AGENDA NO. 4

PLANNING COMMISSION **STAFF REPORT**

DATE: June 10, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMIT (CUP12-00019) FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS COMMUNICATIONS FACILITY LOCATED AT 805 COLLEGE BOULEVARD – SPRINT @ 805 COLLEGE BOULEVARD – 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-P28 approving Conditional Use Permit CUP12-00019 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The project site is located at 805 College Boulevard on an existing commercial retail building. The property has a land use designation of Rancho Del Oro Specific Plan (S-1-84) on the General Plan Land Use Map and is zoned Planned Development – 1 (PD-1) on the official zoning map.

Surrounding land uses include a mix of retail buildings to the north, east and west, and open space to the south.

Project Background: This project site was initially approved for a wireless communications facility on August 12, 1996. The original Conditional Use Permit (CUP-11-96) granted Cox California PCS entitlements for nine (9) antennas. The antennas were to be mounted behind radiofrequency (RF) transparent material on an existing rooftop cupola.

Entitlements granted by Conditional Use Permit (CUP-11-96) expired on August 12, 2001.

The City has no record of when Sprint/Nextel began operating their equipment at this location. However, according to the submitted existing conditions drawings, there are currently six (6) operating Sprint antennas located within the cupola.

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

Conditional Use Permit CUP12-00019 represents a request for the following:

(a) Equipment upgrades necessary to accommodate fourth generation (4G) wireless technologies and the continued operation of a wireless communications facility on an existing fast food restaurant. Project upgrades consist of the removal of six (6) existing antennas and the installation of three (3) new antennas divided into three (3) sectors. There are no proposed changes to the existing equipment cabinets. (See Attachment 1)

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 Rancho Del Oro Specific Plan (S-1-84). 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 4G wireless technologies and continue operating a wireless communications facility on an existing commercial retail 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 (Attachment 2).

The project site is located in a developed area within a cupola structure of an existing commercial retail building. Commercial properties 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 RF transparent screening within a rooftop cupola.

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 communication facility standards, locational and 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.

Among facility design standards is the requirement to employ camouflage design techniques in order to minimize visual impacts. As noted earlier, the proposed project would be in an existing rooftop cupola mounted behind RF transparent screening. The screening feature has been designed to match in color, size, proportion, style, texture, and quality the exterior design and architectural character of the existing 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 a commercial district, which is the third most desirable location out of seven. There are no residential districts near the project site. The location of the antennas behind screening would mitigate any potentially adverse visual impacts surrounding environment.

The zoning ordinance permits wireless communications facilities to exceed the maximum building height of the underlying zoning district by 10 feet. In the PD-1 commercial zone, the maximum allowed building height is 52 feet. The cupola upon which the antennas will be mounted is 43 feet in height and is the tallest feature of the building. As designed and conditioned, the proposed antennas will not extend beyond the height of the cupola.

At all times, wireless communications facilities are required to comply with the most current regulatory and operational standards including RF radiation exposure standards adopted by the Federal Communications Commission (FCC). As proposed, the project would be in compliance with FCC standards.

3. State of California Government Code 65850

California State Government Code 65850.6(b) states that a city shall not unreasonably limit the duration of any permit for a communication facility. Limits of less than 10 years are presumed to be unreasonable absent public safety reasons or substantial land use reasons. The proposed site has been given a 10-year limit with conditions that assure the City of Oceanside has the ability to request technological enhancements and aesthetic analyses of the site if they are found to be necessary.

DISCUSSION

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

FCC guidelines establish separate maximum permissible exposure (MPE) limits for "general population/uncontrolled exposure" and for "occupational/controlled exposure." The general population/uncontrolled limits set the maximum exposure to which most people may be subjected. People in this group include the general public not associated with the installation and maintenance of the transmitting equipment. Higher

exposure limits are permitted under the "occupational/controlled exposure" category, but only for persons who are exposed as a consequence of their employment (e.g., wireless radio engineers, technicians). To qualify for the occupational/controlled exposure category, exposed persons must be made fully aware of the potential for exposure (e.g., through training), and they must be able to exercise control over their exposure. In addition, people passing through a location, who are made aware of the potential for exposure, may be exposed under the occupational/controlled criteria. The MPE limits adopted by the FCC for occupational/controlled and general population/uncontrolled exposure incorporate a substantial margin of safety and have been established to be well below levels generally accepted as having the potential to cause adverse health effects.

The compliance documentation submitted by Sprint indicates that based on worst-case predictive modeling there are no areas at ground level or on any accessible rooftop level working/walking surface that exceed MPE limits. At ground-level, the maximum power density generated by the antennas is 4.10 percent of the FCC's general population limit (0.82 percent of the occupational limit). On the rooftop, the maximum power density generated by the antennas is 41.20 percent of the general population limit (8.24 percent of the occupational limit).

Recommendation: Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the general population and/or occupational MPE. Therefore, the project has been conditioned to incorporate signage to notify the public of the location of the antennas.

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 antennas and ancillary facilities. Staff finds that the proposed project would not have adverse visual impacts on adjacent commercial buildings and roadways due to the proposed camouflage design and height of the facility. 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. Therefore, 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). 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) (Attachment 3).

PUBLIC NOTIFICATION

Legal notice was published in the newspaper 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 4G wireless technologies and the continued operation of a wireless communications facility on an existing commercial retail 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-P28 approving Conditional Use Permits CUP12-00019 with findings and conditions of approval attached herein (Attachment 4).

PREPARED BY:

Sally Schifman
Project Planner

SUBMITTED BY:

Marisa Lundstedt
City Planner

ML/SS/fil

Attachments:

1. Plans dated November 29, 2012
2. Signal Coverage Maps
3. Environmental Determination
4. Planning Commission Resolution No. 2013-P28
5. Other Attachments (Application Page, Description and Justification, Legal Description)

DIGALERT
Call Toll Free
1-800-227-2600
2 Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NETWORK VISION MMBTS LAUNCH

NORTHEAST OCEANSIDE

SD03XC142

805 COLLEGE BLVD.
OCEANSIDE, CA 92057
SAN DIEGO COUNTY
LATITUDE: 33.240640/ 33° 14' 26.303"
LONGITUDE: -117.293030/ -117° 17' 34.908"

ROOFTOP

SAN DIEGO MARKET

Sprint®

SHEET	DESCRIPTION
T-1	TITLE SHEET
G-1	GENERAL NOTES & SYMBOLS
G-2	SIGNAGE AND NOTES
A-1	OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT & ANTENNA PLAN
A-3	PROPOSED EQUIPMENT & ANTENNA PLAN
A-4	PROPOSED ELEVATIONS
A-5	EQUIPMENT DETAILS
E-1	SCHEMATIC GROUNDING PLAN
F-1	FIBER SITE PLAN
F-2	FIBER ENLARGED PLAN

SHEET INDEX

CODE BLOCK

CALIFORNIA STATE CODE COMPLIANCE:

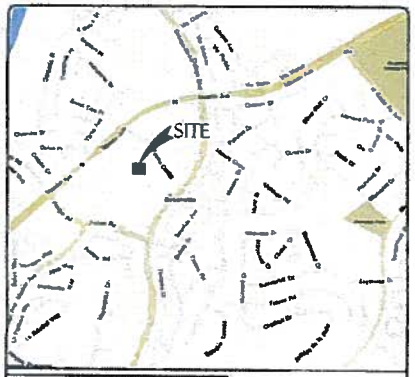
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2010 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2010 MECHANICAL CALIFORNIA CODE
- ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ELECTRICAL CODE

ACCESSIBILITY REQUIREMENTS:

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

VICINITY MAP



PROJECT DESCRIPTION

SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY

- DISCONNECT AND REMOVE (6) EXISTING SPRINT PANEL ANTENNAS
- INSTALL (3) NEW PANEL ANTENNAS (1 PER SECTOR)
- REMOVE ALL EXISTING SPRINT ANTENNA COAXIAL CABLES
- INSTALL (3) NEW HYBRIFLEX FIBER OPTIC CABLES USING EXISTING COAX ROUTE (1 PER SECTOR)
- INSTALL (1) NEW RBDC-2 BATTERY CABINETS
- INSTALL FIBER CABLE JUNCTION BOX
- INSTALL FIBER BACKHAUL SERVICE
- INSTALL (6) NEW RRH'S (2 PER SECTOR)
- RETROFIT EXISTING MODCELL 4.8 CABINET WITH NEW INTERNAL ELECTRONICS
- REMOVE EXISTING POWER CABINET
- REMOVE EXISTING BATTERY CABINET
- REMOVE EXISTING SPRINT GPS ANTENNA AND REPLACE WITH A NEW GPS ANTENNA

PROJECT TEAM

ARCHITECT:
KDC ARCHITECTS,ENGINEERS, P.C.
4720 200TH STREET SW, SUITE 200
LYNNWOOD, WA 98036
CONTACT: ERIC CAMP
PH: (425) 670-8651
EMAIL: eric.camp@kdcarchitects.com

ELECTRICAL ENGINEER:
KDC ARCHITECTS,ENGINEERS, P.C.
4720 200TH STREET SW, SUITE 200
LYNNWOOD, WA 98036
CONTACT: ERIC CAMP
PH: (425) 670-8651
EMAIL: eric.camp@kdcarchitects.com

STRUCTURAL ENGINEER:
CG ENGINEERING
250 4TH AVENUE SOUTH, SUITE 200
EDMONDS, WA 98020
CONTACT: JOE GALUSHA
PH: (425) 778-8500
EMAIL: jgalusha@cgengineering.com

SITE ACQ. PROJECT MANAGER:
ALCATEL-LUCENT
9605 SCRANTON ROAD SUITE 400
SAN DIEGO, CA 92121
STEVE LAYMAN
PH: (619) 417-8295
EMAIL: steve.layman@alcatel-lucent.com

CONSTRUCTION MANAGER:
ALCATEL-LUCENT
9605 SCRANTON ROAD SUITE 400
SAN DIEGO, CA 92121
CONTACT: ROGER E. RATAJ
PH: (858) 320-3102
EMAIL: roger.rataj@alcatel-lucent.com

PLANNING CONSULTANT:
SURE SITE CONSULTING GROUP, LLC
5855 DESOTO AVENUE, SUITE 142
WOODLAND HILLS, CA 91367
CONTACT: KEVIN MOE
PH: (310) 903-8840
EMAIL: k_moe@sscg-llc.com

RF ENGINEER:
ALCATEL LUCENT
9605 SCRANTON ROAD, SUITE 400
SAN DIEGO, CA 92121
CONTACT: DANH MN
EMAIL: dphn.mn@alcatel-lucent.com

POWER COMPANY:
SDG&E
8330 CENTURY PARK COURT
SAN DIEGO, CA 92123
(800) 336-7343

TELEPHONE COMPANY:
AT&T
7090 OTHELLO AVENUE
SAN DIEGO, CA 92111
(800) 644-0447

PROJECT SUMMARY

APPLICANT:
ALCATEL-LUCENT ON BEHALF OF SPRINT/NEXTEL
9605 SCRANTON ROAD, SUITE 400
SAN DIEGO, CA 92121
CONTACT: STEVE LAYMAN, PH: (619) 417-8295

PROPERTY INFORMATION:
PROPERTY OWNER: CHULA VISTA TOWN CENTER ASSOCIATES II LP
C/O CATLIN DEVELOPMENT CO., INC.
ADDRESS: 888 E. LAS OLAS BLVD, SUITE 600
FORT LAUDERDALE, FL 33301
CONTACT: KEN HARRIS/ PROPERTY & CONSTRUCTION COORDINATOR
PH: (954) 302-5800 fax: (954) 302-5801
ZONING: PD-1 PLANNED DEVELOPMENT
GENERAL PLAN DESIGNATION: S-1-84-TOWN CENTER NORTH
BUILDING CODE: 2010 CBC
CONSTRUCTION TYPE: V-N
OCCUPANCY: B-2
JURISDICTION: CITY OF OCEANSIDE
CURRENT USE: UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY
PROPOSED USE: UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY

LEGAL DESCRIPTION:

PARCEL NUMBER(S): 161-553-17-00
LEASE AREA: APPROX 250 SQ FT

SIGNATURE BLOCK

APPROVAL	SIGNATURE	DATE
SITE ACQUISITION MANAGER		
CONSTRUCTION MANAGER		
A&E MANAGER		
PLANNING CONSULTANT		
RF MANAGER		
PROPERTY OWNER		
SPRINT REPRESENTATIVE		

DRIVING DIRECTIONS

- FROM SAN DIEGO INTERNATIONAL AIRPORT:

DEPART SAN DIEGO INTERNATIONAL AIRPORT ON LOCAL ROAD(S) (NORTH)
MERGE ONTO LOCAL ROAD(S)
BEAR LEFT (SOUTH-WEST) ONTO LOCAL ROAD(S) AIRPORT EXIT / TERMINAL RETURN / PARKING
TURN LEFT (EAST) ONTO N HARBOR DR
TURN LEFT (NORTH) ONTO W LAUREL ST
TURN LEFT (NORTH) ONTO INDIA ST
TAKE RAMP (LEFT) ONTO I-5 (SAN DIEGO FWY) I-5
AT EXIT 51B, TAKE RAMP (RIGHT) ONTO SR-78 CA-78 / ESCONDIDO
TURN RIGHT ONTO RAMP-COLLEGE BLVD
TURN LEFT (NORTH) ONTO COLLEGE BLVD
TURN LEFT (NORTH-WEST) ONTO LOCAL ROAD(S)
ARRIVE 805 COLLEGE BLVD, OCEANSIDE, CA 92057

Sprint

Alcatel-Lucent

KDC ARCHITECTS,ENGINEERS, P.C.

