ITEM NO. 37-25

STAFF REPORT

CITY OF OCEANSIDE

DATE: May 16, 2012

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF AN APPEAL OF PLANNING COMISSION APPROVAL OF A CONDITIONAL USE PERMIT (CUP10-00012) TO ALLOW NEW WIRELESS TELECOMMUNICATIONS FACILITIES ON A CITY-OWNED PROPERTY LOCATED AT 3471 CANNON ROAD – AT&T MOBILITY @ SAN FRANCISCO PEAK – APPLICANT: AT&T MOBILITY**

SYNOPSIS

Under consideration is an appeal of a recent Planning Commission approval of a Conditional Use Permit to allow installation of new wireless telecommunications facilities on City-owned property that now accommodates municipal water storage and distribution facilities as well as private and City-operated wireless telecommunications facilities at 3471 Cannon Road. Staff recommends that the City Council adopt two resolutions approving the project.

BACKGROUND AND PROJECT DESCRIPTION

Situated within the Ocean Hills Neighborhood Planning Area and bearing a zoning designation of Public/Semi-Public (PS), the project site comprises roughly 10.4 acres of sloping terrain surrounding by single-family neighborhoods largely constructed in the late 1980s. Commonly known as San Francisco Peak, the project site accommodates two municipal water reservoirs, a hydroelectric generation facility and ancillary improvements operated by the City's Water Utilities Department. The site is also occupied by wireless telecommunications facilities operated by the City's Information Technology Division and Sprint-Nextel (with the installation and operation of the Sprint-Nextel facilities governed by a lease agreement overseen by the City's Property Management Division).

On March 12, 2012, the Planning Commission unanimously approved Conditional Use Permit (CUP10-00012) to allow installation and operation of wireless telecommunications facilities on the project site. Conditional Use Permit (CUP10-00012) allows for the installation of two faux eucalyptus towers accommodating a total of twelve panel antennas and remote radio units, a 12' x 27' concrete block equipment enclosure, and extended underground electrical service. Both of the proposed towers would be located near the 1.5-million-gallon reservoir that rests at the summit of San Francisco Peak: a 30-foot tower would be sited to the north of the reservoir, mounted with four panel antennas and remote

radio units; a 43-foot tower would be sited to the southeast of the reservoir, mounted with eight panel antennas and remote radio units. The equipment enclosure would be sited adjacent to the vehicle access road that rings the reservoir. Underground electrical service would be extended for a distance of approximately 180 feet, from an existing transformer near the proposed equipment enclosure to the 30-foot tower immediately north of the reservoir.

Additional project description details and drawings are provided in Attachment 4, the Planning Commission staff report.

ANALYSIS

Discussion

The proposed facilities are consistent with all applicable development standards, including the requirement that such facilities not exceed the height limit of the adjacent residential zones by more than 15 feet. The proposed facilities conform to all applicable design standards, including the requirement that such facilities embody camouflage design techniques and utilize existing natural and man-made features to maximize visual screening. With their faux eucalyptus design, the two towers would visually integrate with existing eucalyptus and other tree species on the project site. Additionally, the towers would be painted to blend with the backdrop of the reservoir.

Being a City-owned property within a Public/Semi-Public zoning district, the project site qualifies as a high-preference location for wireless telecommunications facilities, in accordance with Section 3912 of the City's Wireless Telecommunications Ordinance (Article 39 of the Zoning Ordinance). While the project site is surrounded by single-family residential zoning districts, the proposed facilities would be separated from the nearest residential uses by a minimum of 230 feet. Furthermore, the proposed facilities would be situated more than 50 feet above adjacent residential neighborhoods and substantially buffered from homes by intervening landscape and existing structures on the project site. Mapping of existing telecom installations Citywide reveals that the proposed facilities would be farther removed from residential uses – both laterally and vertically – than most existing telecom installations in the City.

As demonstrated by a radio frequency compliance study prepared by Dr. Jerrold Buschberg and reviewed by the City's third-party consultant Mestre Greve and Associates, radio frequency emissions generated by the proposed facilities would result in human exposure levels amounting to less than one percent (1%) of the maximum allowed under federal law. With the proposed facilities, cumulative radio frequency exposure from publicly-accessible areas on the project site would be less than three percent (3%) of the allowable maximum.

Following review of visual simulations and extensive field observation in the vicinity of San Francisco Peak, staff has concluded that the location, scale, and design of the proposed facilities would render them only intermittently visible from vantage points to the south and southeast of the project site, and entirely invisible from most vantage

points to the north and west. The greatest potential for visibility would be from the neighborhood immediately south of Cannon Road and east of Wisteria Drive, but the nearest tower (sited to the southeast of the reservoir) would be more than 600 feet removed from residences in this area.
Due to potentially significant adverse impacts to biological resources on the project site (i.e., the taking of coastal sage scrub habitat), a Mitigated Negative Declaration (MND) was prepared in accordance with the California Environmental Quality Act (CEQA). The MND establishes mitigation measures for the taking of coastal sage scrub as well as procedures for minimizing soil erosion, construction emissions, and construction noise. A cultural resources study identified no significant archaeological materials on the project site, but in the event such materials are discovered in the course of construction, conditions of approval for the handling of such materials have been established, as recommended by the California Native American Heritage Commission. The Mitigated Negative Declaration is appended to this staff report as Attachment 2.

The appellant has advanced several arguments in opposition to the proposed facilities:

- The proposal does not conform to the applicable standards of the City's Wireless Telecommunications Ordinance;
- The applicant has not conducted sufficient analysis of alternative sites;
- The applicant has not furnished sufficient evidence that the proposed facilities are necessary to achieve adequate signal coverage;
- The City has not considered the impact of radio frequency emissions on wildlife;
- The City of Oceanside has a conflict of interest in approving the proposal, given that the City would receive revenue from the applicant under a lease agreement.

The letter of appeal is appended to this staff report as Attachment 5.

As indicated earlier in this staff report, the proposed facilities conform to all applicable standards of the City Wireless Telecommunications Ordinance. Detailed analysis of the proposal's conformance to applicable standards is provided in the Planning Commission staff report, appended to this staff report as Attachment 4.

In response to the appeal, the applicant has augmented the required alternative sites analysis to further demonstrate that the proposed location is the least impactful among feasible alternatives in the vicinity. The alternative sites analysis is appended to this staff report as Attachment 6.

The applicant has also embellished the required signal coverage map to better illustrate where existing coverage is deficient and what areas would benefit from enhanced coverage were the proposal to be implemented. The signal coverage map is appended to this staff report as Attachment 7.

Merkel and Associates, principal authors of the mitigated negative declaration, have provided response to the appellant's argument that the proposal does not consider the impact of radio frequency emissions on wildlife. Correspondence from Merkel and

Associates is appended to this staff report as Attachment 8.

Regarding the appellant's claim that the City has a conflict of interest, given that the City would receive revenue from the applicant were the proposal to be implemented, staff notes that the proposal is conditionally permitted in the surrounding zone, which is designated a high-preference location by the City Wireless Telecommunications Ordinance. Staff review of the proposal has focused on its conformance to applicable standards and its potential impacts on people and property in the vicinity. The prospect of additional City revenue has not entered into staff's evaluation of the proposal.

FISCAL IMPACT

Applicable fees for the processing of the appeal were not paid, as the appellant provided a petition for waiver of said fees in accordance with City policy.

COMMISSION OR COMMITTEE REPORT

The Planning Commission reviewed and unanimously approved the project on March 12, 2012. Public testimony received at and prior to the Planning Commission public hearing included expressions of concern about radio frequency exposure, visual blight, and the diminution of property values. Much of the public testimony spoke to the visual impacts of existing features on and adjacent to the project site: e.g., chain-link fencing and gates topped with barbed-wire, utility boxes at the street frontage, wireless telecommunications equipment mounted on light standards in the public right-of-way. In an effort to address concerns about existing conditions on and adjacent to the project site, Water Utilities staff has recently met with residents to discuss removal of barbed wire and replacement of the vehicle access gate visible from segments of Wisteria Drive and Merced Drive.

The Planning Commission directed staff to ensure that the proposed facilities be designed to accommodate future co-located antennas. To this end, the Planning Commission added a condition of approval that would allow the proposed 43-foot tower to rise to as much as 50 feet (the maximum allowable height under current standards) in order to provide adequate clearance for co-located facilities. To accommodate additional height without exceeding the peak of the adjacent reservoir, the proposed tower would be sited farther down the slope that separates the reservoir from lower reaches of the vehicle access road.

CITY ATTORNEY'S ANALYSIS

The City Council is authorized to hold a public hearing in this matter. Consideration of the matter should be based on the testimony and evidence presented at the hearing. After conducting the public hearing, the Council shall affirm, modify or deny the project. The supporting document(s) has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff finds that the issues raised under the appeal have been adequately addressed through the required findings established in PC Resolution 2012-P11, the mitigated negative declaration, and other analyses appended to this staff report. Staff therefore recommends that the City Council uphold the Planning Commission's decision and adopt two resolutions approving the proposed project.

PREPARED BY

Russ Cunningham
Senior Planner

SUBMITTED BY

Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

George Buell, Development Services Director

Jerry Hittleman, City Planner

ATTACHMENTS:

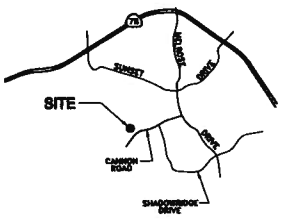
1. Plans
2. Mitigated Negative Declaration
3. City Council Resolutions for Approval (2)
   A. Planning Commission Resolution No. 2012-P12
4. Planning Commission Staff Report Dated March 12, 2012
5. Appeal Letter
6. Alternative Sites Analysis
7. Signal Coverage Map
8. Correspondence from Merkel & Assoc. regarding wildlife impacts
9. Photo simulations

ATTACHMENT 1

at&t MOBILITY

SAN FRANCISCO PEAK RESERVOIR
3471 CANNON ROAD
OCEANSIDE, CA 92056
NS0016

VICINITY MAP



THOMAS GUIDE PAGE 1107, E4

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ADDRESS

3471 CANNON ROAD
OCEANSIDE, CA 92056

COORDINATES (NAD 83)

SECTOR A & B — LATITUDE: 33° 10' 10.94" NORTH
LONGITUDE: 117° 15' 53.26" WEST

SECTOR C — LATITUDE: 33° 10' 12.27" NORTH
LONGITUDE: 117° 15' 53.82" WEST

CONSULTANT TEAM

ARCHITECT:

WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-5474
(760) 434-8366 (FAX)

SURVEYOR:

FLOYD SURVEYING, INC.
29881 VIA REMOLINA
MISSION VIEJO, CA 92691
CONTACT: DAVID FLOYD
(949) 583-9082

POLE MANUFACTURER ENGINEER:

SCI - SOLAR COMMUNICATIONS INTERNATIONAL, INC.
8885 RIO SAN DIEGO DRIVE
SAN DIEGO, CA 92108
(619) 243-2736
(619) 243-2749 (FAX)

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: AT&T MOBILITY
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121
(858) 453-3388

OWNER: CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

DEVELOPMENT SUMMARY:

- INSTALLATION OF A CONCRETE BLOCK EQUIPMENT ENCLOSURE
- INSTALLATION OF THREE ANTENNA SECTORS OF (4) ANTENNAS EACH (TOTAL OF 12 ANTENNAS) TWO SECTORS SHALL BE MOUNTED TO A NEW 43'-0" HIGH FAUX EUCALYPTUS TREE & ONE SECTOR SHALL BE MOUNTED TO A NEW 30'-0" HIGH FAUX EUCALYPTUS TREE
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE
- PROVIDE NEW TELCO SERVICE CONNECTION
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 10839 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DECEMBER 24, 1980. SEE SHEET LS-1 FOR COMPLETE LEGAL DESCRIPTION

PROJECT ADDRESS: 3471 CANNON ROAD
OCEANSIDE, CA 92056

ASSESSORS PARCEL NUMBER: 169-011-18

EXISTING ZONING: PS

TOTAL SITE AREA: 453,893 SQ. FT.
= 10.42 ACRES

PROPOSED ENCLOSURE AREA: 328 SQ. FT.

TYPE OF CONSTRUCTION: TYPE V-B
UNSPRINKLERED

EXISTING BUILDING OCCUPANCY & USE:

WATER TANK: U
TWO MAINTENANCE BUILDINGS: B
NEXTEL BUILDING: B

NOTE: THERE IS ONE EXISTING TELECOMMUNICATION FACILITY ON SITE (NEXTEL)

PROPOSED BLDG. OCCUPANCY: NONE
(ALL OUTDOOR EQUIPMENT)

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN & GENERAL SPECIFICATIONS
A-1	ENLARGED SITE PLANS
A-2	EQUIPMENT ENCLOSURE PLAN
A-3	EXTERIOR ELEVATIONS
A-4	ANTENNA PLANS & 43'-0" TREE ELEVATION
A-5	ANTENNA PLANS & 30'-0" TREE ELEVATION
LS-1	SITE SURVEY
LS-2	SITE SURVEY
LS-3	SITE SURVEY

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ELECTRICAL CODE, 2007 EDITION
CALIFORNIA FIRE CODE, 2001 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

BOOTH & SUAREZ
ARCHITECTURE ■ PLANNING

WILLIAM H. BOOTH, ARCHITECT ROBERT A. SUAREZ, ARCHITECT
P.O. BOX 4221, CARLSBAD, CA 92018 (760) 434-5474

PREPARED FOR

at&t MOBILITY

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92056

SAN DIEGO COUNTY

DRAWING DATES

04/12/10	90% ZD REVIEW (jab)
04/13/10	100% ZD (jab)
04/21/10	ADDED EASEMENTS (rsl)
04/28/10	PLANNING SUBMITTAL (ao)
05/13/10	REVISED ZD (ao)
05/26/10	REVISED ZD (ao)
12/13/10	FINAL REVISED ZD (jab)
08/03/11	REVISED ZD (jab)
02/21/12	REVISED ZD #4 (EQUIP) (rl)

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

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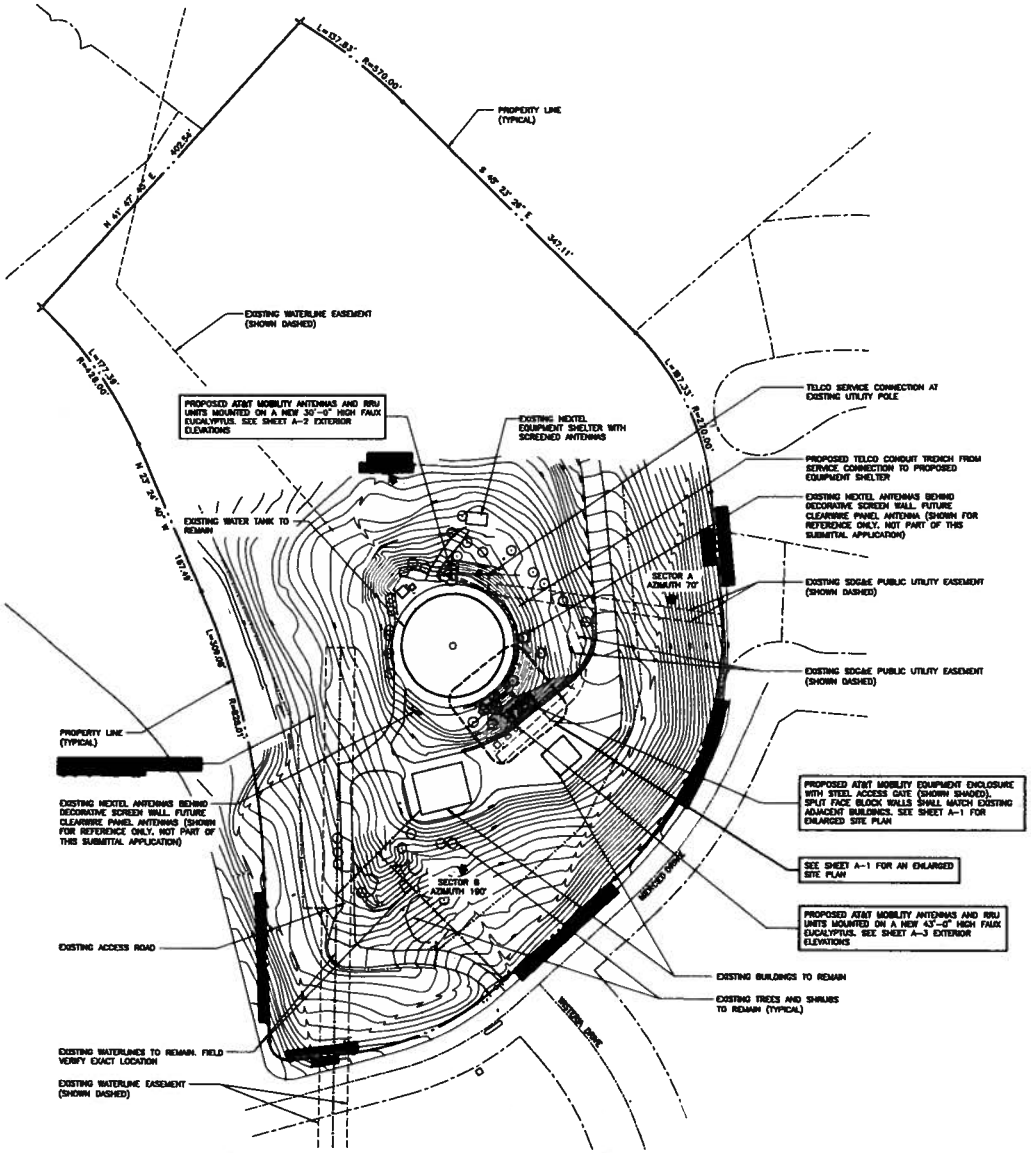
T-1

CUP 10-00012



SITE PLAN

SCALE: 1" = 60'-0"

GRADING EXCAVATION:	
CUT:	
EQUIPMENT ENCLOSURE:	81 CU. YDS.
CAISSON FOOTING:	22 CU. YDS.
TOTAL:	103 CU. YDS.
FILL:	00 CU. YDS.
EXPORT:	103 CU. YDS.

NOTE:
EXCESS SOIL MAY BE SPREAD ON SITE AS APPROVED & DIRECTED BY CITY OF OCEANSIDE. OR EXPORT OFF SITE TO APPROVED LOCATION

AT&T MOBILITY TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

824–880 MHz BANDWIDTH
1865–1990 MHz BANDWIDTH
200 WATTS PER SECTOR

BENCH MARK:

SAN DIEGO CONTROL STATION "0042 044 001". ELEVATION 512.76' MEAN SEA LEVEL

BOUNDARY NOTE:

THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED BY FLOYD SURVEYING INC.

EASEMENTS:

ALL EASEMENTS SHOWN REFLECT PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. SEE SHEET L31 FOR ADDITIONAL EASEMENT INFORMATION

BOOTH & SUAREZ
ARCHITECTURE ▪ PLANNING
WILLIAM R. BOOTH, ARCHITECT
ROBERT J. SUAREZ, ARCHITECT

PREPARED FOR

at&t MOBILITY

5738 PACIFIC CENTER BLVD.
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PROJECT NUMBER

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OCEANSIDE, CA 92056

SAN DIEGO COUNTY

DRAWING DATES

04/12/10	PRELIM ZD REVIEW (jsb)
04/13/10	100% ZD (jsb)
04/21/10	ADDED EASEMENTS (rel)
04/28/10	PLANNING SUBMITTAL (oo)
05/13/10	REVISED ZD (oo)
05/28/10	REVISED ZD (oo)
12/13/10	FINAL REVISED ZD (jsb)
08/03/11	REVISED ZD (jsb)
02/21/12	REVISED ZD #4 (EQUIP) (al)

SHEET TITLE

SITE PLAN & GENERAL SPECIFICATIONS

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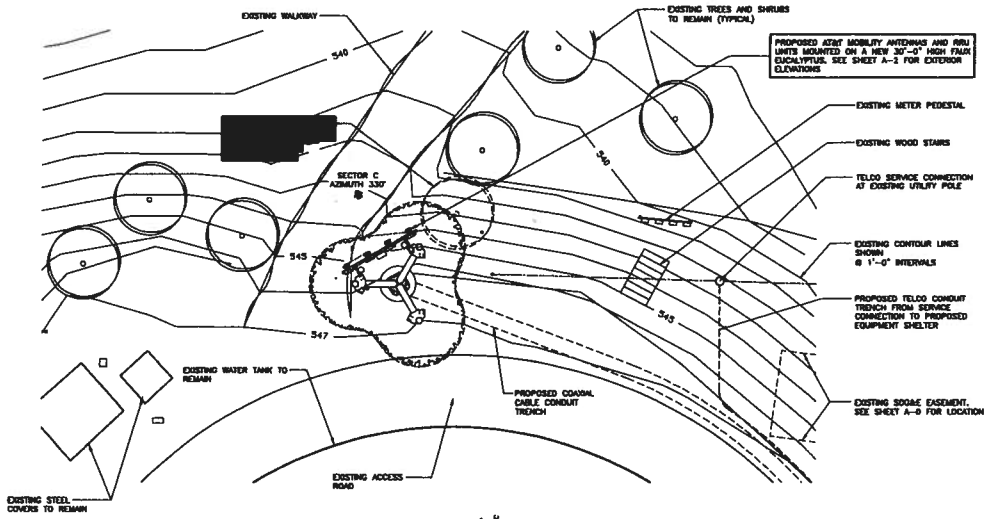
A-0



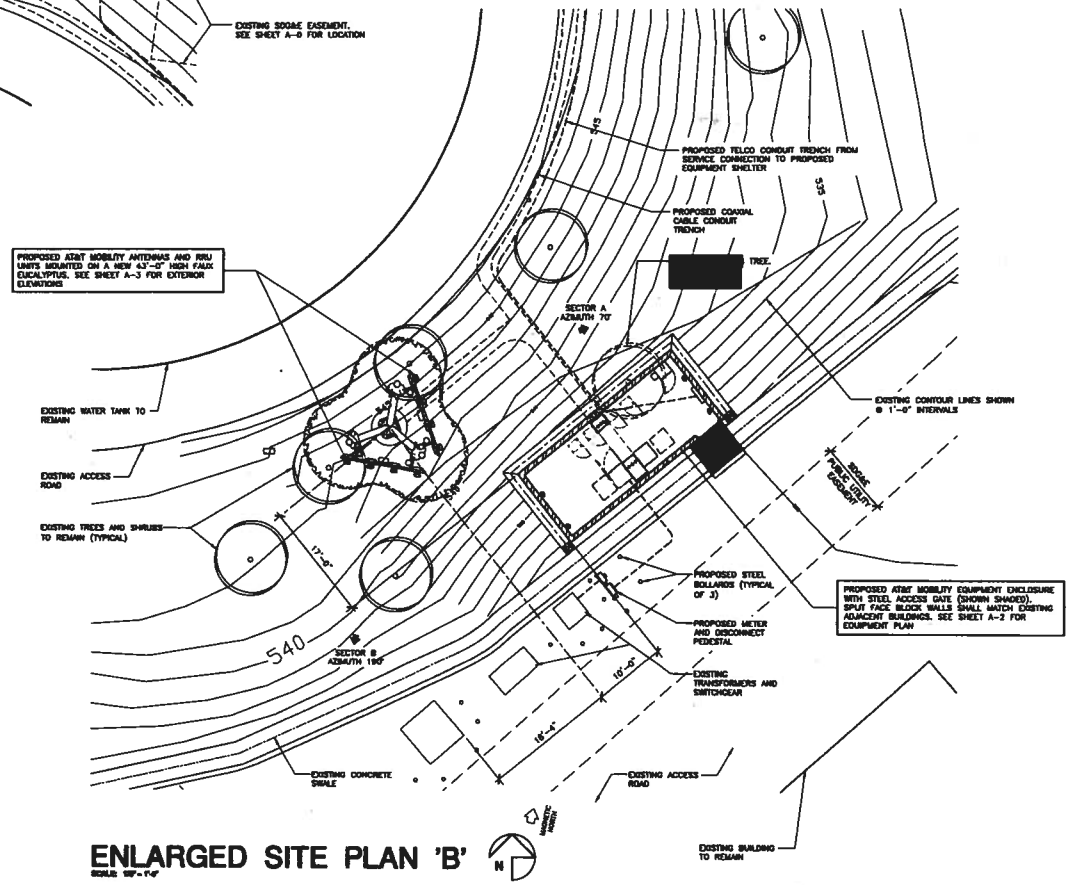
ENLARGED SITE PLAN 'A'

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

ANTENNA AND COAXIAL CABLE SCHEDULE											
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	RRU	DOWNTILT	SNOW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	COAX CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
A1	NORTHEAST	70°	KATHREIN 800-10765	(10) RRUS-11	0°	N/A		8	180'-0"	5'	7/8"
A2			KATHREIN 800-10765								
A3			KATHREIN 800-10765								
A4			KATHREIN 800-10765								
B1	SOUTH	190°	KATHREIN 800-10765	(10) RRUS-11	0°	N/A		8	100'-0"	5'	7/8"
B2			KATHREIN 800-10765								
B3			KATHREIN 800-10765								
B4			KATHREIN 800-10765								
C1	NORTHWEST	330°	KATHREIN 800-10765	(10) RRUS-11	0°	N/A		8	243'-0"	5'	1-5/8"
C2			KATHREIN 800-10765								
C3			KATHREIN 800-10765								
C4			KATHREIN 800-10765								

NOTES:

1. FIELD VERIFY ALL CABLE LENGTHS PRIOR TO ORDERING CABLE
2. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT.
3. VERIFY MODEL NUMBER OF ALL ANTENNAS WITH AT&T MOBILITY.
4. INSTALL (10) RRU UNITS PER SECTOR (30 RRU UNITS TOTAL)



ENLARGED SITE PLAN 'B'

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

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PREPARED FOR

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5738 PACIFIC CENTER BLVD.
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SHEET TITLE

ENLARGED SITE PLAN

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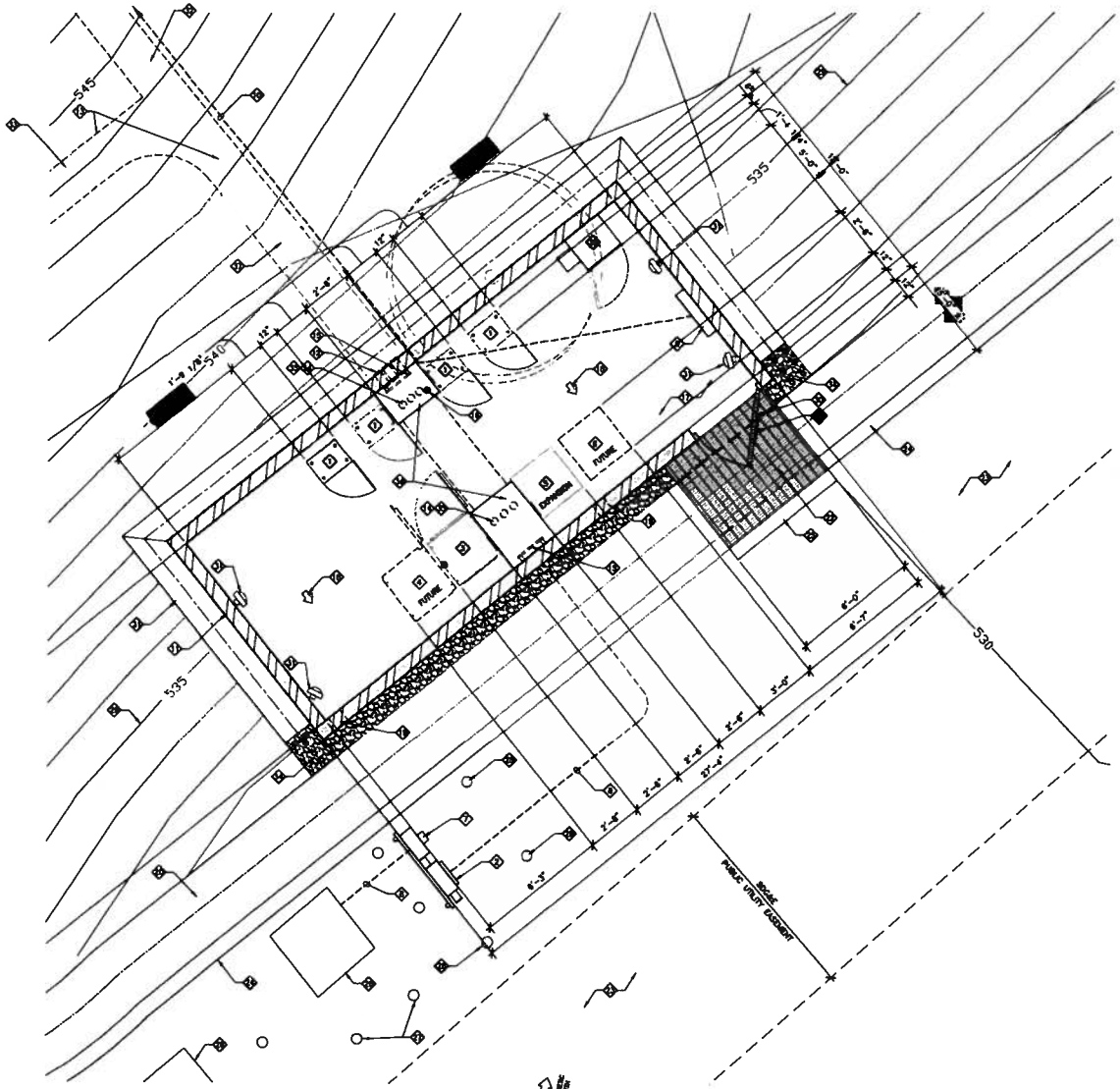


EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

EQUIPMENT ENCLOSURE PLAN NOTES:

1. PROPOSED AT&T MOBILITY ERICSSON OUTDOOR RADIO CABINET "RBS 6301" 21 1/8" WIDE x 43 7/8" HIGH x 18 1/4" DEEP (TYPICAL OF 4)
2. PROPOSED "INTERSECT, INC." MP SERIES 200AMP POWER DISTRIBUTION LOAD CENTER WITH GENERATOR RECEPTACLE AND MANUAL TRANSFER SWITCH MOUNTED TO STEEL "H-FRAME" (20" WIDE x 10" DEEP x 40" HIGH) WEIGHT: 90 LBS.
3. PROPOSED AT&T MOBILITY OUTDOOR POWER EQUIPMENT CABINET "ALPHA 1+15+2" 30" WIDE x 72" HIGH x 30" DEEP, WEIGHT: 1370 LBS. (TYPICAL OF 1)
4. FUTURE AT&T MOBILITY OUTDOOR EQUIPMENT CABINET (TYPICAL OF 1)
5. PROPOSED AT&T MOBILITY ARGUS BATTERY EXPANSION CABINET (30" WIDE x 72" HIGH x 30" DEEP) WEIGHT: 3220 LBS. (TYPICAL OF 1)
6. FUTURE AT&T MOBILITY ARGUS BATTERY EXPANSION CABINET (30" WIDE x 72" HIGH x 30" DEEP) (SHOWN DASHED) (TYPICAL OF 1)
7. PROPOSED SDG&E METER MOUNTED ON STEEL "H-FRAME"
8. PROPOSED POWER TRENCH
9. PROPOSED TELCO SPLICE BOX MOUNTED TO WALL.
10. PROPOSED TELCO TRENCH
11. PROPOSED SPLIT FACE CONCRETE BLOCK WALL ENCLOSURE (COLOR: EARTH TONE TO MATCH EXISTING BUILDINGS)
12. PROPOSED COAX CABLE CONDUIT WALL PENETRATION AT CONCRETE BLOCK WALL – (7) 6"ø CONDUITS.
13. PROPOSED PVC SCHEDULE 40 PVC COAX CABLE CONDUIT TRENCH. FIELD VERIFY ROUTE WITH AT&T CONSTRUCTION MANAGER
14. PROPOSED COAXIAL CABLE CONDUIT SWEEPS AT CONCRETE PAD
15. PROPOSED GROUND BUSS BAR & DIPLEX FILTER INSIDE CABLE SHROUD EACH SIDE.
16. PROPOSED E-911/GPS ANTENNA MOUNTED TO EQUIPMENT CABINET
17. PROPOSED CONCRETE PAD FOR AT&T MOBILITY BTS EQUIPMENT
18. SLOPE CONCRETE PAD MINIMUM 1% FOR DRAINAGE
19. 8"x8" DRAINAGE OPENING AT SLAB LEVEL (TYPICAL OF 2)
20. EXISTING CONCRETE DRAINAGE SWALE TO REMAIN. (REPAIR IN-KIND WHERE DAMAGED BY CONSTRUCTION)
21. PROPOSED CONCRETE SWALE. FEATHER FLOW LINE INTO EXISTING SWALE AT TOE OF SLOPE. 20
22. PROPOSED STEEL GRATE BRIDGE OVER EXISTING CONCRETE DRAINAGE SWALE
23. EXISTING ASPHALT DRIVEWAY
24. EXISTING ASPHALT CURB
25. PROPOSED CONCRETE CURB FOR NEW GRATE BRIDGE SUPPORT
26. EXISTING SDG&E TRANSFORMER TO REMAIN
27. EXISTING CONCRETE FILLED STEEL BOLLARDS TO REMAIN (TYPICAL)
28. PROPOSED CONCRETE FILLED STEEL BOLLARDS TO MATCH EXISTING (TYPICAL OF 3)
29. EXISTING CONTOURS AT 1'-0" INTERVALS
30. PROPOSED 4'-0" x 8'-4" WIDE STEEL ACCESS GATE
31. TIMER SWITCH OPERATED LIGHT FIXTURE MOUNTED TO ENCLOSURE WALL (TYPICAL OF 4)
32. PROPOSED COAX CABLE CONDUIT TRENCH WITH (3) 6" PVC SCHEDULE 40 TO CONDUIT SLEEVES
33. PROPOSED COAX CABLE CONDUIT TRENCH WITH (4) 6"ø PVC SCHEDULE 40 TO CONDUIT SLEEVES
34. PROPOSED RIP-RAP DIVERTER
35. PROPOSED (3) 4"ø PVC CONDUIT SLEEVE ROUTED TO EACH SIDE OF CABINETS
36. PROPOSED 20 GA. COAX CABLE SHROUD. MATCH HEIGHT OF EQUIPMENT CABINETS
37. PROPOSED COAX CABLE CONDUIT TRENCH WITH (7) 6"ø, SCHEDULE 40 COAX CABLE CONDUIT TRENCH.
38. AT&T MOBILITY SIGNAGE
39. PROPOSED PURCELL FIBER CABINET 24" WIDE x 35.5" HIGH x 20" DEEP, WITH AC UNIT ON UNISTRUT & MOUNTED TO CONCRETE BLOCK WALL

BATTERY SUMMARY

3 POWER CABINET
(8) GNB M12V155 FT
AT 118 LBS PER BATTERY
8 x 118 LBS = 944 LBS

3 6 EXPANSION BATTERY CABINET 1
(16) GNB M12V155 FT
AT 118 LBS PER BATTERY
16 x 118 LBS = 1,888 LBS x2

TOTAL BATTERY WEIGHT = 4,720 LBS

PER MATERIAL SAFETY DATA SHEET
ELECTROLYTE (SULFURIC ACID) = 16 TO 18%
BY WEIGHT PER BATTERY x 18%

TOTAL SULFURIC ACID = 849.60 LBS

GALLONS TO POUNDS
1 US GAL = 10.66 LBS

TOTAL GALLONS OF SULFURIC ACID 79.70 GALLONS

SUMMARY:

- 79.70 GALLONS > 50 GALLONS
- THIS SITE IS REQUIRED TO COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 608 OF THE CALIFORNIA FIRE CODE 2010
- 79.70 GALLONS > 55 GALLONS
- COUNTY OF SAN DIEGO HAZMAT BUSINESS PLAN IS REQUIRED

BOOTH & SUAREZ
ARCHITECTURE & PLANNING
WILLIAM H. BOOTH ARCHITECT
MOSHAE J. SUAREZ, ARCHITECT

PREPARED FOR

at&t MOBILITY

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92056

SAN DIEGO COUNTY

DRAWING DATES

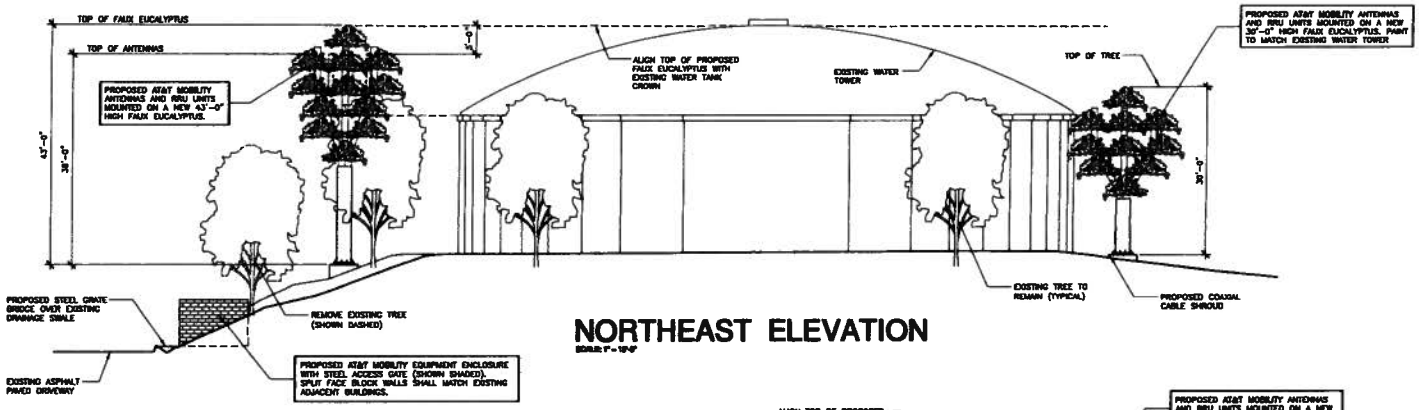
04/12/10	90% ZD REVIEW (jab)
04/13/10	100% ZD (jab)
04/21/10	ADDED EASEMENTS (rsf)
04/28/10	PLANNING SUBMITTAL (ee)
05/12/10	REVISED ZD (ee)
09/28/10	REVISED ZD (ee)
12/10/10	FINAL REVISED ZD (jab)
08/03/11	REVISED ZD (jab)
02/21/12	REVISED ZD #4 (EQUIP) (cl)

SHEET TITLE

EQUIPMENT ENCLOSURE PLAN

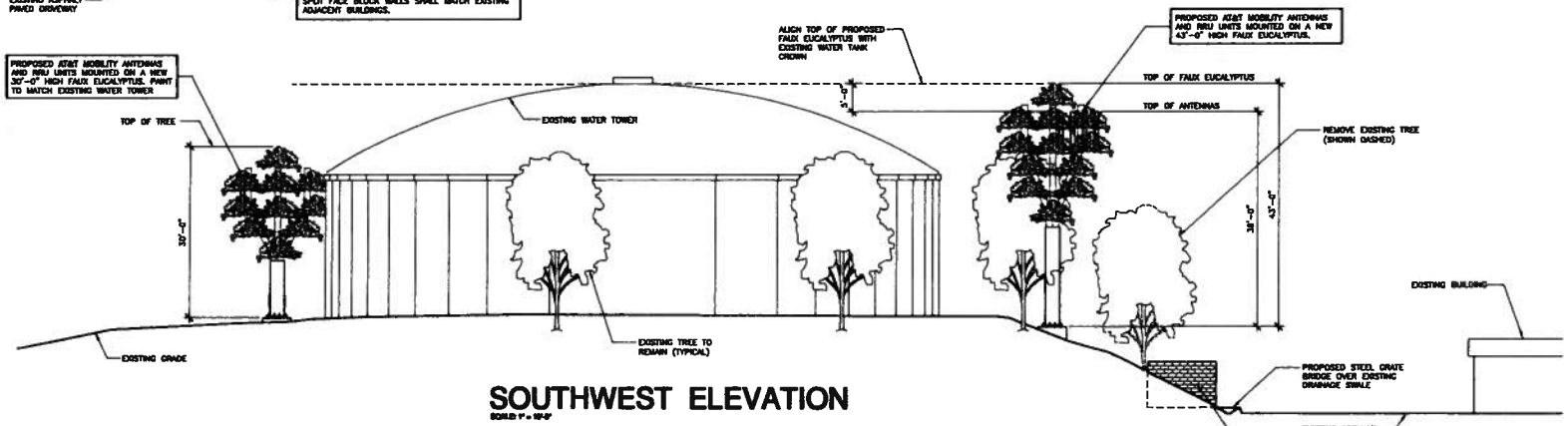
PROJECTS\at&t\08057zd\08057zA2.DWG

A-2



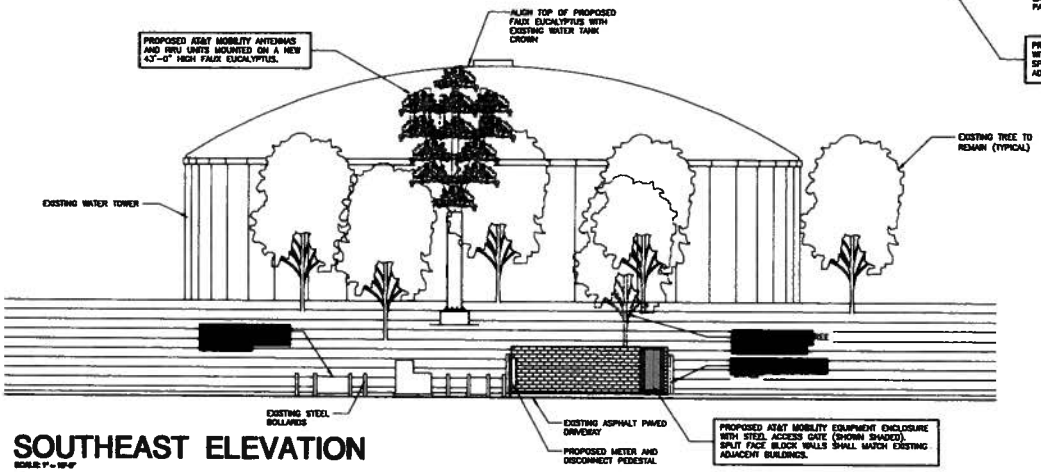
NORTHEAST ELEVATION

SCALE: 1" = 10'-0"



