AGENDA NO. 3

PLANNING COMMISSION **STAFF REPORT**

DATE: June 25, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF TWO CONDITIONAL USE PERMITS (CUP11-00016 AND CUP12-00005) FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY LOCATED ON CITY-OWNED PROPERTY AT 5131 TEAL WAY – VERIZON AT LUISENO PARK – APPLICANT: VERIZON WIRELESS**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class One (1), Categorical Exemption "Existing Facilities"; and,

(2) Adopt Planning Commission Resolution No. 2012-P30 approving Conditional Use Permits CUP11-00016 and CUP12-00005 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The site is located at the intersection of Douglas Drive and Vandergrift Road within the northern portion of Luiseno Park a public recreation facility that was developed as part of the Morro Hills Master Planned Community. Luiseno Park is a fully developed 10.42-acre public park that consists of two softball fields, two tennis courts, a playground area, public restrooms, and an on-site parking lot for citizens utilizing the park. The property has a land use designation of Single-Family-Master Plan-1-96 (SF-MP-1-96) on the Land Use Map and is zoned Open Space – Master Plan (OS-MP-1) on the official zoning map.

Surrounding land uses includes dedicated open space along the south, with single-family residential to the north, east, and west. Beyond the residential to the north lies Marine Corps Base Camp Pendleton.

Project Description: The project application is comprised of the following required entitlements:

Conditional Use Permit C11-00016 represents a request for the following:

(a) The establishment and operation of a wireless telecommunication facility designed into an existing 69'-0" foot tall athletic field lighting pole. The light pole would be custom designed to incorporate a 36" Radome enclosure toward the top of the light standard for the purpose of completely screening 12 panel antennas from view by the general public. Ancillary facilities proposed include a 256-square foot equipment building designed in a manner that is architecturally consistent with the public bathrooms located with the park. Existing landscaping in and around the area of the proposed athletic field light standard and, equipment building has been established from previous approvals for the development of the area as a public park. Any removal of landscaping necessary to construct the facilities has been conditioned to be replaced in accordance with previously approved plans.

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 15 (Open Space District) identifies wireless telecommunications facilities as major utilities and requires issuance of a Conditional Use Permit for such facilities in Open Space zoning districts. Approval of wireless telecommunications facilities is contingent upon standards, findings, and conditions articulated in Article 39 (Wireless Telecommunication Ordinance) and Article 41 (Use Permits and Variances) of the City's Zoning Ordinance.

Conditional Use Permit C12-00005 represents a request for the following:

(a) To exceed the allowable height of the zone district in excess of 10'-0" above the maximum building height of 35'-0", the abutting zone districts development standard for maximum height. Allowance of an increased height in excess of the development standard established in the zoning ordinance will permit the establishment of a wireless telecommunication facility that is 69'-0" in height, and consistent with the overall height of all other athletic field lighting standards established within Luiseno Park. Maintaining consistency with the height of all light standards will further integrate the facility into the existing built environment and provide a more stealth type appearance.

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. CEQA

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is Residential Single-Family Master Plan-1-96 (SF-MP-1-96). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

Land Use Element

Goal 2.726: Communication Systems

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

Policies:

A. The City shall encourage planning for the future communication system needs of individual land developments or uses and the City in general.

B. Communication facilities shall be required to conform visually to surrounding land uses and/or natural features.

C. The City shall require the consolidation and joint-use of communication facilities and structures whenever possible.

Verizon seeks to construct and operate a new wireless telecommunication facility integrated into an existing athletic field light standard in order to mitigate substantial gaps in signal coverage throughout Morro Hills master planned community and along the Douglas Drive and Vandegrift corridors. Signal coverage maps illustrating current signal deficiencies and anticipated coverage improvements are attached to this staff report.

The athletic field light standard to be customized to include a 36" Radome toward the upper portion of the pole is intended to camouflage the antennae through architectural and site integration. Ancillary equipment associated with the wireless facility would be located within an equipment enclosure building designed in an architectural manner consistent with existing restroom facilities within the park. In order to minimize visual impacts of the new structure as seen from off-site, the equipment enclosure would be located approximately 10'-0" below grade of Douglas Dr. and would be tucked into the slope and

within the existing mature landscape on-site. Overall height of the equipment enclosure would not exceed 16'-6" to top of cupola. It is staff's position that the athletic field light standard to be customized to include a 36" Radome to screen a maximum of 12 panel antennae will sufficiently camouflage the facility within the surrounding built environment of Luiseno Park. Other carriers in the area have constructed telecommunication facilities within street light standards along Douglas Drive and Vandegrift Boulevard and provide no ability to allow for co-location. Field assessment by Planning Division and Engineering Division staff determined that the proposed wireless telecommunication facility would have minimal visibility impacts as seen from adjacent residential uses due to the camouflage techniques and appropriate locational siting of the facility and all associated mechanical equipment within Luiseno Park. Photo simulations illustrating the visibility of the proposed wireless telecommunication facility and equipment enclosure from within Luiseno Park are attached.

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. Though co-location facilities are encouraged, staff has determined that the subject wireless facility would be less of an impact to the park than the development of a co-user facility. Staff has reviewed other telecommunication facilities established within the area and have determined that no co-location potentials exists. Development of a new co-user facility would create greater visual massing impacts due the inability to adequately provide an architecturally integrated facility such as the custom designed light standard.

2. Zoning Ordinance Compliance

As noted above, the project is subject to Article 39 of the City's Zoning Ordinance, which lists 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 to employ camouflage design techniques in order to minimize visual impacts. As noted earlier, the proposed project incorporates camouflage design techniques through the customized design of a Musco Lighting standard that incorporates a 36" Radome for concealment of all 12 antennae.

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 residential neighborhoods to the north, east, and west the facility would be sufficiently separated from the surrounding residential zone districts. Furthermore, the stealth type design of the proposed facility, coupled with the presence of mature landscape, would mitigate any potentially adverse visual impacts on residential uses in the vicinity or persons utilizing Luiseno Park.

Site development standards for wireless communications facilities include height limitations that specify that such facilities on City-owned sites cannot be more than 10 feet taller than the height limit of the surrounding zone. While no height limit is prescribed for the surrounding OS zone district, the height limit for the adjacent residential zone district is 35 feet. The maximum height allowed per code in this situation is 45'-0". Due to the camouflage techniques to integrate the facility into existing athletic light standards on site, a request to exceed the maximum height limit of 45'-0" to 69'-0" has been submitted. In accordance with Article 39, a wireless telecommunication facility can exceed the maximum height standards subject to approval of a Conditional Use Permit. Staff has made findings that would allow the facility to exceed the maximum height based upon that fact that lowering the athletic light pole to conform to the development standard would be inconsistent with the existing built environment, would impact field lighting, and would not adequately address coverage gaps.

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.

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 to the south. Alternative site locations were analyzed, and were determined that coverage gaps could not be adequately addressed and/or would interfere with other facilities in close proximity.

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

- Compliance with FCC regulations for Health and safety concerns associated with radiofrequency emissions;
- Visual impacts of the proposed antenna towers and its ancillary facilities;
- Noise impacts from construction and operation of the proposed facilities;

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 Verizon Wireless 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 is in compliance with FCC regulations and does not present a risk to public health and safety.

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.

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.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project constitutes operations within existing facilities that will not involve expansion beyond what exist on-site at this time, and the project is categorically exempt, Class 1, "Existing Facilities" (Section 15301).

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 request for approval of two Conditional Use Permits to allow the establishment and operation of a Wireless Telecommunication Facility within Luiseno Park is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets all applicable development standards and will not impact existing land uses in the immediate area. 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:

-- Confirm issuance of a Class One (1), Categorical Exemption "Existing Facilities"; and,

-- Adopt Planning Commission Resolution No. 2012-P30 approving Conditional Use Permits CUP11-00016 and CUP12-00005 with findings and conditions of approval attached herein.

PREPARED BY:

Richard Greenbauer
Senior Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

JH/RG/fil

Attachments:

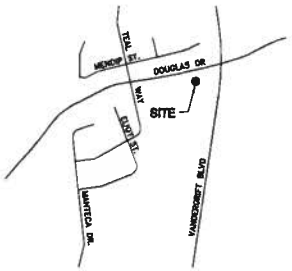
1. Plans
2. Planning Commission Resolution No. 2012-P30
3. Photo Simulations
4. Signal Coverage Maps

verizon wireless

RECEIVED
APR 12 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

VANDERGRIFT
5131 TEAL WAY
OCEANSIDE, CA 92057

VICINITY MAP



THOMAS GUIDE PAGE: 1067-A4

ADDRESS
5131 TEAL WAY
OCEANSIDE, CA 92057

COORDINATES OF ANTENNA SECTORS (NAD 83)
SECTORS ALPHA, BETA & GAMMA — LATITUDE: 33° 16' 22.74" NORTH
LONGITUDE: 117° 17' 49.00" WEST

DIRECTIONS:
(FROM VZW'S OFFICES IN IRVINE:) I-5 SOUTH TO SAN DIEGO. CONTINUE I-5 SOUTH TOWARDS CA-76 EAST. TAKE EXIT 54A TOWARD CA-76 EAST/SAN LUIS REY MISSION. CONTINUE ON CA-76 TOWARDS DOUGLAS DR. TURN LEFT ONTO DOUGLAS DRIVE. CONTINUE ON DOUGLAS DRIVE TOWARD CORNER OF DOUGLAS DRIVE AND VANDERGRIFT BLVD.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE, INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8598 (FAX)

LEASING/PLANNING:
FMHC
4060 CAMPUS DRIVE #200
NEWPORT BEACH, CA 92660
CONTACT:
TERRI BROCK - LEASING
(714) 925-6487
MARK LINMAN - ZONING
(619) 297-8258

SURVEYOR:
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4885

PERMITS REQUIRED

- ADMINISTRATIVE CONDITIONAL USE PERMIT: ACUP11-000xx

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.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92718
CONTACT: TERRI BROCK
PHONE: (714) 925-6487

OWNER: CITY OF OCEANSIDE
300 N. COAST HIGHWAY
OCEANSIDE, CA 92054
SITE CONTACT: ROSA JONES
(858) 857-2180

PROJECT DESCRIPTION:
- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT RACKS IN A PROPOSED 18'-0" x 18'-0" CONCRETE BLOCK WALL EQUIPMENT SHELTER TO MATCH EXISTING RESTROOM FACILITY.
- INSTALLATION OF THREE VERIZON WIRELESS ANTENNA SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS) MOUNTED TO PROPOSED 60'-0" HIGH LIGHT STANDARD
- INSTALLATION OF NEW 200 AMP ELECTRICAL METER WITH UNDERGROUND ELECTRICAL CONDUIT FEED FROM EXISTING SDGE&E TRANSFORMER.
- PROVIDE NEW UNDERGROUND TELCO SERVICE CONNECTION FROM EXISTING AT&T FIBER SPLICE BOX.
- INSTALLATION OF VERIZON WIRELESS (3) E/911 GPS ANTENNAS
- MINOR LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:
LOT A OF MORENO HILLS VILLAGE "A" IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14388, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 10, 2002.

PROJECT ADDRESS:	5131 TEAL WAY OCEANSIDE, CA 92057
ASSESSORS PARCEL NUMBER:	122-302-01-00
GENERAL PLAN LAND USE:	SF (MORRO HILLS MASTER PLAN)
EXISTING ZONING:	OS-MP-1
TOTAL SITE AREA:	440,722.23 SQ. FT. ± 10.11 ACRES
PROPOSED VERIZON EQUIPMENT ROOM:	256 S.F.
TYPE OF CONSTRUCTION:	TYPE VB
PROPOSED OCCUPANCY:	S

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT ENCLOSURE PLAN
A-2.1	LIGHT STANDARD PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	LIGHT STANDARD ELEVATION & DETAILS
C-1	SITE SURVEY
C-2	SITE SURVEY

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.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION

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

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

VANDERGRIFT
5131 TEAL WAY
OCEANSIDE, CA 92057

SAN DIEGO COUNTY

DRAWING DATES

04/11/11	1A CERT. 100% ZD (eb)
05/19/11	REVISED 100% ZD (rs)
05/23/11	REVISED 100% ZD (ss)
06/02/11	REVISED 100% ZD (rs)
06/06/11	REVISED 100% ZD (ss)
08/08/11	REVISED 100% ZD (rs)
10/26/11	REVISED 100% ZD (rs)
01/13/12	REVISED 100% ZD (rs)
01/17/12	REVISED 100% ZD (rs)

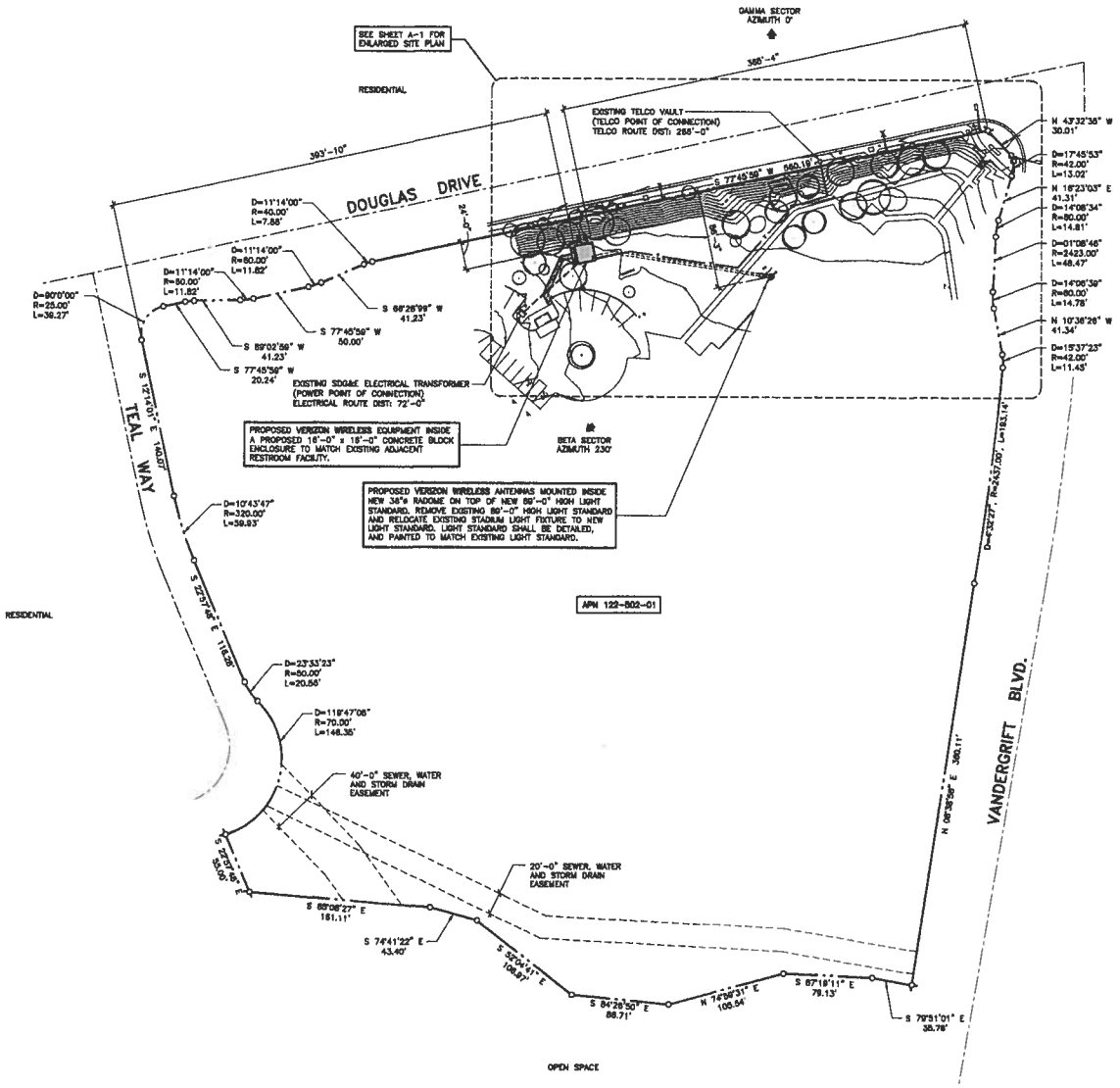
SHEET TITLE

TITLE SHEET & PROJECT DATA

PROJECTS\Verizon\11042zd

T-1

ACUP11-00008



SITE PLAN

SCALE: 1" = 60'-0"

