AGENDA NO. 5

PLANNING COMMISSION

STAFF REPORT

DATE: March 25, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMIT (CUP12-00031) FOR EQUIPMENT UPGRADES AND THE CONTINUED OPERATION OF A WIRELESS COMMUNICATIONS FACILITY LOCATED AT 2605 TEMPLE HEIGHTS DRIVE – SPRINT @ 2605 TEMPLE HEIGHTS DRIVE – APPLICANT: SPRINT/NEXTEL C/O ALCATEL LUCENT**

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. 2013-P14 approving Conditional Use Permit CUP12-00031 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The project site is located at 2605 Temple Heights Drive, on top of an existing industrial building. The property has a land use designation of Light Industrial (LI) on the General Plan Land Use Map and is zoned Limited Industrial (IL) on the official zoning map.

Surrounding land uses include Temple Heights Elementary School to the north, industrial buildings to the east and south, and a commercial shopping center to the west.

Project Background: This project site was initially approved for a wireless communications facility pursuant to the City Planner's decision dated May 31, 2001. The original Administrative Conditional Use Permit (ACUP-3-01) granted Sprint PCS entitlements for the installation of three (3) arrays of three (3) communication antennas mounted behind the building's parapet wall and concealed from view with materials that matched the building wall surfaces. Only seven (7) antennas were ever installed.

Entitlements granted by Administrative Conditional Use Permit (ACUP-3-01) expired on May 31, 2006. In March 2008, Sprint PCS submitted an application (ACUP-5-08) to renew the entitlements for this site, but never completed the review process. The application was closed by City staff in October 2010.

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

Conditional Use Permit CUP12-00031 represents a request for the following:

(a) Equipment upgrades necessary to accommodate fourth generation wireless technologies (4G) and the continued operation of a wireless communications facility on an existing industrial building. Facility upgrades consist of the removal of seven (7) existing antennas and the installation of three (3) new antennas divided into three (3) sectors behind the existing rooftop parapet screen wall of an industrial building. In addition to the original seven (7) antennas, one (1) modcell cabinet and one (1) BBU cabinet would also be removed. Other equipment upgrades include the installation of: three (3) new 4G panel antennas, three (3) remote radio units (RRU's), one (1) GPS antenna, three (3) new hybriflex fiber optic cables, one (1) MMBTS cabinet, one (1) new junction box, one (1) new BBU cabinet, and new fiber equipment.

Article 39 of the City's Zoning Ordinance (Wireless Communications Facility, Satellite Dish and Antenna Standards) allows the establishment and operation of single provider, building-mounted communications facilities subject to approval of a Conditional Use Permit and 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. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is Light Industrial (LI). 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.

Sprint seeks to upgrade equipment necessary to accommodate fourth generation (4G) wireless technologies and continue operating a wireless communications facility on an existing building in order to provide the residents of Oceanside the latest in wireless technology by improving call quality, data transmission and speed. Signal coverage maps are attached to this staff report.

The project site is located in a developed area on the roof of an existing industrial office building. Industrial buildings have proven to be ideal locations for wireless communications facilities because the antenna use can easily be integrated into the operation of the building without impacting on-site or surrounding land uses. The proposed antenna upgrades would be completely concealed from public view behind an existing rooftop parapet screen wall.

The Planning Division finds that the proposed project is consistent with General Plan policies pertaining to the efficient operation and aesthetics of communication systems within the City.

2. Zoning Ordinance Compliance

As noted above, the project is subject to Article 39 of the City's Zoning Ordinance, which lists operation and maintenance standards, wireless communications facility standards, locational and site standards, site development standards, and safety and monitoring standards.

The proposed facility would be unmanned, requiring approximately one (1) maintenance visit per month. Standard conditions of approval will ensure that the proposed facility remains in good repair and free of debris, litter, and graffiti, and that any damage or blight shall be corrected upon written notice by the City. In addition, this facility would comply with Federal Communications Commission (FCC) regulations regarding radiofrequency (RF) emissions safety (see discussion below).

Zoning Ordinance design standards require that wireless communications facilities employ camouflage design techniques in order to minimize visual impacts. As noted earlier, the proposed project would be located behind a rooftop parapet screen wall. This parapet has been designed to match the color, size, proportion, style, texture, and quality of the exterior design and architectural character of the existing industrial building.

Locational and siting standards establish an order of preference for properties on which wireless communications facilities are proposed. The most preferred locations for such facilities are City-owned sites and the least preferred locations are those within residential districts. The proposed project would be located within an industrial district, which is the second most desirable location out of seven. It is staff's position that since the proposed facility would be more than 400 feet removed from residential neighborhoods to the northwest, the facility would be sufficiently separated from the surrounding residential zone districts. Furthermore, the proposed facilities would be more than 500 feet removed from an elementary school to the north. This distance from residential and school land uses, coupled with the location of the antennas behind a rooftop parapet, would mitigate any potentially adverse visual impacts to the surrounding environment.

Site development standards for wireless communications facilities include height limitations that specify that the height of building mounted antennas shall be measured from the building roof the antenna is mounted on to the top of the antenna or screening structure, whichever is higher. The industrial building upon which the antennas are mounted is 26'6" in height. As designed and conditioned, the proposed antennas will not extend beyond the height of the rooftop parapets. The proposed facilities would be consistent with all other applicable development standards for the limited industrial zone, including minimum setbacks from property lines.

At all times, wireless communications facilities are required to comply with the most current regulatory and operational standards including, but not limited to, radiofrequency (RF) radiation exposure standards adopted by the FCC. Based on worst-case predictive modeling, there are areas on the accessible rooftop walking/working surface that exceed the FCC's occupational or general public exposure limits at this site. However, there are no ground level areas at this site that exceed the FCC's occupational or general public exposure limits.

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 communications facility. Limits of less than 10 years are presumed to be unreasonable absent public safety reasons or substantial land use reasons. The recommended 10-year conditional approval will ensure that technological enhancements, or other analyses of the site, would be accommodated.

DISCUSSION

Issue: *Compliance with Federal Communications Commission (FCC) rules and regulations*

Recommendation: The compliance documentation submitted by Sprint indicates that based on worst-case predictive modeling there are no areas at ground level that exceed exposure limits. At ground-level, the maximum power density generated by the antennas is 4.70 percent of the general public limit (0.94 percent of the FCC's occupational limit). Thus, staff finds that the proposed project is in compliance with this FCC regulation.

However, based on worst-case predictive modeling there are areas on the accessible rooftop walking/working surface that exceed the FCC's occupational or general public exposure limits. At the nearest walking/working surfaces to the proposed antennas, the maximum power density generated is 500.60 percent of the FCC's general public limit (100.14 percent of the FCC's occupational limit).

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the Maximum Permissible Exposure (MPE).

Workers and the general public should be informed about the presence and locations of the antennas and their associated fields and it has been recommended that notice signage should be installed. Visual or structural barriers are also recommended in front of the Sector A and C antennas where the exposure to workers would be the greatest. Since access to this site is provided via a roof access hatch on the main roof, the general public is not able to access the rooftop.

Mitigation measures, as recommended by the submitted compliance documentation, have been included in the recommended resolution of approval.

Issue: *Compatibility with surrounding land uses*

Recommendation: In evaluating the compatibility of the proposed project with the surrounding environment, staff has considered the visual impacts of the proposed project. Staff finds that the proposed project would not have adverse visual impacts on adjacent industrial buildings, commercial buildings, residences and the school due to the proposed camouflage design and the distance between the facility and the surrounding land uses. The facility has been in existence for more than 10 years and no complaints have been filed with the City in regards to visual impacts.

For the reasons established above, it has been determined that the proposed wireless communications facility would be compatible with the surrounding land uses and would not 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 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties.

SUMMARY

The request for approval of the Conditional Use Permit to allow for equipment upgrades necessary to accommodate fourth generation wireless technologies (4G) and the continued operation of a wireless communications facility on an existing industrial building 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. 2013-P14 approving Conditional Use Permits CUP12-00031 with findings and conditions of approval attached herein.

PREPARED BY:

Sally Schifman
Project Planner

SUBMITTED BY:

Marisa Lundstedt
City Planner

ML/SS/fil

Attachments:
1. Plans dated January 10, 2013
2. Planning Commission Resolution No. 2013-P14
3. Signal Coverage Maps

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NETWORK VISION MMBTS LAUNCH

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584
SAN DIEGO COUNTY
LATITUDE: 33° 12' 57.89"
LONGITUDE: 117° 16' 14.11"
ROOFTOP
SAN DIEGO MARKET

Sprint

"PROJECT NETWORK VISION MM BTS LAUNCH"

SHEET	DESCRIPTION
T1	TITLE SHEET
T2	GENERAL NOTES
T3	SIGNS AND NOTES
T4	LEGAL DESCRIPTION
A1	SITE PLAN
A2	EXISTING EQUIPMENT & ANTENNA LAYOUT PLANS
A3	DURING EQUIPMENT & ANTENNA LAYOUT PLANS
A4	FINAL EQUIPMENT & ANTENNA LAYOUT PLANS
A5	ELEVATIONS
A6	ELEVATIONS
A7	RFDS SCHEDULE & SPECIFICATIONS
A8	CABLE COLOR CODING REQUIREMENTS
A9	ANTENNA COLOR CODING
A10	DETAILS
A11	DETAILS
E1	GROUNDING PLANS
E2	GROUNDING DETAILS
F1	FIBER ROUTE PLAN (VDC DRAWING - FOR REFERENCE ONLY) (PENDING)
F2	FIBER EQUIPMENT PLAN (VDC DRAWING - FOR REFERENCE ONLY) (PENDING)
F3	FIBER DETAILS (VDC DRAWING - FOR REFERENCE ONLY) (PENDING)

SHEET INDEX

CALIFORNIA STATE CODE COMPLIANCE:

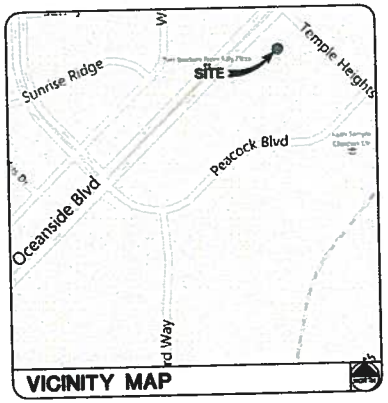
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2010
- CALIFORNIA BUILDING CODES 2010
- CITY / COUNTY ORDINANCES/ LABC 2011
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- CALIFORNIA MECHANICAL CODES 2010
- ANSI / EIA-222-F LIFE SAFETY CODE NFPA-101
- CALIFORNIA PLUMBING CODES 2010
- CALIFORNIA ELECTRICAL CODES 2010
- CALIFORNIA FIRE CODES 2010
- LOCAL BUILDING CODES 2010

ACCESSIBILITY REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE.

CODE BLOCK



VICINITY MAP

SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY:

- REMOVE (7) (E) PANEL ANTENNAS (2 ANTENNAS @ SECTORS 1 & 2, 3 ANTENNAS @ SECTORS 3)
- REMOVE (1) (E) MODCELL 4.0 CABINET
- REMOVE (1) (E) BBU CABINET
- INSTALL (3) (N) PANEL ANTENNAS (1 ANTENNA PER SECTOR, 3 SECTORS TOTAL)
- INSTALL (3) (N) RRH'S (1 ANTENNA PER SECTOR, 3 SECTORS TOTAL)
- INSTALL (1) (N) GPS ANTENNA
- INSTALL (3) NEW HYBRIFLEX CABLES USING (E) COAX ROUTE
- INSTALL (1) (N) MMBTS CABINET
- INSTALL (1) JUNCTION BOX
- INSTALL (1) (N) BBU CABINET
- INSTALL FIBER EQUIPMENT

PROJECT DESCRIPTION

PROJECT ARCHITECT:
MSA ARCHITECTURE & PLANNING
3194-C1 AIRPORT LOOP DR.
COSTA MESA, CALIFORNIA 92626
CONTACT: MIKE SHEWBRIDGE
PH: (949) 251-1177

CONSULTING GROUP:
MSA ARCHITECTURE & PLANNING
3194-C1 AIRPORT LOOP DR.
COSTA MESA, CALIFORNIA 92626
CONTACT: MIKE SHEWBRIDGE
PH: (949) 251-1177

SITE ACQ. PROJECT MANAGER:
ALCATEL-LUCENT
CONTACT: STEVE LAYMAN
PHONE: 619-417-6295
EMAIL: steve.layman@alcatel-lucent.com

CONSTRUCTION MANAGER:
ALCATEL-LUCENT
CONTACT: ROGER E. RATAJ
PHONE: 760-978-9095
EMAIL: roger.rataj@alcatel-lucent.com

PLANNING CONSULTANT:
SURESITE CONSULTING GROUP, LLC
5955 DESOTO AVE., STE. 142
WOODLAND HILLS, CA 91387
CONTACT: PATRICK INKMANN - PROJECT MANAGER
PHONE: 949-400-6368

ELECTRICAL ENGINEER:
MSA ARCHITECTURE & PLANNING
3194-C1 AIRPORT LOOP DR.
COSTA MESA, CALIFORNIA 92626
CONTACT: MIKE SHEWBRIDGE
PH: (949) 251-1177

POWER COMPANY:
SDG&E
8330 CENTURY PARK CT.
SAN DIEGO, CA 92123
PHONE: 858-626-3907

TELCO COMPANY:
AT&T
7190 OTHELLO AVE.
SAN DIEGO, CA 92111
PHONE: 800-248-3632

PROJECT TEAM

APPROVAL	SIGNATURE	DATE
PROJECT MGR		
CONST. MGR		
RF ENGINEER		
SITE ACQ.		
PLANNING CONSULTANT		
PROPERTY OWNER		
SPRINT REP		

SIGNATURE BLOCK

FROM SAN DIEGO INTERNATIONAL AIRPORT:

HEAD SOUTH ON WINSHIP LN TOWARD N HARBOR DR
TURN LEFT ONTO N HARBOR DR
TURN LEFT ONTO W LAUREL ST
TURN LEFT ONTO INDIA ST
SLIGHT LEFT TO MERGE ONTO I-5 N
TAKE EXIT 51B TO MERGE ONTO CA-78 E TOWARD ESCONDIDO
TAKE EXIT 3 FOR COLLEGE BLVD
TURN LEFT ONTO COLLEGE BLVD
TURN RIGHT ONTO OCEANSIDE BLVD
TURN RIGHT ONTO TEMPLE HEIGHTS DR
DESTINATION WILL BE ON THE RIGHT
2605 TEMPLE HEIGHTS DROCEANSIDE, CA 92056

DRIVING DIRECTIONS

APPLICANT:
ALCATEL - LUCENT
ON BEHALF OF SPRINT NEXTEL
9605 SCRANTON RD., STE. 400
SAN DIEGO, CA 92121
CONTACT: STEVE LAYMAN
PHONE: 619-417-6295

PROPERTY OWNER:

OWNER:	JACK R & LINDA SWEENEY
ADDRESS	P.O. BOX 3252 ORANGE, CA 92857-0252
CONTACT:	DENNIS GAULT
PHONE:	(760) 929-9700
JURISDICTION:	CITY OF OCEANSIDE
PARCEL NUMBER(S):	161-470-28-00
ZONING CLASSIFICATION:	LI - LIMITED INDUSTRIAL
CONSTRUCTION TYPE:	V-N
OCCUPANCY:	S-2

PROJECT SUMMARY

Sprint
Alcatel-Lucent

MSA Architecture & Planning, Inc.
3194-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.251.1177 fax 949.251.1120
Costa Mesa San Diego San Francisco
www.msa-ap.com

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER
SD54XC170
2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE:
01-10-13

ISSUED FOR:
100% CDs

REV.	DATE:	DESCRIPTION:	BY:
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
0	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	WH
2	11-14-12	PRELIM CDs	JG
3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T1
REVISION: 3
CUP12-00031

Mar 08, 2013 - 12:16pm jhussey P:\AU\SPRINT\SD_SITES\SD54XC170\2-CD_ANTENNA_MODIFICATION\2013-01-08_REV3\SD54XC170 - CD.dwg

CUP12-00031

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
9. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
10. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
   CONCRETE CAST AGAINST EARTH.....3 IN.
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER .....2 IN.
   #5 AND SMALLER & WWF.....1 1/2 IN.
   CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
   SLAB AND WALL .....3/4 IN.
   BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. SPECIAL INSPECTIONS, WHEN REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. ON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
6. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

A.	ASTM A-572, GRADE 50	: ALL SHAPES
B.	ASTM A-307	: ALL BOLTS, UNO.
C.	ASTM A-36	: ANGLES, CHANNELS, PLATES AND MISC.
D.	ASTM A-500, GRADE B	: ALL TUBES.

APPLICABLE BUILDING CODES AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. THE 2010 CBC, 2010 CMC, 2010 CPC AND 2008 NEC ARE APPLICABLE TO THIS PROJECT.

BUILDING CODE:
[CALIFORNIA BUILDING CODE (CBC), 2010 AS ADOPTED BY THE GOVERNING JURISDICTION]

ELECTRICAL CODE:
[NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 – 2008, NATIONAL ELECTRICAL CODE, AS ADOPTED BY THE GOVERNING JURISDICTION]
LIGHTNING PROTECTION CODE:
[NFPA 780 – 2010, LIGHTNING PROTECTION CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (2010) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION

TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING

TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR – BUILD CONTRACTOR
   SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
   OWNER – SPRINT WIRELESS SERVICES.
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
4. ALL MASTERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MASTERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MASTERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
11. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
14. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
15. NO FILL OR EMBANKMENT MASTERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MASTERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
17. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
18. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
19. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.

