

# AGENDA NO. 5

**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 (CUP12-00026) FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS COMMUNICATIONS FACILITY LOCATED AT 551 SOUTH EL CAMINO REAL – SPRINT @ 551 SOUTH EL CAMINO REAL – 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-P29 approving Conditional Use Permit CUP12-00026 with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Site Review:** The project site is located on an existing commercial building within the Mercado de Oceana shopping center. The building is primarily utilized by Coastline Baptist Church. The property has a land use designation of Special Commercial (SC) on the General Plan Land Use Map and is zoned Commercial Limited (CL) on the official zoning map.

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

**Project Background:** This project site was initially approved for a wireless communications facility on December 7, 2000. The original Administrative Conditional Use Permit (ACUP-4-00) granted Cox/Sprint PCS entitlements for nine (9) antennas to be mounted behind radiofrequency (RF) transparent material in a second story tower feature. Entitlements granted by ACUP-4-00 expired in December 2005.

Sprint Communications submitted an application in 2007 to be re-issued an Administrative Conditional Use Permit to continue operating at this location. A new permit was approved on August 13, 2007. Entitlements granted by Administrative Conditional Use Permit (ACUP-3-07) expired on August 13, 2012.

The current application (CUP12-00026) was submitted for consideration on June 21, 2012.

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

Conditional Use Permit CUP12-00026 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 commercial building. 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 Special Commercial. 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 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 tower structure of an existing commercial 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 tower.

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**

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 tower 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. The location of the antennas behind screening within a tower feature 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 CL zone, the maximum allowed building height is 50 feet. The second story tower feature upon which the antennas will be mounted is 27 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 tower.

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, with the exception of general population and occupational exposure limits at accessible rooftop walking/working surfaces.

### **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 that exceed MPE limits. At ground-level, the maximum power density generated by the antennas is 5.80 percent of the FCC's general population limit (1.16 percent of the occupational limit). At the rooftop-level walking/working surface the project exceeds general population and occupational MPE limits. The maximum power density generated by the proposed antennas at the roof-top is 1347.50 percent of the general population limit and 269.50 percent of the occupational limit.

*Recommendation: A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the general population and/or occupational MPE. Therefore, the project has been conditioned to restrict public access to the wireless facility and incorporate signage to notify the public of the location of the antennas. Individuals entering the site or working near the antennas should receive RF safety training and be made aware of the areas exceeding the FCC's MPE limits. In addition, barriers shall be installed in front of the new antennas. With the implementation of the conditioned mitigation measures, the proposed project will be in compliance with FCC regulations.*

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, roadways, and residences 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 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-P29 approving Conditional Use Permits CUP12-00026 with findings and conditions of approval attached herein (Attachment 4).

PREPARED BY:

SUBMITTED BY:

  
Sally Schifman  
Project Planner

  
Marisa Lyndstedt  
City Planner

ML/SS/fil

Attachments:

1. Plans dated May 8, 2013
2. Signal Coverage Maps
3. Environmental Determination
4. Planning Commission Resolution No. 2013-P29
5. Other Attachments (Application Page, Description and Justification, Legal Description)



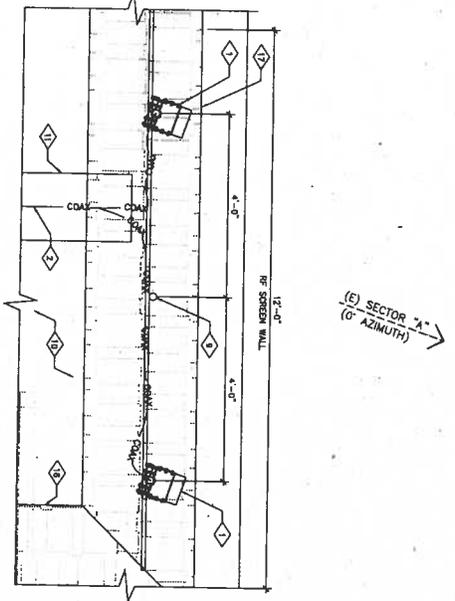










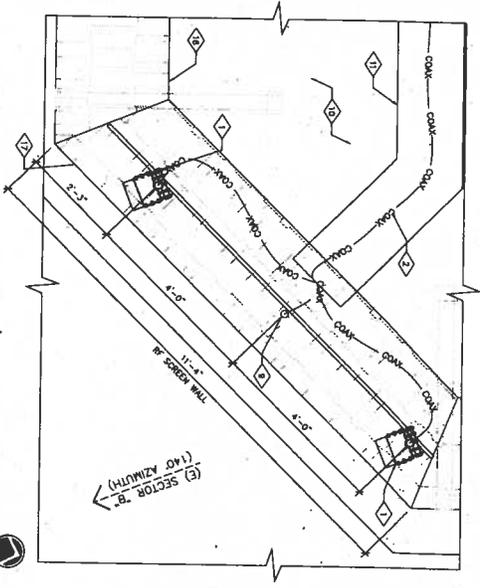


(E) SECTOR "A"  
(0° AZIMUTH)



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

EXISTING ALPHA ANT PLAN 4



(E) SECTOR "B"  
(140° AZIMUTH)