LANDSCAPE NOTES:

1. ALL EXISTING PLANT MATERIALS, SPECIFICALLY TREES, SHRUBS, GROUND COVER AND TURF DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN-KIND AND IN-SIZE.
2. DAMAGED EXISTING TURF SHALL BE REPLACED WITH SOD OF THE SAME VARIETY AND IS TO BE INSTALLED TO MEET OR EXCEED STANDARD LANDSCAPE INSTALLATION PRACTICES.
3. AN EFFORT SHALL BE MADE TO TRENCH OR EXCAVATE AWAY FROM THE DRIP LINE OF ALL EXISTING TREES. ANY NECESSARY TRENCHING/EXCAVATION ADJACENT TO AND/OR AROUND THE DRIP LINE OF EXISTING TREES SHALL BE HAND-DUG (EXCAVATED) AND TUNNELED BELOW THE ROOT SYSTEM TO AVOID CUTTING INTO ROOTS, IN PARTICULARLY ROOTS WITH DIAMETERS OF 2-INCHES OR GREATER. ONCE UNDERGROUND CABLES AND WIRING ARE LAID, BACKFILL AND COMPACT SOIL, WATER-IN BACKFILL AND REPLACE ADDITIONAL SOIL IF NEEDED TO EXISTING GRADE. TREES SHALL NOT BE REMOVED WITHOUT PRIOR PERMISSION FROM THE PARKS SUPERINTENDENT.
4. ALL TRENCHING AND EXCAVATION SHALL BE KEPT TO A MINIMUM OF 5-FOOT AWAY FROM ALL NATIVE AMERICAN RELICS, INTERRUPTIVE ART, BOULDERS, SEATING AND OTHER COMPONENTS OR AMENITIES.
5. MOW CURBS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED FROM THE CLOSEST JOINT TO THE CLOSEST TERMINATED JOINT ON THE PORTION THAT WAS DESTROYED.
8. ANY DAMAGED/DISTURBANCE TO THE EXISTING BLACK VINYL COATED CHAIN LINK FENCE PARALLEL TO DOUGLASS DR. SHALL BE REPLACED IN-KIND.
7. ALL IRRIGATION DAMAGED BY CONSTRUCTION ACTIVITIES, INCLUDING WIRING, MAINLINE AND LATERAL PIPES, SPRAY NOZZLES AND OTHER SUCH COMPONENTS SHALL BE REQUIRED TO BE REPAIRED AND/OR REPLACED IN-KIND.

VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-849 MHz
TX ERP: 1925W

PCS EQUIPMENT:
TX FREQUENCY: 1985-1990 MHz
RX FREQUENCY: 1885-1910 MHz
TX ERP: 3307W

LTE EQUIPMENT:
TX FREQUENCY: 746-787 MHz
RX FREQUENCY: 776-787 MHz
TX ERP: 536W

EASEMENTS:
EASEMENTS SHOWN REFLECT PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEETS C-1 & C-2 FOR ADDITIONAL INFORMATION ON NON-PLOTTABLE EASEMENTS

BOUNDARY NOTE:
THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED

BOOTH & SUAREZ
ARCHITECTURE & INCORPORATED
303 CARLSBAD VILLAGE DRIVE, SUITE D8
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

VANDERGRIFT

5131 TEAL WAY
OCEANSIDE, CA 92057

SAN DIEGO COUNTY

DRAWING DATES

04/11/11	1A CERT. 100% ZD (slb)
05/19/11	REVISED 100% ZD (rs)
05/23/11	REVISED 100% ZD (ss)
06/02/11	REVISED 100% ZD (rs)
06/06/11	REVISED 100% ZD (ss)
06/06/11	REVISED 100% ZD (rs)
10/26/11	REVISED 100% ZD (rs)
01/13/12	REVISED 100% ZD (rs)
01/17/12	REVISED 100% ZD (rs)

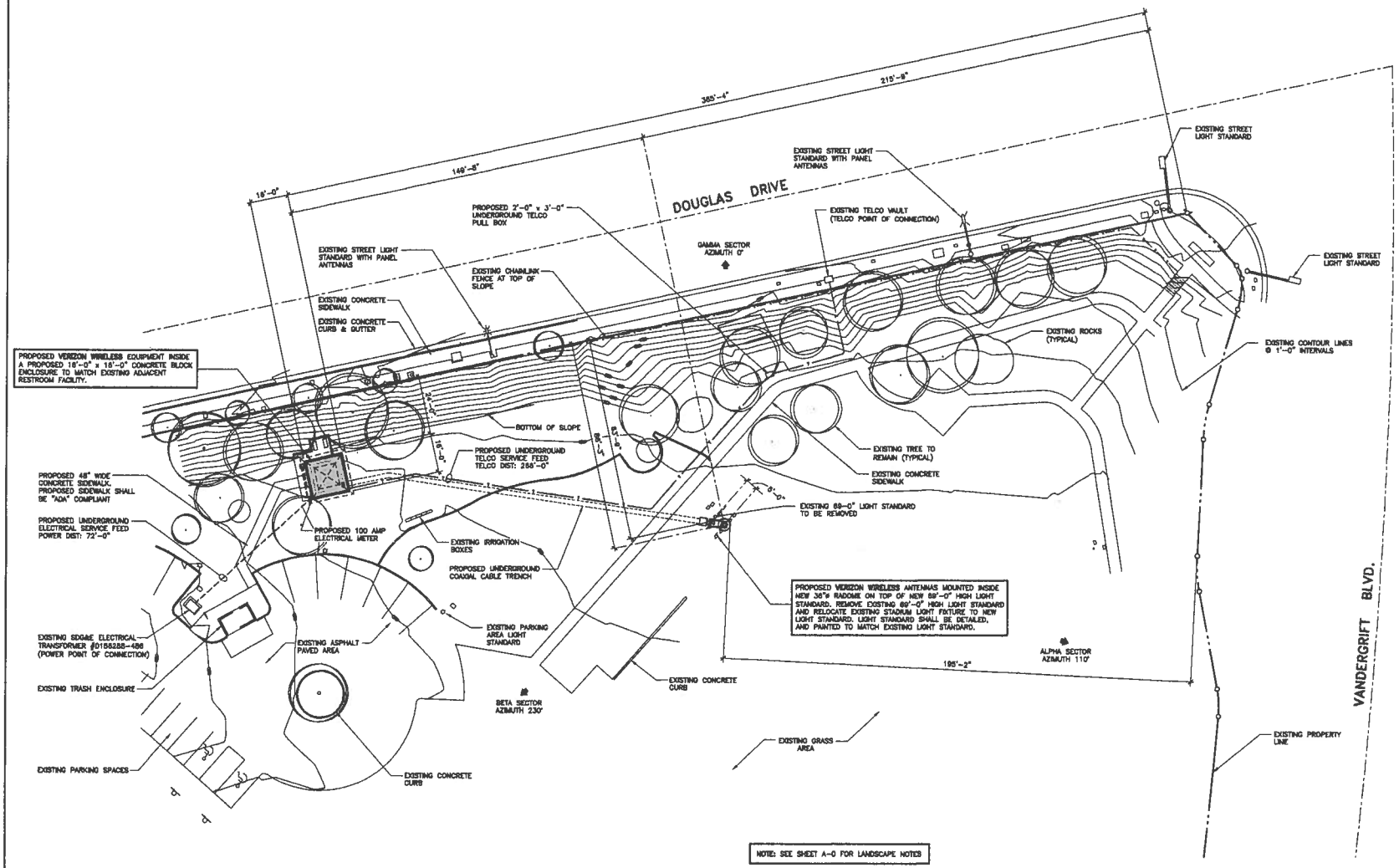
SHEET TITLE

SITE PLAN

PROJECTS\Verizon\11042zd

A-0

ACUP11-00008



ENLARGED SITE PLAN

SCALE: 1"=20'-0"

NOTE: SEE SHEET A-0 FOR LANDSCAPE NOTES

DATA TABLE:

CUBIC YARDS OF CUT 35.8, CUBIC YARDS OF FILL 0

VOLUME OF FILL TO BE IMPORTED 0 CU.YD., CUT TO BE EXPORTED 35.8 CU.YD.

PROPOSED CUT SLOPE RATIO: 0, FILL SLOPE RATIO: 0

MAXIMUM HEIGHT OF: CUT SLOPE 0 FEET, FILL SLOPE 0 FEET

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE 96
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

VANDERGRIFT

5131 TEAL WAY
OCEANSIDE, CA 92057

SAN DIEGO COUNTY

DRAWING DATES

04/11/11	1A CERT. 100% ZD (alb)
05/19/11	REVISED 100% ZD (rd)
05/23/11	REVISED 100% ZD (ee)
06/02/11	REVISED 100% ZD (rd)
06/08/11	REVISED 100% ZD (ee)
06/09/11	REVISED 100% ZD (rd)
10/28/11	REVISED 100% ZD (rd)
01/13/12	REVISED 100% ZD (rd)
01/17/12	REVISED 100% ZD (rd)

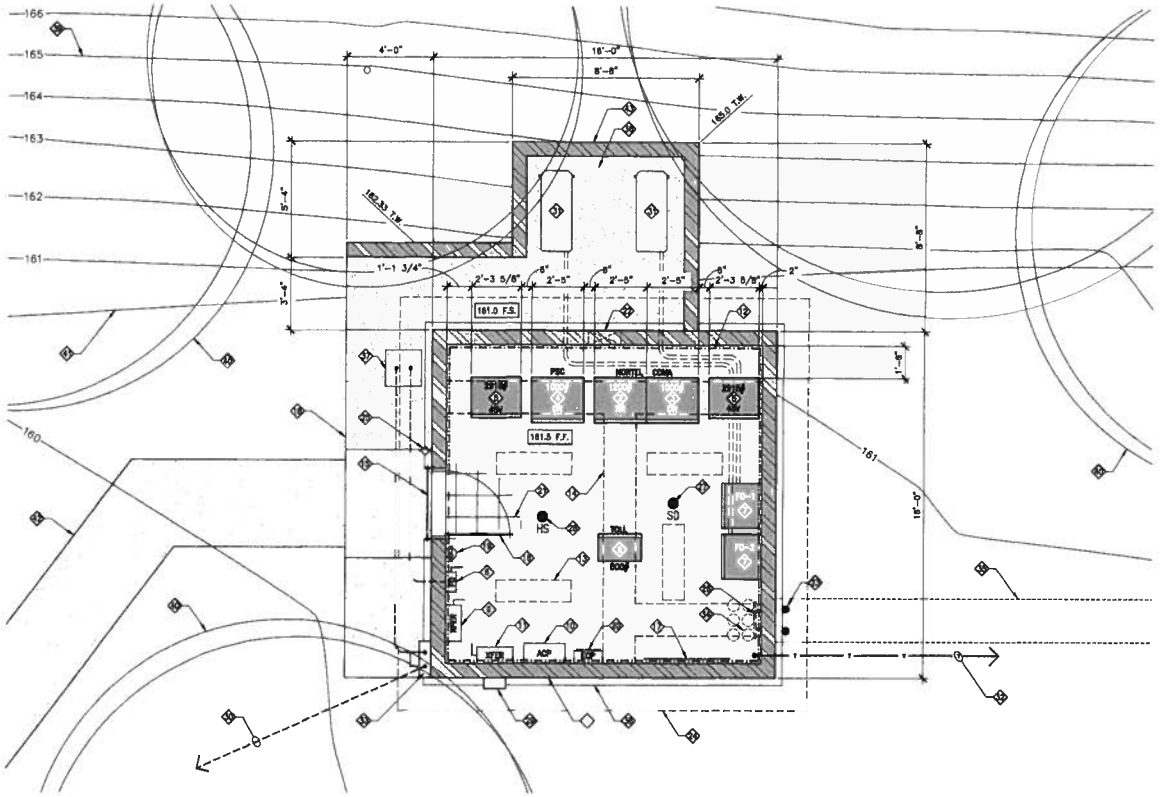
SHEET TITLE

ENLARGED SITE PLAN

PROJECTS\Verizon\11042xd

A-1

ACUP11-00008



EQUIPMENT ENCLOSURE PLAN

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

EQUIPMENT FLOOR NOTES:

1. PROPOSED VERIZON WIRELESS EQUIPMENT INSIDE A NEW 15'-0" x 15'-0" CONCRETE BLOCK SHELTER TO MATCH EXISTING RESTROOM FACILITY.
2. PROPOSED VERIZON WIRELESS NORTEL CDMA EQUIPMENT RADIO RACK (NR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1200 LBS.
3. PROPOSED VERIZON WIRELESS NORTEL CDMA EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
4. PROPOSED VERIZON WIRELESS PCS EQUIPMENT RACK (DR) 29" WIDE x 84" HIGH x 25" DEEP. WEIGHT: 1000 LBS.
5. PROPOSED VERIZON WIRELESS BATTERY RACK. 27-5/8" WIDE x 57" HIGH x 22-1/2" DEEP. WEIGHT: 2918 LBS. ALL BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS. A 4" HIGH LIQUID TIGHT APPROVED SPILL CONTROL CONTAINER IS INTEGRAL WITH EACH RACK.
6. PROPOSED VERIZON WIRELESS TOLL RACK. 24" WIDE x 57" HIGH x 18" DEEP. WEIGHT: 500 LBS.
7. PROPOSED AIR HANDLERS
8. PROPOSED FUSED DISCONNECT SWITCH
9. PROPOSED MANUAL TRANSFER SWITCH
10. PROPOSED 200 AMP ELECTRICAL PANEL
11. PROPOSED AUTOMATIC TRANSFER SWITCH
12. PROPOSED 2 x 10 LEDGER (CONTINUOUS)
13. PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 4)
14. PROPOSED OVERHEAD 24" CABLE LADDER @ +7'-8" (SHOWN DASHED) SEE DETAIL "7/D1"
15. PROPOSED ALUMINUM THRESHOLD
16. PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE.
17. PROPOSED WALL MOUNTED TELCO BOARD
18. PROPOSED CONCRETE LANDING
19. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
20. PROPOSED ENVIRONMENTAL CONTROL PANEL MOUNTED TO WALL
21. PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51873 MONO WHITE WITH 4" COVER BASE
22. PROPOSED 16" x 16" MOTORIZED EXHAUST FAN
23. PROPOSED GPS ANTENNAS (TYP. OF 2)
24. LINE OF ROOF ABOVE (SHOWN DASHED)
25. PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO STRUCTURE
26. PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO INSIDE WALL OF STRUCTURE
27. PROPOSED SMOKE DETECTOR ON CEILING ABOVE
28. PROPOSED HYDROGEN SENSOR ON CEILING ABOVE
29. PROPOSED LUG BOX FOR EMERGENCY GENERATOR CONNECTION
30. PROPOSED UNDERGROUND ELECTRICAL CONDUIT
31. PROPOSED MECHANICAL UNITS ON A CONCRETE PAD (TYPICAL OF 2). "CARRIER AIR CONDITIONING UNITS MODEL 38HDR060 OR EQUIVALENT SIZED UNITS."
32. PROPOSED UNDERGROUND TELCO CONDUIT
33. PROPOSED VERIZON WIRELESS ELECTRICAL SERVICE COMBINATION METERING AND MAIN DISCONNECT. 100 AMPERE
34. PROPOSED (6) 5/8 COAXIAL CABLE CONDUITS AND 1-1/2"ø CONDUIT FOR GROUNDING
35. PROPOSED VERIZON WIRELESS COAXIAL CABLE TRENCH (SHOWN DASHED)
36. CONCRETE SLAB FOR MECHANICAL UNITS
37. PROPOSED STEP DOWN ELECTRICAL TRANSFORMER
38. PROPOSED CONCRETE TRIM MOULD TO MATCH EXISTING RESTROOM FACILITY
39. EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS
40. EXISTING TREE TO REMAIN
41. BOTTOM OF EXISTING SLOPE
42. PROPOSED 48" WIDE CONCRETE SIDEWALK. PROPOSED SIDEWALK SHALL BE "ADA" COMPLIANT
43. PROPOSED CONCRETE BLOCK WALL WITH CONCRETE TRIM MOULD TO MATCH EXISTING RESTROOM FACILITY