SOUTHWEST ELEVATION

SCALE: 1" = 10'-0"



SOUTHEAST ELEVATION

SCALE: 1" = 10'-0"

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at&t MOBILITY

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92056

SAN DIEGO COUNTY

DRAWING DATES

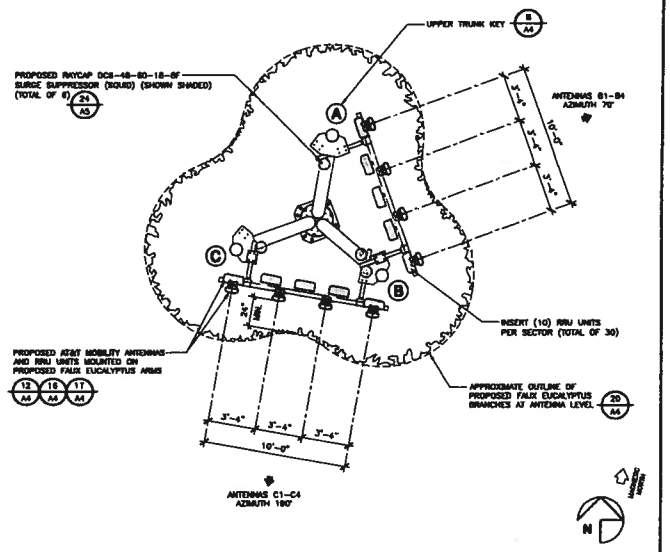
04/12/10	PRELIM ZD REVIEW (jab)
04/13/10	100% ZD (jab)
04/21/10	ADDED EASEMENTS (rst)
04/28/10	PLANNING SUBMITTAL (ee)
05/13/10	REVISED ZD (ee)
05/28/10	REVISED ZD (ee)
12/15/10	FINAL REVISED ZD (jab)
06/03/11	REVISED ZD (jab)
02/21/12	REVISED ZD #4 (EQUIP) (al)

SHEET TITLE

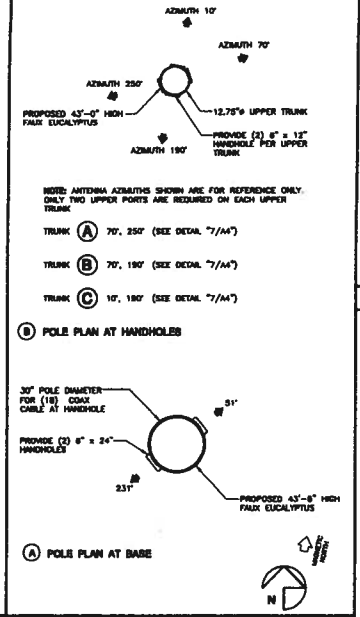
EXTERIOR ELEVATIONS

PROJECTS\al&f\08057zd\08057zA3.DWG

A-3



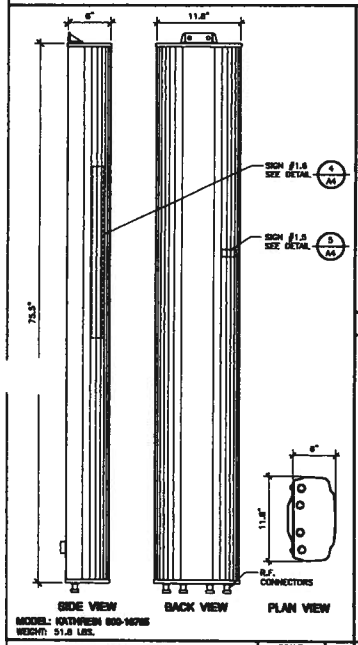
ENLARGED ANTENNA PLAN — SCALE 1/4"=1'-0" — 7



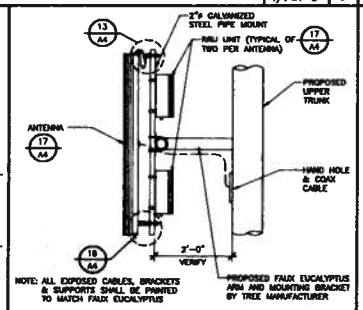
FAUX EUCALYPTUS DETAIL — SCALE 1/2"=1'-0" — 8

AT&T MOBILITY SIGN 01.6 — SCALE: N.T.S. — 4

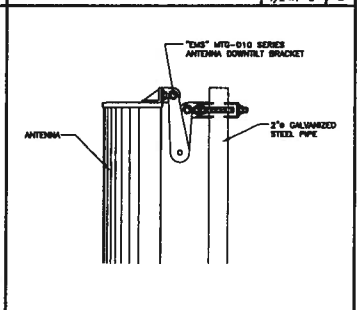
AT&T MOBILITY SIGN 01.6 — SCALE: N.T.S. — 5



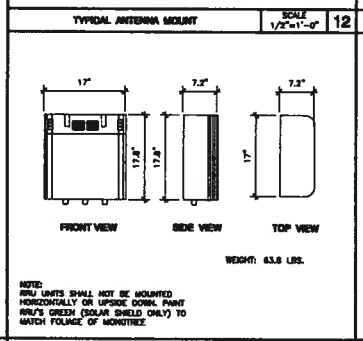
"KATHREIN" ANTENNA — SCALE: N.T.S. — 16



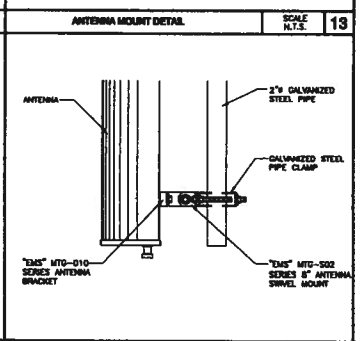
TYPICAL ANTENNA MOUNT — SCALE 1/2"=1'-0" — 12



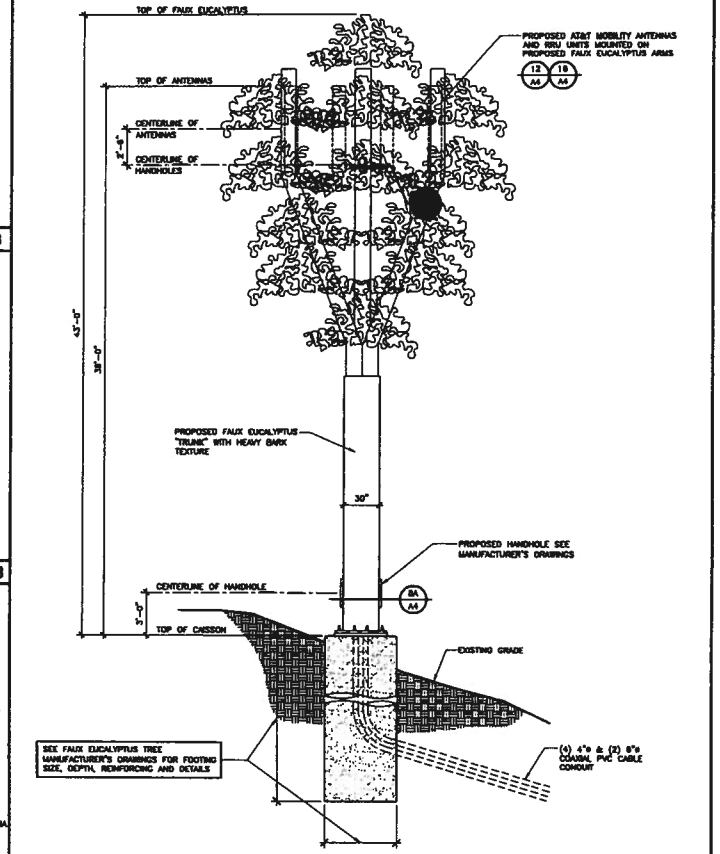
ANTENNA MOUNT DETAIL — SCALE N.T.S. — 13



REMOTE RADIO UNIT (RRUS-11) — SCALE NONE — 17



ANTENNA PIPE MOUNT — SCALE N.T.S. — 18



FAUX EUCALYPTUS DETAIL — SCALE 1/4"=1'-0" — 20

BOOTH & SUAREZ
ARCHITECTURE PLANNING

PREPARED FOR

at&t MOBILITY

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92056

SAN DIEGO COUNTY

DRAWING DATES

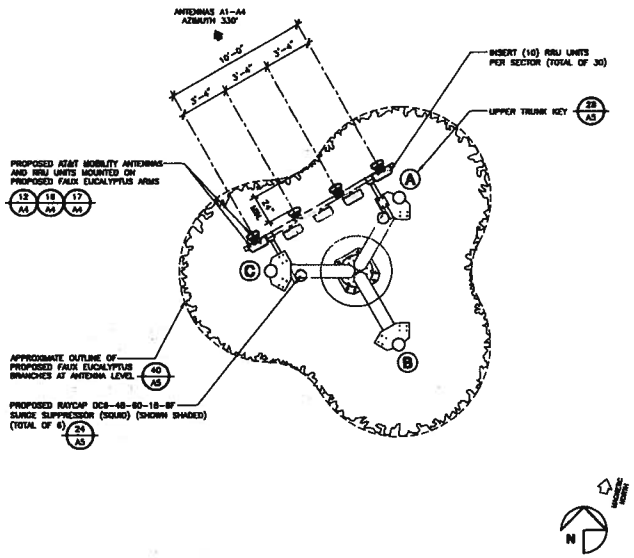
04/12/10	PRELIM ZD REVIEW (jab)
04/13/10	100% ZD (jab)
04/21/10	ADDED EASEMENTS (rcl)
04/28/10	PLANNING SUBMITTAL (oe)
08/13/10	REVISED ZD (oe)
03/28/10	REVISED ZD (oe)
12/15/10	FINAL REVISED ZD (jab)
08/03/11	REVISED ZD (jab)
02/21/12	REVISED ZD #4 (EQUIP) (el)

SHEET TITLE

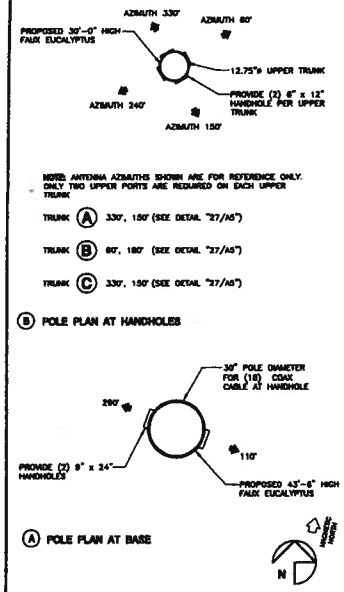
ANTENNA DETAILS

PROJECT#\eMcf\08057zd\08057zA4.DWG

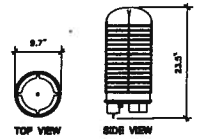
A-4



ENLARGED ANTENNA PLAN — SCALE 1/4"=1'-0" — 27



FAUX EUCALYPTUS DETAIL — SCALE 1/2"=1'-0" — 28



SURGE SUPPRESSOR — SCALE: 1"=1'-0" — 24

NO DETAIL THIS SPACE — 25

NO DETAIL THIS SPACE — 31

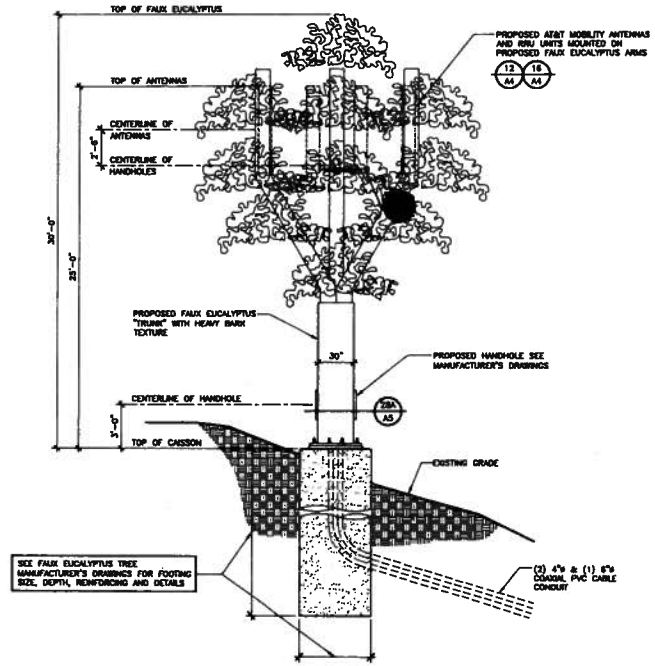
NO DETAIL THIS SPACE — 32

NO DETAIL THIS SPACE — 33

NO DETAIL THIS SPACE — 36

NO DETAIL THIS SPACE — 37

NO DETAIL THIS SPACE — 38



FAUX EUCALYPTUS DETAIL — SCALE 1/4"=1'-0" — 40

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

PREPARED FOR

at&t MOBILITY

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

DRAWING DATES

12/15/10 FINAL REVISED ZD (jmb)
08/03/11 REVISED ZD (jmb)
02/21/12 REVISED ZD #4 (EQUIP) (al)

SHEET TITLE

ANTENNA DETAILS

PROJECTS\sbr\08057zd\08057zA5.DWG

A-5

OWNER'S NAME: CITY OF OCEANSIDE

ASSESSOR'S PARCEL NUMBER(S) 169-011-18-00

BASIS OF BEARINGS: (NAD 83; Epoch 2002)
THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NGVD 1929
ELEVATIONS ARE BASED ON SAN DIEGO CONTROL STATION 0042 044 001. ELEVATION = 512.78'.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: *National Flood Insurance Program:*
County: SAN DIEGO Effective Date: 6/19/1997
Panel: 0767F Community-Panel Number: 060703C
The Flood Zone Designation for this site is: ZONE: X

FEMA FLOOD ZONE INFORMATION

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 10539 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DECEMBER 24, 1980, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE BOUNDARY OF SAID PARCEL 4 HAVING A BEARING OF NORTH 47°53'14" EAST (RADIAL) AND E LENGTH OF 464.68 FEET; THENCE FOLLOWING THE BOUNDARY OF SAID PARCEL 4, SOUTHERLY 163.97 FEET ALONG A NONTANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 230 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 07°15'59" 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°52'53" WEST 197.95 FEET TO A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 270 FEET; THENCE LEAVING SAID BOUNDARY SOUTHERLY ALONG SAID CURVE LAST MENTIONED 187.32 FEET; THENCE SOUTH 81°37'16" WEST 58.91 FEET TO A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 570 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°56'10" EAST; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE 32.88 FEET; THENCE NORTH 03°42'06" WEST 168.84 FEET TO A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 628 FEET; THENCE NORTHERLY ALONG SAID CURVE 308.16 FEET; THENCE NORTH 25°05'20" WEST 167.48 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°09'33" EAST; THENCE ALONG SAID NONTANGENT LINE NORTH 40°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°04'36" EAST; THENCE SOUTHERLY ALONG SAID CURVE 137.83 FEET; THENCE SOUTH 47°04'08" 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 BEGINNING.

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.11904888 PREPARED BY LAWYERS TITLE INSURANCE CORPORATION AND DATED MARCH 23, 2010 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #2 – An easement for the purposes shown below and rights incidental thereto as set forth in a document
Granted to: City of Oceanside
Purpose: water line and incidental purposes
Recorded: May 8, 1980 as Instrument No. 25919 of Official Records
(AS SHOWN HEREON)

ITEM #3 – An easement for the purposes shown below and rights incidental thereto as set forth in a document
Granted to: Ida Dawson, a married woman
Purpose: ingress and egress and incidental purposes
Recorded: November 28, 1961 as Instrument No. 203920 of Official Records
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

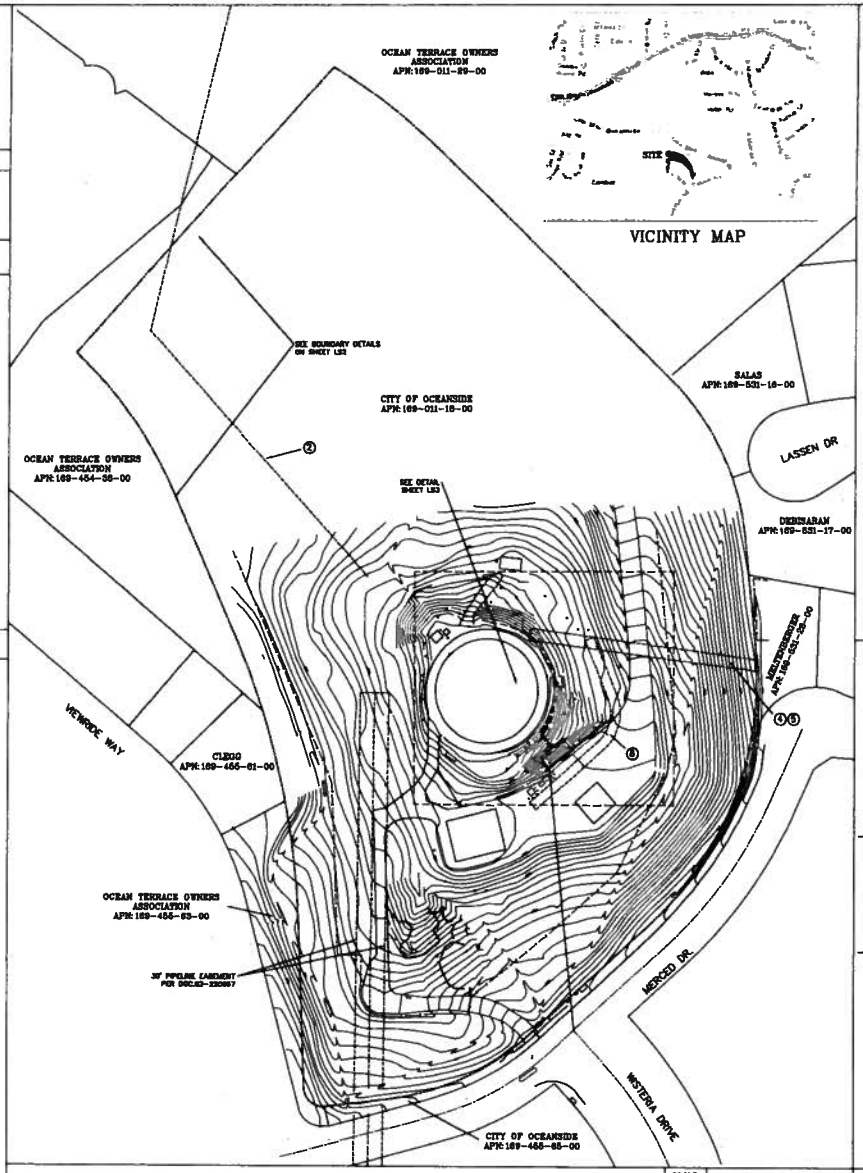
ITEM #4 – An easement for the purposes shown below and rights incidental thereto as set forth in a document
Granted to: San Diego Gas & Electric Company
Purpose: public utilities, ingress and egress
Recorded: November 13, 1970 as Instrument No. 208158 of Official Records
(AS SHOWN HEREON)

ITEM #5 – An easement for the purposes shown below and rights incidental thereto as set forth in a document
Granted to: San Diego Gas & Electric Company
Purpose: public utilities, ingress and egress
Recorded: November 13, 1970 as Instrument No. 208161 of Official Records
(AS SHOWN HEREON)

ITEM #7 – The rights of the public in and to that portion of the herein described land lying within the existing dirt road within said Parcel 4, currently being used for ingress and egress purposes, as disclosed by Partnership Easement Deed, recorded November 9, 1983 as Instrument No. 83- 407224 of Official Records.
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #8 – An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: San Diego Gas & Electric Company
Purpose: public utilities, ingress and egress
Recorded: September 9, 1985 as Instrument No. 85-323171 of Official Records
(AS SHOWN HEREON)

END OF EASEMENTS



OVERALL SITE VIEW

SCALE: 1"=60' 60 30 0 60

VICINITY MAP

ADD. LEGEND

BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
ELPN	ELECTRICAL PANEL
ELTR	ELECTRICAL TRANSFORMER
ELVA	ELECTRICAL VAULT
EP	EDGE OF PAVEMENT
ER	EDGE OF DIRT ROAD
HW	HEAD WALL
LP	LIGHT POLE TOP
MG	GROUND SPOT ELEVATION
RFSC	ANTENNA SCREEN
RTOE	ROOF TOE
RTOP	ROOF TOP
TLVA	TELEPHONE VAULT
TRTP	TREE TOP DECIDUOUS
TRTP3	TREE TOP CONIFEROUS
WT	WATER TANK RIM
	BOUNDARY LINE
	CENTERLINE
	MISC. PROPERTY LINE
	MISC. TIE LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	FENCE LINE

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on APRIL 2, 2010.

AC	AIR CONDITIONER	PM	PARCEL MAP
	ASPHALT		PARKING METER
BC	BOTTOM OF CURB		POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
	BOLLARD		ROOF DRAIN
	CONCRETE		ROOF OUTLET
	CONTROL POINT	RTOP	ROOF TOP
	DOOR		ROOF VENT
	ELECTRIC BOX		SANITARY SEWER MANHOLE
	FENCE		SEWER CLEAN OUT
	FIRE HYDRANT		SIGN POST
	FOUND MONUMENT	CL=05.0	SPOT ELEVATION
	GAS METER		SPRINKLER
	GAS VALVE		STORM DRAIN MANHOLE
	GPS POINT		TELEPHONE BOX
	GUARD RAIL		TELEPHONE MANHOLE
	GUY ANCHOR		TELEPHONE PEDESTAL
HEAT	HEATER		TEMPORARY BENCHMARK
	INLET		TITLE REPORT EXCEPTION
	IRRIGATION BOX	TC	TOP OF CURB
	IRRIGATION VALVE		TRAFFIC SIGNAL BOX
	LIGHT BUILDING		TRAFFIC SIGNAL POLE
	LIGHT GROUND		TREE
	LIGHT STREET		UTILITY POLE
( )	MEASURED DISTANCE		WATER METER
	MONITORING WELL		

LEGEND

BOOTH & SUAREZ
ARCHITECTURE & PLANNING
[redacted]

PREPARED FOR
at&t MOBILITY
6925 LUSK BOULEVARD
SAN DIEGO, CA 92121

PREPARED BY:	DAF
CHECKED BY:	DAF
APPROVED BY:	DAF

#	DATE	REVISIONS
1	4/7/10	SITE SURVEY
2	4/16/10	TITLE REVIEW
3	4/19/10	LEASE AREA

FLOYD SURVEYING, INC.
11578 MORGATE CIRCLE
CORONA, CA 92880
OFFICE/FAX (951) 739-7949
EMAIL: info@floydsurveying.com

PROFESSIONAL LAND SURVEYOR
David A. Floyd
No. 7076
Exp. 12/31/2010
STATE OF CALIFORNIA

SITE NAME
SAN FRANCISCO PEAK RESERVOIR

SITE NUMBER
NS016

SITE ADDRESS
3471 CANNON ROAD
OCEANSIDE, CA 92056

SHEET TITLE
SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER
LS1

PARCEL 1: (Equipment Lease Area)

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 10839 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DECEMBER 24, 1980, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF WISTERIA DRIVE AND MERCED DRIVE THE CENTERLINE OF SAID MERCED DRIVE HAVING A BEARING OF NORTH 47°33'33" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE, NORTH 5°37'28" WEST, A DISTANCE OF 273.52 FEET TO THE SOUTHERLY CORNER OF THE LEASE PARCEL AREA (LPA), SAID POINT BEING THE POINT OF BEGINNING; THENCE, THE FOLLOWING FOUR (4) COURSES:

1) NORTH 38°47'20" WEST, A DISTANCE OF 14.00 FEET; THENCE,
2) NORTH 51°12'40" EAST, A DISTANCE OF 30.33 FEET; THENCE,
3) SOUTH 38°47'20" EAST, A DISTANCE OF 14.00 FEET; THENCE,
4) SOUTH 51°12'40" WEST, A DISTANCE OF 30.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 425 SQUARE FEET, MORE OR LESS.

PARCEL 2: (Power Easements)

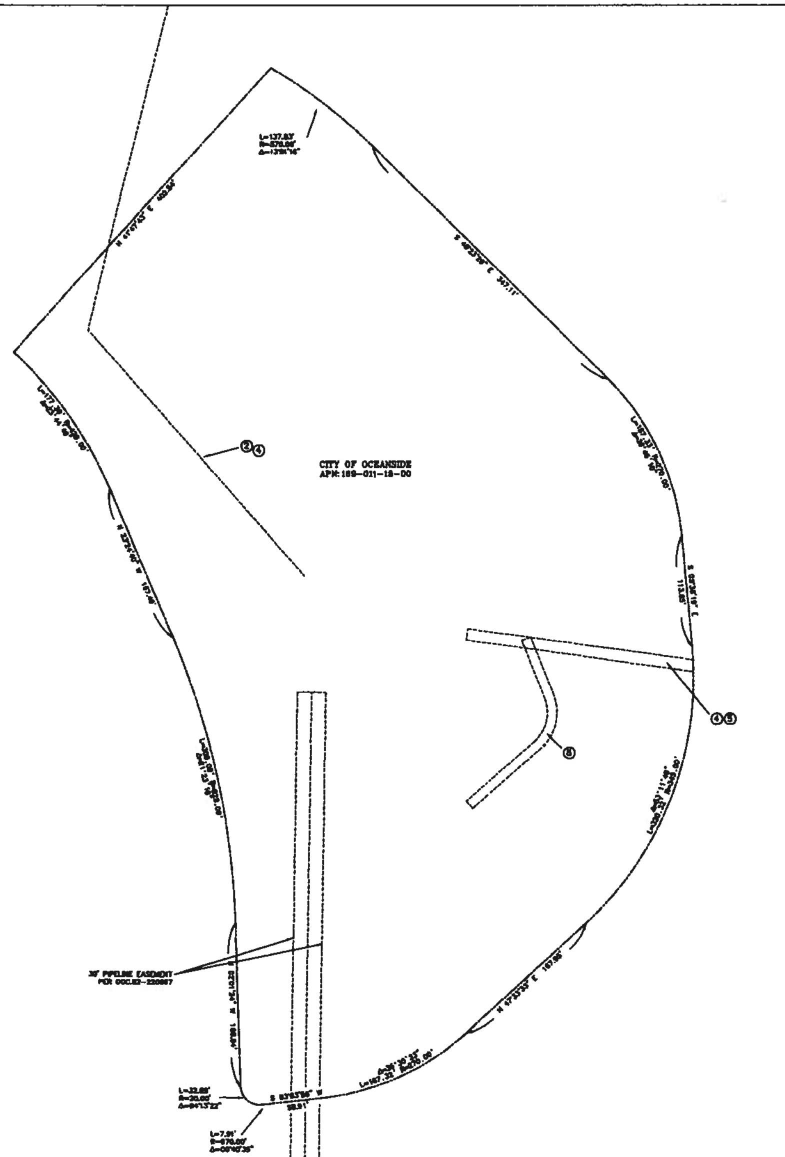
THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 10839 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DECEMBER 24, 1980, DESCRIBED AS FOLLOWS;

THOSE CERTAIN 4 FOOT WIDE TELCO EASEMENTS, THE CENTERLINE OF WHICH ARE SHOWN HEREON.

PARCEL 3: (Cable Easements)

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 10839 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DECEMBER 24, 1980, DESCRIBED AS FOLLOWS;

THOSE CERTAIN 4 FOOT WIDE CABLE EASEMENTS, THE CENTERLINE OF WHICH ARE SHOWN HEREON.



BOUNDARY DETAIL

SCALE: 1"=60'

ADD. LEGEND

BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
ELPN	ELECTRICAL PANEL
ELTR	ELECTRICAL TRANSFORMER
ELVA	ELECTRICAL VAULT
EP	EDGE OF PAVEMENT
ER	EDGE OF DIRT ROAD
HW	HEAD WALL
LP	LIGHT POLE TOP
NG	GROUND SPOT ELEVATION
RFSC	ANTENNA SCREEN
RTOE	ROOF TOE
RTOP	ROOF TOP
TLVA	TELEPHONE VAULT
TRTP	TREE TOP DECIDUOUS
TRTP3	TREE TOP CONIFEROUS
WT	WATER TANK RIM

BOUNDARY LINE
CENTERLINE
MISC. PROPERTY LINE
MISC. TIE LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
FENCE LINE

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4) Field survey completed on APRIL 2, 2010.

LEGEND

AC	AIR CONDITIONER	PM	PARCEL MAP
	ASPHALT		PARKING METER
BC	BOTTOM OF CURB		POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
	BOLLARD		ROOF DRAIN
	CONCRETE		ROOF OUTLET
	CONTROL POINT	RTOP	ROOF TOP
	DOOR		ROOF VENT
	ELECTRIC BOX		SANITARY SEWER MANHOLE
	FENCE		SEWER CLEAN OUT
	FIRE HYDRANT		SIGN POST
	FOUND MONUMENT		SPOT ELEVATION
	GAS METER		SPRINKLER
	GAS VALVE		STORM DRAIN MANHOLE
	GPS POINT		TELEPHONE BOX
	GUARD RAIL		TELEPHONE MANHOLE
	GUY ANCHOR		TELEPHONE PEDISTAL
HTR	HEATER		TEMPORARY BENCHMARK
	INLET		TITLE REPORT EXCEPTION
	IRRIGATION BOX	TC	TOP OF CURB
	IRRIGATION VALVE		TRAFFIC SIGNAL BOX
	LIGHT BUILDING		TRAFFIC SIGNAL POLE
	LIGHT GROUND		TREE
	LIGHT STREET		UTILITY POLE
( )	MEASURED DISTANCE		WATER METER
	MONITORING WELL		

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

PREPARED FOR

at&t MOBILITY
6925 LUSK BOULEVARD
SAN DIEGO, CA 92121

PREPARED BY: OAF
CHECKED BY: OAF
APPROVED BY: DAF

#	DATE	REVISIONS
1	4/7/10	SITE SURVEY
2	4/16/10	TITLE REVIEW
3	4/19/10	LEASE AREA

FLOYD SURVEYING, INC.
11576 NORGATE CIRCLE
CORONA, CA 92880
OFFICE/FAX (951) 739-7949
EMAIL: 1st@floydsurveying.com

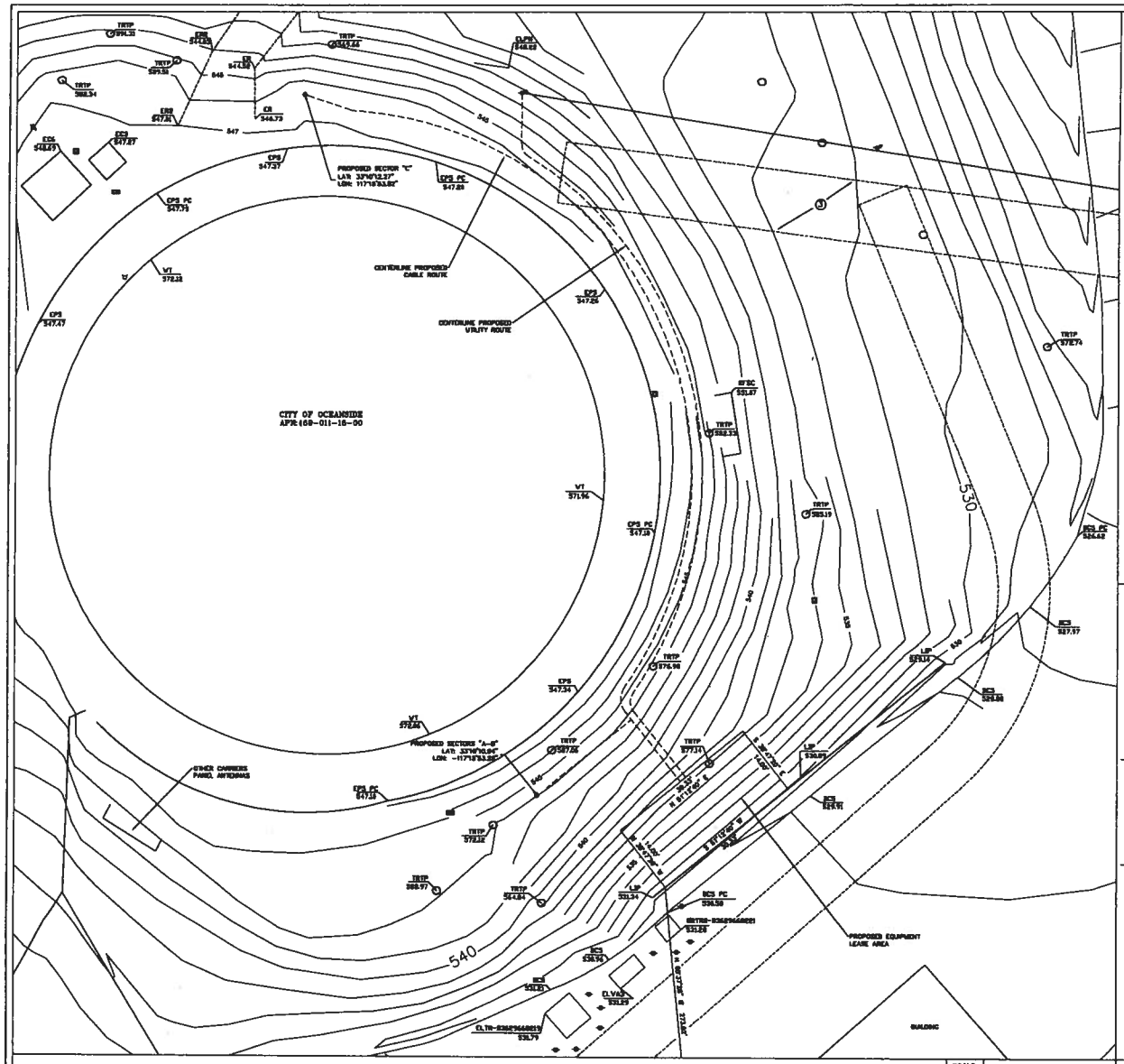
SITE NAME
SAN FRANCISCO PEAK RESERVOIR

SITE NUMBER
NS016

SITE ADDRESS
3471 CANNON ROAD
OCEANSIDE, CA 92056

SHEET TITLE
SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER
LS2



DETAIL SITE VIEW

SCALE: 1"=10'

ADD. LEGEND

BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
ELPN	ELECTRICAL PANEL
ELTR	ELECTRICAL TRANSFORMER
ELVA	ELECTRICAL VAULT
EP	EDGE OF PAVEMENT
ER	EDGE OF DIRT ROAD
HW	HEAD WALL
LP	LIGHT POLE TOP
NG	GROUND SPOT ELEVATION
RFSC	ANTENNA SCREEN
RTOE	ROOF TOE
RTOP	ROOF TOP
TLVA	TELEPHONE VAULT
TRTP	TREE TOP DECIDUOUS
TRTP3	TREE TOP CONIFEROUS
WT	WATER TANK RIM
	BOUNDARY LINE
	CENTERLINE
	MISC. PROPERTY LINE
	MISC. TIE LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	FENCE LINE

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on APRIL 2, 2010.

LEGEND

AC	AIR CONDITIONER	PM	PARCEL MAP
	ASPHALT		PARKING METER
BC	BOTTOM OF CURB		POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
	BOLLARD		ROOF DRAIN
	CONCRETE		ROOF OUTLET
	CONTROL POINT	RTOP	ROOF TOP
	DOOR		ROOF VENT
	ELECTRIC BOX		SANITARY SEWER MANHOLE
	FENCE		SEWER CLEAN OUT
	FIRE HYDRANT		SIGN POST
	FOUND MONUMENT	EL.=00.0	SPOT ELEVATION
	GAS METER		SPRINKLER
	GAS VALVE		STORM DRAIN MANHOLE
	GPS POINT		TELEPHONE BOX
	GUARD RAIL		TELEPHONE MANHOLE
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	LIGHT STREET		UTILITY POLE
( )	MEASURED DISTANCE		WATER METER
	MONITORING WELL		

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

PREPARED FOR

at&t MOBILITY

6925 LUSK BOULEVARD
SAN DIEGO, CA 92121

PREPARED BY: DAF	
CHECKED BY: DAF	
APPROVED BY: DAF	

#	DATE	REVISIONS
1	4/7/10	SITE SURVEY
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3	4/19/10	LEASE AREA

FLOYD SURVEYING, INC.
11578 NORGATE CIRCLE
CORONA, CA 92880
OFFICE/FAX (951) 735-7949
EMAIL: info@floydsurveying.com

SITE NAME
SAN FRANCISCO PEAK RESERVOIR

SITE NUMBER
NS016

SITE ADDRESS
3471 CANNON ROAD
OCEANSIDE, CA 92056

SHEET TITLE
SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER
LS3

DATE POSTED: December 19, 2011
REMOVE POST: January 19, 2012
[ ] 20 days; or,
[x] 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: [x] Civic Center; [x] 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 my 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:

☐	Aesthetics	☐	Agricultural	☐	Air Quality
☒	Biological Resources	☐	Cultural Resources	☒	Geological
☐	Hazards	☒	Water	☐	Land Use & Planning
☐	Mineral Resources	☒	Noise	☐	Population & Housing
☐	Public Services	☐	Recreation	☐	Transportation
☐	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?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	☐	☐	☒	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b. Violate an air quality standard or contribute to an existing or projected air quality violation?	☐	☐	☐	☒

	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)?	☐	☐	☐	☒
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

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 PM_{10}) 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 (PM_{10}, 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?	☐	☐	☐	☒
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?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	☐	☒	☐	☐
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?	☐	☒	☐	☐

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 (CNDDB) 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 CNDDB 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 sails 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?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of CEQA?	☐	☐	☐	☒

	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?	☐	☐	☐	☒
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

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?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☒	☐

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?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
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?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
l. Result in significant alternation of receiving water quality during or following construction?	☐	☐	☐	☒
m. Could the proposed project result in increased erosion downstream?	☐	☐	☐	☒
n. Result in increased impervious surfaces and associated increased runoff?	☐	☐	☒	☐

	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
q. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	☐	☐	☐	☒
r. Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?	☐	☐	☐	☒
s. Have a potentially significant adverse impact on groundwater quality?	☐	☐	☐	☒
t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	☐	☐	☐	☒
u. Impact aquatic, wetland, or riparian habitat?	☐	☐	☐	☒
v. Potentially impact stormwater runoff from construction or post construction?	☐	☐	☒	☐
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?	☐	☐	☒	☐
x. Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	☐	☐	☐	☒
y. Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	☐	☐	☒	☐
z. Create significant increases in erosion of the project site or surrounding areas?	☐	☒	☐	☐

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 mudlfow. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☒	☐	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 potently 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)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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?	☐	☐	☐	☒
Police Protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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)?	☐	☐	☒	☐
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Result in inadequate parking capacity?	☐	☐	☐	☒
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f. Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

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?	☐	☐	☒	☐
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	☐	☒
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)?	☐	☐	☒	☐
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	☐	☐	☐	☒

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.

[X] 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.

[X] 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.

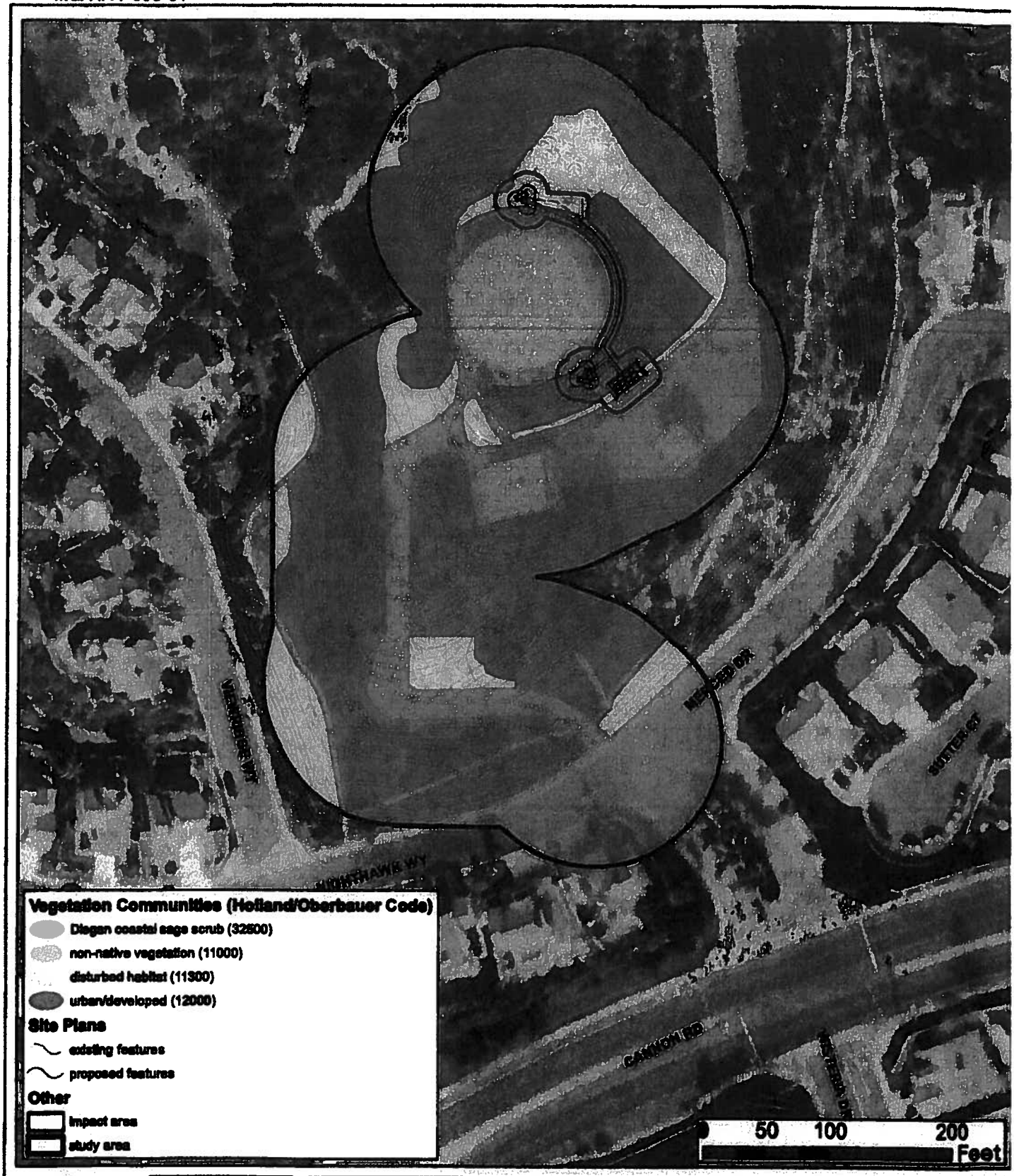
18. **ENVIRONMENTAL DETERMINATION**: The initial study for this project has been reviewed and the environmental determination, contained in Section V. preceding, is hereby approved.

