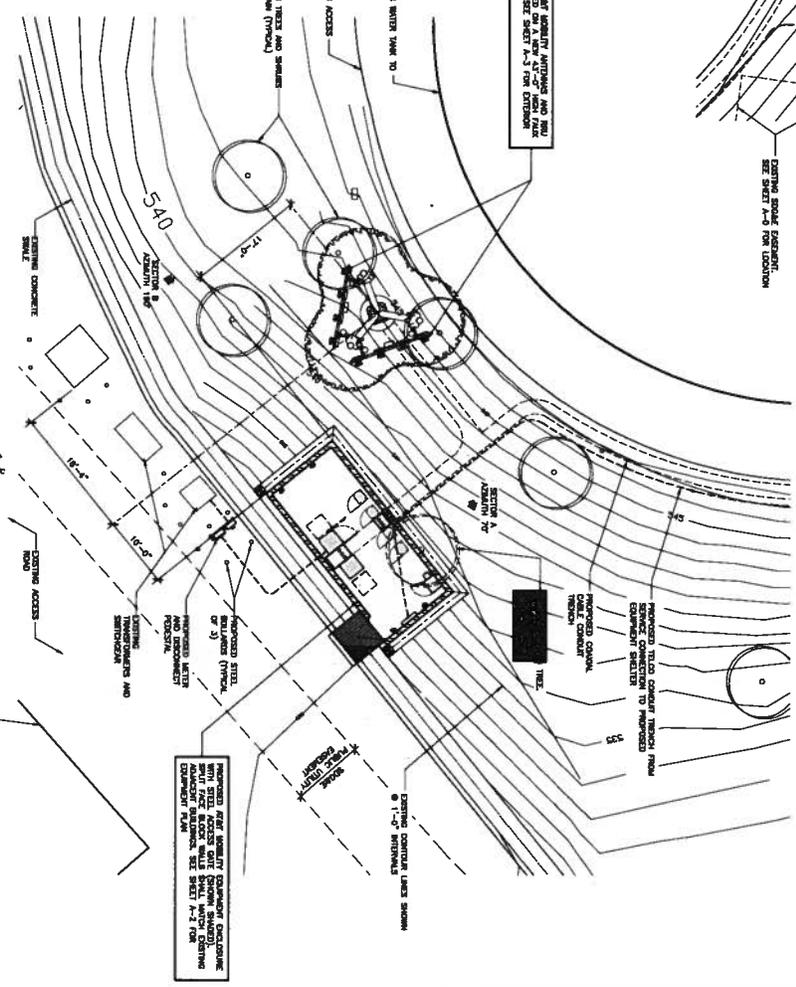
1. Plans
2. Planning Commission Resolution No. 2012-P11
3. Planning Commission Resolution No. 2012-P12
4. Mitigated Negative Declaration
5. Biological Resource Map
6. Photo Simulations
7. Signal Coverage Maps



ENLARGED SITE PLAN 'A'
SCALE: 1/8" = 1'-0"

PROPOSED 100' RADIUS ANTENNA AND RWL LOCATION. SEE SHEET A-2 FOR OUTLINE.

ENLARGED SITE PLAN 'B'
SCALE: 1/8" = 1'-0"



PROPOSED 100' RADIUS ANTENNA AND RWL LOCATION. SEE SHEET A-2 FOR OUTLINE.

ANTENNA AND COAXIAL CABLE SCHEDULE

SECTION	LOCATION	ANTENNA MODEL NUMBER	RWL	CONCRETE	PILE	NUMBER OF COAXIAL CABLES	CONCRETE	PILE
A1	SECTION A1	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A2	SECTION A2	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A3	SECTION A3	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A4	SECTION A4	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A5	SECTION A5	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A6	SECTION A6	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A7	SECTION A7	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A8	SECTION A8	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A9	SECTION A9	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A10	SECTION A10	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A11	SECTION A11	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A12	SECTION A12	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A13	SECTION A13	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A14	SECTION A14	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A15	SECTION A15	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A16	SECTION A16	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A17	SECTION A17	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A18	SECTION A18	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A19	SECTION A19	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"
A20	SECTION A20	COMBINE 200-2000	(10)	0	N/A	6	10'-0"	7/8"

- NOTES:
- FIELD VERIFY ALL CABLE LENGTHS PRIOR TO ORDERING CABLE.
 - VERIFY ALL ANTENNA AND RWL LOCATIONS WITH THE FIELD ENGINEER.
 - VERIFY MODEL NUMBER OF ALL ANTENNAS WITH FIELD ENGINEER.
 - INSTALL (10) RWL LINES PER SECTION (20 RWL LINES TOTAL).

at&t
MOBILITY

PREPARED FOR
5728 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

Booth & Squire
ARCHITECTURE & PLANNING
10000 WILSON BLVD., SUITE 1000, SAN DIEGO, CA 92121
TEL: 619-594-1100 FAX: 619-594-1101

SAN FRANCISCO PEAK RESERVOIR
PROJECT NUMBER NS0018
3471 CANNON ROAD
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

DRAWING DATES

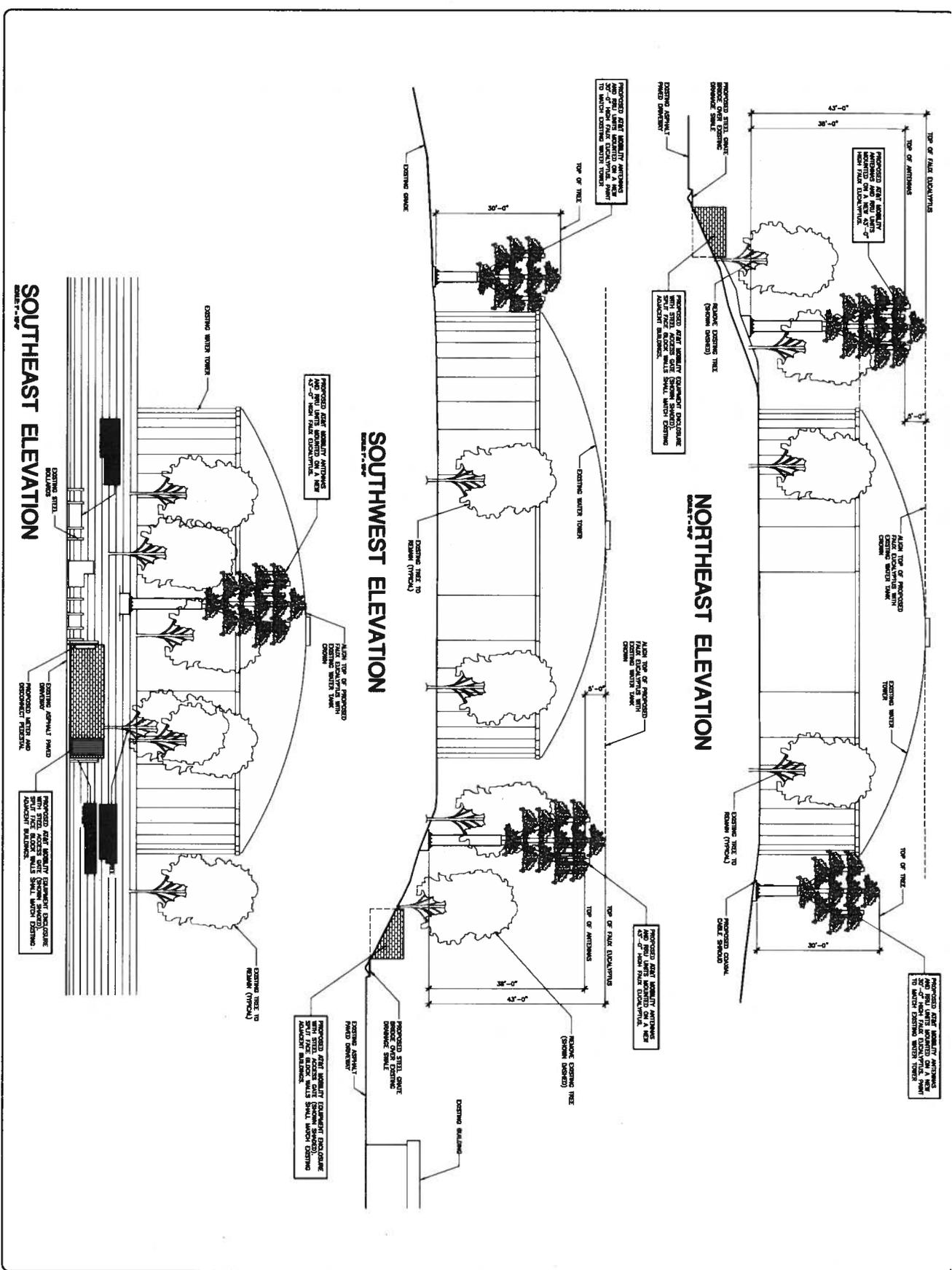
04/12/10	FIELD TO REVIEW (04)
04/13/10	ISSUE TO (04)
04/21/10	ARCH EXAMINER (04)
04/22/10	ISSUE TO (04)
04/23/10	REVIEW TO (04)
04/28/10	REVIEW TO (04)
04/29/10	REVIEW TO (04)
04/30/10	REVIEW TO (04)
02/21/11	REVIEW TO P4 (04)

ENLARGED SITE PLAN

SHEET TITLE

A-1

PROJECT: SAN FRANCISCO PEAK RESERVOIR



Booth & Stankov
 ARCHITECTURE & PLANNING
 1500 S. BERRY AVENUE, SUITE 1, LAMONT, CALIFORNIA 94020
 TEL: 415.948.4465, FAX: 415.948.4466, WWW: BOOTHSTANKOV.COM

PREPARED FOR

 5728 PACIFIC CENTER BLVD.
 SAN DIEGO, CA 92121

APPROVALS

DATE	DATE

PROJECT NAME
SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER
NS0018

3471 CANNON ROAD
 OCEANSIDE, CA 92056
 SAN DIEGO COUNTY

DRAWING DATES

04/12/18	PRELIM TO STUDY (04)
04/19/18	ISSUE 20 (04)
04/21/18	ARCH EXHIBIT (04)
04/21/18	ISSUE 20 (04)
04/21/18	ISSUE 20 (04)
04/21/18	ISSUE 20 (04)
04/21/18	ISSUE 20 (04)
04/21/18	ISSUE 20 (04)
04/21/18	ISSUE 20 (04)
04/21/18	ISSUE 20 (04)

EXTERIOR ELEVATIONS

PRODUCTION: 04/21/18

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PLANNING COMMISSION
RESOLUTION NO. 2012-P11

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF OCEANSIDE, CALIFORNIA TO ADOPT A
NEGATIVE DECLARATION ON CERTAIN REAL PROPERTY
IN THE CITY OF OCEANSIDE

APPLICATION NO: CUP10-00012
APPLICANT: AT&T Mobility
LOCATION: 3471 Cannon Road

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 a Conditional Use Permit under the provisions of Articles 16, 39, and 41 of the Zoning Ordinance to permit the following:

construction and operation of a wireless telecommunications facility, consisting of two faux eucalyptus towers accommodating a total of 12 panel antennas, a 324-square foot equipment enclosure and extension of underground electrical service on City-owned property at 3471 Cannon Road.

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

WHEREAS, the Planning Commission, after giving the required notice, did on the 12th day of March, 2012 conduct a duly advertised public hearing on the content of the Negative Declaration and reporting program; and

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

FINDINGS:

For the Negative Declaration:

1. The Mitigated Negative Declaration together with all comments received, and Mitigation and Monitoring and Reporting Program (MMRP) incorporated into the conditions of approval for the project, were presented to the Planning Commission, and

1 the Planning Commission reviewed and considered the information contained in these
2 documents prior to making a decision on the project.

3 2. The Mitigated Negative Declaration and Mitigation and Monitoring and Reporting
4 Program (MMRP) have been determined to be accurate and adequate documents,
5 reflecting the independent judgment and analysis of the Planning Commission. On the
6 basis of the entire record before it, the Planning Commission finds that there is no
7 substantial evidence that the project, with implementation of the mitigation measures
8 proposed, will have a significant impact on the environment.

9 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
10 adopt the Mitigated Negative Declaration and the mitigation measures provided therein
11 subject to the following conditions:

12 PASSED AND ADOPTED Resolution No. 2011-P11 on March 12, 2012 by the following vote,

13 to wit:

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:

18
19 _____
20 Tom Rosales, Chairperson
Oceanside Planning Commission

21 ATTEST:

22
23 _____
24 Jerry Hittleman, Secretary

25 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
26 this is a true and correct copy of Resolution No. 2012-P11.