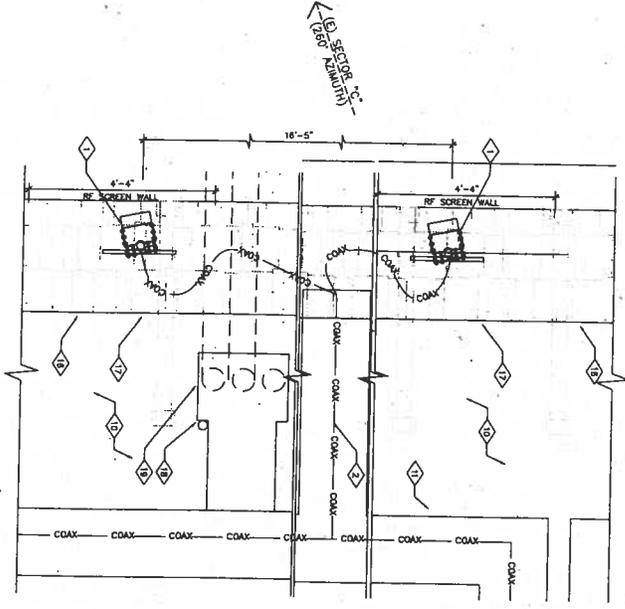


22'-0" SCALE 3/8" = 1'-0"  
11'-0" SCALE 1/4" = 1'-0"

EXISTING BETA ANTENNA PLAN 3

- 1. EXISTING SPRINT COAX ANTENNAS TO BE REMOVED FROM 2/F (SECTOR)
- 2. EXISTING SPRINT ANTENNA CABLES TO BE REMOVED
- 3. EXISTING SPRINT BATTERY CABINET TO BE RE-ROUTED TO RE-ROUTED
- 4. EXISTING COAX CABLE SUPPORT BRIDGE
- 5. EXISTING SPRINT PDC CABINET
- 6. EXISTING SPRINT TDD CABINET
- 7. EXISTING 12717 JUNCTION BOX
- 8. EXISTING ANTENNA MOUNT PWS (175)
- 9. EXISTING BUILDING ROOF TOP
- 10. EXISTING SPRINT CABLE RAY AT ROOF TOP
- 11. EXISTING CONCRETE PAD
- 12. EXISTING SPRINT CABLE STUB-UPS
- 13. EXISTING CABLE ENCLOSURE WITH CHAN-LINK LD AT GROUND LEVEL
- 14. EXISTING DOUBLE SWING ACCESS GATE
- 15. EXISTING SPRINT TIE ROOF/MECHANICAL SCREEN
- 16. EXISTING SPRINT ANTENNAS BEING RE-ROOF/PULL TIE AREA
- 17. EXISTING SPRINT 923 ANTENNA TO BE REPLACED
- 18. EXISTING SPRINT DOORHOUSE TO REMAIN

KEYED NOTES

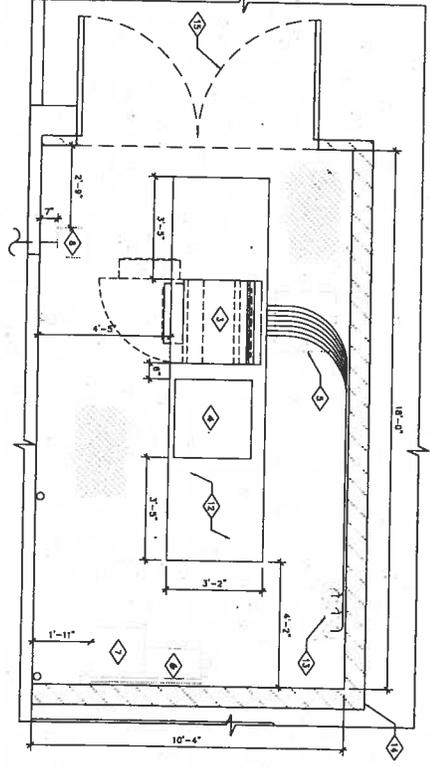


(E) SECTOR "C"  
(120° AZIMUTH)



22'-0" SCALE 3/4" = 1'-0"  
11'-0" SCALE 3/8" = 1'-0"

EXISTING GAMMA ANTENNA PLAN 2



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

EXISTING EQUIPMENT PLAN 1



PROJECT INFORMATION  
 NETWORK VISION (M&B) SLAUNCH  
 CONSULTANTS  
**MERCADO DE OCEANA**  
 SD34XC643  
 551 S. EL CAMINO REAL  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