BOOTH & SUAREZ
ARCHITECTURE & INCORPORATED
305 CARLSBAD VILLAGE DRIVE, SUITE 99
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

VANDERGRIFT

5131 TEAL WAY
OCEANSIDE, CA 92057

SAN DIEGO COUNTY

DRAWING DATES

04/11/11	1A CERT. 100% ZD (clb)
05/19/11	REVISED 100% ZD (rst)
05/23/11	REVISED 100% ZD (ss)
06/03/11	REVISED 100% ZD (rst)
06/06/11	REVISED 100% ZD (ss)
06/06/11	REVISED 100% ZD (rst)
10/28/11	REVISED 100% ZD (rst)
01/13/12	REVISED 100% ZD (rst)
01/17/12	REVISED 100% ZD (rst)

SHEET TITLE

EQUIPMENT ENCLOSURE PLAN

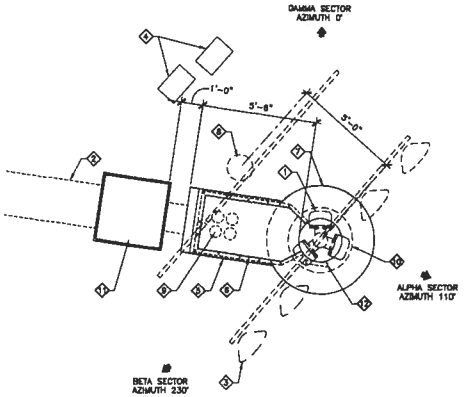
PROJECTS\Verizon\11042zd

A-2

ACUP11-00008

LIGHT STANDARD										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SHIELD ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 5')	COAX SIZE
ALPHA1	SOUTHEAST	110°	AMPHENOL AMTEL: HTM3W63151686000 AT 36'-6" (PCS/CDMA)	0°	N/A	61.8"L x 13.2"W x 7.8"D	2	226'-0"	6'-0"	1-5/8"
ALPHA2			AMPHENOL AMTEL: BXA-70063/4CF AT 53'-0" (LTE)			47.4"L x 11.2"W x 5.2"D	2	220'-0"	6'-0"	7/8"
ALPHA3			AMPHENOL AMTEL: HTM3W63151686000 AT 47'-0" (SPARE) (PCS/CDMA)			61.8"L x 13.2"W x 7.8"D	2	214'-8"	6'-0"	7/8"
ALPHA4			AMPHENOL AMTEL: HTM3W63151686000 AT 41'-0" (SPARE) (PCS/CDMA)			61.8"L x 13.2"W x 7.8"D	2	209'-0"	6'-0"	7/8"
BETA1	SOUTHWEST	230°	AMPHENOL AMTEL: HTM3W63151686000 AT 36'-6" (PCS/CDMA)	0°	N/A	61.8"L x 13.2"W x 7.8"D	2	226'-0"	6'-0"	1-5/8"
BETA2			AMPHENOL AMTEL: BXA-70063/4CF AT 53'-0" (LTE)			47.4"L x 11.2"W x 5.2"D	2	220'-0"	6'-0"	7/8"
BETA3			AMPHENOL AMTEL: HTM3W63151686000 AT 47'-0" (SPARE) (PCS/CDMA)			61.8"L x 13.2"W x 7.8"D	2	214'-8"	6'-0"	7/8"
BETA4			AMPHENOL AMTEL: HTM3W63151686000 AT 41'-0" (SPARE) (PCS/CDMA)			61.8"L x 13.2"W x 7.8"D	2	209'-0"	6'-0"	7/8"
GAMMA1	NORTH	0°	AMPHENOL AMTEL: HTM3W63151686000 AT 36'-6" (PCS/CDMA)	0°	N/A	61.8"L x 13.2"W x 7.8"D	2	226'-0"	6'-0"	1-5/8"
GAMMA2			AMPHENOL AMTEL: BXA-70063/4CF AT 53'-0" (LTE)			47.4"L x 11.2"W x 5.2"D	2	220'-0"	6'-0"	7/8"
GAMMA3			AMPHENOL AMTEL: HTM3W63151686000 AT 47'-0" (SPARE) (PCS/CDMA)			61.8"L x 13.2"W x 7.8"D	2	214'-8"	6'-0"	7/8"
GAMMA4			AMPHENOL AMTEL: HTM3W63151686000 AT 41'-0" (SPARE) (PCS/CDMA)			61.8"L x 13.2"W x 7.8"D	2	209'-0"	6'-0"	7/8"

NOTE: SEE SHEET A-0 FOR CDMA, LTE & PCS TRANSMISSION FREQUENCIES



LIGHT STANDARD PLAN

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

LIGHT STANDARD PLAN NOTES:

1. PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE NEW 36'ø RADOME ON TOP OF NEW 89'-0" HIGH LIGHT STANDARD
2. PROPOSED VERIZON WIRELESS UNDERGROUND COAX CABLE TRENCH. PATCH AND REPAIR IN-KIND ALL PAVING AND LANDSCAPE AREA DAMAGED IN COURSE OF CONSTRUCTION.
3. RELOCATE STADIUM LIGHT FIXTURES TO NEW LIGHT STANDARD
4. EXISTING ELECTRICAL PULLBOXES TO REMAIN
5. PROPOSED CONCRETE APRON
6. PROPOSED METAL SHROUD AT TRANSITION OF COAX CABLE FROM TRENCH TO LIGHT STANDARD
7. CONCRETE CAISSON FOOTING
8. REMOVE EXISTING 89'-0" HIGH LIGHT STANDARD AND RELOCATE LIGHT FIXTURE TO NEW LIGHT STANDARD
9. PROPOSED (4) 6"ø COAX CABLE CONDUITS
10. PROPOSED 36"ø RADOME TO HOUSE PROPOSED VERIZON WIRELESS ANTENNAS
11. PROPOSED 3'-0" x 3'-0" x 3'-0" DEEP COAX CABLE HAND HOLE
12. PROPOSED VERIZON WIRELESS "YELLOW CAUTION" SIGNAGE AT BASE OF POLE

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
308 CARLSBAD VILLAGE DRIVE SUITE D8
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

VANDERGRIFT

5131 TEAL WAY
OCEANSIDE, CA 92057

SAN DIEGO COUNTY

DRAWING DATES

04/11/11	1A CERT. 100% ZD (slb)
05/19/11	REVISED 100% ZD (rd)
05/23/11	REVISED 100% ZD (bs)
06/02/11	REVISED 100% ZD (rd)
06/08/11	REVISED 100% ZD (bs)
06/09/11	REVISED 100% ZD (rd)
10/28/11	REVISED 100% ZD (rd)
01/13/12	REVISED 100% ZD (rd)
01/17/12	REVISED 100% ZD (rd)

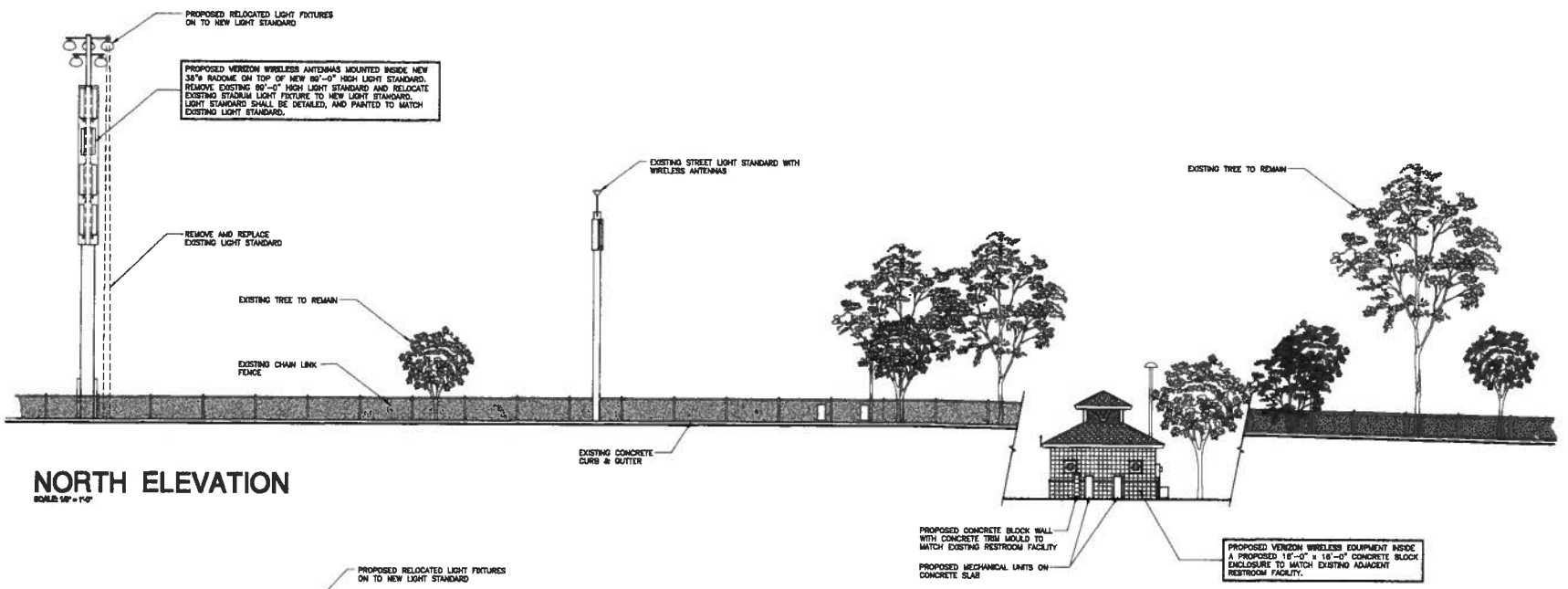
SHEET TITLE

LIGHT STANDARD PLAN

PROJECTS\Verizon\11042zd

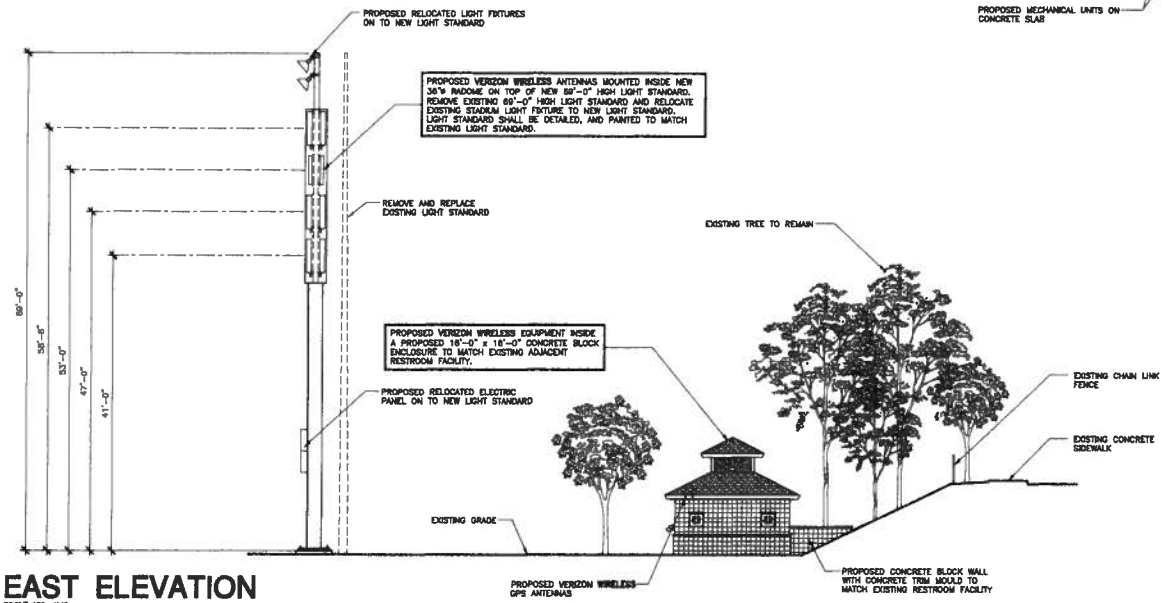
A-2.1

ACUP11-00008



NORTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"

BOOTH & SUAREZ
ARCHITECTURE II INCORPORATED
305 CARLSBAD VILLAGE DRIVE, SUITE 99
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

ARC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

VANDERGRIFT

5131 TEAL WAY
OCEANSIDE, CA 92057

SAN DIEGO COUNTY

DRAWING DATES

04/11/11	1A CERT. 100% ZD (clb)
05/19/11	REVISED 100% ZD (rnl)
06/23/11	REVISED 100% ZD (mc)
06/03/11	REVISED 100% ZD (rnl)
06/06/11	REVISED 100% ZD (mc)
06/09/11	REVISED 100% ZD (rnl)
10/28/11	REVISED 100% ZD (rnl)
01/13/12	REVISED 100% ZD (rnl)
01/17/12	REVISED 100% ZD (rnl)