ABBREVIATIONS

TYP	TYPICAL
REQ	REQUIRED
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
MGB	MASTER GROUND BUS
EG	EQUIPMENT GROUND
BCW	BARE COPPER WIRE
SIAD	SMART INTEGRATED ACCESS DEVICE
GEN	GENERATOR
AGL	BELOW GRADE LEVEL
BTS	BASE TRANSCEIVER STATION
(E)	EXISTING
MIN	MINIMUM
N.T.S.	NOT TO SCALE
REF	REFERENCE
RF	RADIO FREQUENCY
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE RESOLVED
IGR	INTERIOR GROUND RING (HALO)
RBS	RADIO BASE STATION

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Costa Mesa San Diego San Francisco
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PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE:
01-10-13

ISSUED FOR:
100% CDs

REV.	DATE:	DESCRIPTION:	BY:
1	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
2	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JC
3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: T2
REVISION: 3
CUP12-00031

Mar 08, 2013 - 12:17pm jhussey P:\ALL\SPRINT\SD_SITES\SD54XC170\2-CD_ANTENNA_MODIFICATION\2013-01-08_REV3\SD54XC170 - CD.dwg

BATTERY INFORMATION / NOTES:

BATTERY MFG.:	EAST PENN MANUFACTURING
MODEL NO.:	12AV-145L
ELECTROLYTE CONTENT PER BATTERY:	2.17 GALLONS
ELECTROLYTE HAZARD CLASSIFICATION PER '07 C.C. (8.7% SULFURIC ACID):	CORROSIVE
No. OF BATTERIES TO BE INSTALLED:	20 MAX.
TOTAL ELECTROLYTE CONTAINED ON SITE (2.17 x 20 = 43.4):	43.4 GALLONS MAX.

A. AN OPERATIONAL PERMIT IS REQUIRED TO STORE, TRANSPORT ON SITE, DISPENSE, USE OR HANDLE HAZARDOUS MATERIALS IN EXCESS OF 55 GALLONS PER CHAPTER 1, DIVISION II, SECTION 105, ARTICLE 105.6.20, TABLE 105.6.20 OF THE CFC 2010 EDITION.

B. STATIONARY STORAGE BATTERY SYSTEMS HAVING AN ELECTROLYTE CAPACITY OF MORE THAN 50 GALLONS (189 L) FOR FLOODED LEAD-ACID, NICKEL CADMIUM (Ni-Cd) AND VALVE-REGULATED LEAD-ACID (VRLA), OR 1000 POUNDS (454 kg) FOR LITHIUM-ION AND LITHIUM METAL POLYMER, USED FOR FACILITY STANDBY POWER, EMERGENCY POWER OR UNINTERRUPTED POWER SUPPLIES SHALL COMPLY WITH CHAPTER 6, SECTION 608, TABLE 608.1 OF THE CFC 2010 EDITION.

TABLE 608.1 BATTERY REQUIREMENTS

REQUIREMENT	NONRECOMBINANT BATTERIES		RECOMBINANT BATTERIES		OTHER
	Flooded Lead Acid Batteries	Flooded Nickel-Cadmium (Ni-Cd) Batteries	Valve Regulated Lead-Acid (VRLA) Batteries	Lithium-Ion Batteries	Lithium Metal Polymer
Safety caps	Venting caps (608.2.1)	Venting caps (608.2.1)	Self-resetting flame arresting caps (608.2.2)	No caps	No caps
Thermal runaway management	Not required	Not required	Required (608.3)	Not required	Required (608.3)
Spill control	Required (608.5)	Required (608.5)	Not required	Not required	Not required
Neutralization	Required (608.5.1)	Required (608.5.1)	Required (608.5.2)	Not required	Not required
Ventilation	Required (606.5.1, 608.5.2)	Required (606.6.1; 606.6.2)	Required (606.6.1; 606.6.2)	Not required	Not required
Signage	Required (608.7)	Required (608.7)	Required (608.7)	Required (608.7)	Required (608.7)
Seismic protection	Required (608.8)	Required (608.8)	Required (608.8)	Required (608.8)	Required (608.8)
Smoke detection	Required (608.9)	Required (608.9)	Required (608.9)	Required (608.9)	Required (608.9)

FIRE DEPARTMENT NOTES:

A. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.

B. A CFC PERMIT TO OPERATE BATTERY SYSTEM WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.

C. A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.

D. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE AT LEAST 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING:

CLASS 1 WATER REACTIVE LIQUID
TOXIC LIQUID
CORROSIVE LIQUID
OTHER HEALTH HAZARD LIQUID

E. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.

F. BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.

G. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE CODE REGULATIONS.

H. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.

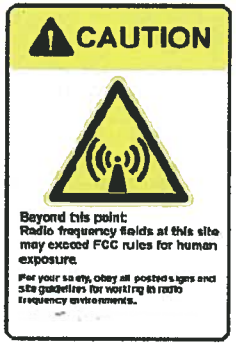
I. EXIT DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

J. ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.

K. REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH. IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUND, AND SHALL BE PROMINENTLY DISPLAYED.

L. REQUIRED SIGNAGE SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN (SEE SIGNAGE).

BATTERY INFO & FIRE DEPT. NOTES | 4



RF SIGNAGE | 3

WARNING SIGNAGE | 2

IN CASE OF EMERGENCY
CALL
1-866-400-6040
SITE NUMBER: PER SITE
SITE NAME: PER SITE

SITE IDENTIFICATION SIGNAGE | 1

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PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER
SD54XC170
2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE:
01-10-13

ISSUED FOR:
100% CDs

REV.	DATE	DESCRIPTION	BY
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
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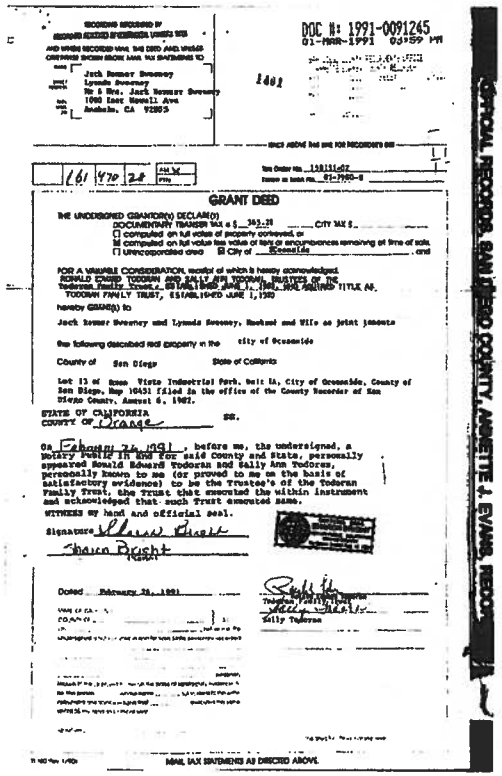
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JG
3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:
SIGNAGE AND NOTES

SHEET NUMBER: T3
REVISION: 3
CUP12-00031

Mar 08, 2013 - 12:17pm jbussey P:\AE\A\SPRINT\SD SITES\SD54XC170\2-CD_ANTENNA MODIFICATION\2013-01-08_REV3\SD54XC170 - CD.dwg



DOC #: 1991-0091265
01-MAR-1991 03:59 PM

1401

Jack Bonner Sweeney
Lynnda Sweeney
Mr & Mrs. Jack Bonner Sweeney
1000 East Howell Ave
Anaheim, CA 92805

SPACE ABOVE THIS LINE FOR RECORDER'S USE

161 470 24

MAIL TAX STATEMENTS TO

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $ 393.30 CITY TAX $
[ ] computed on full value of property conveyed, or
[x] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated area [x] City of Oceanside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RONALD EDWARD TODORAN AND SALLY ANN TODORAN, TRUSTEES OF THE Todoran Family Trust, ESTABLISHED JUNE 1, 1990 AS TO AN UNDIVIDED TITLE AS
TODORAN FAMILY TRUST, ESTABLISHED JUNE 1, 1990

hereby GRANT(s) to

Jack Bonner Sweeney and Lynnda Sweeney, Husband and Wife as joint tenants

the following described real property in the city of Oceanside

County of San Diego State of California

Lot 13 of Ocean Vista Industrial Park, Unit 1A, City of Oceanside, County of San Diego, May 10451 filed in the office of the County Recorder of San Diego County, August 6, 1982.

STATE OF CALIFORNIA
COUNTY OF Orange ss.

On February 24, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald Edward Todoran and Sally Ann Todoran, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Trustee's of the Todoran Family Trust, the Trust that executed the within instrument and acknowledged that such Trust executed same.

WITNESS my hand and official seal.

Signature Sharon Bright
Sharon Bright

Dated February 24, 1991

Ronald Edward Todoran
Trustee of the Todoran Family Trust
Sally Todoran

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

OFFICIAL RECORDS, SAN DIEGO COUNTY, ANNETTE J. EVANS, RECOR

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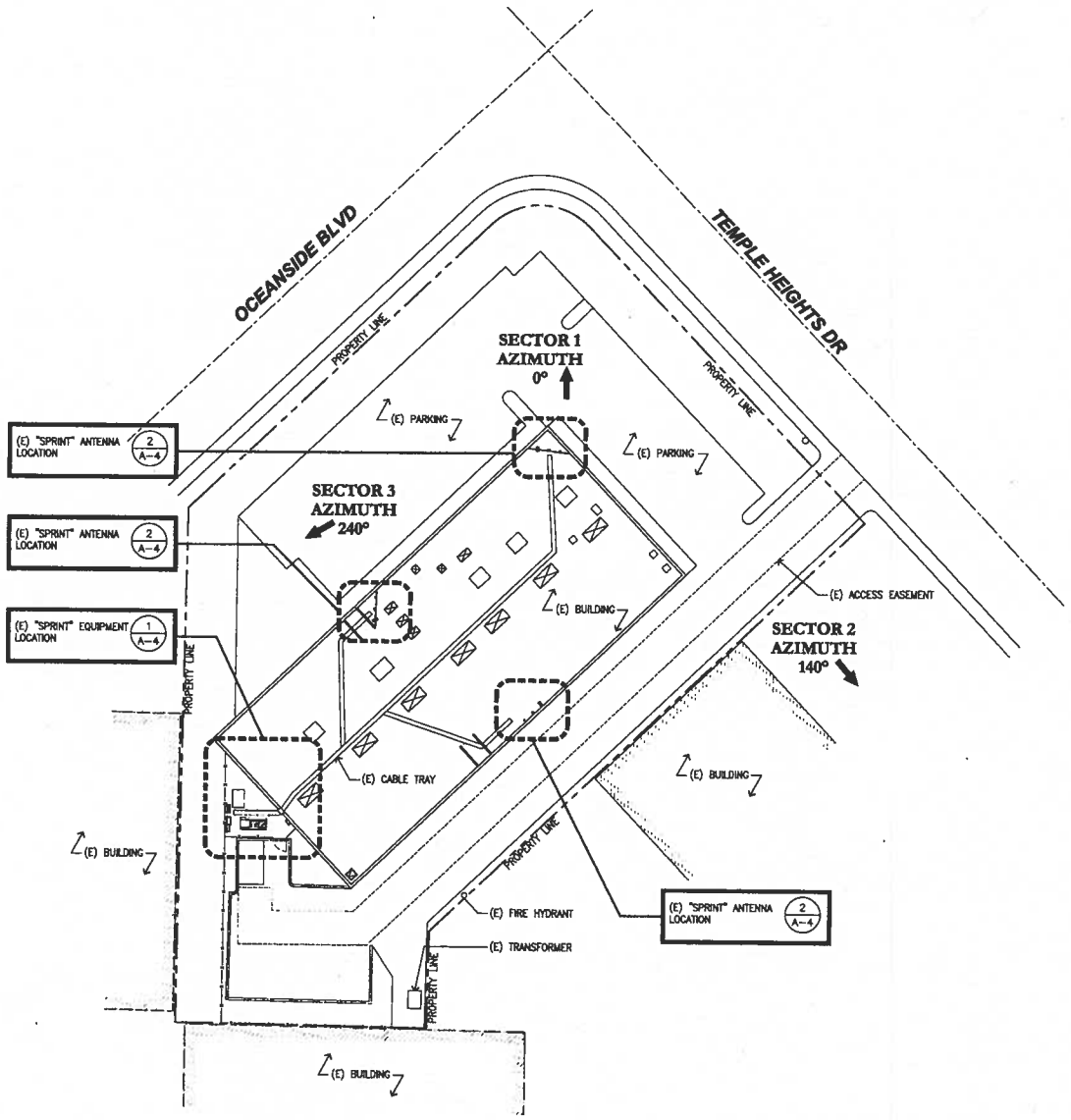
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JW
2	11-14-12	PRELIM CDs	JG
3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:
LEGAL DESCRIPTION

SHEET NUMBER: T4
REVISION: 3
CUP12-00031

NOTE:
VERIFY ALL EASEMENTS & PROPERTY LINES WITH (E) SURVEY



SITE PLAN

SCALE 1"=30' 0' 15' 30' 60'

1

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2	11-14-12	PRELIM CDs	JC
3	01-10-13	100% CDs	JC

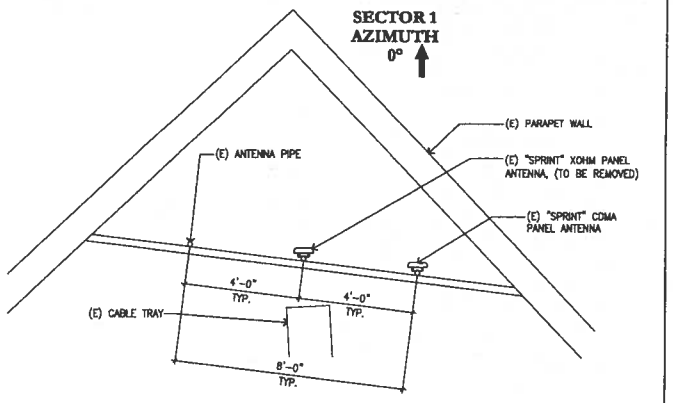
LICENSURE:

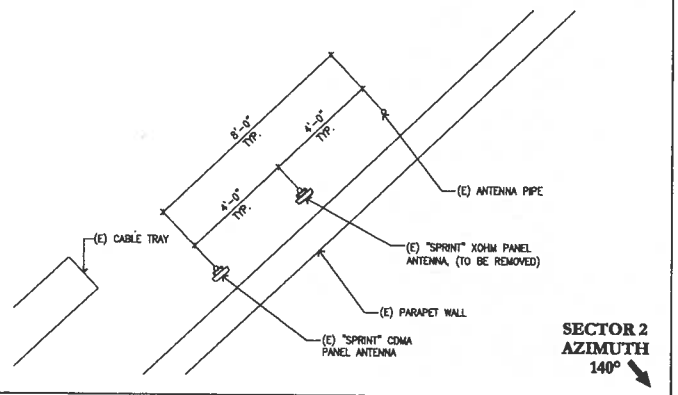
SHEET TITLE:
SITE PLAN

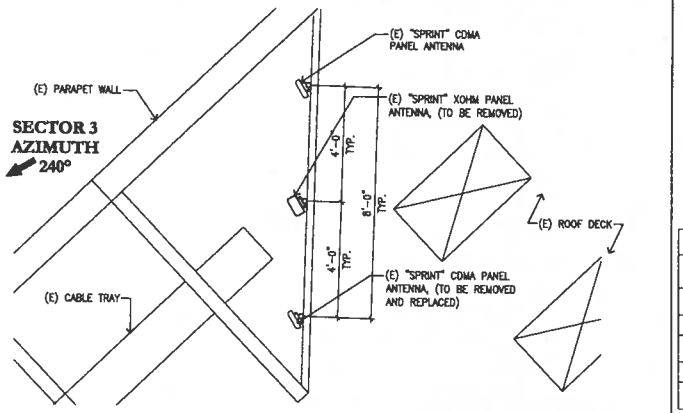
SHEET NUMBER: A1

REVISION: 3

CUP12-00031



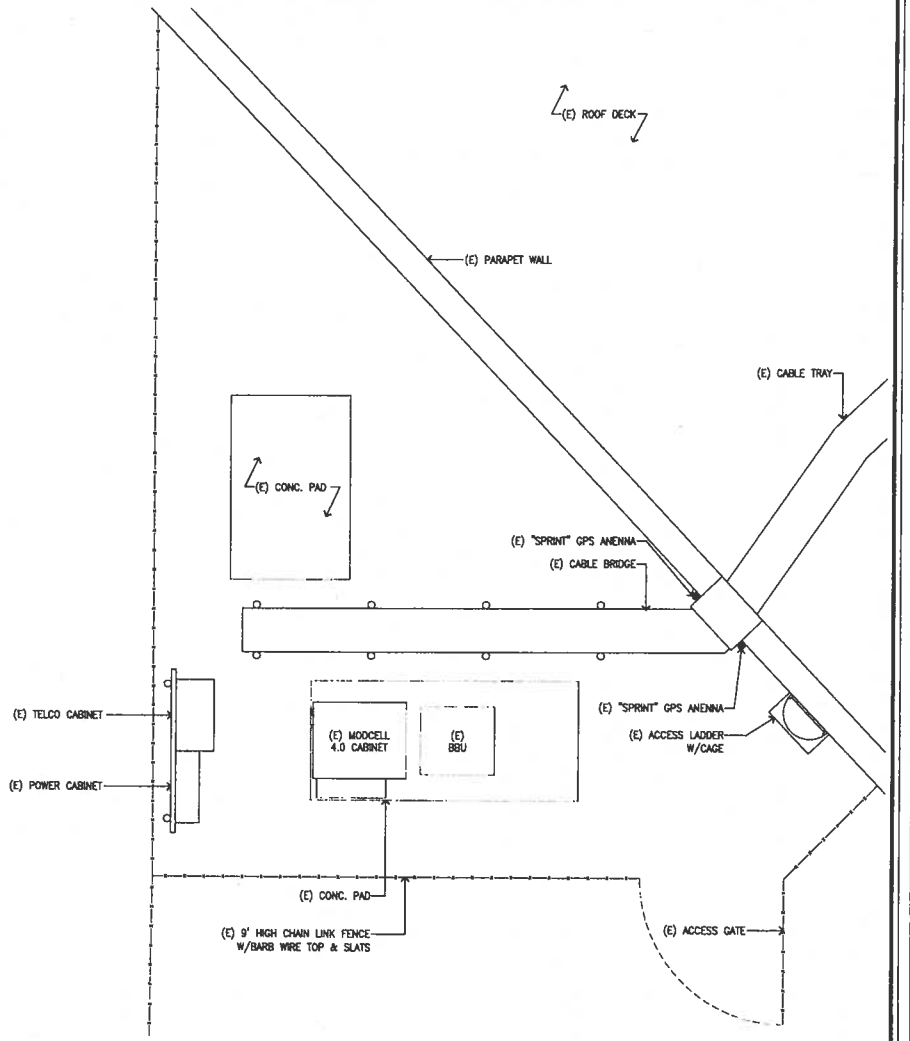




EXISTING ANTENNA PLAN

SCALE 1/2"=1' 0' 6" 1' 2' 4'