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
12/03/12

ISSUED FOR:
CONSTRUCTION

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	02/20/12	ISSUED FOR 90% CD REVIEW	BWC
B	03/20/12	ISSUED FOR 90% CD REVIEW	BWC
C	04/18/12	ISSUED FOR 100% CD REVIEW	BWC
D	10/24/12	REVISED PER ZONING COMMENTS	BWC
E	11/29/12	REVISED PER ZONING CORRECTIONS	ET
0	12/03/12	ISSUED FOR CONSTRUCTION	BWC

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

LICENSED ARCHITECT
KENNETH D CAMP
No. C18509
Renewal 8-31-2013
STATE OF CALIFORNIA
12-03-2012

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1
REVISION: 0
22430

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY TOWER NETWORK CARRIER OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AS THEY MAY BE DISCOVERED IN PLANS, DOCUMENTS, NOTES, OR SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION INCLUDING, BUT NOT LIMITED BY, DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF TOWER NETWORK CARRIER CONSTRUCTION PROJECT MANAGER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY TOWER NETWORK CARRIER CONSTRUCTION PROJECT MANAGER.
2. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR HAVING BEEN AWARDED THIS PROJECT SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION/CONTRACT DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER VERBALLY AND IN WRITING.
3. FOR COLLOCATION SITES: CONTACT TOWER OWNER REPRESENTATIVE FOR PARTICIPATION IN SO BALK.
4. NOT USED
5. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
6. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCE. TOWER NETWORK CARRIER IS NOT RESPONSIBLE FOR ANY ERRORS RESULTING FROM THIS PRACTICE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.
7. OWNER, CONTRACTOR, AND TOWER NETWORK CARRIER CONSTRUCTION PROJECT MANAGER SHALL MEET JOINTLY TO VERIFY ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
8. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
9. THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
10. THE CONTRACTOR SHALL PROVIDE TOWER NETWORK CARRIER PROPER INSURANCE CERTIFICATES NAMING TOWER NETWORK CARRIER AS ADDITIONAL INSURED, AND TOWER NETWORK CARRIER PROOF OF LICENSE(S) AND PE & PD INSURANCE.
11. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
12. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
13. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
14. NOT USED
15. A COPY OF GOVERNING AGENCY IS APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW, SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. THE ORIGINAL PERMIT SET PLANS ARE NOT TO BE USED BY THE WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION AS GOVERNING AGENCY APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS, IN GOOD CONDITION, COMPLETE WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES UNDER THE DIRECT CARE OF THE SUPERINTENDENT. THE CONTRACTOR SHALL SUPPLY TOWER NETWORK CARRIER CONSTRUCTION PROJECT MANAGER, WITH A COPY OF ALL REVISIONS, ADDENDA, AND/OR CHANGE ORDERS AT THE CONCLUSION OF THE WORK AS A PART OF THE AS-BUILT DRAWING RECORDS.
16. THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
17. THE CONTRACTOR SHALL STUDY THE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING PLANS AND CROSS CHECK THEIR DETAILS, NOTES, DIMENSIONS, AND ALL REQUIREMENTS PRIOR TO THE START OF ANY WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT AND SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
19. THE CONTRACTOR HAS THE RESPONSIBILITY OF LOCATING ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR, OR SUBCONTRACTOR AS SPECIFIED IN THE AGREEMENT BETWEEN SUBCONTRACTOR AND CONTRACTOR, SHALL BEAR THE EXPENSES OF REPAIR AND/OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGE BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
20. THE REFERENCES ON THE DRAWINGS ARE FOR CONVENIENCE ONLY AND SHALL NOT LIMIT THE APPLICATION OF ANY DRAWING OR DETAIL.
21. ALL DIMENSIONS ON THE PLANS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE (U.N.O.).
22. ALL EXISTING CONSTRUCTION, EQUIPMENT, AND FINISHES NOTED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND WILL BE REMOVED FROM THE SITE WITH THE FOLLOWING EXCEPTIONS:
    A. PROPERTY NOTED TO BE RETURNED TO THE OWNER.
    B. PROPERTY NOTED TO BE REMOVED BY THE OWNER.
23. THE GOVERNING AGENCIES, CODE AUTHORITIES, AND BUILDING INSPECTORS SHALL PROVIDE THE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES USED THROUGHOUT THE PROJECT. TRADE STANDARDS AND/OR PUBLISHED MANUFACTURERS SPECIFICATIONS MEETING OR EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.
24. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER ROUGH FRAMED FLOORS OR ROOFS SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING AND/OR BRACING IS TO BE PROVIDED WHERE THE STRUCTURE HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
25. PRIOR TO THE POURING OF ANY NEW SLAB OVER AN EXISTING SLAB THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, CHASES AND EQUIPMENT WHICH ARE TO BE IMPLEMENTED INTO THE NEW WORK. ALL ITEMS DESIGNATED TO BE ABANDONED SHALL BE NOTED AND DISCUSSED WITH THE OWNER AND TOWER NETWORK CARRIER CONSTRUCTION PROJECT MANAGER AS PART OF THE AS-BUILT DRAWING PACKAGE.
26. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
27. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING, CONSTRUCTION, AND ANY OTHER PROJECT EFFORT AS MANDATED BY THE GOVERNING AGENCY.
28. CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
29. THE PROJECT, WHEN COMPLETED, SHALL COMPLY WITH LOCAL SECURITY CODES AND TITLE-24 ENERGY CONSERVATION REQUIREMENTS. (TITLE-24 WHEN APPLICABLE)
30. ALL GLASS AND GLAZING IS TO COMPLY WITH CHAPTER 54 OF THE U.S. CONSUMER SAFETY COMMISSION - SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1426, CFR PART 1201) AND LOCAL SECURITY REQUIREMENTS.
31. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
32. CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
33. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL MATCH IN FORM, TEXTURE, FINISH, AND IN MATERIALS EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS.
34. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING, BLOCKING, AND/OR SLEEVES REQUIRED FOR THE INSTALLATION OF FIXTURES, MECHANICAL EQUIPMENT, PLUMBING, HARDWARE, AND FINISH ITEMS TO ASSURE A PROPER AND COMPLETE JOB.
35. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROJECT LEVEL, STRAIGHT, AND TRUE ACCORDING TO THE PLANS. THE CONTRACTOR SHALL COMPARE THE LINES AND LEVELS OF THE EXISTING CONDITIONS WITH THOSE SHOWN ON THE PLANS PRIOR TO THE START OF ANY CONSTRUCTION. TOWER NETWORK CARRIER SHALL BE NOTIFIED OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES PRIOR TO ANY CONSTRUCTION.
36. THE CONTRACTOR IS TO PROVIDE PROTECTION FOR ADJOINING PROPERTIES FROM PHYSICAL HARM, NOISE, DUST, DIRT, AND FIRE AS REQUIRED BY THE GOVERNING AGENCIES.
37. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AND/OR REVISIONS AVAILABLE AS REQUIRED BY THE GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
38. THE CONTRACTOR IS RESPONSIBLE FOR THE STORAGE OF ALL MATERIALS AND SHALL NOT DO SO ON PUBLIC PROPERTY WITHOUT A PERMIT TO DO SO FROM THE GOVERNING AGENCIES FOR THIS PURPOSE.
39. GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
40. TRADES INVOLVED IN THE PROJECT SHALL BE RESPONSIBLE FOR THEIR OWN CUTTING, FITTING, PATCHING, ETC., SO AS TO BE RECEIVED PROPERLY BY THE WORK OF OTHER TRADES.
41. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT PREMISES AND SHALL BE LEFT IN A CLEAN (BROOM FINISH) CONDITION AT ALL TIMES BY EACH TRADE AS THEY PERFORM THEIR OWN PORTION OF THE WORK.
42. TOWER NETWORK CARRIER DOES NOT GUARANTEE ANY PRODUCTS, FIXTURES, AND/OR ANY EQUIPMENT NAMED BY A TRADE OR MANUFACTURER. GUARANTEE OR WARRANTY THAT MAY BE IN EFFECT IS DONE SO THROUGH THE COMPANY OR MANUFACTURER PROVIDING THE PRODUCT, FIXTURE, AND/OR EQUIPMENT ONLY. UNLESS SPECIFIC RESPONSIBILITY IS ALSO PROVIDED BY THE CONTRACTOR/SUBCONTRACTOR IN WRITTEN FORM.
43. CAUTION: CALL BEFORE YOU DIG. BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. 1-800-227-2600.
44. CONTRACTOR TO REPLACE AND/OR REROUTE ANY EXISTING UNDERGROUND UTILITIES ENCOUNTERED DURING TRENCHING AND GENERAL CONSTRUCTION.
45. WHEN APPLICABLE, CONTRACTOR IS RESPONSIBLE TO CALL, COORDINATE AND MAKE ARRANGEMENTS FOR ROW AND/OR PRIVATE PROPERTY LOCATE MODIFICATION CONSTRUCTION BASED ON SPECIFIC SITE REQUIREMENTS.
46. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
47. CONTRACTORS TO DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS AND SUBMIT TO TOWER NETWORK CARRIER ALONG WITH REQUIRED CONSTRUCTION SET.
48. CONTRACTOR SHALL DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP (REDLINING) THE APPROVED CONSTRUCTION SET AND SUBMITTING THE REDLINED ALONG WITH PHOTOGRAPHS PER NETWORK CARRIER REQUIREMENTS.
49. GENERAL CONTRACTOR IS TO COORDINATE ALL POWER INSTALLATION WITH POWER COMPANY AS REQUIRED. CONTRACTOR TO REPORT POWER INSTALLATION COORDINATION SOLUTION(S) TO NETWORK CARRIER REPRESENTATIVE, PROJECT CONSTRUCTION MANAGER AND ARCHITECT.
50. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY TOWER NETWORK CARRIER CONSTRUCTION MANAGER.
51. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR, AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT, UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.
52. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
53. THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.
54. NOT USED
55. TOWER NETWORK CARRIER WILL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT. TOWER NETWORK CARRIER PROJECT APPROVAL OF A SEPARATE ITEM SHALL NOT INCLUDE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
56. ALL ANTENNAS MOUNTED ON ROOF SUPPORT FRAMES TO BE PROVIDED BY TOWER NETWORK CARRIER COMMUNICATIONS.
57. CONTRACTOR TO PROVIDE TRENCH AS REQUIRED TO INSTALL BOTH ELECTRICAL AND TELEPHONE UNDERGROUND CONDUITS (#40 PVC) PER S.C.E. WORKORDER. BACKFILL WITH CLEAN SAND AND COMPACT TO THE SATISFACTION OF THE DISTRICTS INSPECTOR. REPLACE FINISH GRADE WITH MATCHING MATERIALS (GRASS, ASPHALT, CONCRETE, ETC.)
58. CONTRACTOR TO PROVIDE HEAVY STEEL PLATES AT OPEN TRENCHES FOR SAFETY AND TO PROTECT EXISTING GROUND SURFACES FROM HEAVY EQUIPMENT UTILIZED DURING CONSTRUCTION.
59. CONTRACTOR TO PATCH AND REPAIR ALL GROUND SURFACES WITHIN THE CONSTRUCTION AREA AS NECESSARY TO PROVIDE A UNIFORM SURFACE AND MAINTAIN EXISTING SURFACE DRAINAGE SLOPES.
60. CONTRACTOR TO REPLACE LANDSCAPE VEGETATION THAT WAS DAMAGED DUE TO CONSTRUCTION, AND TO MODIFY REMAINING IRRIGATION LINES TO OPERATING CONDITION, PROVIDING FULL COVERAGE TO IMPACTED AREAS.
61. IN THE CASE OF ROOFTOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES WHERE PENETRATION OF EXISTING ROOFING MATERIALS OCCUR, THE GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER AND BUILDING ROOFING CONTRACTOR OF RECORD FOR INSTALLATION, PATCH, REPAIR OR ANY AUGMENTATION TO THE ROOF, AND HAVE THE WORK GUARANTEED UNDER THE ROOFING CONTRACTOR'S WARRANTY FOR MOISTURE PENETRATION OR AND OTHER FUTURE BREACH OF ROOFING INTEGRITY.
62. IN THE CASE OF ROOFTOP SOLUTIONS WITH THE INSTALLATION OF ANTENNAS WITHIN CONCEALED (SHROUDED) SUPPORT FRAMES OR TRIPODS, THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE FRP DESIGNER/FABRICATOR TO ENSURE THAT THE FINAL FRP SHROUD IS SIMULATING (IN APPEARANCE) DESIGNATED EXISTING EXTERIOR BUILDING FACADE MATERIALS, TEXTURES, AND COLORS. THE CONTRACTOR SHALL FURTHERMORE ENSURE THE USE OF COUNTERSUNK FASTENERS IN ALL FRP CONSTRUCTION. WHEN PHOTOSIMULATIONS ARE PROVIDED, THE CONTRACTOR SHALL ENSURE THAT FINAL CONSTRUCTION REPRESENTS WHAT IS INDICATED IN PHOTOSIMULATION. SHOP DRAWINGS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR, CONSTRUCTION COORDINATOR, AND ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION.
63. IN THE CASE OF ROOFTOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES WHERE ANCHORING TO A CONCRETE ROOF SLAB IS REQUIRED, CONTRACTORS SHALL CONFIRM (PRIOR TO SUBMITTING BID) WITH CONSULTING CONSTRUCTION COORDINATOR AND ARCHITECT THE PRESENCE OF POST TENSION TENDONS WITHIN THE ROOF SLAB RESULTING FROM AN UNDOCUMENTED DESIGN CHANGE IN THE EXISTING BUILDING "AS-BUILT DRAWING SET" - HAVING INDICATED AN ORIGINAL DESIGN SOLUTION OF REINFORCED CONCRETE W/ EMBEDDED STEEL REBAR. IN THE EVENT POST TENSION SLAB SOLUTION IS PRESENT, CONTRACTOR SHALL INCLUDE PROVISIONS FOR X-RAY PROCEDURES (INCLUDED IN BID) FOR ALL PENETRATION AREAS WHERE ANCHORING OCCURS.
64. GENERAL & SUB CONTRACTORS SHALL USE STAINLESS STEEL METAL LOCKING TIES FOR ALL CABLE TRAY TIE DOWNS AND ALL OTHER GENERAL TIE DOWNS (WHERE APPLICABLE). PLASTIC ZIP TIES SHALL NOT BE PERMITTED FOR USE ON TOWER NETWORK CARRIER PROJECTS. RECOMMENDED MANUFACTURE SHALL BE: PANDUIT CORP. METAL LOCKING TIES MODEL NO. ML14S-CP UNDER SERIES-304 (OR EQUAL). PANDUIT PRODUCT DISTRIBUTED BY TRIARC.
65. NOT USED.