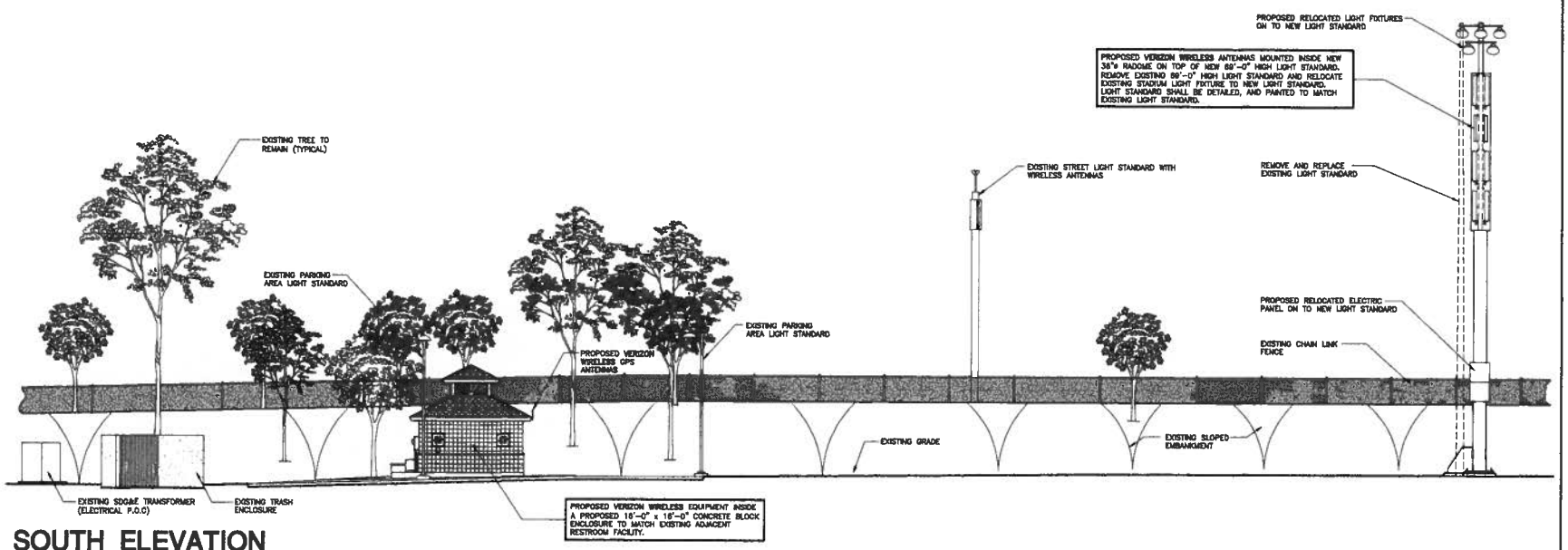
SHEET TITLE

EXTERIOR ELEVATIONS

PROJECTS\Verizon\11042zd

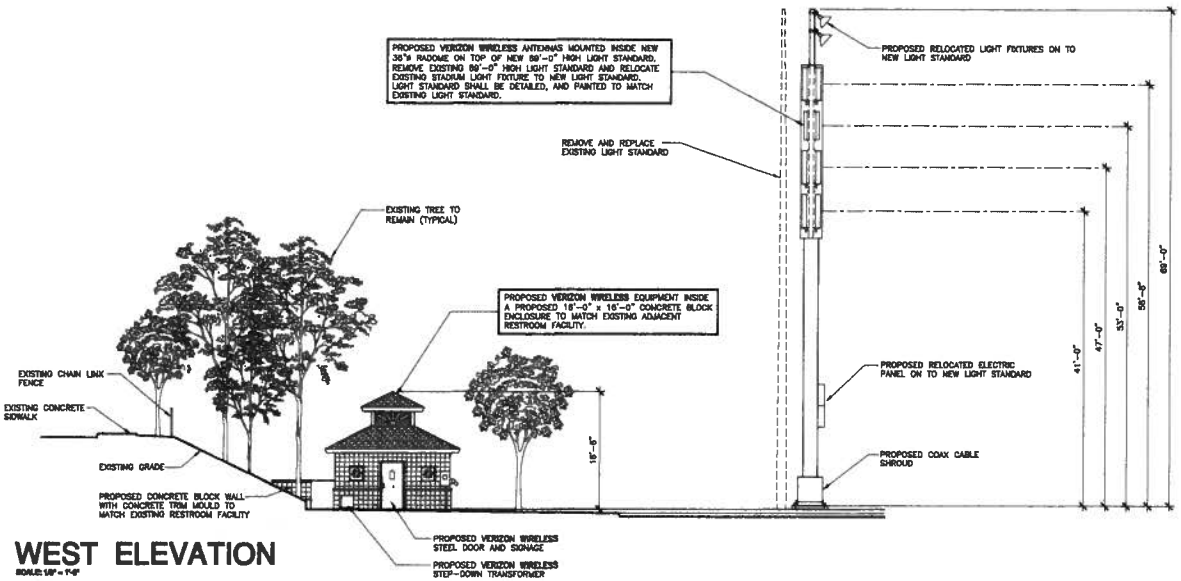
A-3

ACUP11-00008



SOUTH ELEVATION

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



WEST ELEVATION

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

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
302 CARLSBAD VILLAGE DRIVE, SUITE D6
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizonwireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

VANDERGRIFT

5131 TEAL WAY
OCEANSIDE, CA 92057

SAN DIEGO COUNTY

DRAWING DATES

04/11/11	1A CERT. 100% ZD (stb)
05/19/11	REVISED 100% ZD (rst)
05/23/11	REVISED 100% ZD (ss)
08/02/11	REVISED 100% ZD (rst)
08/08/11	REVISED 100% ZD (ss)
09/09/11	REVISED 100% ZD (rst)
10/28/11	REVISED 100% ZD (rst)
01/13/12	REVISED 100% ZD (rst)
01/17/12	REVISED 100% ZD (rst)

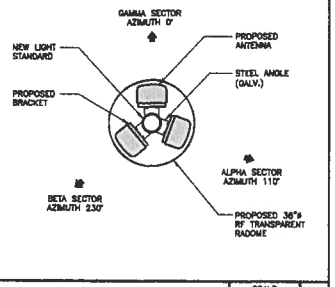
SHEET TITLE

EXTERIOR ELEVATIONS

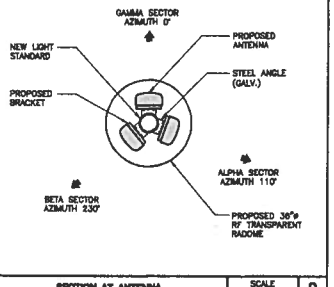
PROJECTS\Verizon\11042zd

A-4

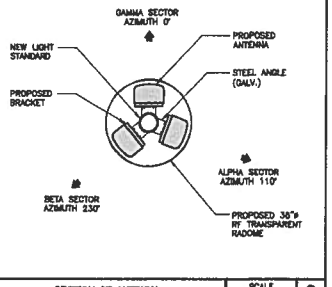
ACUP11-00008



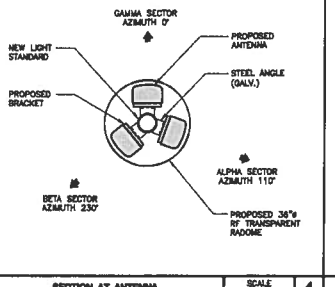
SECTION AT ANTENNA — SCALE 1/2"=1'-0" — 1



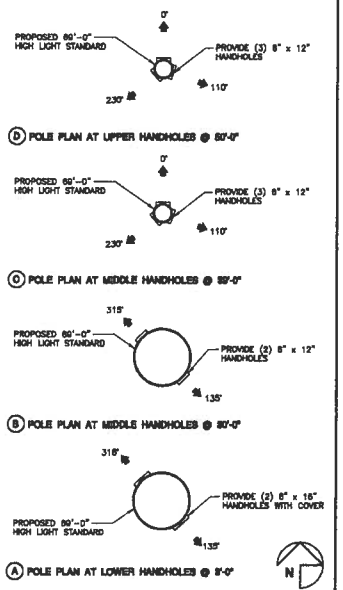
SECTION AT ANTENNA — SCALE 1/2"=1'-0" — 2



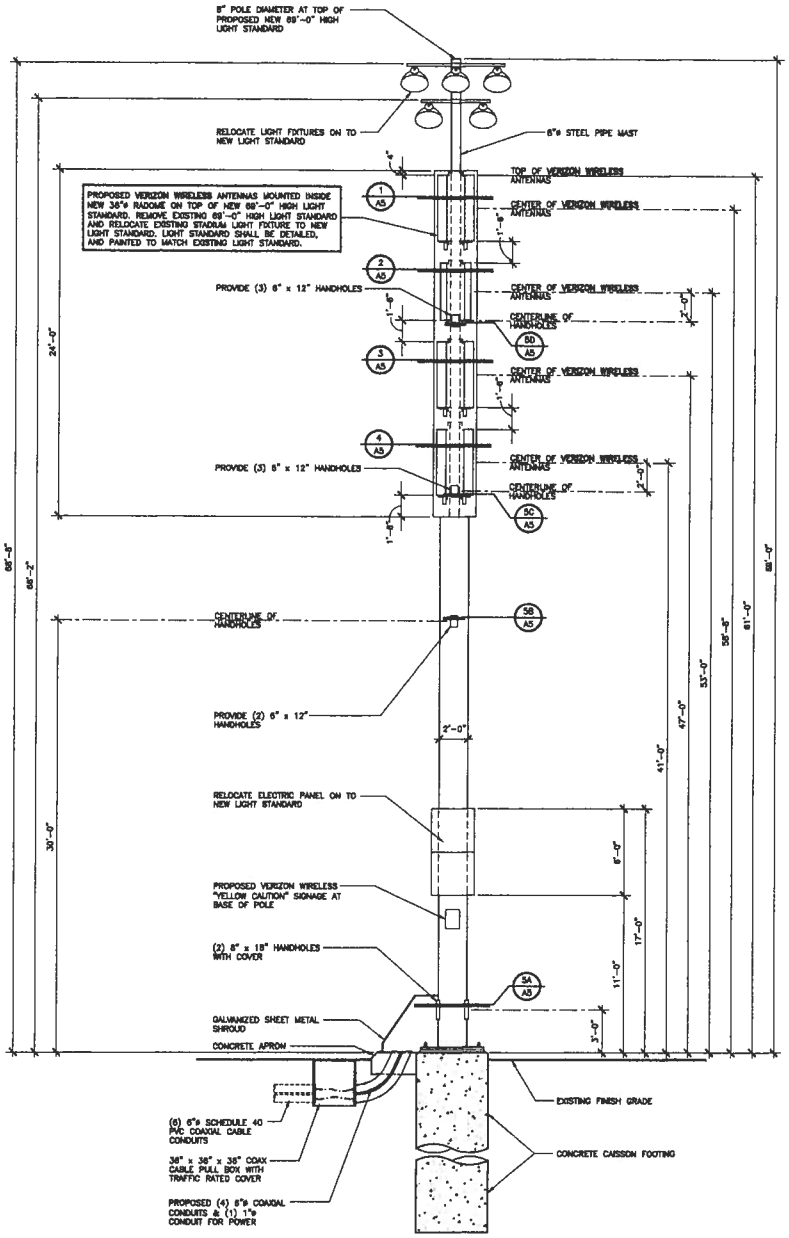
SECTION AT ANTENNA — SCALE 1/2"=1'-0" — 3



SECTION AT ANTENNA — SCALE 1/2"=1'-0" — 4



SECTION AT HANDHOLES — SCALE 1/2"=1'-0" — 5



NOTE:
NEW LIGHT STANDARD TO BE PER MUSCO LIGHT STANDARDS

LIGHT STANDARD

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

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
363 CARLSBAD VILLAGE DRIVE, SUITE D6
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

verizonwireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

A&O	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

VANDERGRIFT

5131 TEAL WAY
OCEANSIDE, CA 92057

SAN DIEGO COUNTY

DRAWING DATES

04/11/11	1A CERT. 100% ZD (alb)
06/19/11	REVISED 100% ZD (rsl)
06/23/11	REVISED 100% ZD (ee)
06/02/11	REVISED 100% ZD (rd)
06/06/11	REVISED 100% ZD (ee)
06/09/11	REVISED 100% ZD (rd)
10/28/11	REVISED 100% ZD (rd)
01/13/12	REVISED 100% ZD (rsl)
01/17/12	REVISED 100% ZD (rsl)

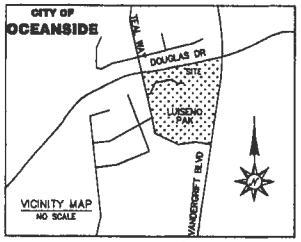
SHEET TITLE

LIGHT STANDARD ELEVATION & DETAILS

PROJECTS\Verizon\11042zd

A-5

ACUP11-00008



DATUM STATEMENT:

BENCHMARK FOR THIS SURVEY IS THE NAVD 88 ELEVATION AT STATION "2082" AS SHOWN ON RECORD OF SURVEY 14023 NAVD29

ELEV=308.33.

THE BASES OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 ADJUSTED, GRID BEARING BETWEEN FIRST ORDER STATION "2081" AND "2082" AS SHOWN ON RECORD OF SURVEY 14023.

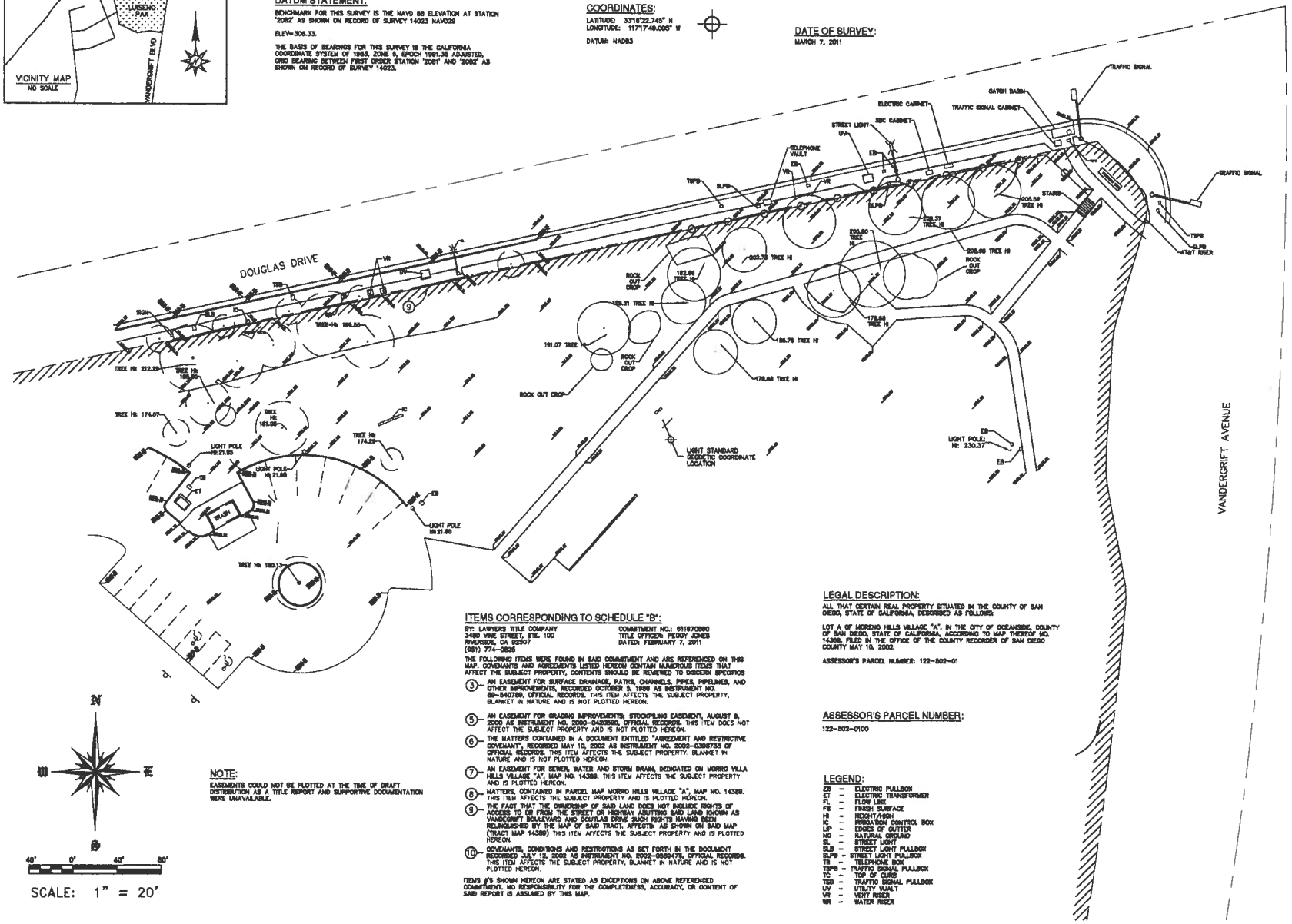
COORDINATES:

LATITUDE: 33°16'22.745" N
LONGITUDE: 117°17'49.005" W

DATUM: NAD83

DATE OF SURVEY:

MARCH 7, 2011



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: LAWYERS TITLE COMPANY
3480 VINE STREET, STE. 100
RIVERSIDE, CA 92507
(951) 774-0825

COMMITMENT NO.: 611870880
TITLE OFFICER: PEGGY JONES
DATED: FEBRUARY 7, 2011

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

(3) AN EASEMENT FOR SURFACE DRAINAGE, PATHS, CHANNELS, PIPES, PIPELINES, AND OTHER IMPROVEMENTS, RECORDED OCTOBER 5, 1988 AS INSTRUMENT NO. 88-540788, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(5) AN EASEMENT FOR GRADING IMPROVEMENTS; STOCKPILING EASEMENT, AUGUST 9, 2000 AS INSTRUMENT NO. 2000-0420580, OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(6) THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AGREEMENT AND RESTRICTIVE COVENANT", RECORDED MAY 10, 2002 AS INSTRUMENT NO. 2002-0308733 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(7) AN EASEMENT FOR SEWER, WATER AND STORM DRAIN, DEDICATED ON MORRO VILLA HILLS VILLAGE "A", MAP NO. 14388. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(8) MATTERS, CONTAINED IN PARCEL MAP MORRO HILLS VILLAGE "A", MAP NO. 14388. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(9) THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND KNOWN AS VANDERGRIFT BOULEVARD AND DOUGLAS DRIVE SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF SAID TRACT. AFFECTS: AS SHOWN ON SAID MAP (TRACT MAP 14389) THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(10) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED JULY 12, 2002 AS INSTRUMENT NO. 2002-0388478, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT A OF MORENO HILLS VILLAGE "A", IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14388, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 10, 2002.

ASSESSOR'S PARCEL NUMBER: 122-502-01

ASSESSOR'S PARCEL NUMBER:

122-502-0100

LEGEND:

EB	=	ELECTRIC PULLBOX
ET	=	ELECTRIC TRANSFORMER
FL	=	FLOW LINE
FS	=	FINISH SURFACE
HI	=	HEIGHT/HIGH
IC	=	IRRIGATION CONTROL BOX
LIP	=	EDGES OF GUTTER
NG	=	NATURAL GROUND
SL	=	STREET LIGHT
SLB	=	STREET LIGHT PULLBOX
SLPB	=	STREET LIGHT PULLBOX
TB	=	TELEPHONE BOX
TSPB	=	TRAFFIC SIGNAL PULLBOX
TC	=	TOP OF CURB
TSB	=	TRAFFIC SIGNAL PULLBOX
UV	=	UTILITY VAULT
VR	=	VENT RISER
WR	=	WATER RISER

NOTE:

EASEMENTS COULD NOT BE PLOTTED AT THE TIME OF DRAFT DISTRIBUTION AS A TITLE REPORT AND SUPPORTIVE DOCUMENTATION WERE UNAVAILABLE.

SCALE: 1" = 20'

BOOTH & SUAREZ
ARCHITECTURE & PLANNING
WILLIAM H. BOOTH, ARCHITECT ROBERT A. SUAREZ, ARCHITECT
P.O. BOX 4691, CARLSBAD, CA 92018 (760) 434-8474

PREPARED FOR

verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

CONSULTANT

JRN
CIVIL ENGINEERS
232 AVENIDA FABRICANTE,
SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4585

PROJECT NAME

VANDERGRIFT

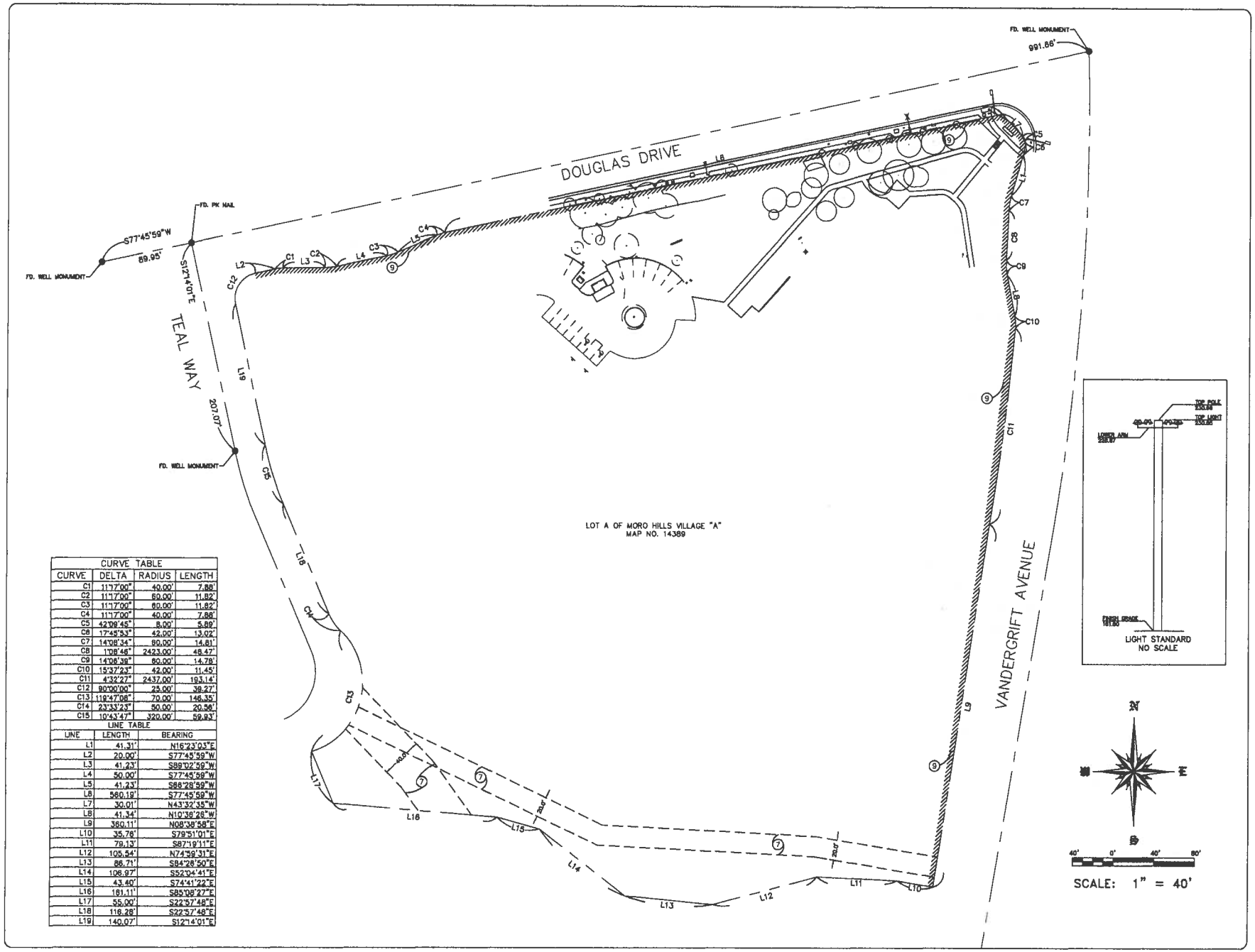
DOUGLAS DRIVE & VANDERGRIFT BLVD
OCEANSIDE, CA92057

DRAWING DATES
04/08/11: EXPANDED TOPO

SHEET TITLE

TOPOGRAPHIC SURVEY

C1



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°17'00"	40.00'	7.88'
C2	11°17'00"	60.00'	11.82'
C3	11°17'00"	60.00'	11.82'
C4	11°17'00"	40.00'	7.88'
C5	42°09'45"	8.00'	5.89'
C6	17°45'53"	42.00'	13.02'
C7	14°08'34"	60.00'	14.81'
C8	1°08'46"	2423.00'	48.47'
C9	14°06'39"	60.00'	14.78'
C10	15°37'23"	42.00'	11.45'
C11	4°32'27"	2437.00'	193.14'
C12	90°00'00"	25.00'	39.27'
C13	119°47'08"	70.00'	146.35'
C14	23°33'23"	50.00'	20.56'
C15	10°43'47"	320.00'	59.93'

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.31'	N16°23'03"E
L2	20.00'	S77°45'59"W
L3	41.23'	S88°02'59"W
L4	50.00'	S77°45'59"W
L5	41.23'	S66°28'59"W
L6	580.19'	S77°45'59"W
L7	30.01'	N43°32'35"W
L8	41.34'	N10°36'28"W
L9	360.11'	N08°38'58"E
L10	35.76'	S78°51'01"E
L11	78.13'	S87°19'11"E
L12	105.54'	N74°58'31"E
L13	86.71'	S84°28'50"E
L14	108.97'	S52°04'41"E
L15	43.40'	S74°41'22"E
L16	181.11'	S85°08'27"E
L17	55.00'	S22°57'48"E
L18	116.28'	S22°57'48"E
L19	140.07'	S12°14'01"E

BOOTH & SUAREZ
ARCHITECTURE & PLANNING

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

CONSULTANT

JRN
CIVIL ENGINEERS
232 AVENIDA FABRICANTE,
SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4685

PROJECT NAME

VANDERGRIFT

DOUGLAS DRIVE & VANDERGRIFT BLVD
OCEANSIDE, CA92057

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

C2

PLANNING COMMISSION
RESOLUTION NO. 2012-P30

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

APPLICATION NO:	CUP11-00016 and CUP12-00005
APPLICANT:	Verizon @ Luiseno Park
LOCATION:	5131 Teal Way

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting two Conditional Use Permits under the provisions of Articles 15, 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 the replacement of an existing 69'-0" tall athletic field light standard with a new custom 69'-0" tall athletic field light standard that is designed with a 36" Radome toward the top of the light standard for the purpose of concealing a total of 12 panel antennas. Ancillary equipment associated with the wireless facility will be located within a 256-square foot equipment enclosure designed to match the architectural style of the existing restroom facilities located within Luiseno Park;

WHEREAS, the Planning Commission, after giving the required notice, did on the 25th day of June, 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, and State Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section 15301 Existing Facilities, Class 1(b);

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 to establish a Wireless Telecommunication Facility:

1. The proposed wireless telecommunications facility is consistent with the objectives of the Zoning Ordinance and the purposes of the Open Space – Master Plan (OS-MP-1) zoning district in which the subject site is located. As per Oceanside Zoning Ordinance Section 1520, wireless telecommunications facilities, defined as major utilities, are permitted within Open Space – Master Plan zoned areas (OS-MP-1) subject to approval of a Conditional Use Permit. Through appropriate siting and design, the proposed project would preserve the character and visual quality found throughout Luiseno Park and within the adjacent residential neighborhoods while providing essential wireless services to City residents, businesses, and their owners, customers, guests or other persons traveling in or about the city.

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 facility 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 facility 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 Open Space District in which the property is located, including any specific condition required for the proposed conditional use in the Open Space district in which it is located.

4. The placement and construction of the proposed telecommunication facility 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 within an established facility is not a viable option, because existing facilities in the immediate area were not developed to allow for co-location. 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 because the implementation of a 36" Radome for housing the 12 antennae will provide a stealth type facility.

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, because the design of the facility to take on the appearance of a light standard that exists at the proposed location will render minimal change in the environment as seen by the untrained public eye.

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

<u>For the Conditional Use Permit to exceed the allowable height of zone district:</u>

1. Alternatives were provided to staff, and staff determined that the location and coverage requirements necessary to close a gap in coverage could only be achieved at the current location which is noted as the most preferred zone district for siting wireless

telecommunication facilities in accordance with Article 39 and would provide a design that is aesthetically integrated into the built environment.

2. The additional height in excess of 10 feet above the maximum building height for the applicable zone district is reasonably necessary to create a stealth type facility that is integrated into and consistent with the existing athletic lighting established throughout Luiseno Park.

3. No negative impacts regarding implementation of the proposed wireless facility have been identified and appropriate conditions have been formulated to ensure that should an impact arise, staff will have the ability to require modifications necessary to adequately mitigate said impacts.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permits (CUP11-00016 and CUP12-00005) subject to the following conditions:

Building:

1. Construction shall comply with the 2010 edition of the California Codes.
2. Construction hours are limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.
3. Exterior lighting must comply with Chapter 39 of the Oceanside Code of Ordinances and Section 5.106.8 of the 2010 California Green Building Code. Provide a photometric plan of the parking lot showing all lighting.

Fire:

4. Cell sites are required to have a final inspection by the Fire Department.
5. 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.
6. 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.
7. 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:

8. This Conditional Use Permit shall expire on June 25, 2014, unless implemented as required by the Zoning Ordinance.

9. 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 Permits or new Conditional Use Permits.

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

11. Per the RF Compliance Report, Section 3.2, install three (3) Yellow RF Caution signs at the top section of the antennae radome such that they can be read from all directions around the pole.

12. Per the RF Compliance Report, personnel required to work on the light fixtures near or above the antennas shall have RF Health and Safety Training and be certified by their employer to work in an RF environment.

13. Per the RF Compliance Report, maintenance workers shall contact the carriers Network Operations Center (NOC) prior to working near the antennas so that the antenna can be powered down prior to maintenance work.

14. Per the RF Compliance Report, transmitting equipment shall be deactivated and lock-out/ tag-out or other procedures used to ensure that antennas are not active while maintenance personnel are working or transiting in front of antennas.

15. Maintenance personnel working in proximity to the antennas shall employ Personal Protection Equipment (PPE) in the form of an RF Monitor to ensure antennas are off and workers are not exposed to RF levels above occupational limits.

16. A measurement survey of RF levels in areas accessible by the General Public shall be completed and submitted to the City within 30 days of the commencement of operation of the wireless telecom facility. This submittal is subject to Article 39 of the Oceanside Zoning Ordinance. The measurement survey shall consist of spot measurements around the site in the locations where the highest RF Levels from the system are expected up to

100 feet from the base of the antenna. If the measurements show RF Levels within 75 percent of the FCC General Population Exposure Limits five additional measurements will be performed at those locations on five different days at different times during expected peak usage periods. If measurements show RF levels exceeding the FCC General Population Exposure Limits, all transmitters shall cease operations and the City shall be notified immediately. The transmitters may not operate, except for testing, until cause of the exceedance is determined and corrected.

17. The City shall be notified of any proposed changes to the operating parameters of the installation (e.g., power transmission in excess of the values assumed in the RF Emissions Report, or operation of the "spare" antennas) prior to the change being implemented. A revised RF compliance report subject to Article 39 of the Zoning Ordinance shall be submitted at the time of notification of the proposed change and demonstrate compliance with the FCC RF Exposure Limits.