2



NETWORK VISION ANTENNA MODIFICATION

SECTOR	ANTENNA	AZIMUTH	RAD CENTER	ANTENNA MODEL	ELEC. TILT	MECH. TILT	RRH	COMBINER	FIBER OPTIC MODEL	FIBER OPTIC LENGTH (±5')
1	1900	0°	24'	-	0°	0	1	0	(1) HYBRIFLEX 1-1/4"ø HB114-1-08U4-M5F	±210'
2	1900	140°	24'	-	0°	0	1	0	(1) HYBRIFLEX 1-1/4"ø HB114-1-08U4-M5F	±150'
3	1900	240°	24'	-	0°	0	1	0	(1) HYBRIFLEX 1-1/4"ø HB114-1-08U4-M5F	±220'

EXISTING EQUIPMENT PLAN

SCALE 1/2"=1' 0' 6" 1' 2' 4'

1

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LICENSURE:

SHEET TITLE:

EXISTING ANTENNA & EQUIPMENT PLAN

SHEET NUMBER: A2

REVISION: 3

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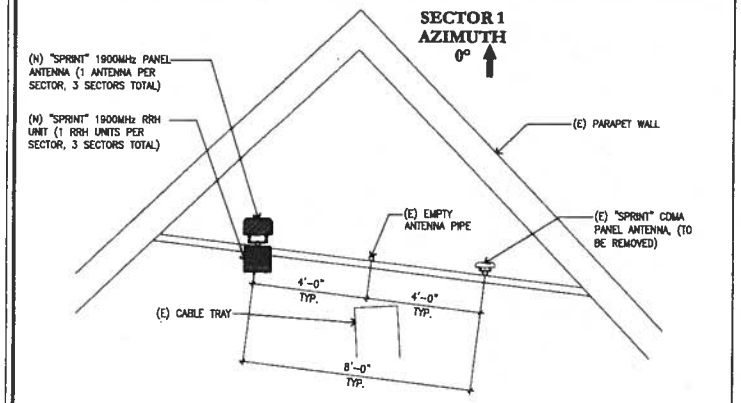
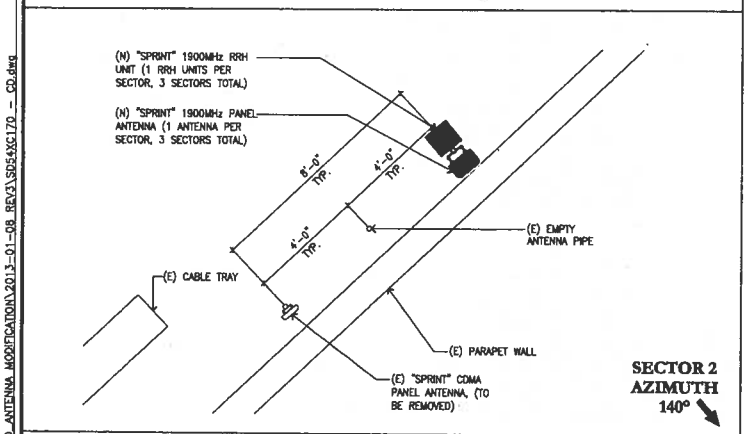
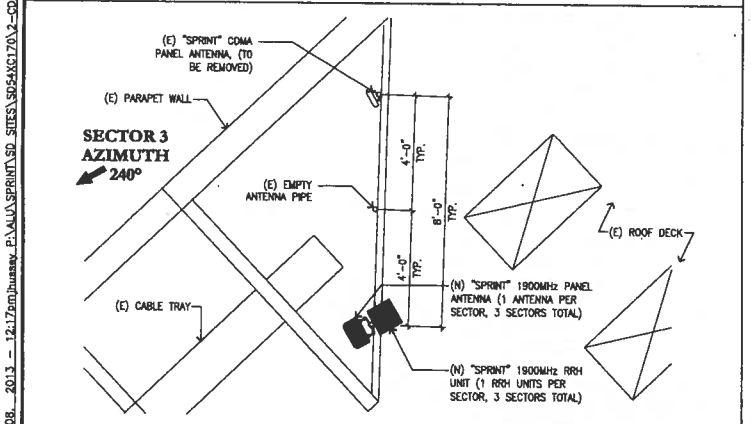


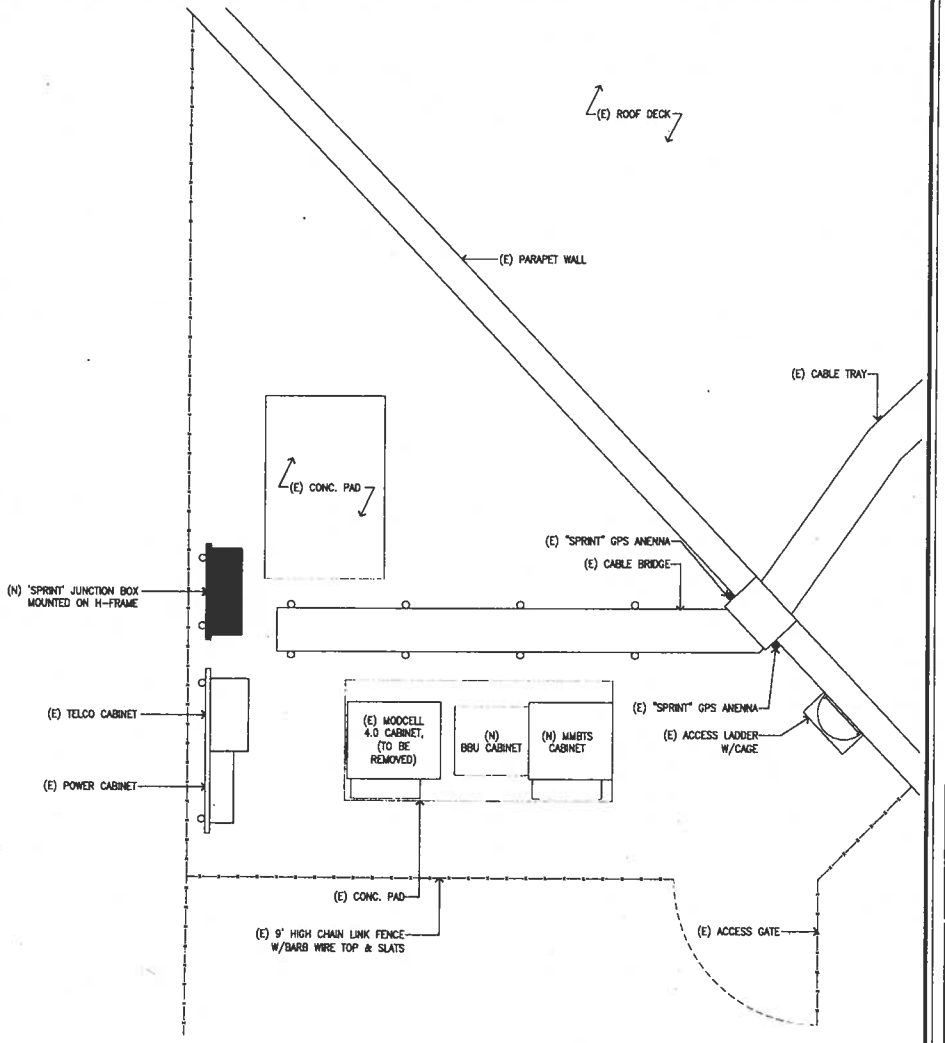




DURING ANTENNA PLAN

SCALE 1/2"=1' 0" 8" 1' 2' 4'

2



DURING EQUIPMENT PLAN

SCALE 1/2"=1' 0" 8" 1' 2' 4'

1

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3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:

DURING ANTENNA & EQUIPMENT PLAN

SHEET NUMBER: A3

REVISION: 3

CUP12-00031

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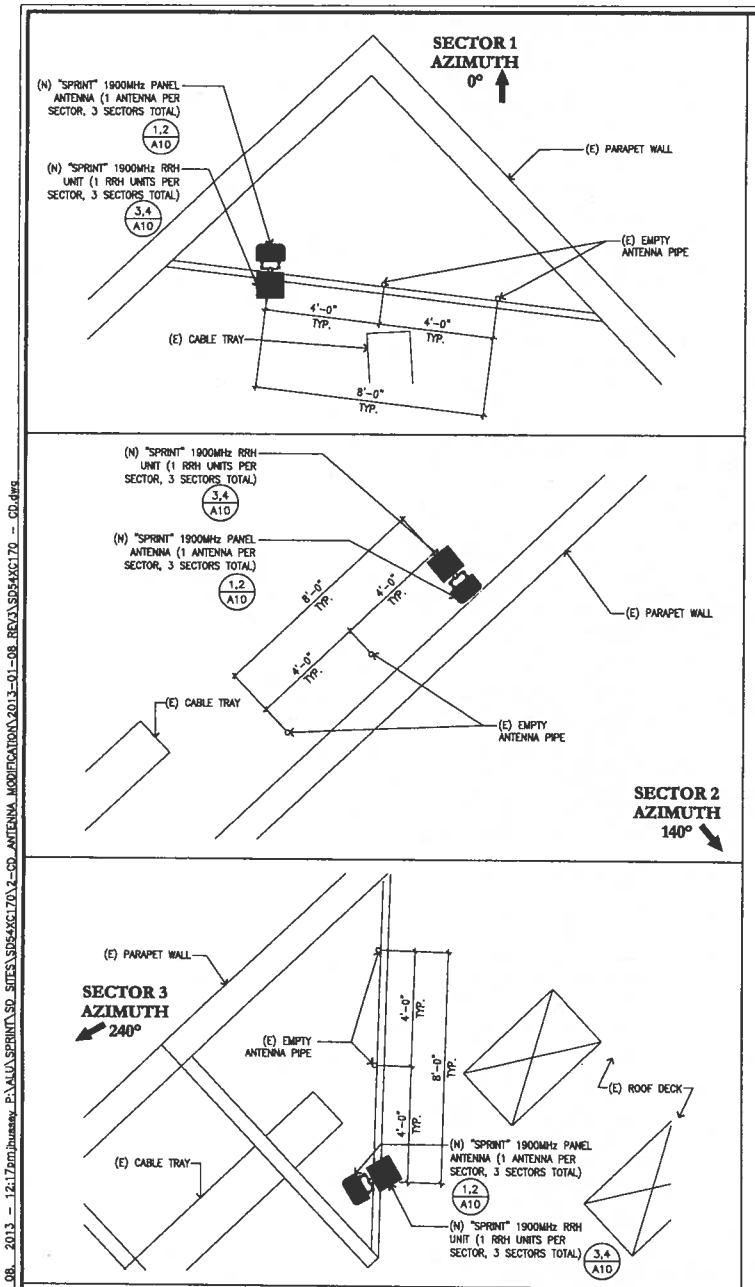
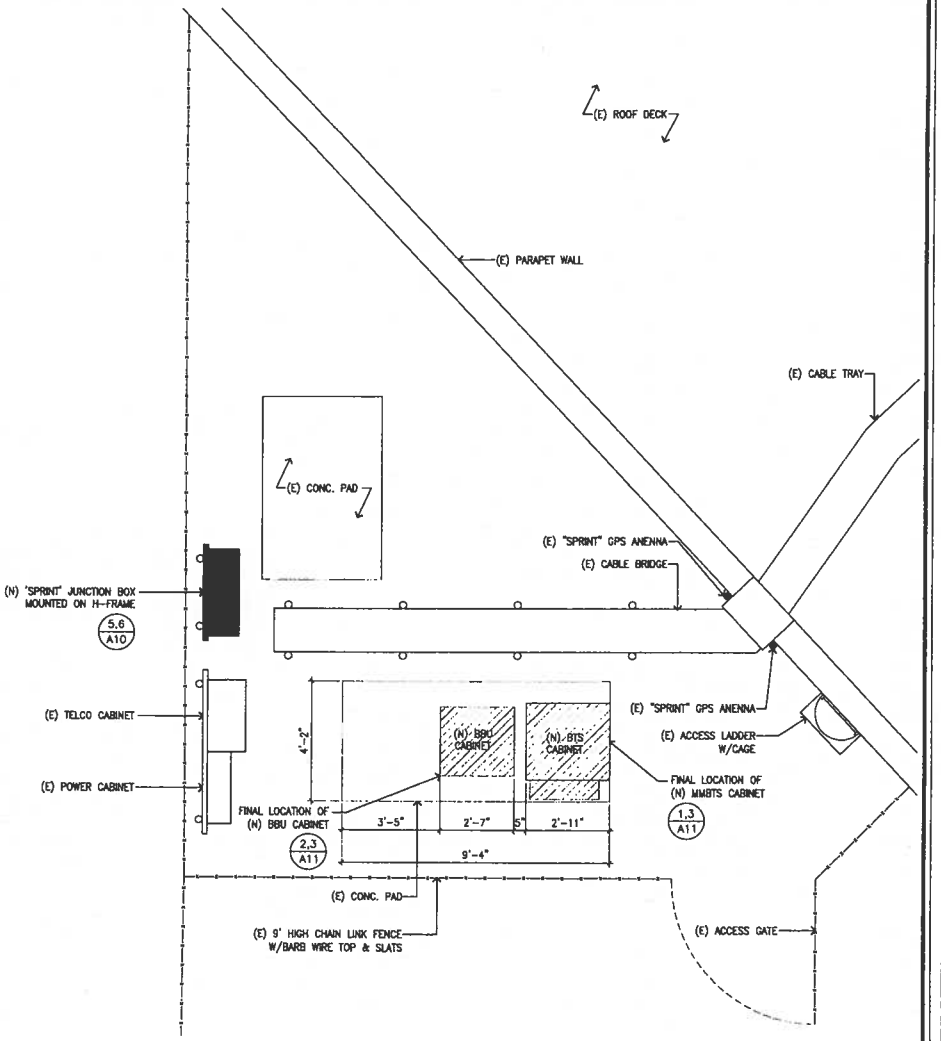


FINAL ANTENNA PLAN

SCALE 1/2"=1' 0" 6" 1' 2' 4'

2



FINAL EQUIPMENT PLAN

SCALE 1/2"=1' 0" 6" 1' 2' 4'

1

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ISSUED FOR:

100% CDs

REV.:	DATE:	DESCRIPTION:	BY:
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
0	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JG
3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:

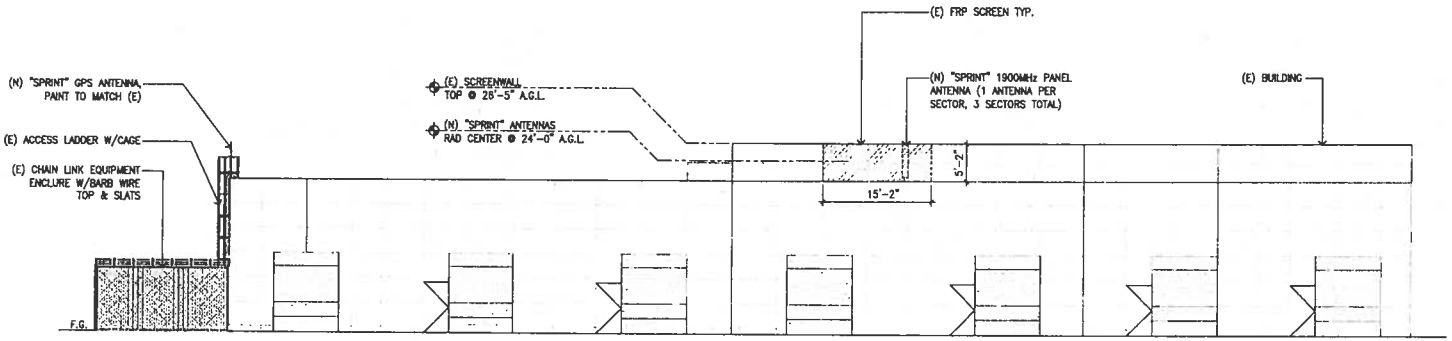
FINAL ANTENNA & EQUIPMENT PLAN

SHEET NUMBER: A4

REVISION: 3

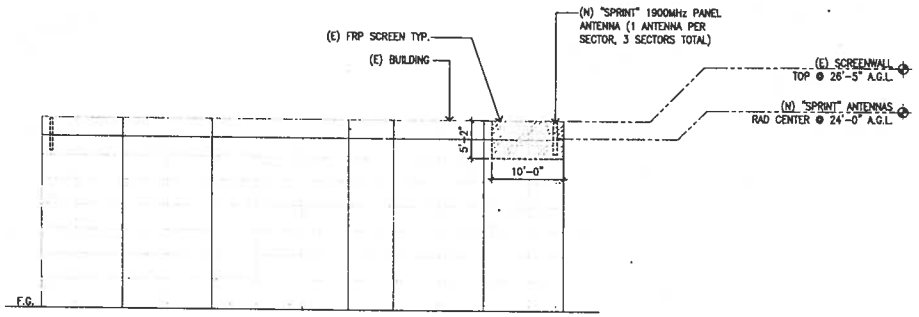
CUP12-00031

Mar 08, 2013 - 12:17pm jhussey P:\ALU\SPRINT\SD SITES\SD54XC170\2-CD_ANTENNA MODIFICATION\2013-01-08_REV3\SD54XC170 - CD.dwg