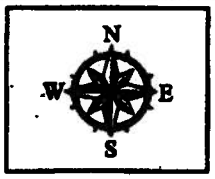
Jerry Hittleman, Planning Director

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

M&A #11-005-01





Biological Resource Map

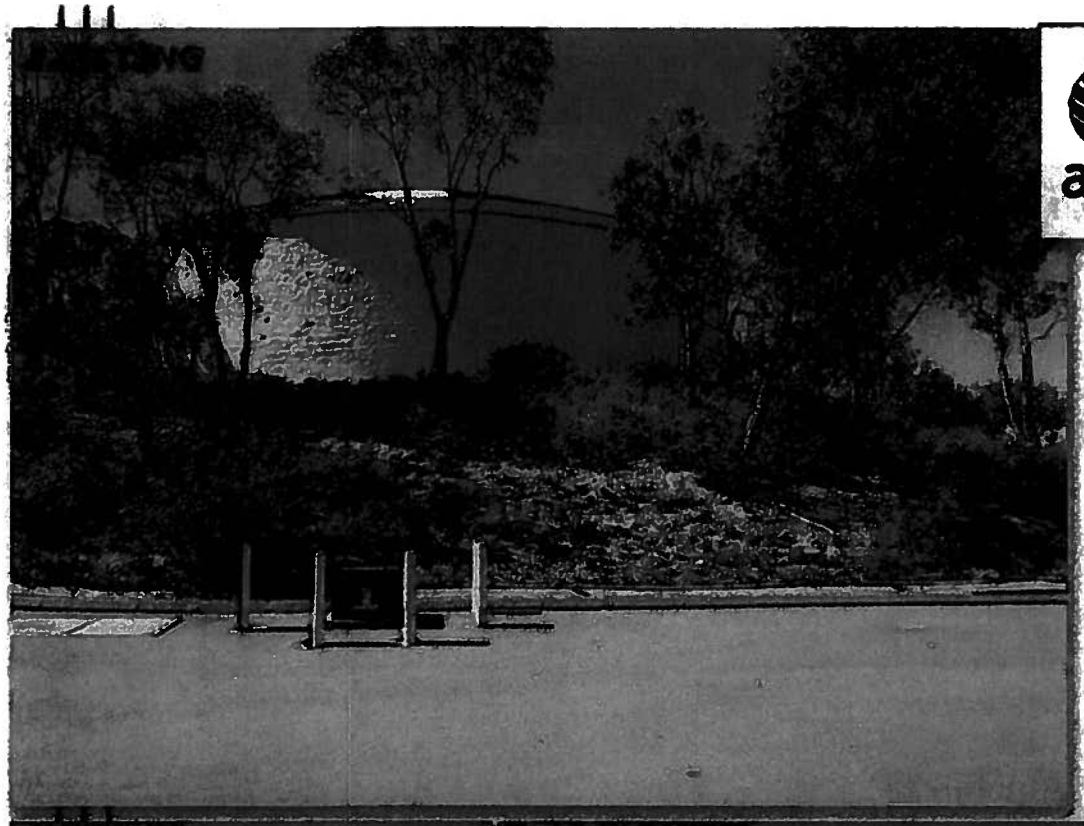
AT&T San Francisco Peak

Figure 2

Merkel & Associates, Inc.

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

Photosimulation viewpoint keymap



NS0016
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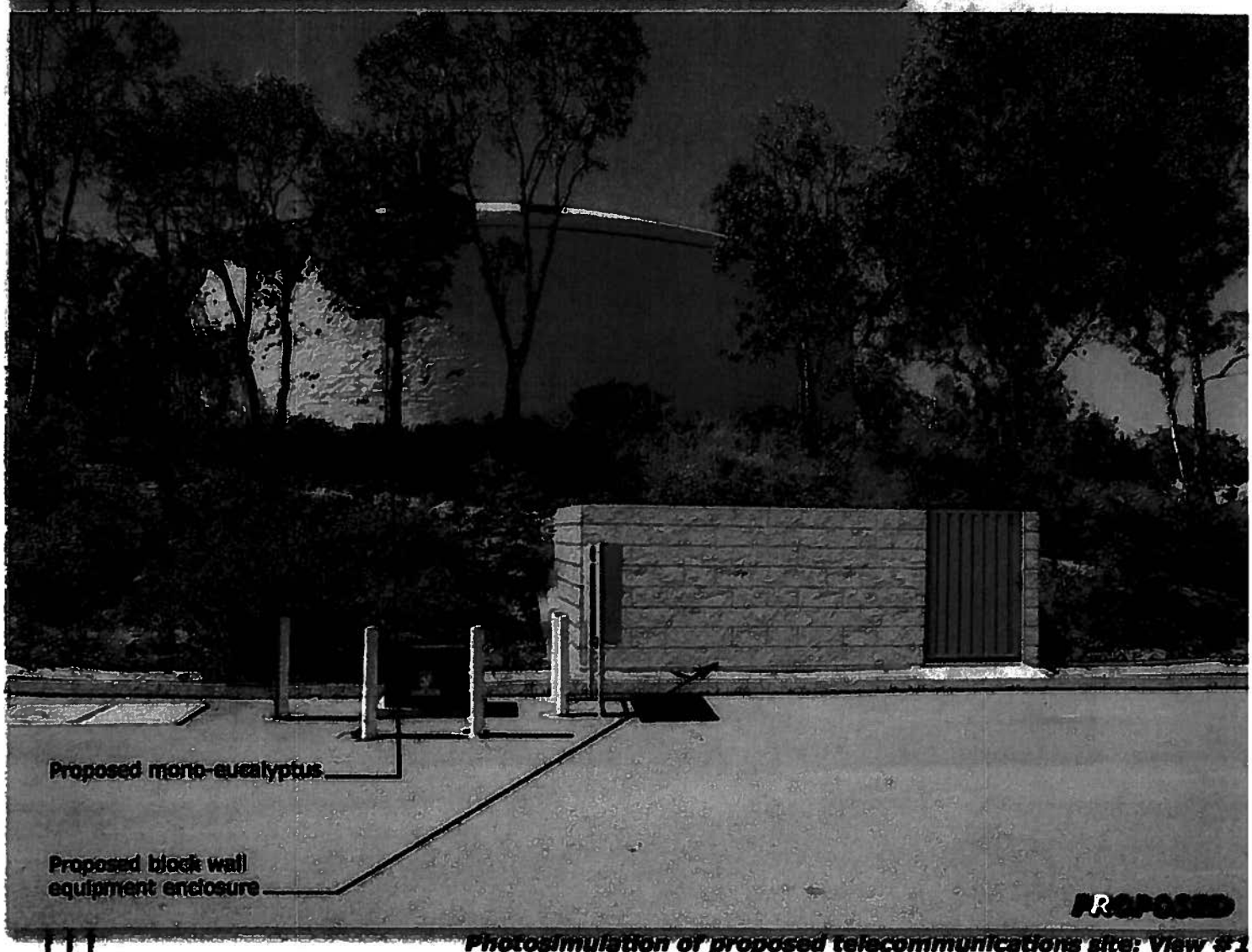
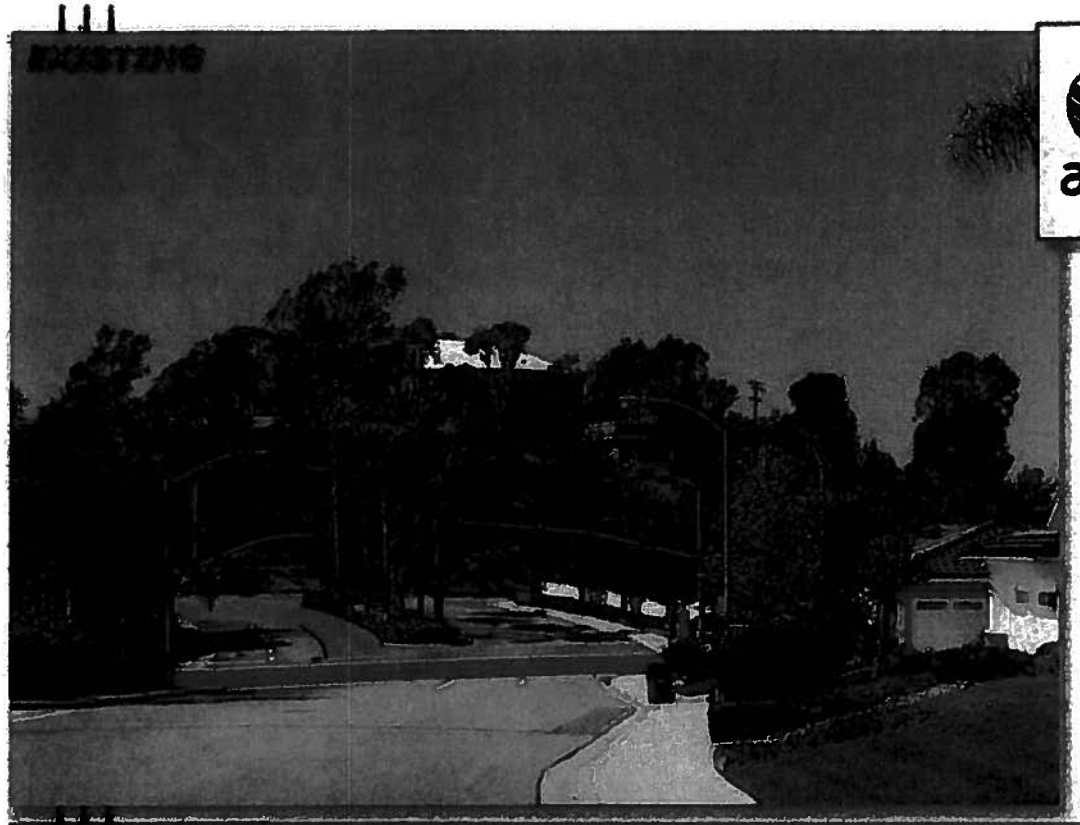


Photosimulation of proposed telecommunications site: View #1



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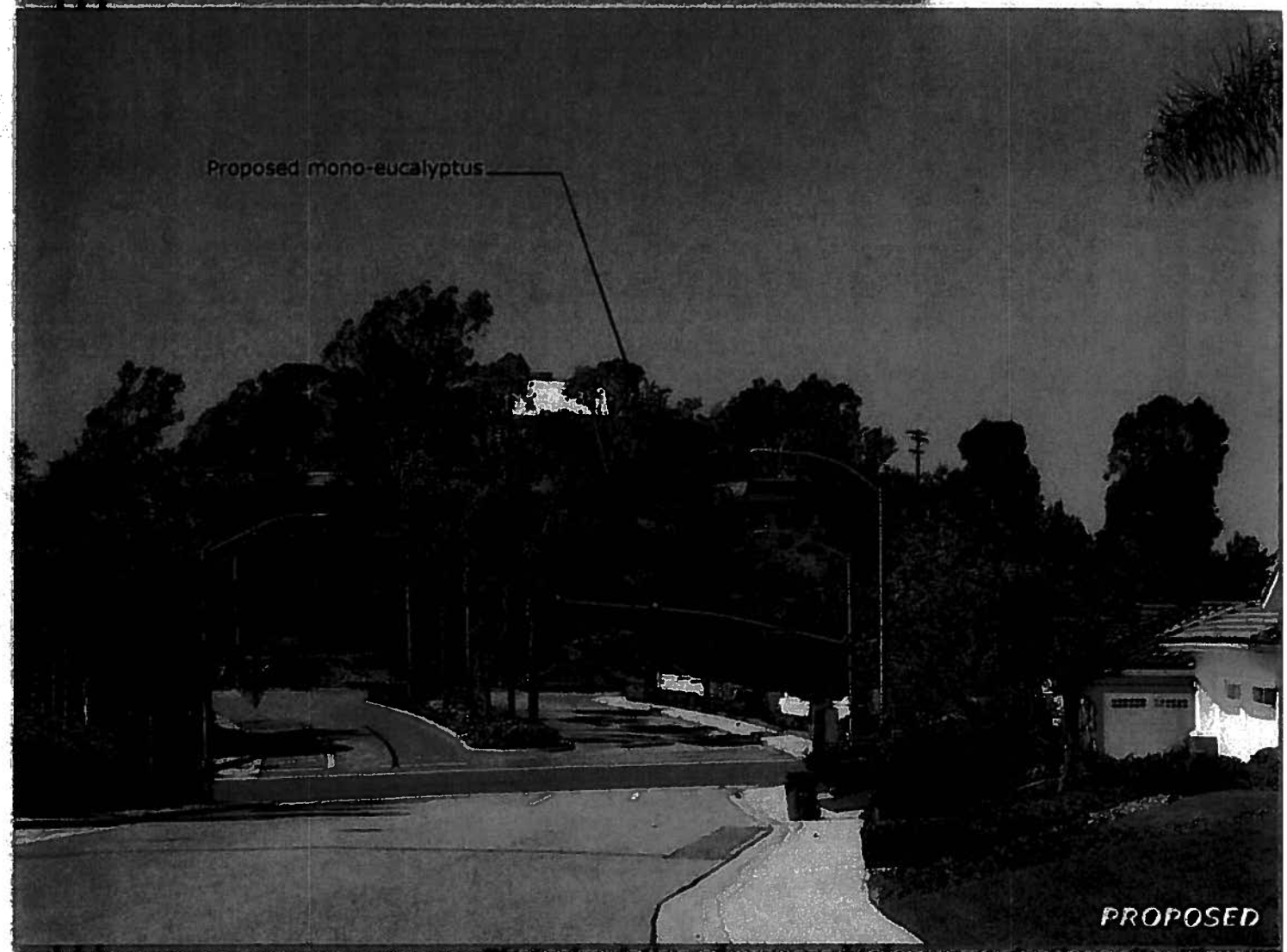
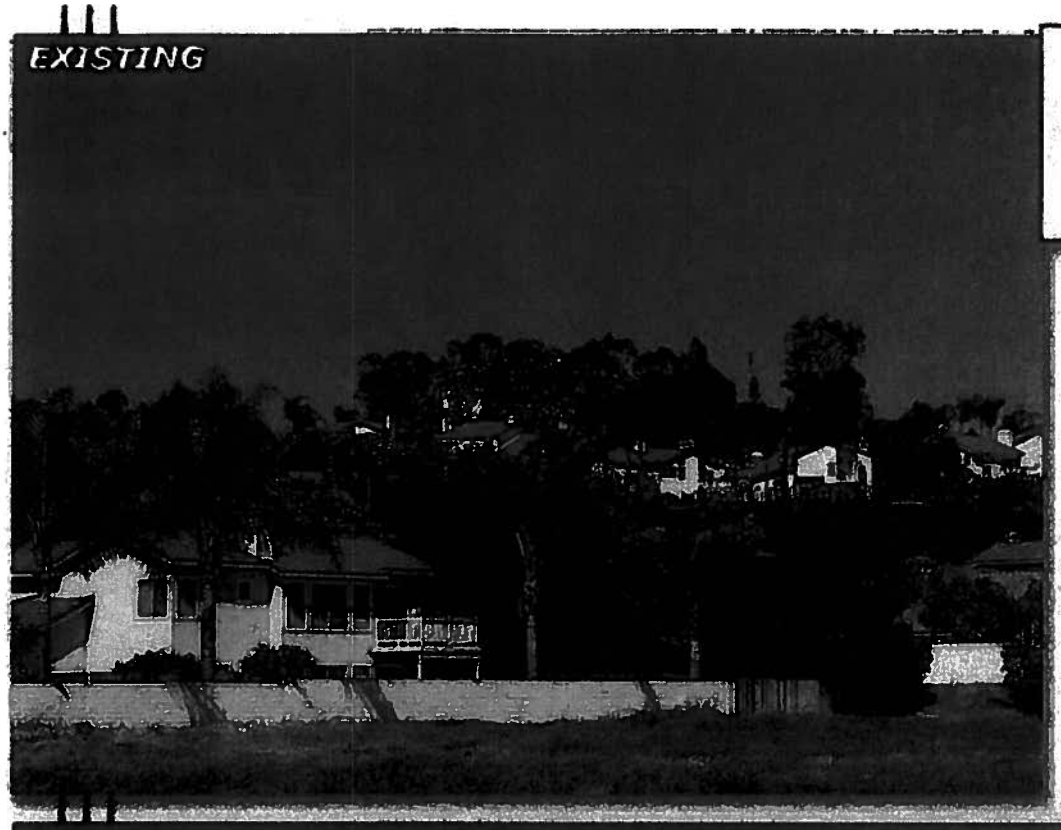
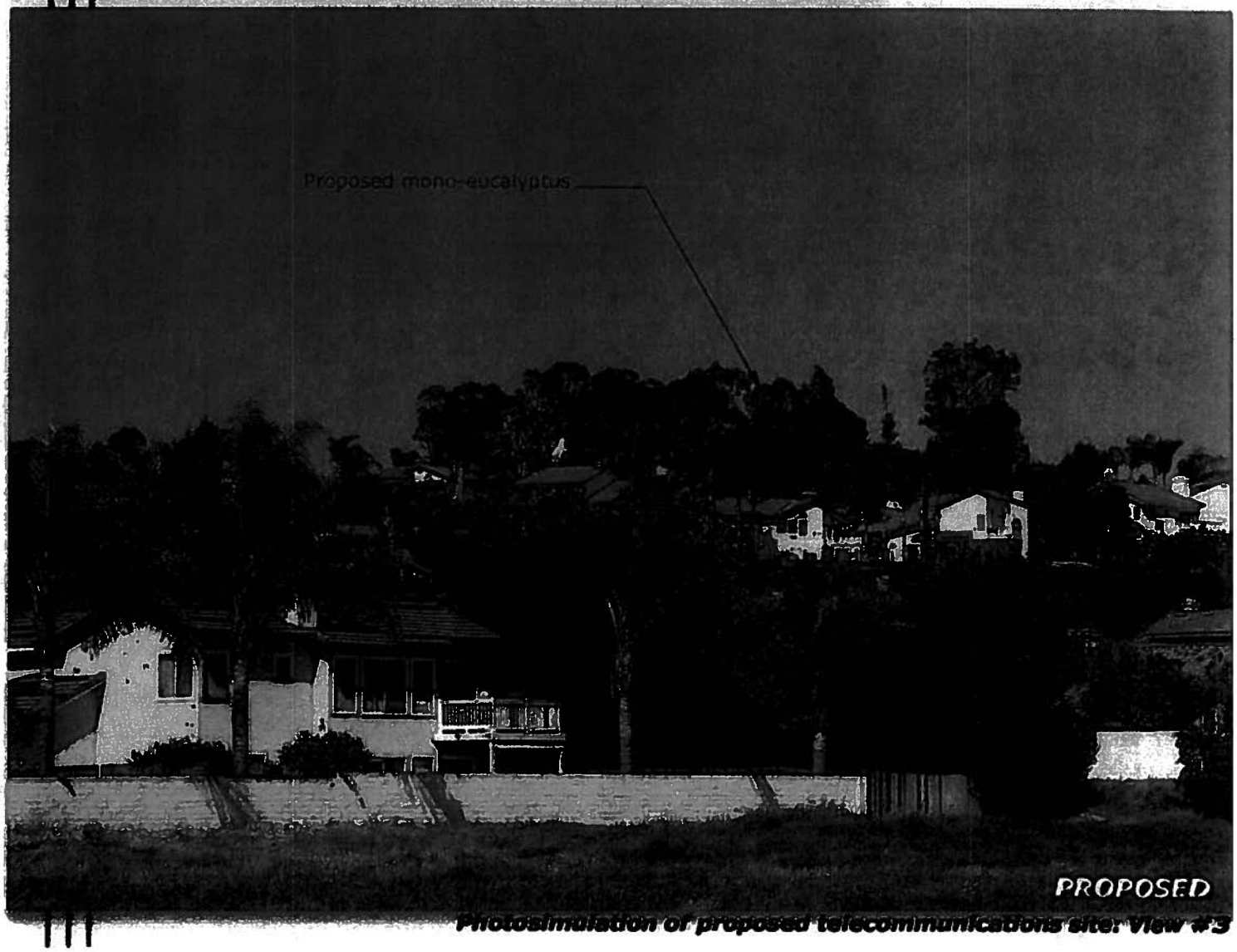
3471 Cannon Rd.
Oceanside, CA 92056



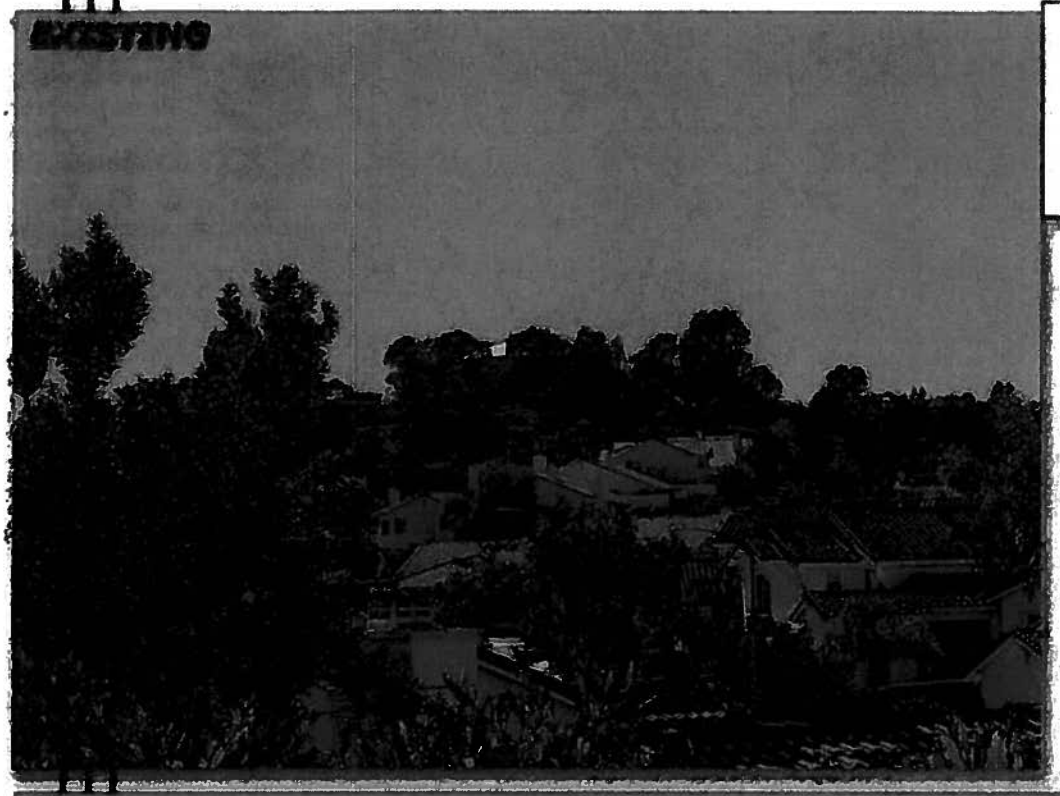
Photosimulation of proposed telecommunications site: View #2



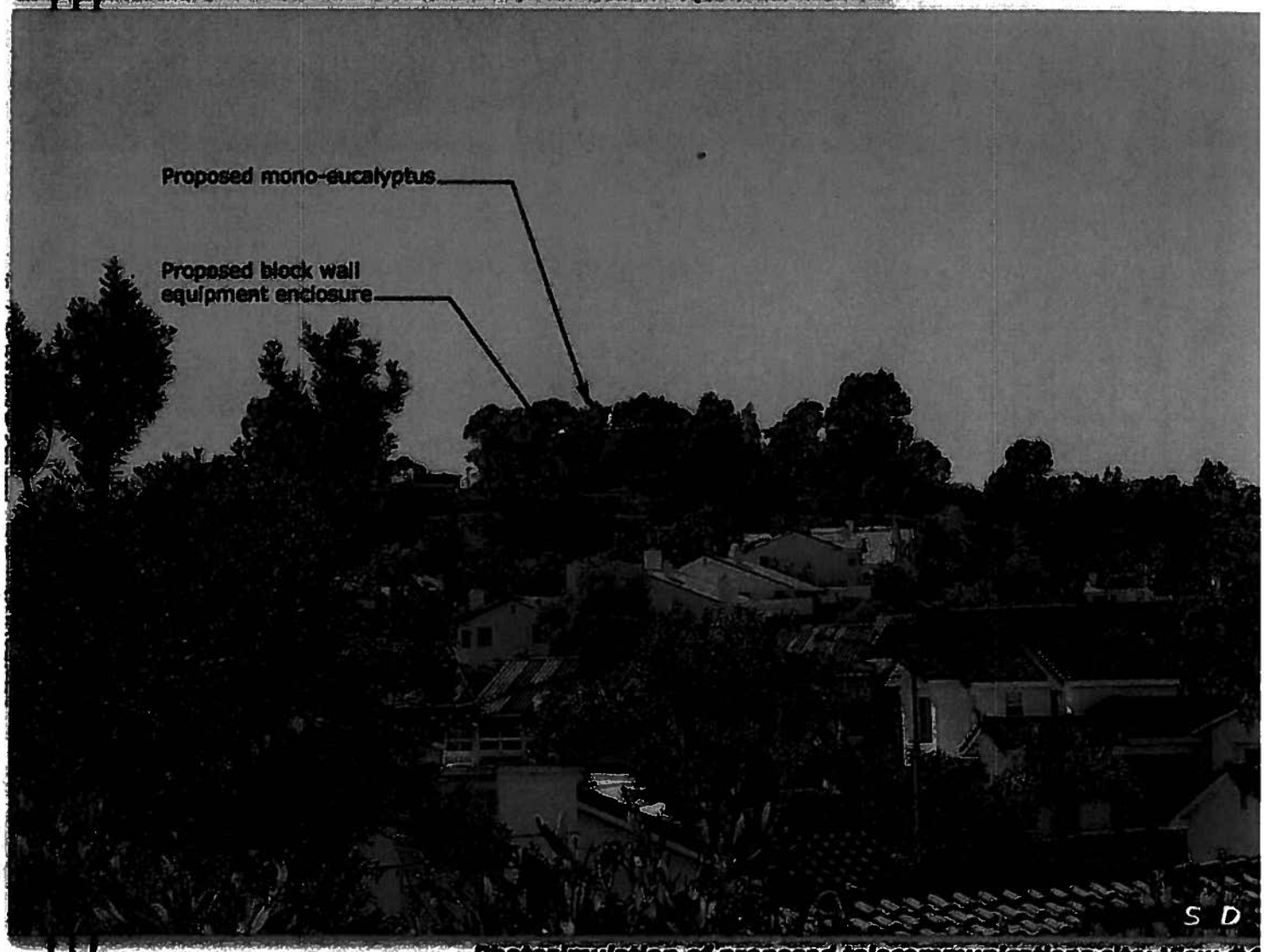
NS0016
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



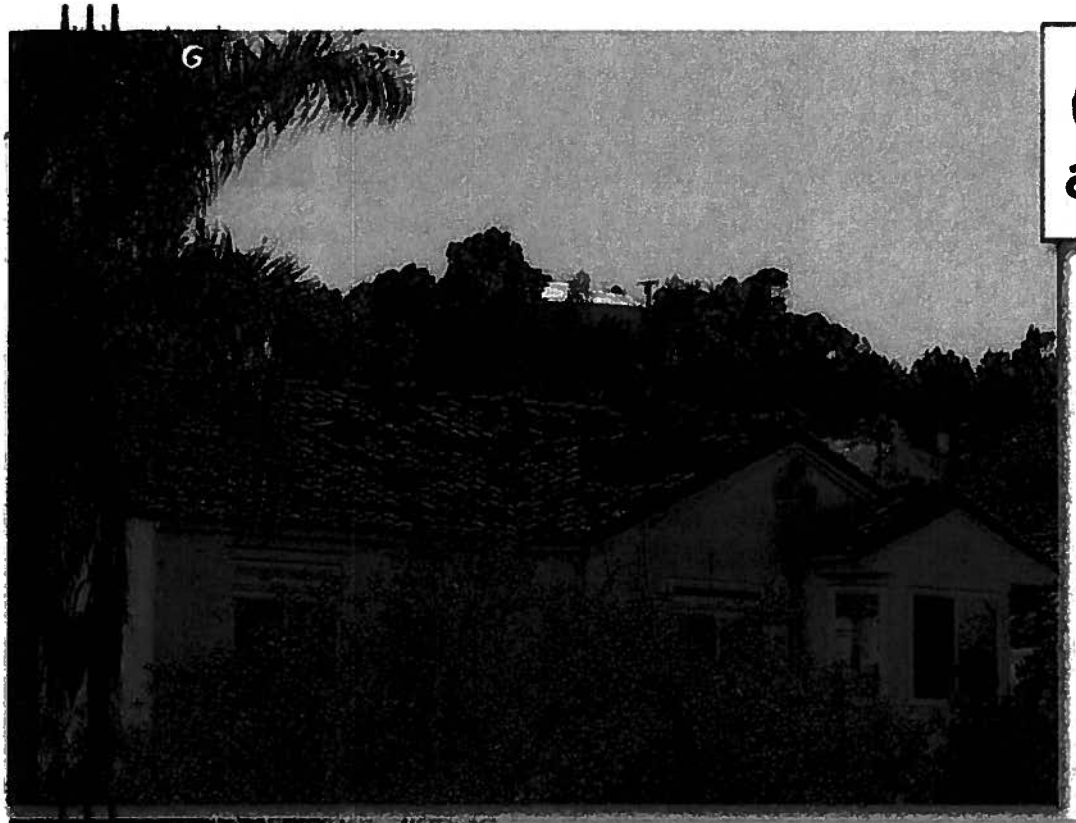
Photosimulation of proposed telecommunications site: View #3



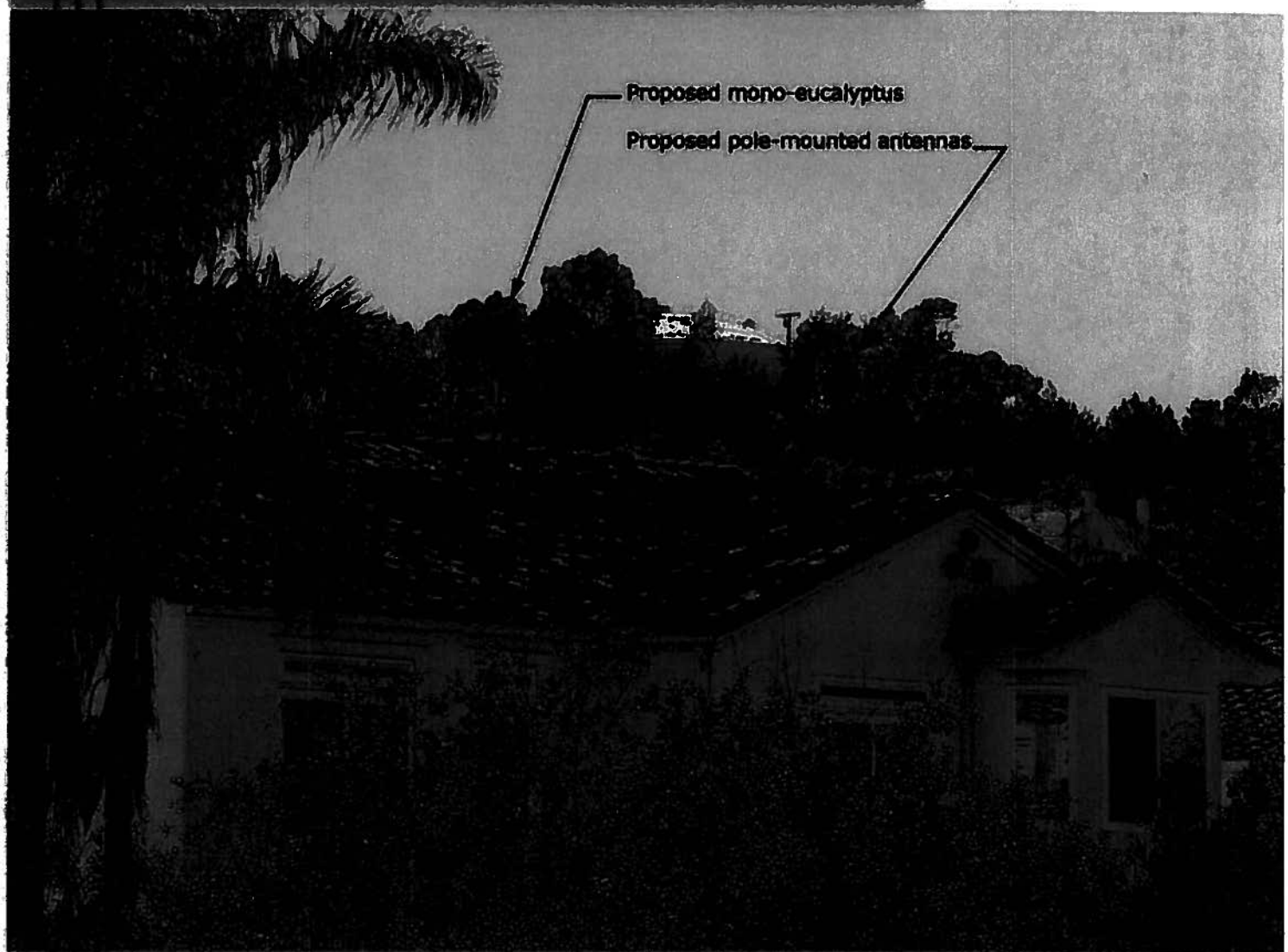
NS0016
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



Photosimulation of proposed telecommunications site: View #4



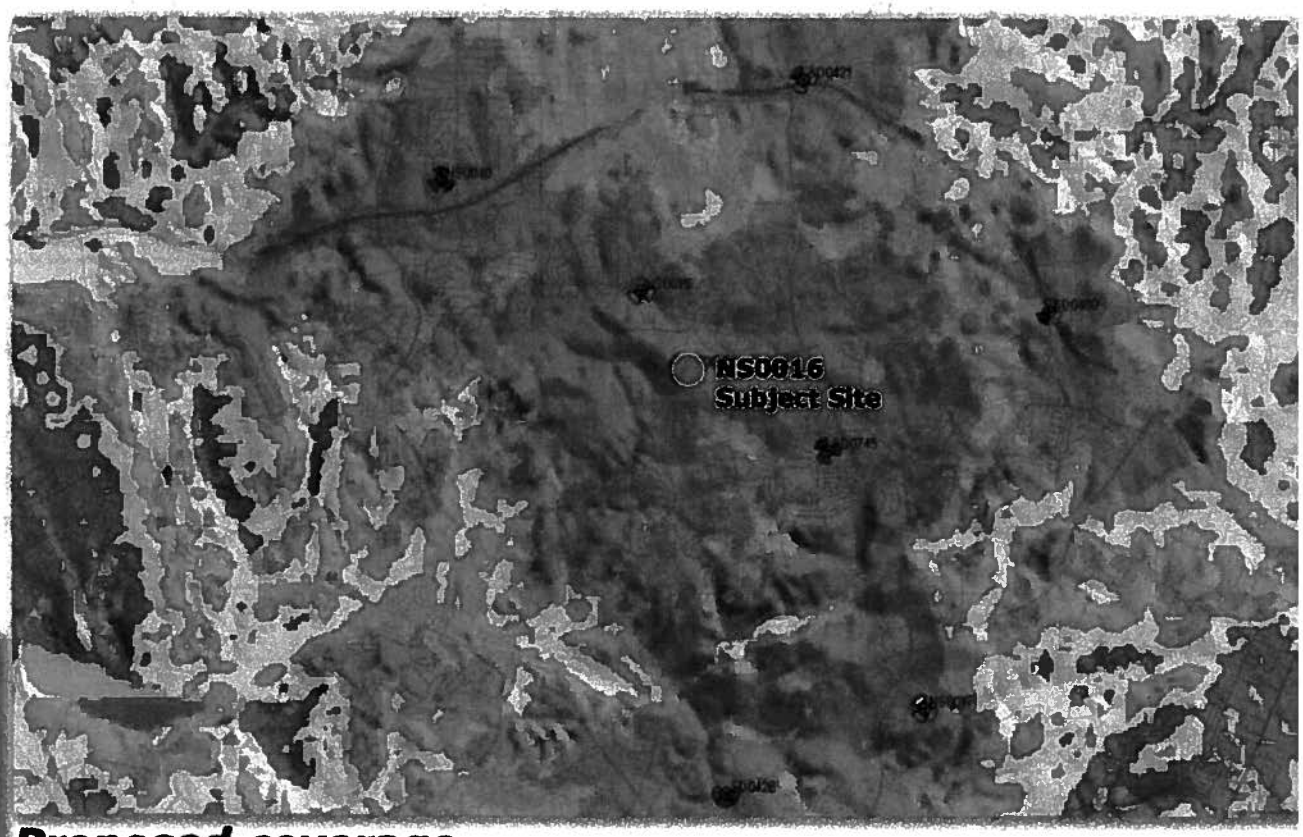
NS0016
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



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 0 2 2010

Planning Department

DW

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT: AT&T Mobility LLC	2. STATUS:
3. ADDRESS: 5738 Pacific Center Dr San Diego CA 92121	4. PHONE/FAX/E-mail: 858-453-3388
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): Karen Adler or. Ted Marionelli	
6. ADDRESS: PlanCom Inc 302 State Place Escondido CA 92029	7. PHONE/FAX/E-mail: 760-715-3416 karen.adler@plancominc.com

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P. CUP 10-00012	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART II – PROPERTY DESCRIPTION

8. LOCATION: 3471 Cannon Rd, Oceanside, CA 92056			9. SIZE: 10.42 acres
10. GENERAL PLAN: SFD-R	11. ZONING: PS	12. LAND USE: City water Facility	13. ASSESSOR'S PARCEL NUMBER: 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'+27'4"x8' 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): TED MARIONELLI	34. DATE: 6/1/10	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).
Sign: Ted Marionelli	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

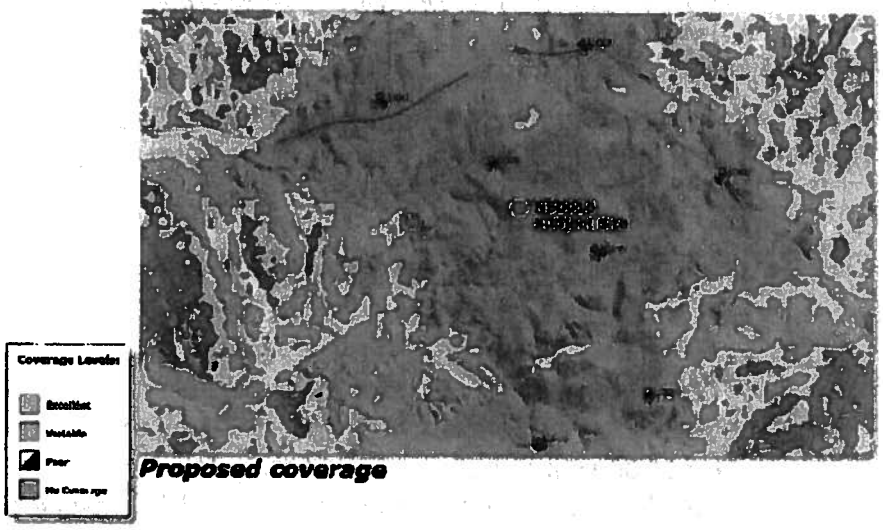
The underlying land use designation of the proposed site is PS, public/semi-public use. Currently the on-site use consists of two city-owned water tanks; the remainder of the property is reserved as a biologically sensitive habitat. The proposed use is an unmanned wireless communication facility.

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.



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° 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° 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° 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° 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° 56′ 10″ East;
Thence Westerly and Northerly along said curve 32.89 feet;
Thence North 03° 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° 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° 09′ 53″ East;
Thence along said nontangent line North 40° 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° 04′ 06″ East, Thence Southerly along said curve 137.83 feet; thence South 47°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

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2012-P12 APPROVING CONDITIONAL USE PERMIT (CUP10-00012) TO ALLOW INSTALLATION AND OPERATION OF STANDALONE WIRELESS TELECOMMUNICATIONS FACILITIES ON A 15.3-ACRE CITY-OWNED PROPERTY LOCATED AT 3471 CANNON ROAD

(AT&T Mobility @ San Francisco Peak, AT&T Mobility, Applicant)

WHEREAS, the City of Oceanside 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 Conditional Use Permit (CUP10-00012) to allow installation and operation of standalone wireless telecommunications facilities on a 15.3-acre City-owned property located at 3471 Cannon Road; and

WHEREAS, after holding said public hearing, the Planning Commission took action to adopt Resolution No. 2012-P12, approving said application; and

WHEREAS, an appeal via petition was filed in response to the Planning Commission approval of Conditional Use Permit (CUP10-00012); and

WHEREAS, on May 16, 2012, the City Council of the City of Oceanside held a duly-noticed public hearing to hear and consider evidence and testimony by all interested parties concerning the review of the Planning Commission approval of Conditional Use Permit (CUP10-00012); and

WHEREAS, based on such evidence, testimony and staff reports, this Council makes the findings of fact as set forth in Planning Commission Resolution No. 2012-P12, attached hereto as Exhibit "B", and incorporates them by reference as if fully set forth herein; and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto, this project is exempt from environmental review; and

WHEREAS, based on such evidence and testimony, including but not limited to the reports of Planning Division staff and records of the earlier Planning Commission hearing, this Council finds that the decision and findings of the Planning Commission properly address the concerns raised by the Appellants.