18. Upon one year of operation of said facility an "Existing Conditions and Operations Report" shall be prepared and submitted to the City Planner documenting the existing facilities and current total RF emissions at the site to verify that the site/ facility is operating as it was permitted and is within FCC Regulations. This submittal is subject to Article 39 of the City of Oceanside Zoning Ordinance. If the site is not operating in compliance with FCC regulations the City Planner shall be notified immediately and operations shall cease until the issue is corrected.

19. If compliance with Conditions of Approval #13 and #14 have been achieved, an "Existing Conditions and Operations Report" shall be prepared and submitted to the City Planner on an annual basis documenting the existing facilities and current total RF emissions at the site to verify that the site/facility is operating as it was permitted and is within the current FCC Regulations. This submittal is subject to Article 39 of the City of Oceanside Zoning Ordinance.

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

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

22. 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.

23. 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.

24. 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.

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

26. 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 Permits CUP11-00016 and CUP12-00005. 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.

27. The two CUP's shall be limited to an operational term of 10 years from the date of this approval, with an expiration date of June 25, 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 at the time of submission.

28. 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.

29. These Conditional Use Permits 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.

30. Prior to final building permit sign-off, a post construction photometric analysis shall be prepared and submitted to the City Planner for review and approval. The subject photometric shall clearly illustrate that the 36" Radome housing 12 panel antennas does not create shadowing on the athletic field. Should the analysis reveal impacts to field lighting then the applicant will be responsible for correcting the issue prior to final sign-off and start up operation of the telecommunication facility.

31. 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.

32. 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 exhausts 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.

33. 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.

34. 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.

35. Temporary walls/barriers/enclosures will be erected around stationary construction equipment when such equipment will not 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.

36. 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.

Water Utilities:

1. 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.

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

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

3. 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:

1. Landscape work, 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. The following landscaping requirements shall be required:

   a) 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.

   b) All irrigation damaged by construction activities, including wiring, mainline and lateral pipes, spray nozzles and other such components shall be required to be repaired and/or replaced in-kind and shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.

   c) All existing plant materials, specifically trees, shrubs, ground cover, and turf damaged by construction activities shall be replaced in-kind and in-size.

   d) Damaged existing turf shall be replaced with sod of the same variety and is to be installed to meet or exceed standard landscape installation practices.

   e) An effort shall be made to trench or excavate away from the dripline of all existing trees. Any necessary trenching/excavation adjacent to and/or around the dripline of existing trees shall be hand-dug (excavated) and tunneled below the root system to avoid cutting into roots, in particularly roots with diameters of 2-inches or greater. Once underground cables and wiring are laid, backfill and compact soil, water-in backfill and replace additional soil if needed to existing grade. Trees shall not be removed without prior permission from the Parks Superintendent.

   f) All trenching and excavation shall be kept to a minimum of 5-foot away from all Native American relics, interruptive art, boulders, seating and other components or amenities.

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

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

g) Mow curbs damaged by construction activities shall be replaced from the closest joint to the closest terminated joint on the portion that was destroyed.

h) Any damaged/disturbance to the existing black vinyl coated chain link fence parallel to Douglas Dr. shall be replaced in-kind.

PASSED AND ADOPTED Resolution No. 2012-P30 on June 25, 2012 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____

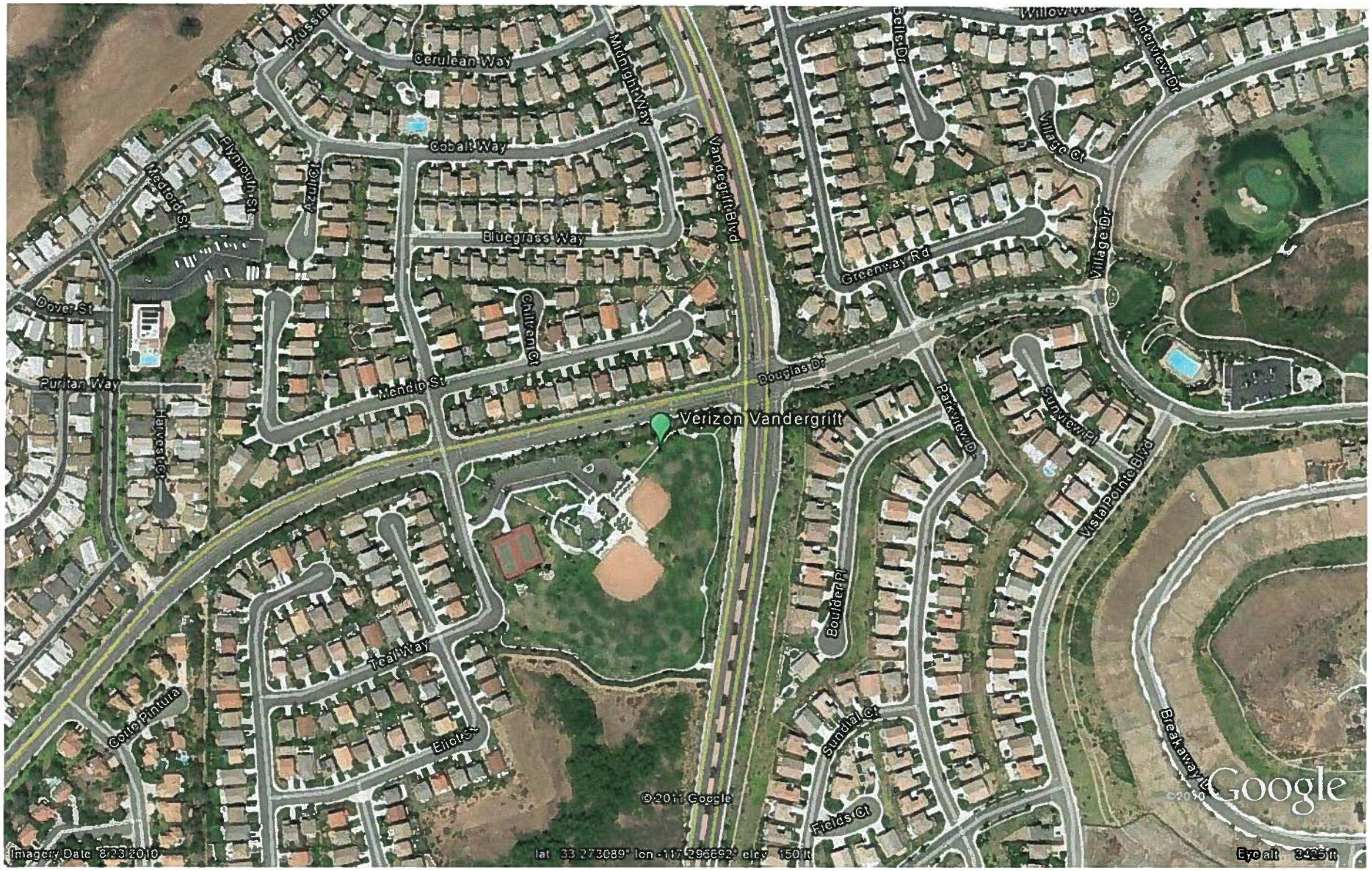
Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2012-P30.

Dated: June 25, 2012

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

_____ Date: _____



verizon

Verizon Wireless Vandergrift
Conditional Use Permit

Aerial Photo

VANDERGRIFT

5131 TEAL WAY; OCEANSIDE, CA 92057

verizonwireless

View 02 - West

Verizon Wireless
15505 Sand Canyon Avenue
Building "D", First Floor
Irvine, CA 92618

Applicant

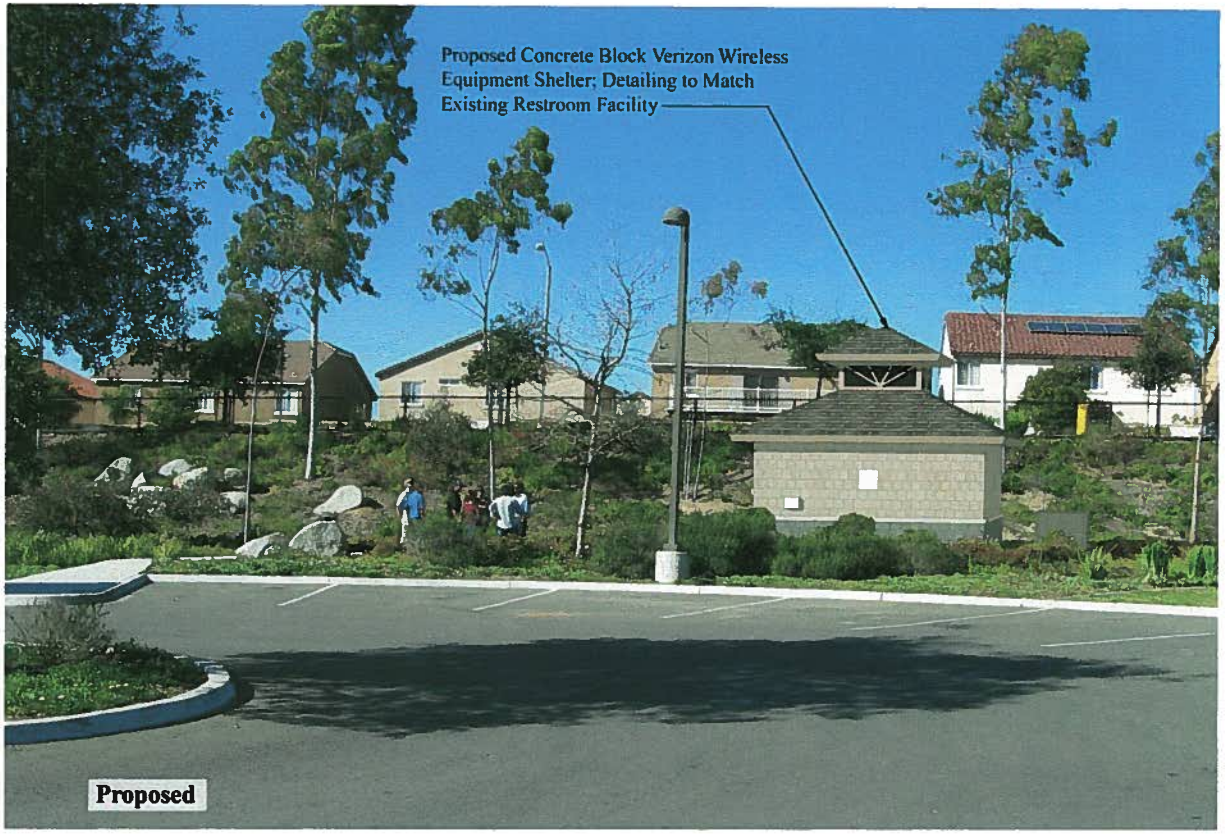
FMHC Corporation
Mark Linman
4060 Campus Drive, Suite 200
Newport Beach, CA 92660
818-653-1393

Contact

VANDERGRIFT

5131 TEAL WAY; OCEANSIDE, CA 92057

verizonwireless



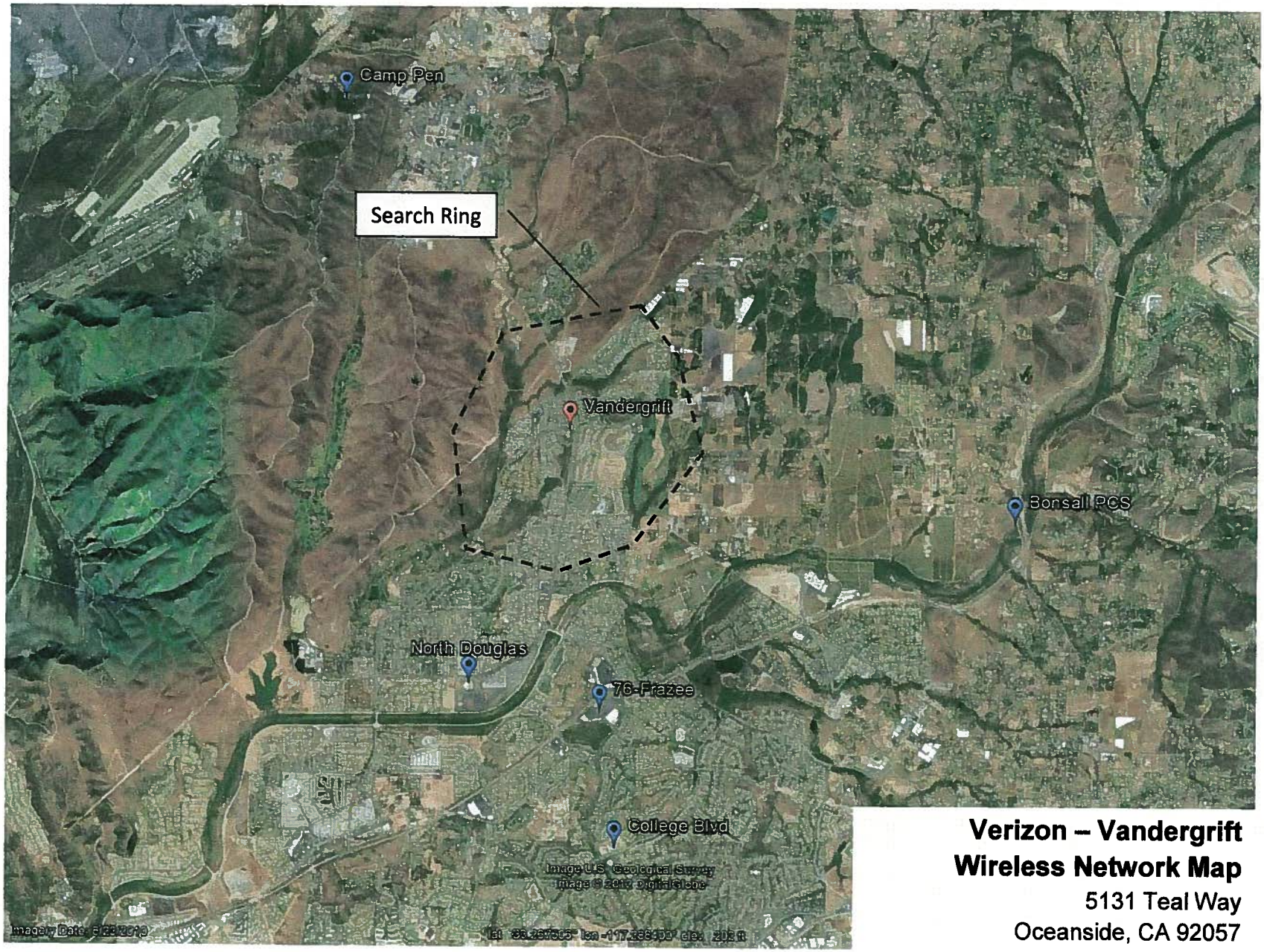
View 01 - South

Verizon Wireless
15505 Sand Canyon Avenue
Building "D", First Floor
Irvine, CA 92618