FINAL SOUTH ELEVATION

SCALE 1/8"=1" 0" 2" 6" 14" 1



FINAL EAST ELEVATION

SCALE 1/8"=1" 0" 2" 6" 14" 2

Mar 08, 2013 - 12:17pm jhussey P:\ALU\SPRINT\SD SITES\SD54XC170\2-CD_ANTENNA MODIFICATION\2013-01-08_REV3\SD54XC170 - CD.dwg

Sprint

AlcatelLucent

MSA
Architecture & Planning, Inc.
3194-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.251.1177 fax 949.251.1128
Costa Mesa San Diego San Francisco
msapln.com

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE:

01-10-13

ISSUED FOR:

100% CDs

REV.	DATE:	DESCRIPTION:	BY:
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
0	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JC
3	01-10-13	100% CDs	JG

LICENSURE:

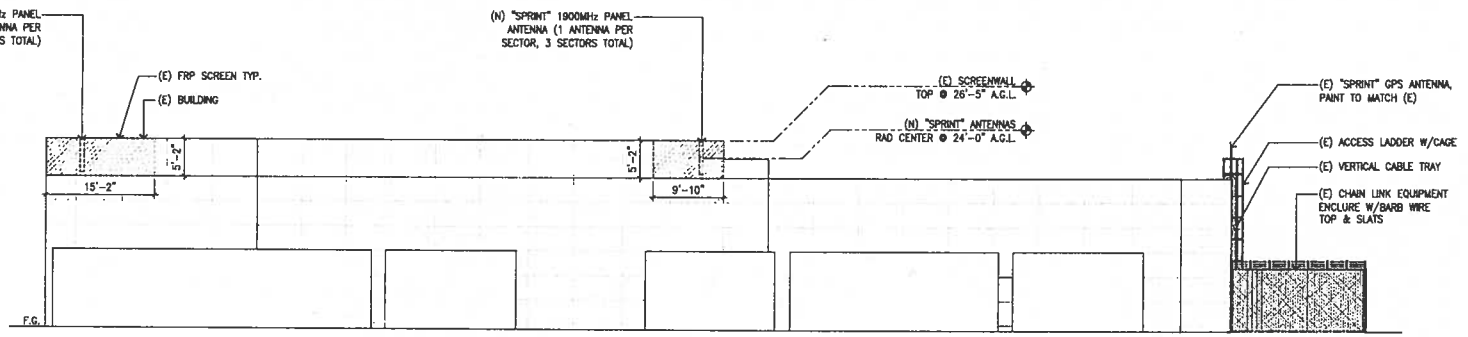
SHEET TITLE:

ELEVATIONS

SHEET NUMBER: A5

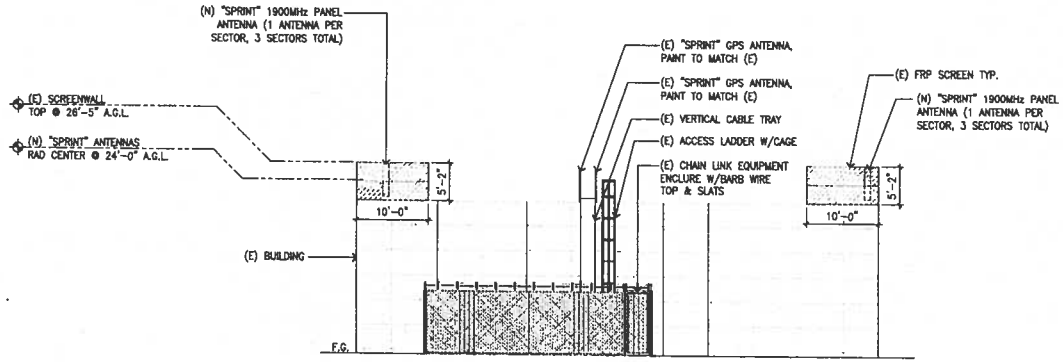
REVISION: 3

CUP12-00031



FINAL NORTH ELEVATION

SCALE 1/8"=1" 0" 2' 6' 14' 1



FINAL WEST ELEVATION

SCALE 1/8"=1" 0" 2' 6' 14' 2

Sprint

AlcatelLucent

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Architecture & Planning, Inc.
3194-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.291.1177 fax 949.291.1120
Costa Mesa San Diego San Francisco
www.msa-apa.com

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE:

01-10-13

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100% CDs

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3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: A6

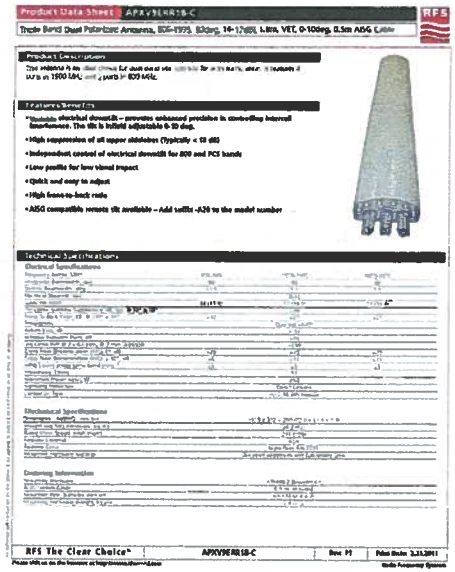
REVISION: 3

CUP12-0003

Mar 08, 2013 - 12:17pm jhussey P:\ALU\SPRINT\SD SITES\SD54XC170\2-CD ANTENNA MODIFICATION\2013-01-08 REV3\SD54XC170 - CD.dwg

NOT USED

SCALE N.T.S. 5


Product Data Sheet APXV9ERR18-C

RFS

Triple Band/ Dual Polarized Antenna, 806-1990, 80deg, 14-17dBi, t.8m, VET, 0-10deg, 0.5m AISG Cable

Product General Purpose

Features & Benefits

- Variable electrical downtilt – provides enhanced precision in controlling internal interference. The tilt is infield adjustable 0-10 deg.
- High suppression of all upper sidelobes (Typically < 18 dB)
- Independent control of electrical downtilt for 800 and PCS bands
- Low profile for low visual impact
- Quick and easy to adjust
- High front-to-back ratio
- AISG compatible remote tilt available – Add suffix -A20 to the model number

Technical Specifications

Electrical Specifications

Mechanical Specifications

Ordering Information

RFS The Clear Choice™ | APXV9ERR18-C | Sheet: P1 | Print Date: 2.13.2011

Please visit us on the Internet at http://www.rfsworld.com

Radio Frequency Systems

ANTENNA SPECIFICATIONS

SCALE N.T.S. 3

	Market	San Diego		
	Cascade ID	SD54XC170		
		SECTOR 1	SECTOR 2	SECTOR 3
1900	1900MHz_Azimuth	0	140	240
	1900_MHz_No_of_Antennas	1	1	1
	1900MHZ_RADCenter(ft)	25.1	25.1	25.1
	1900MHz_Antenna Make	RFS	RFS	RFS
	1900MHz_Antenna Model	APXV9ERR18-C-A20	APXV5PP18-C-A20	APXV5PP18-C-A20
	1900MHz_Horizontal_Beamwidth	80	65	65
	1900MHz_Vertical_Beamwidth	5.5	5.5	5.5
	1900MHz_AntennaHeight (ft)	6	6	6
	1900MHz_AntennaGain(dBd)	14.9	15.9	15.9
	1900MHz_E_Tilt	0	0	0
	1900MHz_M_Tilt	0	0	0
	1900_Carrier_Forecast_Year_2013	2	2	2
	1900_RRH Manufacturer	ALU	ALU	ALU
	1900_RRH Model	TBD	TBD	TBD
	1900_RRH Count	1	1	1
	1900_RRH Location	Tower-top	Tower-top	Tower-top
	1900 Combiner Model	N/A	N/A	N/A
	1900_Top_Jumper #1_Length (RRH or Combiner-to-Antenna, ft)	10	10	10
	1900_Top_Jumper_Cable_Model (RRH or Combiner-to-Antenna)	LCF12-50J	LCF12-50J	LCF12-50J
	1900_Top_Jumper #2_Length (RRH-to-Combiner, ft)	N/A	N/A	N/A
	1900_Top_Jumper #2_Cable_Model (RRH-to-Combiner)	N/A	N/A	N/A
	1900_Main_Coax_Cable_Length (ft)	210'	150'	220'
	1900_Main_Coax_Cable_Model	HB114-1-08U4-M5F	HB114-1-08U4-M5F	HB114-1-08U4-M5F
	1900_Bottom_Jumper #1_Length (Ground-based-RRH-OR_Combiner-to-Main-Coax, ft)	N/A	N/A	N/A
	1900_Bottom_Jumper #1_Cable_Model (Ground-based-RRH-OR_Combiner-to-Main-Coax)	N/A	N/A	N/A
	1900_Bottom_Jumper #2_Length (Ground-based-Combiner-to-Main-Coax, ft)	N/A	N/A	N/A
	1900_Bottom_Jumper #2_Cable_Model (Ground-based-Combiner-to-Main-Coax)	N/A	N/A	N/A

RFDS SCHEDULE

SCALE N.T.S. 1

NOT USED

SCALE N.T.S. 6

Alcatel-Lucent

Product: 1900MHz RRH (65MHz)

Product Description:
This Remote Radio Head (RRH) supports the 1900MHz spectrum with a Quad Transmit and Quad Receiver configuration supporting 4x45W of output power in a dust head configuration

Features / Benefits:

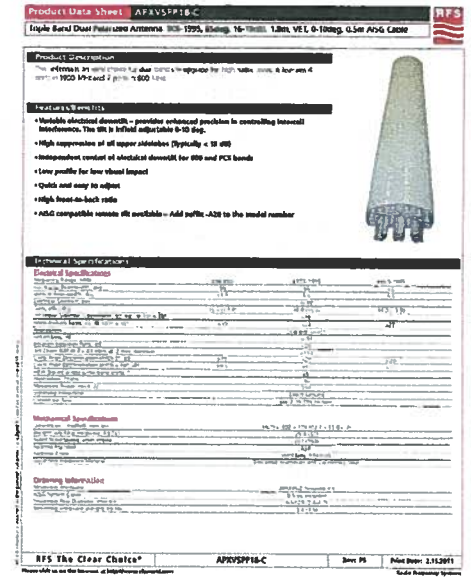
- Supports up to 6 carriers of CDMA in the 1900MHz spectrum and is hardware ready for 4x4 LTE MIMO (dual technology)
- Supports up to 8 carriers of CDMA (single technology)
- Supports AISG
- -48V DC may be powered from Alcatel-Lucent cabinet
- Supports Hybriflex fiber / power cable bundle

Technical Specifications:

Physical Dimensions (HxWxD):	25" x 11.1" x 11.4"
Weight:	60 pounds
Output Power:	4x45W (180W Total)
Frequency Range:	1930-1995MHz Tx / 1850 - 1915 Hz
Consumed Power (Typ):	630W
Instantaneous Bandwidth:	65 MHz
Rx Noise Figure:	2dB
Antenna Interface :	3 7/16 DIN Female
Operating Temperature Range:	-40C to +55C
Supports Alcatel-Lucent 7.0	

RRH SPECIFICATIONS

SCALE N.T.S. 4


Product Data Sheet APXV5PP18-C

RFS

Triple Band/ Dual Polarized Antenna RFS 1995, 65deg, 16-17dBi, 1.8m, VET, 0-10deg, 0.5m AISG Cable

Product General Purpose

Features & Benefits

- Variable electrical downtilt – provides enhanced precision in controlling internal interference. The tilt is infield adjustable 0-10 deg.
- High suppression of all upper sidelobes (Typically < 18 dB)
- Independent control of electrical downtilt for 800 and PCS bands
- Low profile for low visual impact
- Quick and easy to adjust
- High front-to-back ratio
- AISG compatible remote tilt available – Add suffix -A20 to the model number

Technical Specifications

Electrical Specifications

Mechanical Specifications

Ordering Information

RFS The Clear Choice™ | APXV5PP18-C | Sheet: P5 | Print Date: 2.13.2011

Please visit us on the Internet at http://www.rfsworld.com

Radio Frequency Systems

ANTENNA SPECIFICATIONS

SCALE N.T.S. 2

Sprint

Alcatel-Lucent

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3186-D1 Airport Loop Drive
Costa Mesa, CA 92626
949.251.1177 fax 949.251.1120
Costa Mesa San Diego San Francisco
www.msa-ap.com

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE:

01-10-13

ISSUED FOR:

100% CDs

REV.	DATE:	DESCRIPTION:	BY:
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
B	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JG
3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:

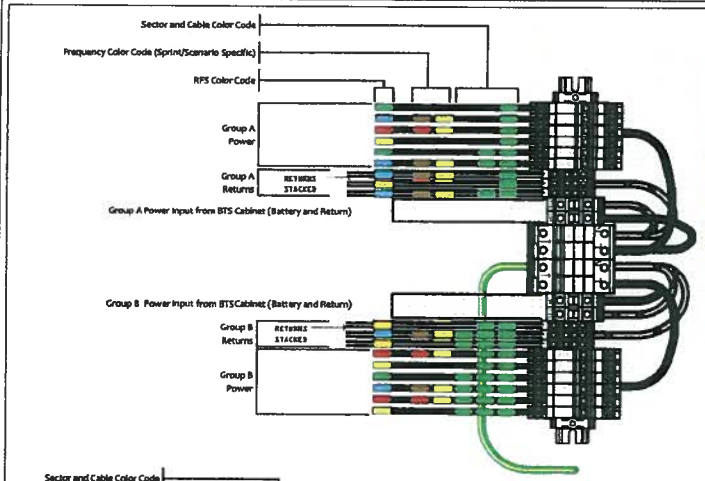
RFDS SCHEDULE, ANTENNA & RRH SPECIFICATIONS

SHEET NUMBER: A7

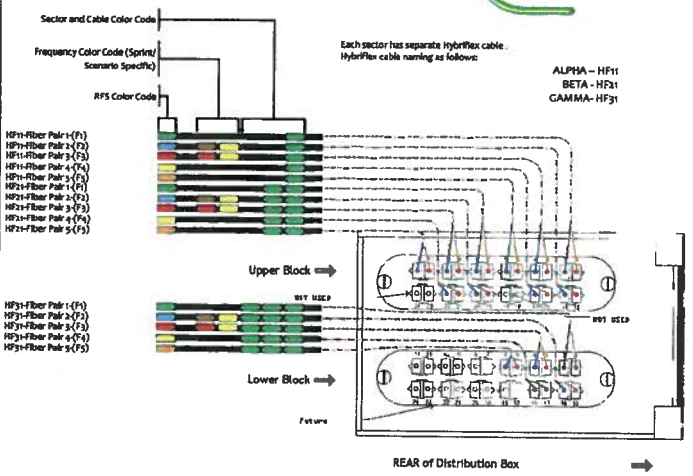
REVISION: 3

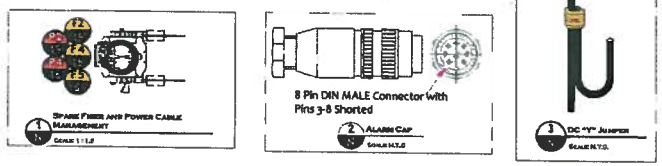
CUP12-00031

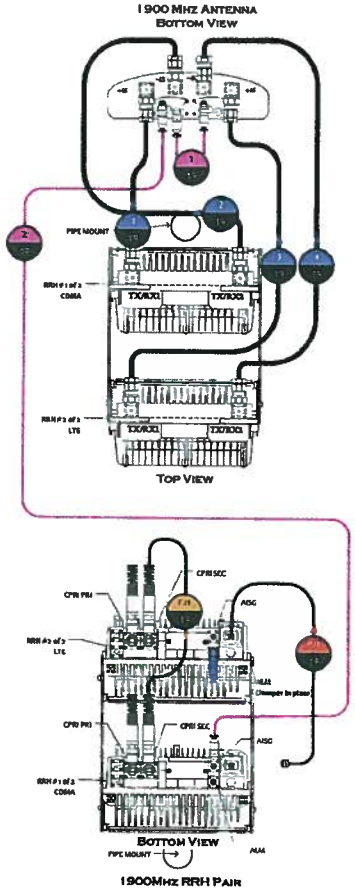
Mar 08, 2013 - 12:18pm jhussey P:\AU\SPRINT\SD_SITES\SD54XC170\2-CD_ANTENNA_MODIFICATION\2013-01-08_REV3\SD54XC170 - CD.dwg

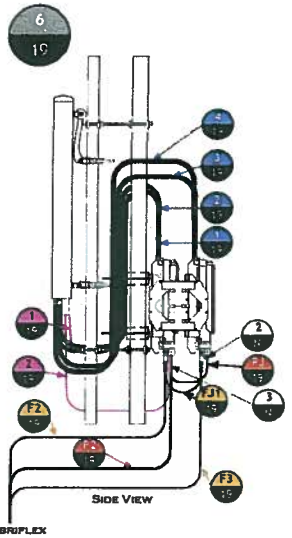


F1	DC Power Pair 2 Hybriflex. 1900 CDMA RRH1 -48VDC port TO/FROM Distribution Box Breaker 2 (B1), 6 (B2), 10 (B3) 1900MHz
F2	DC Power Jumper, Power Pair 3 CTAP TO/FROM 1900 RRH2 -48VDC port (42" Jumper) 1900MHz
F3	Fiber Pair 2, 1900 CDMA RRH1 CPRI PRI port TO/FROM Distribution Box, Top LC Bulkhead, Position 13-14 (B1), 19-20 (B2), Lower LC BH, Position 13-14 (B3) 1900MHz
F4	Fiber Pair 3, 1900 LTE RRH2 CPRI PRI port TO/FROM Distribution Box, Top LC Bulkhead, Position 3-4 (B1), 9-10 (B2), Lower LC BH, Position 3-4 (B3) 1900MHz
F5	Fiber Jumper, 1900 RRH1 CPRI SEC port TO/FROM 1900 RRH2 CPRI SEC port 1900MHz
1	AISG Cable Jumper, 1900 Antenna RET/ALD, port TO/FROM 1900 Antenna RET/ALD port (RET Motors) 1900MHz
2	AISG Cable Jumper, 1900 CDMA RRH1 AISG port TO/FROM 1 900 Antenna RET/ALD, port 1900MHz
3	Coax Jumper, 1900 RRH1 TX1/RX1 port TO/FROM Antenna +45 port (Right, facing antenna from rear) 1900MHz
4	Coax Jumper, 1900 RRH1 TX2/RX2 port TO/FROM Antenna -45 port (Right, facing antenna from rear) 1900MHz
5	Coax Jumper, 1900 RRH2 TX2/RX1(logical TX/RX3) port TO/FROM Antenna +45 port (Left, facing antenna from rear) 1900MHz
6	Coax Jumper, 1900 RRH2 TX2/RX2(logical TX/RX4) port TO/FROM Antenna -45 port (Left, facing antenna from rear) 1900MHz
9	Spare Fiber Pairs & DC Power terminated, weatherproofed, spooled and tie wrapped to side of 800 Mhz RRH. (cable management) None
2	Alarm jumper cap connection. This alarm jumper must be in place to make the RRH # 2 of the pair. (# 2 is always the one farthest from the pipe) None
3	Power Cable "Y" Jumper. C-Tap jumper from Pair 3 to 1900 RRH2. Weatherproof C-Tap and leave 42" loop. None