SYMBOLS:

Sprint

Alcatel-Lucent

KDC ARCHITECTS.ENGINEERS, P.C.

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD.
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
12/03/12

ISSUED FOR:
CONSTRUCTION

REVISIONS			
REV	DATE	DESCRIPTION	INITIALS
A	02/20/12	ISSUED FOR 90% CD REVIEW	GRG
B	03/20/12	ISSUED FOR 95% CD REVIEW	BRG
C	04/18/12	ISSUED FOR 100% CD REVIEW	BRG
D	10/24/12	REVISED PER ZONING COMMENTS	BRG
E	11/29/12	REVISED PER ZONING CORRECTIONS	CT
0	12/03/12	ISSUED FOR CONSTRUCTION	BAG

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

LICENSED ARCHITECT
KENNETH D CAMP
No. C15509
REN. 8-31-2013
STATE OF CALIFORNIA
12-03-2012

SHEET TITLE:
GENERAL NOTES & SYMBOLS

SHEET NUMBER: G-1
REVISION: 0
224130

BATTERY INFORMATION /NOTES:

BATTERY MFG.	EAST PENN MANUFACTURING
MODEL No.:	12AVR-145L
ELECTROLYTE CONTENT PER BATTERY:	3.57 GALLONS
ELECTROLYTE HAZARD CLASSIFICATION PER 57 C.F.C. (37% SULFURIC ACID)	CORROSIVE
No. OF BATTERIES TO BE INSTALLED:	20 MAX.
TOTAL ELECTROLYTE CONTAINED ON SITE (3.17 x 20 = 63.4)	63.4 GALLONS MAX.

A. QUANTITIES OF 500 CAL OR LESS ARE EXEMPT PER TABLE 3-E OF THE 2007 C.F.C.

B. SINGLE VESSEL CAPACITIES OF 20 CAL OR LESS, AND AGGREGATE QUANTITIES NOT IN EXCESS OF 500 CAL ARE EXEMPT PER ARTICLE 64 OF THE 2007 C.F.C.

C. QUANTITIES LESS THAN 50 CAL ARE EXEMPT FROM C.F.C. ARTICLE 105, AND SHALL NOT REQUIRE PERMIT.

D. ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH 2007 C.F.C. ARTICLE 64, AND SHALL NOT CONTAIN ELECTROLYTE QUANTITIES IN EXCESS OF 50

FIRE DEPARTMENT NOTES:

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

B. A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED TO 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 INSPECTOR

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.

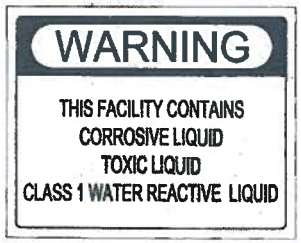
J. ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.

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 5

NOT USED 3



HAZARDOUS MATERIAL SIGNAGE 2

REQUIRED NFPA SIGNAGE

IN CASE OF
EMERGENCY
— CALL —
1-800-400-6040
SITE NUMBER: SD03XC142
SITE NAME: NORTHEAST OCEANSIDE

EMERGENCY CONTACT SIGNAGE

SITE IDENTIFICATION SIGNAGE 4

RF SIGNAGE 1

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KDC ARCHITECTS ENGINEERS, P.C.

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD.
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
12/03/12

ISSUED FOR:
CONSTRUCTION

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	09/20/12	ISSUED FOR 90% CD REVIEW	BWC
B	03/28/12	ISSUED FOR 95% CD REVIEW	BWC
C	04/16/12	ISSUED FOR 100% CD REVIEW	BWC
D	10/24/12	REVISED PER ZONING COMMENTS	BWC
E	11/29/12	REVISED PER ZONING CORRECTIONS	ET
0	12/03/12	ISSUED FOR CONSTRUCTION	BWC

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

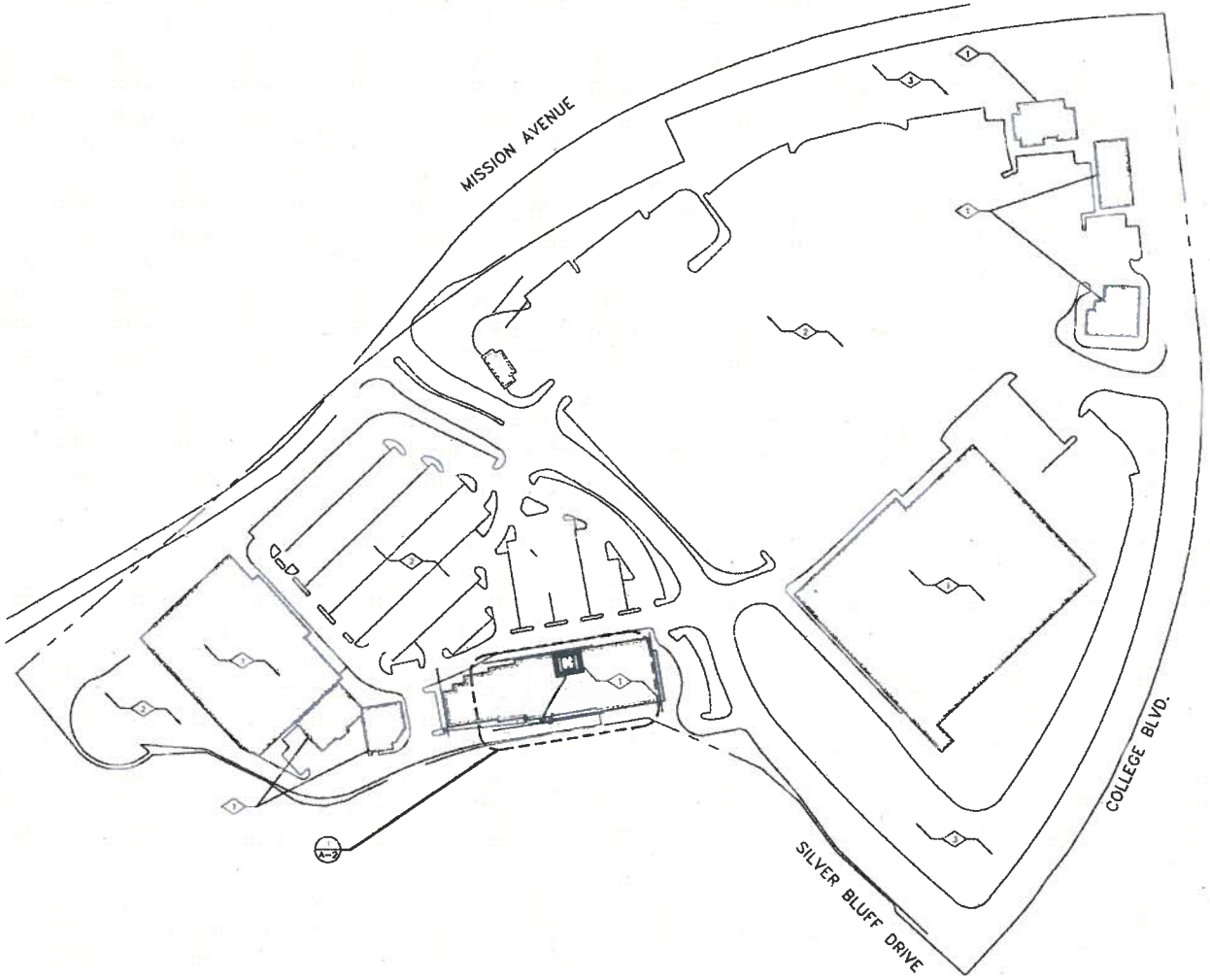
LICENSED ARCHITECT
KENNETH D CAMP
No. C18509
Renewal 08-31-2013
STATE OF CALIFORNIA
12-03-2012

SHEET TITLE:
SIGNAGE AND NOTES

SHEET NUMBER: G-2

REVISION: 0

224130



OVERALL SITE PLAN | 1

1 EXISTING BUILDING
2 EXISTING PARKING AREA
3 EXISTING LANDSCAPE AREA

KEYED NOTES

THIS IS NOT A SITE SURVEY.
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP OR DRAWINGS BY OTHERS AND ARE APPROXIMATE.

KEYED NOTES

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- BURIED GAS LINE
- OVERHEAD TELEPHONE LINE
- BURIED TELEPHONE LINE
- BURIED WATER LINE
- BURIED SANITARY SEWER
- BURIED STORM DRAIN
- DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE
- TRANSFORMER
- LIGHT STANDARD
- POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE VAULT
- TELEPHONE RISER
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- FIRE STAND PIPE
- CATCH BASIN TYPE I
- CATCH BASIN TYPE II
- SIGN
- BOLLARD
- MAIL BOX
- 234.21 SPOT ELEVATION

LEGEND

A/C	AIR CONDITIONING
AGL	ABOVE FINISH GRADE
APPROX	APPROXIMATELY
BLDG	BUILDING
BLK	BLOCKING
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DET	DETAIL
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FIN	FINISH
FLUOR	FLOURESCENT
FLR	FLOOR
FT	FOOT
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GRND	GROUND
GYP BD	GYPSUM WALL BOARD
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
IBC	INTERNATIONAL BUILDING CODE
LBS	POUNDS
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURE
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PLYWD	PLYWOOD
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RRH	RADIO REMOTE HEAD
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURAL
STD	STUD
SUSP	SUSPENDED
THRU	THROUGH
TMA	TOWER MOUNT AMPLIFIER
TRMD	TRIMMED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WP	WATER PROOF

ABBREVIATIONS

Sprint

Alcatel-Lucent

KDC ARCHITECTS, ENGINEERS, P.C.
4700 168TH STREET SW SUITE 200
LYNNWOOD, WA 98037
PHONE: 425.670.5833
FAX: 425.712.0948

PROJECT INFORMATION:

NETWORK VISION MARTS LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XCI42
805 COLLEGE BLVD.
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
12/03/12

ISSUED FOR:
CONSTRUCTION

REVISIONS

REV	DATE	DESCRIPTION	INITIALS
A	02/20/12	ISSUED FOR 60% CD REVIEW	SWC
B	03/20/12	ISSUED FOR 95% CD REVIEW	SWC
C	04/18/12	ISSUED FOR 100% CD REVIEW	SWC
D	10/24/12	REVISED PER ZONING COMMENTS	SWC
E	11/29/12	REVISED PER ZONING CORRECTIONS	ST
0	12/03/12	ISSUED FOR CONSTRUCTION	SWC

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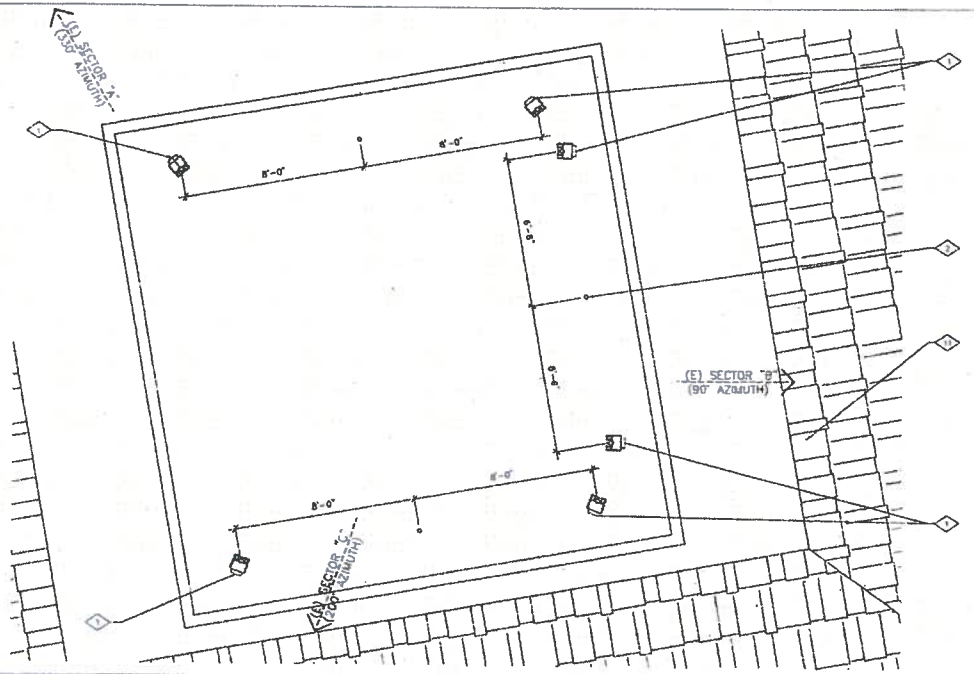
LICENSURE:

LICENSED ARCHITECT
KENNETH D CAMP
No. C18509
Ren. 8-31-2013
STATE OF CALIFORNIA
12-03-2012

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: A-1
REVISION: 0
224130



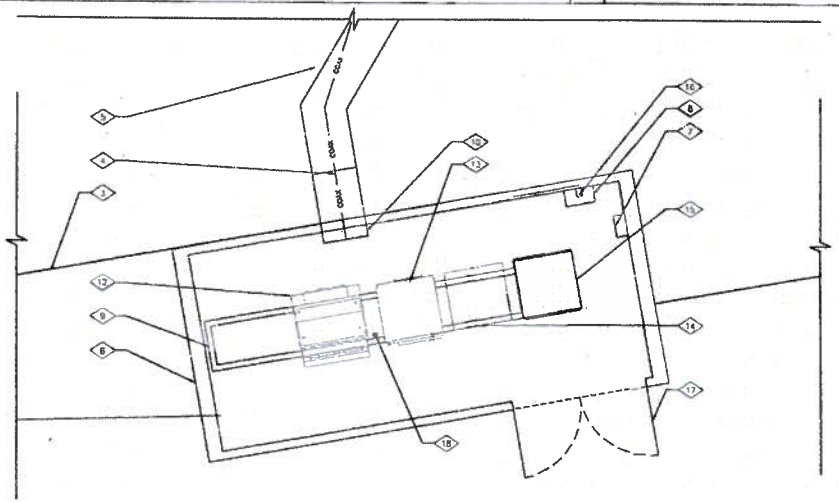
22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

EXISTING ANTENNA PLAN 2

MOUNTING PLANES	
SECTOR "A"	0°
SECTOR "B"	90°
SECTOR "C"	180°
SECTOR "D"	270°

1. EXISTING SPRINT CDMA ANTENNAS TO BE DISCONNECTED AND REMOVED (8 TOTAL, 2 PER SECTOR)
2. EXISTING SPRINT PIPE MOUNT (TYP.)
3. EXISTING BUILDING WALL
4. EXISTING SPRINT COAX ROUTE (TO BE REMOVED)
5. EXISTING SPRINT CABLE TRAY TO REMAIN
6. EXISTING CMU WALL
7. EXISTING SPRINT DISCONNECT
8. EXISTING SPRINT MANUAL TRANSFER SWITCH
9. EXISTING SPRINT STEEL PLATFORM
10. EXISTING VERTICAL CABLE CHASE ALONG SIDE OF BUILDING
11. EXISTING BUILDING UPPER ROOF
12. EXISTING SPRINT MODCELL 4.0 TO BE RETROFITTED WITH NEW RADIO EQUIPMENT
13. EXISTING SPRINT POWER CABINET TO BE REMOVED
14. EXISTING SPRINT BATTERY BACKUP UNIT TO BE REMOVED
15. EXISTING SPRINT TELCO CABINET TO REMAIN
16. EXISTING SPRINT GENERATOR PLUG
17. EXISTING 6'-0" WIDE ACCESS GATE
18. EXISTING SPRINT GPS ANTENNA TO BE REPLACED

KEYED NOTES



22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

EXISTING EQUIPMENT AND ANTENNA PLAN 1

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Alcatel-Lucent

KDC ARCHITECTS, ENGINEERS, P.C.

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD.
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
12/03/12

ISSUED FOR:
CONSTRUCTION

REVISIONS

REV	DATE	DESCRIPTION	INITIALS
A	02/20/12	ISSUED FOR 90% CD REVIEW	BWG
B	03/20/12	ISSUED FOR 93% CD REVIEW	BWG
C	04/18/12	ISSUED FOR 100% CD REVIEW	BWG
D	10/24/12	REVISED PER ZONING COMMENTS	BWG
E	11/29/12	REVISED PER ZONING CORRECTIONS	ET
0	12/03/12	ISSUED FOR CONSTRUCTION	BWG

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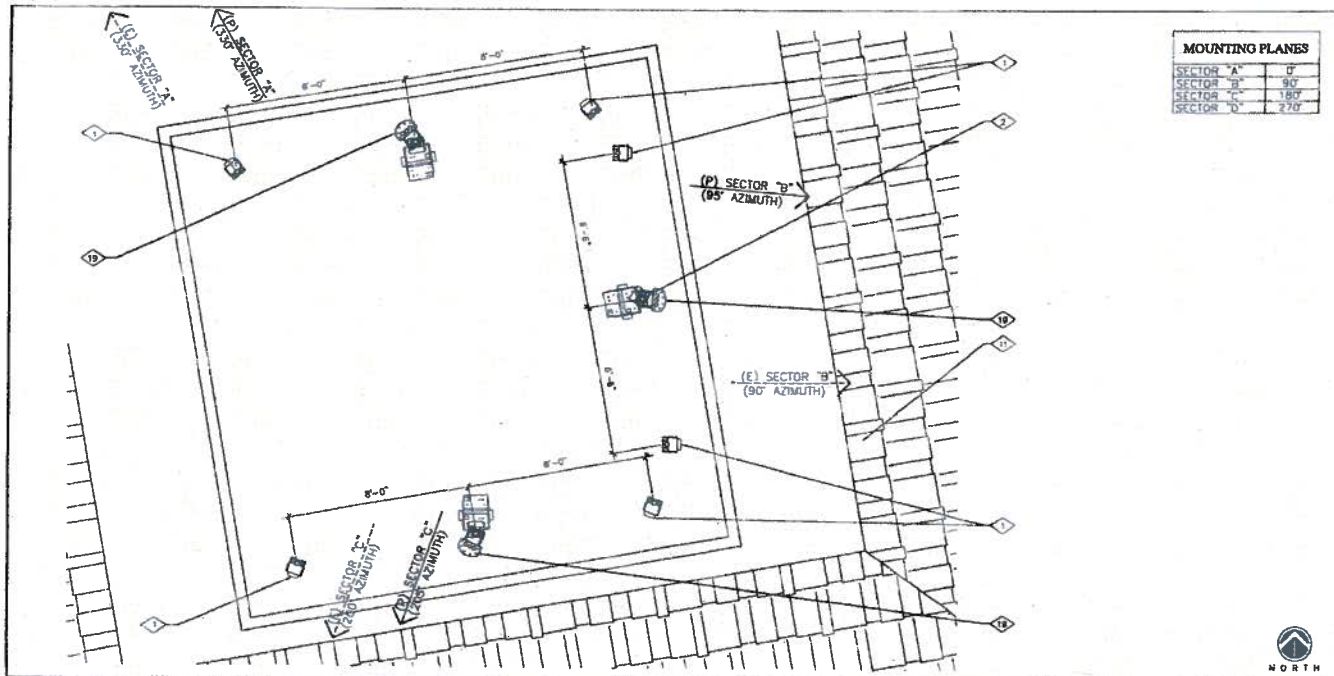
LICENSURE:

LICENSED ARCHITECT
KENNETH D. CAMP
No. C18509
Ren. 8-31-2013
STATE OF CALIFORNIA
12-03-2012

SHEET TITLE:
EXISTING EQUIPMENT AND ANTENNA PLAN

SHEET NUMBER: A-2
REVISION: 0
224130



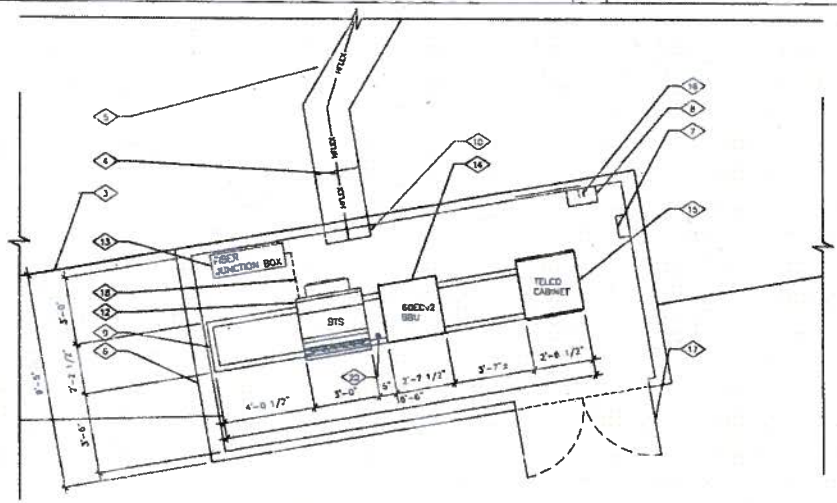
MOUNTING PLANES	
SECTOR "A"	0°
SECTOR "B"	90°
SECTOR "C"	180°
SECTOR "D"	270°

1. EXISTING SPRINT CDMA ANTENNAS TO BE DISCONNECTED (6 TOTAL, 2 PER SECTOR)
2. EXISTING SPRINT PIPE MOUNT (TYP.)
3. EXISTING BUILDING WALL
4. NEW SPRINT HYBRIFLEX CABLE ROUTE TO FOLLOW SPRINT CABLE TRAY
5. EXISTING SPRINT CABLE TRAY TO REMAIN
6. EXISTING CMU WALL
7. EXISTING SPRINT DISCONNECT
8. EXISTING SPRINT MANUAL TRANSFER SWITCH
9. EXISTING SPRINT STEEL PLATFORM
10. EXISTING VERTICAL CABLE CHASE ALONG SIDE OF BUILDING
11. EXISTING BUILDING UPPER ROOF
12. EXISTING SPRINT MODCELL 4.0 TO BE RETROFITTED WITH NEW RADIO EQUIPMENT
13. NEW SPRINT FIBER JUNCTION BOX
14. NEW SPRINT 6GDCv2 BATTERY CABINET
15. EXISTING SPRINT TELCO CABINET TO REMAIN
16. EXISTING SPRINT GENERATOR PLUG
17. EXISTING 6'-0" WIDE ACCESS GATE
18. NEW SPRINT (2) – 1 1/2" LIQUIDTIGHT FLEXIBLE CONDUITS (1 POWER, 1 FIBER) FROM NEW FIBER JUNCTION BOX TO MMBTS CABINET
19. NEW SPRINT 800/1900 ANTENNA W/ RRU'S AND COMBINER MOUNTED TO PIPE (3 TOTAL, 1 PER SECTOR)
20. EXISTING SPRINT GPS ANTENNA TO BE REPLACED

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

INTERIM ANTENNA PLAN | 2

KEYED NOTES



22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

INTERIM EQUIPMENT PLAN | 1

Sprint

Alcatel-Lucent

KDC ARCHITECTS, ENGINEERS, P.C.

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
12/03/12

ISSUED FOR:
CONSTRUCTION

REVISIONS

REV	DATE	DESCRIPTION	INITIALS
A	02/20/12	ISSUED FOR 90% CD REVIEW	BWG
B	03/20/12	ISSUED FOR 95% CD REVIEW	BWG
C	04/18/12	ISSUED FOR 100% CD REVIEW	BWG
D	10/24/12	REVISED PER ZONING COMMENTS	BWG
E	11/29/12	REVISED PER ZONING CORRECTIONS	ET
0	12/03/12	ISSUED FOR CONSTRUCTION	BWG

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

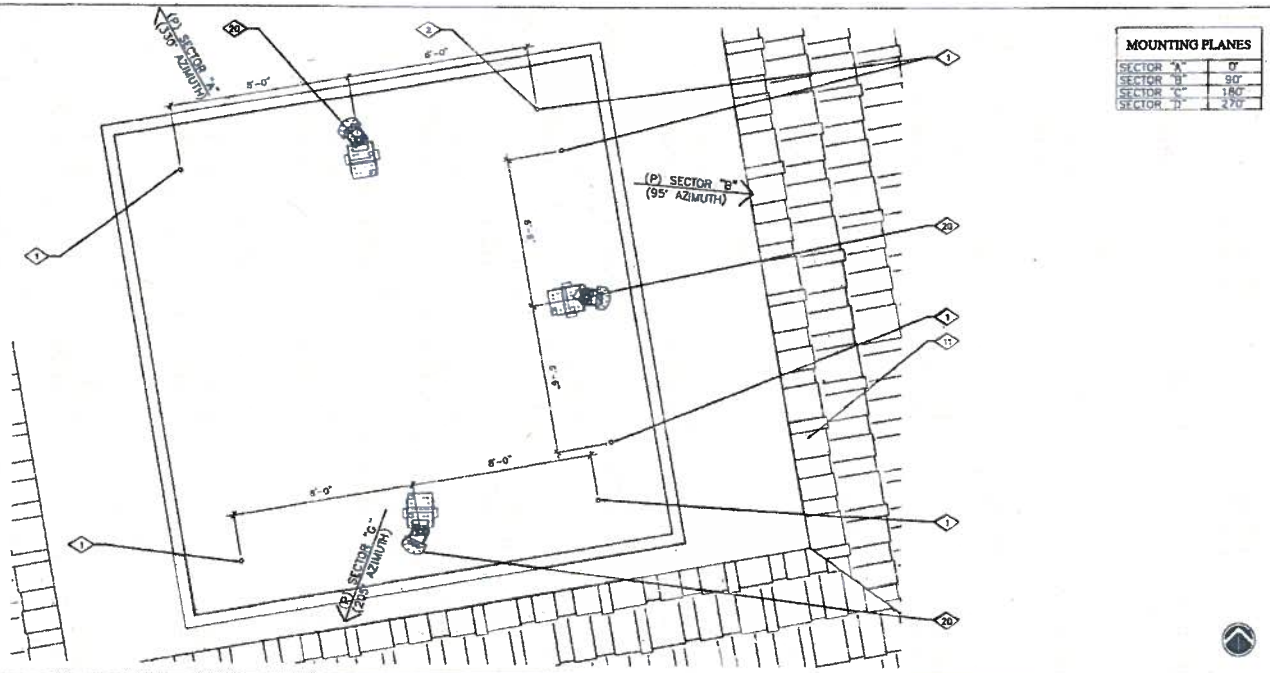
LICENSED ARCHITECT
KENNETH D. CAMP
No. C-8509
Ren. 8-31-2013
STATE OF CALIFORNIA
12-03-2012