SHEET DATE: 05/08/13

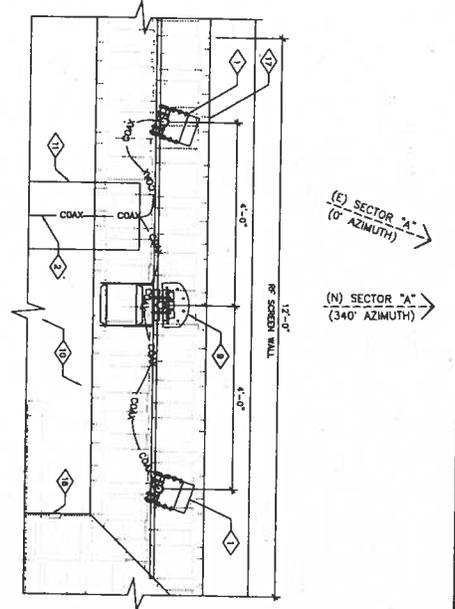
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B	02/25/13	ISSUED FOR 85% CD REVIEW	MG
C	07/24/13	ISSUED FOR 85% CD REVIEW	MG
0	08/16/13	ISSUED FOR CONSTRUCTION	BMC
1	07/14/13	REVISED PER ZONING COMMENTS	BMC
2	04/09/13	REVISED PER ZONING COMMENTS	BMC

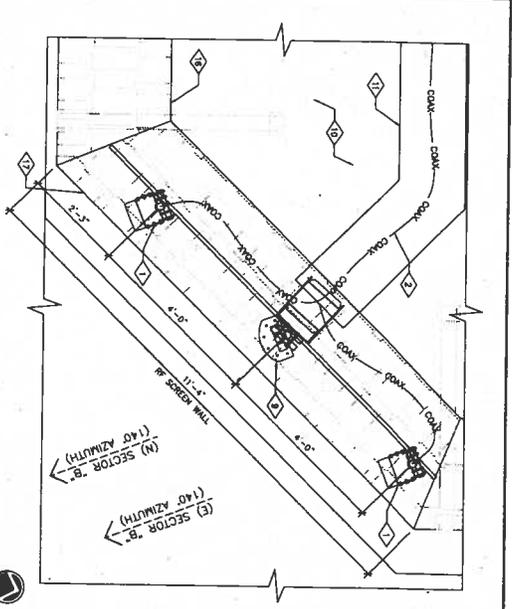
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SHEET TITLE	
EXISTING EQUIPMENT AND ANTENNA PLAN	
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A-3	2
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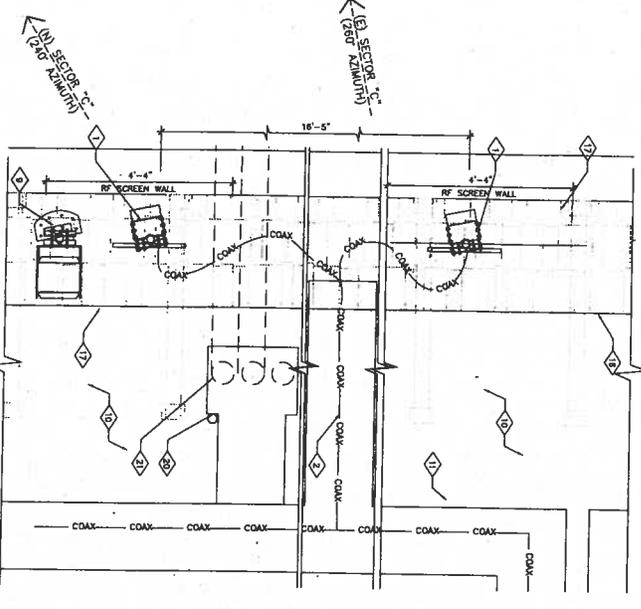
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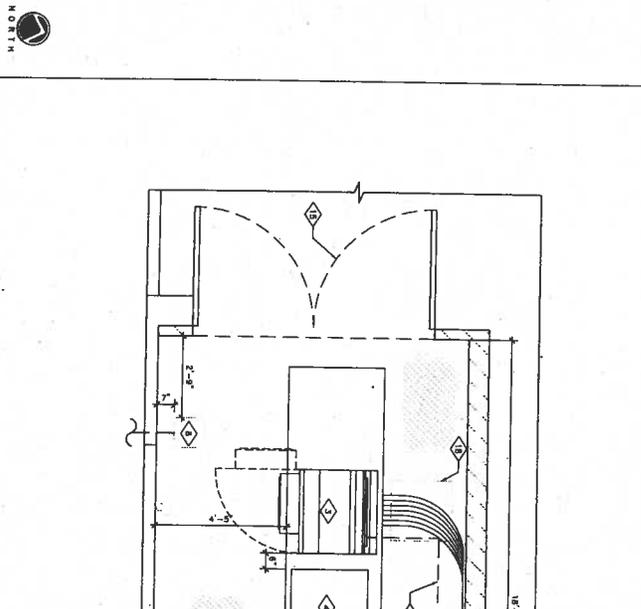
22'x24' SCALE 3/8" = 1'-0"  
11'x17' SCALE 3/8" = 1'-0"  
INTERIM ALPHA ANTENNA PLAN 4