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

1. The Council supports the Planning Commission action of March 12, 2012.

2. The decision of the Planning Commission is affirmed.

(a) The proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the zoning district in which the site is located, as the surrounding Public/Semi-Public (PS) zoning district allows for wireless telecommunications facilities subject to approval of a Conditional Use Permit and said zoning district is established as a high-preference zoning district for such facilities in Zoning Ordinance Section 3912.

(b) The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The proposed facilities will be sufficiently separated and visually screened from adjacent residential uses and will not expose nearby residents to potential sources of objectionable noise, light, odors, or other emissions, in accordance with General Plan Section 1.12, "Land Use Compatibility."

(c) The proposal will comply with the provisions of the Zoning Ordinance, including all applicable development, design, and operational standards.

(d) The proposed facilities are necessary for the provision of wireless services to City residents, businesses, and their owners, customers, guests or other persons traveling in or about the City, as demonstrated by signal coverage plots provided by the applicant.

(e) The proposal demonstrates a reasonable attempt to minimize standalone facilities, as staff has determined that no feasible co-location opportunities exist on the project site.

(f) A significant signal coverage gap has been geographically defined with clear and convincing evidence, by means of signal coverage plots and field observation by staff that reveals the extent to which topography in the immediate area is an impediment to signal coverage. The applicant has further demonstrated that said signal coverage gap is being addressed in the least intrusive means, through an alternative sites analysis.

(g) The proposal meets all applicable requirements of Article 39 of the Zoning Ordinance.

3. The application for a Conditional Use Permit (CUP10-00012) and Planning Commission Resolution 2012-P12 are hereby approved, subject to all of the conditions imposed by Planning Commission Resolution No. 2012-P12, and the addition of one condition placing a 10-year expiration upon CUP10-00012, and requiring that the CUP be subsequently renewed.

4. Pursuant to CCP Section 1094.6 (f), notice is hereby given that the time within which judicial review must be sought on this decision is governed by CCP Section 1094.6 as set forth in Oceanside City Code Section 1.10.

PASSED and ADOPTED by the City Council of the City of Oceanside, California this 16th day of May, 2012, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Mayor of the City of Oceanside

ATTEST:

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

_____

City Clerk

_____

City Attorney

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE UPHOLDING PLANNING COMMISSION RESOLUTION NO.2011-P34 APPROVING CONDITIONAL USE PERMIT (CUP10-00030) AND ALLOWING THE ESTABLISHMENT OF A 9TH–12TH GRADE RESOURCE CENTER/CHARTER SCHOOL OPERATION WITHIN AN EXISTING 19,553-SQUARE-FOOT COMMERCIAL RETAIL SUITE AT 320 NORTH HORNE STREET

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR CONDITIONAL USE PERMIT (C10-00012)

(AT&T Mobility - Applicant)

WHEREAS, a Mitigated Negative Declaration was prepared and circulated for public and agency review and proper notification was given in accordance with the California Environmental Quality Act; and

WHEREAS, the City Council, did on the 16th day of May, 2012, conduct a public meeting on the content of the Mitigated Negative Declaration; and

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

For the Mitigated Negative Declaration:

1. The Mitigated Negative Declaration was completed in compliance with the provisions of the California Environmental Quality Act (CEQA).
2. Potentially significant environmental effects detailed in the Mitigated Negative Declaration have been avoided or substantially lessened by the establishment of measures which are detailed in the Mitigated Negative Declaration, appended as Exhibit "A".
3. The Mitigated Negative Declaration was presented to the City Council, and the City Council reviewed and considered the information contained in this document prior to making a decision on the project. The Mitigated Negative Declaration has been determined to be an accurate and adequate document which reflects the independent judgment of the City Council.

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

1. The Mitigated Negative Declaration for Conditional Use Permit (C10-00012) for the installation and operation of standalone wireless telecommunications facilities at 4371 Cannon Road IS ADOPTED, effective as of this day.

2. Pursuant to Public Resources Code Section 21081.6 the City Council adopts the Mitigated Negative Declaration attached as Exhibit "A" and finds and determines that the mitigation and monitoring program therein is designed to ensure compliance with the mitigation measures during project implementation.

3. Notice is HEREBY GIVEN that the time within which judicial review must be sought on this decision is governed by the provisions of the California Environmental Quality Act.

PASSED and ADOPTED by the City Council of the City of Oceanside, California this 16th day of May, 2012 by the following vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

_____

Mayor of the City of Oceanside

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____

City Attorney

DATE POSTED: December 19, 2011
REMOVE POST: January 19, 2012
[ ] 20 days; or,
[x] 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: [x] Civic Center; [x] 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 my 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:

☐	Aesthetics	☐	Agricultural	☐	Air Quality
☒	Biological Resources	☐	Cultural Resources	☒	Geological
☐	Hazards	☒	Water	☐	Land Use & Planning
☐	Mineral Resources	☒	Noise	☐	Population & Housing
☐	Public Services	☐	Recreation	☐	Transportation
☐	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?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	☐	☐	☒	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b. Violate an air quality standard or contribute to an existing or projected air quality violation?	☐	☐	☐	☒

	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)?	☐	☐	☐	☒
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

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 PM_{10}) 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 (PM_{10}, 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?	☐	☐	☐	☒
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?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	☐	☒	☐	☐
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?	☐	☒	☐	☐

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 (CNDDB) 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 CNDDB 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 sails 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?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of CEQA?	☐	☐	☐	☒

	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?	☐	☐	☐	☒
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

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?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 Mitt.	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?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☒	☐

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 wildlland fire exposure from the proposed project

	Potentially Significant Impact	Potentially Significant Unless Mitt.	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?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
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?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
l. Result in significant alternation of receiving water quality during or following construction?	☐	☐	☐	☒
m. Could the proposed project result in increased erosion downstream?	☐	☐	☐	☒
n. Result in increased impervious surfaces and associated increased runoff?	☐	☐	☒	☐

	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
q. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	☐	☐	☐	☒
r Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?	☐	☐	☐	☒
s. Have a potentially significant adverse impact on groundwater quality?	☐	☐	☐	☒
t Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	☐	☐	☐	☒
u Impact aquatic, wetland, or riparian habitat?	☐	☐	☐	☒
v Potentially impact stormwater runoff from construction or post construction?	☐	☐	☒	☐
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?	☐	☐	☒	☐
x Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	☐	☐	☐	☒
y Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	☐	☐	☒	☐
z. Create significant increases in erosion of the project site or surrounding areas?	☐	☒	☐	☐

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 mudlfow. 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 alteration 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☒	☐	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 potently 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)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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?	☐	☐	☐	☒
Police Protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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)?	☐	☐	☒	☐
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Result in inadequate parking capacity?	☐	☐	☐	☒
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f. Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

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?	☐	☐	☒	☐
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	☐	☒
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)?	☐	☐	☒	☐
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	☐	☐	☐	☒

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.

[X] 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.

[X] 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

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:

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

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

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

FINDINGS:

For the Conditional Use Permit:

1. The proposed wireless telecommunications facilities are consistent with the objectives of the Zoning Ordinance and the purposes of the Public/Semi Public zoning district in which the subject site is located. As per Oceanside Zoning Ordinance Section 1620, wireless telecommunications facilities, defined as major utilities, are permitted within Public/Semi Public zoning districts through approval of a Conditional Use Permit. Through appropriate siting and design, the proposed project would preserve the character and quality of the adjacent residential neighborhoods while providing an essential service to the community.

2. The proposed location of the conditional use, and the proposed conditions under which it would be operated or maintained, will be consistent with the General Plan. The proposed facilities will not be detrimental to the public health, safety, or welfare of persons residing or working in the vicinity; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The proposed facilities will comply with federal standards for maximum public exposure to radio frequency emissions, as determined by a radio frequency emissions report prepared by a licensed engineer and validated through third-party expert review. The proposed facilities will comply with all applicable building and safety standards intended to ensure the structural integrity of the attendant structures. Electrical equipment will be safely housed within secured enclosures, accessible only to qualified personnel. Noise emitted

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

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

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

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

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

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

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

Building:

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

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

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

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

5. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

6. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.

7. Setbacks and Type of Construction must comply with UBC Table 5-A. Allowable area must be shown to comply with Chapter 5 of the UBC.

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

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

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

Fire:

9. Cell sites are required to have a final inspection by the Fire Department.

10. Fire Department Plan Review will require the quantity of lead acid batteries proposed. In addition, the electrolyte volume will need to be provided for the batteries.

11. Stationary Storage Battery Systems having an electrolyte capacity of more than 50 gallons for flooded lead acid, nickel cadmium and valve regulated lead acid, or 1000 pounds for lithium-ion, used for facility standby power, emergency power or uninterrupted power supplies shall comply with Section 608 of the California Fire Code current edition, and Table 608.1.

12. If quantity of electrolyte solution is 10 gallons or greater, visible hazard identification signs as specified in NFPA 704 shall be placed at entrance to battery storage room.

Planning:

13. This Conditional Use Permit shall expire on March 12, 2014, unless implemented as required by the Zoning Ordinance.

14. This Conditional Use Permit approves only the wireless telecommunications facilities and associated improvements as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require amendment of the Conditional Use Permit or a new Conditional Use Permit.

15. The telecom facilities shall be erected, operated and maintained in compliance with Article 39 of the Oceanside Zoning Ordinance.

16. Within 30 calendar days following the installation of the telecom facilities, the applicant shall provide FCC documentation to the City Planner indicating that the facilities have been inspected and tested in compliance with FCC standards. Such documentation shall include the make and model (or other identifying information) of the equipment tested, the date and time of the inspection, the methodology used to make the determination, the name and title of the person(s) conducting the tests, and a certification that the equipment is properly installed and working within applicable FCC standards.

17. Co-location of telecom facilities pursuant to Article 39 of the Oceanside Zoning Ordinance shall be required whenever feasible.

18. Any proposed new signs shall be in conformance with the Oceanside Sign Ordinance Guidelines and shall be submitted to the Planning Division.

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

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

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

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

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

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

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

25. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the

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

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

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

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

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

30. 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.

31. 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.

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

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 sails removed to approved disposal areas.

33. 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.

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

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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).

41. 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.

42. 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.

43. 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.

44. 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.

45. 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.

46. In order to accommodate future co-located telecom facilities, the height of the proposed tower to the southeast of the small reservoir shall be adjusted, within the maximum allowable height of 51 feet. This tower shall also remain below the peak of the adjacent reservoir, by siting it farther down the landscape slope. The adjusted height and location of this tower shall be reviewed and approved by the City Planner prior to submittal of construction drawings for plan check.

Engineering:

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

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

49. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City of Oceanside as required. The owner/developer shall provide 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. Additionally, the City of Oceanside, may at its sole discretion, require that the

owner/developer obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the owner/developer, as applicable.

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

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

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

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

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

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

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

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

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

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

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

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

57. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer 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

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

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

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

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

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

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

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

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

Water Utilities:

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

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

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

68. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

69. Complete indexed as-built shall be provided to Water Utilities with designation of all conduit and associated appurtenances.

70. The following conditions shall be met prior to the approval of engineering design plans.

71. No trees, structures or building overhang shall be located within any water or wastewater utility easement.

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

Landscape:

73. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and Specifications for Landscape Development (latest revision), Water Conservation Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. A landscape pre-construction meeting shall be arranged with the owner or owner's representative, public works inspector, landscape architect of record, landscape contractor and general contractor prior to the commencement of landscape and irrigation improvements. The following landscaping requirements shall be required prior to plan approval and certificate of occupancy:

- Final landscape plans shall accurately show placement of all plant material such as but not limited to trees, shrubs, and groundcovers.

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

- 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

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

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

AYES: Rosales, Balma, Neal, Troisi and Ross

NAYS: None

ABSENT: Scrivener

ABSTAIN: Martinek

Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

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

Dated: March 12, 2011

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

_____ Date: _____

ATTACHMENT 4

AGENDA NO. 5

PLANNING COMMISSION *STAFF REPORT*

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 minimum 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:

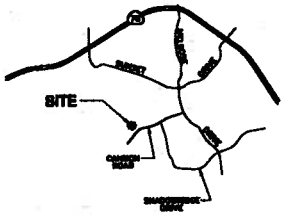
Jerry Hittleman
City Planner

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

SAN FRANCISCO PEAK RESERVOIR
3471 CANNON ROAD
OCEANSIDE, CA 92056
NS0016

VICINITY MAP



THOMAS GUIDE PAGE 1107, E4

ADDRESS

3471 CANNON ROAD
OCEANSIDE, CA 92056

COORDINATES (NAD 83)

SECTOR A & B	LATITUDE:	33° 16' 10.24" NORTH
	LONGITUDE:	117° 13' 53.39" WEST
SECTOR C	LATITUDE:	33° 16' 12.27" NORTH
	LONGITUDE:	117° 13' 53.62" WEST

CONSULTANT TEAM

ARCHITECT:

WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-0474
(760) 434-0696 (FAX)

SURVEYOR:

FLOYD SURVEYING, INC.
30691 VIA SERENIDAD
MISSION VIEJO, CA 92691
CONTACT: DAVID FLOYD
(949) 583-0022

POLE MANUFACTURER ENGINEER:

SCI - SOLAR COMMUNICATIONS INTERNATIONAL, INC.
8383 RIO SAN DIEGO DRIVE
SAN DIEGO, CA 92108
(619) 343-0760
(619) 343-0748 (FAX)

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: AT&T MOBILITY
5733 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121
(858) 453-3233

OWNER: CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

DEVELOPMENT SUMMARY:

- INSTALLATION OF A CONCRETE BLOCK EQUIPMENT ENCLOSURE
- INSTALLATION OF THREE ANTENNA SECTORS OF (4) ANTENNAS EACH (TOTAL OF 12 ANTENNAS) TWO SECTORS SHALL BE MOUNTED TO A NEW 43'-6" HIGH FAUX EUCALYPTUS TREE & ONE SECTOR SHALL BE MOUNTED TO A NEW 30'-0" HIGH FAUX EUCALYPTUS TREE
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE
- PROVIDE NEW TELCO SERVICE CONNECTION
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 16839 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DECEMBER 24, 1993. SEE SHEET LS-1 FOR COMPLETE LEGAL DESCRIPTION

PROJECT ADDRESS: 3471 CANNON ROAD
OCEANSIDE, CA 92056

ASSESSORS PARCEL NUMBER: 169-011-10

EXISTING ZONING: PS

TOTAL SITE AREA: 483,885 SQ. FT.
= 10.42 ACRES

PROPOSED ENCLOSURE AREA: 225 SQ. FT.

TYPE OF CONSTRUCTION: TYPE V-B
UNSPRINKLERED

EXISTING BUILDING OCCUPANCY & USE:

WATER TANK	U
TWO MAINTENANCE BUILDINGS:	S
RENTAL BUILDING:	B

NOTE: THERE IS ONE EXISTING TELECOMMUNICATION FACILITY ON SITE (RENTAL)

PROPOSED BLDG. OCCUPANCY: NONE
(ALL OUTDOOR EQUIPMENT)

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN & GENERAL SPECIFICATIONS
A-1	ENLARGED SITE PLANS
A-2	EQUIPMENT ENCLOSURE PLAN
A-3	EXTERIOR ELEVATIONS
A-4	ANTENNA PLANS & 43'-6" TREE ELEVATION
A-5	ANTENNA PLANS & 30'-0" TREE ELEVATION
LS-1	SITE SURVEY
LS-2	SITE SURVEY
LS-3	SITE SURVEY

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ELECTRICAL CODE, 2007 EDITION
CALIFORNIA FIRE CODE, 2001 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNMANNED WIRELESS FCC TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN RECOMMENDATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

BOOTH & SUAREZ
ARCHITECTURE & PLANNING
WILLIAM H. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
1635 MAIN ST. CARLSBAD, CA 92008 (760) 434-0474

PREPARED FOR

at&t MOBILITY
5733 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

DRAWING DATES

04/12/10	90% ZD REVIEW (bb)
04/13/10	100% ZD (bb)
04/21/10	ADDED EASEMENTS (rm)
04/22/10	PLANNING SUBMITTAL (am)
05/13/10	REVISED ZD (am)
05/25/10	REVISED ZD (am)
12/13/10	FINAL REVISED ZD (bb)
05/03/11	REVISED ZD (bb)
05/31/11	REVISED ZD (b4 (COUNP) (al)

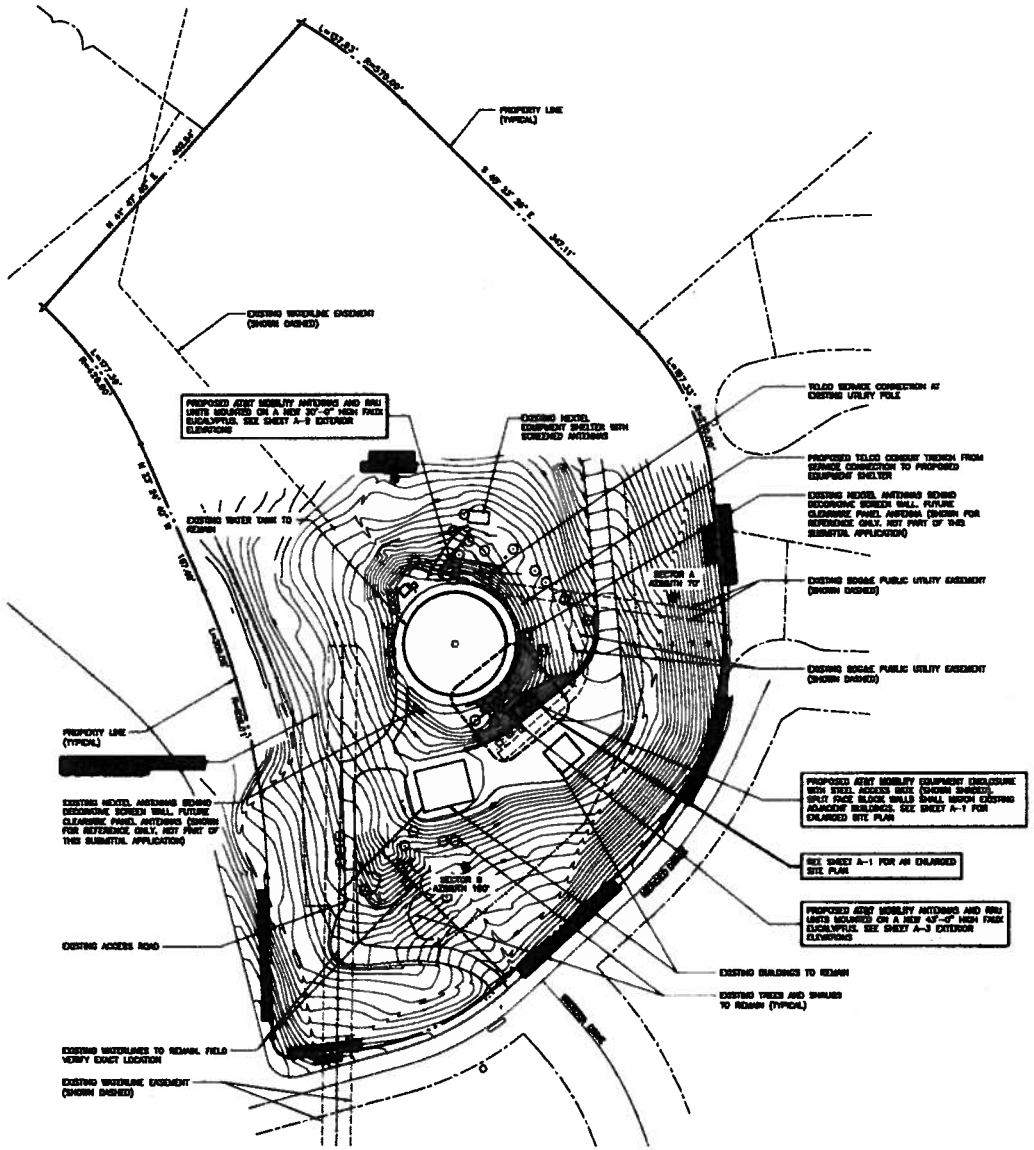
SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\ns0\ns0057\a\ns0057a\t1.DWG

T-1

CUP 10-00012



SITE PLAN

GRADING EXCAVATION:

CUT:	
EQUIPMENT ENCLOSURE:	81 CU. YDS.
CAISSON FOOTING:	22 CU. YDS.
TOTAL:	103 CU. YDS.
FILL:	00 CU. YDS.
EXPORT:	103 CU. YDS.

NOTE:
EXCESS SOIL MAY BE SPREAD ON SITE AS APPROVED & DIRECTED BY CITY OF OCEANSIDE, OR EXPORT OFF SITE TO APPROVED LOCATION

AT&T MOBILITY TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

824–880 MHz BANDWIDTH
1865–1990 MHz BANDWIDTH
200 WATTS PER SECTOR

BENCH MARK:

SAN DIEGO CONTROL STATION "0042 044 001". ELEVATION 512.79' MEAN SEA LEVEL.

BOUNDARY NOTE:

THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED BY FLOYD SURVEYING INC.

EASEMENTS:

ALL EASEMENTS SHOWN REFLECT PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. SEE SHEET LS1 FOR ADDITIONAL EASEMENT INFORMATION

BOOTH & SUAREZ
ARCHITECTURE ■ PLANNING

PREPARED FOR

at&t MOBILITY

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

DRAWING DATES

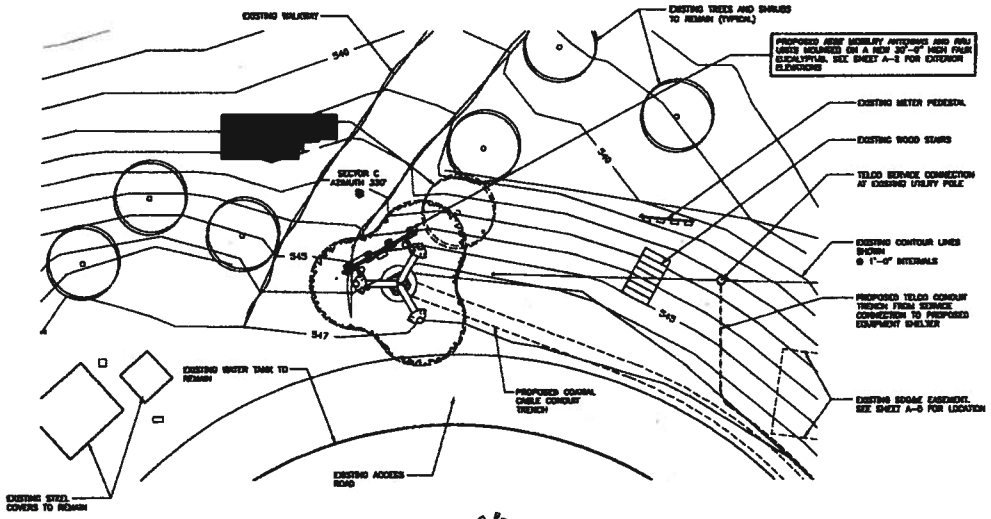
04/12/10	PRELIM ZD REVIEW (jab)
04/13/10	100% ZD (jab)
04/21/10	ADDED EASEMENTS (rel)
04/28/10	PLANNING SUBMITTAL (ao)
08/13/10	REVISED ZD (ao)
08/26/10	REVISED ZD (ao)
12/18/10	FINAL REVISED ZD (jab)
08/03/11	REVISED ZD (jab)
02/21/12	REVISED ZD #4 (EQUIP) (sl)

SHEET TITLE

SITE PLAN & GENERAL SPECIFICATIONS

PROJECTS\sbbf\08057ad\08057aA0.DWG

A-0



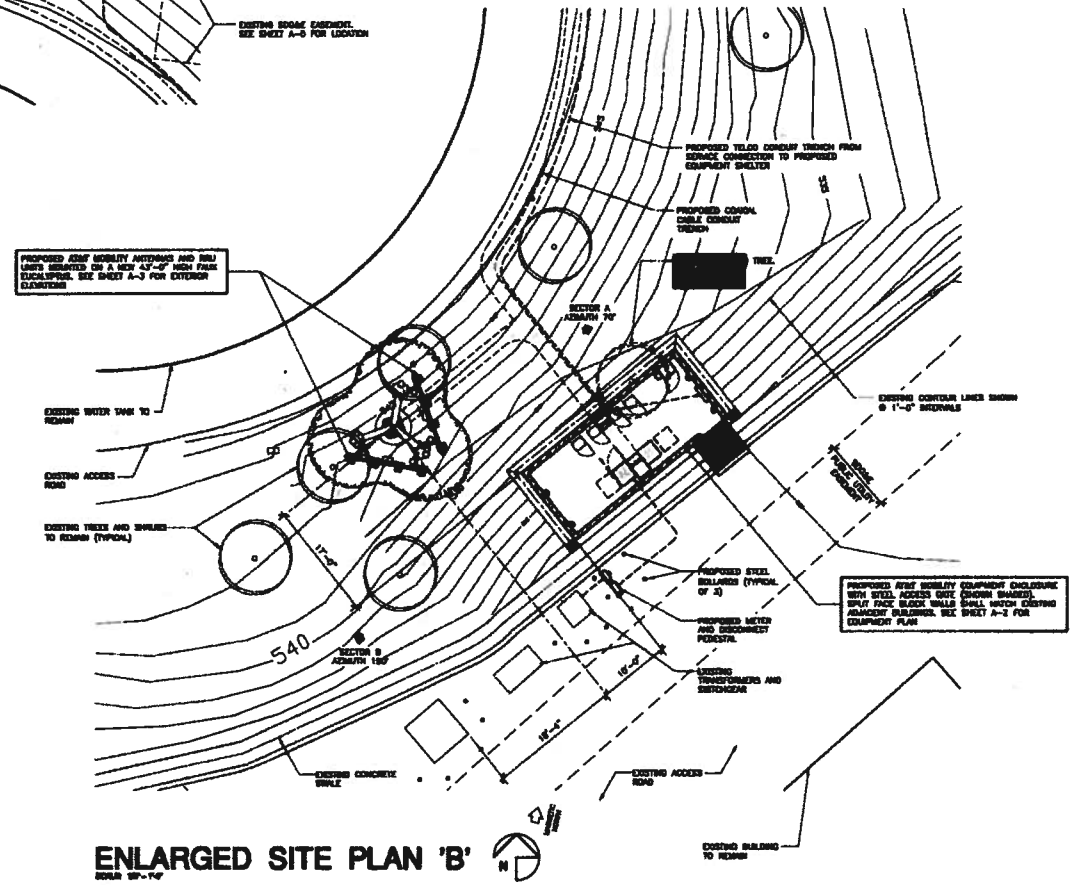
ENLARGED SITE PLAN 'A'

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

ANTENNA AND COAXIAL CABLE SCHEDULE											
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	RRU	CONDUIT	RRU ARRAY	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	TOTAL CABLE LENGTH (+ / - 5%)	ANCHOR LENGTH (+ / - 5%)	CABLE SIZE
A1	NORTHWEST	70°	[redacted]	(10) RRUS-11	6"	N/A		8	165'-0"	6'	7/8"
A2			[redacted]								
A3			[redacted]								
A4			[redacted]								
B1	SOUTH	190°	[redacted]	(10) RRUS-11	6"	N/A		8	185'-0"	6'	7/8"
B2			[redacted]								
B3			[redacted]								
B4			[redacted]								
C1	NORTHEAST	330°	[redacted]	(10) RRUS-11	6"	N/A		8	245'-0"	5'	1-5/8"
C2			[redacted]								
C3			[redacted]								
C4			[redacted]								

NOTES:

1. FIELD VERIFY ALL CABLE LENGTHS PRIOR TO ORDERING CABLE
2. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST DEDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT.
3. VERIFY MODEL NUMBER OF ALL ANTENNAS WITH AT&T MOBILITY.
4. INSTALL (10) RRU UNITS PER SECTOR (30 RRU UNITS TOTAL)



ENLARGED SITE PLAN 'B'

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

BOOTH & SUAREZ
ARCHITECTURE ■ PLANNING

[redacted]

PREPARED FOR

at&t MOBILITY

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

DRAWING DATES

04/12/10	PRELIM ZD REVIEW (jsb)
04/15/10	100% ZD (jsb)
04/21/10	ADDED EASEMENTS (rm)
04/28/10	PLANNING SUBMITTAL (cm)
05/12/10	REVISED ZD (cm)
05/26/10	REVISED ZD (cm)
12/10/10	FINAL REVISED ZD (jsb)
05/03/11	REVISED ZD (jsb)
02/21/12	REVISED ZD #4 (DSUP) (af)

SHEET TITLE

ENLARGED SITE PLAN

PROJECTS\at&t\09037ma\09037ma11.DWG

A-1

EQUIPMENT PLAN

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

EQUIPMENT ENCLOSURE PLAN NOTES:

1. PROPOSED AT&T MOBILITY DIGIWAVE OUTDOOR RADIO CABINET "RRS 6301" 21 1/8" WIDE x 43 7/8" HIGH x 18 1/4" DEEP (TYPICAL OF 4)
2. PROPOSED "INTERSECT, INC." MP SERIES SIGNAMP POWER DISTRIBUTION LOAD CENTER WITH GENERATOR RECEPTACLE AND MANUAL TRANSFER SWITCH MOUNTED TO STEEL "H-FRAME" (32" WIDE x 16" DEEP x 40" HIGH) WEIGHT: 90 LBS.
3. PROPOSED AT&T MOBILITY OUTDOOR POWER EQUIPMENT CABINET "ALPHA 7x45x2" 30" WIDE x 72" HIGH x 30" DEEP, WEIGHT: 1,370 LBS. (TYPICAL OF 1)
4. FUTURE AT&T MOBILITY OUTDOOR EQUIPMENT CABINET (TYPICAL OF 1)
5. PROPOSED AT&T MOBILITY ARGUS BATTERY EXPANSION CABINET (30" WIDE x 72" HIGH x 30" DEEP) (SHOWN DASHED) (TYPICAL OF 1)
6. FUTURE AT&T MOBILITY ARGUS BATTERY EXPANSION CABINET (30" WIDE x 72" HIGH x 30" DEEP) (SHOWN DASHED) (TYPICAL OF 1)
7. PROPOSED SIGNAL METER MOUNTED ON STEEL "H-FRAME"
8. PROPOSED POWER TRENCH
9. PROPOSED TELCO SPLICE BOX MOUNTED TO WALL.
10. PROPOSED TELCO TRENCH
11. PROPOSED SPLIT FACE CONCRETE BLOCK WALL ENCLOSURE (COLOR: EARTH TONE TO MATCH EXISTING BUILDINGS)
12. PROPOSED COAX CABLE CONDUIT WALL PENETRATION AT CONCRETE BLOCK WALL - (7) 6"ø CONDUITS.
13. PROPOSED PVC SCHEDULE 40 PVC COAX CABLE CONDUIT TRENCH. FIELD VERIFY ROUTE WITH AT&T CONSTRUCTION MANAGER
14. PROPOSED COAXIAL CABLE CONDUIT SWEEPS AT CONCRETE PAD
15. PROPOSED GROUND BUSS BAR & OPLEX FILTER BREEK CABLE SHROUD EACH SIDE.
16. PROPOSED E-911/GPS ANTENNA MOUNTED TO EQUIPMENT CABINET
17. PROPOSED CONCRETE PAD FOR AT&T MOBILITY BTS EQUIPMENT
18. SLOPE CONCRETE PAD MINIMUM 1% FOR DRAINAGE
19. 6"x6" DRAINAGE OPENING AT SLAB LEVEL (TYPICAL OF 2)
20. EXISTING CONCRETE DRAINAGE SWALE TO REMAIN. (REPAIR IN-KIND WHERE DAMAGED BY CONSTRUCTION)
21. PROPOSED CONCRETE SWALE, FEATHER FLOW LINE INTO EXISTING SWALE AT TOE OF SLOPE.
22. PROPOSED STEEL GRATE BRIDGE OVER EXISTING CONCRETE DRAINAGE SWALE
23. EXISTING ASPHALT DRIVEWAY
24. EXISTING ASPHALT CURB
25. PROPOSED CONCRETE CURB FOR NEW GRATE BRIDGE SUPPORT
26. EXISTING SODAE TRANSFORMER TO REMAIN
27. EXISTING CONCRETE FILLED STEEL BOLLARDS TO REMAIN (TYPICAL)
28. PROPOSED CONCRETE FILLED STEEL BOLLARDS TO MATCH EXISTING (TYPICAL OF 3)
29. EXISTING CONTOURS AT 1'-0" INTERVALS
30. PROPOSED 4'-0" x 8'-0" WIDE STEEL ACCESS GATE
31. TIMER SENSOR OPERATED LIGHT FIXTURE MOUNTED TO ENCLOSURE WALL (TYPICAL OF 4)
32. PROPOSED COAX CABLE CONDUIT TRENCH WITH (3) 6" PVC SCHEDULE 40 TO CONDUIT SLEEVES
33. PROPOSED COAX CABLE CONDUIT TRENCH WITH (4) 6"ø PVC SCHEDULE 40 TO CONDUIT SLEEVES
34. PROPOSED RIP-RAP GABIONS
35. PROPOSED (3) 4"ø PVC CONDUIT SLEEVE ROUTED TO EACH SIDE OF CABINETS
36. PROPOSED 20 GA. COAX CABLE SHROUD. MATCH HEIGHT OF EQUIPMENT CABINETS
37. PROPOSED COAX CABLE CONDUIT TRENCH WITH (7) 6"ø, SCHEDULE 40 COAX CABLE CONDUIT TRENCH.
38. AT&T MOBILITY SIGNAGE
39. PROPOSED PURCELL FIBER CABINET 24" WIDE x 30.5" HIGH x 20" DEEP, WITH AC UNIT ON UNISTRUT & MOUNTED TO CONCRETE BLOCK WALL

BATTERY SUMMARY

4 POWER CABINET
(8) GNB M12V150 FT
AT 118 LBS PER BATTERY
8 x 118 LBS = 944 LBS

5 6 EXPANSION BATTERY CABINET 1
(16) GNB M12V150 FT
AT 118 LBS PER BATTERY
16 x 118 LBS = 1,888 LBS x2

TOTAL BATTERY WEIGHT = 4,720 LBS

PER MATERIAL SAFETY DATA SHEET
ELECTROLYTE (SULFURIC ACID) = 15 TO 18%
BY WEIGHT PER BATTERY = 18%

TOTAL SULFURIC ACID = 849.60 LBS

GALLONS TO POUNDS
1 US GAL = 10.68 LBS

TOTAL GALLONS OF SULFURIC ACID 79.70 GALLONS

SUMMARY:

- 79.70 GALLONS > 50 GALLONS
- THIS SITE IS REQUIRED TO COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 608 OF THE CALIFORNIA FIRE CODE 2010
- 79.70 GALLONS > 55 GALLONS
- COUNTY OF SAN DIEGO HAZMAT BUSINESS PLAN IS REQUIRED

BOOTH & SUAREZ
ARCHITECTURE PLANNING

PREPARED FOR

at&t MOBILITY

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

S.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92058
SAN DIEGO COUNTY

DRAWING DATES

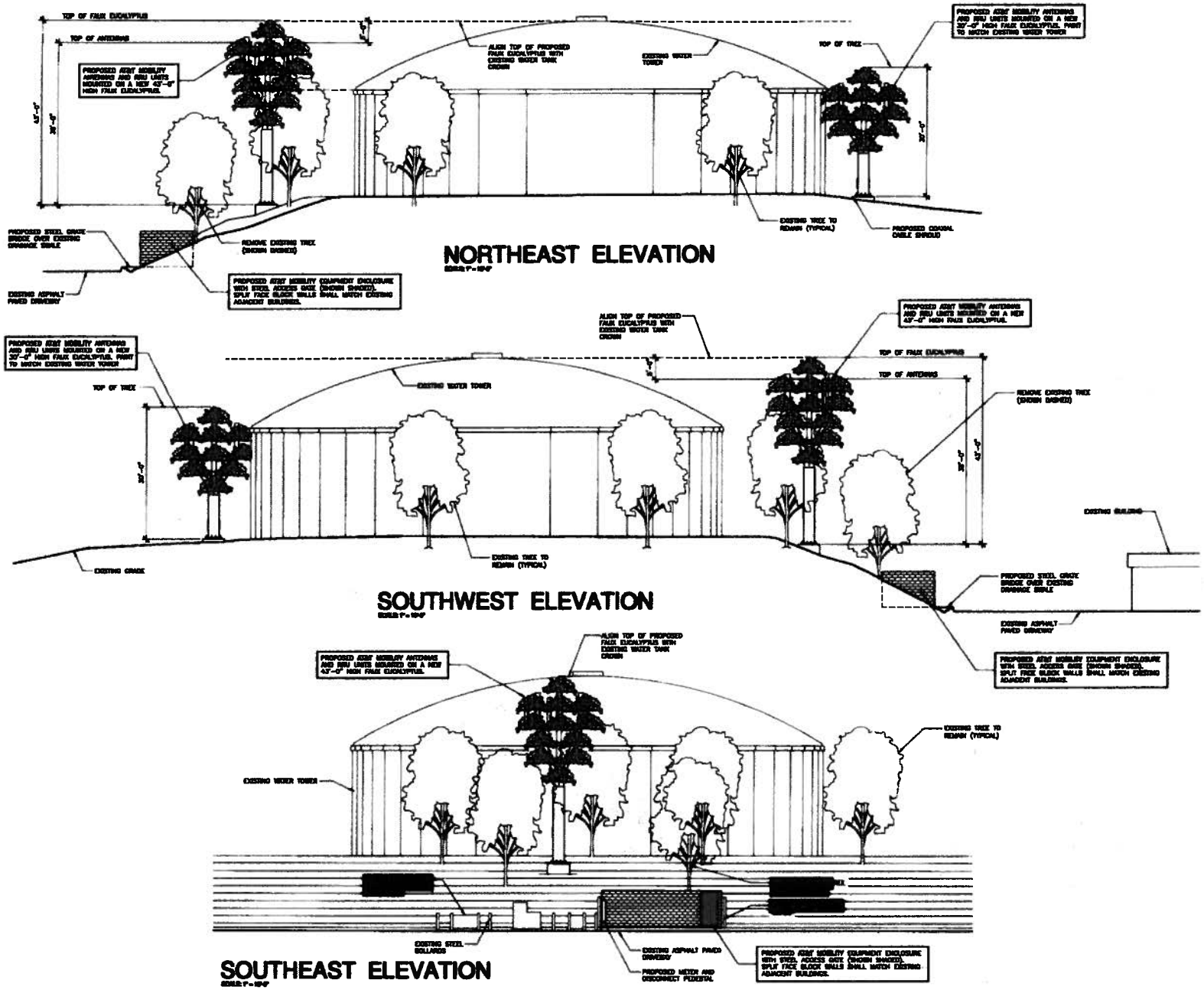
04/12/10	90% ID REVIEW (jab)
04/12/10	100% ID (jab)
04/21/10	ADDED EASEMENTS (rd)
04/28/10	PLANNING SUBMITTAL (cm)
08/13/10	REVISED ID (cm)
09/28/10	REVISED ID (cm)
12/10/10	FINAL REVISED ID (jab)
06/03/11	REVISED ID (jab)
02/11/12	REVISED ID #4 (DSAP) (cl)

SHEET TITLE

EQUIPMENT ENCLOSURE PLAN

PROJECT#:c:\cd\08057cd\08057cd2.dwg

A-2



BOOTH & SUAREZ
ARCHITECTURE PLANNING

PREPARED FOR

at&t MOBILITY

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

5471 CANNON ROAD
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

DRAWING DATES

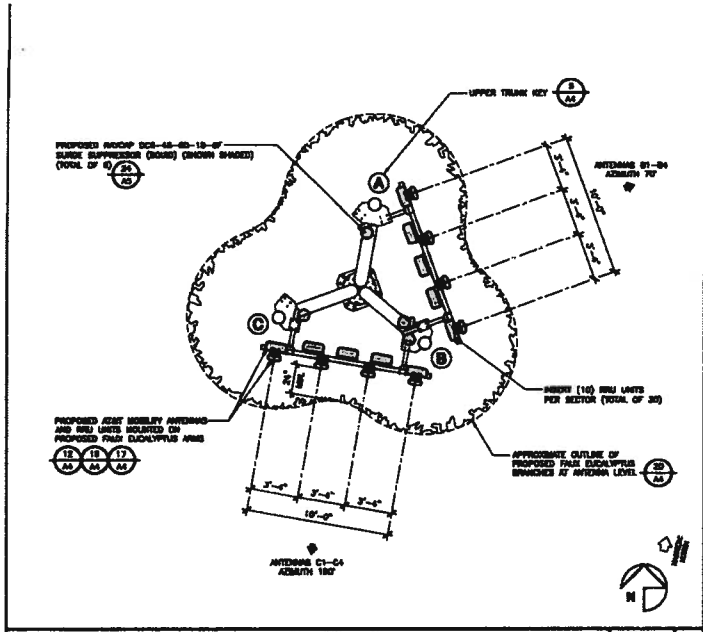
04/12/10	PRELIM ZD REVIEW (jab)
04/12/10	100% ZD (jab)
04/21/10	ADDED EASEMENTS (rel)
04/28/10	PLANNING SUBMITTAL (ae)
05/13/10	REVISED ZD (ae)
08/28/10	REVISED ZD (ae)
12/13/10	FINAL REVISED ZD (jab)
06/03/11	REVISED ZD (jab)
02/21/12	REVISED ZD #4 (EQUIP) (el)