SHEET TITLE:
INTERIM EQUIPMENT AND ANTENNA PLANS

SHEET NUMBER: A-2A

REVISION: 0

224130



MOUNTING PLANES	
SECTOR "A"	0°
SECTOR "B"	90°
SECTOR "C"	180°
SECTOR "D"	270°

1. EXISTING SPRINT EMPTY PIPE MOUNTS (6 TOTAL, 2 PER SECTOR)
2. EXISTING SPRINT PIPE MOUNT (TYP.)
3. EXISTING BUILDING WALL
4. NEW SPRINT HYBRIFLEX CABLE ROUTE TO FOLLOW SPRINT CABLE TRAY
5. EXISTING SPRINT CABLE TRAY TO REMAIN
6. EXISTING CMU WALL
7. EXISTING SPRINT DISCONNECT
8. EXISTING SPRINT MANUAL TRANSFER SWITCH
9. EXISTING SPRINT STEEL PLATFORM
10. EXISTING VERTICAL CABLE CHASE ALONG SIDE OF BUILDING
11. EXISTING BUILDING UPPER ROOF
12. EXISTING SPRINT MODCELL 4.0 TO BE RETROFITTED WITH NEW RADIO EQUIPMENT
13. NEW SPRINT FIBER JUNCTION BOX (1 A-4.0)
14. NEW SPRINT 6GEDV2 BATTERY CABINET
15. EXISTING SPRINT TELCO CABINET TO REMAIN
16. EXISTING SPRINT GENERATOR PLUG
17. EXISTING 6'-0" WIDE ACCESS GATE
18. NEW SPRINT (2) – 1 1/2" LIQUIDLIGHT FLEXIBLE CONDUITS (1 POWER, 1 FIBER) FROM NEW FIBER JUNCTION BOX TO MMBTS CABINET
19. PROPOSED SPRINT AAV FIBER CABINET LOCATION. SEE SHEETS F-1 THRU F-2
20. NEW SPRINT 800/1900 ANTENNA W/ RRU'S AND COMBINER MOUNTED TO PIPE (3 TOTAL, 1 PER SECTOR)
21. NEW SPRINT GPS ANTENNA TO REPLACE EXISTING SPRINT GPS ANTENNA. REUSE EXISTING MOUNTS, BRACKETS AND CABLES

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

PROPOSED ANTENNA PLAN 2

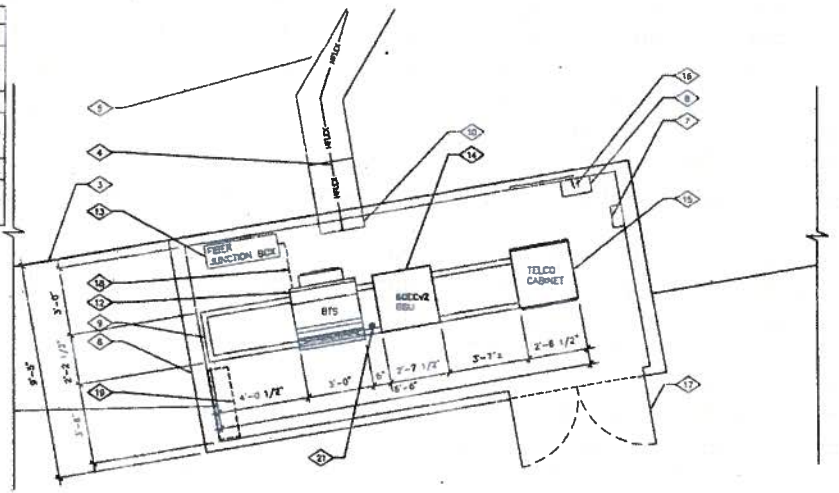
KEYED NOTES

PROPOSED ANTENNA CONFIGURATION AND SCHEDULE - SEE CURRENT EBTS FOR BUILD

SECTOR A	AZIMUTH	RADCENTER	NUMBER OF ANTENNAS	VENDOR	MODEL	ELEC. TILT	MECH. TILT	RRH	FIBER OPTIC	FIBER LENGTH
800MHz / 1900MHz	330°	35'-3"	1	RFS	APXVSPP18-C-A20	0	0	(2) 1900MHz, (1) 1900 MHz COMBINER	(1) 1-1/4" HYBRIFLEX HB114-1-08U4-M5F	130'-0"

SECTOR B	AZIMUTH	RADCENTER	NUMBER OF ANTENNAS	VENDOR	MODEL	ELEC. TILT	MECH. TILT	RRH	FIBER OPTIC	FIBER LENGTH
800MHz / 1900MHz	95°	35'-3"	1	RFS	APXVSPP18-C-A20	0	0	(2) 1900MHz, (1) 1900 MHz COMBINER	(1) 1-1/4" HYBRIFLEX HB114-1-08U4-M5F	130'-0"

SECTOR C	AZIMUTH	RADCENTER	NUMBER OF ANTENNAS	VENDOR	MODEL	ELEC. TILT	MECH. TILT	RRH	FIBER OPTIC	FIBER LENGTH
800MHz / 1900MHz	205°	35'-3"	1	RFS	APXVSPP18-C-A20	0	0	(2) 1900MHz, (1) 1900 MHz COMBINER	(1) 1-1/4" HYBRIFLEX HB114-1-08U4-M5F	130'-0"



22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

PROPOSED EQUIPMENT AND ANTENNA PLAN 1

Sprint

Alcatel-Lucent

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FAX: 619.713.0044

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
CLIP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD.
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
12/03/12

ISSUED FOR:
CONSTRUCTION

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	03/20/12	ISSUED FOR 90% CD REVIEW	BWG
B	03/20/12	ISSUED FOR 95% CD REVIEW	BWG
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D	10/24/12	REVISED PER ZONING COMMENTS	BWG
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0	12/03/12	ISSUED FOR CONSTRUCTION	BWG

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LICENSURE:

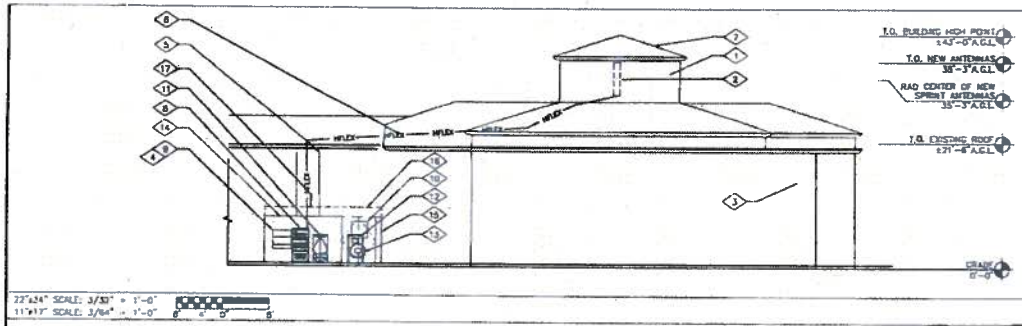
LICENSED ARCHITECT
KENNETH D CAMP
No. C18909
Ren. 8-31-2013
STATE OF CALIFORNIA
12-03-2012

SHEET TITLE:
PROPOSED EQUIPMENT AND ANTENNA PLANS

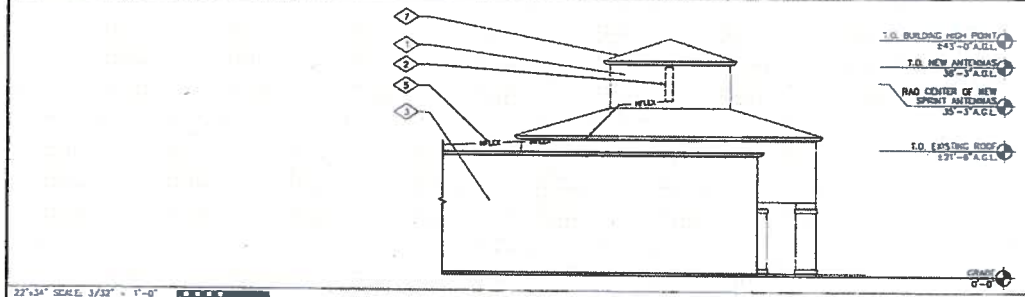
SHEET NUMBER: A-3

REVISION: 0

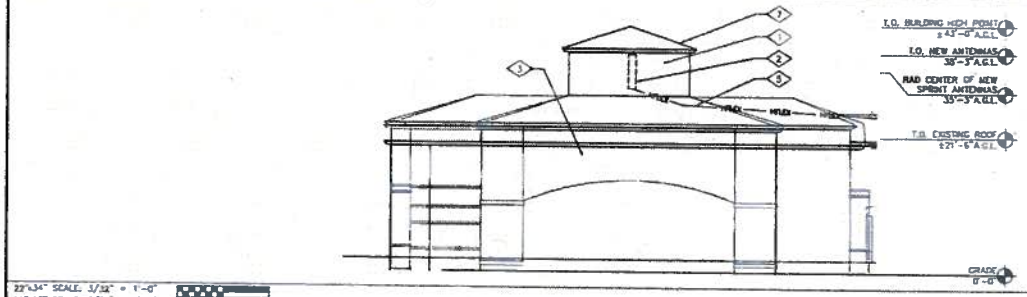
224130



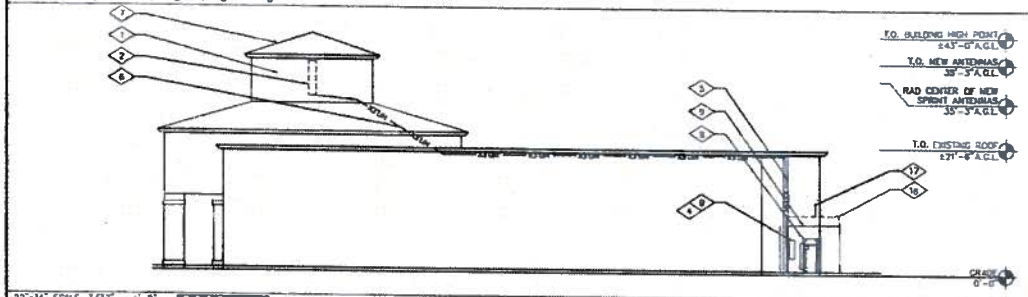
PROPOSED SOUTH ELEVATION 4



PROPOSED EAST ELEVATION 3



PROPOSED NORTH ELEVATION 2



EXISTING WEST ELEVATION 1

1. EXISTING RF SCREEN MATERIAL TO REMAIN
2. NEW SPRINT 800/1900 ANTENNA W/ RRU'S AND COMBINER MOUNTED TO PIPE (3 TOTAL, 1 PER SECTOR)
3. EXISTING BUILDING
4. NEW SPRINT (2) – 1 1/2" LIQUIDLIGHT FLEXIBLE CONDUITS (1 POWER, 1 FIBER) FROM NEW FIBER JUNCTION BOX TO BTS CABINET
5. EXISTING VERTICAL CABLE CHASE ALONG SIDE OF BUILDING
6. NEW SPRINT HYBRIFLEX CABLE ROUTE TO FOLLOW SPRINT CABLE TRAY
7. EXISTING BUILDING UPPER ROOF
8. EXISTING SPRINT MODCELL 4.0 TO BE RETROFITTED WITH NEW RADIO EQUIPMENT
9. NEW SPRINT FIBER JUNCTION BOX
10. EXISTING SPRINT MANUAL TRANSFER SWITCH
11. NEW SPRINT 60EGV2 BATTERY CABINET
12. EXISTING SPRINT TELCO CABINET TO REMAIN
13. EXISTING SPRINT GENERATOR PLUG
14. EXISTING CMU WALL
15. EXISTING 6'-0" WIDE ACCESS GATE
16. EXISTING WOOD LATTICE OVER EQUIPMENT COMPOUND (NOT SHOWN FOR CLARITY)
17. NEW SPRINT GPS ANTENNA TO REPLACE EXISTING SPRINT GPS ANTENNA, REUSE EXISTING MOUNTS, BRACKETS AND CABLES

KEYED NOTES

NOTE: TO CONTRACTOR:

1. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.
2. ANTENNAS BEHIND RF SCREEN SHOWN AS DASHED FOR CLARITY
3. EXISTING CMU WALL SHOWN AS DASHED FOR CLARITY

GENERAL NOTES

Sprint

Alcatel-Lucent

KDC ARCHITECTS, ENGINEERS, P.C.