22'x24' SCALE 3/8" = 1'-0"  
11'x17' SCALE 3/8" = 1'-0"  
INTERIM BETA ANTENNA PLAN 3



22'x24' SCALE 3/8" = 1'-0"  
11'x17' SCALE 3/8" = 1'-0"  
INTERIM GAMMA ANTENNA PLAN 2



22'x24' SCALE 1/2" = 1'-0"  
11'x17' SCALE 1/4" = 1'-0"  
INTERIM EQUIPMENT PLAN 1

- 1. EXISTING SPURTS COAXIAL ANTENNA SECTIONS TO BE REMOVED (IF TOTAL PER SECTOR CABLES TO BE REMOVED)
- 2. EXISTING SPURTS COAXIAL ANTENNA CABLES TO BE REMOVED
- 3. EXISTING SPURTS MODEL 4.0 CABLES TO BE RETROFITTED
- 4. EXISTING SPURTS BATTERY CABINET TO BE RETROFITTED
- 5. NEW SPURTS FIBER JUNCTION BOX MOUNTED TO NEW H-FRAME
- 6. EXISTING SPURTS PVC CABINET
- 7. EXISTING SPURTS TULO CABINET
- 8. EXISTING 12V12 JUNCTION BOX
- 9. NEW 12V12 JUNCTION BOX
- 10. NEW 12V12 JUNCTION W/RTS AND COMMENTS
- 11. EXISTING SPURTS TULO CABINET
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KEYED NOTES  
 1. MAIN NOTE: SPURTS RF-TERMINATED SCREEN WALL ENCLOSURE AND ALL LOCATING HARDWARE TO BE REMOVED TO MATCH EXISTING SITE CONDITIONS

GENERAL NOTES  
 1. MAIN NOTE: SPURTS RF-TERMINATED SCREEN WALL ENCLOSURE AND ALL LOCATING HARDWARE TO BE REMOVED TO MATCH EXISTING SITE CONDITIONS

**Sprint**

**Alcatel-Lucent**

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**MERCADO DE OCEANA**  
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 531 S. EL CAMINO REAL  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

ISSUE DATE: 05/08/13  
 ISSUE NUMBER: 224-134

CONSTRUCTION

REV.	DATE	REVISIONS	APPROVED
A	03/14/12	ISSUED FOR PERMITS	MG
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C	07/24/12	ISSUED FOR PERMITS	MG
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F	05/08/13	ISSUED FOR PERMITS	MG

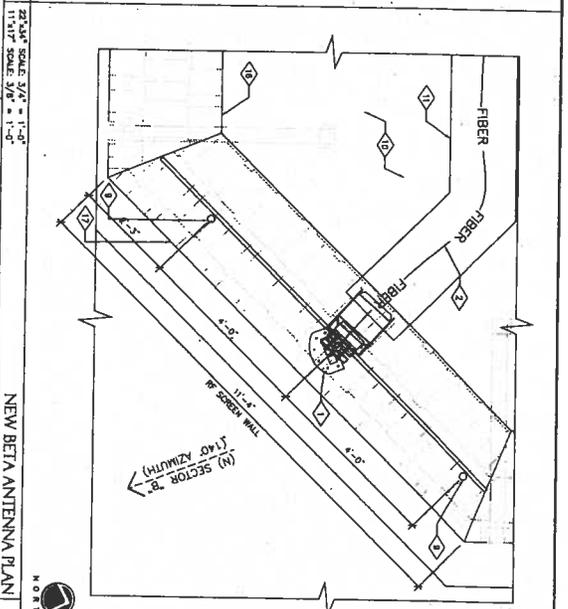
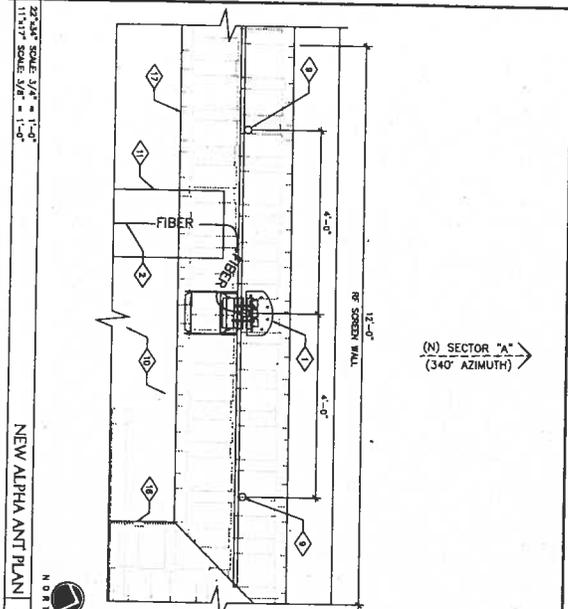
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SHEET TITLE: INTERIM EQUIPMENT AND ANTENNA PLAN