SHEET TITLE

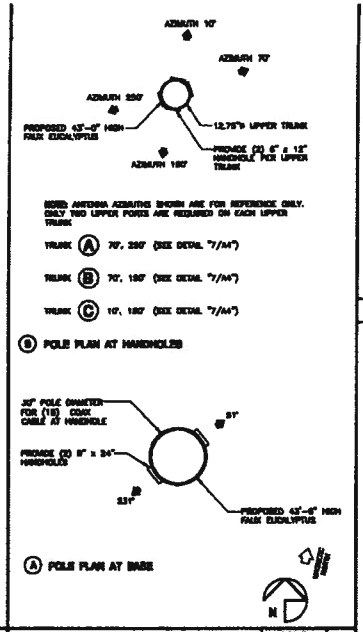
EXTERIOR ELEVATIONS

PROJECTS\at&t\08057ad\08057aA3.DWG

A-3



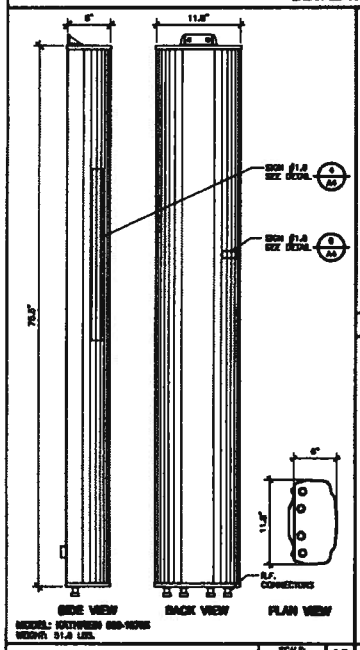
ENLARGED ANTENNA PLAN | SCALE 1/4"=1'-0" | 7



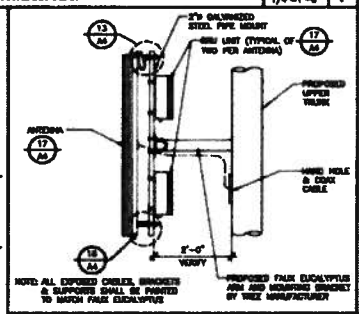
FAUX EUCALYPTUS DETAIL | SCALE 1/2"=1'-0" | 8

AT&T MOBILITY SIGN 01.0 | SCALE N.T.S. | 4

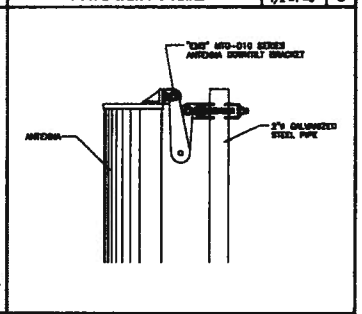
AT&T MOBILITY SIGN 01.0 | SCALE N.T.S. | 5



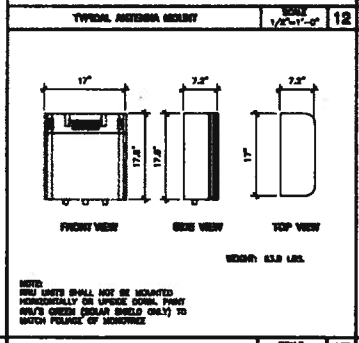
"KATHREIN" ANTENNA | SCALE N.T.S. | 16



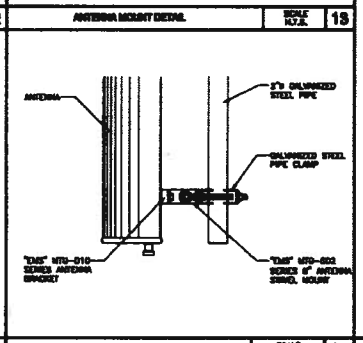
TYPICAL ANTENNA MOUNT | SCALE 1/2"=1'-0" | 12



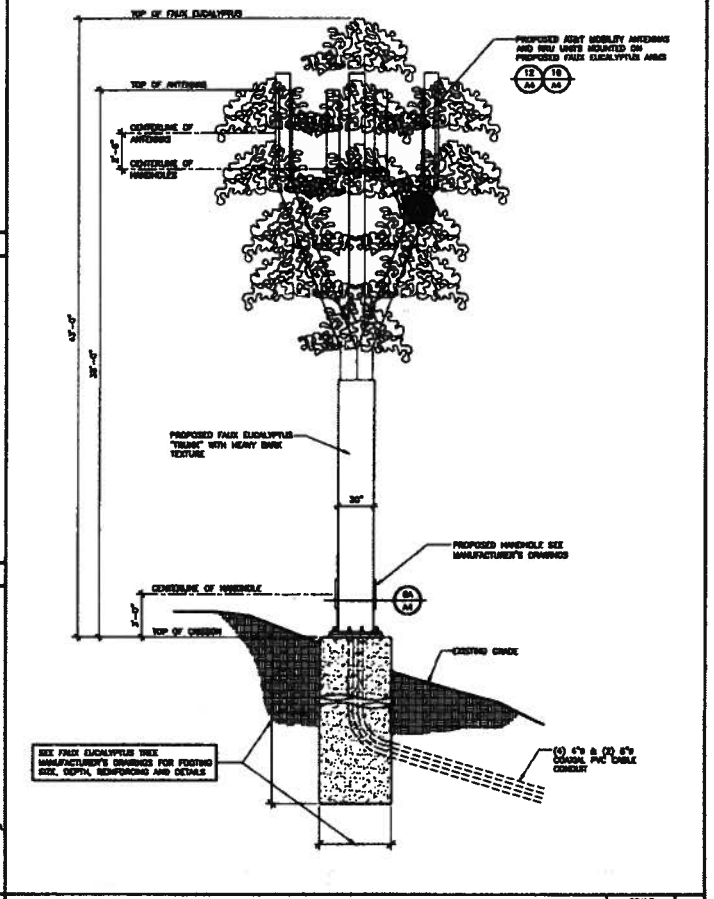
ANTENNA MOUNT DETAIL | SCALE N.T.S. | 13



NORTEL RADIO UNIT (RRUS-11) | SCALE NONE | 17



ANTENNA PIPE MOUNT | SCALE N.T.S. | 18



FAUX EUCALYPTUS DETAIL | SCALE 1/8"=1'-0" | 20

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

PREPARED FOR

at&t MOBILITY

5775 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

DRAWING DATES

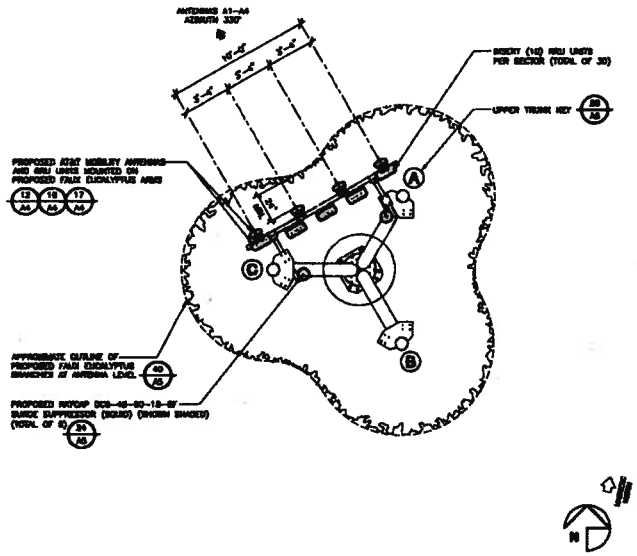
04/12/10	PRELIM ZD REVIEW (mb)
04/13/10	100% ZD (mb)
04/21/10	ADDED EASEMENTS (rd)
04/22/10	PLANNING SUBMITTAL (cm)
08/13/10	REVISED ZD (mm)
08/26/10	REVISED ZD (mm)
12/10/10	FINAL REVISED ZD (mb)
02/03/11	REVISED ZD (mb)
03/21/12	REVISED ZD #4 (RSAP) (ml)

SHEET TITLE

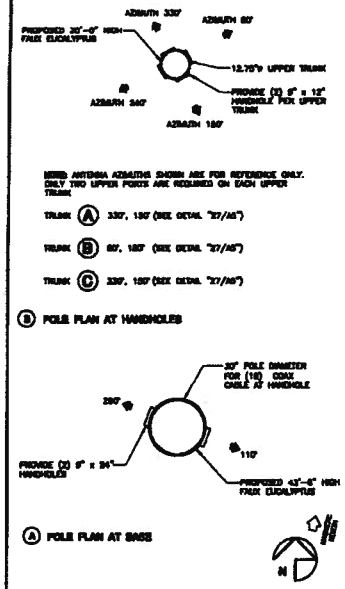
ANTENNA DETAILS

PROJECT#:\ns0\ns0037ra\ns0037aa.dwg

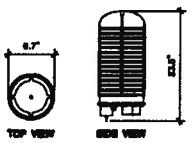
A-4



ENLARGED ANTENNA PLAN — SCALE 1/4"=1'-0" — 27

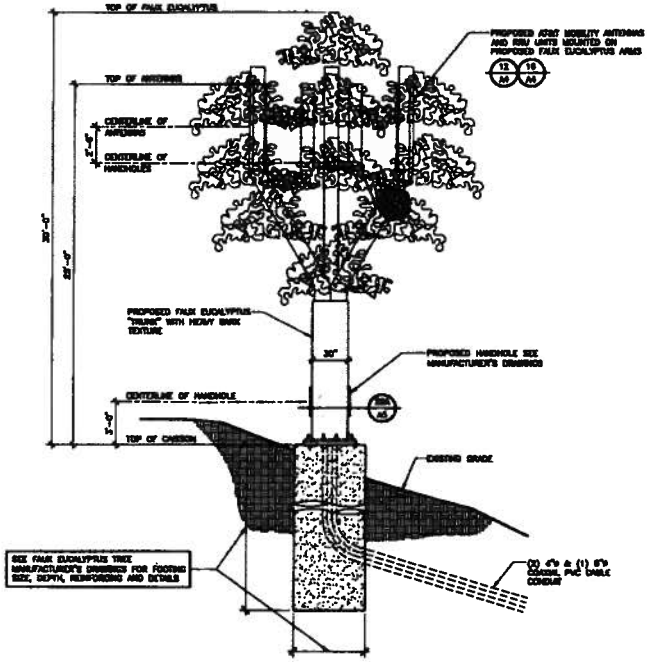


FAUX EUCALYPTUS DETAIL — SCALE 1/4"=1'-0" — 28



SURGE SUPPRESSOR — SCALE 1"=1'-0" — 24

NO DETAIL THIS SPACE — 25



FAUX EUCALYPTUS DETAIL — SCALE 1/4"=1'-0" — 40

NO DETAIL THIS SPACE — 31

NO DETAIL THIS SPACE — 32

NO DETAIL THIS SPACE — 33

NO DETAIL THIS SPACE — 36

NO DETAIL THIS SPACE — 37

NO DETAIL THIS SPACE — 38

BOOTH & SUAREZ
ARCHITECTURE PLANNING

PREPARED FOR

at&t MOBILITY

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

SAN FRANCISCO PEAK RESERVOIR

PROJECT NUMBER

NS0016

3471 CANNON ROAD
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

DRAWING DATES

12/16/10	FINAL REVISED ID (mb)
06/03/11	REVISED ID (mb)
03/31/12	REVISED ID #4 (EQUIP) (sl)

SHEET TITLE

ANTENNA DETAILS

PROJECTS\sbt\NS0016\NS0016sbt.DWG

A-5

OWNER'S NAME: CITY OF OCEANSIDE

ASSESSOR'S PARCEL NUMBER(S) 159-011-18-00

BASIS OF BEARINGS: (NAD 83; Epoch 2002)
THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NGVD 1929
ELEVATIONS ARE BASED ON SAN DIEGO CONTROL STATION 0042 044
GCL ELEVATION = 512.76'.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
County: SAN DIEGO Effective Date: 6/16/1997
Panel: 0767F Community-Panel Number: 060720
The Flood Zone Designation for this site is: ZONE: X

FEMA FLOOD ZONE INFORMATION

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 10839 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DECEMBER 24, 1980, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE BOUNDARY OF SAID PARCEL 4 HAVING A BEARING OF NORTH 47°53'14" EAST (RADIAL) AND A LENGTH OF 404.88 FEET; THENCE FOLLOWING THE BOUNDARY OF SAID PARCEL 4, SOUTHERLY 163.87 FEET ALONG A NONTANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 330 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 07°16'28" EAST 113.83 FEET TO A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 340 FEET; THENCE SOUTHERLY ALONG SAID CURVE 320.32 FEET; THENCE SOUTH 42°37'37" WEST 187.88 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 01°37'16" WEST 88.91 FEET TO A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 670 FEET; THENCE WESTERLY ALONG SAID CURVE 7.01 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°06'16" EAST; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE 32.98 FEET; THENCE NORTH 83°42'04" WEST 148.34 FEET TO A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 528 FEET; THENCE NORTHERLY ALONG SAID CURVE 308.16 FEET; THENCE NORTH 25°05'20" WEST 187.48 FEET TO A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 428 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 177.38 FEET TO A POINT ON A NONTANGENT LINE, A RADIAL BEARING THROUGH WHICH BEARS NORTH 41°06'53" EAST; THENCE ALONG SAID NONTANGENT LINE NORTH 40°07'03" EAST 402.84 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 570 FEET, TO WHICH POINT A RADIAL BEARS NORTH 39°04'36" EAST; THENCE SOUTHERLY ALONG SAID CURVE 137.63 FEET; THENCE SOUTH 47°04'06" EAST 347.11 FEET TO A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 270 FEET; THENCE SOUTHERLY 167.33 FEET ALONG SAID CURVE TO THE TRUE POINT OF BEGINNING.

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.1190A5B9 PREPARED BY LAWYERS TITLE INSURANCE CORPORATION AND DATED MARCH 23, 2010 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #2 – An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: City of Oceanside
Purpose: water line and incidental purposes
Recorded May 9, 1980 as instrument No. 92610 of Official Records
(AS SHOWN HEREON)

ITEM #3 – An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Ida Dawson, a married woman
Purpose: ingress and egress and incidental purposes
Recorded November 28, 1951 as instrument No. 205620 of Official Records
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

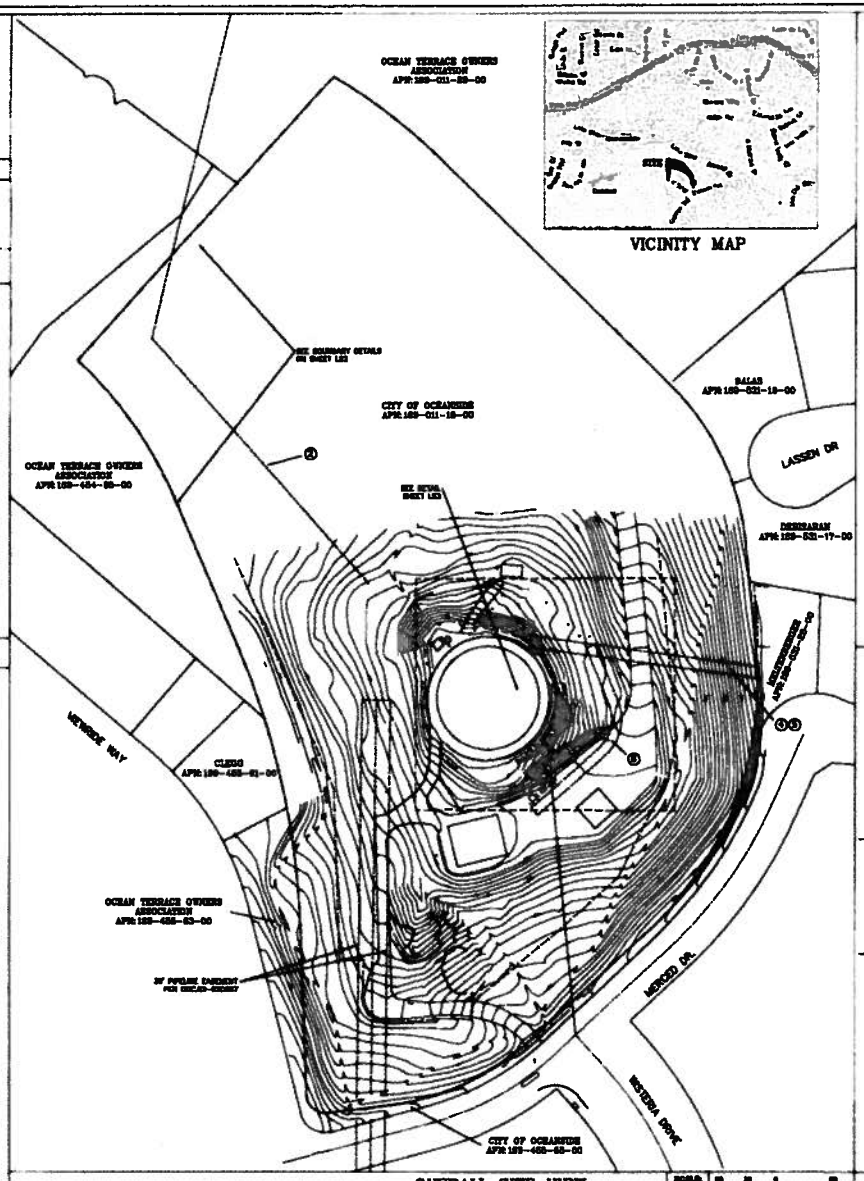
ITEM #4 – An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: San Diego Gas & Electric Company
Purpose: public utilities, ingress and egress
Recorded November 13, 1970 as instrument No. 208155 of Official Records
(AS SHOWN HEREON)

ITEM #5 – An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: San Diego Gas & Electric Company
Purpose: public utilities, ingress and egress
Recorded November 13, 1970 as instrument No. 208161 of Official Records
(AS SHOWN HEREON)

ITEM #7 – The rights of the public in and to that portion of the herein described land lying within the existing dirt road within said Parcel 4, currently being used for ingress and egress purposes, as disclosed by Partnership Grant Deed, recorded November 6, 1963 in instrument No. 63– 407724 of Official Records.
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #8 – An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: San Diego Gas & Electric Company
Purpose: public utilities, ingress and egress
Recorded September 5, 1985 as instrument No. 85–323171 of Official Records
(AS SHOWN HEREON)

END OF EASEMENTS



OVERALL SITE VIEW

SCALE: 1"=20'

VICINITY MAP

ADD. LEGEND

BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
ELPN	ELECTRICAL PANEL
ELTR	ELECTRICAL TRANSFORMER
ELVA	ELECTRICAL VAULT
EP	EDGE OF PAVEMENT
ER	EDGE OF DIRT ROAD
HW	HEAD WALL
LP	LIGHT POLE TOP
NG	GROUND SPOT ELEVATION
RFSC	ANTENNA SCREEN
RTOE	ROOF TOE
RTOP	ROOF TOP
TLVA	TELEPHONE VAULT
TRTP	TREE TOP DECIDUOUS
TRTP3	TREE TOP CONIFEROUS
WT	WATER TANK RIM
	BOUNDARY LINE
	CENTERLINE
	MISC. PROPERTY LINE
	MISC. TIE LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	FENCE LINE

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on APRIL 2, 2010.

AC	AIR CONDITIONER	PM	PARCEL MAP
	ASPHALT		PARKING METER
BC	BOTTOM OF CURB		POWER POLE
BLDG	BUILDING	RSS	RECORD OF SURVEY
	BOLLARD		ROOF DRAIN
	CONCRETE		ROOF OUTLET
	CONTROL POINT	RTOP	ROOF TOP
	DOOR		ROOF VENT
	ELECTRIC BOX		SANITARY SEWER MANHOLE
	FENCE		SEWER CLEAN OUT
	FIRE HYDRANT		SIGN POST
	FOUND MONUMENT	SL=GLD	SPOT ELEVATION
	GAS METER		SPRINKLER
	GAS VALVE		STORM DRAIN MANHOLE
	GPS POINT		TELEPHONE BOX
	GUARD RAIL		TELEPHONE MANHOLE
	GUY ANCHOR		TELEPHONE PEDESTAL
HTR	HEATER		TEMPORARY BENCHMARK
	INLET		TITLE REPORT EXCEPTION
	IRRIGATION BOX	TC	TOP OF CURB
	IRRIGATION VALVE		TRAFFIC SIGNAL BOX
	LIGHT BUILDING		TRAFFIC SIGNAL POLE
	LIGHT GROUND		TREE
	LIGHT STREET		UTILITY POLE
( )	MEASURED DISTANCE		WATER METER
	MONITORING WELL		

LEGEND

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

PREPARED FOR
at&t MOBILITY
6325 LUSK BOULEVARD
SAN DIEGO, CA 92121

PREPARED BY: DAF
CHECKED BY: DAF
APPROVED BY: DAF

#	DATE	REVISIONS
1	4/7/10	SITE SURVEY
2	4/16/10	TITLE REVIEW
3	4/19/10	LEASE AREA

FLOYD SURVEYING, INC.
11326 NORDATE CIRCLE
CORONA, CA 92880
OFFICE/FAX (951) 759-7949
EMAIL: fsi@floydsurveying.com

SITE NAME
SAN FRANCISCO PEAK RESERVOIR

SITE NUMBER
NS016

SITE ADDRESS
3471 CANNON ROAD
OCEANSIDE, CA 92056

SHEET TITLE
SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER
LS1

PARCEL 1: (Equipment Lease Area)

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 10539 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DECEMBER 24, 1980, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF WISTERIA DRIVE AND MERCED DRIVE THE CENTERLINE OF SAID MERCED DRIVE HAVING A BEARING OF NORTH 47°33'33" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE, NORTH 5°37'20" WEST, A DISTANCE OF 273.92 FEET TO THE SOUTHERLY CORNER OF THE LEASE PARCEL AREA (LPA), SAID POINT BEING THE POINT OF BEGINNING; THENCE, THE FOLLOWING FOUR (4) COURSES:

1) NORTH 38°47'20" WEST, A DISTANCE OF 14.00 FEET; THENCE,
2) NORTH 51°12'40" EAST, A DISTANCE OF 30.33 FEET; THENCE,
3) SOUTH 38°47'20" EAST, A DISTANCE OF 14.00 FEET; THENCE,
4) SOUTH 51°12'40" WEST, A DISTANCE OF 30.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 425 SQUARE FEET, MORE OR LESS.

PARCEL 2: (Power Easements)

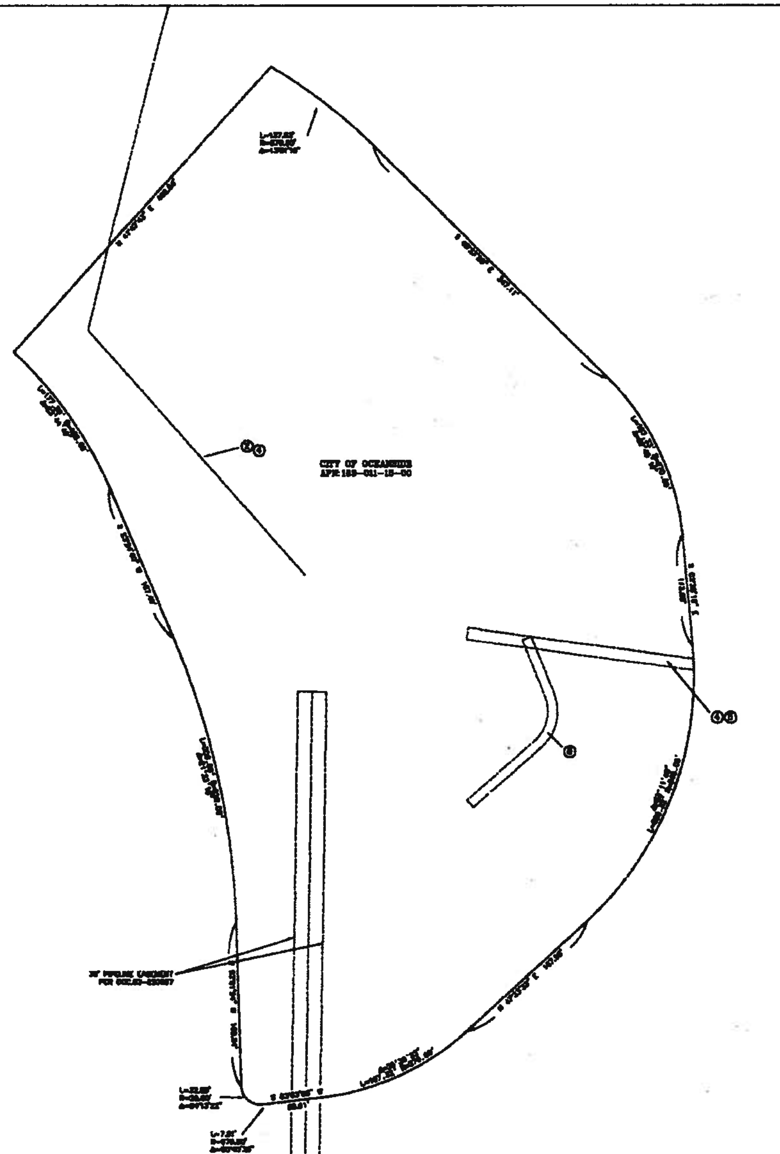
THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 10539 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DECEMBER 24, 1980, DESCRIBED AS FOLLOWS:

THOSE CERTAIN 4 FOOT WIDE TELCO EASEMENTS, THE CENTERLINE OF WHICH ARE SHOWN HEREON.

PARCEL 3: (Cable Easements)

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 10539 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DECEMBER 24, 1980, DESCRIBED AS FOLLOWS:

THOSE CERTAIN 4 FOOT WIDE CABLE EASEMENTS, THE CENTERLINE OF WHICH ARE SHOWN HEREON.



BOUNDARY DETAIL

SCALE: 1"=40'

ADD. LEGEND

BC BOTTOM OF CURB
EC EDGE OF CONCRETE
ELPN ELECTRICAL PANEL
ELTR ELECTRICAL TRANSFORMER
ELVA ELECTRICAL VAULT
EP EDGE OF PAVEMENT
ER EDGE OF DIRT ROAD
HW HEAD WALL
LP LIGHT POLE TOP
NG GROUND SPOT ELEVATION
RFSC ANTENNA SCREEN
RTOE ROOF TOE
RTOP ROOF TOP
TLVA TELEPHONE VAULT
TRTP TREE TOP DECIDUOUS
TRTPS TREE TOP CONIFEROUS
WT WATER TANK RIM
BOUNDARY LINE
CENTERLINE
MISC. PROPERTY LINE
MISC. TIE LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
FENCE LINE

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4) Field survey completed on APRIL 2, 2010.

LEGEND

AC AIR CONDITIONER
ASPHALT
BC BOTTOM OF CURB
BLDG BUILDING
BOLLARD
CONCRETE
CONTROL POINT
DOOR
ELECTRIC BOX
FENCE
FIRE HYDRANT
FOUND MONUMENT
GAS METER
GAS VALVE
GPS POINT
GUARD RAIL
GUY ANCHOR
HEATER
INLET
IRRIGATION BOX
IRRIGATION VALVE
LIGHT BUILDING
LIGHT GROUND
LIGHT STREET
( ) MEASURED DISTANCE
MONITORING WELL
PM PARCEL MAP
PARKING METER
POWER POLE
RECORD OF SURVEY
ROOF DRAIN
ROOF OUTLET
ROOF TOP
ROOF VENT
SANITARY SEWER MANHOLE
SEWER CLEAN OUT
SIGN POST
SPOT ELEVATION
SPRINKLER
STORM DRAIN MANHOLE
TELEPHONE BOX
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TEMPORARY BENCHMARK
TITLE REPORT EXCEPTION
TC TOP OF CURB
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
TREE
UTILITY POLE
WATER METER

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

PREPARED FOR
at&t MOBILITY
6925 LUSK BOULEVARD
SAN DIEGO, CA 92121

PREPARED BY: DAF
CHECKED BY: DAF
APPROVED BY: DAF

#	DATE	REVISIONS
1.	4/7/10	SITE SURVEY
2	4/16/10	TITLE REVIEW
3	4/19/10	LEASE AREA

FLOYD SURVEYING, INC.
11576 NORGATE CIRCLE
CORONA, CA 92880
OFFICE/FAX (951) 738-7649
EMAIL: fs@floydsurveying.com

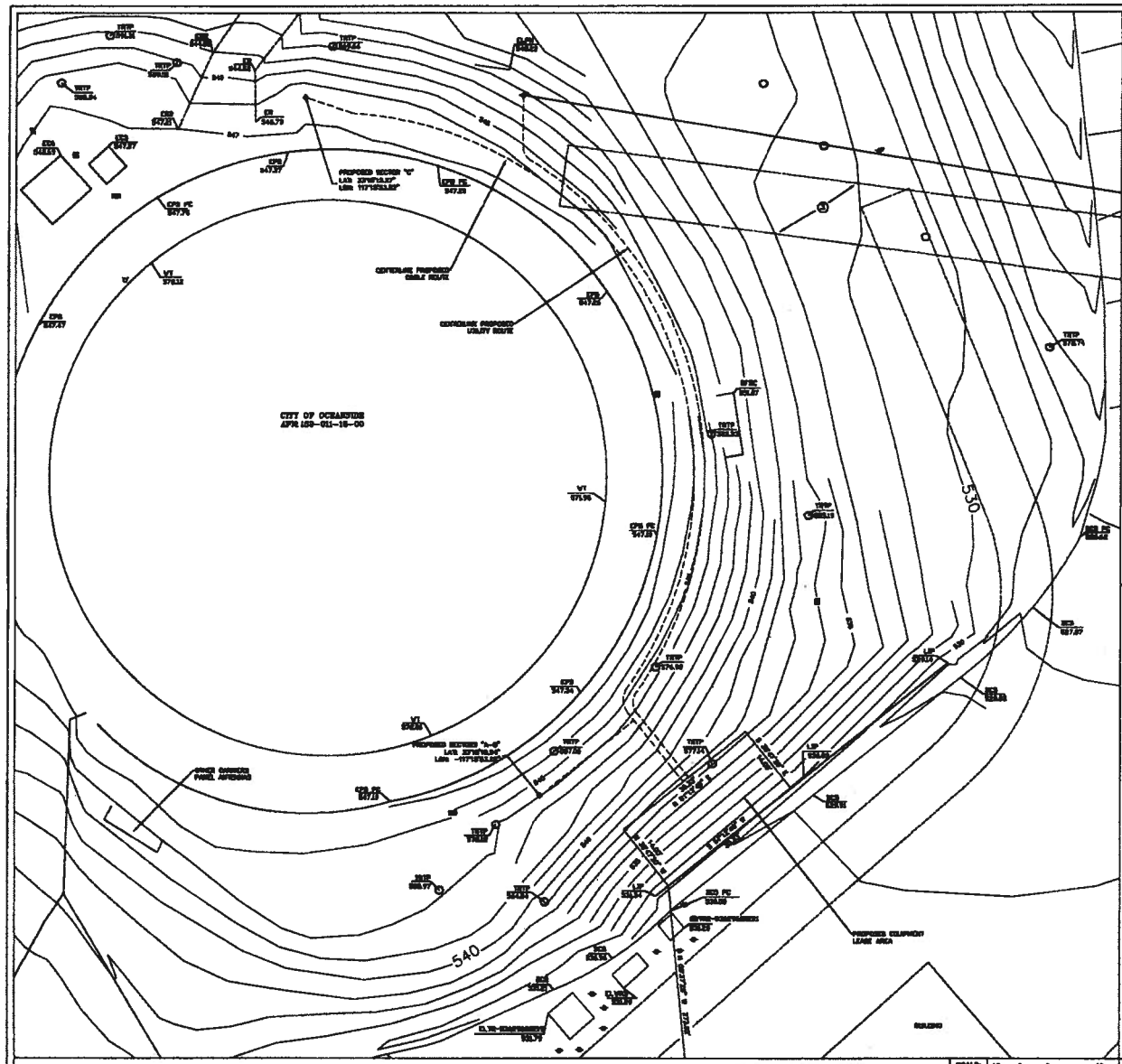
SITE NAME
SAN FRANCISCO PEAK RESERVOIR

SITE NUMBER
NS016

SITE ADDRESS
3471 CANNON ROAD
OCEANSIDE, CA 92056

SHEET TITLE
SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER
LS2



DETAIL SITE VIEW

SCALE: 1"=10'

ADD. LEGEND

BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
ELPN	ELECTRICAL PANEL
ELTR	ELECTRICAL TRANSFORMER
ELVA	ELECTRICAL VAULT
EP	EDGE OF PAVEMENT
ER	EDGE OF DIRT ROAD
HW	HEAD WALL
LP	LIGHT POLE TOP
RG	GROUND SPOT ELEVATION
RFSC	ANTENNA SCREEN
RTOE	ROOF TOE
RTOP	ROOF TOP
TLVA	TELEPHONE VAULT
TRTP	TREE TOP DECIDUOUS
TRTP3	TREE TOP CONIFEROUS
WT	WATER TANK RIM
	BOUNDARY LINE
	CENTERLINE
	MISC. PROPERTY LINE
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	RIGHT-OF-WAY LINE
	EASEMENT LINE
	FENCE LINE

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LEGEND

AC	AIR CONDITIONER	PM	PARCEL MAP
	ASPHALT		PARKING METER
BC	BOTTOM OF CURB		POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
	BOLLARD		ROOF DRAIN
	CONCRETE		ROOF OUTLET
	CONTROL POINT	RTOP	ROOF TOP
	DOOR		ROOF VENT
	ELECTRIC BOX		SANITARY SEWER MANHOLE
	FENCE		SEWER CLEAN OUT
	FIRE HYDRANT		SIGN POST
	FOUND MONUMENT	RG	SPOT ELEVATION
	GAS METER		SPRINKLER
	GAS VALVE		STORM DRAIN MANHOLE
	GPS POINT		TELEPHONE BOX
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	GUY ANCHOR		TELEPHONE PEDESTAL
HTR	HEATER		TEMPORARY BENCHMARK
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	IRRIGATION VALVE		TRAFFIC SIGNAL BOX
	LIGHT BUILDING		TRAFFIC SIGNAL POLE
	LIGHT GROUND		TREE
	LIGHT STREET		UTILITY POLE
( )	MEASURED DISTANCE		WATER METER
	MONITORING WELL		

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

PREPARED FOR

at&t MOBILITY
6925 LUSK BOULEVARD
SAN DIEGO, CA 92121

PREPARED BY: DAF	
CHECKED BY: DAF	
APPROVED BY: DAF	

#	DATE	REVISIONS
1	4/7/10	SITE SURVEY
2	4/16/10	TITLE REVIEW
3	4/19/10	LEASE AREA

FLOYD SURVEYING, INC.
11876 MORNING CIRCLE
CORONA, CA 92880
OFFICE/FAX (951) 735-7949
EMAIL: info@floydsurveying.com

SITE NAME
SAN FRANCISCO PEAK RESERVOIR

SITE NUMBER
NS016

SITE ADDRESS
3471 CANNON ROAD
OCEANSIDE, CA 92056

SHEET TITLE
SITE SURVEY GENERAL INFORMATION

SHEET NUMBER
LS3

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

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

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

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

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____

Jerry Hittleman, Secretary

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

Dated: March 12, 2012

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:

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

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

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

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

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

FINDINGS:

For the Conditional Use Permit:

1. The proposed wireless telecommunications facilities are consistent with the objectives of the Zoning Ordinance and the purposes of the Public/Semi Public zoning district in which the subject site is located. As per Oceanside Zoning Ordinance Section 1620, wireless telecommunications facilities, defined as major utilities, are permitted within Public/Semi Public zoning districts through approval of a Conditional Use Permit. Through appropriate siting and design, the proposed project would preserve the character and quality of the adjacent residential neighborhoods while providing an essential service to the community.

2. The proposed location of the conditional use, and the proposed conditions under which it would be operated or maintained, will be consistent with the General Plan. The proposed facilities will not be detrimental to the public health, safety, or welfare of persons residing or working in the vicinity; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The proposed facilities will comply with federal standards for maximum public exposure to radio frequency emissions, as determined by a radio frequency emissions report prepared by a licensed engineer and validated through third-party expert review. The proposed facilities will comply with all applicable building and safety standards intended to ensure the structural integrity of the attendant structures. Electrical equipment will be safely housed within secured enclosures, accessible only to qualified personnel. Noise emitted

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

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

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

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

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

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

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

Building:

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

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

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

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

5. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

6. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.

7. Setbacks and Type of Construction must comply with UBC Table 5-A. Allowable area must be shown to comply with Chapter 5 of the UBC.

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

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

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

Fire:

9. Cell sites are required to have a final inspection by the Fire Department.

10. Fire Department Plan Review will require the quantity of lead acid batteries proposed. In addition, the electrolyte volume will need to be provided for the batteries.

11. Stationary Storage Battery Systems having an electrolyte capacity of more than 50 gallons for flooded lead acid, nickel cadmium and valve regulated lead acid, or 1000 pounds for lithium-ion, used for facility standby power, emergency power or uninterrupted power supplies shall comply with Section 608 of the California Fire Code current edition, and Table 608.1.

12. If quantity of electrolyte solution is 10 gallons or greater, visible hazard identification signs as specified in NFPA 704 shall be placed at entrance to battery storage room.

Planning:

13. This Conditional Use Permit shall expire on March 12, 2014, unless implemented as required by the Zoning Ordinance.

14. This Conditional Use Permit approves only the wireless telecommunications facilities and associated improvements as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require amendment of the Conditional Use Permit or a new Conditional Use Permit.

15. The telecom facilities shall be erected, operated and maintained in compliance with Article 39 of the Oceanside Zoning Ordinance.

16. Within 30 calendar days following the installation of the telecom facilities, the applicant shall provide FCC documentation to the City Planner indicating that the facilities have been inspected and tested in compliance with FCC standards. Such documentation shall include the make and model (or other identifying information) of the equipment tested, the date and time of the inspection, the methodology used to make the determination, the name and title of the person(s) conducting the tests, and a certification that the equipment is properly installed and working within applicable FCC standards.

17. Co-location of telecom facilities pursuant to Article 39 of the Oceanside Zoning Ordinance shall be required whenever feasible.

18. Any proposed new signs shall be in conformance with the Oceanside Sign Ordinance Guidelines and shall be submitted to the Planning Division.

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

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

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

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

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

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

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

25. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the

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

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

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

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

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

30. 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.

31. 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.

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

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 sails removed to approved disposal areas.

33. 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.

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

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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).

41. 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.

42. 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.

43. 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.

44. 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.

45. 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.

Engineering:

46. 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.

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

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

49. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City of Oceanside as required. The owner/developer shall provide 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

61. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer 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

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

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

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

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

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

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

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

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

Water Utilities:

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

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

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

72. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

73. Complete indexed as-built shall be provided to Water Utilities with designation of all conduit and associated appurtenances.

74. The following conditions shall be met prior to the approval of engineering design plans.

75. No trees, structures or building overhang shall be located within any water or wastewater utility easement.

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

Landscape:

77. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and Specifications for Landscape Development (latest revision), Water Conservation Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. A landscape pre-construction meeting shall be arranged with the owner or owner's representative, public works inspector, landscape architect of record, landscape contractor and general contractor prior to the commencement of landscape and irrigation improvements. The following landscaping requirements shall be required prior to plan approval and certificate of occupancy:

- Final landscape plans shall accurately show placement of all plant material such as but not limited to trees, shrubs, and groundcovers.

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

- 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

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

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____

Jerry Hittleman, Secretary

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

Dated: March 12, 2011

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

_____ Date: _____

DATE POSTED: December 19, 2011
REMOVE POST: January 19, 2012
[ ] 20 days; or,
[x] 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: [x] Civic Center; [x] 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 my 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:

☐	Aesthetics	☐	Agricultural	☐	Air Quality
☒	Biological Resources	☐	Cultural Resources	☒	Geological
☐	Hazards	☒	Water	☐	Land Use & Planning
☐	Mineral Resources	☒	Noise	☐	Population & Housing
☐	Public Services	☐	Recreation	☐	Transportation
☐	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?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	☐	☐	☒	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b. Violate an air quality standard or contribute to an existing or projected air quality violation?	☐	☐	☐	☒

	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)?	☐	☐	☐	☒
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

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 PM_{10}) 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 (PM_{10}, 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?	☐	☐	☐	☒
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?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	☐	☒	☐	☐
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?	☐	☒	☐	☐

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 (CNDDB) 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 CNDDB 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 sails 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?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of CEQA?	☐	☐	☐	☒

	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?	☐	☐	☐	☒
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

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?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☒	☐

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?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
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?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
l. Result in significant alternation of receiving water quality during or following construction?	☐	☐	☐	☒
m. Could the proposed project result in increased erosion downstream?	☐	☐	☐	☒
n. Result in increased impervious surfaces and associated increased runoff?	☐	☐	☒	☐

	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
q. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	☐	☐	☐	☒
r. Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?	☐	☐	☐	☒
s. Have a potentially significant adverse impact on groundwater quality?	☐	☐	☐	☒
t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	☐	☐	☐	☒
u. Impact aquatic, wetland, or riparian habitat?	☐	☐	☐	☒
v. Potentially impact stormwater runoff from construction or post construction?	☐	☐	☒	☐
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?	☐	☐	☒	☐
x. Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	☐	☐	☐	☒
y. Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	☐	☐	☒	☐
z. Create significant increases in erosion of the project site or surrounding areas?	☐	☒	☐	☐

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 mudlfow. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☒	☐	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 potently 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)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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?	☐	☐	☐	☒
Police Protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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)?	☐	☐	☒	☐
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Result in inadequate parking capacity?	☐	☐	☐	☒
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f. Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

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?	☐	☐	☒	☐
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	☐	☒
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)?	☐	☐	☒	☐
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	☐	☐	☐	☒

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.

[X] 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.

[X] 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.