PROJECT INFORMATION:

NETWORK VISION AMBITS LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD.
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:

12/03/12

ISSUED FOR:

CONSTRUCTION

REVISIONS

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A	02/20/12	ISSUED FOR 90% CD REVIEW	BWG
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0	12/03/12	ISSUED FOR CONSTRUCTION	BWG

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LICENSURE:

LICENSED ARCHITECT
KENNETH D. CAMP
No. C18509
Ren. 8-31-2013
STATE OF CALIFORNIA
12-03-2012

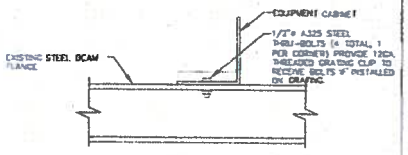
SHEET TITLE:

PROPOSED ELEVATIONS

SHEET NUMBER: A-4

REVISION: 0

224130



22"x34" SCALE: 1-1/2" = 1'-0"
11"x17" SCALE: 3" = 1'-0"

CABINET ANCHOR DETAIL | 10

AT FIBER JUNCTION BOX PROVIDE ANCHORING CONNECTION OF UNISTRUT P1001 AS APPLICABLE.

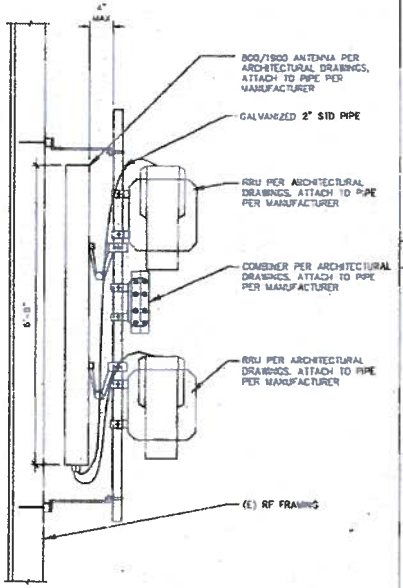
CONCRETE: PROVIDE ½"X 3" HILTI KWIK BOLT TZ EXPANSION ANCHORS AT 24" O.C. (1 AT EACH END). PROVIDE 6" EDGE DISTANCE FOR ANCHORS.

WOOD: PROVIDE ½"X 3" WOOD SCREWS IN PRE-DRILLED HOLES INTO CENTER OF WOOD STUDS @ 24" O.C. (1 AT EACH END). IF STUD SPACING IS 16" THEN SCREW SPACING SHALL BE REDUCED TO 16" TO ALIGN WITH STUDS.

CMU: PROVIDE ⅜"X 3" HILTI HY-20 EPOXY ANCHORS WITH SCREEN TUBES AT 24" O.C. (1 AT EACH END). IF CMU IS SOLID GROUTED USE ½"X 3" HILTI KWIK BOLT TZ EXPANSION ANCHORS AT 24" OC. (1 AT EACH END). PROVIDE 6" EDGE DISTANCE FOR ANCHORS.

SCALE: NOT TO SCALE

JUNCTION BOX MOUNTING NOTES | 9



ANTENNA/RRH MOUNT DETAIL | 4

22"x34" SCALE: 1" = 1'-0"
11"x17" SCALE: 1/2" = 1'-0"

NOT USED | 6

22"x34" SCALE: 1" = 1'-0"
11"x17" SCALE: 1/2" = 1'-0"

NOT USED | 5

SCALE: NOT TO SCALE

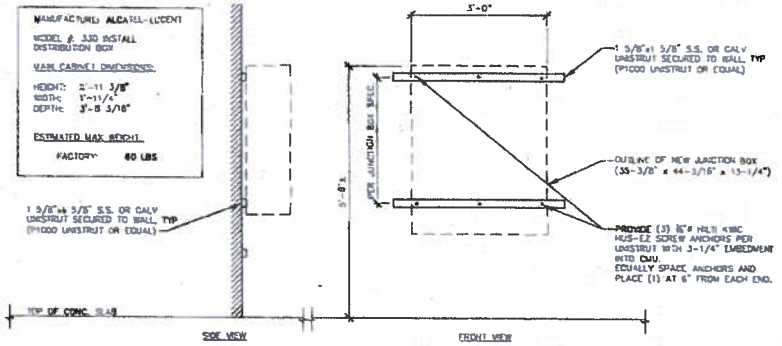
NOT USED | 7

22"x34" SCALE: 1" = 1'-0"
11"x17" SCALE: 1/2" = 1'-0"

NOT USED | 3

SCALE: NOT TO SCALE

NOT USED | 2



SCALE: NOT TO SCALE

FIBER JUNCTION BOX H-FRAME MOUNTING DETAIL | 1

Sprint

Alcatel-Lucent

KDC
ARCHITECTS-ENGINEERS, P.C.
4350 EASTERN STREET NW SUITE 200
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PROJECT INFORMATION:

NETWORK VISION ANTENNA LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD.
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
12/03/12

ISSUED FOR:
CONSTRUCTION

REVISIONS

REV	DATE	DESCRIPTION	INITIALS
A	02/20/12	ISSUED FOR 90% CD REVIEW	BWC
B	03/20/12	ISSUED FOR 95% CD REVIEW	BWC
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E	11/29/12	REVISED PER ZONING CORRECTIONS	ET
0	12/03/12	ISSUED FOR CONSTRUCTION	BWC

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

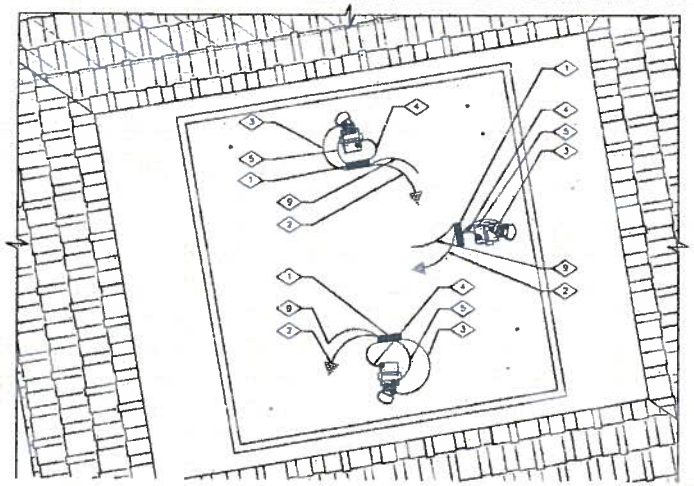
LICENSED ARCHITECT
KENNETH D. CAMP
No. C-18509
Ren. 8-31-2013
STATE OF CALIFORNIA
12-03-2012

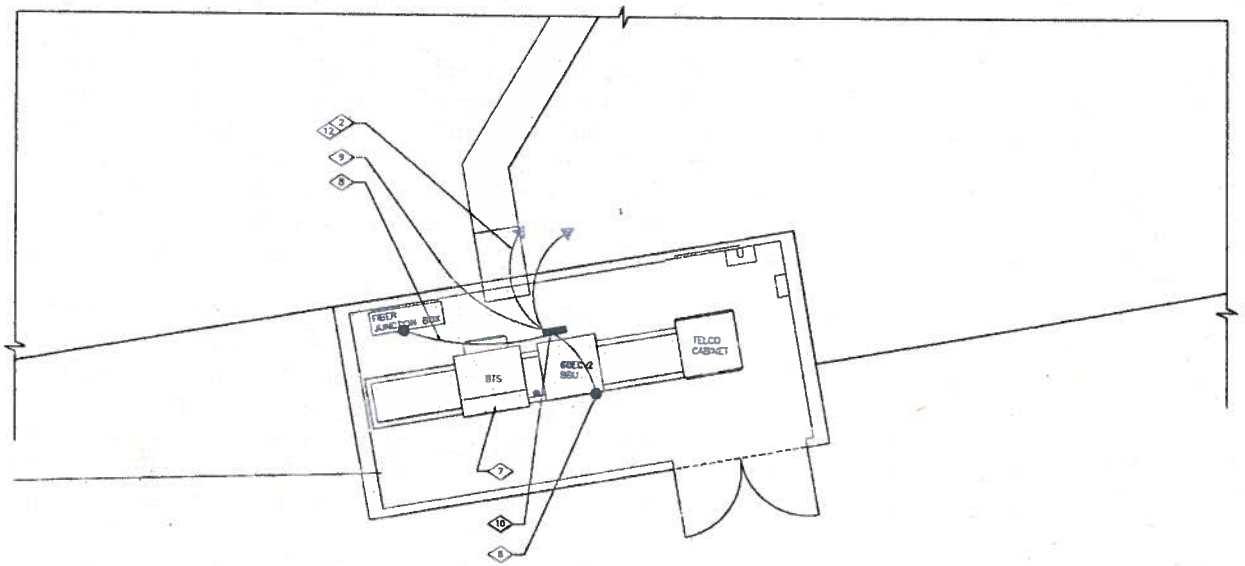
SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER: A-5

REVISION: 0

224130





EQUIPMENT/ANTENNA GROUNDING PLAN | 1

NORTH

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

1. NEW ANTENNA GROUND BUSS BAR, 2"x12" GROUND BAR, 1 PER SECTOR.
2. NEW (1)#2 AWG GREEN STRANDED GROUND WIRE FROM NEW ANTENNA GROUND BAR TO MASTER GROUND BAR, OR EXISTING ROOF TOP ANTENNA GROUNDING SYSTEM, 1 PER SECTOR.
3. #6 AWG GREEN STRANDED GROUND WIRE FOR ANTENNA MOUNT. SECURE TO ANTENNA GROUND BAR WITH 2-HOLE LUG.
4. (2) #6 AWG GREEN STRANDED GROUND WIRE FOR RRH UNIT SECURE TO ANTENNA GROUND BAR WITH 2-HOLE LUG.
5. #6 AWG GREEN STRANDED GROUND WIRE FOR COMBINER. SECURE TO ANTENNA GROUND BAR WITH 2-HOLE LUG.
6. #2 AWG GREEN STRANDED GROUND WIRE FOR BBU CABINET. SECURE TO MASTER GROUND BAR WITH 2-HOLE LUG.
7. #2 AWG GREEN STRANDED GROUND WIRE FOR MW/BTS CABINET. SECURE TO MASTER GROUND BAR WITH 2-HOLE LUG.
8. #6 AWG GREEN STRANDED GROUND WIRE FOR FIBER JUNCTION BOX. SECURE TO MASTER GROUND BAR WITH 2-HOLE LUG.
9. #6 AWG STRANDED GROUND FROM CABLE GROUND KIT. SECURE TO GROUND BAR WITH 2-HOLE LUG.
10. EXISTING MASTER GROUND BUSS BAR NEAR EQUIPMENT.
11. (2) #2 AWG GREEN STRANDED GROUND WIRE FOR H-FRAME. CADWELD TO H-FRAME SUPPORT PIPES AND SECURE TO ANTENNA GROUND BAR WITH 2-HOLE LUG.
12. CC SHALL VERIFY (2) #2 AWG STRANDED GROUND LEADS FROM MASTER GROUND BAR ROUTED TO EXISTING BUILDING STEEL OR EXISTING GROUND RING, OR OTHER DESIGNATED GROUNDING SYSTEM (FINAL DESIGNATED POINT OF GROUNDING TO BE COORDINATED BY CM, CC AND BUILDING OWNER).

GROUNDING KEYED NOTES

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURERS PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS AND EXIT FROM TOWER OR POLE USING MFR'S PRACTICES.
3. ALL GROUND CONNECTIONS SHALL BE CADWELD. ALL WIRES SHALL BE COPPER THHN/THWN. ALL GROUND WIRE SHALL BE GREEN INSULATED WIRE ABOVE GROUND.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY SPRINT WIRELESS, LLC. REPRESENTATIVE.
5. REFER TO DIVISION 16 GENERAL ELECTRIC: GENERAL ELECTRICAL PROVISION AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
6. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM PER SPRINT STANDARD GROUNDING METHOD, AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED SPRINT MOBILITY REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CADWELDS AND GROUND RING.
7. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.

GENERAL GROUNDING NOTES

1. EXISTING SINGLE PHASE, 120/240 VAC, 60HZ SERVICE WILL PROVIDE SUFFICIENT POWER REQUIREMENTS FOR NEW PROPOSED SPRINT EQUIPMENT, CABLING AND ANTENNA UPGRADES.