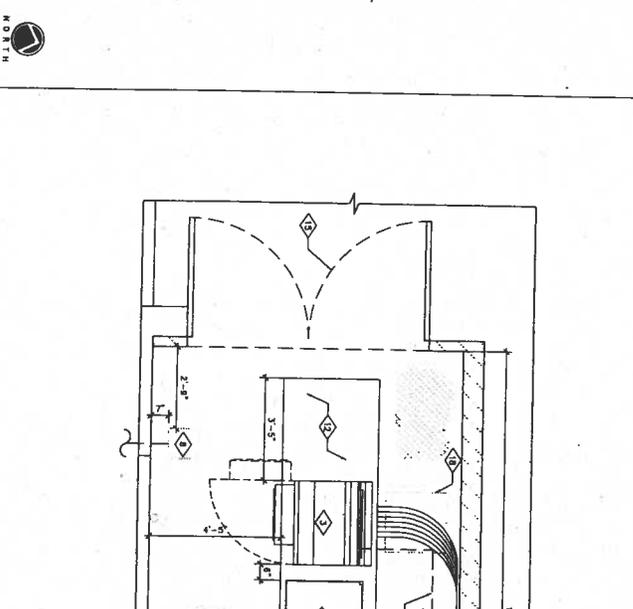
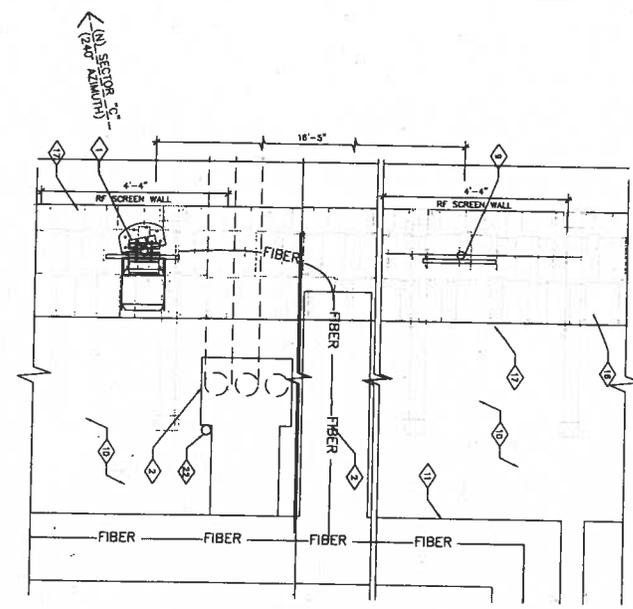
SHEET NUMBER: A-3A

REVISION: 2

224-134



- KEYED NOTES**
- 1 NEW SPANT 1000 ANTENNA W/ROOF AND COAXIALS (3 TOTAL, 1 PER SECTOR)
  - 2 NEW SPANT 1000BETA CABLE ROUTE TO FOLLOW SPANT CABLE TRAY
  - 3 EXISTING SPANT EQUIPMENT CABINET MODEL 44 EQUIPMENT CABINET (DESTROY EXISTING ANTENNA, ELECTRICALS)
  - 4 EXISTING SPANT 1000 ANTENNA CABINET
  - 5 NEW SPANT FIBER JUNCTION BOX MOUNTED TO NEW H-F-RACK
  - 6 EXISTING SPANT PFC CABINET
  - 7 EXISTING SPANT TELCO CABINET
  - 8 EXISTING 12"X12" JUNCTION BOX
  - 9 EXISTING ANTENNA MOUNT PIPE (17'-0")
  - 10 EXISTING BUILDING ROOFTOP
  - 11 EXISTING SPANT CABLE TRAY AT ROOFTOP
  - 12 EXISTING CONCRETE PAD
  - 13 EXISTING CHIM ENCASEMENT WITH CHAIN-LINK LD AT GROUND LEVEL
  - 14 EXISTING SPANT TLE ROOF/METALOIDAL SCREEN
  - 15 EXISTING SPANT ANTENNA BEHIND RF SCREEN
  - 16 EXISTING COAX CABLE SUPPORT BRIDGE
  - 17 NEW SPANT FIBER JUNCTION BOX MOUNTED TO NEW H-F-RACK
  - 18 NEW SPANT (2) 1 1/2" LONGSPANT ELECTRICAL CONDUIT (1 SPANT AND 1 FIBER) FROM MODEL 43 TO EXISTING JUNCTION BOX SEE PAGES 1-1, 1-2 & 1-3
  - 19 NEW FIBER BACKHAUL EQUIPMENT
  - 20 NEW SPANT 900 ANTENNA ROOF EXISTING CABLE BRACKETS AND MOUNTS EXISTING SPANT DOORHOUSE TO REMAIN



- KEYED NOTES**
- 1 NEW SPANT 1000 ANTENNA W/ROOF AND COAXIALS (3 TOTAL, 1 PER SECTOR)
  - 2 NEW SPANT 1000BETA CABLE ROUTE TO FOLLOW SPANT CABLE TRAY
  - 3 EXISTING SPANT EQUIPMENT CABINET MODEL 44 EQUIPMENT CABINET (DESTROY EXISTING ANTENNA, ELECTRICALS)
  - 4 EXISTING SPANT 1000 ANTENNA CABINET
  - 5 NEW SPANT FIBER JUNCTION BOX MOUNTED TO NEW H-F-RACK
  - 6 EXISTING SPANT PFC CABINET
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  - 13 EXISTING CHIM ENCASEMENT WITH CHAIN-LINK LD AT GROUND LEVEL
  - 14 EXISTING SPANT TLE ROOF/METALOIDAL SCREEN
  - 15 EXISTING SPANT ANTENNA BEHIND RF SCREEN
  - 16 EXISTING COAX CABLE SUPPORT BRIDGE
  - 17 NEW SPANT FIBER JUNCTION BOX MOUNTED TO NEW H-F-RACK
  - 18 NEW SPANT (2) 1 1/2" LONGSPANT ELECTRICAL CONDUIT (1 SPANT AND 1 FIBER) FROM MODEL 43 TO EXISTING JUNCTION BOX SEE PAGES 1-1, 1-2 & 1-3
  - 19 NEW FIBER BACKHAUL EQUIPMENT
  - 20 NEW SPANT 900 ANTENNA ROOF EXISTING CABLE BRACKETS AND MOUNTS EXISTING SPANT DOORHOUSE TO REMAIN