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28 Dated: March 12, 2012
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PLANNING COMMISSION
RESOLUTION NO. 2012-P12

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

APPLICATION NO: CUP10-00012
APPLICANT: AT&T Mobility @ San Francisco Peak
LOCATION: 3471 Cannon Road

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 a Conditional Use Permit under the provisions of
Articles 16, 39 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

construction and operation of a wireless telecommunications facility, consisting of two
faux eucalyptus towers accommodating a total of 12 panel antennas, a 324-square foot
equipment enclosure and extension of underground electrical service on City-owned
property at 3471 Cannon Road;

WHEREAS, the Planning Commission, after giving the required notice, did on the 12th day
of March, 2012 conduct a duly advertised public hearing as prescribed by law to consider said
application;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, a Mitigated
Negative Declaration (MND) has been prepared for this application, addressing environmental
impacts and establishing mitigation measures to reduce said impacts to less than significant levels;
and

WHEREAS, there is hereby imposed on the subject development project certain fees,
dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the
project is subject to certain fees, dedications, reservations and other exactions as provided below:

/////////
/////////

1 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that
2 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction
3 described in this resolution begins on the effective date of this resolution and any such protest must
4 be in a manner that complies with Section 66020;

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

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

9 FINDINGS:

10 For the Conditional Use Permit:

- 11 1. The proposed wireless telecommunications facilities are consistent with the objectives of
12 the Zoning Ordinance and the purposes of the Public/Semi Public zoning district in
13 which the subject site is located. As per Oceanside Zoning Ordinance Section 1620,
14 wireless telecommunications facilities, defined as major utilities, are permitted within
15 Public/Semi Public zoning districts through approval of a Conditional Use Permit.
16 Through appropriate siting and design, the proposed project would preserve the character
17 and quality of the adjacent residential neighborhoods while providing an essential
18 service to the community.
- 19 2. The proposed location of the conditional use, and the proposed conditions under which it
20 would be operated or maintained, will be consistent with the General Plan. The
21 proposed facilities will not be detrimental to the public health, safety, or welfare of
22 persons residing or working in the vicinity; and will not be detrimental to properties or
23 improvements in the vicinity or to the general welfare of the City. The proposed
24 facilities will comply with federal standards for maximum public exposure to radio
25 frequency emissions, as determined by a radio frequency emissions report prepared by a
26 licensed engineer and validated through third-party expert review. The proposed
27 facilities will comply with all applicable building and safety standards intended to ensure
28 the structural integrity of the attendant structures. Electrical equipment will be safely
29 housed within secured enclosures, accessible only to qualified personnel. Noise emitted

1 by the proposed facilities will be within parameters established by the Oceanside
2 Municipal Code.

3 3. The proposed conditional use will comply with the provisions of the Zoning Ordinance
4 and General Commercial District in which the property is located, including any specific
5 condition required for the proposed conditional use in the commercial district in which it
6 is located.

7 4. The placement and construction of the proposed telecom facilities in the proposed location
8 is necessary for the provision of wireless services to City residents, businesses, and their
9 owners, customers, guests or other persons traveling in or about the City, as determined by
10 gap coverage analysis furnished by the applicant.

11 5. The proposal demonstrates a reasonable attempt to minimize stand-alone facilities, in that
12 it has been demonstrated to the City's satisfaction that co-location with existing on-site
13 facilities is not a viable option. The proposal will be sufficiently screened and
14 camouflaged to protect the visual quality of the City, and will not have an adverse visual
15 impact on historic resources, scenic views, or other natural or man-made resources.

16 6. The applicant has demonstrated that a significant gap in signal coverage exists, and that the
17 proposed facilities constitute the least intrusive means of closing the significant gap in
18 coverage.

19 7. The proposal meets all applicable requirements of Article 39 of the Oceanside Zoning
20 Ordinance.

21 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve
22 Conditional Use Permit (CUP10-00012) subject to the following conditions:

23 **Building:**

24 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
25 Building Division plan check.

26 2. The granting of approval under this action shall in no way relieve the applicant/project
27 from compliance with all State and local building codes.

28 3. Site development, parking, access into buildings and building interiors shall comply with
29 C.C.R. Title 24, Part 2 (Disabled Access - Nonresidential buildings - D.S.A.).

- 1 4. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution
2 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
3 other such lights may be utilized and shall be shown on building and electrical plans.
- 4 5. The building plans for this project are required by State law to be prepared by a licensed
5 architect or engineer and must be in compliance with this requirement prior to submittal
6 for building plan review.
- 7 6. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
8 plans.
- 9 7. Setbacks and Type of Construction must comply with UBC Table 5-A. Allowable area
10 must be shown to comply with Chapter 5 of the UBC.
- 11 8. The developer shall monitor, supervise and control all building construction and supportive
12 activities so as to prevent these activities from causing a public nuisance, including, but not
13 limited to, strict adherence to the following:
 - 14 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
15 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
16 work that is not inherently noise-producing. Examples of work not permitted on
17 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
18 producing nature. No work shall be permitted on Sundays and Federal Holidays
19 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
20 Christmas Day) except as allowed for emergency work under the provisions of the
21 Oceanside City Code Chapter 38 (Noise Ordinance).
 - 22 b) The construction site shall be kept reasonably free of construction debris as
23 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
24 approved solid waste containers shall be considered compliance with this
25 requirement. Small amounts of construction debris may be stored on-site in a neat,
26 safe manner for short periods of time pending disposal.

26 **Fire:**

- 27 9. Cell sites are required to have a final inspection by the Fire Department.
- 28 10. Fire Department Plan Review will require the quantity of lead acid batteries proposed.
29 In addition, the electrolyte volume will need to be provided for the batteries.

- 1 11. Stationary Storage Battery Systems having an electrolyte capacity of more than 50
2 gallons for flooded lead acid, nickel cadmium and valve regulated lead acid, or 1000
3 pounds for lithium-ion, used for facility standby power, emergency power or
4 uninterrupted power supplies shall comply with Section 608 of the California Fire Code
5 current edition, and Table 608.1.
- 6 12. If quantity of electrolyte solution is 10 gallons or greater, visible hazard identification
7 signs as specified in NFPA 704 shall be placed at entrance to battery storage room.

8 **Planning:**

- 9 13. This Conditional Use Permit shall expire on March 12, 2014, unless implemented as
10 required by the Zoning Ordinance.
- 11 14. This Conditional Use Permit approves only the wireless telecommunications facilities and
12 associated improvements as shown on the plans and exhibits presented to the Planning
13 Commission for review and approval. No deviation from these approved plans and
14 exhibits shall occur without Planning Division approval. Substantial deviations shall
15 require amendment of the Conditional Use Permit or a new Conditional Use Permit.
- 16 15. The telecom facilities shall be erected, operated and maintained in compliance with Article
17 39 of the Oceanside Zoning Ordinance.
- 18 16. Within 30 calendar days following the installation of the telecom facilities, the applicant
19 shall provide FCC documentation to the City Planner indicating that the facilities have
20 been inspected and tested in compliance with FCC standards. Such documentation shall
21 include the make and model (or other identifying information) of the equipment tested, the
22 date and time of the inspection, the methodology used to make the determination, the name
23 and title of the person(s) conducting the tests, and a certification that the equipment is
24 properly installed and working within applicable FCC standards.
- 25 17. Co-location of telecom facilities pursuant to Article 39 of the Oceanside Zoning Ordinance
26 shall be required whenever feasible.
- 27 18. Any proposed new signs shall be in conformance with the Oceanside Sign Ordinance
28 Guidelines and shall be submitted to the Planning Division.
- 29 19. 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

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

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

8 21. Prior to the transfer of ownership and/or operation of the facilities the owner shall provide
9 a written copy of the applications, staff report and resolutions for the project to the new
10 owner and or operator. This notification's provision shall run with the life of the project
11 and shall be recorded as a covenant on the property.

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

14 23. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
15 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
16 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
17 annul an approval of the City, concerning Conditional Use Permit CUP10-00012. The
18 City will promptly notify the applicant of any such claim, action or proceeding against
19 the city and will cooperate fully in the defense. If the City fails to promptly notify the
20 applicant of any such claim action or proceeding or fails to cooperate fully in the
21 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
22 harmless the City.

23 24. The CUP shall be limited to an operational term of 10 years since the day of the
24 expiration of this date, expiring on March 12, 2022. However, the Conditional Use
25 Permit may be revised or renewed in accordance with the provisions of the Zoning
26 Ordinance. The application for Conditional Use Permit revision shall also be evaluated
27 against the existing land use policies and any site area and neighborhood changes.

28 25. Unless expressly waived, all current zoning standards and City ordinances and policies in
29 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

1 Description and Justification, Management Plan and other materials and information
2 submitted with this application, unless specifically waived by an adopted condition of
3 approval.

4 26. This Conditional Use Permit shall be called for review by the Planning Commission if
5 complaints are filed and verified as valid by the Code Enforcement Office concerning the
6 violation of any of the approved conditions or assumptions made by the application.

7 27. In the event of incidental discovery of archaeological resources, the applicant shall follow
8 the state-prescribed notification process outlined in Public Resources Code Section
9 5097.98, California Government Code 27491 and Health and Safety Code Section 7050.5.

10 28. Prior to the issuance of building permits, the applicant shall provide to state and federal
11 wildlife agencies proof of purchase of 0.06 acres of coastal sage scrub habitat within the
12 City's Wildlife Corridor Planning Zone.

13 29. Prior to the issuance of building permits, the applicant shall conduct a Phase One
14 environmental site assessment to determine if soil contaminants are present within those
15 portions of the site where the wireless telecommunications facilities will be located.
16 Should soil contamination be discovered, the applicant shall provide a mitigation plan to
17 be reviewed and approved by the City.

18 30. A qualified biologist shall be retained by the applicant to review the final grading plans,
19 access routes and staging areas, monitor all aspects of construction, educate contractors
20 about the biological sensitivities associated with the area and ensure compliance with
21 mitigation measures.

22 31. The qualified biologist shall conduct a training session for all project personnel prior to any
23 grading/construction activities. At a minimum, the training shall include a description of
24 the target species of concern, its habitats, the general provisions of the Endangered Species
25 Act (Act) and the MHCP, the need to adhere to the provisions of the Act, the general
26 measures that are being implemented to conserve the target species of concern as they
27 relate to the project, any provisions for wildlife movement, and the access routes to and
28 project site boundaries within which the project activities must be accomplished.

29 32. Equipment storage, fueling and staging areas shall be located to minimize risks of direct
drainage into riparian areas or other environmentally sensitive habitats. These designated

1 areas shall be located in such a manner as to prevent runoff from entering sensitive
2 habitats. All necessary precautions shall be taken to prevent the release of cement or other
3 toxic substances into surface waters. All project related spills of hazardous materials shall
4 be reported to appropriate entities including but not limited to the City of Oceanside, FWS,
5 CDFG, and SWQCB, and shall be cleaned up immediately and contaminated soils
6 removed to approved disposal areas.

7 33. Stockpiling of materials and other aspects of construction staging shall be limited to
8 disturbed areas without native vegetation, areas to be impacted by project development or
9 in non sensitive habitats.

10 34. "No fueling zones" shall be established within a minimum of 10 meters (33 feet) from all
11 drainages and fire sensitive areas.

12 35. Artificial lighting adjacent to the preserve area shall be eliminated except where essential
13 for roadway, facility use and safety and security purposes. Where use of artificial lighting
14 is necessary it shall be limited to low-pressure sodium sources. Use of low voltage outdoor
15 or trail lighting, spotlights or bug lights is prohibited. All light sources shall be shielded so
16 that lighting is focused downward to restrict any light spillover onto sensitive habitat.

17 36. The qualified biologist shall monitor construction activities throughout the duration of the
18 project to ensure that all practicable measures are being employed to avoid incidental
19 disturbance of habitat and any target species of concern outside the project footprint.
20 Construction monitoring reports shall be completed and provided to the City of Oceanside
21 summarizing how the project is in compliance with applicable conditions. The project
22 biologist shall be empowered to halt work activity if necessary and to confer with staff
23 from the City of Oceanside to ensure the proper implementation of species and habitat
24 protection measures.

25 37. The removal of native vegetation shall be avoided and minimized to the maximum extent
26 practicable. Temporary impacts shall be returned to pre-existing contours and revegetated
27 with appropriate native species. All revegetation plans shall be prepared and implemented
28 consistent with Appendix C (Revegetation Guidelines of the Final MHCP Plan – Volume
29 II) and shall require written concurrence of the FWS and CDFG.

- 1 38. Construction employees shall strictly limit their activities, vehicles, equipment, and
2 construction materials to the proposed footprint and designated staging areas and routes of
3 travel. The construction area(s) shall be the minimal area necessary to complete the project
4 and shall be specified in the construction plans. Construction limits shall be fenced with
5 orange snow screen. Exclusion fencing shall be maintained until the completion of all
6 construction activities. All employees shall be instructed that their activities are restricted
7 to the construction areas.
- 8 39. Any habitat destroyed that is not in the identified project footprint shall be disclosed
9 immediately to the City of Oceanside, FWS, and CDFG and shall be compensated at a
10 minimum ratio of 5:1.
- 11 40. Impacts to Diegan coastal sage scrub will be mitigated through the off-site purchase of in-
12 kind habitat at a 2:1 replacement ratio consistent with the current provisions under the
13 City's draft MHCP Subarea Plan (2009).
- 14 41. Equipment will use available noise suppression devices and properly maintained mufflers.
15 Construction noise will be reduced by using quiet or "new technology", equipment,
16 particularly the quieting of exhaust noises by use of improved mufflers where feasible. All
17 internal combustion engines used at the project site will be equipped with the type of
18 muffler recommended by the vehicle manufacturer. In addition, all equipment will be
19 maintained in good mechanical condition so as to minimize noise created by faulty or
20 poorly maintained engine, drive-train and other components.
- 21 42. During all site preparation, grading and construction, contractors shall minimize the
22 staging of construction equipment and unnecessary idling of equipment in the vicinity of
23 residential land uses.
- 24 43. The equipment staging area will be situated so as to provide the greatest distance
25 separation between construction-related noise sources and noise-sensitive receptors nearest
26 the project site during all project construction.
- 27 44. Temporary walls/barriers/enclosures will be erected around stationary construction
28 equipment when such equipment will be operated for an extended period of time and
29 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

1 uses due to noise reflection. In addition, complete enclosure structures will close or secure
2 any openings where pipes, hoses or cables penetrate the enclosure structure.

- 3 45. Notification will be given to residences within 91 meters (300 feet) of planned construction
4 activities thirty (30) days prior to commencement of demolition activity, and will include a
5 brief description of the project, the overall duration of the various construction stages,
6 noise abatement measures that will be taken, and the name and phone number of the
7 construction site supervisor or his designee to report any violation of a noise or mitigation
8 standard.