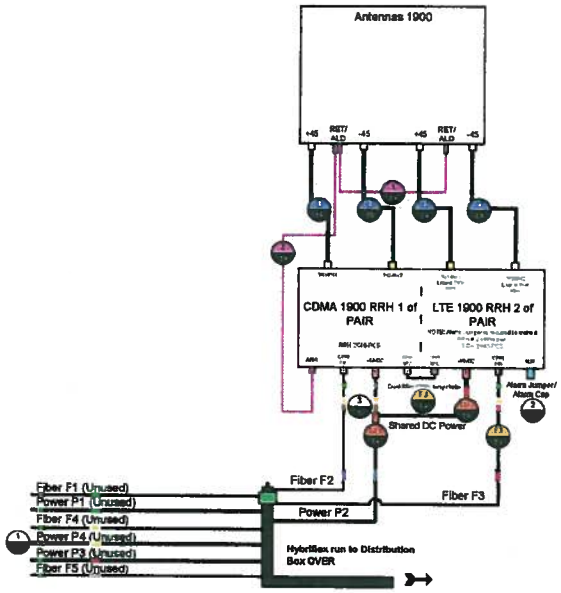






TOWER TOP SCENARIO 6

SINGLE 1900 RRH PAIR with no 800 RRH Equipped



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AlcatelLucent

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2104-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.251.1177 fax 949.251.1120
Costa Mesa San Diego San Francisco
www.msa-ap.com

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056–3584

CURRENT ISSUE DATE:
01–10–13

ISSUED FOR:
100% CDs

REV.:	DATE:	DESCRIPTION:	BY:
A	05–03–12	ISSUED FOR 90% CDs FOR REVIEW	RG
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2	11–14–12	PRELIM CDs	JG
3	01–10–13	100% CDs	JG

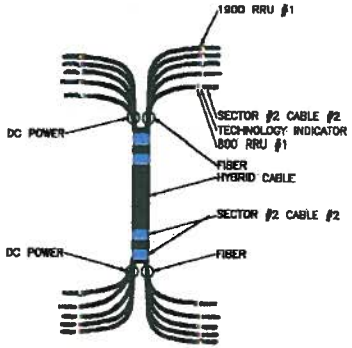
LICENSURE:

SHEET TITLE:
CABLE COLOR CODING REQUIREMENTS

SHEET NUMBER: A8 REVISION: 3

CUP12–00031

Mar 08, 2013 – 12:19am jbussey P:\ALU\SPRINT\SD SITES\SD54XC170\V2–CD_ANTENNA MODIFICATION\2013–01–08_RG\V3\SD54XC170 – CD.dwg



HYBRID CABLE COLOR CODING | SCALE N.T.S. | 4

TYPICAL COAX CABLE COLOR CODING SCHEME

SECTOR	CABLE	FIRST RING	SECOND RING	THIRD RING
1 ALPHA	1	GREEN	NO TAPE	NO TAPE
1	2	BLUE	NO TAPE	NO TAPE
1	3	BROWN	NO TAPE	NO TAPE
1	4	WHITE	NO TAPE	NO TAPE
1	5	RED	NO TAPE	NO TAPE
1	6	SLATE	NO TAPE	NO TAPE
1	7	PURPLE	NO TAPE	NO TAPE
1	8	ORANGE	NO TAPE	NO TAPE
2 BETA	1	GREEN	GREEN	NO TAPE
2	2	BLUE	BLUE	NO TAPE
2	3	BROWN	BROWN	NO TAPE
2	4	WHITE	WHITE	NO TAPE
2	5	RED	RED	NO TAPE
2	6	SLATE	SLATE	NO TAPE
2	7	PURPLE	PURPLE	NO TAPE
2	8	ORANGE	ORANGE	NO TAPE
3 GAMMA	1	GREEN	GREEN	GREEN
3	2	BLUE	BLUE	BLUE
3	3	BROWN	BROWN	BROWN
3	4	WHITE	WHITE	WHITE
3	5	RED	RED	RED
3	6	SLATE	SLATE	SLATE
3	7	PURPLE	PURPLE	PURPLE
3	8	ORANGE	ORANGE	ORANGE

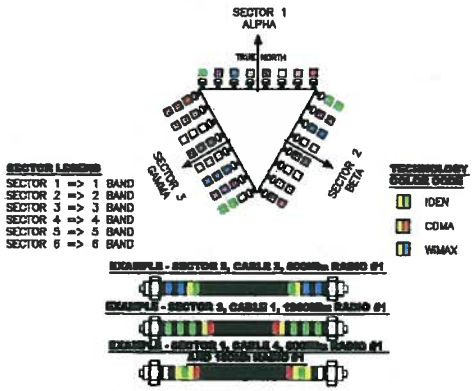
COAXIAL CABLE COLOR CODE | SCALE N.T.S. | 3

TECHNOLOGY COLOR CODE	FIRST RING	SECOND RING
800 #1	YELLOW	GREEN
1900 #1	YELLOW	RED
1900 #2	YELLOW	BROWN
RESERVED	YELLOW	BLUE
RESERVED	YELLOW	SLATE
RESERVED	YELLOW	ORANGE
RESERVED	YELLOW	WHITE

FREQUENCY COLOR CODE | SCALE N.T.S. | 2

ANTENNA AND CABLE COLOR CODING

(3 SECTORED / MULTIPLE RF CHANNELS) ASSUMING 8 LINES AND ANTENNAS



1. COLOR BAND TO BE 2" WIDE ON MAIN LINE.
2. SPACING TO BE 1" BETWEEN BANDS AND 2" BETWEEN LINE AND TECHNOLOGY BANDS. NO SPACE BETWEEN TECHNOLOGY COLOR BANDS.
3. COLOR BAND ON JUMPERS 1" WIDE W/ 1" SPACE.
4. START COLOR BANDS 2" BEYOND WEATHERPROOFING.
5. START SECTOR COLOR NEXT TO END CONNECTOR.

ANTENNA & CABLE COLOR CODE | SCALE N.T.S. | 1

Sprint

AlcatelLucent

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LICENSURE:

SHEET TITLE:

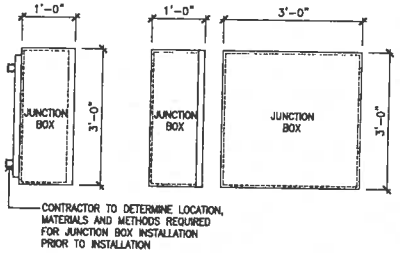
ANTENNA COLOR CODING

SHEET NUMBER: A9

REVISION: 3

CUP12-00031

Mar 08, 2013 - 12:19pm jhussey P:\ALL\SPRINT\SD SITES\SD54XC170\2-CD ANTENNA MODIFICATION\2013-01-08 REV3\SD54XC170 - CD.dwg



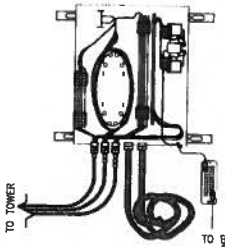
CONTRACTOR TO DETERMINE LOCATION, MATERIALS AND METHODS REQUIRED FOR JUNCTION BOX INSTALLATION PRIOR TO INSTALLATION

NOTES:
-DISTRIBUTION BOX IS KITTED WITH 50' OF 1 1/2" LIQUID-TIGHT CONDUIT AND CONNECTORS. THIS SHOULD BE-

- SPLIT IN HALF (25' PER)
- TERMINATED TO THE DISTRIBUTION BOX AS SHOWN.
- RAN TO AND COILED AS CLOSE TO WHERE THE CABINET IS GOING TO BE MOUNTED AS POSSIBLE.

-DISTRIBUTION BOX IS KITTED WITH 2AWG, POWER CABLE 35' X 2 EACH. RUNS RED AND 2 EACH. RUNS BLACK. THIS SHOULD BE COILED AND LEFT INSIDE DISTRIBUTION BOX.

-BTS INSTALLATION TEAM WILL TERMINATE LIQUID-TIGHT, RUN THE FIBER JUMPERS AND POWER CABLES FROM BTS CABINET TO DISTRIBUTION BOX.

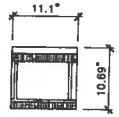


FRONT VIEW WITH DOOR REMOVED TO SHOW DETAIL

JUNCTION BOX DETAIL

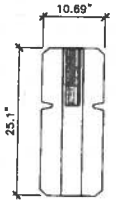
SCALE N.T.S. 5

MANUFACTURER:
MODEL: CDMA/LTE DUAL TECH 4X40W
WEIGHT: 59.5 LBS
POWER SUPPLY: -48 VDC
POWER CONSUMPTION: <700W TYPICAL



TOP VIEW

FRONT VIEW



SIDE VIEW

1900MHz RRH SPECIFICATION

SCALE N.T.S. 3

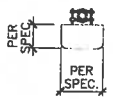
ANTENNA SPECS.

APXVERR18-C-A20

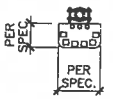
LENGTH: 72.0 IN.
WIDTH: 11.8 IN.
DEPTH: 7.95 IN.

APXSPP18-C-A20

LENGTH: 72.0 IN.
WIDTH: 11.8 IN.
DEPTH: 7.0 IN.

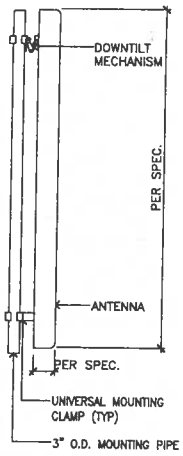


TOP VIEW

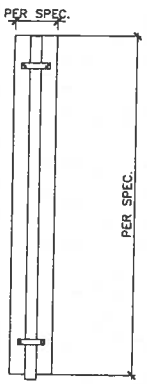


BOTTOM VIEW

SIDE VIEW

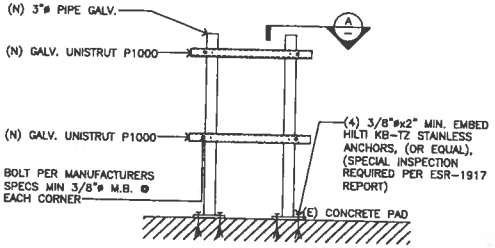


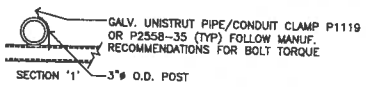
REAR VIEW



ANTENNA SPECIFICATIONS

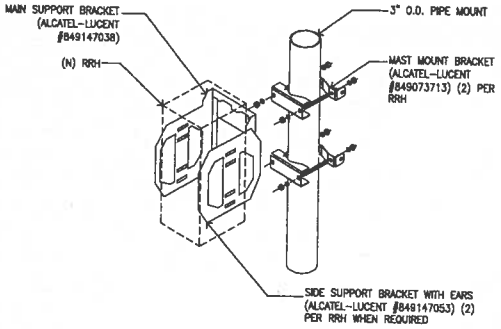
SCALE N.T.S. 1





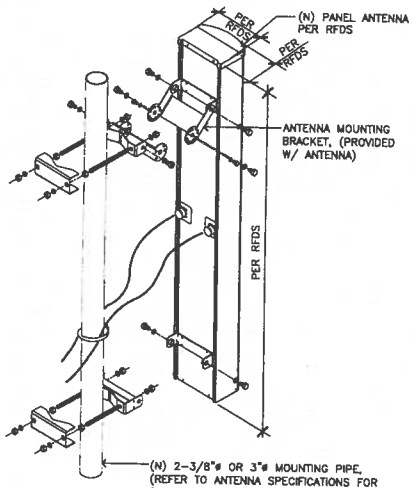
H-FRAME DETAIL

SCALE N.T.S. 6



RRH MOUNTING DETAIL

SCALE N.T.S. 4



ANTENNA MOUNTING DETAIL

SCALE N.T.S. 2

Mar 08, 2013 - 12:20pm jhussey P:\ALU\SPRINT\SD_SITES\SD54XC170\2-CD_ANTENNA_MODIFICATION\2013-01-08_REV3\SD54XC170 - CD.dwg

Sprint

Alcatel-Lucent

MSA
Architecture & Planning, Inc.
3104-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.231.1177 fax 949.231.1120
Costa Mesa San Diego San Francisco
www.msa-ap.com

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE:

01-10-13

ISSUED FOR:

100% CDs

REV.	DATE:	DESCRIPTION:	BY:
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
0	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JG
3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:

DETAILS

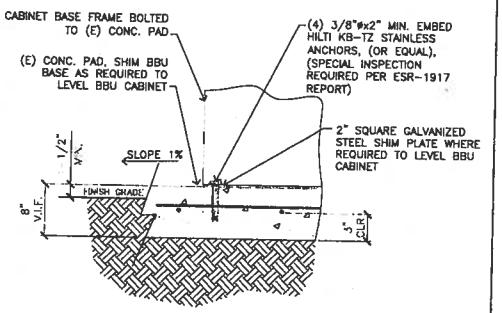
SHEET NUMBER: A10

REVISION: 3

CUP12-00031

NOT USED

SCALE N.T.S. 5 CABINET ANCHORAGE DETAIL

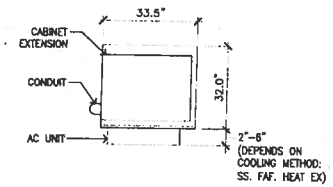


SCALE N.T.S. 3 9928 CABINET SPECIFICATIONS

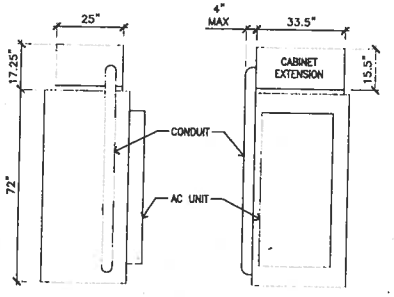
MANUFACTURER: ALCATEL-LUCENT
MODEL: 9927 & 9928

CABINET DIMENSIONS:
HEIGHT: 72 IN.
WIDTH: 35.5 IN.
DEPTH: 32 IN.

ESTIMATED MAX WEIGHT:
FACTORY: 1190 LBS
UPGRADED: 1390 LBS



TOP VIEW



SIDE VIEW FRONT VIEW

SCALE N.T.S. 1

NOT USED

SCALE N.T.S. 6

NOT USED

SCALE N.T.S. 4

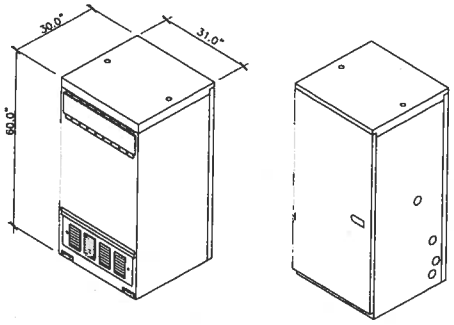
BATTERY BACK-UP CABINET

SCALE N.T.S. 2

MANUFACTURER: ANDREW (COMMSCOPE)
MODEL: 60ECv2

CABINET DIMENSIONS:
HEIGHT: 60 IN. (152.4 cm)
WIDTH: 31 IN. (78.7 cm)
DEPTH: 30 IN. (76.2 cm)

CABINET OPERATING TEMPERATURE RANGE: -40°C TO 46°C



REAR VIEW FRONT VIEW

Sprint

AlcatelLucent

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2194-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.291.1177 fax 949.291.1130
Costa Mesa San Diego San Francisco
www.msa-ap.com

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER
SD54XC170
2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE:
01-10-13

ISSUED FOR:
100% CDs

REV.	DATE:	DESCRIPTION:	BY:
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
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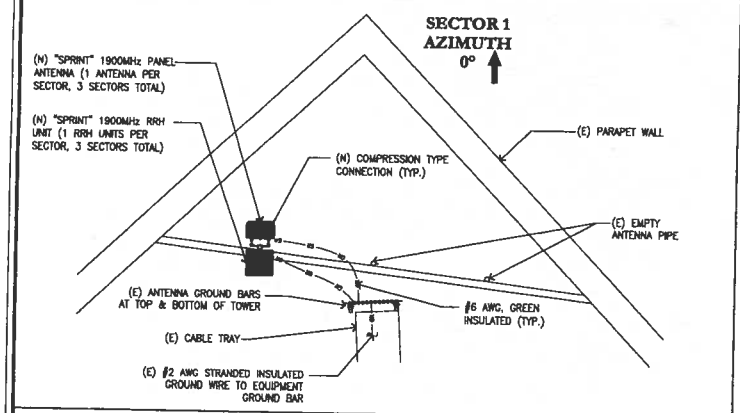
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JG
3	01-10-13	100% CDs	JG