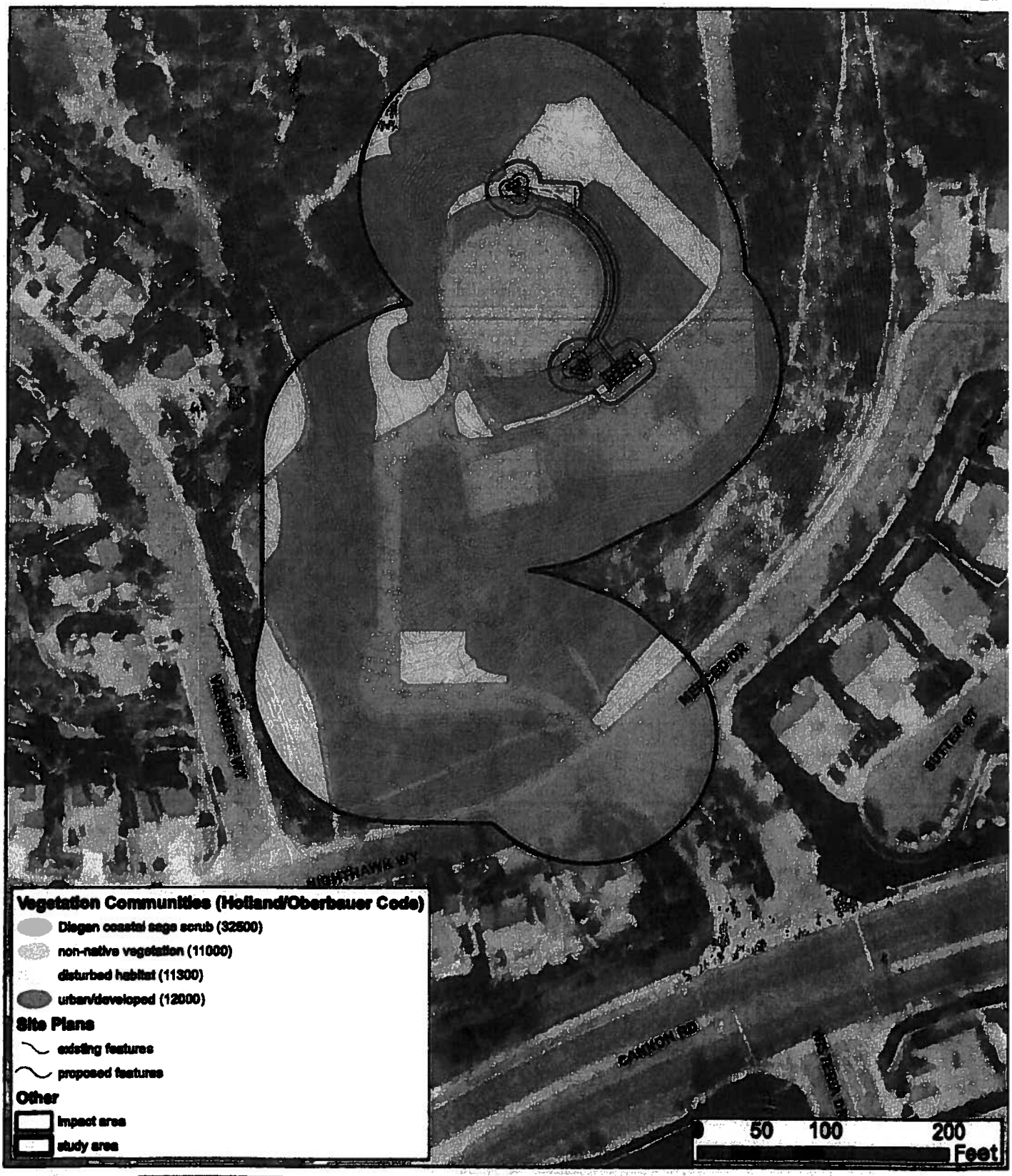
18. **ENVIRONMENTAL DETERMINATION**: The initial study for this project has been reviewed and the environmental determination, contained in Section V. preceding, is hereby approved.

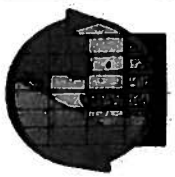
Jerry Hittleman, Planning Director

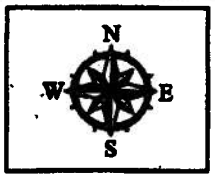
20. **PROPERTY OWNER/APPLICANT CONCURRENCE:** Section 15070(b)(1) of the California Environmental Quality Act (CEQA) Guidelines provides that Lead Agencies may issue a Mitigated Negative Declaration where *the initial study identifies potentially significant effects, but, revisions in the project plans 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

M&A #11-005-01







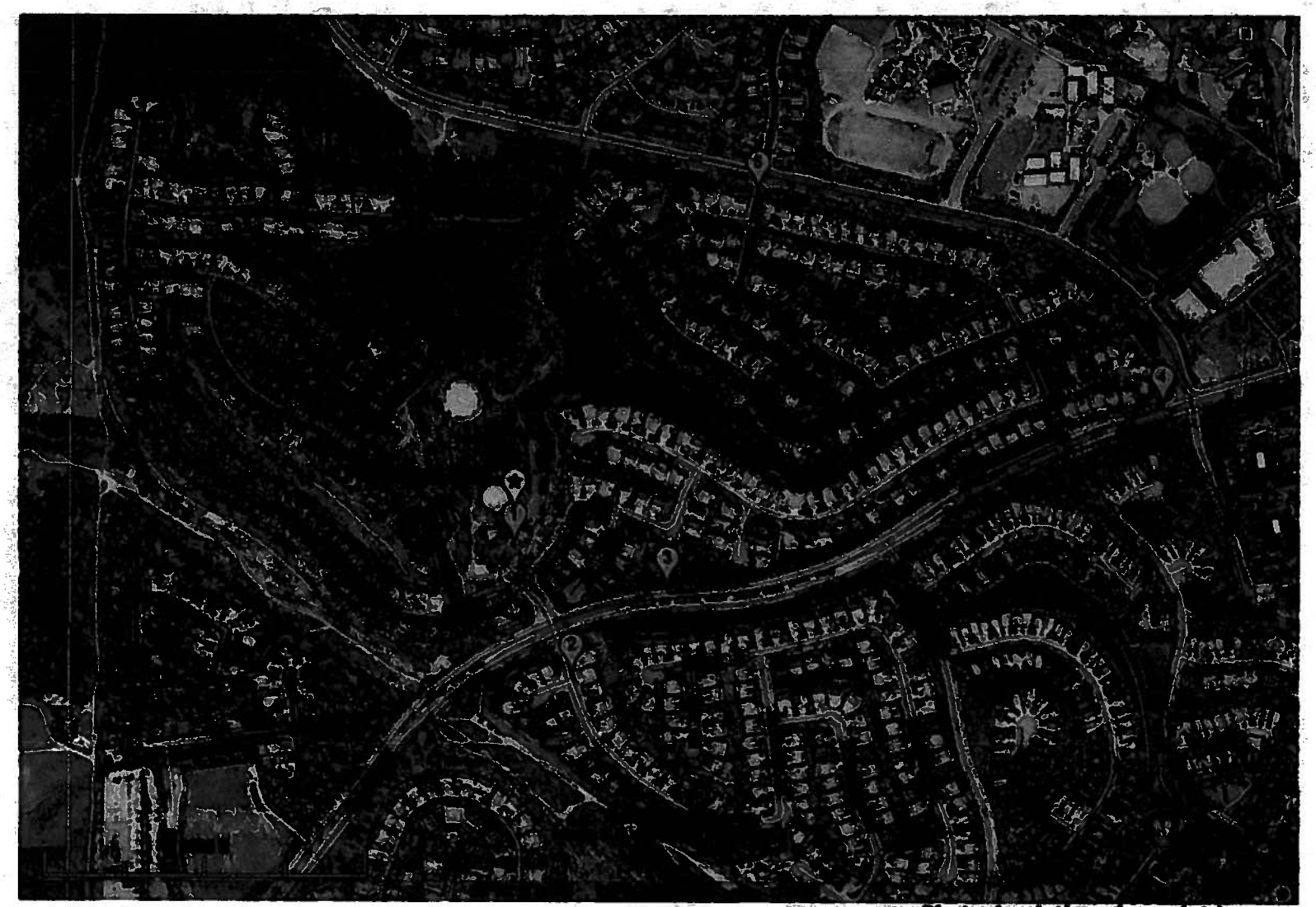
Biological Resource Map

AT&T San Francisco Peak

Figure 2

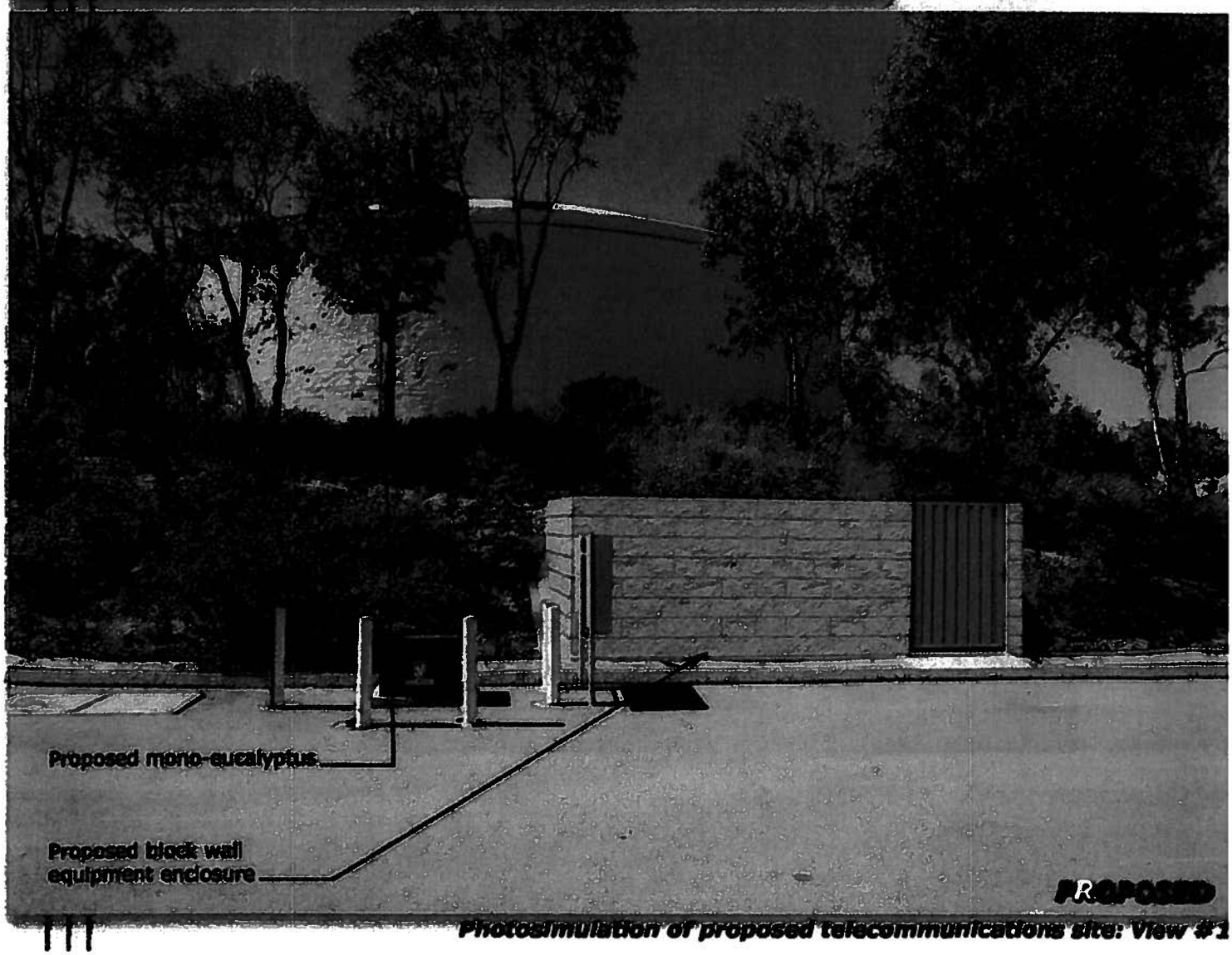
Merkel & Associates, Inc.

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

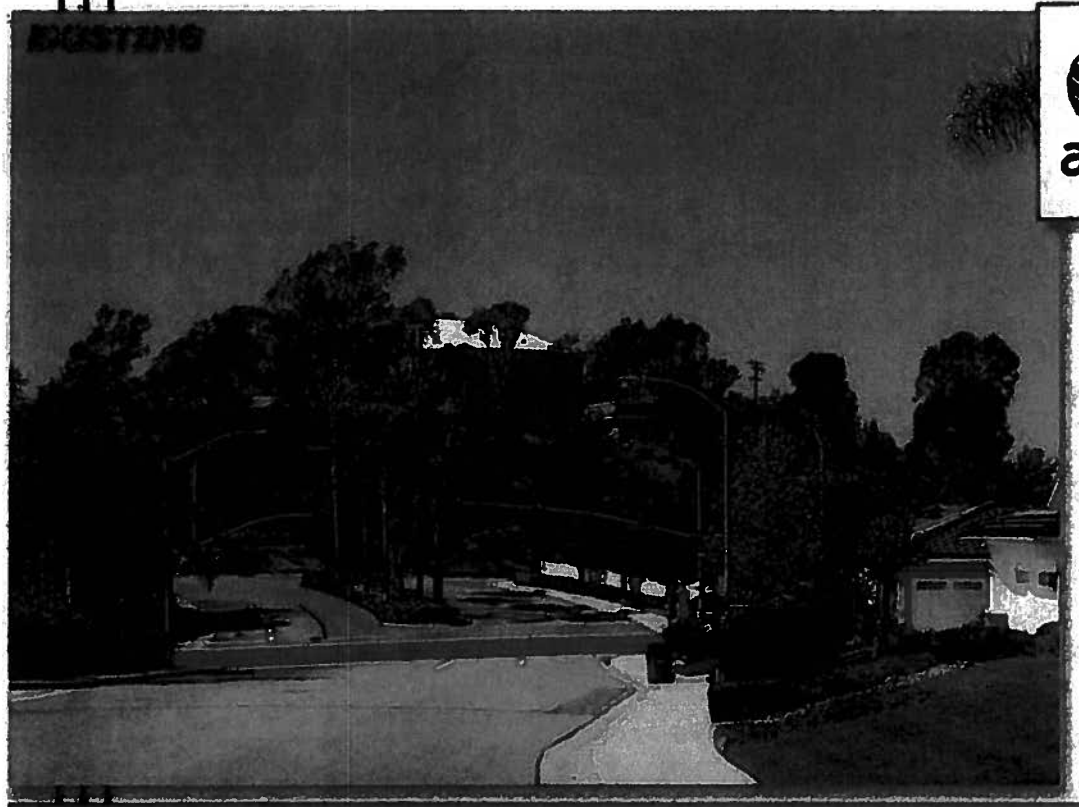


Photosimulation viewpoint keymap

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



Photosimulation of proposed telecommunications site: View #1



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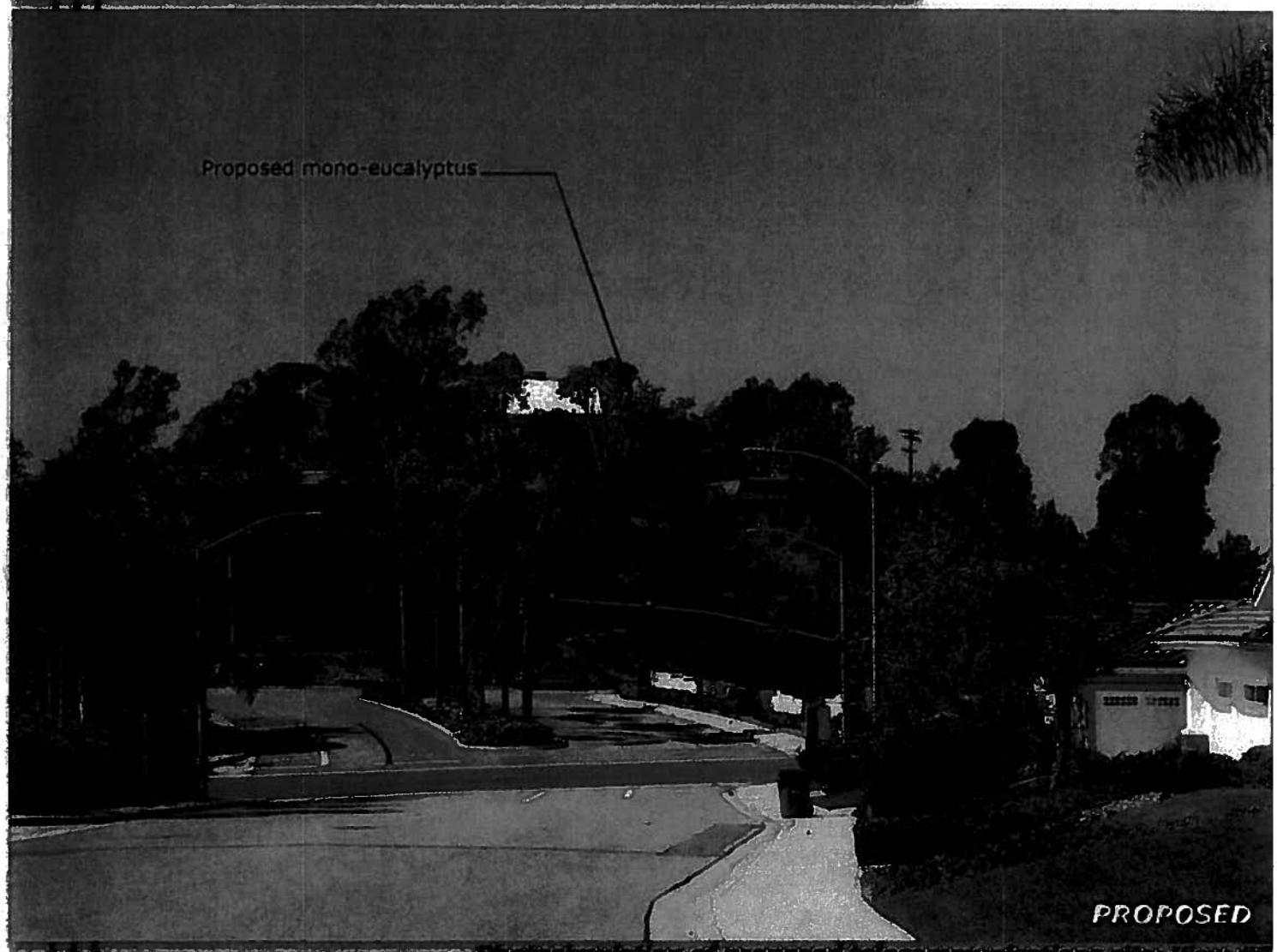
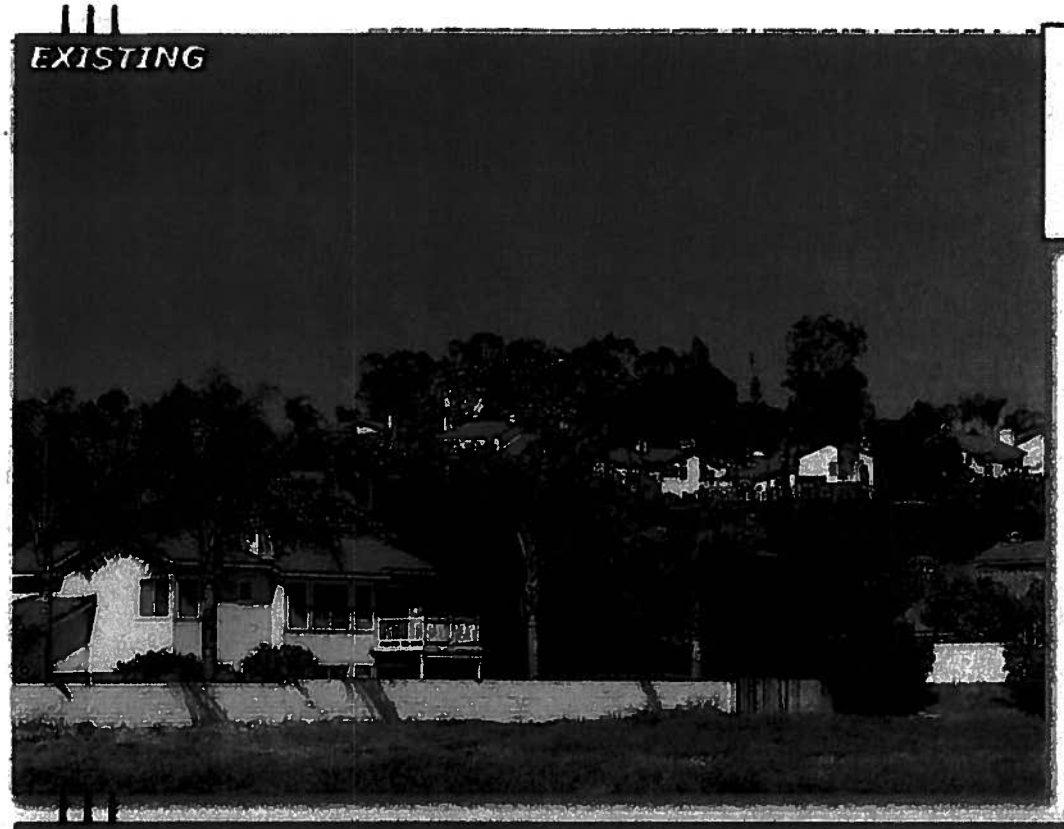
3471 Cannon Rd.
Oceanside, CA 92056



Photosimulation of proposed telecommunications site: View #2



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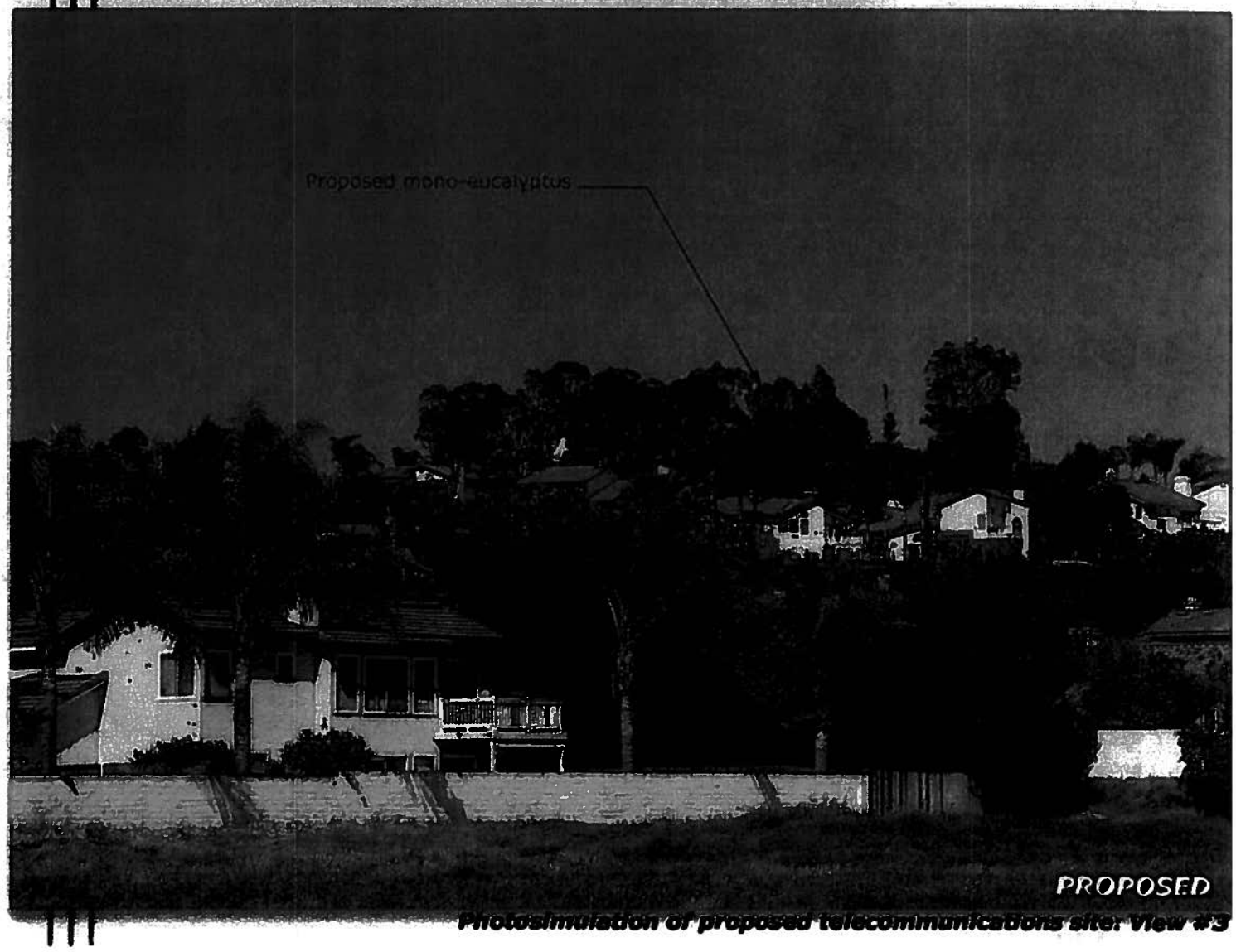
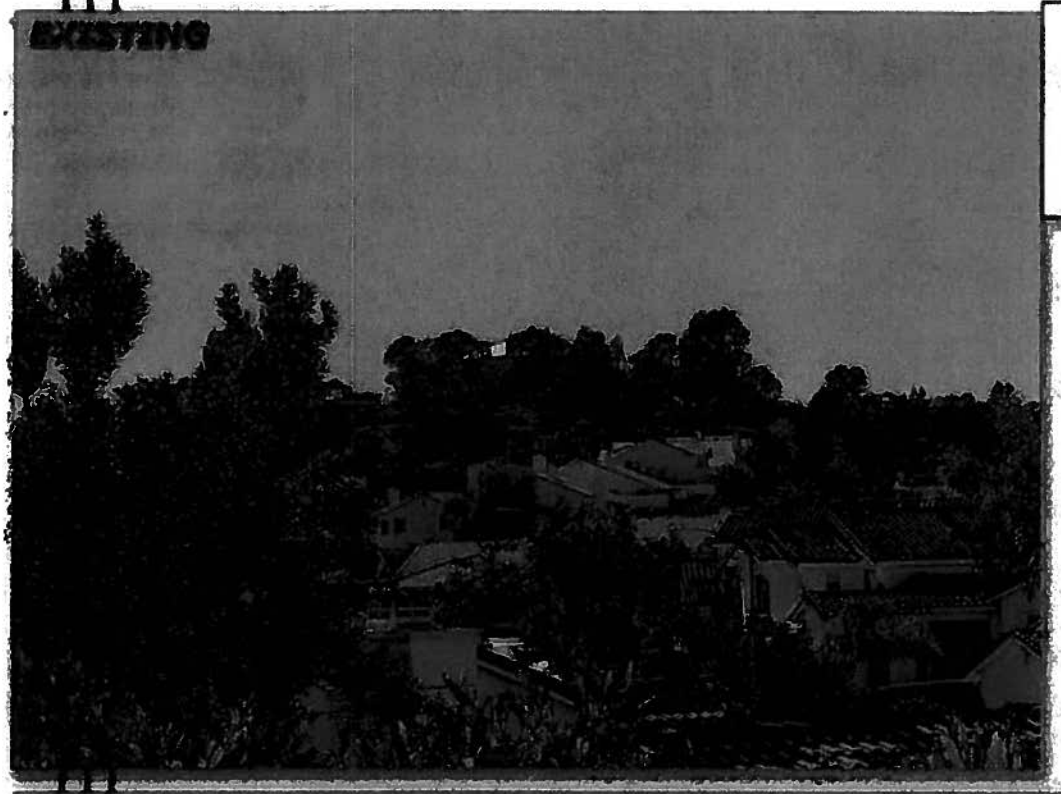


Photosimulation of proposed telecommunications site: View #3



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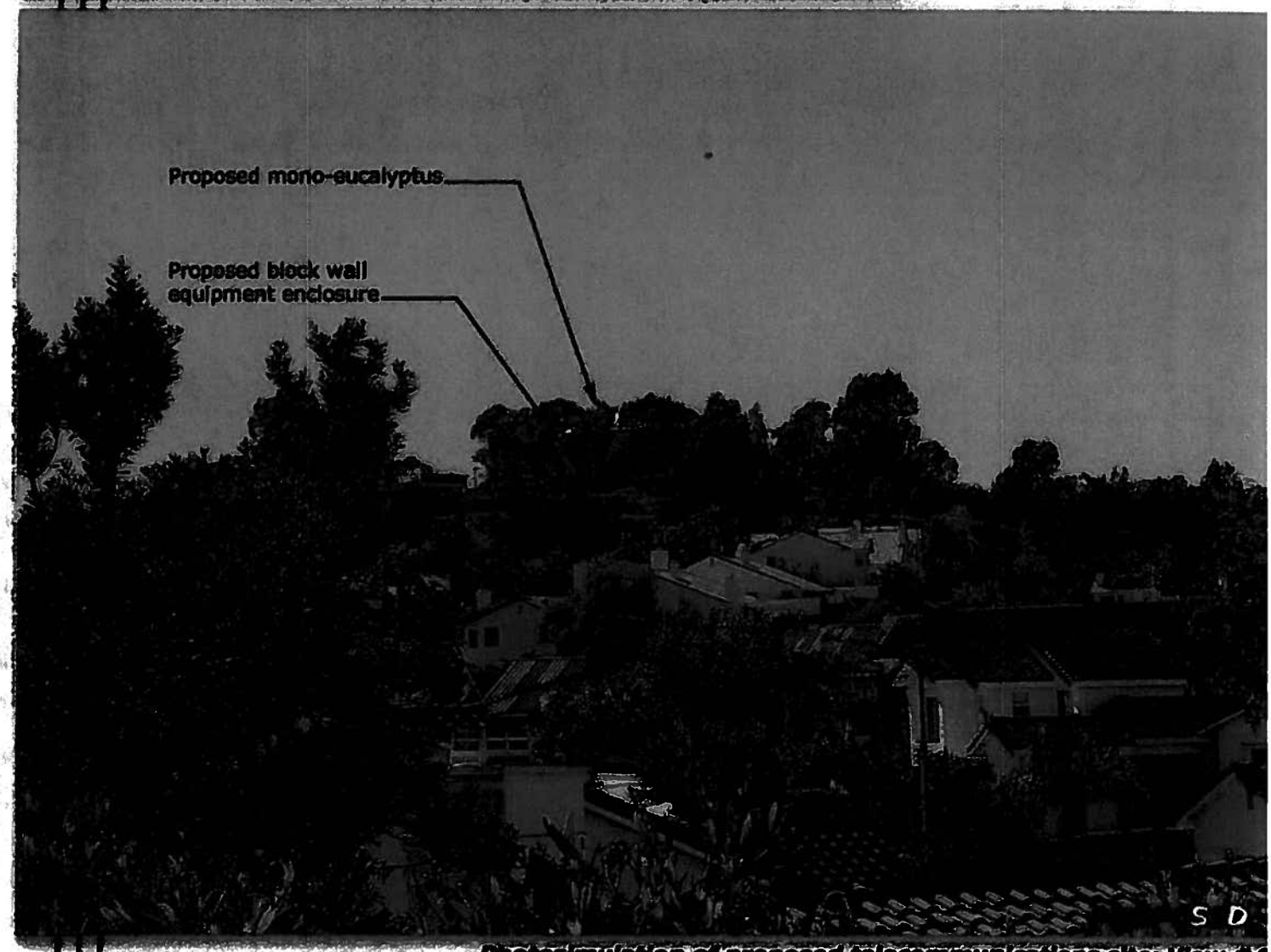
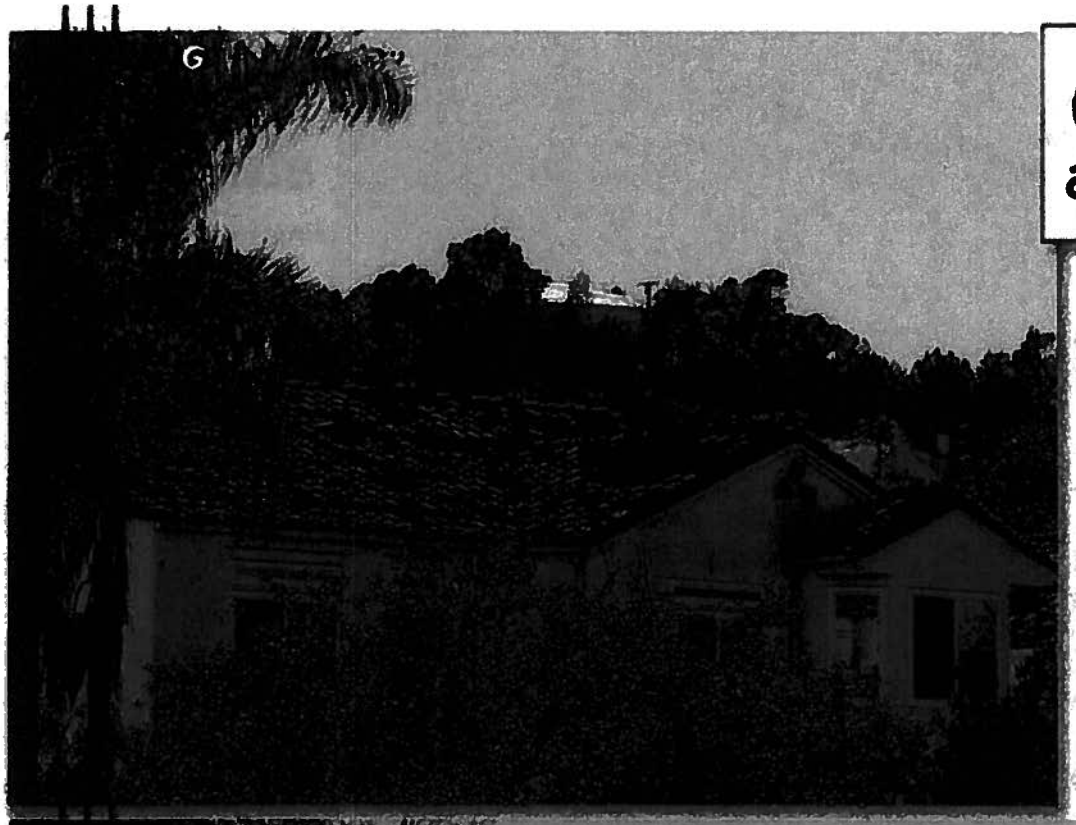
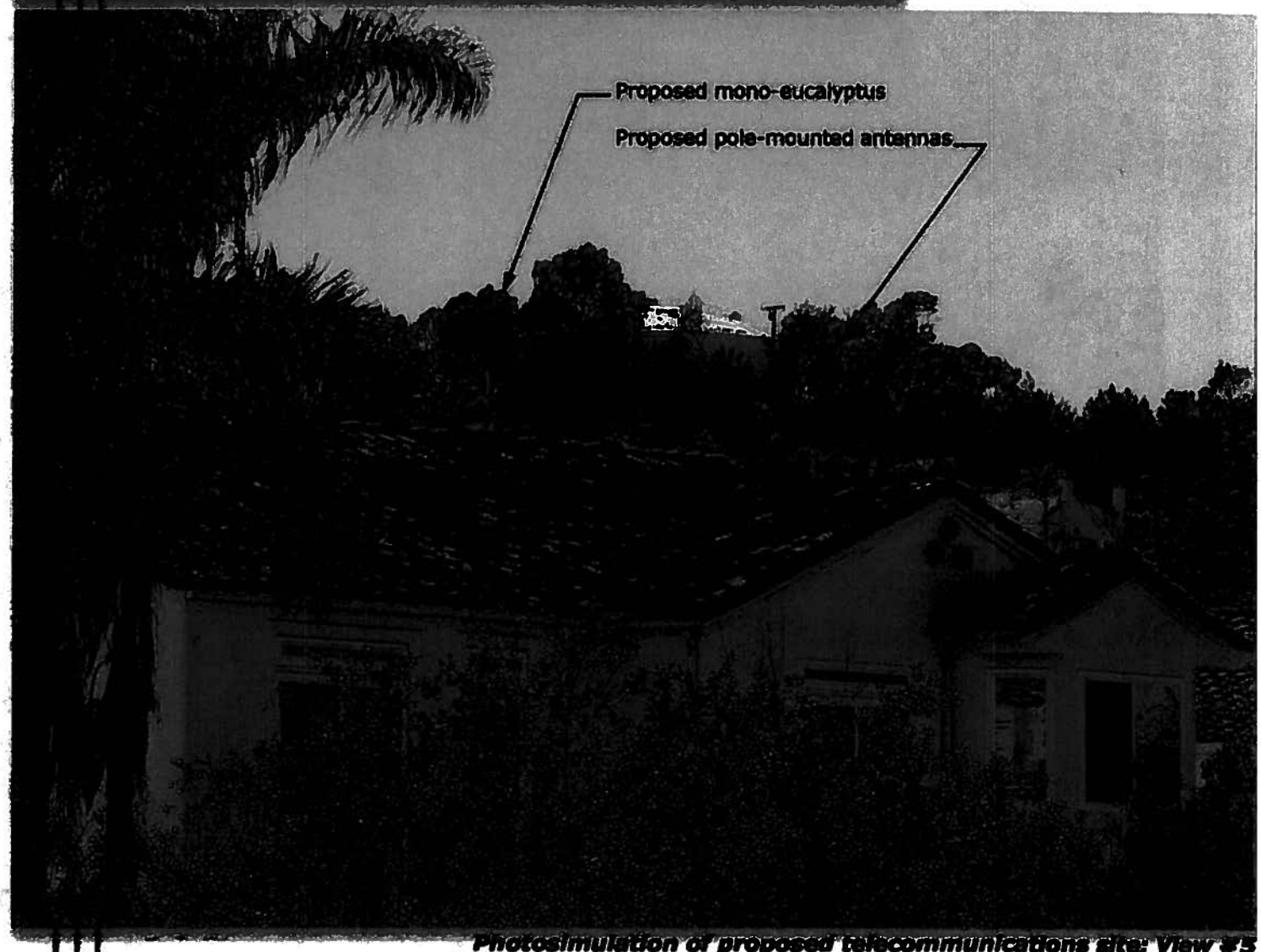
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



Photosimulation of proposed telecommunications site: View #4



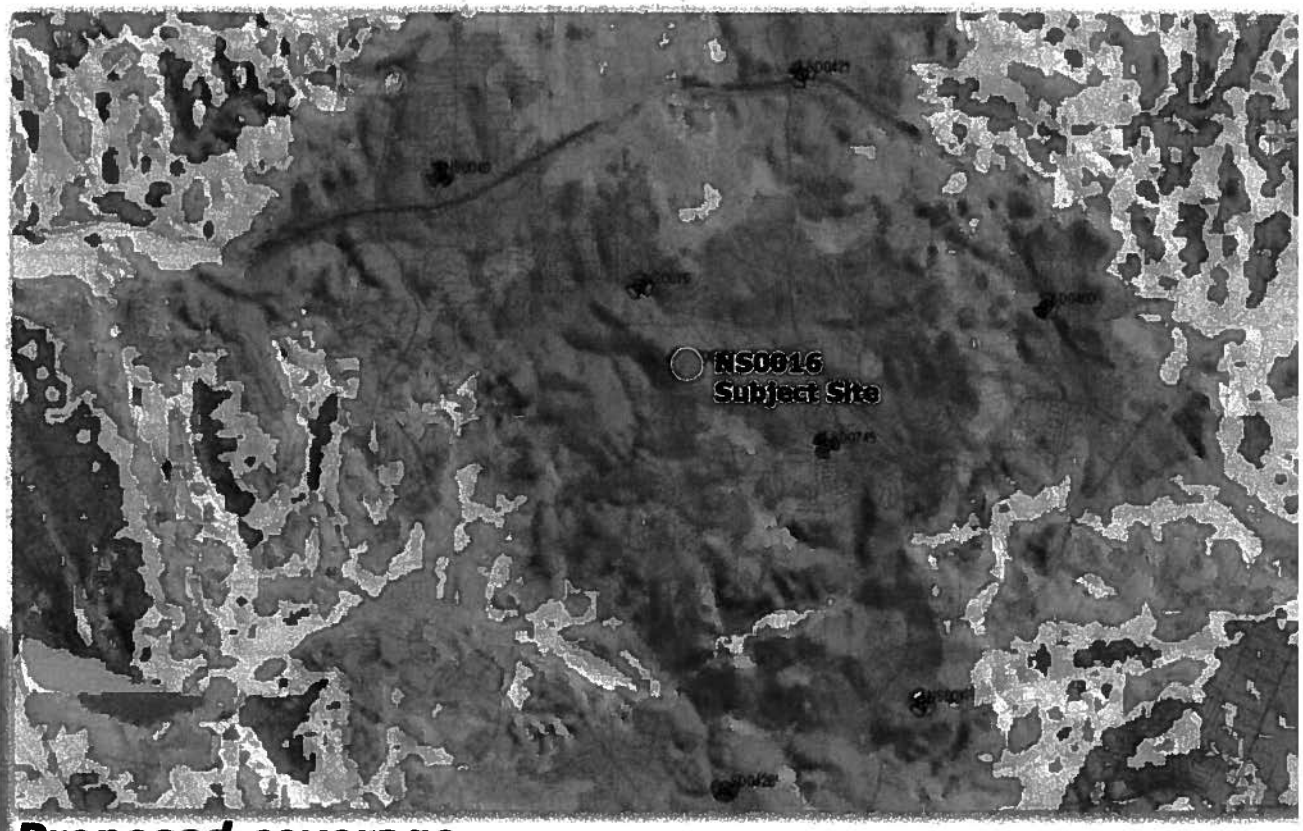
NS0016
San Francisco
Peak Reservoir
3471 Cannon Rd.
Oceanside, CA 92056



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 0 2 2010

Planning Department

DW

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT: AT&T Mobility LLC
2. STATUS:
3. ADDRESS: 5738 Pacific Center Dr San Diego CA 92121
4. PHONE/FAX/E-mail: 858-453-3388
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): Karen Adler or. Ted Marionelli
6. ADDRESS: PlanCom Inc 302 State Place Escondido CA 92029
7. PHONE/FAX/E-mail: 760-715-3416 karen.adler@plancominc.com

HEARING

GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P. CUP10-00012	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART II – PROPERTY DESCRIPTION

8. LOCATION: 3471 Cannon Rd, Oceanside, CA 92056
9. SIZE: 10.42 acres
10. GENERAL PLAN: SFD-R
11. ZONING: PS
12. LAND USE: City water Facility
13. ASSESSOR'S PARCEL NUMBER: 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 12'4"x27'4"x8' 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): TED MARIONELLI
34. DATE: 6/1/10

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).