9 **Engineering:**

- 10 46. An erosion and sediment control plan shall be prepared and submitted for review and
11 approval prior to issuance of grading permit. The plan shall outline methods that shall be
12 implemented to control erosion from graded or cleared portions of the site, including but
13 not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins, etc.
14 The Plan shall be prepared in accordance with the City's grading ordinance, the City's
15 water quality ordinance, the latest NPDES Permit and to the satisfaction of the City Water
16 Quality Engineer.

- 17 47. For the demolition of any existing structure or surface improvements; grading plans shall
18 be submitted and erosion control plans be approved by the City Engineer prior to the
19 issuance of a demolition permit. No demolition shall be permitted without an approved
20 erosion control plan.

- 21 48. Design and construction of all improvements shall be in accordance with the City of
22 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard
23 engineering and specifications of the City of Oceanside and subject to approval by the City
24 Engineer.

- 25 49. Where proposed off-site improvements, including but not limited to slopes, public utility
26 facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his
27 own expense, obtain all necessary easements or other interests in real property and shall
28 dedicate the same to the City of Oceanside as required. The owner/developer shall provide
29 documentary proof satisfactory to the City of Oceanside that such easements or other
interest in real property have been obtained prior to issuance of any grading for this project.

1 Additionally, the City of Oceanside, may at its sole discretion, require that the
2 owner/developer obtain at his sole expense a title policy insuring the necessary title for the
3 easement or other interest in real property to have vested with the City of Oceanside or the
4 owner/developer, as applicable.

5 50. A precise grading plan shall be prepared, reviewed, secured and approved prior to the
6 issuance of any building permits. Prior to the issuance of a grading permit, the
7 owner/developer shall notify and host a neighborhood meeting with all of the area residents
8 located within 300 feet of the project site, to inform them of the grading and construction
9 schedule, and to answer questions.

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

13 52. Dirt, debris and other construction material shall not be deposited on any public street or
14 within the City's storm water conveyance system.

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

24 54. The construction site shall accommodate the parking of all motor vehicles used by persons
25 working at or providing deliveries to the site. An alternate parking site can be considered
26 by the City Engineer in the event that the lot size is too small and cannot accommodate
27 parking of all motor vehicles.

28 55. The owner/developer shall complete a haul route permit application (if required for
29 import/export of dirt) and submit to the City of Oceanside Engineering Department 48

1 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m.
2 to 3:30 p.m. unless approved otherwise.

3 56. It is the responsibility of the owner/developer to evaluate and determine that all soil
4 imported as part of this development is free of hazardous and/or contaminated material as
5 defined by the City and the County of San Diego Department of Environmental Health.
6 Exported or imported soils shall be properly screened, tested, and documented regarding
7 hazardous contamination.

8 57. A traffic control plan shall be prepared according to the City traffic control guidelines and
9 approved to the satisfaction of the City Engineer prior to the start of any work within the
10 public right-of-way. Traffic control during construction of streets that have been opened to
11 public traffic shall be in accordance with construction signing, marking and other
12 protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines.
13 Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved
14 otherwise.

15 58. Any existing public or private pavement, concrete driveways, pedestrian ramps and
16 sidewalk within the project, or adjacent to the project boundary that are damaged during
17 construction of the project, shall be repaired or replaced as directed by the City Engineer.

18 59. Drainage facilities shall be designed and installed to adequately accommodate the local
19 storm water runoff and shall be in accordance with the San Diego County Hydrology and
20 Design Manual and in compliance with the City of Oceanside Engineers Design and
21 Processing Manual to the satisfaction of the City Engineer.

22 60. Prior to any grading of any part of this project, a comprehensive soils and geologic
23 investigation shall be conducted of the soils, slopes, and formations in the project. All
24 necessary measures shall be taken and implemented to assure slope stability, erosion
25 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
26 prepared in accordance with the Grading Ordinance and Zoning Ordinance is approved by
27 the City Engineer.

28 61. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer
29 prior to the issuance of a preliminary grading permit and approved by the City Engineer
prior to the issuance of occupancy permits. Any project fences, sound or privacy walls and

1 monument entry walls/signs shall be shown on, bonded for and built from the landscape
2 plans. These features shall also be shown on the precise grading plans for purposes of
3 location only. Plantable, segmental walls shall be designed, reviewed and constructed by
4 the grading plans and landscaped/irrigated through project landscape plans. All plans must
5 be approved by the City Engineer and a pre-construction meeting held, prior to the start of
6 any improvements.

7 62. The drainage design shown on the site plan or preliminary grading plan, and the drainage
8 report for this project is conceptual only. The final drainage report and drainage design
9 shall be based upon a hydrologic/hydraulic study that is in compliance with the latest San
10 Diego County Hydrology and Drainage Manual to be approved by the City Engineer
11 during final engineering. All drainage picked up in an underground system shall remain
12 underground until it is discharged into an approved channel, or as otherwise approved by
13 the City Engineer. All public storm drains shall be shown on City standard plan and
14 profile sheets. All storm drain easements shall be dedicated where required. The
15 owner/developer shall be responsible for obtaining any off-site easements for storm
16 drainage facilities.

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

20 64. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high
21 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose
22 height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to any streets, an
23 arterial street or state highway.

24 65. The owner/developer shall obtain any necessary permits and clearances from all public
25 agencies having jurisdiction over the project due to its type, size, or location, including but
26 not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game,
27 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
28 (including NPDES), San Diego County Health Department, prior to the issuance of grading
29 permits.

1 66. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire project
2 will be subject to prevailing wage requirements as specified by Labor Code section
3 1720(b) (4). The owner/developer shall agree to execute a form acknowledging the
4 prevailing wage requirements prior to the granting of any fee reductions or waivers.

5 67. Approval of this project is conditioned upon payment of all applicable impact fees and
6 connection fees in the manner provided in chapter 32B of the Oceanside City Code. All
7 traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements,
8 and other applicable charges, fees and deposits shall be paid prior to the issuance of any
9 building permits, in accordance with City Ordinances and policies. The owner/developer
10 shall also be required to join into, contribute, or participate in any improvement, lighting,
11 or other special district affecting or affected by this project. Approval of this project shall
12 constitute the owner/developer's approval of such payments, and his agreement to pay for
13 any other similar assessments or charges in effect when any increment is submitted for
14 final map or building permit approval, and to join, contribute, and/or participate in such
15 districts.

16 68. In the event that the conceptual plan does not match the conditions of approval, the
17 resolution of approval shall govern.

18 **Water Utilities:**

19 69. Any damage that shall occur to existing Water Utility Facilities within the San Francisco
20 Peak Reservoir site due to the design, installation, construction or maintenance of the
21 proposed cellular facilities shall be the responsibility of the Developer/Owner in
22 accordance with the Lease Agreement. All repair work shall comply with the most recent
23 edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual or be
24 approved by the Water Utilities Director.

25 70. Owner shall contact Water Utilities prior to any site access. Written notification shall be
26 given to the Department at least 24-hours in advance. All personal shall be escorted on-
27 site and be charged for the time spent on-site. No provisions for 24-hour continuous access
28 have been granted.

29 71. No permanent fixtures shall be located within 5-foot from the edge of the existing drive
isle around the reservoir.

- 1 72. The developer will be responsible for developing all water and sewer utilities necessary to
2 develop the property. Any relocation of water and/or sewer utilities is the responsibility of
3 the developer and shall be done by an approved licensed contractor at the developer's
4 expense.
- 5 73. Complete indexed as-built shall be provided to Water Utilities with designation of all
6 conduit and associated appurtenances.
- 7 74. The following conditions shall be met prior to the approval of engineering design plans.
- 8 75. No trees, structures or building overhang shall be located within any water or wastewater
9 utility easement.
- 10 76. If landscaping is required as part of this development and the property does not have a
11 separate irrigation system, then a separate irrigation meter and connection is required. If,
12 on the contrary, the property were to have an existing separate irrigation system and the
13 intent is to connect to this system, then an agreement letter between the developer and the
14 property owner shall be provided to the Water Utilities Department indicating the property
15 owner's permission for an irrigation service tie-in.

16 **Landscape:**

- 17 77. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and
18 Specifications for Landscape Development (latest revision), Water Conservation
19 Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the
20 maintenance of such landscaping, shall be reviewed and approved by the City Engineer
21 prior to the issuance of building permits. Landscaping shall not be installed until bonds
22 have been posted, fees paid, and plans signed for final approval. A landscape pre-
23 construction meeting shall be arranged with the owner or owner's representative, public
24 works inspector, landscape architect of record, landscape contractor and general contractor
25 prior to the commencement of landscape and irrigation improvements. The following
26 landscaping requirements shall be required prior to plan approval and certificate of
27 occupancy:
- 28 • Final landscape plans shall accurately show placement of all plant material
29 such as but not limited to trees, shrubs, and groundcovers.

- 1 • Landscape Architect shall be aware of all utility, sewer, storm drain
2 easement and place planting locations accordingly to meet City of
3 Oceanside requirements.
- 4 • Removal of the one Eucalyptus sp. shall be compensated for with the
5 installation of (3) 15-gallon native shrubs (i.e. Heteromeles arbutifolia/
6 Toyons, Rhus integrifolia/ Lemonade Berry, Prunus illicifolia/ Holly-leaf
7 Cherry, Quercus berberidifolia/ Scrub Oak). The shrubs shall be planted on
8 the slope at Merced Dr. & Wisteria, towards the bottom of the slope, at the
9 direction of the Public Works Inspector.
- 10 • The required landscape shall be maintained by AT&T Mobility LLC for a
11 period of no less than three years or until such landscape has become
12 established. In the event that the required plant material dies, the plants
13 shall be replaced in kind and size. During the establishment period, any
14 dead and/or dying plants that require replacement shall be extended for an
15 additional three months of maintenance. The landscape security shall be
16 secured with the Engineering Division for a period of three years or until
17 establishment. The landscape areas shall be maintained per City of
18 Oceanside requirements.
- 19 • All landscaping, fences, walls, etc. on the site, and adjacent to any adjoining
20 public parkways shall be maintained by AT&T Mobility, their assigns or
21 any successors-in-interest in the property for a period of no less than three
22 years or until such landscape has become established. The maintenance
23 program shall include: a) normal care and irrigation of the landscaping b)
24 replacement of plant materials c) repair of irrigation system or watering
25 devices as necessary d) general cleanup of the landscaped and open areas e)
26 parking spaces adjacent to curbs, walkways, walls, fences, etc. Failure to
27 maintain landscaping shall result in the City taking all appropriate
28 enforcement actions including but not limited to citations. This
29 maintenance program condition shall be recorded with a covenant as
required by this resolution.

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- Permits or maintenance agreements associated with the landscape improvements shall be secured with the city prior to installation of the three shrubs on the slope at the corner of Merced Drive and Wisteria Street.
- Proposed landscape species shall be native or naturalized to fit the site and meet climate changes indicative to their planting location. The selection of plant material shall also be based on cultural, aesthetic, and maintenance considerations. In addition proposed landscape species shall be low water users as well as meet all fire department requirements.
- All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site.
- The shrub beds shall be mulched to a 3” depth to help conserve water, lower the soil temperature and reduce weed growth.
- The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.
- 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.
- 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.
- 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.
- An automatic irrigation system or approved watering devices shall be installed to provide coverage for all planting areas shown on the plan. Low

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precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.

- 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.
- In the case where a water source is not available, the (3) 15-gallon shrubs shall be watered by DriWater perforated tubes and gel pacs (or approved equal) and/or in combination with TreeGator Junior Pro watering system (or approved equal). Installation shall follow the manufacturer’s recommendation. Watering system shall be in place for a period of no less than three years following installation or until establishment.
- All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.
- The landscape plans shall match all plans affiliated with the project.
- 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.
- 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.

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1 78. In the event that the conceptual landscape plan (CLP) does not match the conditions of
2 approval, the resolution of approval shall govern.

3 PASSED AND ADOPTED Resolution No. 2012-P12 on March 12, 2012 by the following
4 vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9

Tom Rosales, Chairperson
Oceanside Planning Commission

10

11

12 ATTEST:

13

Jerry Hittleman, Secretary

14

15 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
16 this is a true and correct copy of Resolution No. 2012-P12.

17

18 Dated: March 12, 2011

19

20 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees
21 may be required as stated herein:

22

Date: _____

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DATE POSTED: December 19, 2011
REMOVE POST: January 19, 2012
 20 days; or,
 30 day for SCH review



MITIGATED NEGATIVE DECLARATION

City of Oceanside, California

- 1. APPLICANT:** AT&T Mobility, LLC
- 2. ADDRESS:** 7337 Trade St, 3-East, Room 3684, San Diego, CA 92121-4202
- 3. PHONE NUMBER:** 858-571-4167
- 4. LEAD AGENCY:** City of Oceanside, 300 N. Coast Highway, Oceanside, CA 92054
- 5. PROJECT MGR.:** Russ Cunningham, Phone: 760-435-3525
- 6. PROJECT TITLE:** AT&T @ San Francisco Peak
- 7. DESCRIPTION:** AT&T Mobility (ATT) is applying for a Conditional Use Permit and NCCP 4(d) Exemption to construct, operate, and maintain a wireless communication facility consisting of a total of twelve (12) panel antennas and 12 TMA's on a total of two (2) free-standing structures; two faux eucalyptus trees with eight (8) antennas and eight tower mounted amplifiers (TMA's) will be installed on the 43-foot tall free-standing faux tree at a height of 38 feet located south of the existing water tank. Four (4) antennas and four (4) TMA's will be mounted on the 30-foot tall faux eucalyptus on the north side of the water tank at a height of 25 feet. The supporting equipment will consist of outdoor equipment cabinets located inside a new, 12' x 27' x 8' (324 SF) split-face concrete block equipment enclosure, to match the existing on-site buildings. The equipment enclosure will be located approximately 15 feet south of the 43-foot high mono-eucalyptus at the toe of the slope. The specific location and design of the proposed facility is illustrated in further detail on the site plan and elevation drawings. In addition, an abbreviated visual analysis and photo simulations, cultural resources report, radiofrequency report, biological resources letter report, and NCCP 4(d) *de minimus* exemption findings letter are attached.