EXISTING ELECTRICAL NOTES

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊗	COPPER GROUND ROD	⊠	TEST WELL
●	MECHANICAL CONNECTION	▬	GROUND BAR
■	EXOTHERMIC CADWELD	⊸⊸	#2 AWG BARE SOLID COPPER
◣	FIELD VERIFY & TIE INTO EXISTING GROUNDING SYSTEM		

GROUNDING LEGEND

Sprint

Alcatel-Lucent

KDC ARCHITECTS.ENGINEERS, P.C.
4220 EDISON STREET NW SUITE 200
COLUMBIA, MD 21045
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FAX: 410.772.0884

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD.
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
12/03/12

ISSUED FOR:
CONSTRUCTION

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	02/20/12	ISSUED FOR 90% CD REVIEW	BWC
B	03/20/12	ISSUED FOR 95% CD REVIEW	BWC
C	04/18/12	ISSUED FOR 100% CD REVIEW	BWC
D	10/24/12	REVISED PER ZONING COMMENTS	BWC
E	11/29/12	REVISED PER ZONING CORRECTIONS	ET
0	12/03/12	ISSUED FOR CONSTRUCTION	BWC

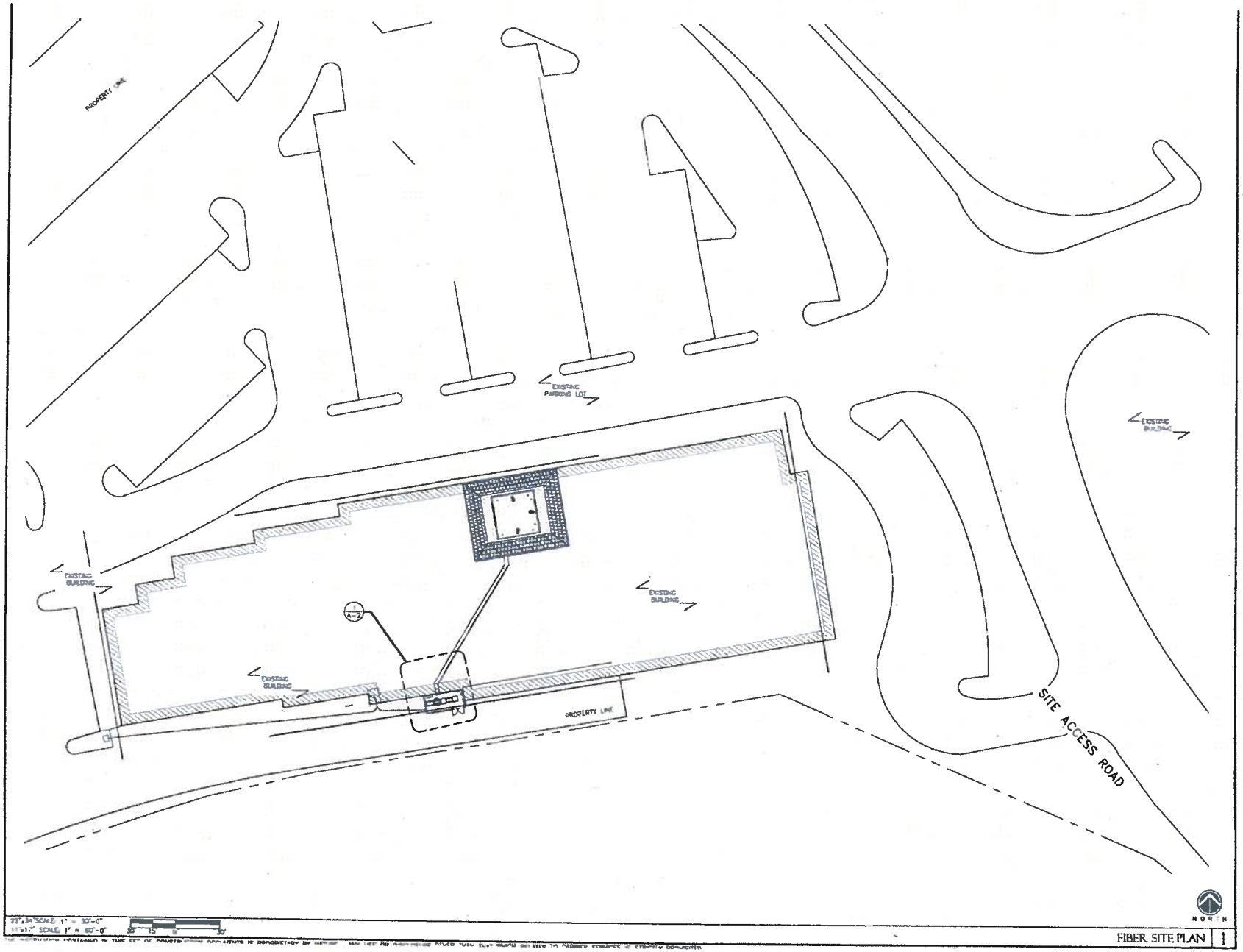
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

REGISTERED PROFESSIONAL ENGINEER
KENNETH D CAMP
No. 12907
Ren. 3-31-2013
ELECTRICAL
STATE OF CALIFORNIA
12-03-2012

SHEET TITLE:
SCHEMATIC GROUNDING PLAN

SHEET NUMBER: E-1
REVISION: 0
224130



22"x34" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"

FIBER SITE PLAN | 1

Sprint

Alcatel-Lucent

KDC ARCHITECTS, ENGINEERS, P.C.

PROJECT INFORMATION:

NETWORK VISION MNBTS LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
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D	10/24/12	REVISED PER ZONING COMMENTS	BWG
E	11/29/12	REVISED PER ZONING CORRECTIONS	EY
0	12/03/12	ISSUED FOR CONSTRUCTION	BWG
		NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET	

LICENSURE:

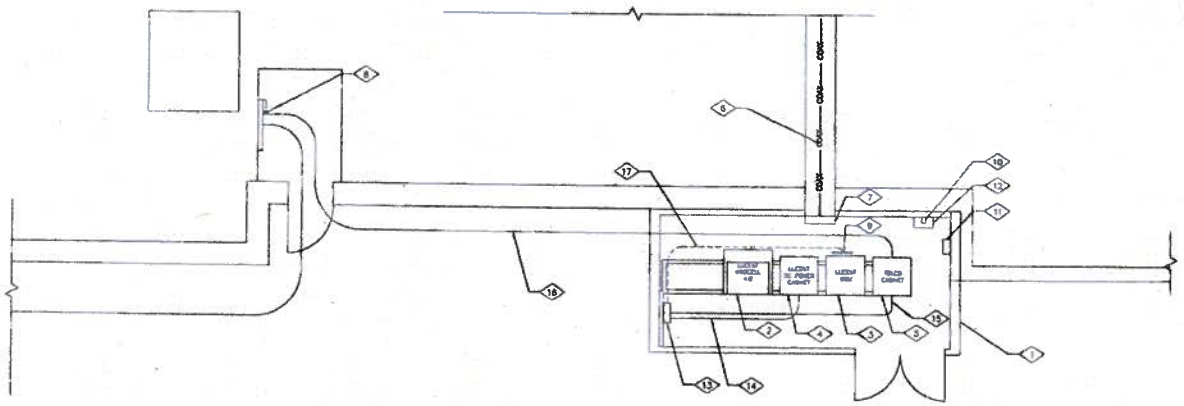
LICENSED ARCHITECT
KENNETH CARR
C-18609
Ren. 8-31-2013
STATE OF CALIFORNIA
12-03-2012

SHEET TITLE:
FIBER SITE PLAN

SHEET NUMBER: F-1

REVISION: 0

224130



1. EXISTING SCREEN WALL ENCLOSURE
2. EXISTING SPRINT MODCELL 9928
3. EXISTING SPRINT BATTERY CABINET
4. EXISTING SPRINT DC POWER PLANT CABINET
5. EXISTING SPRINT TELCO CABINET
6. EXISTING SPRINT HORIZONTAL CABLE TRAY
7. EXISTING SPRINT VERTICAL COAX CABLE TRAY
8. EXISTING SPRINT TELCO BOARD INSIDE EXISTING ROOM
9. EXISTING MASTER GROUND BAR
10. EXISTING GENERATOR PLUG
11. EXISTING MAIN DISCONNECT
12. EXISTING MANUAL TRANSFER SWITCH
13. SPRINT GC TO INSTALL UAM AND BRACKET PER MANUFACTURERS SPECIFICATIONS TO NEW H-FRAME USING UNISTRUT. AT&T TO PLACE CIENA EQUIPMENT
14. SPRINT GC TO PROVIDE AND INSTALL (1) 1/2" EMT CONDUIT FROM EXISTING MMBTS CABINET TO PROPOSED AT&T UAM/CIENA CABINET, (1) 10A -48 VDC CIRCUIT USING #12 AWG THHN STRANDED WIRE COLORED RED & BLACK. (APPROX 10')
15. SPRINT GC TO PROVIDE AND INSTALL (1) 1-1/4" EMT CONDUIT WITH MULE TAPE FROM UAM/CIENA CABINET TO SPRINT MMBTS CABINET (APPROX 16')
16. SPRINT GC TO PROVIDE AND INSTALL (1) 2" EMT CONDUIT FROM THE EXISTING AT&T FBT JUNCTION BOX TO THE PROPOSED THE UAM/CIENA EQUIPMENT (APPROX. 133')
17. SPRINT GC TO PROVIDE AND INSTALL (1) 1/2" EMT CONDUIT WITH (1) - #6 AWG GREEN SOLID GROUND WIRE ROUTED WITHIN FROM THE NEAREST MGB TO THE PROPOSED UAM/CIENA CABINET. (APPROX 15')

KEYED NOTES

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

NORTH

FIBER ENLARGED PLAN | 1

Sprint

Alcatel-Lucent

KDC ARCHITECTS.ENGINEERS, P.C.

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
CUP12-00019
NORTHEAST OCEANSIDE
SD03XC142
805 COLLEGE BLVD.
OCEANSIDE, CA 92057
SAN DIEGO COUNTY

ISSUE DATE:
12/03/12

ISSUED FOR:
CONSTRUCTION

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	02/20/12	ISSUED FOR 90% CD REVIEW	BWG
B	03/20/12	ISSUED FOR 95% CD REVIEW	BWG
C	04/18/12	ISSUED FOR 100% CD REVIEW	BWG
D	10/24/12	REVISED PER ZONING COMMENTS	BWG
E	11/29/12	REVISED PER ZONING CORRECTIONS	ET
0	12/03/12	ISSUED FOR CONSTRUCTION	BWG

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

LICENSED ARCHITECT
KENNETH D. CAMP
No. C18509
Ren. 8-31-2013
STATE OF CALIFORNIA
12-03-2012

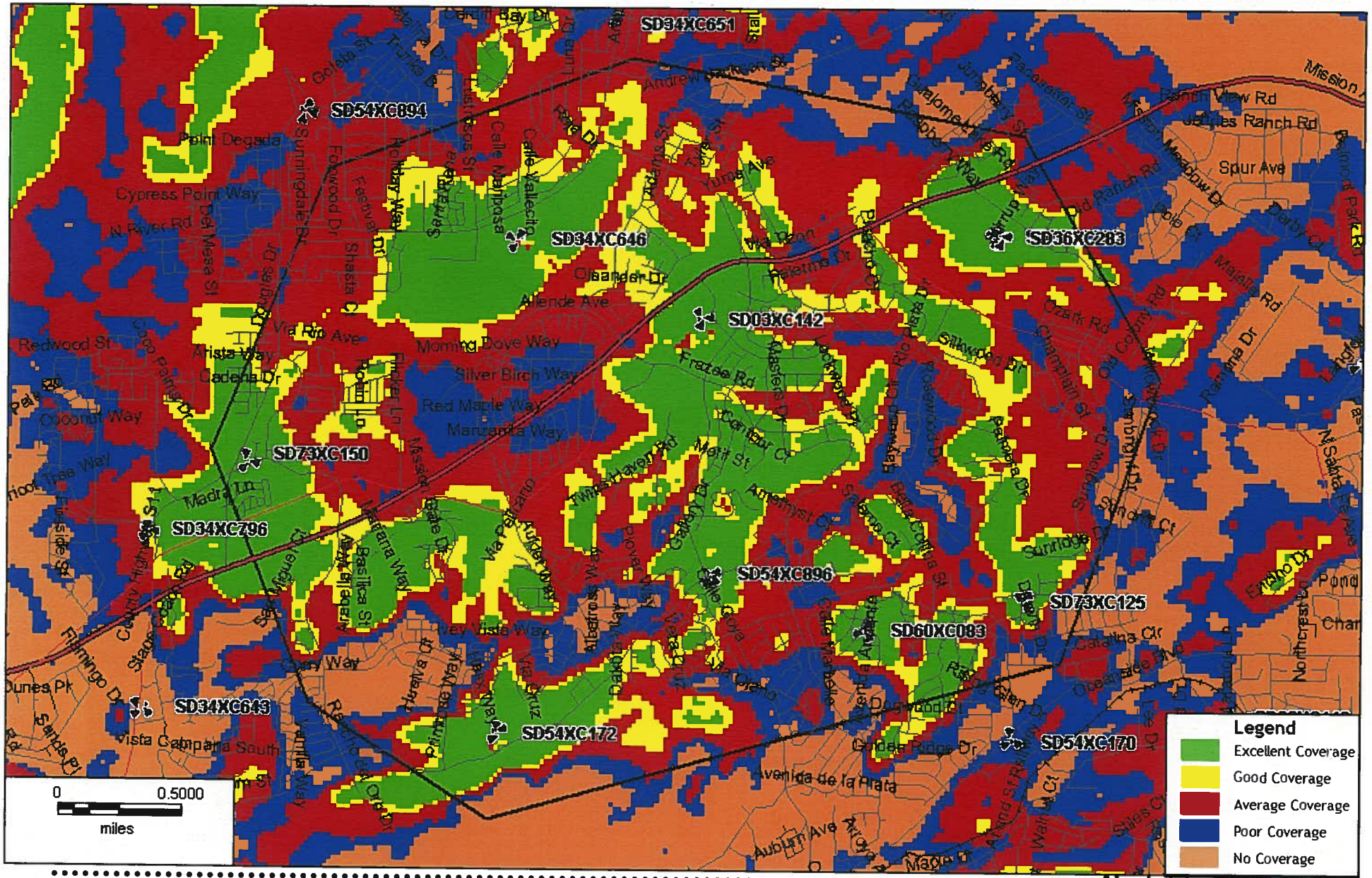
SHEET TITLE:
FIBER ENLARGED PLAN

SHEET NUMBER: F-2

REVISION: 0

224130

SD03XC142 Coverage with neighboring sites : with Site



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SD03XC142 neighboring sites Coverage: Without Site

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NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 06/11/2013
Removal: 12/11/2013
(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 @ 805 College Boulevard (CUP12-00019)
7. **DESCRIPTION:** Consideration of a Conditional Use Permit (CUP12-00019) for equipment upgrades necessary to accommodate fourth generation wireless technologies (4G) and the continued operation of a wireless communications facility. Project upgrades consist of the removal of six (6) existing antennas and the installation of three (3) new antennas divided into three (3) sectors. There are no proposed changes to the existing equipment cabinets.