Sign: Ted Marionelli

35. OWNER (Print):
36. DATE:

I DECLARE UNDER PENALTYOF 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

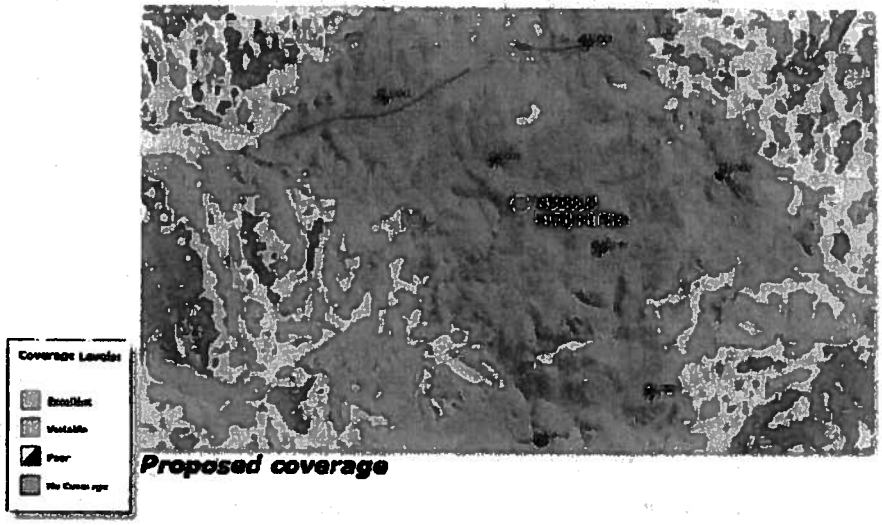
The underlying land use designation of the proposed site is PS, public/semi-public use. Currently the on-site use consists of two city-owned water tanks; the remainder of the property is reserved as a biologically sensitive habitat. The proposed use is an unmanned wireless communication facility.

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.



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° 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° 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° 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° 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° 56′ 10″ East;
Thence Westerly and Northerly along said curve 32.89 feet;
Thence North 03° 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° 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° 09′ 53″ East;
Thence along said nontangent line North 40° 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° 04′ 06″ East, Thence Southerly along said curve 137.83 feet; thence South 47°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

ATTACHMENT 5

Received by: [illegible]
Via: COUNTER
Copy to: G. Weil, J. Hittleman, P. Allison, AE, HT

3/12/12 Resolution No. 2012-P12-Proje

Resolution No. 2012-P11-MN,

RECEIVED
MAR 20 2012
OCEANSIDE CITY CLERK

ACCEPTANCE OF APPEAL
(OFFICE USE ONLY)

Appeal of: CUP10-00012

Date of Final Action: 3/12/12 Date Filed: 3/19/12

Form of Appeal: $1,750 Appeal Fee _____ Petition ✓

Person Submitting Appeal: Gayle Palmer

Company/Developer Representative, Company Name: n/a www.TakeBackOurHills.com

Name of Person who Prepared the Appeal: Gayle Palmer and Maureen Homan

Name of Spokesperson for the Appeal: Gayle Palmer and Maureen Homan

Address: _____

Phone Number: 760-519-5818

E-mail and/or Fax: info@TakeBackOurHills.com

Appeals must be filed within 10 days of the date of final action. **Section 4604**: To appeal by petition for a waiver of the appeal fee, the appeal must be accompanied by the signatures of 50% of the property owners within the noticed area or 25 signatures of the property owners or tenants within the noticed area, whichever is less.

I hereby certify that this appeal is being submitted in accordance with the Zoning Ordinance and meets the criteria specified in Section 4604 for an appeal by petition.

Signature: [signature] Date: 3/19/12

Take Back Our Hills
info@TakeBackOurHills.com
760-519-5818

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MAR 20 2012
OCEANSIDE CITY CLERK

March 20, 2012

RE: Appeal Oceanside Planning Commission decision March 12, 2012
Application Number CUP10-00012

Dear Honorable Mayor, Oceanside City Council, Planning Commission and City Staff,

We the below signed residents of Oceanside, CA wish to appeal the action of the City of Oceanside Planning Commission ("Planning Commission") decision on March 12, 2012 in regard to the approval of the application of AT&T Mobility ("AT&T") request to construct and operate a wireless telecommunication s 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.

Our appeal covers a wide range of concerns following Article 39 Wireless Communications Facilities, Satellite Dish and Antenna Standards-Wireless Cell Tower/Antennas ("Article 39") to the Laws provided under the Telecommunications Act of 1996 as well as the 9th Circuit Court of Appeals precedent setting cases including *T-Mobile USA, Inc., v. City of Anacortes* and *Sprint Telephony PCS v. County of San Diego.*

We understand the above referenced permit is located on a site or parcel controlled or owned by the city. We request that the Planning Commission decision be reversed and the application be denied for the following reasons:

a. Proposed site is surrounded by residential homes, and views.
b. Proposed site is already compounded with wireless towers creating excessive blight to the surrounding neighborhoods.
c. Property owners are concerned about eroding property values due to their neighborhood being impacted with more cell towers. Public perception of cell towers is that there are health and safety risks. Comcast

d. Cell towers emit a constant humming or buzzing sound which will effect the harmony of the neighborhood due to it's close proximity.
e. Photo simulations submitted did not accurately portray impact on the closely surrounding neighborhood.
f. All other arguments listed in this appeal.

1. AT&T and the Planning Commission did not meet all conditions of Article 39 of the Oceanside Zoning Ordinance:

As the proposed site is completely surrounded by residential neighborhoods (as close as approximately 200 feet), the City should propose an amendment to have AT&T consider another site over 1,000 feet from residential homes and views due to aesthetics and the negative impact on property values (section 3911 D.6.e). Whereas, Article 39 directs the city to have AT&T show clear and convincing evidence why they cannot locate to another area.

1) Per section 3906 G., a complete project description shall include "Proof of any existing gap(s) in coverage, and the radius of area from which an antenna may be located to eliminate the gap(s)." Per 3907 A.3., the gap must be "geographically defined and the gap proved by clear and convincing evidence". AT&T provided a coverage chart for NS0016 which failed to indicate City boundaries, streets, scale, directional North, radius of projected coverage, radius of projected coverage from alternative sites, etc. Further, the Planning Commission failed to provide independent (non-AT&T) clear and convincing evidence of any existing gap in coverage with corresponding radius and map details, proving that these proposed facilities are the "least intrusive means" of closing such gap in our City. Per the TCA 1996, and related court cases within California , the 9th Circuit and states across the nation, a city must prove that a significant gap exits and should not only rely on AT&T's assertions.
2) Per section 3907 A.1., AT&T and the Planning Commission failed to prove that placement of a Wireless Communication Facilities was necessary to Oceanside residents or others traveling in or about the City of Oceanside. Since no map has been made available showing the boundaries of Oceanside and a corresponding gap in coverage there is no proof that a facility is necessary for Oceanside. Further, the TCA 1996 allows for dead zones as there is no blanket of coverage needed.

3) Per section 3906 H., AT&T and the Planning Commission failed to provide a justification study with a search ring indicating the rationale for selection of the proposed site, in view of the relative merits of any feasible alternative site within the service area. Further, both failed to reference the master plan indicating the proposed site in relation to the provider's existing and proposed network of sites within the City of Oceanside and surrounding areas, including a map and narrative description of each site.
4) Per section 3906 J., the application failed to state alternative sites considered for co-location of the proposed towers and substantial evidence that these alternative sites were rejected.
5) Per section 3906 L., the Planning Commission may hire a Technical Consultant to evaluate any technical aspects of the facility including potential for interference with existing public safety emergency response telecommunication facilities. As three City-owned emergency service antennas currently reside at the proposed location there is high probability that such interference may occur. The Planning Commission failed in conducting an analysis of feasibility of alternate screening methods or devices or alternate (more suitable) locations.
6) Per section 3907 A.2., AT&T and the Planning Commission failed to demonstrate a reasonable attempt to minimize the stand-alone facilities thereby protecting the visual quality of the neighborhood.
7) Per section 3907 B.1., AT&T and the Planning Commission failed to provide or consider alternative locations or designs to lessen the impact on the surrounding neighborhoods.
8) Per section 3907 B.3., AT&T and the Planning Commission failed to subject to proper mitigation the negative aesthetics of the wireless tower, antennas and concrete brick building. Per section 3906 E., a full mature landscape plan should be considered since this is pre-dominantly a residential area.
9) Per section 3911 D.3., AT&T and the Planning Commission failed to provide the greatest amount of visual screening or aesthetics to the site. Further, are the bottom of the antenna(s) 30 feet from the ground level?
10) Did not meet the requirements of section 3911 4.
11) Per section 3912, the wireless facility is preferred on a city-owned property. However, a big conundrum exist when it closely abuts the least preferred "residential".

2. Potential conflict of interest on behalf of City employees and representatives

The City of Oceanside has an undisclosed conflict of interest in approving this facility. The City is poised to receive cash payments of an unknown amount over an unknown period of time. Further, the City will receive an undisclosed in-kind payment in the form of FCC licensing for their currently unlicensed towers. AT&T will be purchasing these licenses, which according to Russ Cunningham, is a significant amount of money that the City doesn't have right now. In fact, Mr. Cunningham emphasized how they are short staffed and not able to do a lot of things that they would like to do in the Planning Commission due to budget restrictions. This leaves much to be over-looked and perhaps negligent on the City's part as well as AT&T. A cash-strapped City has a vested interested in the approval process of a lucrative AT&T facility.

3. FCC limits for RF exposure needs further analysis on biological and impacts on wildlife

Instead of a Mitigated Negative Declaration ("MND"), we request an actual Environmental Impact Report as well as U.S. Fish and Wildlife Service research into the environmental impact of AT&T's wireless facility on the gnatcatcher, nesting and migrating birds, toads, frogs, insects and other pertinent wildlife habitats.

The following was taken from Beebe Hill Objections, May 25, 2006.

The preemption provision of the Telecommunications Act of 1996 states:

> 47 U.S.C. § 332 (c)(7)(B)(iv), provides; (iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions. [Emphasis added.]

The "extent" of the FCC's regulations concerning emissions is specifically and exclusively limited to human health. See marked description of the FCC regulations on the FCC's own website, headed "RF SAFETY PROGRAM,". The FCC states that its RF emissions rules "are designed to protect public

health" and to constitute "limits for human exposure to RF emissions."

The Federal Courts have squarely held that the FCC's preemptive rules are limited to "health risks." Cellular Phone Taskforce, 205 F.3d 82, at 88 (2d Cir. 2000):

> The Act preempted state and local governments from regulating the placement, construction or modification of personal wireless service facilities on the basis of the health effects of RF radiation where the facilities would operate within the levels determined by the FCC to be safe. [Emphasis added.]

For a comprehensive discussion of the relevant principles of Federal preemption as they relate to the Telecommunications Act, see the Second Circuit decision in *Sprint Spectrum LP v. Mills, 283 F3d 404, 414-416 (2d Cir. 2002)*. The Court points out that the TCA preserves the authority of state agencies over decisions regarding "placement, construction, and modification" of wireless facilities.

> With respect to wireless telephone communications, the Telecommunications Act, which is part of the FCA, has similarly given the FCC "broad," albeit "somewhat" more "circumscribed," preemption authority. *Cellular Phone Taskforce v. FCC*, 205 F.3d 82, 96 (2d Cir. 2000), cert. denied, 531 U.S. 1070 (2001); see generally *City of New York v. FCC*, 486 U.S. 57 (1988); *Capital Cities Cable, Inc., v. Crisp*, 467 U.S. 691, 698-700 (1984). To the extent pertinent here, the TCA section dealing with "[r]egulatory treatment of mobile services," 47 U.S.C. § 332(c), in its paragraph (7) entitled "Preservation of local zoning authority," id. § 332(c)(7), provides as follows:
>
> (A) General authority
>
> Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities. Id. at 416. [Emphasis added.]

Research into damage to endangered birds and wildlife habitat from wireless facility emissions will provide the basis for the Council to develop procedures to minimize those effects such as shielding, distance, or technical measures developed by the telecommunications industry itself.

4. The Council Has Both the Power and the Duty to Minimize the Impact of Wireless Facility Placement on the Environment

The Second Circuit's decision in Sprint Spectrum v. Willoth, 176 F.3d 630 (2d Cir. 1999) held that a state agency has a duty under state law to minimize the impact of the erection of a proposed cell tower. In that case the issue was the aesthetic impact of the proposed site; in this case it is the impact on bird and wildlife habitats. The facts are different but the legal principle is the same:

> A local government may reject an application for construction of a wireless service facility in an under-served area without thereby prohibiting personal wireless services if the service gap can be closed by less intrusive means. See Town of Amherst, 173 F.3d at 14 ("[I]ndividual denial is not automatically a forbidden prohibition," but disallowing "the only feasible plan...might amount to prohibiting personal wireless service."). There are numerous ways to limit the aesthetic impact of a cell site. It may be possible to select a less sensitive site, see Geardon & Co. v. Fulton County, 5 F.Supp. 2d 1351, 1355 (N.D. Ga. 1998), to reduce the tower height, see Town of Amherst, 173 F.3d at 14-15, to use a preexisting structure or to camouflage the tower and/or antennae, see, e.g., Cellco Partnership v. Town Plan & Zoning Comm'n of Farmington, 3 F.Supp. 2d 178, 185, 186 (D. Conn. 1998) (describing antennae placed on water tower, and permitting applicant to reconstruct church steeple with six antennae placed inside); Smart SMR of New York, Inc. v. Zoning Comm'n of Stratford, 995 F.Supp. 52, 59 (D. Conn. 1998) (describing an antenna placed on a billboard and current applicant seeking to conceal tower with seven evergreen trees). See also Nancy D. Holt, Developments: It May Be Art, But Can You Hear Me? , Wall St. J., Dec. 10, 1997, at B14 (describing a multitude of camouflaged towers ranging from artful designs to silos, windmills, cactuses and pine trees). A local government may also reject an application that seeks permission to construct more towers than the minimum required to provide wireless telephone services in a given area. A denial of such a request is not a prohibition of personal wireless services as long as fewer towers would provide users in the given area with some ability to reach a cell site." Id. at p. 643.

Following this decision, the Third Circuit stated in APT Pittsburgh Limited Partnership v. Penn Township, 196 F.3d 449 (3d Cir. 1999):

> In order to show a violation of subsection 332 (c)(7)(B)(i)(II) under Willoth, an unsuccessful provider applicant must show two things. First, the provider must show that its facility will fill an existing significant gap in the ability of remote users to access the national telephone network. In this context, the relevant gap, if any, is a gap in the service available to remote users. Not all gaps in a particular provider's service will involve a gap in the service available to remote users. The provider's showing on this issue will thus have to include evidence that the area the new facility will serve is not already served by another provider. [Fn omitted.]
>
> Second, the provider applicant must also show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve. This will require a showing that a good faith effort has been made to identify and evaluate less intrusive alternatives, e.g., that the provider has considered less sensitive sites, alternative system designs, alternative tower designs, placement of antennae on existing structures, etc. Id. at 480. [Emphasis added.]

AT&T failed to make any such showing in its CUP and therefore it is reasonable and proper for the Council to direct AT&T to underwrite research to determine the extent of environmental harm to wildlife and habitats that would be caused by their proposed facility, in order to determine what steps should be taken to minimize that harm.

5. The FCC Itself Recognizes the USFWS as the Agency With Expertise and Jurisdiction to Guide the Placement of Telecommunications Facilities Affecting Wildlife

In the section of the FCC website headed "Environmental and Historic Preservation" the FCC expressly identifies the U.S. Fish and Wildlife Service as the agency with jurisdiction over tower placement considerations involving migratory birds as well as critical habitats.

This official recognition by the FCC shows that USFWS research is not preempted by FCC regulations. It also demonstrates why USFWS should design a proposed research study in this case to be conducted under the Council's supervision, to insure compliance with Federal standards and legal requirements as well as proper professional scientific standards and criteria should have taken place under California Environmental Quality Act of 1970. This project area is the home to threatened or endangered species as well as migratory birds. AT&T and the Planning Commission did not properly comply with the Endangered Species Act and Migratory Bird Treaty Act.

6. RF safety claims are inconsistent with current science and public opinion.

Although we are not asking the city to deny the applicant based on RF health effects, the city's claim in the Staff Report, *"That the proposed use will not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of the proposed use, nor will it be detrimental or injurious to property..."* is inconsistent with current science and public opinion.

In May of 2011, the WHO/International Agency for Research on Cancer (IARC) has classified radiofrequency electromagnetic fields (RF) a 2B (possible) carcinogen, same as DDT, and lead.

7. The FCC RF guidelines are not health standards.

The Staff Report statement *"the project conforms to relevant FCC health standards"* is a misunderstanding of the role of the FCC and is untrue. The FCC is not a health agency and the FCC RF limits are thermal guidelines, not health standards. In addition the FCC guidelines are for 30 minute exposures only, not for 24/7 constant exposures.

8. Property devaluation from cell towers is a documented effect.

Property values are already decreased by proximity to the cell tower due to widespread and increasing public awareness of the potential health threat from RF antennas. Increasing RF exposure will only exacerbate this concern and further deteriorate values. **The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods** by Sandy Bond PhD studied this issue and concluded that property values near a tower could be reduced by 20% or more.

Residents are justifiably concerned about proposed cell towers reducing the value of their homes and properties. Who would want to live right next to one, or under one? And imagine what it's like for people who purchase or build their dream home or neighborhood, only to later have an unwanted cell tower installed just outside their window?

This negative effect can also contribute to urban blight, and a deterioration of neighborhoods and school districts when residents want to move out or pull their children out because they don't want to live or have their children attend schools next to a cell tower.

For residential owners, it means decreased property values. For local businesses (realtors and brokers) representing and listing these properties, it will create decreased income. And for city governments, it results in decreased revenue (property taxes).

New York Times news story, "A Pushback Against Cell Towers," published in the paper's Real Estate section, on August 27, 2010: http://www.nytimes.com/2010/08/29/realestate/29Lizo.html?_r=1&ref=realestate.

The Appraisal Institute, the largest global professional membership organization for appraisers with 91 chapters throughout the world, spotlighted the issue of cell towers and the fair market value of a home and educated its members that a cell tower should, in fact, cause a **decrease in home value.**

The definitive work on this subject was done by Dr. Sandy Bond, who concluded that "media attention to the potential health hazards of [cellular phone towers and antennas] has spread concerns among the public, resulting in increased resistance" to sites near those towers. Percentage decreases mentioned in the study range from 2 to 20% with the percentage moving toward the higher range the closer the property. These are a few of her studies:

a. "The effect of distance to cell phone towers on house prices" by Sandy Bond, Appraisal Journal, Fall 2007, see http://www.prres.net/papers/Bond_Squires_Using_GIS_to_Measure.pdf_

b. Sandy Bond, Ph.D., Ko-Kang Wang, "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," The Appraisal Journal, Summer 2005; see Goliath business content website, http://goliath.ecnext.com/coms2/gi_0199-5011857/The-impact-of-cell-phone.html

c. Sandy Bond also co-authored, "Cellular Phone Towers: Perceived impact on residents and property values" University of Auckland, paper presented at the Ninth Pacific-Rim Real Estate Society Conference, Brisbane, Australia, January 19-22, 2003; see Pacific Rim Real Estate Society website, http://www.prres.net/Papers/Bond_The_Impact_Of_Cellular_Phone_Base_Station_Towers_On_Property_Values.pdf_

9. The Planning Commission did not have sufficient information to approve or deny this project because the administrative record (the application and supporting technical materials) is incomplete.

We further understand the FCC limits for RF are to be looked at with the "Accumulation of all antennas in this area, especially when they are co-located". The FCC states all Co-locational sites must have had a total RF accounting for the accumulative RF, and be within the FCC 5% grace paid for by AT&T, and is written under Article 39. We ask the city to follow Article 39 section 3906 L. to hire a qualified RF expert to evaluate the accumulative RF output since this is located near residential homes and already has excessive wireless antennas in this area.

We understand that per the TCA 1996 section 704, "no state or local jurisdiction may deny a wireless permit based on health and environmental concerns however, to the extent that such facility does comply to the FCC RF safety standards for RF exposure". Who is checking to make sure each facility complies with RF requirements under section 3906.L?

Respectfully submitted,

Maureen Homan and Gayle Palmer
www.TakeBackOurHills.com

On the 12th of March 2012, the Oceanside Planning Department **unanimously passed** CUP10-00012, a conditional use permit for the construction and operation of an AT&T wireless telecommunication facility located at Ocean Hills.

The original plan called for two towers with 12 antennas; one at 43 feet and the other at 25 feet. **The Planning Commission voted not only to approve the two towers but asked the Planning Department to increase the taller tower up to 51 feet making it compatible for future co-location.** (Co-location is where multiple carriers occupy the same tower.)

The following agree to Appeal the Planning Commission decision to the Oceanside City Council; following reason(s) (attached).

Name (please print)	Name (signature)	Complete Address	Email and Phone Number
1. Carolyn Miller		3717 Southridge Way	net.cm47@gmail.com
2. Joyce A. Leverich	Joyce A. Leverich	3712 Southridge Way	joyceleverich@cox.net 408-823-5443
3. Lyle Leverich		3712 Southridge Way	Joyceleverich@cox.net 408-823-5443
4. Andrew Hassiri		3708 Southridge Way	619-887-0784 andrew.hassiri@gmail.com
5. Ginger Bryce	Ginger Bryce	3701 Southridge Way	Ginbryce@gmail.com Oceanside CA 92056
6. Wm Bryce		3701 Southridge Way	760-941-9296 Oceanside CA 92056
7. Josh Bryce		3701 Southridge Way	760-941-9296 Oceanside CA 92056
8. Nina Delaney	Nina Delaney	4978 Nighthawk Way	760-945-9594 Oceanside CA 92056
9. FRANCIS H. DELANEY JR	Francis H. Delaney	4978 Nighthawk Way	fhdelaney@aol.com Oceanside CA 92056
10. Steven Clay	Steven Clay	4951 Nighthawk Way 92056	760-310-2116

On the 12th of March 2012, the Oceanside Planning Department **unanimously passed** CUP10-00012, a conditional use permit for the construction and operation of an AT&T wireless telecommunication facility located at Ocean Hills.

The original plan called for two towers with 12 antennas; one at 43 feet and the other at 25 feet. **The Planning Commission voted not only to approve the two towers but asked the Planning Department to increase the taller tower up to 51 feet making it compatible for future co-location.** (Co-location is where multiple carriers occupy the same tower.)

The following agree to Appeal the Planning Commission decision to the Oceanside City Council; following reason(s) (attached).

Name (please print)	Name (signature)	Complete Address	Email and Phone Number
1. Corrie Clay	Corrie Clay	4951 Nighthawk Way	corrieclay@cox.net
2. Tom McClusky	Tom McClusky	4954 Nighthawk way	NA
3. Norwood Rivenbark ~~Norwood Rivenbark~~	[illegible]	4962 Nighthawk way	NA
4. Michiko Rivenbark	Michiko Rivenbark	4962 Nighthawk way	NA
5. Van Truong	V Truong	3701 Hillview Way	N/A
6. Anh Truong	Anh Truong	3701 Hillview Way	N/A
7. Victoria Scales	Victoria Scales	5096 Nighthawk Way	casadescales@cox.net
8. Peter Webber	P Webber	5082 Nighthawk way	—
9. Melinda Webber	Melinda Webber	5082 Nighthawk Way	
10. Collin Webber	Collin Webber	5082 Nighthawk Way	

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Name (please print)	Name (signature)	Complete Address	Email and Phone Number
1. ELIZABETH PANIAGUA	Elizabeth Paniagua	3664 SUTTER COURT	760 726 4186 EPANIAGUA@COX.NET
2. Judy Fowler	Judy Fowler	3662 Sutter Ct.	(760) 305-7049 JUDYRAFOWLER@COX.NET
3. Alfredo Miranda		3670 Sutter CT	ALS Quality Paints@cox.net
4. ALFREDO MIRANDA JR.		3670 SUTTER CT	760-717-3422 upctopnotch@hotmail.com
5. DEBBIE WARD		3665 SUTTER CT	760-295-5057 gdward@cox.net
6. KARRONE ESHONDE		3663 Sutter Ct	760 724 4566 Karrone_sutter@yahoo.com
7. GARY BOBOY		3663 Sutter Ct.	760 724 4566 gjboboy@yahoo.com
8. Arthur RUDNICK		3661 Sutter Ct.	760-295-4800 artrudnick@GMAIL.COM
9. DAVID ROBINSON		3656 MERCED DR	DAVER2002@COX.NET 760-941 3367
10.	Yvonne McNamara	3651 [illegible]	760 521 1025
[illegible]		3643 MERCED DR	760-758-2466

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Name (please print)	Name (signature)	Complete Address	Email and Phone Number
1. Bernie Reyno	Bernie Reyno	3650 Merced Drive Oceanside, CA. 92056	brreyno@gmail.com 626-260-5557
2. Kari Stanicek	K Stanicek	3649 Merced DR. Oceanside CA 92056	760-758-8889
3. Sandra Miller	Sandra Miller	3647 Merced Dr. Oceanside, Ca 92056	bmil79@msn.com 760-458-7759
4. David Viscusi	D Viscusi	4974 Lassen Drive Oceanside CA 92056	davidv@cox.net 760.941.7820
5. Barbara Miltenberger	Barbara L. M. Miltenberger	3660 Merced Dr. Oceanside, CA 92056	miltenb@cox.net 760-940-2253
6. BEA WALLACE	Bea Wallace	3658 Merced Dr Oceanside Dr 92054	beatrice.wallace@att.net 760-945-6651
7. EVELYNE BADEL	E Badel	3652 MERCED DR. OCEANSIDE CA 92056	760 · 732.1003 NO E-MAIL
8. ROBERT HYMAN	Robert Hyman	3651 RINCON CT	(760) 726-3651
9.			
10.			

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Name (please print)	Name (signature)	Complete Address	Email and Phone Number
1. ANN ZUTHER	Ann Zuther	4946 LASSEN DR OCEANSIDE, CA. 92056	760-639-1908
2. Noelma Walsh	Noelma Walsh	4950 Lassen Drive Oceanside Ca 92056	(760) 724-2141
3. Jackie Piro	Jackie Piro	4949 Lassen Drive Oceanside CA 92056	760-732-3460
4. MARY WILLIAMS	Mary Williams	4954 Lassen Dr	(760) 941-8213
5. Jack Williams	4954 Lassen	4954 Lassen Dr	4954 Lassen Dr.
6. WILLIAM MICHALEK	[illegible]	4942 LASSEN DR, OCEANSIDE	760-940 0739
7. NAN ENGEL	[illegible]	4936 LASSEN DR 92056	706 414-9509
8.			
9.			
10.			

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Name (please print)	Name (signature)	Complete Address	Email and Phone Number
1. Margaret Genova	Margaret M Genova	3733 Southridge Way Oceanside, CA 92056	sapphire.mg@gmail.com
2. June Brunson	June Brunson	3732 Southridge Way Oceanside, Ca. 92056	juneinoceanside@cox.net
3. Norris Brunson	Norris Brunson	3732 Southridge Way Oceanside Ca 92056	
4. Dorothy Cummings	DOROTHY CUMMINGS	3728 Southridge Way Oceanside, Ca 90256	760-639-0586
5. Louise Clarke	LOUISE CLARKE	3725 Southridge Way O'side, CA 92056	760-758-6212
6. Cheryl Dixon	Cheryl Dixon	4913 Alameda DR. Oceanside CA 92056	
7. Josh Dixon		4913 ALAMEDA DR. OCEANSIDE CA 92056	
8.			
9.			
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The following agree to Appeal the Planning Commission decision to the Oceanside City Council; following reason(s) (attached).

Name (please print)	Name (signature)	Complete Address	Email and Phone Number
1. Gayle Palmer	Gayle Palmer	3721 SOUTHRIDGEWAY ONSD CA 92056	palmergc@att.net 7605195818
2. [illegible]	[illegible]	5082 Viewridge Way Oceanside CA 92056	mary1 2002@msn.com 760 639 1792
3. S Georgitsis	G GEORGITSIS	5082 VIEWRIDGEWAY OCEANSIDE CA 92056	760 639 1792
4. Cathy Appel	Catherine Appel	5073 Viewridge Way Oceanside Ca 92056	(858)735-0321
5. GREG PALMER	Greg Palmer	3721 SOUTHRIDGE WAY OCEANSIDE CA 92056	858-2796404
6.			
7.			
8.			
9.			
10.			

11. ELIZABETH J. VAN HUNNICK Elizabeth J. Van Hunnick 4940 LASSEN DR. (760) 945-4990

12. FRANCES BASTIAN Frances Bastian 3654 Rimson St (760-1758138)

13.

14.

Received by: JANICE Breitenfeld
Via: COUNTER
Copy to: G. Boeil, J. Hittleman, P. Allison, AE, HT

3/12/12 Resolution No. 2012-P12 - Project

Resolution No. 2012-P11-MND

RECEIVED
MAR 20 2012
OCEANSIDE CITY CLERK

ACCEPTANCE OF APPEAL
(OFFICE USE ONLY)

Appeal of: CUP10-00012

Date of Final Action: 3/12/12 Date Filed: 3/19/12

Form of Appeal: $1,750 Appeal Fee _____ Petition ✓

Person Submitting Appeal: Gayle Palmer

Company/Developer Representative, Company Name: n/a WWW.~~Turn~~TakeBackOurHills.com

Name of Person who Prepared the Appeal: Gayle Palmer and Maureen Homan

Name of Spokesperson for the Appeal: Gayle Palmer and Maureen Homan

Address: _____

Phone Number: 760-519-5818

E-mail and/or Fax: info@TakeBackOurHills.com

Appeals must be filed within 10 days of the date of final action. **Section 4604**: To appeal by petition for a waiver of the appeal fee, the appeal must be accompanied by the signatures of 50% of the property owners within the noticed area or 25 signatures of the property owners or tenants within the noticed area, whichever is less.

I hereby certify that this appeal is being submitted in accordance with the Zoning Ordinance and meets the criteria specified in Section 4604 for an appeal by petition.

Signature: Gayle Pa Date: 3/19/12

AT&T Mobility Facility
NS0016 San Francisco Peak
3471 Cannon Road, Oceanside CA 92056
Alternate Site Analysis

Project Site

San Francisco Peak Water Tank

A city-owned water tank is located at Wisteria Drive; a faux tree design is possible on site since the parcel is fairly large; tank-mounted antennas are not favored by the city water department. Elevation is approximately 535 feet AMSL. The proposed project is for two sectors on a faux eucalyptus tree on the south side of the water tank and one sector on a 25 ft. high pole on the north side of the tank.

The target coverage area of the proposed site is east and west along Cannon Road, north and south along Melrose Drive and the surrounding residential community. The proposed site is designed to provide supplemental coverage to one neighboring AT&T site to the north on Melrose Drive (NS0051).

Alternate Sites Analyzed

Ocean Hills Country Club

The underlying land use designation of the proposed site is residential, planned community, and is not a preferred zone. Currently the on-site use is common area open space for the planned community, which is an age-restricted, minimum 55 year-old residents only. Project site elevation is 490 feet above mean sea level (AMSL), one of the highest points in the area. Surrounding properties in the area are designated residential, which is not a preferred zone. Access to this site was denied by the local home owners' association.

Utility Poles

There are no utility poles in the area because all utilities are undergrounded.

County or Government Facilities

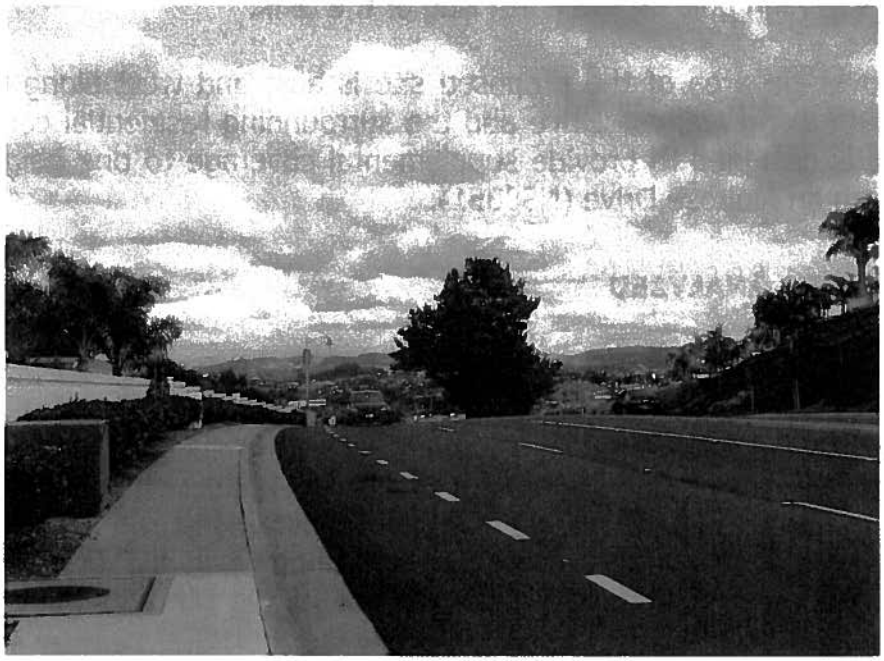
The aforementioned water tank site is a city-owned facility. There is a city-owned recreational park, Lake Park, just north of Cannon Road on Lake Drive, north of the commercial center. An attachment of antennas to an existing or replacement field lighting pole is a possible alternative. Elevation is 342 feet AMSL.

Commercial or Industrial Buildings

A commercial center is located at the intersection of Cannon Road and Melrose Drive approximately one-half mile east of the proposed site. One wireless carrier, T-Mobile, has a site located here. This candidate could be used as an alternate site; however, coverage to the west is compromised due to the rising terrain.

STREET LIGHTS

Street lights in the area were analyzed for antenna attachments. The city of Oceanside will allow antennas to be attached to existing or replacement light standards and there are candidates in the area along Cannon Road. Cricket is located on an existing light standard on Cannon Road. The city will also allow new light standards to be placed with approval of the city engineer. Elevation is approximately 478 feet AMSL.



Existing Cricket site on light standard on Cannon Road

TRAFFIC LIGHTS (TRAFFIC SIGNALS)

There is a traffic signal at the intersection of Cannon Road and Wisteria; however, the city engineer will not allow antenna attachments to the traffic signal.

UTILITY TOWERS

There are no utility towers in the project area.

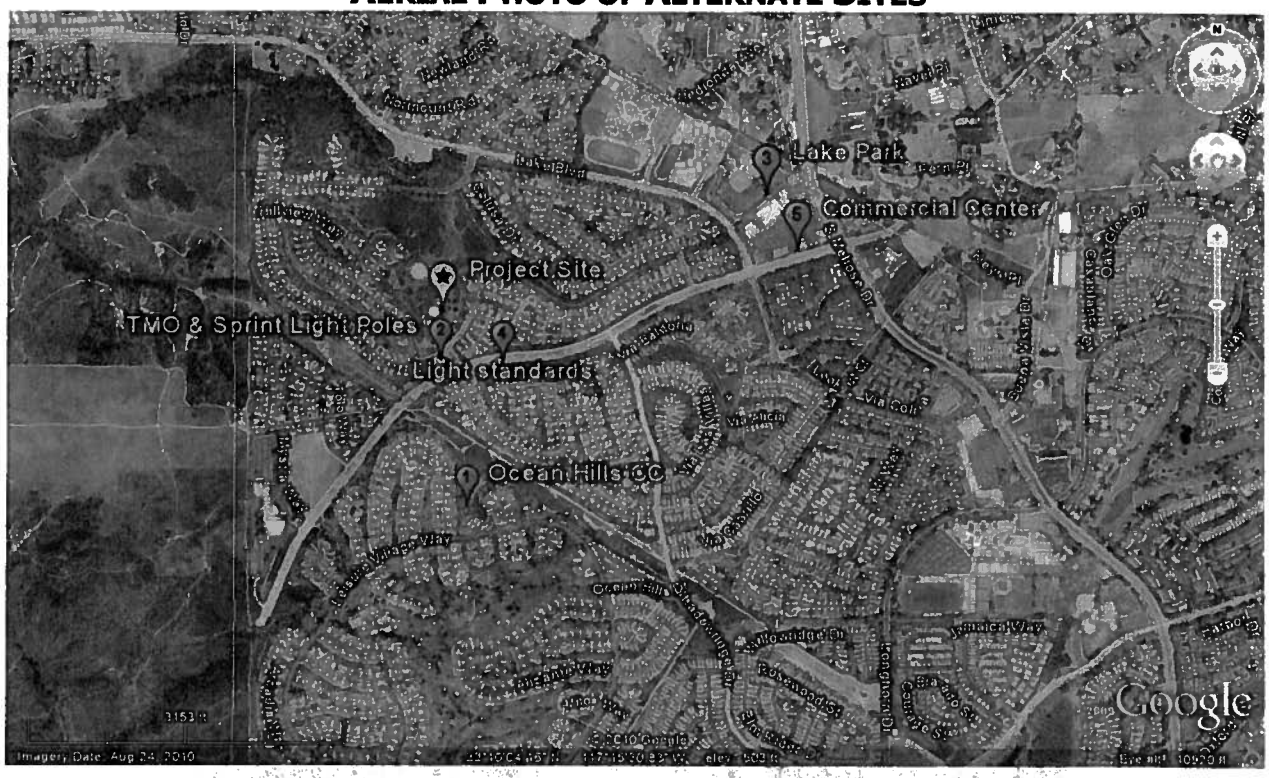
Possible Co-location Sites in the Area

Two existing wireless facilities are located below the water tank site on Nighthawk Way on street light standards. The city will allow co-location of antennas on the street light poles and allow a minor height extension of the poles to accommodate co-location. T-Mobile and Sprint occupy the two sites. The poles are at an elevation of 478 feet AMSL.