CITY PLANNER DETERMINATION: This project has been evaluated by the City Planner of the City of Oceanside in accordance with the Section 21080(c) of the California Environmental Quality Act (CEQA). On December 12, 2011, the City Planner determined that this project will have a potentially significant adverse effect on the environment and issued a Mitigated Negative Declaration (MND). The basis for the City Planner'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, City website, libraries, and interested parties. 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.

Russ Cunningham, Senior Planner

cc: County Clerk
Project file (project manager)
CEQA file
Project Applicant
Posting: Civic Center; Public Library;



**Notice of Intent to Adopt a
Mitigated Negative Declaration
City of Oceanside, California**

Subject: CUP10-00012, AT&T @ San Francisco Peak

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared and intends to adopt a Mitigated Negative Declaration in connection with the subject project. The Mitigated Negative Declaration identifies potential effects with respect to biological resources, geology (erosion), hydrology and water quality, and noise. The Mitigated 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 Mitigated 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 an AT&T Mobility Personal Communication Services (PCS) facility located adjacent to an existing water tank onsite on Assessors Parcel Number (APN) 169-011-18.

PUBLIC REVIEW PERIOD: The 30-day public review for sending comments regarding the Mitigated Negative Declaration will extend through January 19, 2012.

PROJECT MANAGER: Russ Cunningham, Senior City Planner. Phone: 760-435-3525; Fax: 760 754-2958; E-mail: RCunningham@ci.oceanside.ca.us; Mailing Address: 300 North Coast Highway 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 North Coast Highway, Oceanside, CA 92054, City website, and libraries. 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 (MND) or at the future public hearings.

By order of Mr. Russ Cunningham, Senior Planner



Initial Study City of Oceanside, California

1. **PROJECT:** CUP 10-00012, AT&T Mobility @ San Francisco Peak
2. **LEAD AGENCY:** City of Oceanside
3. **CONTACT PERSON & PHONE:** Mr. Russ Cunningham, 760-435-3525
4. **PROJECT LOCATION:** 3471 Cannon Road, Oceanside, CA 92056
5. **APPLICANT:** AT&T Mobility, LLC
7337 Trade St, 3-East, Room 3684
San Diego, CA 92121-4202
6. **GENERAL PLAN DESIGNATION:** SFD-R (Single-Family Detached Residential)
7. **ZONING:** PS (Public/Semi-public)
8. **PROJECT DESCRIPTION:** AT&T Mobility (ATT) is applying for a Conditional Use Permit and NCCP 4(d) Exemption to construct, operate, and maintain a wireless communication facility consisting of a total of twelve (12) panel antennas and 12 TMA's on a total of two (2) free-standing structures; two faux eucalyptus trees with eight (8) antennas and eight tower mounted amplifiers (TMA's) will be installed on the 43-foot tall free-standing faux tree at a height of 38 feet located south of the existing water tank. Four (4) antennas and four (4) TMA's will be mounted on the 30-foot tall faux eucalyptus on the north side of the water tank at a height of 25 feet. Reduced copies of project plans, an abbreviated visual analysis and photo simulations, cultural resources report, radiofrequency report, biological resources letter report, and NCCP 4(d) *de minimus* exemption findings letter are attached and provided with the application for the City's review.

The supporting equipment will consist of outdoor equipment cabinets located inside a new, 12' x 27' x 8' (324 SF) split-face concrete block equipment enclosure, to match the existing on-site buildings. The equipment enclosure will be located approximately 15 feet south of the 43-foot high mono-eucalyptus at the toe of the slope. The specific location and design of the proposed facility is illustrated in further detail on the site plan and elevation drawings (attached).

The subject site is secured by chain-link fencing topped with barbed wire. This fencing extends into coastal sage scrub habitat. Pedestrian and vehicular access to on-site facilities is provided by a paved service road located at the convergence of Wisteria Drive, Merced Drive and Nighthawk Way. Access is restricted by a keypad-controlled gate located roughly 65 feet from the street frontage. The existing gate was installed nearly ten years ago, replacing an earlier gate located roughly 100 feet further up the service road.
9. **SURROUNDING LAND USE(S) & PROJECT SETTING:** The underlying zoning of the proposed site is PS, which provides for a range of public and semi-public uses through the conditional use permit process. Currently, the on-site use consists of two city-owned water tanks and one existing wireless cell communications facility. The entire parcel of land is 10.42 acres. The property is characterized by heavily vegetated areas of standing trees, mostly eucalyptus. Surrounding land uses are: North- Single family detached residential; South- Single family detached residential; East-Single family detached residential; West-Single family detached residential.
10. **OTHER REQUIRED AGENCY APPROVALS:** FCC license
11. **PREVIOUS ENVIRONMENTAL DOCUMENTATION:** None

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

- A. Federal, State, and Other Local Agencies:
 U.S. Fish and Wildlife Service (NCCP 4d Exemption Concurrence)
 California Department of Fish and Game (NCCP 4d Exemption Concurrence)
- B. City of Oceanside

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:

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geological |
| <input type="checkbox"/> Hazards | <input checked="" type="checkbox"/> Water | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? **Less than Significant.*** 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. These short-term impacts are temporary and would cease upon project completion. No aesthetic resources would be destroyed as a result of construction-related activities. As demonstrated in the attached project photo simulations, physical design attributes of the project will minimize aesthetic impacts. These design attributes include painting and texturing of proposed equipment enclosure to match existing surrounding buildings; and the use of faux eucalyptus trees that would blend in with existing trees/vegetation. The application of these proposed project design features would result in less than significant aesthetic impacts.
- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **Less than Significant.*** The only potential scenic resources within the project area are existing trees. No other scenic resources, including rock outcroppings, historic buildings, or state scenic highway are situated on-site. The project proposes the removal of only one eucalyptus tree during implementation of the project. Project approval is conditioned upon the replacement of this tree with three additional trees, which are to be planted away from coastal sage scrub habitat and in such a manner as to not provide concealment for trespassing or other illicit behavior. The impact of the tree removal would thus be considered less than significant.
- c) *Substantially degrade the existing visual character or quality of the site and its surroundings? **Less than Significant.*** Refer to Responses 3.1a and 3.1b, 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 project does not propose any new outdoor lighting and therefore, the project would not create a new significant source of lighting. The project would have no substantial light or glare related impact.

	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 commercial 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 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"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
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.

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 minimize any potential construction-related air quality impacts. Although the proposed project may result in minor short-term construction impacts, no violations of any air quality standards are anticipated.

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;
- ❖ 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 construction equipment exhaust and fugitive dust;
- ❖ Stationary equipment; and
- ❖ Mobile equipment

Due to the relatively limited scale of construction required for the proposed project, construction related emissions are not expected to exceed SDAPCD threshold criteria for significant air quality impacts (refer to Table 1 & Table 2 below).

Table 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 2 Daily Construction Emissions

Pollutant	Total Project Emissions	SCAQMD Thresholds (lbs/day)	Threshold Exceeded? Yes/No
Carbon Monoxide (CO)	X	550	Not Expected
Reactive Organic Gases (ROG)	X	75	Not Expected
Nitrogen Oxides (NO _x)	X	100	Not Expected
Fine Particulate Matter (PM ₁₀)	X	150	Not Expected

- ❖ 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 is not expected to 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.

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 are not expected to 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 14.3 (a) and (b).
- 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.** According to the project Biological Resource Letter Report (Merkel & Associates, Inc. 2011), no special status plant or animal species (as defined above) were identified on the project site. There is one California Natural Diversity Database (CNDDDB) record for the coastal California gnatcatcher in the vicinity of the project study area (i.e., a non-specific area with a radius of approximately 0.2 square miles). This CNDDDB record is undated; however, it is likely that the observation was made prior to development of the immediate vicinity, which now isolates the project site from direct connectivity to additional upland habitat. The site is isolated by the surrounding residential development, with the exception of marginal connectivity to additional oak-riparian habitat located to the north, across Southridge Road, which then continues for approximately ½ mile to the northwest along a narrow strip of land before opening up into a larger block of habitat surrounding Lake Calaveras, located in the City of Carlsbad. In addition, the project site is considered to have low nesting suitability for the gnatcatcher for two primary reasons: 1) the site is highly disturbed, both in terms of physical habitat degradation and invasive eucalyptus trees; and 2) the Diegan coastal sage scrub on-site is mostly dense and dominated by black sage (*Salvia mellifera*), which has limited suitability for coastal California gnatcatchers. According to *The Coastal Scrub and Chaparral Bird Conservation Plan: a strategy for protecting and managing coastal scrub and chaparral habitats and associated birds in California* (Mock P 2004), the California gnatcatcher "...generally prefers open sage scrub with California sagebrush (*Artemisia californica*) as a dominant or co-dominant species (summarized in Atwood and Bontrager 2001), ... is more abundant near sage scrub-grassland interface than where sage scrub grades into chaparral ... [with] ... dense sage scrub occupied less frequently than more open sites, ... and is mostly absent from coastal areas dominated by black sage (*Salvia mellifera*), white sage (*S. leucophylla*), or lemonadeberry (*Rhus integrifolia*)". The project will result in loss of less than 0.1 acre of coastal sage scrub habitat intermixed with eucalyptus trees located directly adjacent to an existing water tank. Since no special status species were identified on the project site, and the site is not expected to be occupied by the coastal California gnatcatcher, no impact to sensitive species will result from implementation of the project.

- 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? Potentially Significant Unless Mitigated.* Construction of the southern mono-eucalyptus tree and placement of the equipment shelter, as well as the trenching for the underground power/telco cables will result in direct impacts (permanent and temporary, respectively) to less than 0.1 acre (0.03 acre) of Diegan coastal sage scrub. Although the Diegan coastal sage scrub on-site is disturbed and isolated, regionally, sage scrub is considered to be a sensitive habitat type under the MHCP (MHCP Habitat Group C); therefore, project impacts to Diegan coastal sage scrub will be significant. Implementation of the following mitigation measures will reduce impacts to Diegan coastal sage scrub to less than significant.

Mitigation Measures:

- BIO 1.** A qualified biologist shall be retained by the applicant to review the final grading plans, access routes and staging areas, monitor all aspects of construction, educate contractors about the biological sensitivities associated with the area and ensure compliance with mitigation measures;
- BIO 2.** The qualified biologist shall conduct a training session for all project personnel prior to any grading/construction activities. At a minimum, the training shall include a description of the target species of concern, its habitats, the general provisions of the Endangered Species Act (Act) and the MHCP, the need to adhere to the provisions of the Act, the general measures that are being implemented to conserve the target species of concern as they relate to the project, any provisions for wildlife movement, and the access routes to and project site boundaries within which the project activities must be accomplished;

- BIO 3.** Equipment storage, fueling and staging areas shall be located to minimize risks of direct drainage into riparian areas or other environmentally sensitive habitats. These designated areas shall be located in such a manner as to prevent runoff from entering sensitive habitats. All necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. All project related spills of hazardous materials shall be reported to appropriate entities including but not limited to the City of Oceanside, FWS, CDFG, and SWQCB, and shall be cleaned up immediately and contaminated soils removed to approved disposal areas;
- BIO 4.** Stockpiling of materials and other aspects of construction staging shall be limited to disturbed areas without native vegetation, areas to be impacted by project development or in non sensitive habitats;
- BIO 5.** "No fueling zones" shall be established within a minimum of 10 meters (33 feet) from all drainages and fire sensitive areas;
- BIO 6.** Artificial lighting adjacent to the preserve area shall be eliminated except where essential for roadway, facility use and safety and security purposes. Where use of artificial lighting is necessary it shall be limited to low-pressure sodium sources. Use of low voltage outdoor or trail lighting, spotlights or bug lights is prohibited. All light sources shall be shielded so that lighting is focused downward to restrict any light spillover onto sensitive habitat;
- BIO 7.** The qualified biologist shall monitor construction activities throughout the duration of the project to ensure that all practicable measures are being employed to avoid incidental disturbance of habitat and any target species of concern outside the project footprint. Construction monitoring reports shall be completed and provided to the City of Oceanside summarizing how the project is in compliance with applicable conditions. The project biologist shall be empowered to halt work activity if necessary and to confer with staff from the City of Oceanside to ensure the proper implementation of species and habitat protection measures;
- BIO 8.** The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species. All revegetation plans shall be prepared and implemented consistent with Appendix C (Revegetation Guidelines of the Final MHCP Plan – Volume II) and shall require written concurrence of the FWS and CDFG;
- BIO 9.** Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits shall be fenced with orange snow screen. Exclusion fencing shall be maintained until the completion of all construction activities. All employees shall be instructed that their activities are restricted to the construction areas;
- BIO 10.** Any habitat destroyed that is not in the identified project footprint shall be disclosed immediately to the City of Oceanside, FWS, and CDFG and shall be compensated at a minimum ratio of 5:1.
- BIO 11.** The project site is located within a designated Offsite Mitigation Zone (OMZ) under the City's current draft Subarea Plan (2009). Impacts to MHCP Habitat Groups B, C, D, or E may be removed from the OMZ, but should be mitigated within a designated Wildlife Corridor Planning Zone (WCPZ) or Pre-Approved Mitigation Area (PAMA). Thus, impacts to Diegan coastal sage scrub will be mitigated through the off-site purchase of in-kind habitat at a 2:1 replacement ratio consistent with the current provisions under the City's draft MHCP Subarea Plan (2009). Mitigation credits for Diegan coastal sage scrub are currently available from the Eternal Hills-

Dignity Memorial Habitat Preserve, which is located within a City MHCP designated WCPZ. An on-site biological open space/conservation easement would not be feasible as mitigation credit for direct impacts to Diegan coastal sage scrub since AT&T® Wireless would be leasing the site from the City of Oceanside (City) Water Utilities Department and the City would unlikely be able to support further onsite restriction.