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).

Date: June 10, 2013

Sally Schifman, Consulting Assistant

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

PLANNING COMMISSION
RESOLUTION NO. 2013-P28

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:	CUP12-00019
APPLICANT:	Sprint Nextel c/o Alcatel Lucent
LOCATION:	805 College Boulevard

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 November 29, 2012 and the operation of a wireless communications facility on an existing commercial retail building;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 10th day of June, 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 (CUP12-00019):

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 facilitates the continued operation of a wireless communications facility on an existing commercial retail 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 in a developed area on the rooftop of an existing commercial retail building. The proposed antenna upgrades would be completely concealed from public view behind radiofrequency (RF) transparent screening.
3. Alternative site locations were not analyzed as the proposed project is intended to allow for equipment upgrades and continued operation of a 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 (CUP12-00019) 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 shall 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 shall 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 in 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 indicated 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 1000 pounds for lithium-ion, used for facility standby power, emergency power or

uninterrupted power supplies shall comply with Section 608 of the California Fire Code current edition, and Table 608.1. 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: equipment upgrades necessary to accommodate fourth generation (4G) wireless technologies and the continued operation of a wireless communications facility on an existing commercial retail building. Facility upgrades consist of the removal of six (6) existing antennas and the installation of three (3) new antennas divided into three (3) sectors concealed behind RF transparent screening; equipment upgrades would include the installation of six (6) remote radio units (RRU's). 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 (CUP12-00019) shall expire June 10, 2015 unless the applicant has obtained a Building Permit and has requested an initial building inspection.

12. Entitlements granted for Conditional Use Permit (CUP12-00019) and approved by this resolution, shall be valid until June 10, 2023.

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.

15. The installation of any wireless communications facility shall be in compliance with all applicable provisions of the State Building Standards Code and any applicable local amendments thereto.

16. No wireless communications facility may, by itself or in conjunction with other wireless communications facilities, generate radio frequency (RF) emissions in excess of the standards for permissible human exposure, as provided by applicable federal regulations including 47 C.F.R. 1.1307 *et seq*.

17. Upon or prior to installation, and prior to activation, of the wireless communications facility, the applicant shall submit to the City certification in a form acceptable to the City that the facility will operate in compliance with all applicable Federal Communications Commission (FCC) regulations including, but not limited to RF emission limitations. Thereafter, upon any proposed increase of a least ten (10) percent in the effective radiated power or any proposed change in frequency use, the applicant shall submit updated certifications for review by the City. Both the initial and update certifications shall be subject to review and approval by the City Planner. At the City's sole discretion, a qualified independent RF engineer, selected by and under contract to the City, may be retained to review said certifications for compliance with FCC regulations. All costs associated with the City's review of these certifications shall be the responsibility of the applicant.

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

19. The applicant shall maintain the most current information from the FCC regarding the allowable RF emissions and all other applicable regulations and standards. The applicant/operator shall file an annual report to the permit file advising the City of any regulatory changes that 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 subject wireless communications facility shall be restricted. In addition, RF advisory signage shall be installed at access point(s) or path(s) to the antennas and/or at each sector to establish awareness for potential exposure.

23. All required and proposed signage 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. 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-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 shall comply with any applicable provisions of Article 39 and Article 33 (sign ordinance).

28. The wireless communications facilities and the site on which it is 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 (CUP12-00019) 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 (CUP12-00019) 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 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 wireless communications 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 the 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-P28 on June 10, 2013 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Robert Neal, Chairperson
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-P28.

Dated: June 10, 2013

Acct 100658

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 9-13-12 BY RC CH DH

HEARING

GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	CUP12-00019
VARIANCE	
COASTAL	
O.H.P.A.C.	

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT: Sprint Nextel c/o Alcatel Lucent
2. STATUS:
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): Ed Gala (Agent for Sprint)
6. ADDRESS: 20612 Kelvin LN, Huntington Beach, CA
7. PHONE/FAX/E-mail: 714-404-4237

PART II – PROPERTY DESCRIPTION

8. LOCATION: 805 College Blvd., Oceanside, CA 92056
9. SIZE: 1.43 Gross Acres
10. GENERAL PLAN: CC
11. ZONING: CC-SP
12. LAND USE: Commercial
13. ASSESSOR'S PARCEL NUMBER: 161-553-17-00
14. LATITUDE: 33-14-26.303
15. LONGITUDE: 117-17-34.908

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION: Request for renewal of a Conditional 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
same	same	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 Gala (Agent for Sprint)	9/11/12	See LOA	
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.**

SureSite

Infrastructure Development Services

Authorized Agent for **Sprint Nextel and Alcatel Lucent**

CUP 12-00019
Sprint Nextel Project Number: SD03XC142
Sprint Nextel Project Name: Northeast Oceanside

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.

Project Location
Address: 805 College Boulevard, Oceanside, CA 92057
APN: 161-553-17-00
Zoning Designation: PD-1, Planned Development 1
General Plan Designation: S-1-84 Town Center North.

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 antennas mounted behind RF transparent screen walls located on the roof of a one story commercial building and the installation of one new 4G antenna per sector (3 total) and the placement of two RRH units (6 total) behind each new 4G antenna. One existing battery equipment cabinet will be removed and one existing radio equipment cabinet retrofitted with new equipment. One existing GPS antenna will be replaced with a newer model. At project completion there will be three operational 4G antennas mounted behind screen walls remaining on site.

Submitted plans detail the following improvements:
Remove 6 existing panel antennas, install three new 4G panel antennas, remove all existing coaxial cables, install three new hypbriflex fiber optic cables, install one new battery cabinet, install a fiber cable junction box, install fiber backhaul service, install two RRH's behind each new 4G antenna (6 total), retrofit existing modcell cabinet, remove existing power cabinet, remove existing battery cabinet, remove and replace existing GPS antenna.

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 commercial area. Commercial 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 building, 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 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.

EXHIBIT A
LEGAL DESCRIPTION

The land referred to in this policy is described as follows:

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

PARCEL A:

PARCELS 9 AND 10 OF PARCEL MAP NO. 17296, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1994 AS FILE NO. 1994-0077356 OF OFFICIAL RECORDS.

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PARCEL B:

ALL OF PARCELS 11 AND 12 AND THAT PORTION OF PARCEL 13 OF PARCEL MAP NO. 17296, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1994 AS FILE NO. 1994-0077356 OF OFFICIAL RECORDS, AS DESCRIBED AS PARCEL C IN CERTIFICATE OF COMPLIANCE RECORDED ON NOVEMBER 30, 1995 AS FILE NO. 1995-0543974 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 12; THENCE

1. SOUTH 65 DEG. 53'09" EAST 80.87 FEET; THENCE
2. SOUTH 55 DEG. 44'01" EAST 7.39 FEET; THENCE
3. SOUTH 22 DEG. 50'39" WEST 33.43 FEET; THENCE
4. SOUTH 09 DEG. 37'11" EAST 192.51 FEET; THENCE
5. SOUTH 80 DEG. 22'49" WEST 8.33 FEET; THENCE
6. SOUTH 09 DEG. 37'11" EAST 172.00 FEET; THENCE
7. SOUTH 80 DEG. 22'49" WEST 130.17 FEET; THENCE
8. NORTH 09 DEG. 37'11" WEST 172.00 FEET; THENCE
9. NORTH 80 DEG. 22'49" EAST 38.50 FEET; THENCE
10. NORTH 09 DEG. 37'11" WEST 50.07 FEET; THENCE

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EXHIBIT A
LEGAL DESCRIPTION
(continued)

11. SOUTH 80 DEG. 22'49" WEST 20.00 FEET; THENCE

12. NORTH 09 DEG. 37'11" WEST 80.93 FEET; THENCE

13. SOUTH 80 DEG. 22'49" WEST 15.29 FEET; THENCE

14. NORTH 42 DEG. 33'21" WEST 56.70 FEET; THENCE

15. NORTH 47 DEG. 26'39" EAST 107.79 FEET; THENCE

16. NORTH 22 DEG. 25'57" EAST 39.60 FEET TO THE POINT OF BEGINNING.

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PARCEL C:

THAT PORTION OF PARCEL 13 OF PARCEL MAP NO. 17296, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1994 AS FILE NO. 1994-0077356 OF OFFICIAL RECORDS, AS DESCRIBED AS PARCEL B IN CERTIFICATE OF COMPLIANCE RECORDED ON AUGUST 16, 1995 AS FILE NO. 1995-0358653 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 13; THENCE;

1. SOUTH 55 DEG. 44'01" EAST 73.36 FEET; THENCE

2. SOUTH 45 DEG. 28'06" EAST 56.70 FEET; THENCE

3. SOUTH 38 DEG. 18'01" EAST 95.21 FEET; THENCE

4. SOUTH 22 DEG. 00'46" EAST 82.25 FEET; THENCE

5. SOUTH 17 DEG. 34'46" EAST 131.55 FEET; THENCE

6. SOUTH 39 DEG. 11'18" EAST 103.07 FEET; THENCE

7. SOUTH 05 DEG. 34'45" WEST 25.81 FEET; THENCE

8. NORTH 66 DEG. 30'30" WEST 206.50 FEET; THENCE

9. SOUTH 80 DEG. 22'49" WEST 65.04 FEET; THENCE

10. NORTH 09 DEG. 37'11" WEST 172.00 FEET; THENCE

11. NORTH 80 DEG. 22'49" EAST 8.33 FEET; THENCE

12. NORTH 09 DEG. 37'11" WEST 192.51 FEET; THENCE

13. NORTH 22 DEG. 50'39" EAST 33.43 FEET TO THE POINT OF BEGINNING.

PARCEL D:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRIVEWAY USE, PARKING, LOADING, AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES, INSTALLATION AND MAINTENANCE OF SIGNS AND INCIDENTAL PURPOSES, FOR THE ENJOYMENT , COMFORT AND CONVENIENCE

EXHIBIT A
LEGAL DESCRIPTION
(continued)

OF CUSTOMERS, INVITEES, LICENSEES, TENANTS AND EMPLOYEES OF ALL BUSINESS, OCCUPANTS AND OWNERS OF THE BUILDINGS AND OR LAND, TO PASS OVER AND THROUGH, AND USE THE COMMON AREA IN THE PROJECT, INCLUDING BUT NOT LIMITED TO THE RIGHT TO USE DRIVEWAYS, ROADWAYS, WALKWAYS, PARKING SPACES AND OTHER FACILITIES CONSTITUTING THE COMMON AREA, TOGETHER WITH A NON-EXCLUSIVE AND PERPETUAL RIGHT AND EASEMENT TO INSTALL, MAINTAIN, REPAIR, REMOVE AND REPLACE COMMON UTILITY FACILITIES WITHIN AND UPON THE COMMON AREA OF THE SHOPPING CENTER, AT SUCH PLACES AS MAY BE NECESSARY FOR THE ORDERLY DEVELOPMENT AND OPERATION OF THE SHOPPING CENTER, AS CONVEYED, SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENTS FOR TOWN CENTER NORTH RECORDED FEBRUARY 2, 1994 AS INSTRUMENT NO. 1994-0077372 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

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PARCEL E:

AN EASEMENT FOR SLOPE EASEMENT PURPOSES OVER THAT PORTION OF PARCEL "A" OF PARCEL MAP NO. 17296, SAID PARCEL MAP BEING ON FILE AT THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FEBRUARY 2, 1994 AS SHOWN AND DELINEATED ON SAID MAP AS "PROPOSED PRIVATE SLOPE EASEMENT PER DOCUMENT RECORDED FEBRUARY 2, 1994 AS FILE NO. 1994-0077363 OF OFFICIAL RECORDS".

PARCEL F:

AN EASEMENT FOR PRIVATE DRAINAGE PURPOSES OVER THAT PORTION OF PARCEL "A" OF PARCEL MAP NO. 17296, SAID PARCEL MAP BEING ON FILE AT THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FEBRUARY 2, 1994 AS SHOWN AND DELINEATED ON SAID MAP AS "PROPOSED PRIVATE DRAINAGE EASEMENT PER DOCUMENT FEBRUARY 2, 1994 AS FILE NO. 1994-0077363 OF OFFICIAL RECORDS".

APN: 161-553-09, 10, 17 and 18.

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