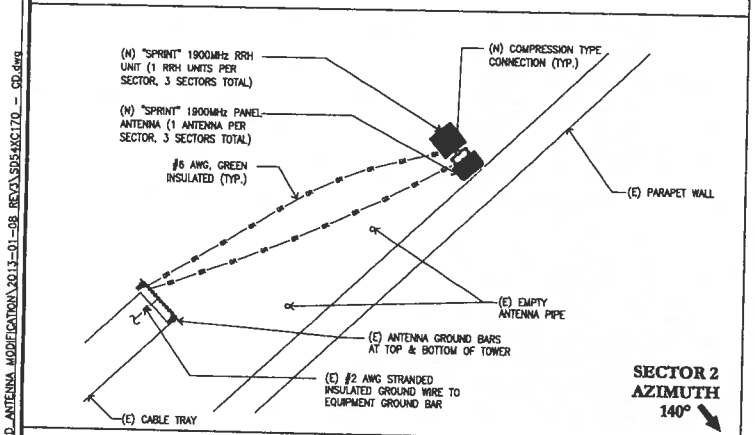
LICENSURE:

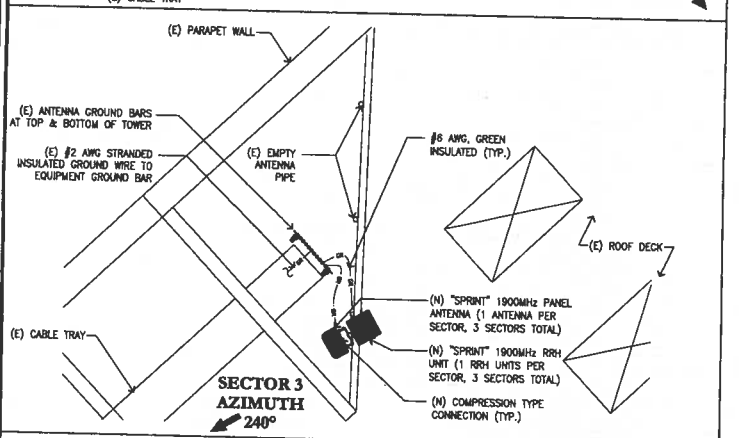
SHEET TITLE:
DETAILS

SHEET NUMBER: A11
REVISION: 3
CUP12-00031

Mar 08, 2013 - 12:20pm jhussey P:\AVA\SPRINT\SD SITES\SD54XC170\V2-CD ANTENNA MODIFICATION\2013-01-08 REV3\SD54XC170 - CD.dwg







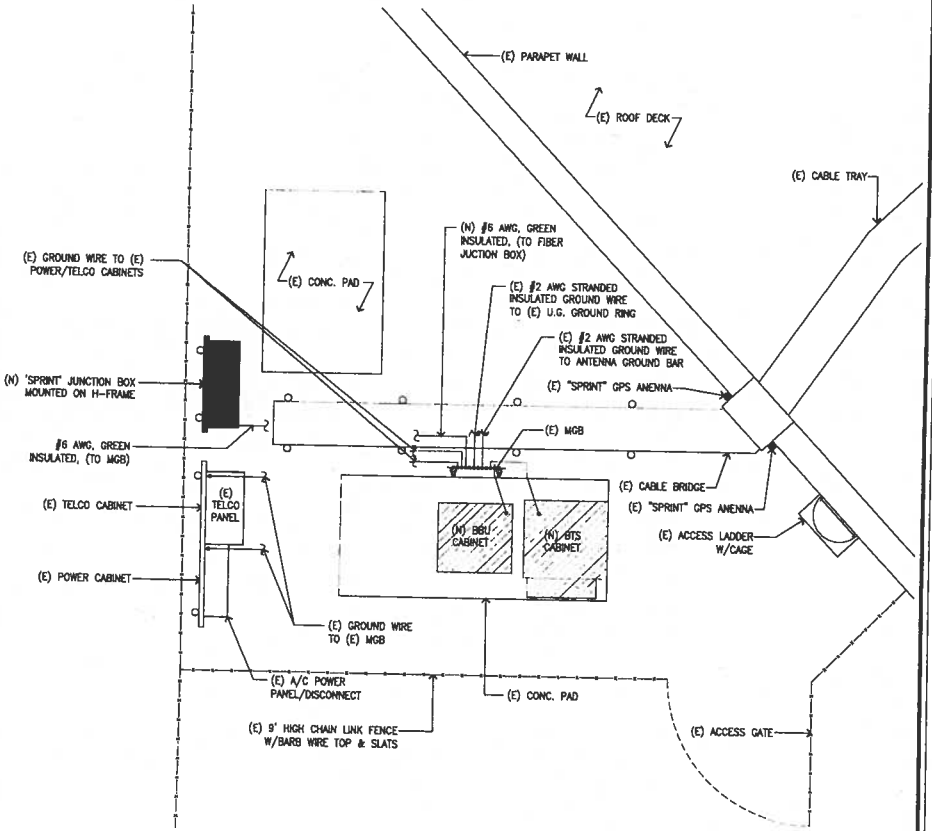
FINAL ANTENNA PLAN

SCALE 1/2"=1' 0' 6" 1' 2' 4'

2

GROUNDING SYMBOLS

- CHEMICAL GROUND ROD
- GROUND ROD
- GROUND ROD W/INSPECTION COVER
- MECHANICAL CONNECTION
- COMPRESSION TYPE CONNECTION
- GROUNDING WIRE
- EXOTHERMIC WELD (CADWELD/THERMOWELD)



SCALE 1/2"=1' 0' 6" 1' 2' 4'

1 FINAL EQUIPMENT PLAN

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Alcatel-Lucent

MSA
Architecture & Planning, Inc.
3104-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.291.1177 fax 949.291.1128
Costa Mesa San Diego San Francisco
www.msa-ap.com

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE:
01-10-13

ISSUED FOR:
100% CDs

REV.	DATE:	DESCRIPTION:	BY:
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
0	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JC
3	01-10-13	100% CDs	JC

LICENSURE:

SHEET TITLE:
EQUIPMENT & ANTENNA GROUNDING PLANS

SHEET NUMBER: E1

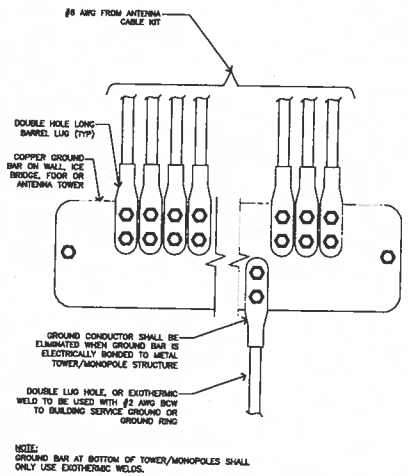
REVISION: 3

CUP12-00031

Mar 08, 2013 - 12:20pm jsussy P:\ALU\SPRINT_SD_SITES\SD54XC170\2-CD_ANTENNA MODIFICATION\2013-01-08 REV3\SD54XC170 - CD.dwg

NOT USED

SCALE N.T.S. 5

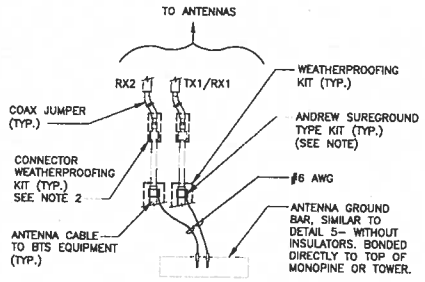


NOTE:
GROUND BAR AT BOTTOM OF TOWER/MONOPOLES SHALL ONLY USE EXOTHERMIC WELDS.

GROUND WIRE INSTALLATION

SCALE N.T.S. 3

NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
2. WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.

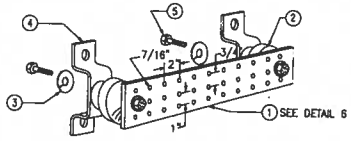


GROUND CABLE CONNECTION

SCALE N.T.S. 1

NOT USED

SCALE N.T.S. 6



1- COPPER GROUND BAR, ¼"X4"X24", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH EMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)

2- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3081-4 OR EQUAL

3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 OR EQUAL

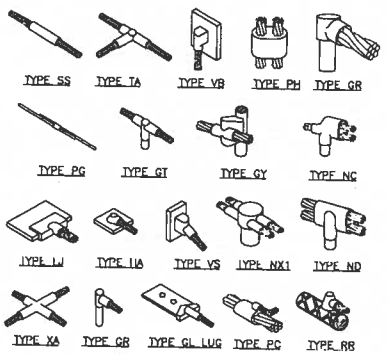
4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056 OR EQUAL

5- 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1 OR EQUAL

6- INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPOLE STRUCTURE. CONNECTION TO TOWER/MONOPOLE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.

GROUND BAR DETAIL

SCALE N.T.S. 4



EXOTHERMIC WELD

SCALE N.T.S. 2

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MSA
Architecture & Planning, Inc.
3194-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.291.1177 fax 949.291.1128
Costa Mesa San Diego San Francisco

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE:

01-10-13

ISSUED FOR:

100% CDs

REV:	DATE:	DESCRIPTION:	BY:
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
0	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JG
3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:

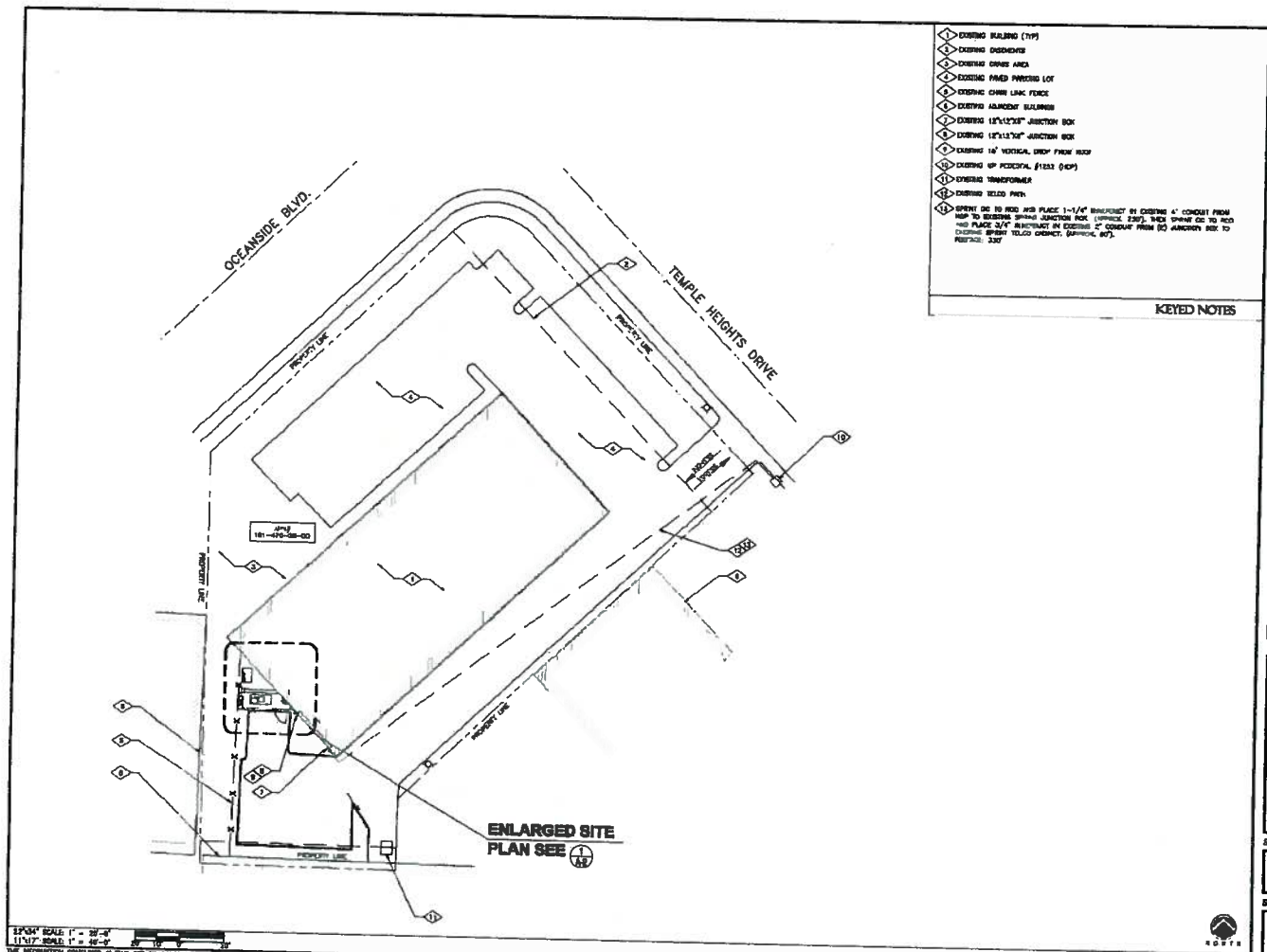
GROUNDING DETAILS

SHEET NUMBER: E2

REVISION: 3

CUP12-00031

Mar 08, 2013 - 12:20pm jhussey P:\ALU\SPRINT\SD SITES\SD54XC170\2-CD ANTENNA MODIFICATION\2013-01-08 REV3\SD54XC170 - CD.dwg



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KDC ARCHITECTS ENGINEERS, P.C.

PROJECT INFORMATION:

SPRINT NETWORK VISION BACKHAUL PROJECT

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DRIVE
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

ISSUE DATE: 07/03/12

ISSUED FOR: AAV REVISED 100% CD

REVISIONS

REV.	DATE	DESCRIPTION	DRAWN
A	04/30/12	ISSUED FOR AAV 100% CD REVIEW	EWG
B	07/03/12	ISSUED FOR AAV REVISED 100% CD REVIEW	EWG

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1

REVISION: B

224281

Sprint

Alcatel-Lucent

MSA Architecture & Planning, Inc.
3184-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.231.1177 fax 949.231.1128
Costa Mesa San Diego San Francisco
www.msa-ap.com

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER

SD54XC170

2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE: 01-10-13

ISSUED FOR: 100% CDs

REV.	DATE	DESCRIPTION	BY
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
0	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JC
3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE: OVERALL FIBER ROUTE PLAN (KDC DRAWING - FOR REFERENCE ONLY)

SHEET NUMBER: F1

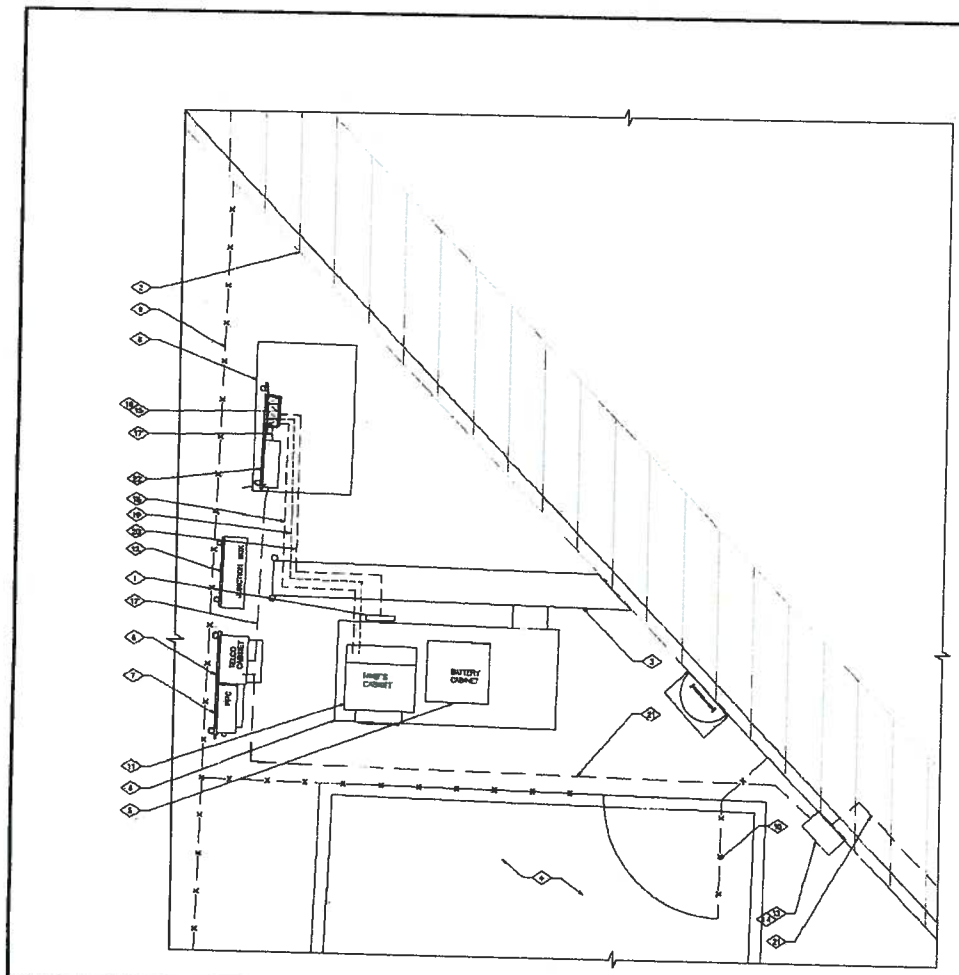
REVISION: 3

CUP12-00031

OVERALL FIBER ROUTE PLAN

2

Mar 08, 2013 - 12:20pm jhussey P:\ALU\SPRINT\SD SITES\SD54XC170\2-CD ANTENNA MODIFICATION\2013-01-08 REV3\SD54XC170 - CD.dwg