- 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.*** According to the project Biological Resource Letter Report (Merkel & Associates, Inc. 2011), no wetlands or waterways, as defined by Section 404 of the Clean Water Act, were identified on or immediately adjacent to the site. Thus, the project will have no impact to jurisdictional wetlands or waterways.
- 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 development will occur directly adjacent to the existing water tank. Thus, the project will have no impact on the movement of native resident wildlife species to adjacent habitat or to potential foraging or breeding habitat or water sources necessary for successful reproduction.
- e. *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? **Potentially Significant Unless Mitigated.*** See 14.4 (f) below that includes **Mitigation Measures BIO-1 through BIO-11.**
- 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? **Potentially Significant Unless Mitigated.*** Also see answer to Item b) above. Project development will result in impacts to less than 0.1 acre (0.03 acre) of Diegan coastal sage scrub, which is considered to be a sensitive habitat type under the MHCP (MHCP Habitat Group C), and will require mitigation measures to reduce impacts to a level below significance and ensure consistency with the City's current draft MHCP Subarea Plan (2009). The project site is located within a designated OMZ under the City's current draft Subarea Plan (2009). Impacts to MHCP Habitat Groups B, C, D, or E may occur within the OMZ, but should be mitigated within a designated WCPZ or PAMA. Impacts to Diegan coastal sage scrub will be mitigated through the off-site purchase of in-kind habitat (2:1 replacement ratio) at the Eternal Hills-Dignity Memorial Habitat Preserve, which is located within a WCPZ. Since the project will cause loss of less than 1.0 acres of coastal sage scrub habitat that is not expected to be occupied by the coastal California gnatcatcher, the project would not otherwise preclude design of the City's reserve system under their draft MHCP Subarea Plan, and the project mitigation will contribute to the regional conservation effort under the MHCP, the project meets the *de minimus* exemption criteria of the NCCP interim habitat loss permit [Special 4(d) Rule] approval process. Thus, implementation of the **Mitigation Measures BIO-1 through BIO-11** provided above will reduce impacts to less than significant by ensuring that the project does not conflict, and is consistent with, the City's draft MHCP Subarea Plan and interim NCCP 4(d) procedures.

	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"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
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.** A recent cultural resource records search and site survey was conducted in 2010 for the proposed project site. The results of the records search and field survey of the site provided in the project original cultural resources report and addendum prepared by Ace Environmental (dated May 19, 2010 and August 30, 2011, respectively) indicate that no cultural resources of prehistoric and/or historic type are present within the project area. According to the cultural resources report, as a result of the disturbed condition of the project area and negative finding for cultural resources, the proposed project would not cause a substantial adverse change in the significance of a historical resource as defined by Section 15.64.5 of CEQA.
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of CEQA? **No Impact.** Refer to Response to a. above. Based on the project cultural resources reports, no cultural resources of prehistoric and/or historic type (including archeological resources) are present within the project area.
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **No Impact.** Refer to Response to a. above. Based on the project cultural resources reports, no cultural resources of prehistoric and/or historic type (including paleontological resources or geologic feature) are present within the project area.
- d. Disturb any human remains, including those interred outside of formal cemeteries? **No Impact.** Refer to Response to a. above. Based on the project cultural resources reports, no cultural resources of prehistoric and/or historic type (including human remains) are present within the project area. 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 type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 underground telco service connection and other features of the wireless communication facility to 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? **Less Than Significant 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? **Potentially Significant Unless Mitigated.*** Grading and trenching 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. In addition, the dominant soil association in the project area is the Cieneba-Fallbrook rocky sandy loams soil association, which has a high erosion hazard (USDA Soil Survey for San Diego Area, California, 1973). Therefore, the project may potentially result in soil erosion impacts. Implementation of the following mitigation measures would reduce potential soil erosion impacts to less than significant levels.

Mitigation Measures:

- GEO 1.** An erosion and sediment control plan shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site, including but not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins, etc. The Plan shall be prepared in accordance with the City's grading ordinance, the City's water quality ordinance, the latest NPDES Permit and to the satisfaction of the City Water Quality Engineer.
- 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? **Less Than Significant 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.*** The dominant soil association in the project area is the Cieneba-Fallbrook rocky sandy loams soil association characterized as 55 percent Cieneba coarse sandy loam and 40 percent Fallbrook sandy loam, as described in the USDA Soil Survey for San Diego Area, California (1973). Cieneba coarse sandy loam is low in fertility, is excessively drained and is moderately rapidly permeable. The Fallbrook sandy loam is medium in fertility, is well drained, and is slowly to moderately permeable. For both soils, runoff is rapid to very rapid and the erosion hazard is high to very high. The project site is not located on soils described as expansive. Further, adherence to standard

engineering practices contained within the most recent UBC will be implemented. Therefore, no impacts due to expansive soils are anticipated.

- 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 or disposal of hazardous materials, and would not result in such impact.

In addition, although the proposed project involves the exposure of radiofrequency energy, it is not expected to result in a significant hazardous materials impact. As stated in the project radiofrequency report dated June 3, 2011 provided by Jerrold T. Bushberg Ph.D., DABMP, DABSNM of Health and Medical Physics Consulting, "this proposed wireless facility... will be in full compliance with FCC RF public safety standards. Wireless PCS and cellular transmitters, by design and operation, are low-power devices. Even under maximal exposure conditions in which all the channels from all antennas are operating at full power, the maximum cumulative exposure from the proposed AT&T facility together with the existing RF

sources will not result in exposures in excess of 2.15% of the public safety standard at any publicly accessible location. This maximum exposure is more than 46 times lower than the FCC public exposure standards for these frequencies.”

- 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?* **Less Than Significant 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?* **Less Than Significant Impact.** The project is located within an existing site for a water tank that includes an existing paved road. Although the developed site is adjacent to wildlands, defined as undeveloped vegetated areas such as canyons, the proposed project would incorporate design features such as the concrete block equipment enclosure with a steel gate that would minimize any potential wildland fire exposure from the proposed project.

	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"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water 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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
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"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
z. Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) *Violate any water quality standards or waste discharge requirements? **No Impact.*** During the construction phase, the project would comply with the statewide National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity that prevents stormwater pollution from impacting waters of the U.S. and/or State offsite in the vicinity of the project site. No waters of the U.S. and/or State occur onsite or in the immediate vicinity of the project site; therefore, no impacts are anticipated.
- 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.*** Due to the nature of the project, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge.

The project would not have the capacity to increase the amount of water consumed regionally through increased withdrawals from groundwater sources. No significant impacts are anticipated to occur.

- 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.*** No stream, river, or any other watercourse occurs within the project site and immediate vicinity; therefore, no impacts to existing drainage pattern are anticipated.
- 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 14.8(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.*** The proposed project is predominately heavily landscaped but also includes a minimal increase in impervious surface to the site predominately from the construction of the equipment enclosure (27.5 ft X 12 ft) that may contribute to runoff water from the site. However, this minimal increase in runoff water is not expected to create or contribute runoff water, which would exceed existing or planned capacities or provide additional polluted runoff.
- f) *Otherwise substantially degrade water quality? **No Impact.*** Refer to Response 14.8(a), above.
- 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 is not a housing project and 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.*** Refer to Response 14.8(g) above.
- 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 the construction of housing or structures and is not located within the 100-year flood plain. In addition, due to the topography (i.e., hilltop) of the project site, the project is not at risk of flooding. No flooding impacts are anticipated.
- j) *Inundation by seiche, tsunami, or mudflow? **No Impact.*** Due to the nature of the project and the topographic features (located on a hilltop) of the project site, the project would not result in inundation from seiche, tsunami, or mudflow. No such impacts are anticipated.
- 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.*** Refer to Response 14.8(a) above.
- l) *Result in significant alternation of receiving water quality during or following construction? **No Impact.*** Refer to Response 14.8(a) above.
- m) *Could the proposed project result in increased erosion downstream? **No Impact.*** Since the project site and the immediate vicinity do not include waters of the U.S. and/or State, no downstream erosion impacts are anticipated.
- n) *Result in increased impervious surfaces and associated increased runoff? **Less Than Significant Impact.*** The proposed project includes a minimal increase in impervious surface to the site predominately

from the construction of the equipment enclosure (27.5 ft X 12 ft) adjacent to an existing parking lot. This increase is expected to be less than significant.

- o) *Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?* **No Impact.** Refer to Response 14.8(c) above
- 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.** Refer to Response 14.8(a) above
- q) *Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?* **No Impact.** No stream, river, or tributary of an environmentally sensitive area occurs within the project site and immediate vicinity; therefore, no impacts to such resources are anticipated.
- r) *Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?* **No Impact.** Refer to Response 14.8(a) above
- s) *Have a potentially significant adverse impact on groundwater quality?* **No Impact.** The project does not involve excavation, drilling, or cuts or any other project related activity that could intercept or affect groundwater. No impact on groundwater quality is anticipated.
- t) *Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?* **No Impact.** Refer to Response 14.8(a) above.
- u) *Impact aquatic, wetland, or riparian habitat?* **No Impact.** No aquatic, wetland, or riparian habitat occurs within or in the vicinity of the project site, therefore, no project impacts to these resources are anticipated.
- v) *Potentially impact stormwater runoff from construction or post construction?* **Less Than Significant Impact.** Grading and trenching during the construction phase of the project would excavate a small amount of soils to be temporarily stockpiled onsite. There is a potential for stormwater to carry this stockpiled soil from the site during construction; however, application of typical construction BMPs would be in place during and post construction to address this potential issue. Post-construction, there would be a minimal increase in impervious surface to the site that may slightly increase stormwater runoff from the site. The potential stormwater runoff impacts during and post construction are expected to be less than significant.
- 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?* **Less Than Significant Impact.** During the construction phase of the project, there is a potential for discharge of stormwater pollutants from the construction area; however, the application and maintenance of construction BMPs would be implemented throughout the duration of the construction phase. Any potential stormwater discharge impacts are expected to be less than significant
- x) *Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?* **No Impact.** Refer to Response 14.8(a) above.
- y) *Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?* **Less Than Significant Impact.** Refer to Response 14.8(v) above.
- z) *Create significant increases in erosion of the project site or surrounding areas?* **Potentially Significant Unless Mitigated Impact.** Refer to Response 14.6 (b) above that includes **Mitigation Measure GEO-1.**

	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 is proposed within an existing water tank site and 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 (public/semi-public use) 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.** Refer to Response 14.4(f) above, 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 proposed project does not involve mineral resource extraction and 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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? Potentially Significant Unless Mitigated Impact.* Proposed project 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. Despite these restrictions, the proposed project would create a short-term impact in terms of construction noise. Noise generated by construction equipment, including trucks, backhoes and other equipment, may temporarily impact nearby sensitive receptors. The Noise Element in the City's General Plan suggests that no construction noise shall exceed 85 dBA at 100 feet from the source. The project may result in a potentially significant noise impact unless mitigated. Implementation of the following mitigation measures would reduce potential noise impacts to less than significant levels.

Mitigation Measures:

- N.1.** Construction activities would be limited to daylight hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and between 8:30 a.m. and 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 be 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? **No Impact.*** The amounts of construction and demolition required for the proposed facility is not anticipated to generate excessive groundborne vibrations or noise levels. The project does not include pile-driving activities, therefore, ground borne vibration and/or noise is not expected to occur
- 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 (no external air conditioning units are required) no permanent increase in the ambient noise level in the project vicinity would occur.
- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Potentially Significant Unless Mitigated Impact.*** As noted in Response 14.11(a) 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. This temporary construction noise impact would be considered significant. Implementation of the **Mitigation Measures N-1 through N-6** provided above will reduce impacts to less than significant.
- 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, Fallbrook Community Air Park, is located about 5 miles northeast 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. Due to the location of the project, no excessive noise impacts are anticipated.

	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 are anticipated from the construction of an additional telecommunications facility in the area.

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

	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.*** Implementation of the proposed project will not affect any fire protection facilities nor increase the demand for additional fire protection facilities. Therefore, no impacts to fire protection facilities are anticipated as a result of this project.
- 2) *Police protection? **No Impact.*** Implementation of the proposed project will not affect any police protection facilities nor increase the demand for additional police protection facilities. Therefore, no impacts to police protection facilities are anticipated as a result of this project
- 3) *Schools? **No Impact.*** Implementation of the proposed project will not affect any schools nor increase the demand for additional schools. Therefore, no impacts to schools are anticipated as a result of this project
- 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"/>
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.*** The proposed project is not recreation related. 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. Therefore, the proposed project would have no recreation 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? **No Impact.*** The proposed project is not recreation related. The proposed project will not require the construction or expansion of recreational facilities. Therefore, the proposed project would have no recreation impact.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.15 TRANSPORTATION/TRAFFIC. Would the project:				

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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)?* **Less Than Significant Impact.** The project would result in a temporary 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. In addition, as the project area is currently not experiencing level-of-service (LOS) deficiencies, impacts to traffic capacity or volume would not be significant. The long-term maintenance of the proposed telecommunications facility would require regular maintenance. Maintenance would generally require monthly visits to the site by an AT&T technician during normal working hours; however, many of the maintenance operations can be handled remotely. Due to the minor number of additional vehicular trips to the site over the long-term, the proposed project may have a traffic impact but it is anticipated to be less than significant.

b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?* **Less Than Significant Impact.** Refer to Response 14.15a, 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 to the existing facilities and the proposed facility onsite shall be provided during both short-term construction and long-term operation of the proposed project. According to the project description provided by PlanCom, Inc. (contractor representative for AT&T), AT&T typically requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted during an emergency. No impacts are anticipated in this regard.
- f) *Result in inadequate parking capacity? **No Impact.*** Due to the location and nature of the proposed project, no parking impacts would occur. An adequate staging area will be provided for short-term construction equipment. No impacts are anticipated in this regard.
- 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 since the proposed project is not transportation/traffic related. Impacts are not anticipated in this regard.