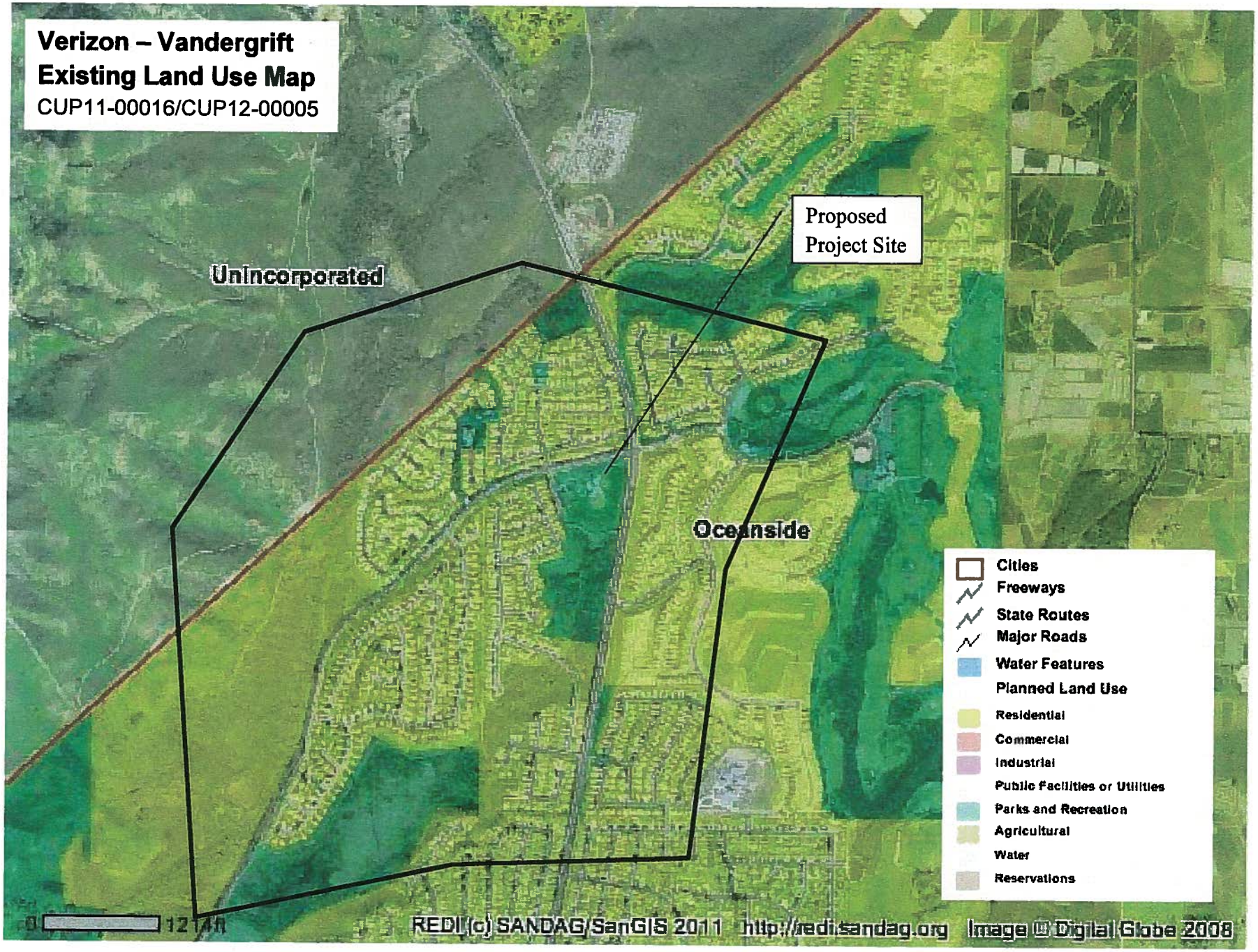
Applicant

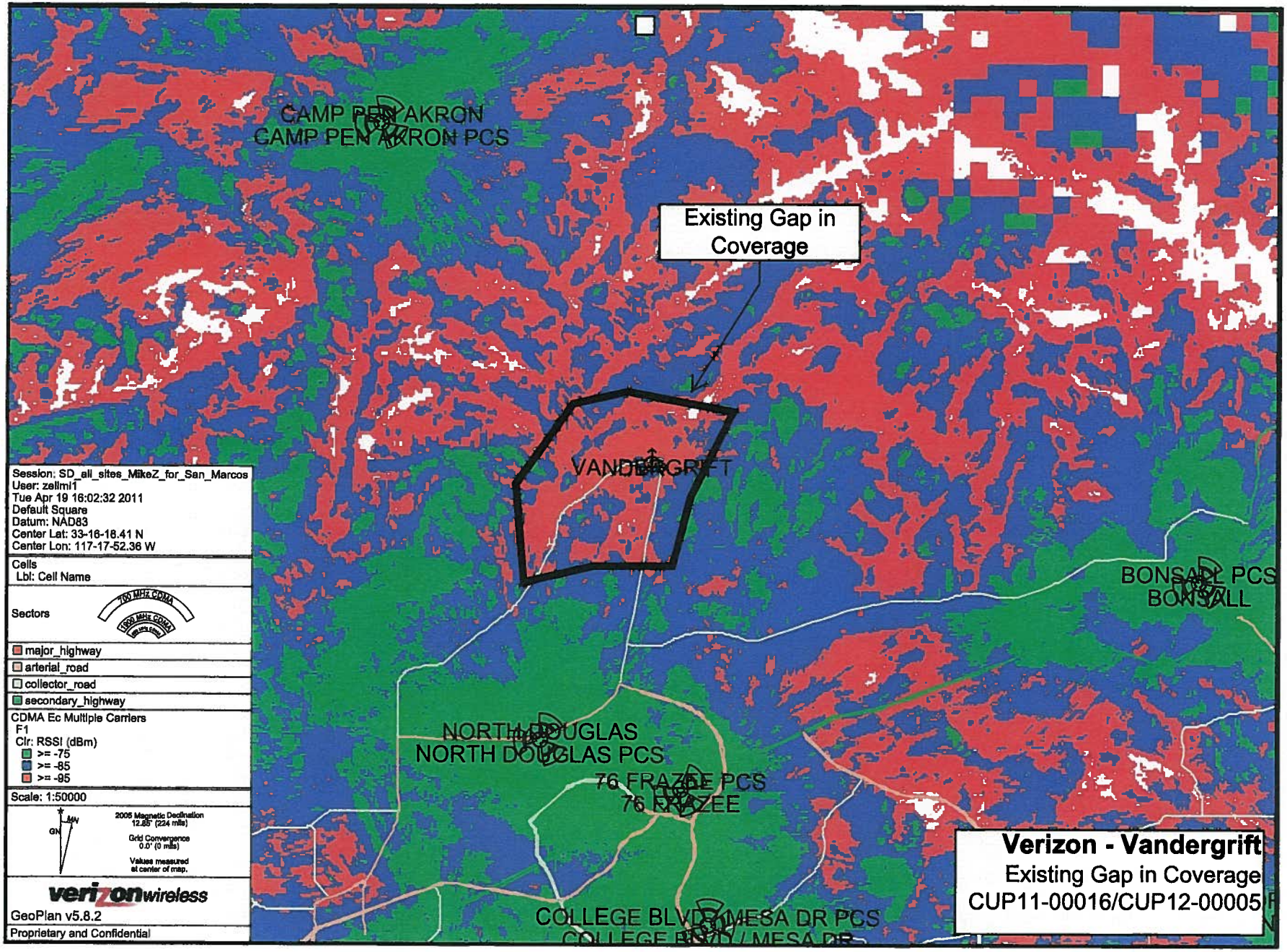
FMHC Corporation
Mark Linman
4060 Campus Drive, Suite 200
Newport Beach, CA 92660
818-653-1393

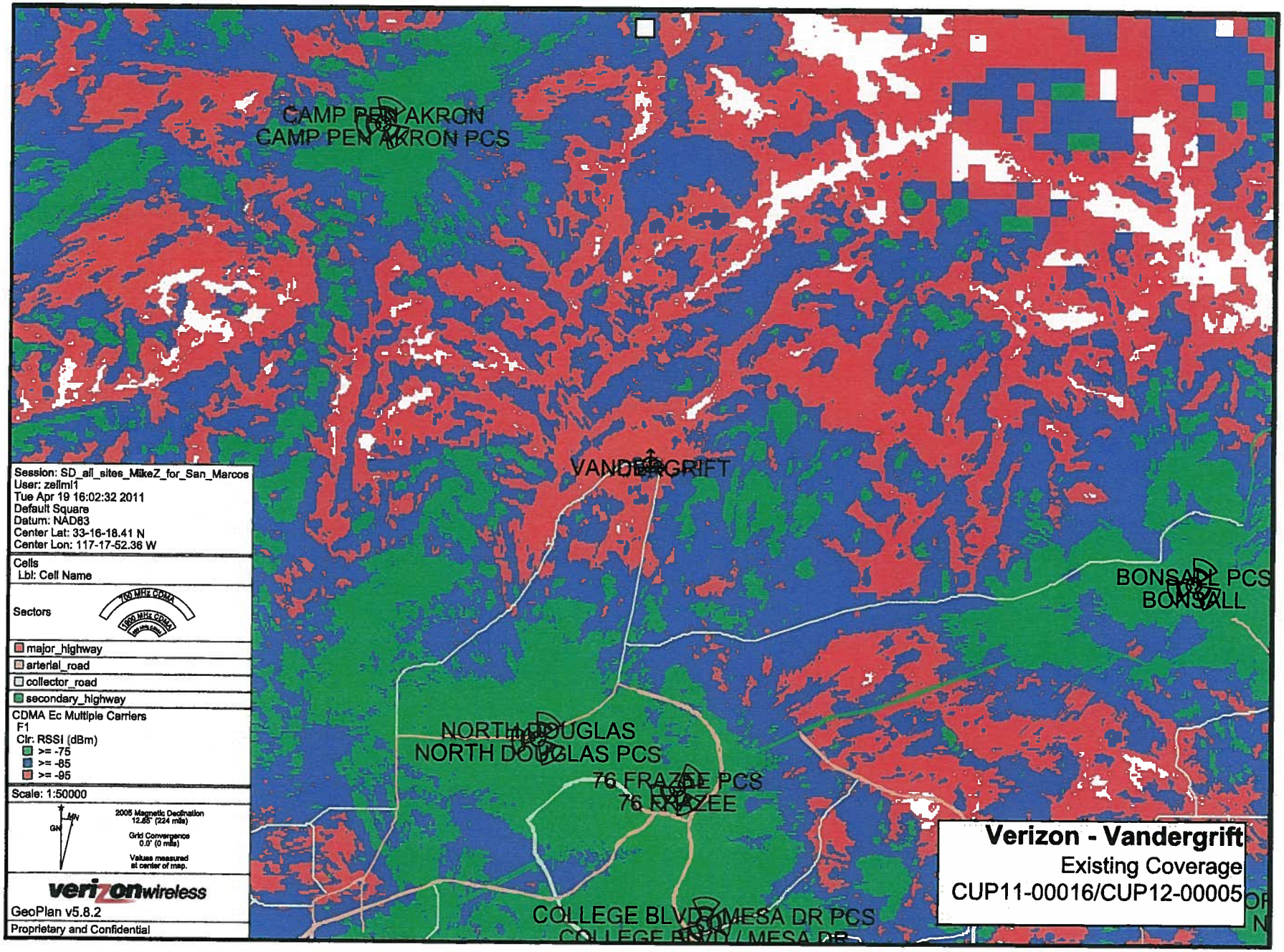
Contact

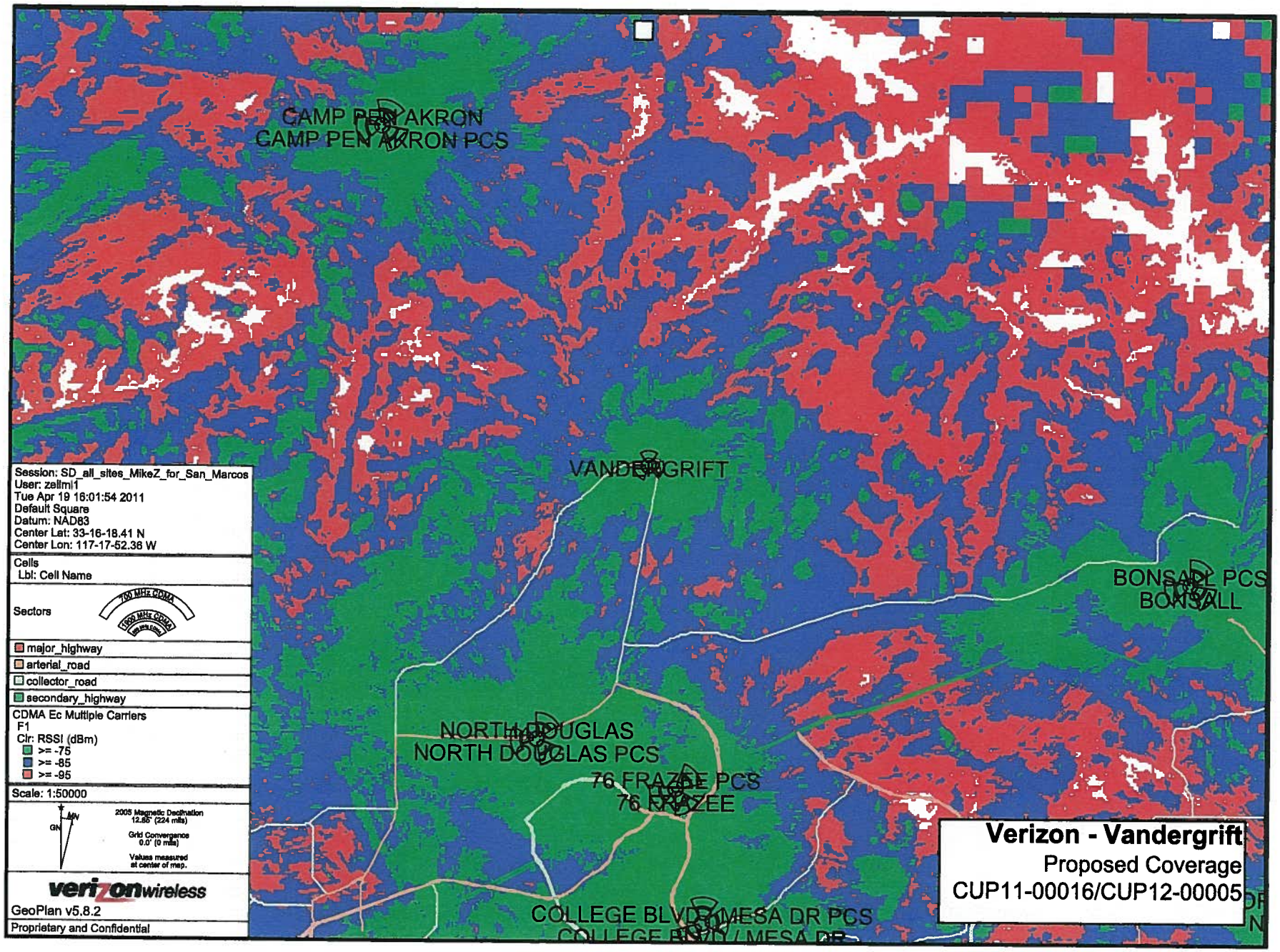


Verizon – Vandergrift
Wireless Network Map
5131 Teal Way
Oceanside, CA 92057


Verizon – Vandergrift
Existing Land Use Map
CUP11-00016/CUP12-00005
Proposed
Project Site
Unincorporated
Oceanside
Cities
Freeways
State Routes
Major Roads
Water Features
Planned Land Use
Residential
Commercial
Industrial
Public Facilities or Utilities
Parks and Recreation
Agricultural
Water
Reservations
0
12 Miles
REDI (c) SANDAG/SanGIS 2011 http://redi.sandag.org
Image © Digital Globe 2008