Existing light standards on Nighthawk Way (TMO & Sprint)

AT&T Mobility Facility
NS0016 San Francisco Peak
3471 Cannon Road, Oceanside CA 92056
Alternate Site Analysis

Aerial Photo of Alternate Sites

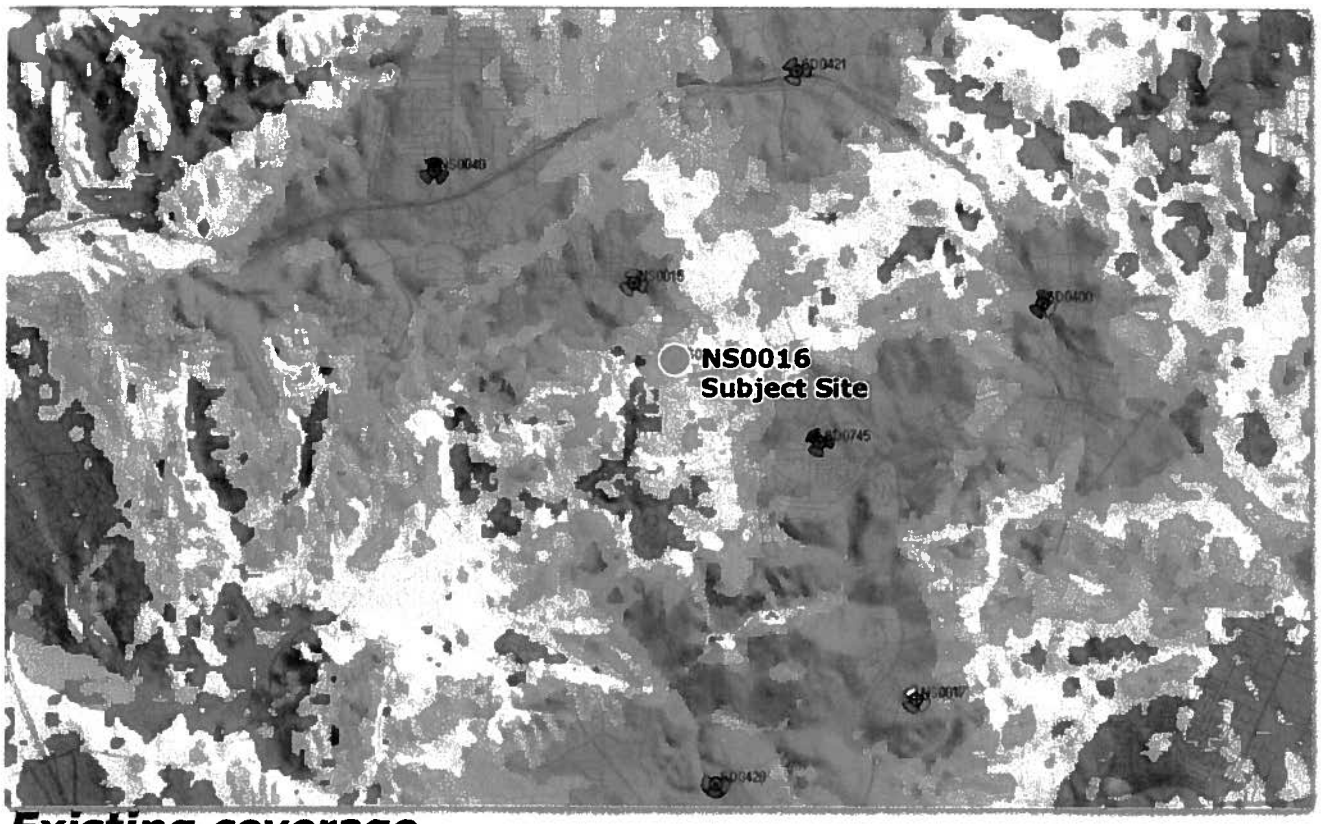


Alternate Sites Key

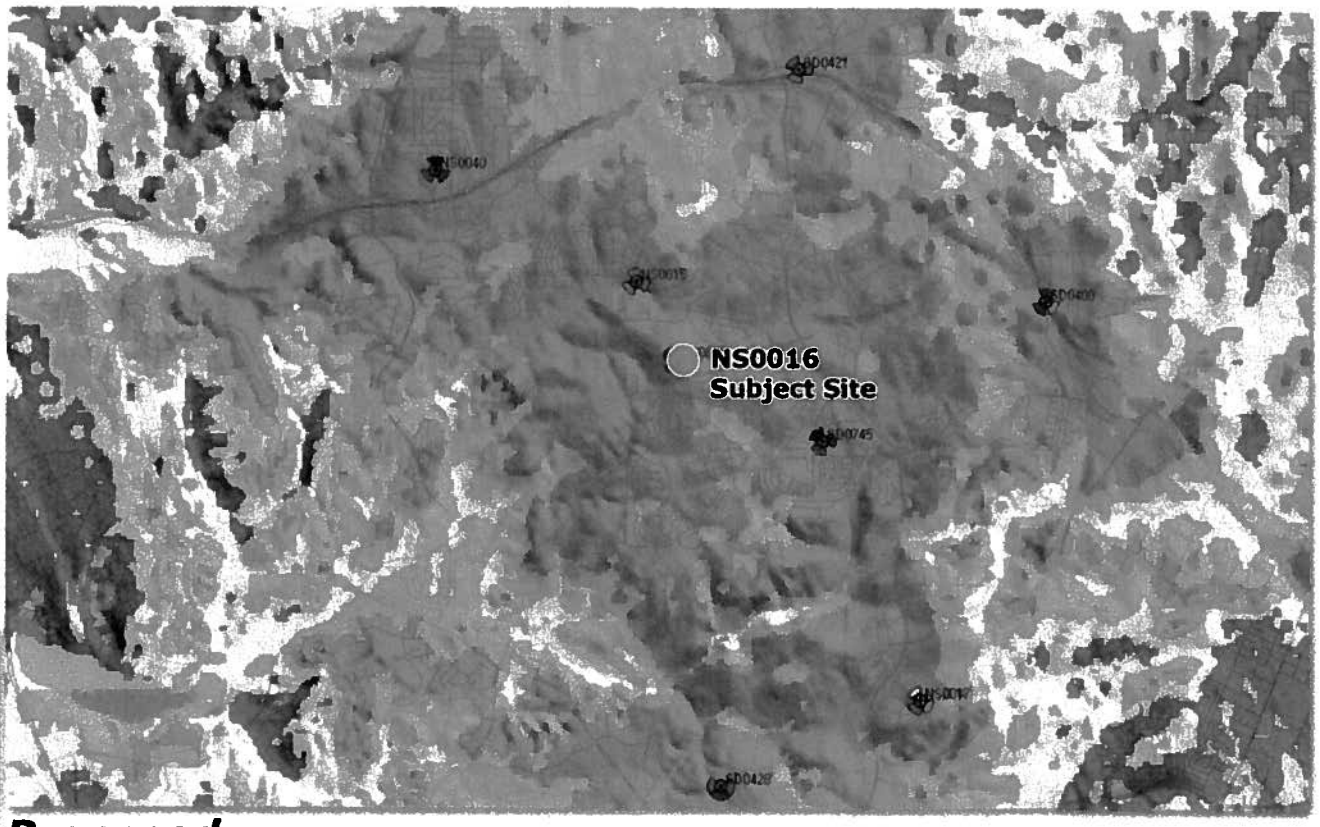
1. Ocean Hills CC
2. Co-location on existing light standards in public right of way (TMO & sprint)
3. Lake Park—co-location on exisitng ball field light standard
4. New light standard in public right of way
5. Existing commercial center

ATTACHMENT 7

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



Existing coverage

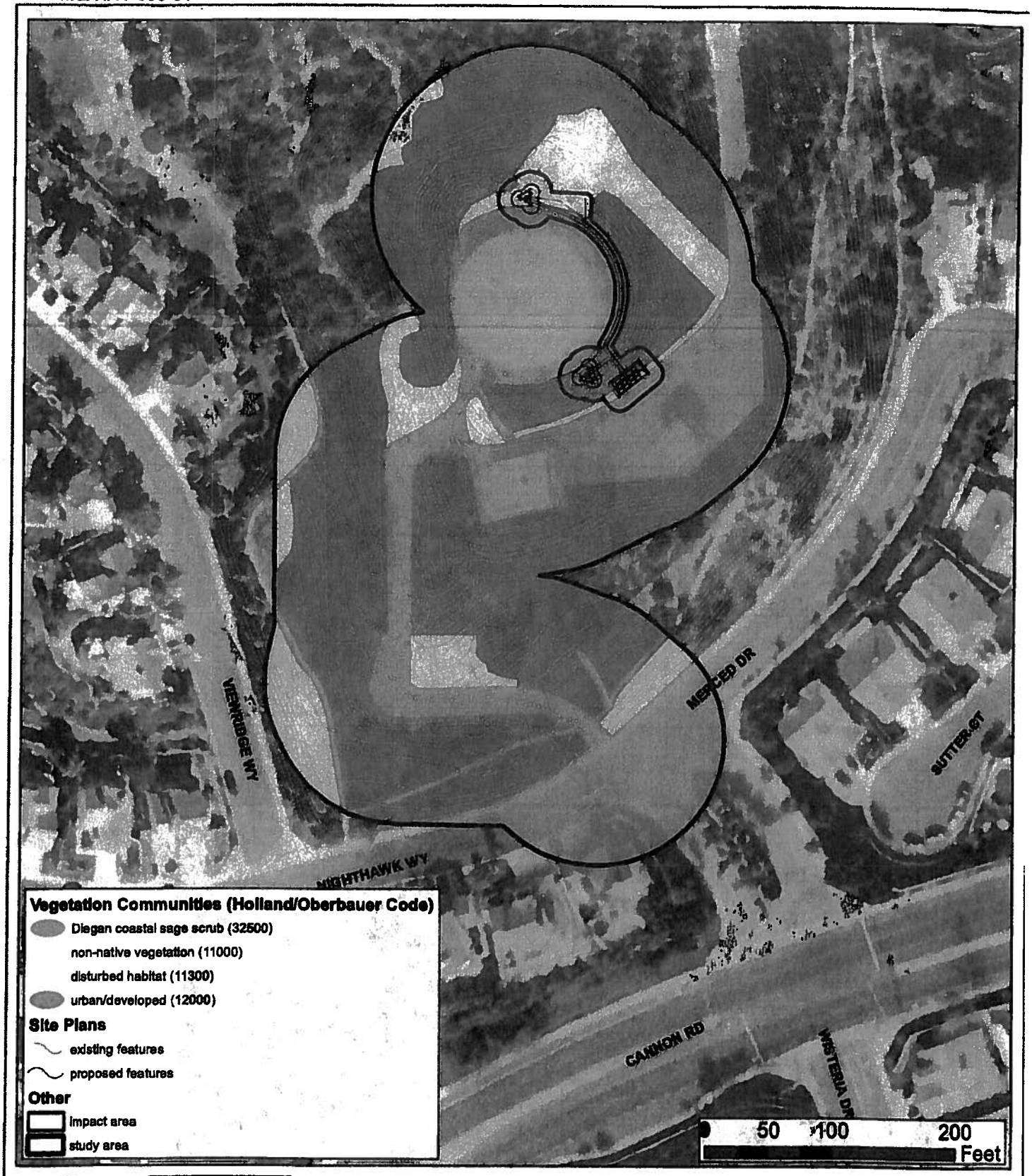


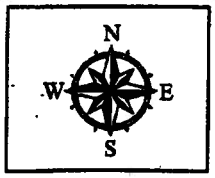
Proposed coverage

Coverage Levels:

- Excellent
- Variable
- Poor
- No Coverage

M&A #11-005-01





Biological Resource Map

AT&T San Francisco Peak

Figure 2

Merkel & Associates, Inc.

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

Photosimulation viewpoint keymap

Merkel & Associates, Inc.
5434 Ruffin Road, San Diego, CA 92123
Tel: 858/560-5465 • Fax: 858/560-7779
e-mail: associates@merkelinc.com

April 20, 2012
M&A #11-005-02

Karen Adler
Plancom, Inc.
302 State Place
Escondido, CA 92029

Response to the Neighborhood Appeal Letter, Dated 3-20-12
AT&T® Wireless, San Francisco Peak Project (NS0016)
(City of Oceanside Conditional Use Permit No. CUP10-00012)

Dear Ms. Adler:

As requested, Merkel & Associates, Inc. has prepared a response to one of the comments (#3 on page 5) in the neighborhood appeal letter, dated March 20, 2012, regarding potential radiofrequency exposure to wildlife. In summary, comment #3 requests that an Environmental Impact Report instead of the project Mitigated Negative Declaration (MND) be prepared for this project and that research on the potential impact to wildlife from radiofrequency exposure be conducted since the extent of Federal Communications Commission (FCC) regulations on radiofrequency exposure are limited to human health.

All potential significant biological impacts anticipated from the proposed AT&T project were avoided, minimized, and/or mitigated in the project biological resources letter report dated February 18, 2011 as well as the project MND. Furthermore, telecommunication (telecom) facilities have been co-located throughout the County with water tanks or other existing utilities in proximity to open space and/or wildlife habitat for years, as is the case for the proposed AT&T San Francisco Peak Project site. The AT&T project site is not located in designated open space but completely within an area zoned as Public/Semi-Public and designated as Communications and Utilities land use. In addition, the proposed project is consistent with the City of Oceanside General Plan and the MSCP Subarea Plan that addresses wildlife and native habitat preservation and management.

If you have any questions concerning this letter, please do not hesitate to contact me at (858) 560-5465 or gkrantz@merkelinc.com.

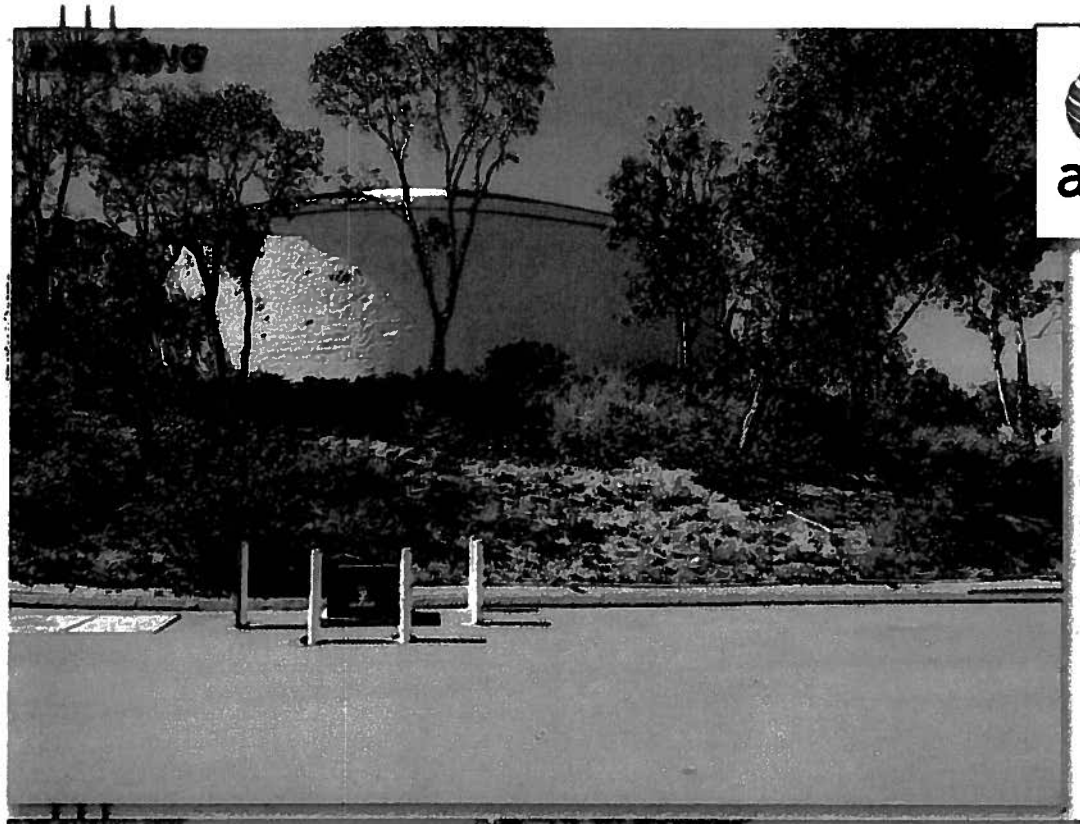
Sincerely,

Gina M. Krantz

Gina Krantz
Senior Biologist

Keith W. Merkel

Keith W. Merkel
Principal Consultant



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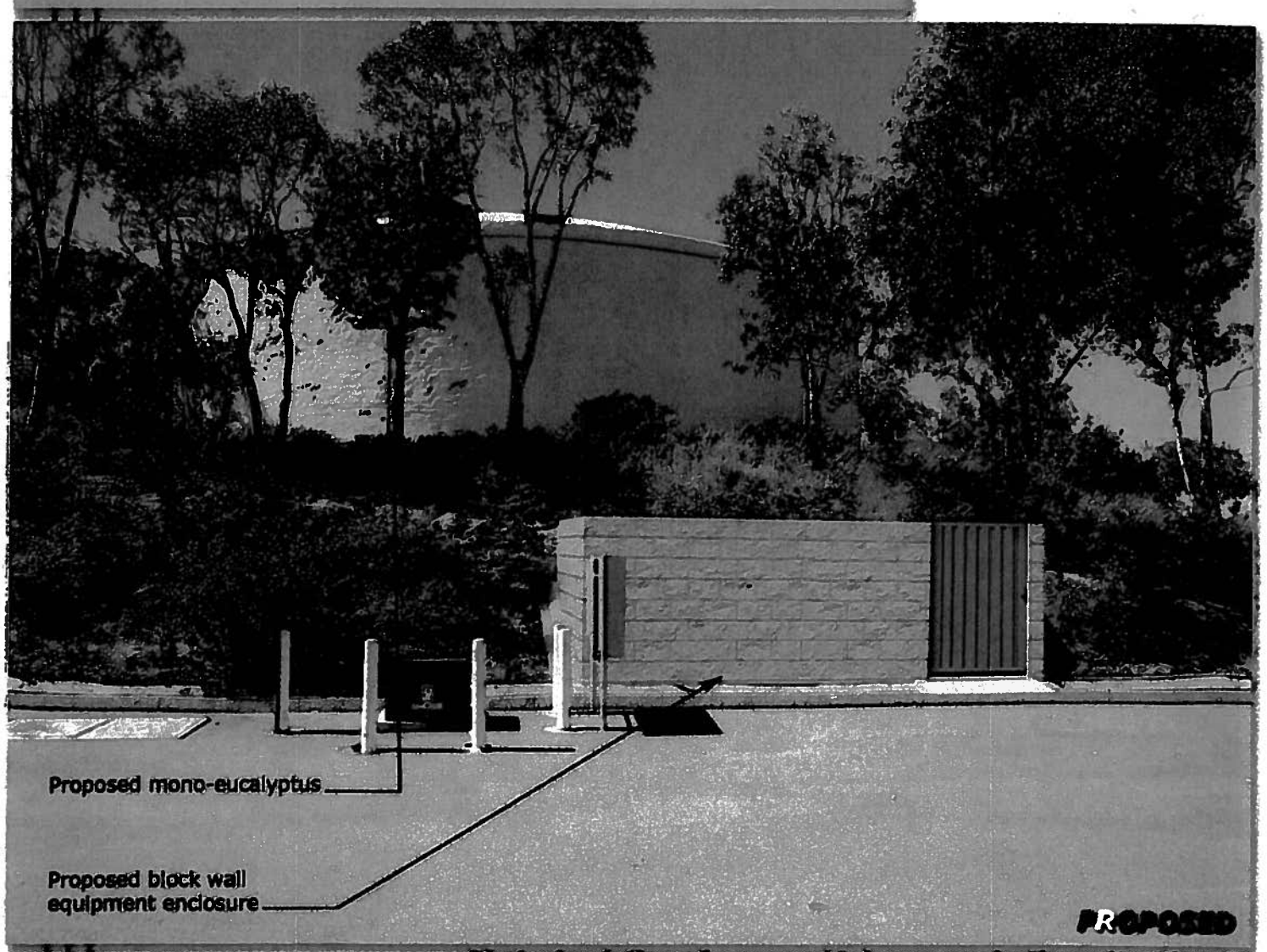
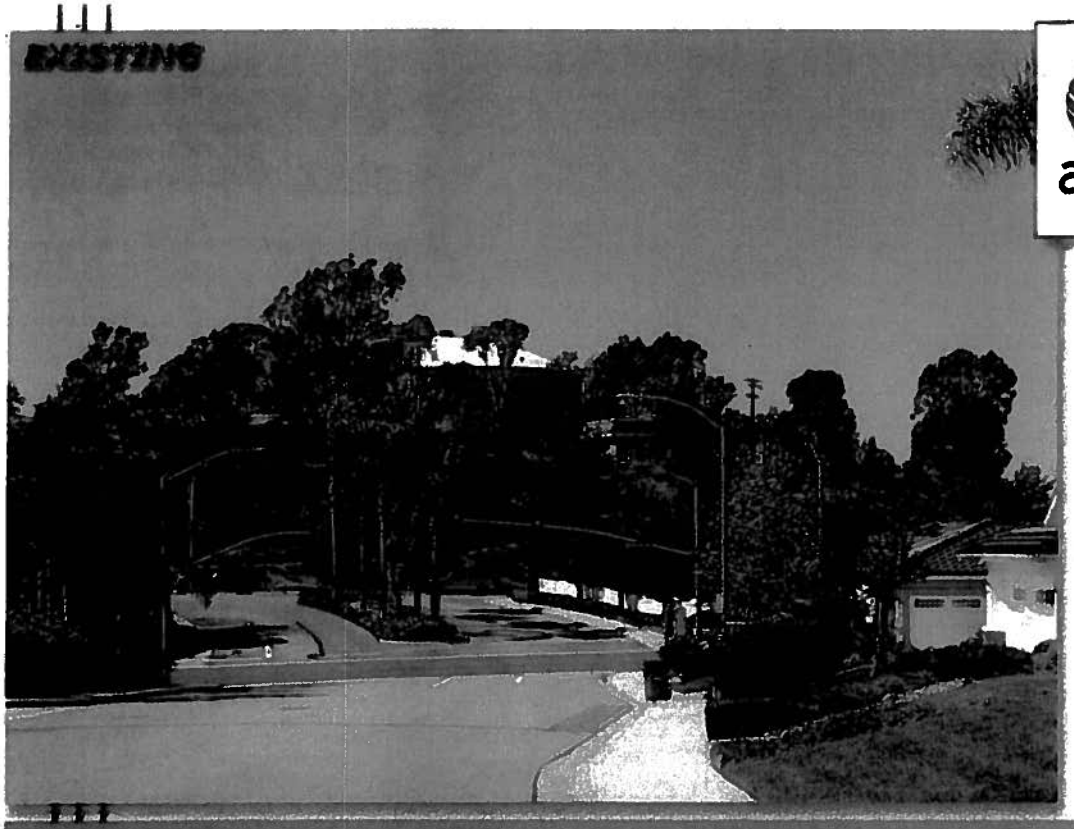


Photosimulation of proposed telecommunications site: View #1



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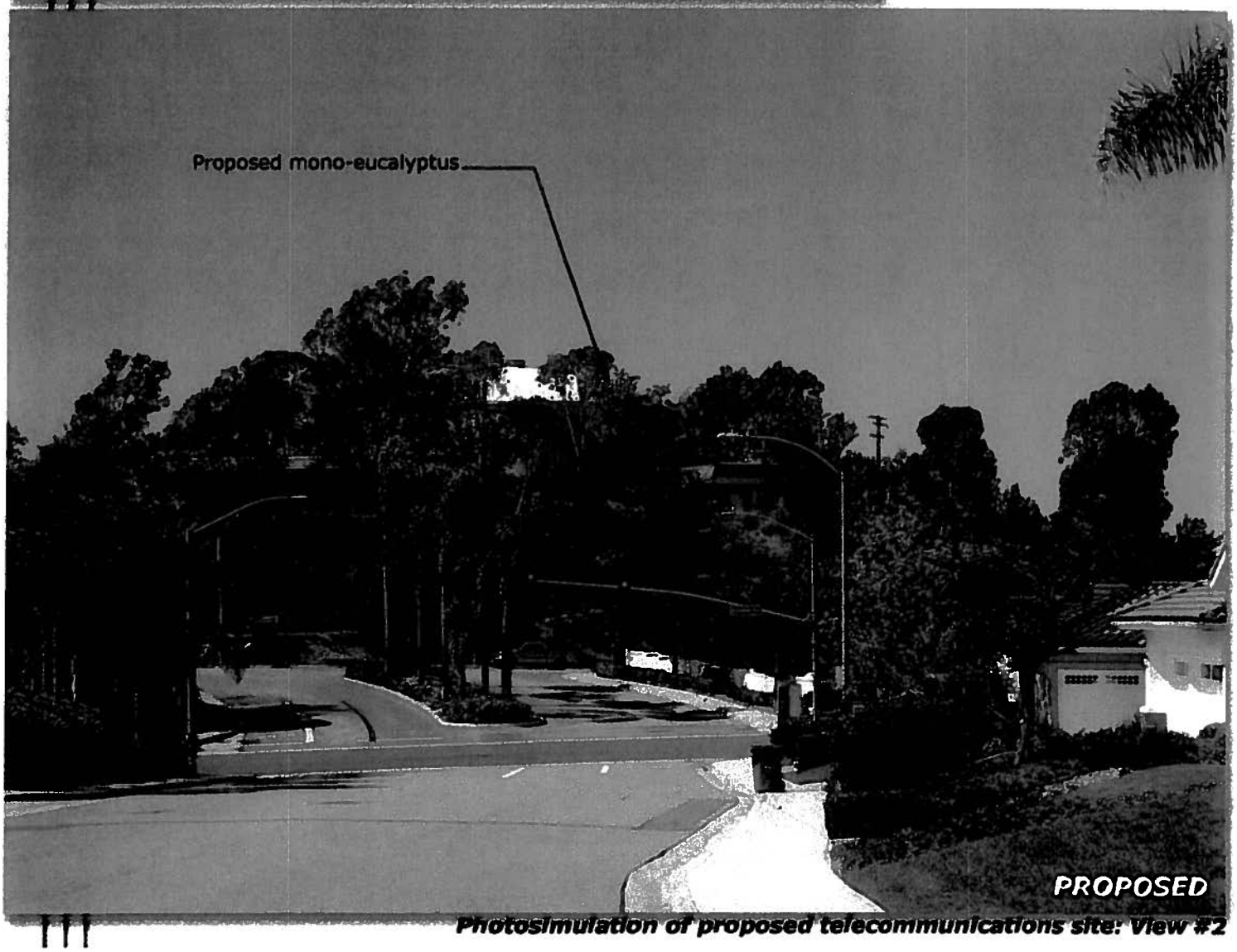
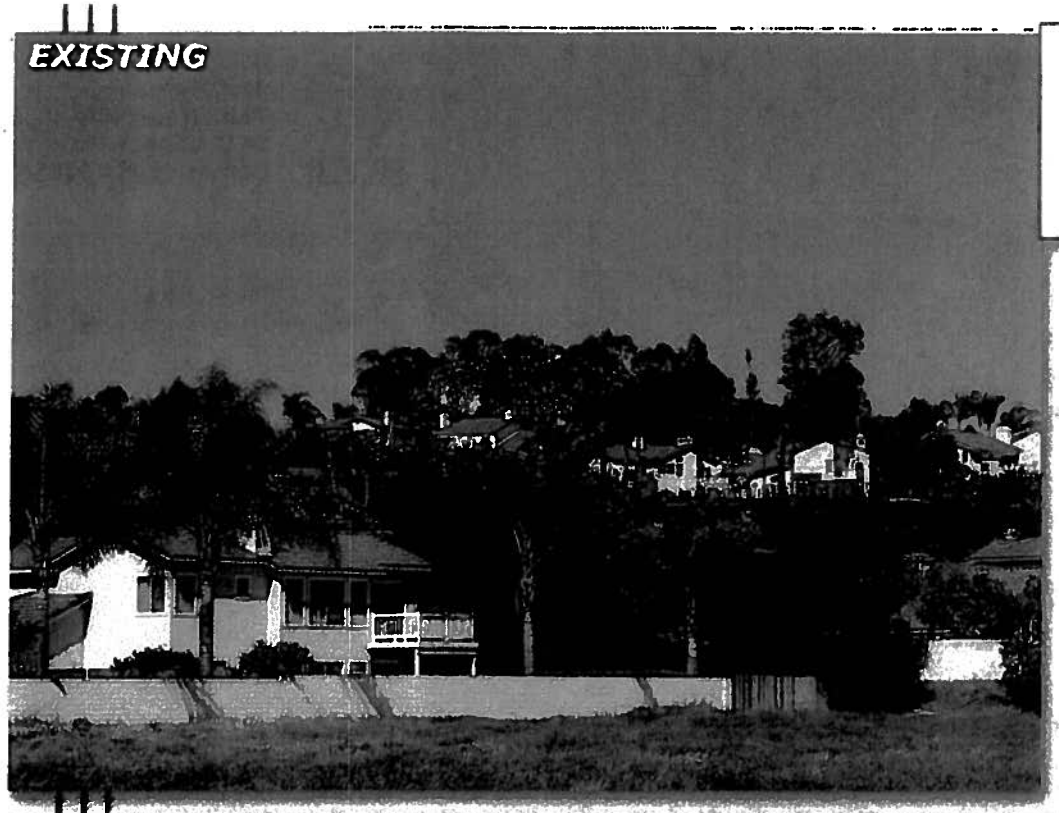


Photosimulation of proposed telecommunications site: View #2



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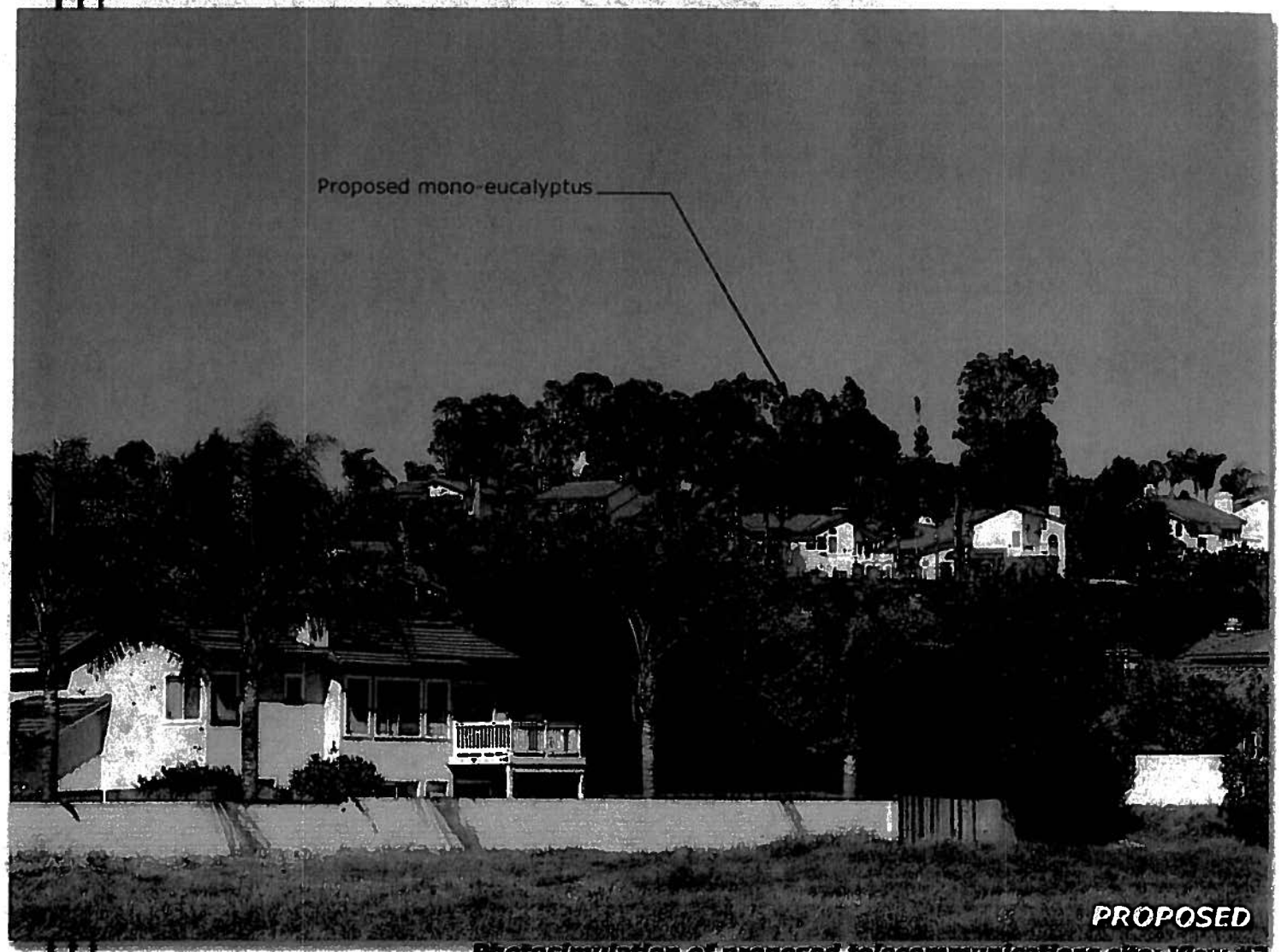
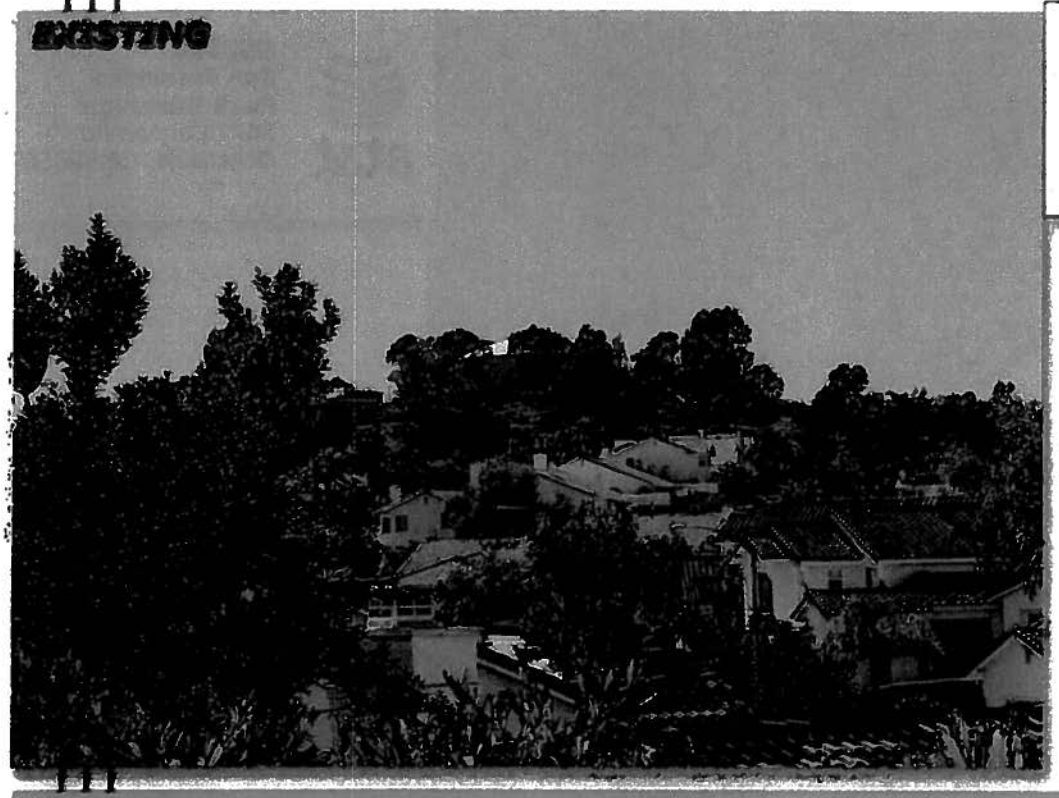


Photosimulation of proposed telecommunications site: View #3



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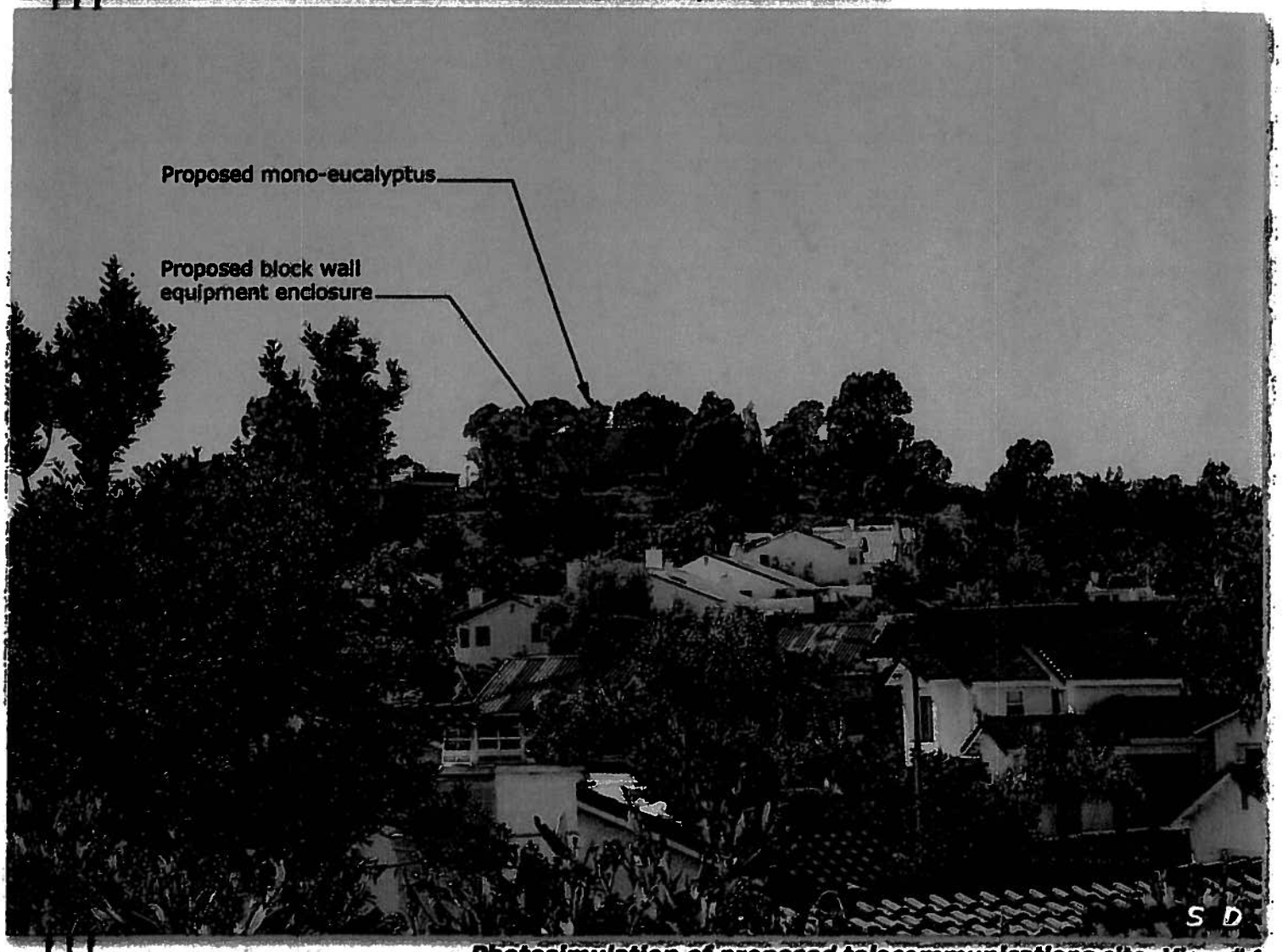
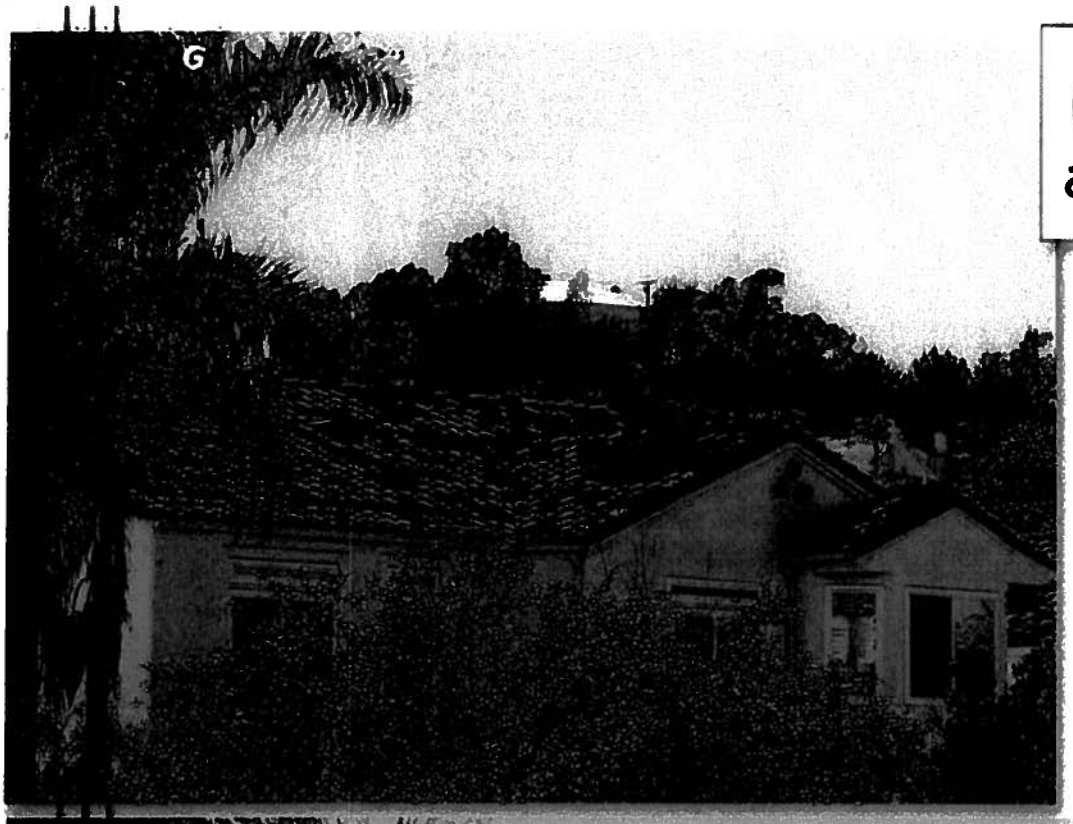


Photosimulation of proposed telecommunications site: View #4



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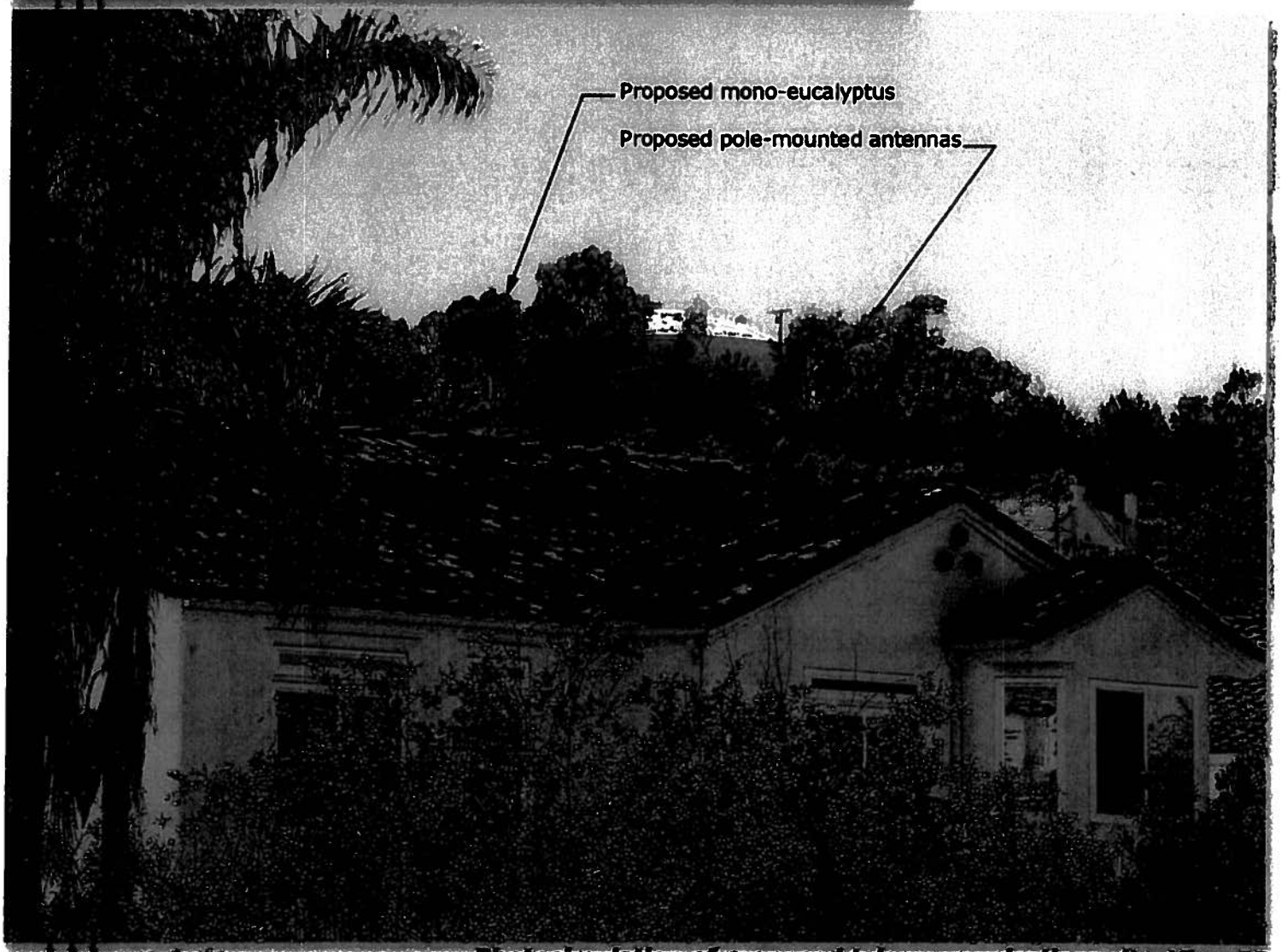

Photosimulation of proposed telecommunications site: View #5