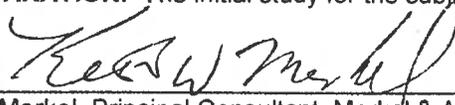
	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant impact	No Impact
14.16 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **No Impact.*** The project proposes an additional wireless cellular communications facility to a site with an existing water tank and cellular communications facility for another provider. No wastewater features or facilities are included onsite and none are proposed for this project. The improvements associated with the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB); therefore, no impacts are anticipated.

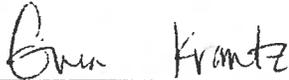
- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **No Impact.*** Due to the nature of the proposed project, the project would not require or result in the construction of wastewater treatment facilities; therefore, no impacts are anticipated.
- 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.*** Due to the nature of the proposed project, the project would not result in the expansion of existing storm water drainage facilities; therefore, no impacts are anticipated.
- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **No Impact.*** The proposed project would not require a sufficient water supply; therefore, no impacts to existing or new/expanded water supply entitlements 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 14.16(a), above.
- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **Less Than Significant Impact.*** The project does not propose any demolition and removal of existing facilities onsite and therefore, the project would not generate solid waste disposal during the construction phase. Operational activities may result in a minimal amount of solid waste that is not anticipated to be significant.
- g) *Comply with federal, state, and local statutes and regulations related to solid waste? **No Impact.*** Refer to Response 14.16(a), (b), and (f), above.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.17 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 checked="" type="checkbox"/>	<input 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 projects incremental effects are considerable when compared to the past, present, and future effects of other projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

15. **PREPARATION.** The initial study for the subject project was prepared by:



Keith Merkel, Principal Consultant, Merkel & Associates, Inc.



Gina Krantz, Senior Biologist, Merkel & Associates, Inc.

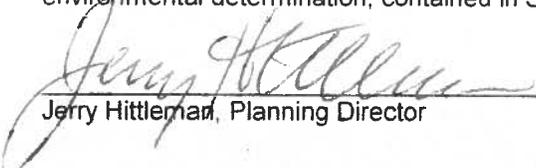
16. **DETERMINATION.** Based on this initial evaluation:

- 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.

17. **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.

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



Jerry Hittleman, Planning Director

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 applicant's 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.



Kevin McGee, Site Development Manager, AT&T Mobility



Vegetation Communities (Holland/Oberbauer Code)

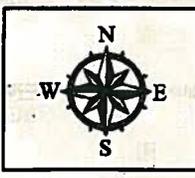
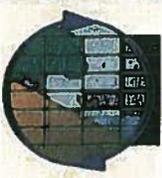
- Diegan coastal sage scrub (32500)
- non-native vegetation (11000)
- disturbed habitat (11300)
- urban/developed (12000)