22'-0" SCALE 3/8" = 1'-0"  
 11'-0" SCALE 3/8" = 1'-0"  
 22'-0" SCALE 1/2" = 1'-0"  
 11'-0" SCALE 1/2" = 1'-0"  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO WATKINS. ANY USE OR REPRODUCTION OTHER THAN THAT WHICH RELATES TO DESIGN SERVICES IS STRICTLY PROHIBITED.

KDC  
 NETWORK ENGINEERS, P.C.  
 10000 WILLOW GROVE DRIVE, SUITE 200  
 SAN DIEGO, CA 92121  
 TEL: 619-594-8800  
 FAX: 619-594-8801  
 WWW.KDC.COM

PROJECT INFORMATION  
 NETWORKA VISION (MARIJUS) LUNACH  
 LUN240003  
**MERCADO DE OCEANA**  
 SD34XC643  
 551 S. EL CAMINO REAL  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

ISSUE DATE: 05/08/13

STATUS: IN CONSTRUCTION

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	03/18/13	ISSUED FOR PERM CO REVIEW	MD
B	06/28/13	ISSUED FOR PERM CO REVIEW	MD
C	07/27/13	ISSUED FOR PERM CO REVIEW	MD
D	09/10/13	ISSUED FOR CONSTRUCTION	BWC
1	01/14/13	REVISED PER ZONING COMMENTS	BWC
2	05/08/13	REVISED PER ZONING COMMENTS	BWC

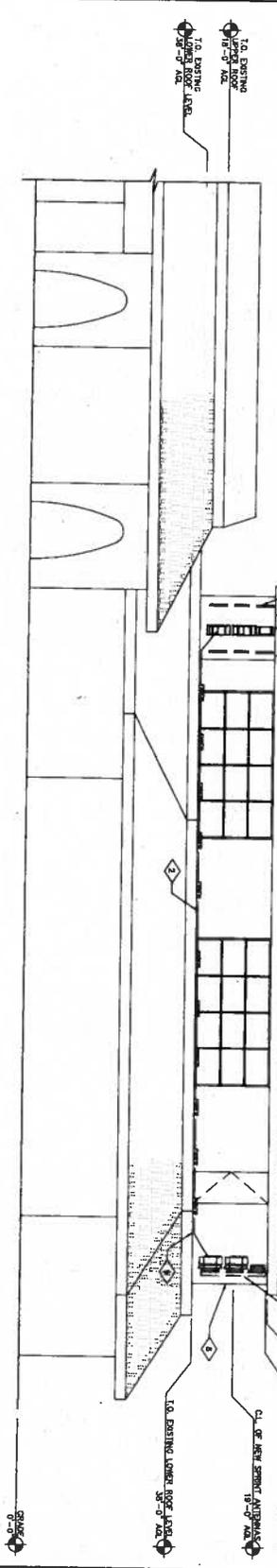
NOT FOR CONSTRUCTION UNLESS  
 LABELED AS CONSTRUCTION SET