1 ENLARGED SITE PLAN

KEYED NOTES

1. EXISTING MAIN GROUND BUS BAR
2. EXISTING BUILDING
3. EXISTING CABLE TRAY
4. EXISTING FENCED AREA
5. EXISTING BATTERY CABINET
6. EXISTING TELCO CABINET
7. EXISTING PPC CABINET
8. EXISTING RAISED CONCRETE PAD
9. EXISTING 8'-0" HIGH LEASE AREA CHAIN LINK FENCE
10. EXISTING 4'-0" WIDE LEASE AREA CHAIN LINK ACCESS GATE
11. EXISTING RADIO CABINET
12. EXISTING SPRINT JUNCTION BOX MOUNTED ON H-FRAME
13. EXISTING 12"x12"x8" JUNCTION BOX
14. EXISTING 15' VERTICAL DROP FROM ROOF
15. SPRINT GC TO INSTALL "UNI 18 BRACKET" FOR MANUFACTURER'S SPECIFICATIONS TO (N) H-FRAME USING U-BOLTS
16. AT&T TO PLACE CBRA EQUIPMENT. (REFER TO PHOTO FOR LOCATION)
17. SPRINT GC TO PROVIDE & INSTALL (1) 1-1/4" EMT CONDUIT FROM THE (E) SPRINT TELCO CABINET TO THE (P) FIB JUNCTION BOX(PPC/RRH, LIT). SPRINT GC TO PROVIDE & INSTALL (2)(E) 1-1/4" EMT CONDUIT FROM THE FIB LOCATION TO THE UNI/ CBRA EQUIPMENT (APPROX. 8')
18. SPRINT GC TO PROVIDE AND INSTALL (1) 1-1/4" FLEX CONDUIT WITH MULE TAPE FROM UNI/ CBRA CABINET TO SPRINT'S RAN BTS CABINET. CONDUIT FOOTAGE: 15'
19. SPRINT GC TO PROVIDE & INSTALL (1) 1-1/4" FLEX CONDUIT FROM (E) SPRINT CABINET TO (P) 3164 UNI/ CBRA CABINET. (1) 8 AWG -48VDC CIRCUIT USING 1 14 AWG DUAL STRANDED WIRE COLORED RED AND BLACK. CONDUIT FOOTAGE: 15'
20. SPRINT GC TO PROVIDE & INSTALL (1) 1-1/4" FLEX CONDUIT, WITH (1) #6 AWG GREEN SOLID WIRE POWED WIRES FROM THE NEAREST MCB TO THE (P) UNI/ CBRA CABINET. CONDUIT FOOTAGE: 15'
21. SPRINT GC TO ROD AND PLACE 1-1/4" SWEEPNECT IN EXISTING 4" CONDUIT FROM MCP TO EXISTING SPRINT JUNCTION BOX. (APPROX. 250'). THEN SPRINT GC TO ROD AND PLACE 3/4" SWEEPNECT IN EXISTING 2" CONDUIT FROM (E) JUNCTION BOX TO EXISTING SPRINT TELCO CABINET. (APPROX. 80'). FOOTAGE: 330'
22. AT&T WILL PLACE FIB IN SPRINT GC PROVIDED AND INSTALLED 30"X30"X12"NEMA 3R RATED JUNCTION BOX WITH 36" PLYWOOD BACKBOARD WITH GROUND BAR AND 3" COIL OF #6 AWG GREEN TELCO GROUND WIRE

NORTH

11"x17" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

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KDC

PROJECT INFORMATION

SPRINT NETWORK VISION BACKHAUL PROJECT

OCEAN VISTA BUSINESS CENTER
SD54XC170
2605 TEMPLE HEIGHTS DRIVE
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

ISSUE DATE: 07/03/12

ISSUED FOR: AAV REVISED 100% CD

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	04/30/12	ISSUED FOR AAV 100% CD REVIEW	BMD
B	07/03/12	ISSUED FOR AAV REVISED 100% CD REVIEW	BMD

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE

SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: A-2 REVISION: B 224281

ENLARGED FIBER ROUTE PLAN

SCALE: NTS 2

Sprint

Alcatel-Lucent

MSA
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3184-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.221.1177 fax 949.221.1120
Costa Mesa San Diego San Francisco
email: msa@msa-ap.com

PROJECT INFORMATION:

OCEAN VISTA BUSINESS CENTER
SD54XC170
2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92056-3584

CURRENT ISSUE DATE: 01-10-13

ISSUED FOR: 100% CDs

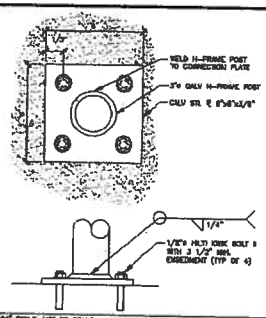
REV.	DATE	DESCRIPTION	BY
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
B	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JC
3	01-10-13	100% CDs	JG

LICENSURE:

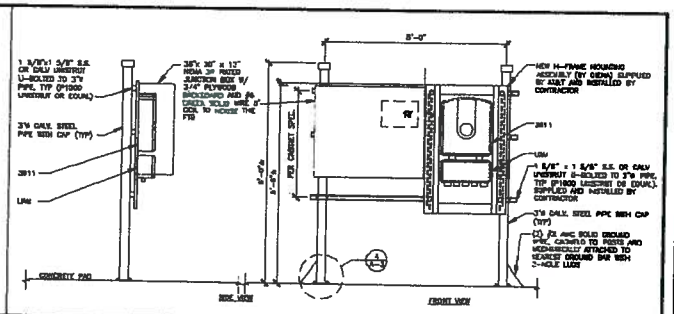
SHEET TITLE: ENLARGED FIBER ROUTE PLAN (KDC DRAWING - FOR REFERENCE ONLY)

SHEET NUMBER: F2 REVISION: 3 CUP12-00031

Mar 08, 2013 - 12:20pm jhussey P:\ALU\SPRINT\SD_SITES\SD54XC170\2-CD_ANTENNA MODIFICATION\2013-01-08_REV2\SD54XC170 - CD.dwg

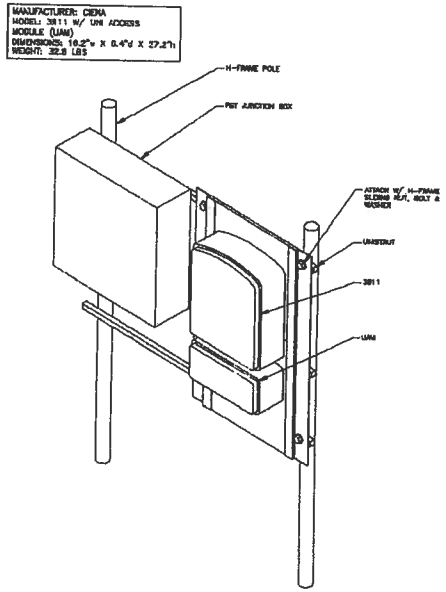


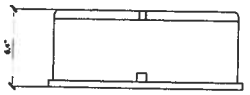
NOT USED 5



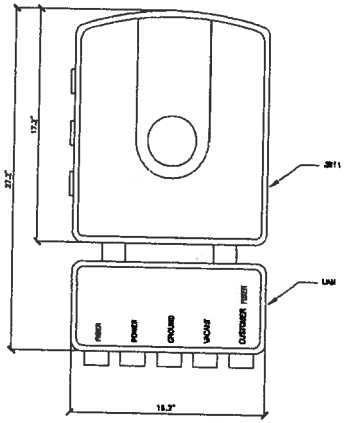
H-FRAME BASE DETAIL 4

FIBER JUNCTION BOX H-FRAME MOUNTING DETAIL 3





PLAN



FRONT ELEVATION

NOT USED 2

FIBER CABINET 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

FIBER DETAILS

SCALE NTS 2

Sprint

AlcatelLucent

KDC

PROJECT INFORMATION

SPRINT NETWORK VISION BACKHAUL PROJECT

OCEAN VISTA BUSINESS CENTER
SD54XC170
2605 TEMPLE HEIGHTS DRIVE
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

ISSUE DATE
07/03/12

ISSUED FOR:
AAV REVISED 100% CD

REVISIONS

NO.	DATE	DESCRIPTION	ISSUED
A	04/20/12	ISSUED FOR AAV 100% CD REVIEW	SMH
B	07/03/12	ISSUED FOR AAV REVISED 100% CD REVIEW	SMH

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE

SHEET TITLE
DETAILS

SHEET NUMBER: A-3
REVISION: B
224281

Sprint

AlcatelLucent

MSA
Architecture & Planning, Inc.
9194-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.291.1177 fax 949.291.1128
Costa Mesa San Diego San Francisco
www.msa-ap.com

PROJECT INFORMATION:
OCEAN VISTA BUSINESS CENTER
SD54XC170
2605 TEMPLE HEIGHTS DR.
OCEANSIDE, CA 92058-3584

CURRENT ISSUE DATE:
01-10-13

ISSUED FOR:
100% CDs

REV.	DATE	DESCRIPTION	BY
A	05-03-12	ISSUED FOR 90% CDs FOR REVIEW	RG
0	05-15-12	ISSUED FOR 100% CDs FOR REVIEW	RG
1	09-08-12	ISSUED FOR 100% CDs FOR REVIEW	JWH
2	11-14-12	PRELIM CDs	JC
3	01-10-13	100% CDs	JG

LICENSURE:

SHEET TITLE:
FIBER DETAILS (KDC DRAWING – FOR REFERENCE ONLY)

SHEET NUMBER: F3
REVISION: 3
CUP12-00031

Mar 08, 2013 - 12:20pm jhussey P:\ALU\SPRINT\SD_SITES\SD54XC170\2-CD_ANTENNA_MODIFICATION\2013-01-08_REV3\SD54XC170 - CD.dwg

PLANNING COMMISSION
RESOLUTION NO. 2013-P14

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

APPLICATION NO: CUP12-00031
APPLICANT: Sprint/Nextel c/o Alcatel Lucent
LOCATION: 2605 Temple Heights Drive

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 39 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

equipment upgrades necessary to accommodate fourth generation (4G) wireless technologies as described in the Description and Justification and shown on plans dated January 10, 2013 and the operation of a wireless communications facility on an existing industrial building;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 25th day of March, 2013 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;

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

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

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

FINDINGS:

For the Conditional Use Permit (CUP12-00031):

1. The placement, construction, or modification of the wireless communications 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. The upgraded equipment will accommodate necessary fourth generation (4G) wireless technologies and facilitate the continued operation of a wireless communications facility on an existing industrial building.
2. The proposal demonstrates a reasonable attempt to minimize stand-alone facilities, is designed to protect the visual quality of the City, and will not have an undue adverse impact on historic resources, scenic views, or other natural or man-made resources. The project site is located in a developed area on the roof of an existing industrial building. The proposed antenna upgrades would be completely concealed from public view behind an existing rooftop parapet screen wall.
3. Alternative site locations were not analyzed as the proposed project is intended to allow for equipment upgrades and continued operation of an existing wireless communications facility. However, coverage maps were provided by the applicant demonstrating the need to maintain the existing facility on the service grid.
4. All applicable requirements and standards of Article 39 will be met by the proposed project either as designed or as implemented in accordance with the Conditions of Approval.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permit (CUP12-00031) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.

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

4. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations. (2010 CBC Chapter 11B).

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

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

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

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

Fire:

7. The quantity of lead acid batteries and their electrolyte volume(s) shall be indicted on the construction plans.

8. 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 1,000 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. If the quantity of electrolyte solution is 10 gallons or greater, visible hazard identification signs, as specified in NFPA 704, shall be placed at the entrance to the battery storage room.

9. Prior to activation, the facility shall have a final inspection by the Fire Department.

Planning:

10. The Conditional Use Permit is granted for the following use only: equipment upgrades necessary to accommodate fourth generation wireless technologies (4G) and the continued operation of an existing, but expired wireless communications facility. Specific facility upgrades consist of the following: removal of seven (7) existing antennas and the installation of three (3) new antennas divided into three (3) sectors located behind the existing rooftop parapet screen wall of an industrial building; removal of one (1) modcell cabinet and one (1) BBU cabinet; and installation of three (3) new 4G panel antennas, three (3) remote radio units (RRU's), one (1) GPS antenna, three (3) new hybriflex fiber optic cables, one (1) MMBTS cabinet, one (1) new junction box, one (1) new BBU cabinet, and new fiber equipment. Any substantial change in the use or expansion of the wireless communications facility beyond that which is approved by the Planning Commission, shall require a revision to the Conditional Use Permit or new Conditional Use Permit.

11. Conditional Use Permit (CUP12-00031) shall expire March 25, 2015 unless the applicant has obtained a Building Permit and has requested an initial building inspection.

12. Entitlements granted for Conditional Use Permit (CUP12-00031) and approved by this resolution, shall be valid until May 31, 2016.

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

14. The wireless communications facility permitted by this Resolution shall be erected, operated and maintained in compliance with Article 39.

require modifications to the wireless communications facility and of the measures taken by the applicant to comply with such regulatory changes.

20. Absent any modifications to the wireless communications facility that would cause a change to the effective radiated power or frequency use, the applicant shall submit an annual letter to the City Planner certifying that no such changes have been made to the site and that the Facility continues to operate within the range allowed by FCC regulations.

21. Any substantial change in the type of antenna and/or facility installed in a particular location shall require the prior approval of the City Planner or his designee. Failure to obtain the prior approval of the City Planner or his designee may be grounds for institution of revocation proceedings as well as grounds to institute any other enforcement action available under federal, state, or local law.

22. Public access to the wireless communications facility shall be restricted. Required security measures shall include the posting of blue notice signs at rooftop access points and the installation of either visual or physical barriers in front of Sector A and C antennas.

23. All required and proposed signage and barriers shall be shown on approved building plans.

24. The permittee(s) shall exercise a good-faith effort to incorporate the best available equipment technology to effect a reduction in the visual presence of the approved antennas and equipment. Any modifications requested to this facility shall permit the City Planner or his designee to review the existing facility to determine whether requiring new equipment or applying new screening techniques that reduce visual impacts is appropriate, if technically feasible. Upon the City's request and discretion, the permittee(s) shall be required to provide an independently prepared technical analysis demonstrating compliance with this condition. The permittee(s) inability to demonstrate the use of current technologies may be grounds for the institution of revocation proceedings of the Conditional Use Permit.

25. Co-location of wireless communications facilities pursuant to Article 39 shall be required whenever feasible. The permittee(s) shall exercise a good-faith effort to cooperate with other communication providers and services in the operation of a multiple-provider facility, provided such shared usage does not impair the operation of the approved facility. Upon the City's request and discretion, the permittee(s) shall

provide an independently prepared technical analysis to substantiate the existence of any technical prohibitions against the operation of a co-use facility. The permittee(s)' non-compliance with this requirement may be grounds for the institution of revocation proceedings of the Conditional Use Permit.

26. A Maintenance and Facility Removal Agreement shall be executed by the operator and the property owner prior to the issuance of building permits. No permit shall become effective until such agreement has been executed. Said agreement shall bind the operator and property owner and their successors and assigns to the facility to the following:

a) Maintain the facility in good condition, which shall include but not be limited to regular cleaning, painting, and general upkeep and maintenance of the site;

b) Remove the facility when required by Article 39 or by any condition of approval, or when it is determined that the facility will not have been used during any current consecutive six (6) month period, or if the facility will be abandoned;

c) Pay all costs the City reasonably incurs to monitor a facility's compliance with conditions of approval and applicable law;

d) Reimburse the City for any and all costs incurred for work required by Article 39, applicable law, or the conditions of a permit issued by the City for the facility which the operator and property owner fail to perform within 30 days after written notice from the City to do so or sooner if required by the City for good cause;

e) Where the City Planner or Planning Commission or City Council, as the case may be, determines that it is necessary to ensure compliance with the conditions of approval or otherwise provide for removal of the facility that is temporary in nature or upon its disuse, the operator or owner may be required to post a performance bond, cash or a letter of credit or other security acceptable to the City Planner in the amount of ten thousand dollars ($10,000), or such higher amount as the City Planner reasonably determines is necessary to ensure compliance with the maintenance and facility removal agreement.

27. The wireless communications facility shall include signage approved by the City Planner identifying the name and phone number of a party to contact in the event of an emergency.

Such signage must comply with any applicable provisions of Article 39 and Article 33 (sign ordinance).

28. Wireless communications facilities and the sites on which they are located shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be corrected within five (5) days of written notice by the City. Graffiti shall be removed as soon as practicable, and in no event longer than 48 hours after notice by the City.

29. The wireless communications facility shall be operated to minimize noise impacts to surrounding residents and persons using nearby facilities and recreation areas. All equipment that may emit noise in excess of the levels permitted by Article 38 of the City Municipal Code (noise ordinance) shall be enclosed. Backup generators shall only be used during periods of power outages or for testing.

30. Temporary power may be allowed during the initial construction or major repair of a Facility for the minimal amount of time necessary to complete the work. The operator shall provide a timeline to the City Planner and keep staff updated as to the time of completion.

31. The wireless communications facility shall be installed and maintained in compliance with the requirements of the Uniform Building Code, National Electrical Code, noise ordinance, and other applicable codes, as well as other restrictions specified in Article 39.

32. This Conditional Use Permit may be revised in accordance with the provisions of the Zoning Ordinance. Any application for a revision to Conditional Use Permit (CUP12-00031) shall be evaluated against the existing land use policies and any site area and neighborhood changes.

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

34. All costs reasonably incurred by the City in verifying compliance and in extending or revoking an approval shall be borne by the applicant and/or permit holder.

35. Failure to meet any conditions of approval for this development shall constitute a violation of this Conditional Use Permit. Conditional Use Permit (CUP12-00031) may be revoked pursuant to Article 47 of the Zoning Ordinance.

36. If the operator of this facility intends to abandon or discontinue the use of this facility, the City shall be notified of such intention no less than sixty (60) days prior to the final day of use.

37. If the use of this facility is discontinued, it shall be considered abandoned ninety (90) days following the final day or use.

38. All abandoned facilities shall be physically removed by the operator no more than ninety (90) days following the final day of use or of determination that the facility has been abandoned, whichever occurs first. When a wireless communications facility has been abandoned, but not removed, the City may cause such facilities to be removed and charge all expenses incurred in such removal to the provider.

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

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

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41. 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.