CAMP PEN AKRON
CAMP PEN AKRON PCS
Existing Gap in Coverage
VANDERGRIFT
BONSALL PCS
BONSALL
NORTH DOUGLAS
NORTH DOUGLAS PCS
76 FRAZEE PCS
76 FRAZEE
COLLEGE BLVD / MESA DR PCS
Session: SD_all_sites_MikeZ_for_San_Marcos
User: zellmi1
Tue Apr 19 16:02:32 2011
Default Square
Datum: NAD83
Center Lat: 33-16-18.41 N
Center Lon: 117-17-52.36 W
Cells
Lbl: Cell Name
Sectors
700 MHz CDMA
1900 MHz CDMA
major_highway
arterial_road
collector_road
secondary_highway
CDMA Ec Multiple Carriers
F1
Clr: RSSI (dBm)
>= -75
>= -85
>= -95
Scale: 1:50000
2005 Magnetic Declination
12.85° (224 mils)
Grid Convergence
0.0° (0 mils)
Values measured
at center of map.
verizonwireless
GeoPlan v5.8.2
Proprietary and Confidential
Verizon - Vandergrift
Existing Gap in Coverage
CUP11-00016/CUP12-00005


CAMP PEN AKRON
CAMP PEN AKRON PCS
VANDERGRIFT
BONSALL PCS
BONSALL
NORTH DOUGLAS
NORTH DOUGLAS PCS
76 FRAZEE PCS
76 FRAZEE
COLLEGE BLVD/MESA DR PCS
Session: SD_all_sites_MikeZ_for_San_Marcos
User: zellml1
Tue Apr 19 16:02:32 2011
Default Square
Datum: NAD83
Center Lat: 33-16-18.41 N
Center Lon: 117-17-52.36 W
Cells
Lbl: Cell Name
Sectors
700 MHz CDMA
1900 MHz CDMA
major_highway
arterial_road
collector_road
secondary_highway
CDMA Ec Multiple Carriers
F1
Clr: RSSI (dBm)
>= -75
>= -85
>= -95
Scale: 1:50000
2005 Magnetic Declination
12.65° (224 mils)
Grid Convergence
0.0° (0 mils)
Values measured
at center of map.
verizonwireless
GeoPlan v5.8.2
Proprietary and Confidential
Verizon - Vandergrift
Existing Coverage
CUP11-00016/CUP12-00005


CAMP PEN AKRON
CAMP PEN AKRON PCS
VANDERGRIFT
BONSALL PCS
BONSALL
NORTH DOUGLAS
NORTH DOUGLAS PCS
76 FRAZEE PCS
76 FRAZEE
COLLEGE BLVD/MESA DR PCS
Session: SD_all_sites_MikeZ_for_San_Marcos
User: zellml1
Tue Apr 19 16:01:54 2011
Default Square
Datum: NAD83
Center Lat: 33-16-18.41 N
Center Lon: 117-17-52.36 W
Cells
Lbl: Cell Name
Sectors
700 MHz CDMA
1900 MHz CDMA
major_highway
arterial_road
collector_road
secondary_highway
CDMA Ec Multiple Carriers
F1
Clr: RSSI (dBm)
>= -75
>= -85
>= -95
Scale: 1:50000
2005 Magnetic Declination
12.85° (224 mils)
Grid Convergence
0.0° (0 mils)
Values measured
at center of map.
verizonwireless
GeoPlan v5.8.2
Proprietary and Confidential
Verizon - Vandergrift
Proposed Coverage
CUP11-00016/CUP12-00005

Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED | BY

RECEIVED
NOV 18 2011
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Please Print or Type All Information

HEARING

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
Verizon Wireless	Lessee
3. ADDRESS 15505 Sand Canyon Avenue Irvine, CA 92618	4. PHONE/FAX/E-mail (714) 925-6487
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Mark Linman	
6. ADDRESS 11316 Rolling Hills Drive El Cajon, CA 92020	7. PHONE/FAX/E-mail (619)997-8288 mjlinman@cox.net

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P. CUP11-00016, CUP12-00005
VARIANCE
COASTAL
O.H.P.A.C.

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
Douglas Dr. & Vandergrift Blvd, Oceanside, CA 92057	10.42 acres

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
No Change	No Change	City Park	122-502-01

14. LATITUDE	15. LONGITUDE
33 16 22.745	117 17 49.005

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

A Conditional Use Permit to install, operate and maintain a wireless communications facility to consist of 12 panel antennas and one microwave dish mounted to a 69' tall light standard. Equipment and a generator will be located inside a concrete block enclosure measuring 16' by 16'.

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY
No Change	No Change	No Change	0	N/A

22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR
256 sf	No Change	No Change	N/A

PART IV – ATTACHMENTS

	26. DESCRIPTION/JUSTIFICATION		27. LEGAL DESCRIPTION		28. TITLE REPORT
	29. NOTIFICATION MAP & LABELS		30. ENVIRONMENTAL INFO FORM		31. PLOT PLANS
	32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING		34. OTHER (See attachment for required reports)

PART V – SIGNATURES

SIGNATURES FROM 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 PAGAES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print):	36. DATE	37. OWNER (Print)	38. DATE
Mark Linman Agent for Verizon Wireless	11/17/11	William F. Marquis	06/18/2012
Sign: Mark Linman		Sign: City of Oceanside William Marquis	

- **I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.**
- **I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.**

Mark J. Linman
Land Use and Development Consulting

RECEIVED
APR 12 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Verizon Wireless
Vandergrift
5131 Teal Way
Oceanside, CA 92057
APN 122-502-01
CUP11-00016 / CUP12-00005

PROJECT LOCATION

The project site is an existing City of Oceanside public park located at the intersection of Douglas Drive and Vandergrift Boulevard in the City of Oceanside. The project site totals 10.11 acres in size. It is located on the south side of Douglas Drive between Vandergrift Boulevard and Teal Way. Zoning of the site is OS-MP-1 (Open Space – Master Plan).

The proposed wireless facility is located at Luiseno Park. Luiseno Park is a public park owned by the City of Oceanside and operated by the Department of Parks and Recreation. The park was opened in 2004 and consists of two multi-purpose fields, two play structures, two tennis courts, restrooms, parking area and related improvements. There are no existing wireless facilities located within the park but there are facilities within the adjacent public right-of-way.

PROPOSED PROJECT

Verizon Wireless requests approval to install three antenna sectors of four panel antennas each (a total of 12 antennas) mounted to a replacement 69-foot high light standard.

An existing 69-foot tall light standard will be removed and a new 69-foot tall light standard will be installed approximately 5 feet to the southeast. The antennas will be mounted inside a new 36-inch diameter radome. The radome will fully enclose the antennas. The new light standard, radome and microwave dish will be detailed and painted to match the existing light standards in the park.

The existing stadium light fixture located on the existing pole will be relocated to the new pole. The existing electric panel will also be relocated to the new light standard.

Equipment associated with the proposed facility will be installed within a new equipment shelter that measures 15 feet by 15 feet. A concrete block wall enclosure will be located to the north of the shelter. This enclosure will contain two air conditioning units. The design of the shelter has been coordinated with City Parks staff to match the design, color and finish of the existing restrooms.

11316 Rolling Hills Drive, El Cajon CA 92020 • Voice or Fax: (619) 579-2288 • Cellular: (619) 997-8288
E-Mail: mjlinman@cox.net

SITE SELECTION

The wireless communication facility is proposed at this location in order to provide improved service for existing and future users within the vicinity of the proposed site. An existing gap in coverage exists along Douglas Drive to the southwest of the proposed site and on Vandergrift Boulevard to the north and south of the proposed site. The attached figure shows the existing coverage in the area and identifies the gap in coverage.

The existing sites nearest to the coverage objective are the Camp Pen site to the north, the Bonsall site to the east and the North Douglas site to the southwest. These existing sites do not have the ability to provide coverage to the existing gap due primarily to intervening topography. The location of these surrounding sites is shown on the attached figure.

The existing zoning and land use within the proposed coverage area is either residential, open space or parks. There is one water tank site to the east located just outside the coverage area. There are no preferred zones within the area that could meet the coverage objectives of the site. The tank site located to the east would not provide adequate coverage to the western portions of Douglas Drive and could potentially interfere with the existing Verizon site to the southeast. Existing land uses within the site area are shown on the attached figure.

The proposed site was selected because it met the City of Oceanside selection preference as a City-owned property, has existing structures with sufficient height to provide service over a large area and met the coverage objectives of the project.

The existing coverage for Verizon within the vicinity of the site is shown on the attached RF coverage plots. The projected coverage with the proposed site in use is also shown. With the proposed facility in operation there is a significant increase in available coverage within the coverage objective area.

CO-LOCATION

The City of Oceanside encourages co-location of telecom facilities to the fullest extent feasible. In the review of the search ring for potential candidates, opportunities for co-location were looked for. There are no existing telecommunications facilities within the designated search areas that would provide co-location opportunities.

FEDERAL COMMUNICATIONS COMMISSION COMPLIANCE

The City of Oceanside has established standards for wireless communication facilities in Article 39 of the Zoning Ordinance. Section 3909 paragraph G states: *No Wireless Communication Facility may, by itself or in conjunction with other Wireless Communication Facilities generate radio frequency emissions in excess of the standards*

11316 Rolling Hills Drive, El Cajon CA 92020 • Voice or Fax: (619) 579-2288 • Cellular: (619) 997-8288
E-Mail: mjlinman@cox.net

for permissible human exposure, as provided by applicable federal regulations including 47 C.F.R. 1.1307 et seq.

Section 3914 paragraph B of the same article require that prior to activation of any wireless communication facility, the applicant provide the City with certification that the facility will operate in compliance with all applicable FCC regulations including, but not limited to radio frequency (RF) emission limitations.

Compliance with these established requirements as set forth in the City of Oceanside Zoning Ordinance will insure that the proposed facility operates in conformance with all applicable regulations.

REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT

Section 4105 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

(a) That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.

The proposal is permitted in the Zoning Ordinance by means of a conditional use permit. The proposed installation also meets the development standards for the OS zone.

(b) That 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 wireless communication facility as proposed and conditioned will be completed in accordance with the Oceanside Municipal Code, which is consistent with the Oceanside General Plan. The proposed facility is a stealth design and will be blend with existing structures on the property, so will have negligible visual impact on the surrounding area and will therefore preserve the aesthetic quality of the surrounding community. The project is constructed in accordance with FCC regulations for radio-frequency and does not therefore pose a detriment to the health and safety of the community, and it will be installed in accordance with all state and local building, fire, and electrical codes. Furthermore, the proposed wireless communication facility will enhance the quality of communications coverage available to the residents and commuters in the surrounding area and will therefore benefit the community.

(c) That the proposed conditional use will comply with the provisions of this ordinance,

11316 Rolling Hills Drive, El Cajon CA 92020 • Voice or Fax: (619) 579-2288 • Cellular: (619) 997-8288
E-Mail: mjlinman@cox.net

including any specific condition required for the proposed conditional use in the district in which it would be located.

The proposed conditional use will comply with the provisions of the Oceanside Zoning Ordinance because the proposed wireless communications facility is allowed by conditional use permit in the Ordinance and the operational conditions set forth by the conditional use permit process will ensure that the proposed facility will remain in compliance with the Ordinance.

REQUIRED FINDINGS FOR VARIANCE

Section 4306 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

a) *That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance;*

The proposed use is permitted in the Zoning Ordinance by means of a conditional use permit. The proposed installation also meets the development standards for the OS zone.

b) *That the Development Plan as proposed conforms to the General Plan of the City;*

The proposed wireless communication facility as proposed and conditioned will be completed in accordance with the Oceanside Municipal Code, which is consistent with the Oceanside General Plan.

c) *That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities;*

All public services and utilities are available to serve the proposed use.

d) *That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.;*

The height of the facility is consistent with the existing light standards at the park. The proposed project will replace one light standard with a new light standard of the same height and design. The proposed antennas and related equipment will be fully screened and not visible to the surrounding properties.

e) *That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of this*

11316 Rolling Hills Drive, El Cajon CA 92020 • Voice or Fax: (619) 579-2288 • Cellular: (619) 997-8288
E-Mail: mjlinman@cox.net

ordinance.

The proposed site plan and design of the project is consistent with the applicable policies of the General Plan. The project site is not subject to the Development Guidelines for Hillsides.

11316 Rolling Hills Drive, El Cajon CA 92020 • Voice or Fax: (619) 579-2288 • Cellular: (619) 997-8288
E-Mail: mjlinman@cox.net

Corporate: 100 1st Ave West · PO Box 808 · Oskaloosa, IA 52577 · 641/673-0411 · 800/825-6020 · Fax: 641/673-4852
Manufacturing: 2107 Stewart Road · PO Box 260 · Muscatine, IA 52761 · 563/263-2281 · 800/756-1205 · Fax: 800/374-6402
Web: www.musco.com · **Email:** lighting@musco.com

RECEIVED
APR 12 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

March 13, 2012

Verizon Wireless
15505 Sand Canyon Avenue
Building D, 1st Floor
Irvine, CA 92618

Reference: Morro Hills Park B1 Cell Tower; Verizon Site Vandergrift

Dear Mr. Phaneuf:

Musco verifies that the relocation of the fixtures from pole B1 onto a new, Musco supplied cell tower will not be detrimental to the lighting as long as the pole is relocated no more than five feet from its original location and the cell equipment does not cause shadowing. The lighting will remain as original designed per scan file #63146REC dated 7/29/02. Per the Verizon Zoning Drawings dated 5/23/11, if we change the fixture configuration to a straight five configuration, the radome below the fixtures will not cause shadowing as long as the radome is installed no higher than what is shown on the drawings.

If you have any questions, I can be reached at 800/825-6020. Thank you for your assistance in advance.

Sincerely,

Amy Holmquist

Amy Holmquist
Service & Parts Sales Coordinator

Verizon Vandergrift

LEGAL DESCRIPTION

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

Lot A of Moreno Hills Village "A", in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 14389, filed in the Office of the County Recorder of San Diego County May 10, 2002.

Assessor's Parcel Number: 12250201

NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Verizon Wireless LLC
2. **ADDRESS:** 15505 Sand Canyon Ave., Irvine CA. 92618
3. **PHONE NUMBER:** (714) 925-6487
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** CUP11-00016 and CUP12-00005 Verizon @ Luiseno Park
7. **DESCRIPTION:** The applicant request approval of two Conditional Use Permits (CUP11-00016 & CUP12-00005) to allow the establishment and operation of a wireless telecommunication facility designed into an existing 69'-0" foot tall athletic field light pole. The light pole would be custom designed to incorporate a 36" Radome enclosure toward the top of the light standard for the purpose of completely screening 12 panel antennas from view by the general public. Ancillary facilities proposed include a 256-square foot equipment building designed in a manner that is architecturally consistent with the public bathrooms located within the park located at 5131 Teal Way. The project site has a General Plan Land Use Designation of Single-Family-Master Plan-1-96 (SF-MP-1-96) on the Land Use Map, is zoned Open Space – Master Plan (OS-MP-1), and is situated within the North Valley Neighborhood Planning Area.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, the Environmental Coordinator finds that the proposed project constitutes a minor alteration to an existing public structure and facilities that involves negligible or no expansion beyond what exists. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[X] Per Article 19, the project is categorically exempt, in accordance with Section 15301, Existing Facilities, Class 1 (b), minor alteration to an existing public structure or facility.

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

[ ] The project is statutorily exempt, Section ____, [name of section] (Section xxxxx); or,

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

Date: 6/25/2012

Richard Greenbauer, Senior Planner

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