LUN240003

SHEET NUMBER: A-4  
 SHEET TITLE: NEW EQUIPMENT & ANTENNA PLAN  
 REVISION: 2  
 SHEET NUMBER: 224134

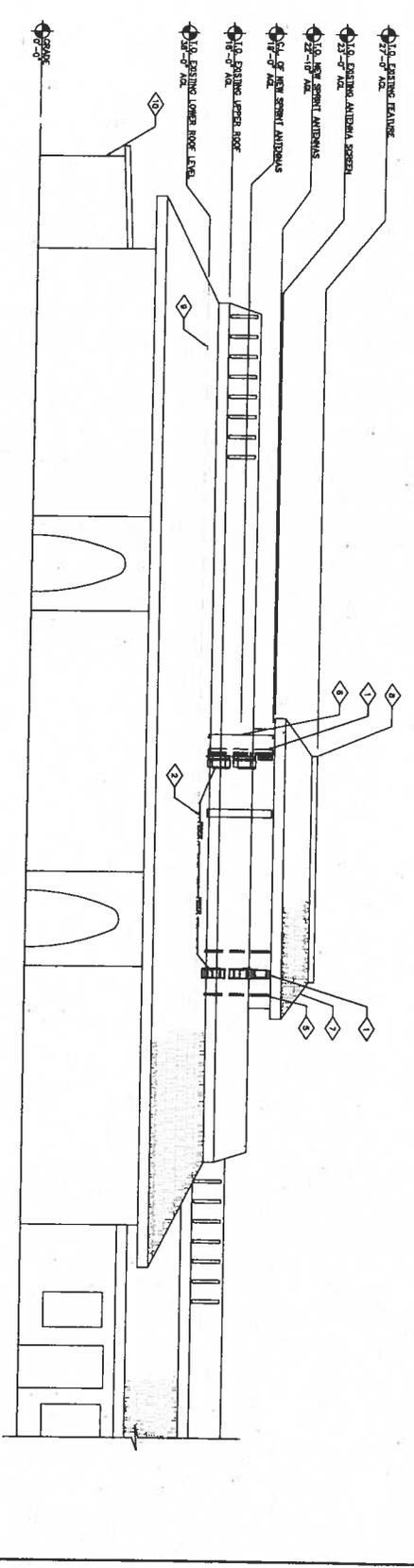
- 1. NEW SPURTS FOR ANTENNA V/L/S/ST/ST/ANT (CONNECTIONS MONITORED FOR BUCKLING) (SEE SECTION 11-11.1)
- 2. NEW SPURTS ANTENNA CABLE ROUTING (SEE SECTION 11-11.1)
- 3. EXISTING SPURTS CANALS, ANTENNA CABLES TO BE REMOVED
- 4. EXISTING SPURTS CANAL, ANTENNAS TO BE REMOVED
- 5. EXISTING SPURTS ANTENNA MOUNTING (TYP.)
- 6. EXISTING SPURTS RT SCREEN
- 7. EXISTING SPURTS TLT ROOF
- 8. EXISTING BUILDING
- 9. EXISTING ROOF DECK
- 10. EXISTING ELECTRICAL ROOM
- 11. EXISTING LATTICE SCREEN

**KEYED NOTES**



22'3/4" SCALE 3/8" = 1'-0"  
 11'3/4" SCALE 3/8" = 1'-0"

PROPOSED EAST ELEVATION 2



22'3/4" SCALE 3/8" = 1'-0"  
 11'3/4" SCALE 3/8" = 1'-0"

PROPOSED SOUTH ELEVATION 1

**Sprint**

**Alcatel-Lucent**

**KDC**  
 NETWORKS ENGINEERING, P.C.  
 10000 SAN DIEGO AVENUE, SUITE 200  
 SAN DIEGO, CA 92121  
 TEL: 619-594-8800  
 FAX: 619-594-8801  
 WWW.KDC-ENGINEERING.COM

PROJECT INFORMATION:  
 NETWORK VISION AVALON LAUNCHA  
 CUMULMUDA  
**MERCADO DE OCEANA**  
 SD34XC643  
 551 S. EL CAMINO REAL  
 OCEANSIDE, CA 92034  
 SAN DIEGO COUNTY

ISSUE DATE: 05/08/13  
 SHEET NO.: CONSTRUCTION

REV.	DATE	REVISIONS	PREPARED BY
A	03/18/13	ISSUED FOR PERIOD REVIEW	MS
B	05/28/13	ISSUED FOR PERIOD REVIEW	MS
C	07/24/13	ISSUED FOR PERIOD REVIEW	MS
D	08/19/13	ISSUED FOR CONSTRUCTION	BNC
1	01/14/14	REVISED PER ZONING CONDITIONS	BNC
2	05/08/13	REVISED PER ZONING CONDITIONS	BNC