Site Plans

- existing features
- proposed features

Other

- impact area
- study area

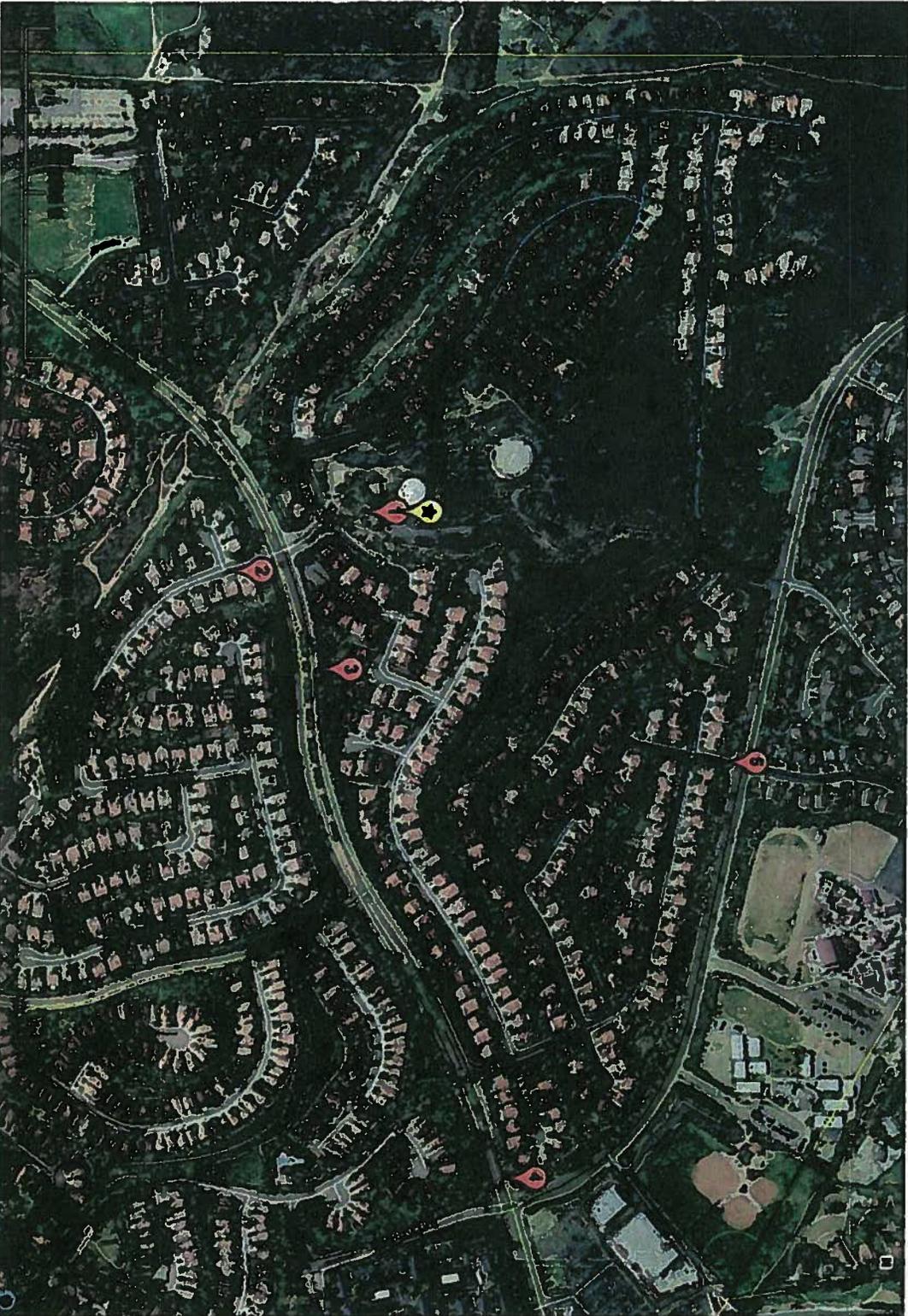


Biological Resource Map
AT&T San Francisco Peak

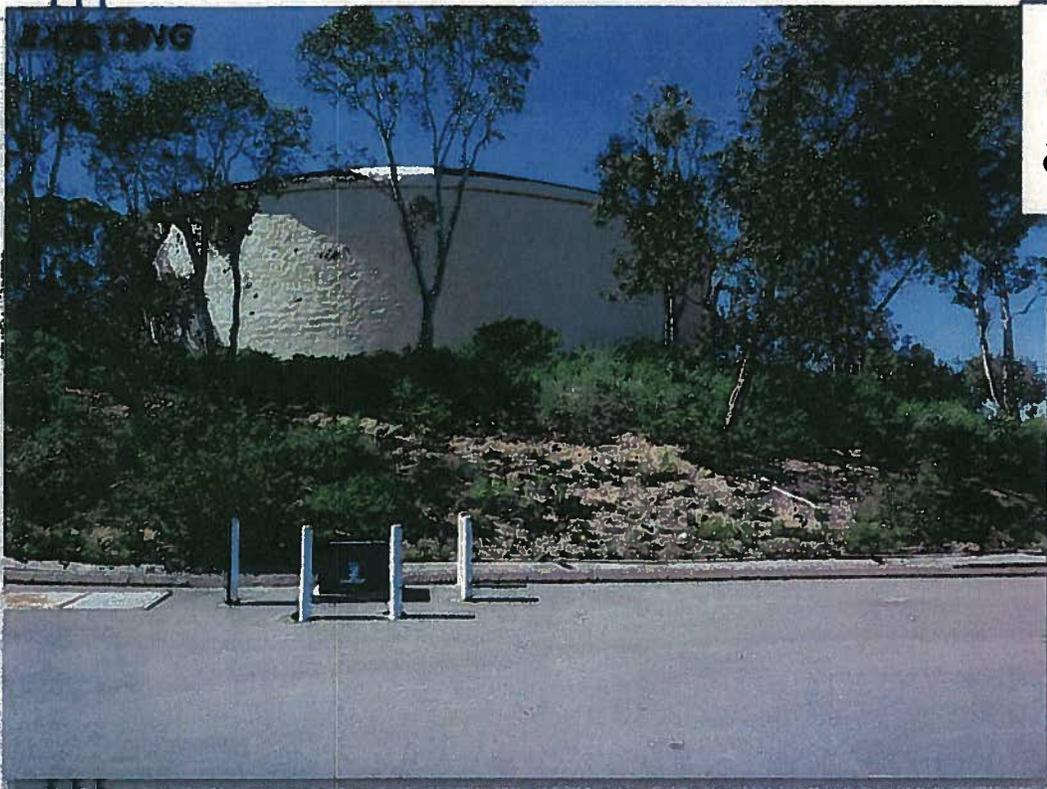
Figure 2



NS00016
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



Photosimulation viewpoint keymap



NS0016
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



Proposed mono-eucalyptus

Proposed block wall
equipment enclosure

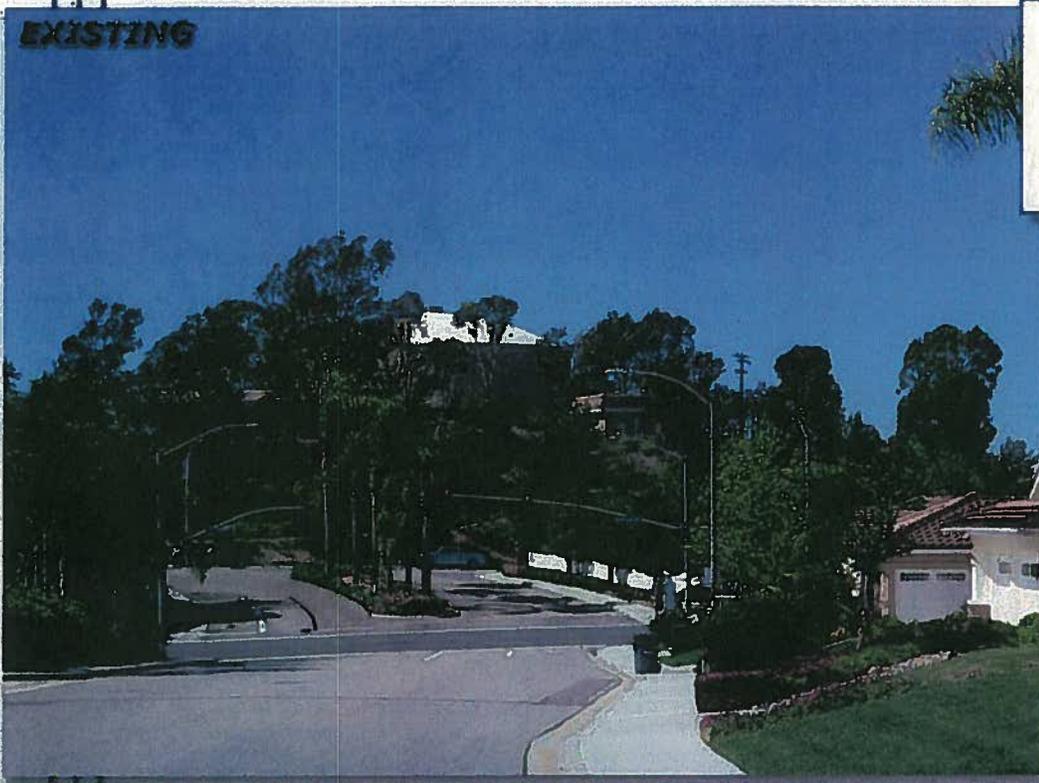
PROPOSED

Photosimulation of proposed telecommunications site: View #1

EXISTING



NS0016
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



Proposed mono-eucalyptus



PROPOSED

Photosimulation of proposed telecommunications site: View #2

EXISTING



NS0016
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



Proposed mono-eucalyptus



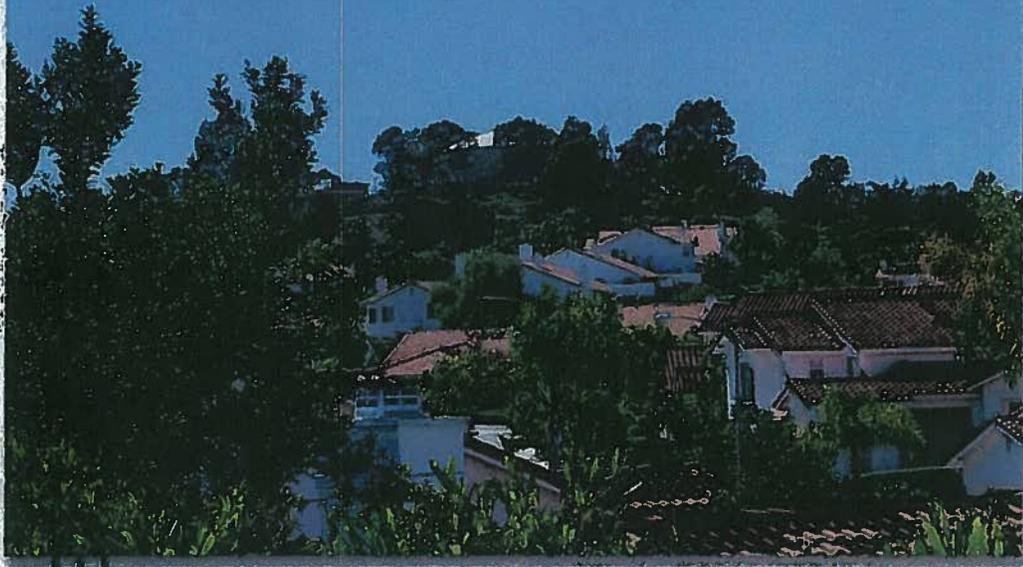
PROPOSED

Photosimulation of proposed telecommunications site: View #3

EXISTING

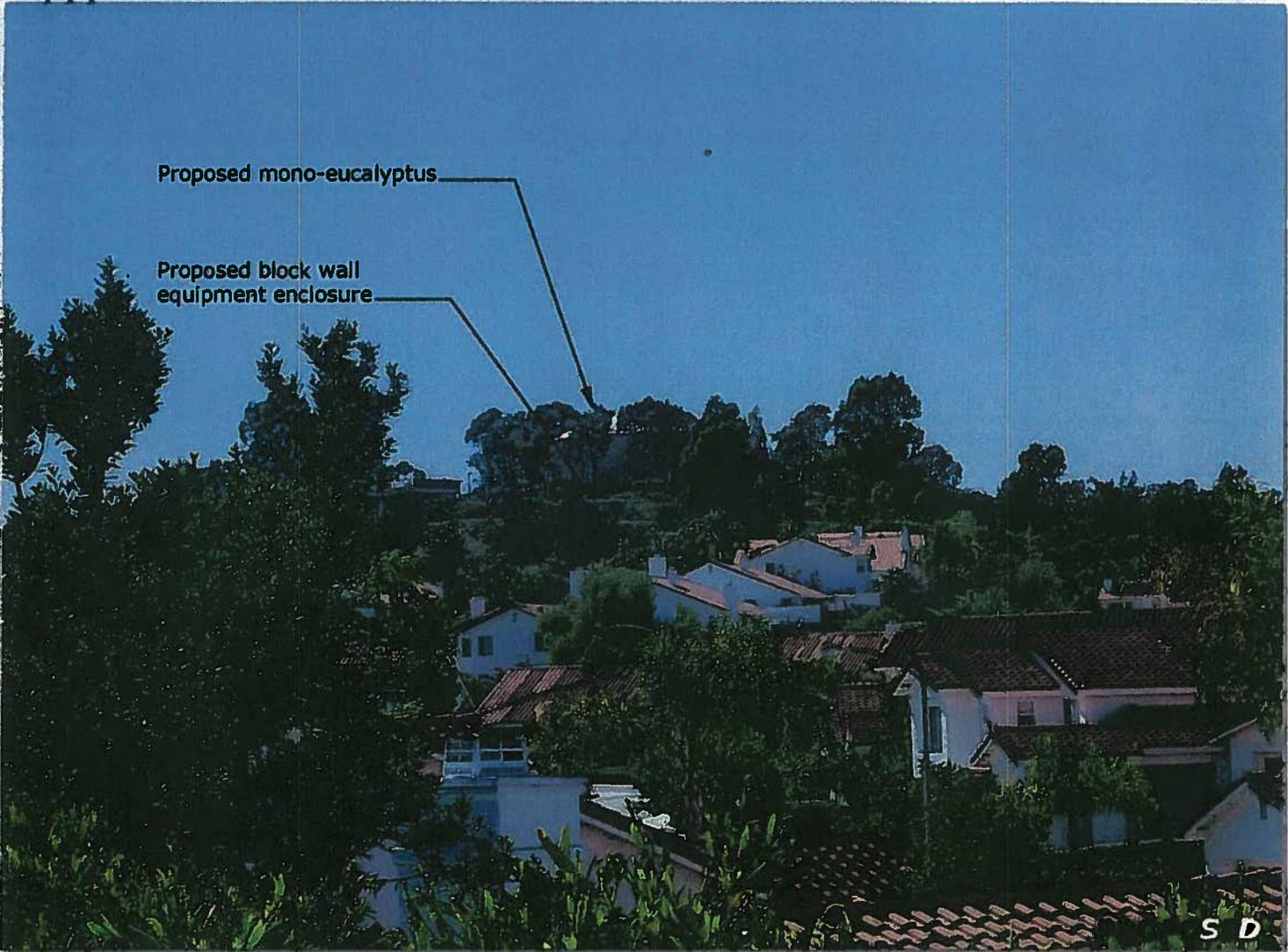


NS0016
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



Proposed mono-eucalyptus

Proposed block wall
equipment enclosure



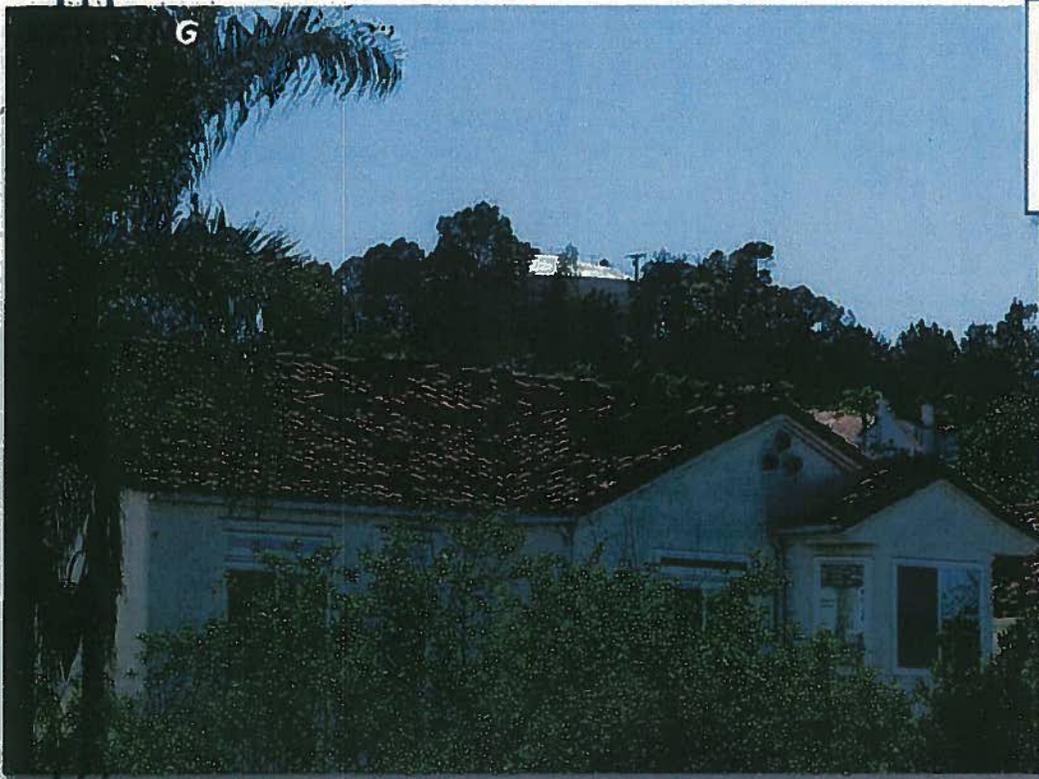
S D

Photosimulation of proposed telecommunications site: View #4

6



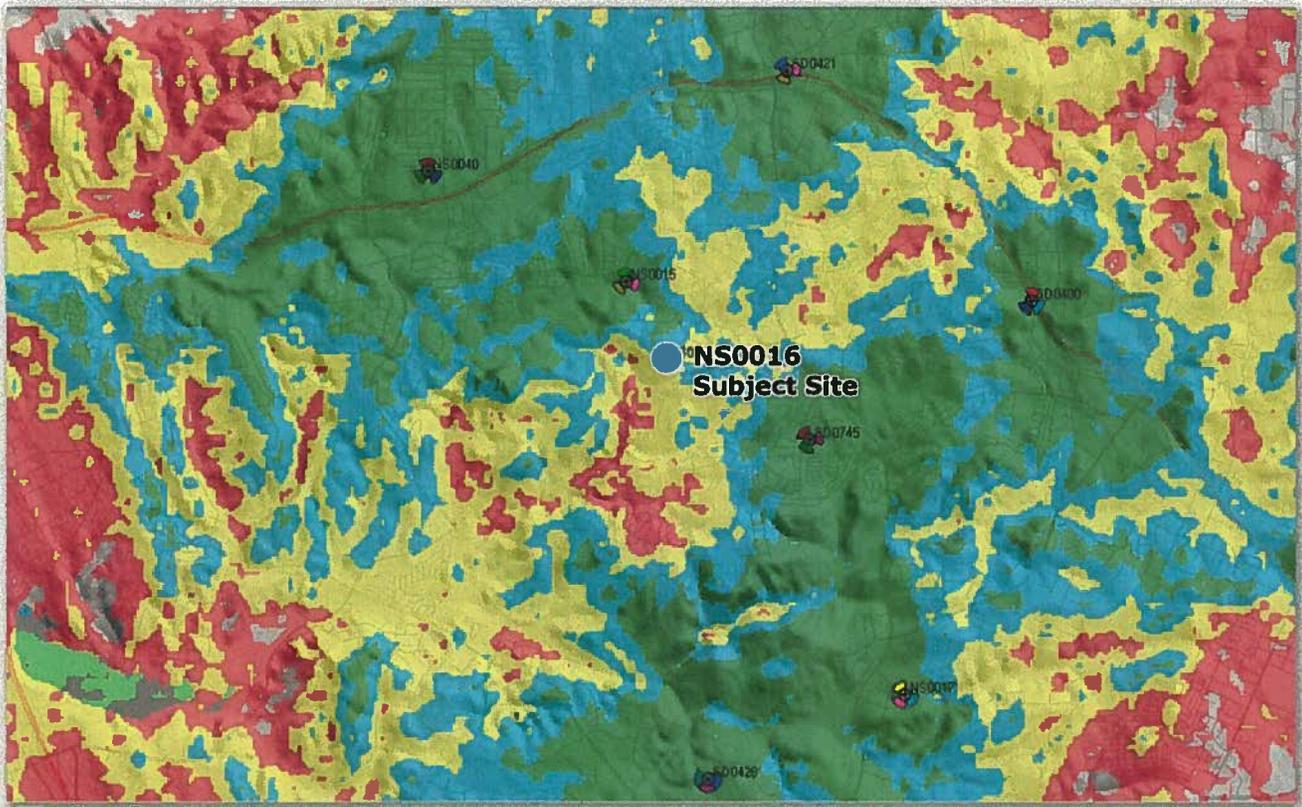
NS0016
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



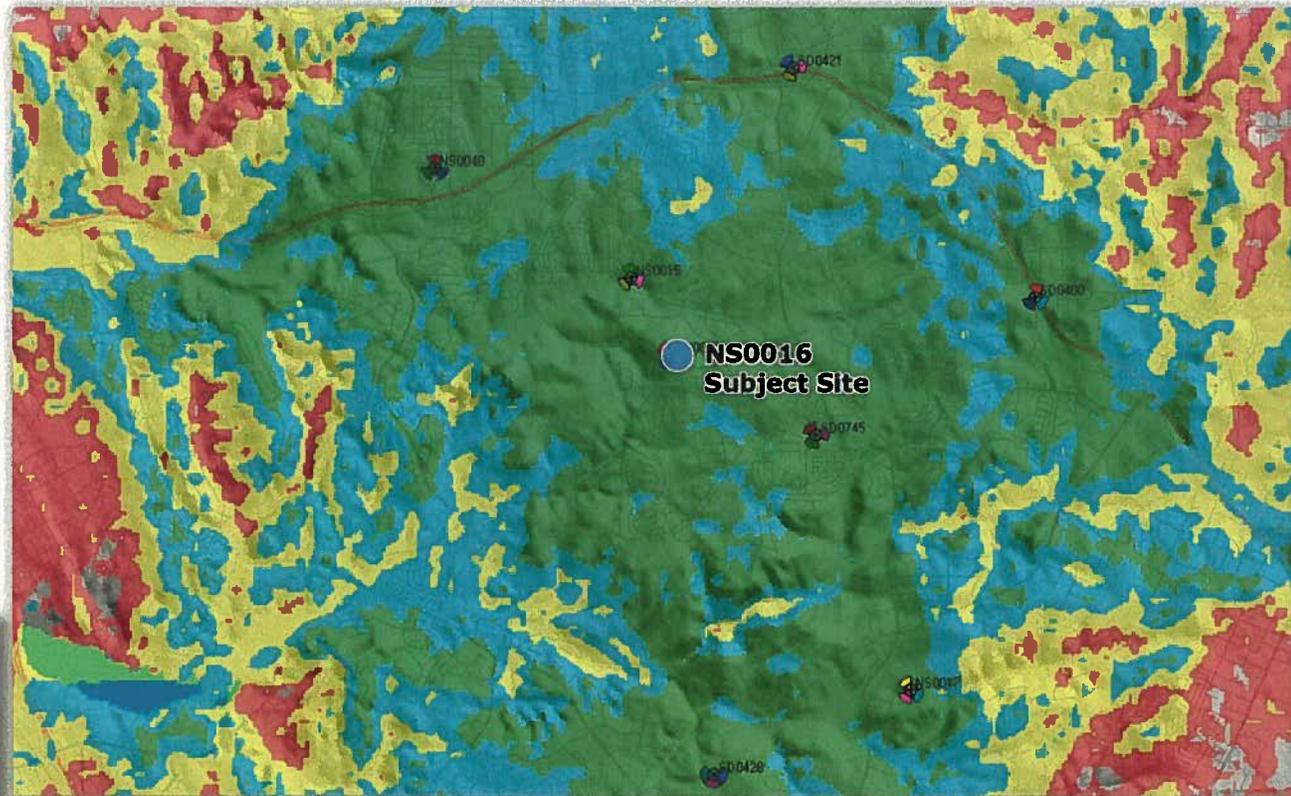
Photosimulation of proposed telecommunications site: View #5



NS0016
San Francisco Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



Existing coverage



Proposed coverage

Coverage Levels:

-  Excellent
-  Variable
-  Poor
-  No Coverage



Application for Public Hearing

Community Development Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

STAFF USE ONLY

ACCEPTED

6/2/10

BY

SN

JUN 02 2010

DW

Planning Department

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

GPA

1. APPLICANT

2. STATUS

AT&T Mobility LLC

MASTER/SP.PLAN

3. ADDRESS 5738 Pacific Center Dr
San Diego CA 92121

4. PHONE/FAX/E-mail
858-453-3388

ZONE CH.

TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)

Karen Adler or Ted Mariconelli

DEV. PL.

C.U.P. CUP10-00012

6. ADDRESS PlanCom Inc
302 State Place
Escondido CA 92029

7. PHONE/FAX/E-mail
760-715-3416
Karen.adler@
plancominc.com

VARIANCE

COASTAL

PART II - PROPERTY DESCRIPTION

O.H.P.A.C.

8. LOCATION

9. SIZE

3471 Cannon Rd, Oceanside, CA 92058

10.42 acres

10. GENERAL PLAN

11. ZONING

12. LAND USE

13. ASSESSOR'S PARCEL NUMBER

SFD-R

PS

City water Facility

169-011-18-00

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION Installation of 8 panel antennas on a new 43' high faux eucalyptus tree and 4 panel antennas on a new 37' high free standing steel pole. Equipment will be located within a new 12' x 27'4" x 8' high CMU enclosure.

15. PROPOSED GENERAL PLAN

16. PROPOSED ZONING

17. PROPOSED LAND USE

18. NO. UNITS

19. DENSITY

no change

no change

no change

n/a

n/a

20. BUILDING SIZE

21. PARKING SPACES

22. % LANDSCAPE

23. % LOT COVERAGE or FAR

n/a

n/a

n/a

n/a

PART IV - ATTACHMENTS

24. DESCRIPTION/JUSTIFICATION

25. LEGAL DESCRIPTION

26. TITLE REPORT

27. NOTIFICATION MAP & LABELS

28. ENVIRONMENTAL INFO FORM

29. PLOT PLANS

30. FLOOR PLANS AND ELEVATIONS

31. CERTIFICATION OF POSTING

32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):

34. DATE

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).

TED MARICONELLI

6/1/10

Sign:

Ted Mariconelli

35. OWNER (Print)

36. DATE

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign:



PROJECT DESCRIPTION & JUSTIFICATION (REVISED)

PROPOSAL TO ESTABLISH AND OPERATE A
NEW WIRELESS
COMMUNICATIONS FACILITY

NS0016 San Francisco Peak Water Tanks
3471 Cannon Road
Oceanside, CA 92056

Prepared for:

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

Prepared by:

PlanCom, Inc.
Contractor Representatives for
AT&T Mobility, LLC

302 State Place
Escondido, CA 92029

Contact: Ted Marioncelli, Planning Consultant
(760) 807-1850

March 25, 2011



PROJECT DESCRIPTION

AT&T Mobility (ATT) is proposing to construct, operate, and maintain a wireless communication facility consisting of a total of twelve (12) panel antennas and 12 TMA's on a total of two (2) free-standing structures; two faux eucalyptus trees with eight (8) antennas and eight tower mounted amplifiers (TMA's) will be installed on the 43-foot tall free-standing faux tree at a height of 38 feet located south of the existing water tank. Four (4) antennas and four (4) TMA's will be mounted on the 30-foot tall faux eucalyptus on the north side of the water tank at a height of 25 feet. An abbreviated visual analysis and photo simulations are provided with the application for the City's review.

The supporting equipment will consist of outdoor equipment cabinets located inside a new, 12' x 27' x 8' (324 SF) split-face concrete block equipment enclosure, to match the existing on-site buildings. The equipment enclosure will be located approximately 15 feet south of the 43-foot high mono-eucalyptus at the toe of the slope. The specific location and design of the proposed facility is illustrated in further detail on the site plan and elevation drawings.

SITE CHARACTERISTICS

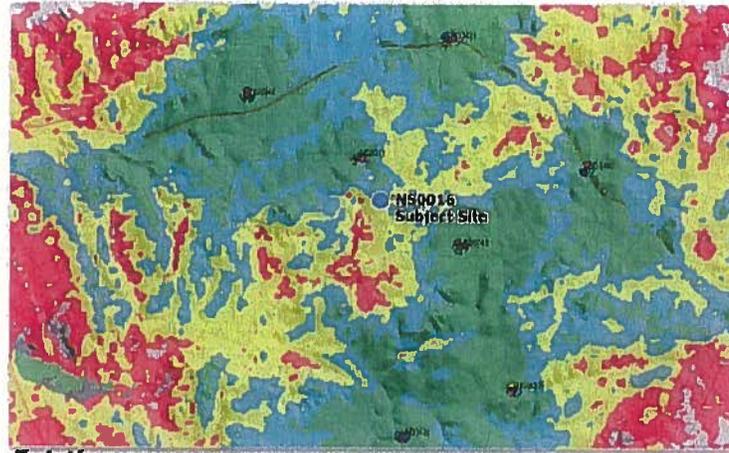
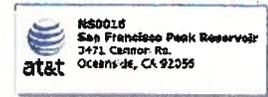
The underlying land use designation of the proposed site is PS, public/semi-public use. Currently the on-site use consists of two city-owned water tanks; the remainder of the property is reserved as a biologically sensitive habitat. The proposed use is an unmanned wireless communication facility.

The surrounding land uses are as follows:

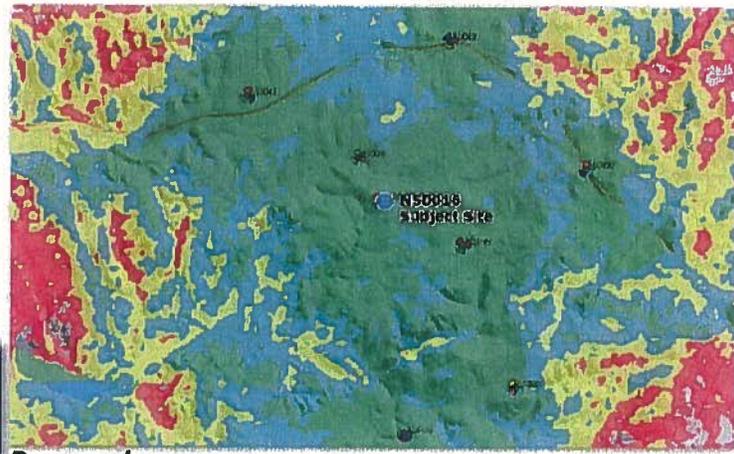
North:	Single Family Residences
South:	Single Family Residences
East:	Single Family Residences
West:	Single Family Residences

SITE SELECTION/COVERAGE ANALYSIS

The site was chosen due to its elevated location above the surrounding residential area in the city. The proposed site also allows the applicant to provide coverage along the main thoroughfares of Cannon Road, Lake Drive, and Melrose Avenue. Coverage to the surrounding residential and commercial areas will also be provided. The following exhibit depicts the before and after coverage for AT&T's network in this area.



Existing coverage



Proposed coverage



The "existing coverage" exhibit above shows the coverage gap in the red and yellow colors, indicating "poor" coverage on the east and west sides of the project site. "Poor" coverage indicates extremely weak signal strength, preventing calls to be transferred within the network or, at its worst, preventing a call from being made at all. The "proposed coverage" exhibit above shows the same area in green, indicating "excellent" coverage. The "proposed coverage" is a prediction of the coverage the project site will provide in the area, using computer models for the projection of coverage. The coverage area includes the major roads of Cannon Road, Lake Drive and Melrose Drive, and all residential and commercial areas adjacent to those roads. The light blue color indicates a "variable" coverage strength that indicates a weaker signal that may or may not be able to keep a constant connection to the wireless network; calls may not be



able to transfer from one cell to another within the network with "variable" strength signal.

The proposed project is the most effective and efficient method of providing coverage within a broad geographical area and connect to adjacent sites within the wireless network. In order to cover the same area with smaller sites at lower elevations along existing roadways would require many more sites, perhaps as many as 10 to 12 sites. With smaller sites, sites having fewer antennas and less power, better coverage would be virtually impossible. One larger site at a higher elevation creates less impact to the surrounding properties, both visually and otherwise.

GENERAL PLAN CONFORMANCE

Land Use Element Policies 1.12(B) and 1.12(C):

"Policy 1.12(B) The use of the land shall not create negative visual impacts to surrounding land uses"

The project is designed to utilize two faux eucalyptus trees as a method of camouflaging the antennas attached to them. The water tanks on the site are surrounded by many eucalyptus trees and the proposed faux trees are designed to blend into the existing visual landscape.

"Policy 1.12(C) The use of land shall not subject people to potential sources of objectionable noise, light, odors, and other emissions nor to exposure of toxic, radioactive, or other dangerous materials."

The equipment cabinets proposed to be used for the project are self-contained outdoor base station transceiver (BTS) cabinets that do not require an external air conditioning system. Eliminating the air conditioning units will reduce the noise level to an immeasurable level at the fence line of the project site. The concrete block equipment enclosure will insure an even greater level of noise attenuation for the equipment cabinets. There will be a motion-activated light to the equipment enclosure that will only be on during times of emergency service for the ground based equipment. There are no odor emitting sources associated with the project. There will be no toxic or radioactive emissions from any of the proposed equipment. Gel-cell batteries are used for back-up power. Since the total amount of electrolyte volume in the batteries exceeds 50 gallons, compliance with requirements set forth in Section 608 of the California Fire Code is required.



"Policy 1.14(A) Noise Control. Noise emissions shall not reach levels that pose a danger to the public health"

As stated in the section above, no major sources of noise are proposed and the need for external air conditioning units is not necessary for the self-contained BTS cabinets. All equipment cabinets are to be enclosed within the concrete block enclosure to attenuate any noise from the cabinets.

"Policy 1.22(A) Maintenance of Mature Trees."

No disturbance of mature trees is proposed for the project. The project site has sufficient landscaping and no disturbance of any existing tree is proposed.

"Policy 1.24(P) Site disturbance shall be limited to the maximum area necessary as construction proceeds."

Proposed project site disturbance will be limited to the footprint of the equipment enclosure, foundations for the two faux trees, and trenching for underground utilities and coaxial cables for antennas. Due care will be taken to minimize the site disturbance during the construction phase. The total site disturbance is approximately 0.1 acre, according to the Biological Resource Letter Report dated February 18, 2011, prepared by Merkel & Associates, Inc. (refer to page 15, Table 2). The extent of site disturbance is further detailed in the report on the "Biological Resource Map", figure 2.

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, an AT&T 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 technician in a service van or pickup truck-size vehicle performs the routine maintenance on the radio equipment located within the on-site equipment enclosure. Beyond this routine maintenance service, AT&T typically requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted during an emergency.

OPERATIONAL FREQUENCY CRITERIA

The FCC has allocated a portion of the radio spectrum to AT&T for the provision of PCS. The proposed communications facility will transmit at a frequency range of between 824 MHz and 1980 MHz. The power required to operate the facility typically does not exceed 200 watts per channel. By design, the AT&T 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:

That portion of Parcel 4 of Parcel Map No. 10839, in the City of Oceanside, County of San Diego, State of California, filed in the Office of the County Recorder of said County, December 24, 1980, described as follows:

Commencing at the Southwesterly terminus of that certain course in the boundary of said Parcel 4 having a bearing North $47^{\circ} 53' 14''$ East (radial) and a length of 484.68 feet;

Thence following the boundary of said Parcel 4 Southerly, 163.97 feet along a nontangent curve concave Westerly and having a radius of 270 feet to the true point of beginning;

Thence South $07^{\circ} 18' 59''$ East 113.65 feet to a curve concave Westerly and having a radius of 345 feet;

Thence Southerly along said curve 320.32 feet;

Thence South $45^{\circ} 52' 53''$ West 167.95 feet to a curve concave Northerly and having a radius of 270 feet;

Thence leaving said boundary Southerly along said curve last mentioned 167.32 feet;

Thence South $81^{\circ} 23' 16''$ West, 58.91 feet to a curve concave Northerly and having a radius of 670 feet;

Thence Westerly along said curve 7.91 feet to the beginning of a compound curve concave Northerly and having a radius of 20 feet, a radial bearing through said point bears South $7^{\circ} 56' 10''$ East;

Thence Westerly and Northerly along said curve 32.89 feet;

Thence North $03^{\circ} 42' 04''$ West 168.84 feet to a curve concave Westerly and having a radius of 828 feet;

Thence Northerly along said curve 309.08 feet;

Thence North $25^{\circ} 05' 20''$ West 167.49 feet to a curve concave Westerly and having a radius of 428 feet;

Thence Northwesterly along said curve 177.39 feet to a point on a nontangent line, a radial bearing through which bears North $41^{\circ} 09' 53''$ East;

Thence along said nontangent line North $40^{\circ} 07' 03''$ East 402.54 feet to a point on a nontangent curve concave Southerly and having a radius of 570 feet, to which point a radial bears North $29^{\circ} 04' 06''$ East, Thence Southerly along said curve 137.83 feet; thence South $47^{\circ} 04' 06''$ East 347.11 feet to a curve concave Westerly and having a radius of 270 feet; Thence Southerly 187.33 feet along said curve to the true point of