PASSED AND ADOPTED Resolution No. 2013-P14 on March 25, 2013 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Tom Rosales, Chairman
Oceanside Planning Commission

ATTEST:

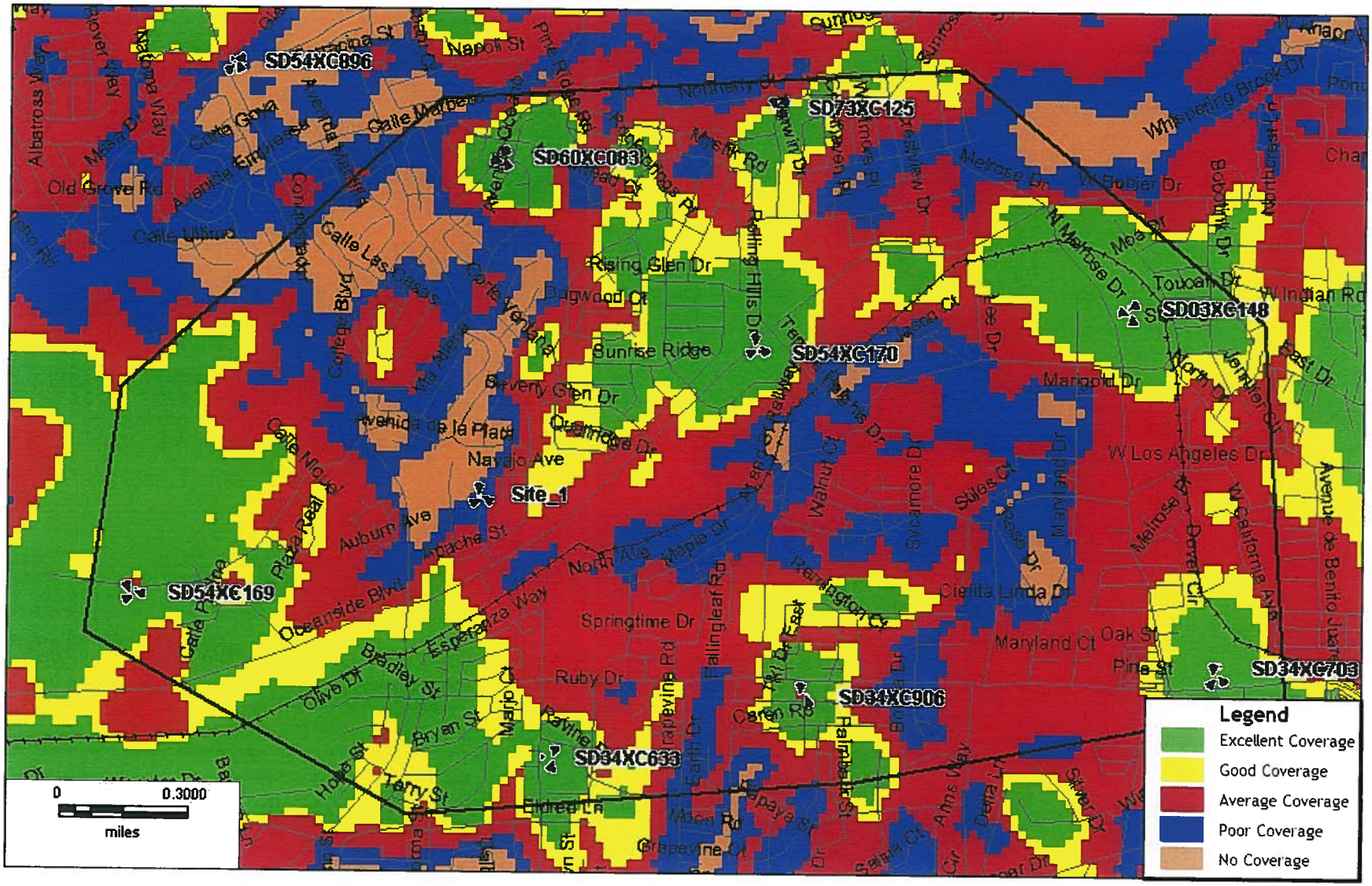
_____

Marisa Lundstedt, Secretary

I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2013-P14.

Dated: March 25, 2013

SD54XC170 **Coverage with neighboring sites : Current Design**



CUP12-00031

Alcatel·Lucent

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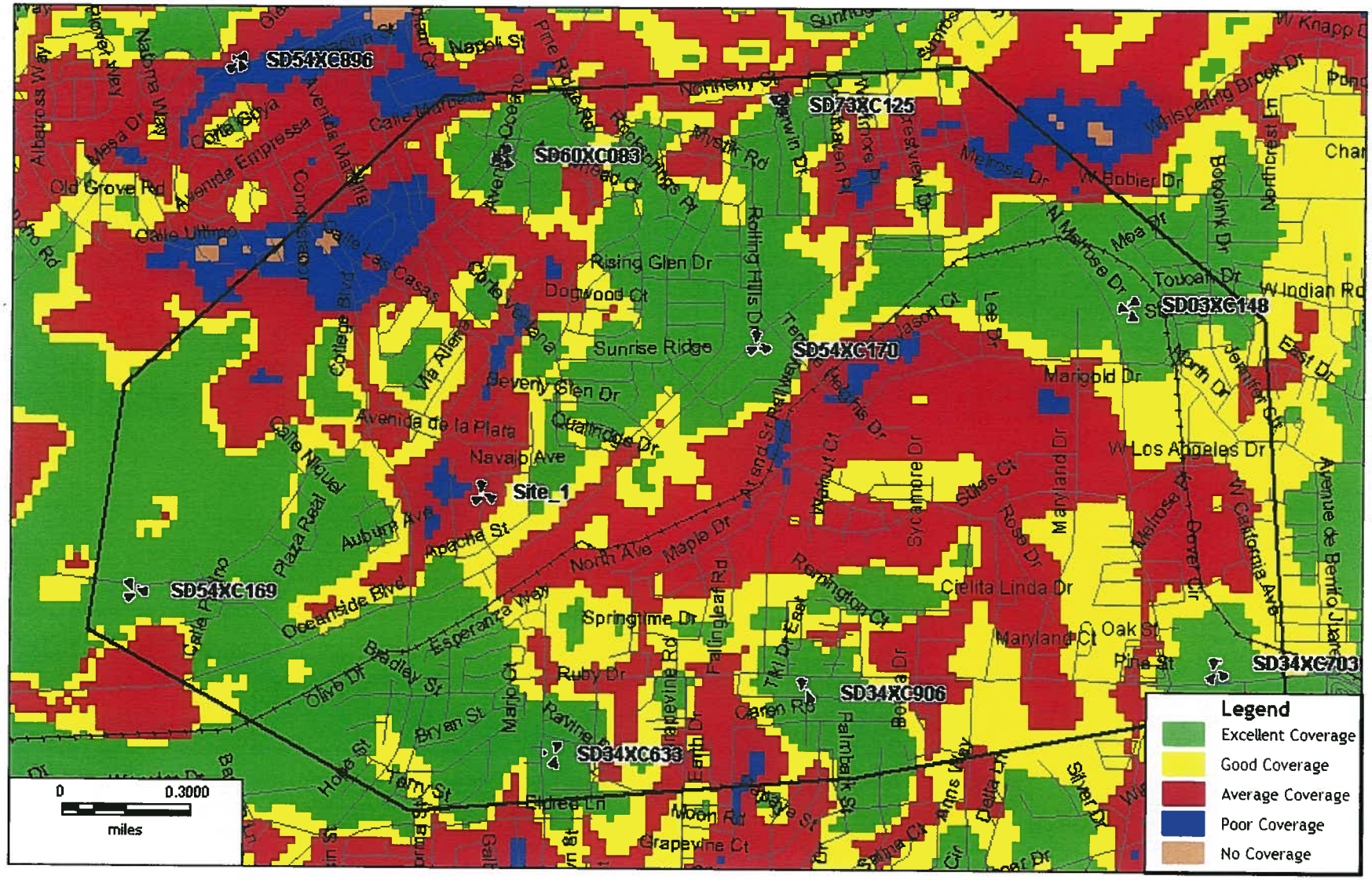
SD54XC170 **Coverage with neighboring sites : Proposed Configuration**



CUP12-000031

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CUP12-00031

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
8/23/12 RECEIVED NOV 26 2012 CITY OF OCEANSIDE DEVELOPMENT SERVICES	

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P. CUP12-00031	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
Sprint Nextel c/o Alcatel Lucent	
3. ADDRESS 9605 Scranton Road, #400 San Diego, CA 92121	4. PHONE/FAX/E-mail 619-417-6295
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) SureSite, Ed Gaia	
6. ADDRESS 20612 Kelvin Lane HB, CA 92646	7. PHONE/FAX/E-mail 714 404 4237

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
2605 Temple Heights Dr.	161-470-24

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
LI	IL	Church	161-470-24

14. LATITUDE	15. LONGITUDE

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

Request for Administrative Use Permit for existing wireless base station. Also, modernization of the existing base station including replacing existing antennas, add RRHs and replacement of existing equipment cabinet

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY
IL	LI	same	N/A	N/A

22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR
N/A	no change	no change	N/A

PART IV – ATTACHMENTS

X	26. DESCRIPTION/JUSTIFICATION	X	27. LEGAL DESCRIPTION	X	28. TITLE REPORT
X	29. NOTIFICATION MAP & LABELS	X	30. ENVIRONMENTAL INFO FORM	X	31. PLOT PLANS
X	32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING	X	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
Ed Gaia	11/23/12	see attached	
Sign:		Sign:	

- **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.**

CUP12-00031

SureSite

Infrastructure Development Services

Authorized Agent for **Sprint Nextel and Alcatel Lucent**
CUP12-00031 ~~ACUP00010~~
Sprint Nextel Project Number: SD54XC170
Sprint Nextel Project Name: Ocean Vista Business Center

City of Oceanside
Conditional Use Permit Application
Project Information and Justification

Sprint Nextel is requesting approval of a conditional use permit application to allow the maintenance, upgrading and continued operation of an unmanned wireless telecommunications facility on property already authorized for wireless telecommunication use in the City of Oceanside and presents the following project information for your consideration.

RECEIVED
NOV 26 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Project Location
Address: 2605 Temple Heights Drive, Oceanside, CA 92056
APN: 161-470-28-00
Zoning: LI
General Plan: IL

Project Representative
Name: SureSite Consulting Group, LLC
Address: 20612 Kelvin Lane, Huntington Beach, CA 92646
Contact Information: Ed Gala, 714-709-1523, e.gala@sure-site.com

Sprint Contact
Name: Steve Layman
Alcatel Lucent
9605 Scranton Road, Suite 400, San Diego, CA 92121
(619) 417-6295
steve.layman@alcatel-lucent.com

Project Description
Proposed is the removal of six existing panel antennas mounted behind the church building parapet walls and the reinstallation of one new 4G antenna per sector and the placement of one RRU unit behind each antenna. One existing radio equipment cabinet will be retrofitted with the new 4G radios. There will be no net increase in the number of antennas already authorized for this site by ACUP-3-01. Project improvements are summarized as follows: remove 6 panel antennas, remove one modcell cabinet, remove one BBU cabinet, install three new 4G panel antennas, install 3 RRH units, install one GPS antenna, install 3 new hybriflex fiber optic cables, install one MMBTS cabinet, install one new junction box, install one new BBU cabinet, install

CUP12-00031

fiber equipment. The interim antenna and equipment plan will be in effect for approximately 48 hours to allow for the smooth transition from the CDMA operating system to the new 4G operating system.

Project Objectives
The proposed site maintenance and technology upgrade is intended to provide the residents of Oceanside who are served by this facility, the latest in wireless technology by improving call quality, data transmission and speed.

Alternative Site Analysis
The following locations were evaluated for possible locations for the facility:
NA. Proposed is the modification and maintenance upgrade to an existing Sprint installation

Findings/Burden of Proof

The project site is located in an established developed area consisting of a mix of industrial, residential and commercial land uses. Church buildings have proved themselves to be ideal locations for wireless telecommunication facilities because the antenna use can easily be integrated into the operation of the church, having no negative impact to the functioning of this land use or surrounding land uses. Wireless telecommunication is now an indispensable part of everyday life and wireless customers expect to be provided nearly flawless radio coverage at all locations and at all times. The subject project will provide improved radio coverage, improved data reception and transmission and improved data download speeds within the surrounding area to the benefit of the general health, safety, welfare and convenience of the public in the vicinity of this facility. The proposed project will reduce the number of antennas currently built on site and as such any visual impact that the existing antennas may have generated will be greatly reduced.

The proposed project is in conformance with all city General Plan goals by furthering the health, safety, welfare and convenience of city residents with the improvement and continued operation of a wireless telecommunication facility in an area of the city currently experiencing diminished wireless service. The proposed project is in conformance with all Federal Communications Commission (FCC) regulations and standards for wireless telecommunication facilities as documented in the attached FCC RF Certification form. All height, site and screening requirements have been met by this project. The installation is emergency 911 compatible with all wireless carriers.

Sprint is authorized and regulated by the Federal Communications Commission (FCC) to operate their wireless systems in the Southern California market area. Transmit power is typically between 100 to 500 watts per antenna sector, transmitting and receiving at a frequency of 1850.0 -1865.0, and 1930.0-1945.0 MHz. These levels are well below the safety standards established by the FCC and no health impacts are anticipated with this project in conformance with city

CUP12-00031

goals for telecommunication uses. In addition, Sprint does not oppose co-location on the subject building or project site and has left space for additional wireless carriers. This project design will provide mitigation of future wireless development in the area by allowing for the concentration of additional facilities at one location, thereby minimizing the spread of these facilities throughout the community and providing mitigation of the potential visual impact in more view sensitive locations.

The proposed facility will be unmanned requiring approximately one maintenance visit per month and will not have any significant impact to existing roadways and on and off site circulation nor have any impact on the character of existing development in the neighborhood

Sprint Nextel Company Information

Sprint Nextel is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

Sprint Nextel is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1850.0 -1865.0, and 1930.0-1945.0 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

Sprint Nextel will continue to operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and subsequent modifications, the Middle Class Tax Relief and Job Creation Act of 2012 (Section 6409) and other applicable laws.

The enclosed application is presented for your consideration. Sprint Nextel requests a favorable determination and approval of a substantial conformance to modify its existing base station. Please contact me with any questions or requests for additional information.

Respectfully submitted,

Edward Gala
Authorized Agent for Sprint Nextel and
Alcatel Lucent

CUP12-00031

RECORDING REQUESTED BY
RECORDING REQUESTED BY CONTINENTAL LAWYERS TITLE

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: Jack Renner Sweeney
STREET ADDRESS: Lynnda Sweeney
Mr & Mrs. Jack Renner Sweeney
CITY STATE ZIP: 1000 East Howell Ave
Anaheim, CA 92805

1401

DOC #: 1991-0091245
01-MAR-1991 03:59 PM

SAN DIEGO COUNTY RECORDER'S OFFICE
ANNETTE E. EVANS, COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

	161	470	28	ALL ☒ PTN

Title Order No. 158151-02
Escrow or Loan No. 03-7980-S

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $ 365.20 _____ CITY TAX $ _____
☐ computed on full value of property conveyed, or
☒ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Oceanside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RONALD EDWARD TODORAN AND SALLY ANN TODORAN, TRUSTEES OF THE Todoran Family Trust, ESTABLISHED JUNE 1, 1980, WHO ACQUIRED TITLE AS TODORAN FAMILY TRUST, ESTABLISHED JUNE 1,1980

hereby GRANT(s) to

Jack Renner Sweeney and Lynnda Sweeney, Husband and Wife as joint tenants

the following described real property in the city of Oceanside

County of San Diego State of California:

Lot 13 of Ocean Vista Industrial Park, Unit 1A, City of Oceanside, County of San Diego, Map 10451 filed in the office of the County Recorder of San Diego County, August 6, 1982.

STATE OF CALIFORNIA
COUNTY OF Orange ss.

On February 26, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald Edward Todoran and Sally Ann Todoran, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Trustee's of the Todoran Family Trust, the Trust that executed the within instrument and acknowledged that such Trust executed same.
WITNESS my hand and official seal.

Signature Sharon Bright
Sharon Bright
(Name)

OFFICIAL SEAL
SHARON BRIGHT
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My Comm. Expires Aug. 13 1994

RECEIVED
NOV 26 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Dated February 26, 1991

Ronald Edward Todoran
Todoran Family Trust
Sally Todoran

STATE OF CALIFORNIA
COUNTY OF _____ } ss
On _____ before me, the undersigned, a Notary Public in and for said State personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.
Signature _____

ACUP00010
SD54XC170

TT 100 (Rev. 1/90)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

OFFICIAL RECORDS, SAN DIEGO COUNTY, ANNETTE E. EVANS, RECORDER

NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 03/26/2013
Removal: 09/26/2013
(180 days)

1. **APPLICANT:** Sprint Nextel c/o Alcatel
2. **ADDRESS:** 9605 Scranton Road #400, San Diego, CA 92121
3. **PHONE NUMBER:** (619) 417-6295
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Sally Schifman
6. **PROJECT TITLE:** Sprint @ 2605 Temple Heights Drive (CUP12-00031)
7. **DESCRIPTION:** Consideration of a Conditional Use Permit (CUP12-00031) for equipment upgrades necessary to accommodate fourth generation wireless technologies (4G) and the continued operation of an existing, but expired wireless telecommunication facility. The proposed project consists of the removal of six (6) existing antennas and the installation of three (3) new antennas, which would be located behind the existing rooftop parapet screen wall. In addition to the original six (6) antennas, one (1) modcell cabinet and one (1) BBU cabinet would also be removed. Equipment upgrades would include the installation of: three (3) new 4G panel antennas, three (3) remote radio units (RRU's), one (1) GPS antenna, three (3) new hybriflex fiber optic cables, one (1) MMBTS cabinet, one (1) new junction box, one (1) new BBU cabinet, and new fiber equipment.

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

[x] The project is categorically exempt, Class 1, Existing Facility (Section 15301); or,

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

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

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

Sally Schifman

Sally Schifman, Consulting Assistant

Date: March 26, 2013

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