NOT FOR CONSTRUCTION UNLESS  
 LABELLED AS CONSTRUCTION SET

LICENSED ARCHITECT

SHEET TITLE:  
**EXISTING & PROPOSED EAST  
 ELEVATION**

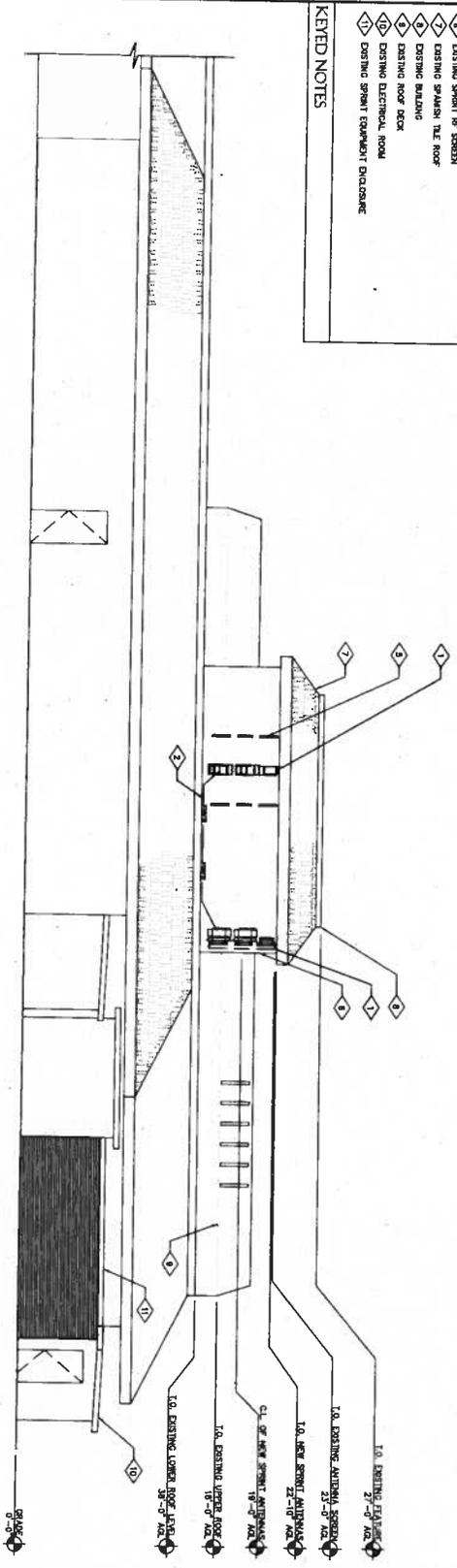
SHEET NUMBER: **A-5**

REVISION: 2

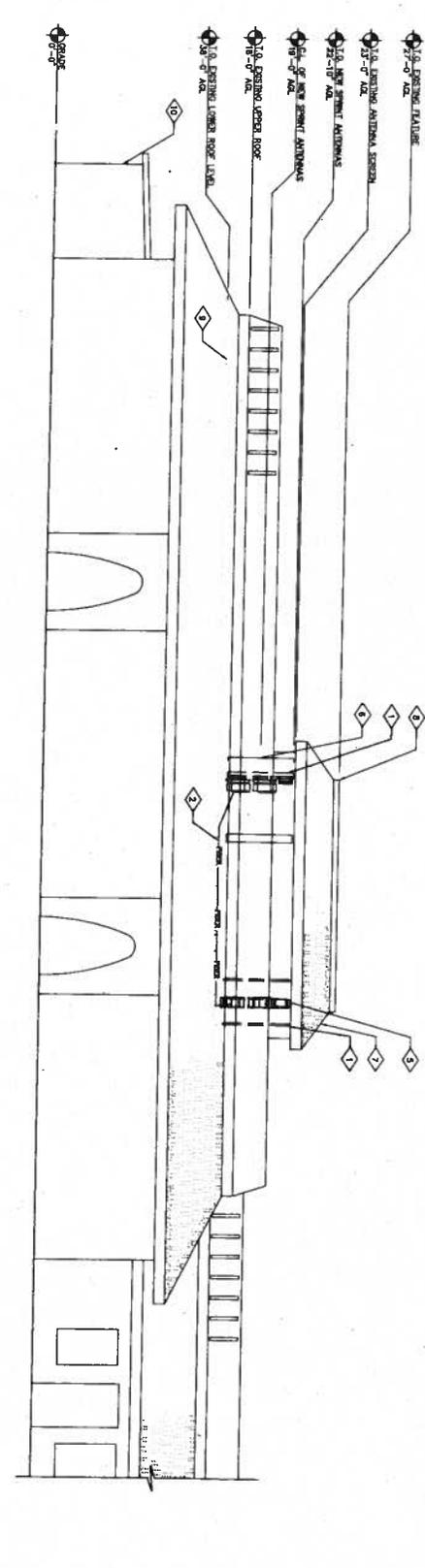
224134

- NEW SPRINT 1000 ANTENNA W/ 5/8" AIR COUPLERS MOUNTED ON EXISTING ANTENNA FRAMES (3 TOTAL, 1 FOR SECTION)
- NO NEW SPRINT ANTENNA CABLE ROUTE
- EXISTING SPRINT COAXIAL ANTENNA CABLES TO BE REMOVED
- EXISTING SPRINT COAXIAL ANTENNAS TO BE REMOVED
- EXISTING SPRINT ANTENNA MOUNTING (TM)
- EXISTING SPRINKLER RISER
- EXISTING SPRINKLER HEAD
- EXISTING ELECTRICAL ROOM
- EXISTING SPRINT EQUIPMENT ENCLOSURE

**KEYED NOTES**

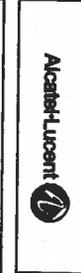


PROPOSED NORTH ELEVATION 2



PROPOSED WEST ELEVATION 1

23 3/4" SCALE 3/16" = 1'-0"  
 11 1/4" SCALE 3/32" = 1'-0"  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY OF AND/OR THE USER OF AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**KDC**  
 NETWORK DESIGN SERVICES, P.C.  
 10000 WILLOW CREEK DRIVE  
 SAN DIEGO, CA 92123  
 TEL: 619-594-2300  
 FAX: 619-594-2301  
 WWW.KDC.COM

PROJECT INFORMATION  
 NETWORK VISION MARIST LAUNCH  
 CLIENT: 0005  
**MERCADO DE OCEANA**  
 SD34XC643  
 551 S. EL CAMINO REAL  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

SHEET DATE: 05/08/13  
 SHEET NO.: CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	05/16/13	ISSUED FOR BIDDING	MD
B	05/23/13	ISSUED FOR BIDDING	MD
C	07/26/13	ISSUED FOR BIDDING	MD
0	08/05/13	ISSUED FOR CONSTRUCTION	BMC
1	07/14/13	REVISED PER ZONING COMMENTS	BMC
2	05/08/13	REVISED PER ZONING COMMENTS	BMC

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

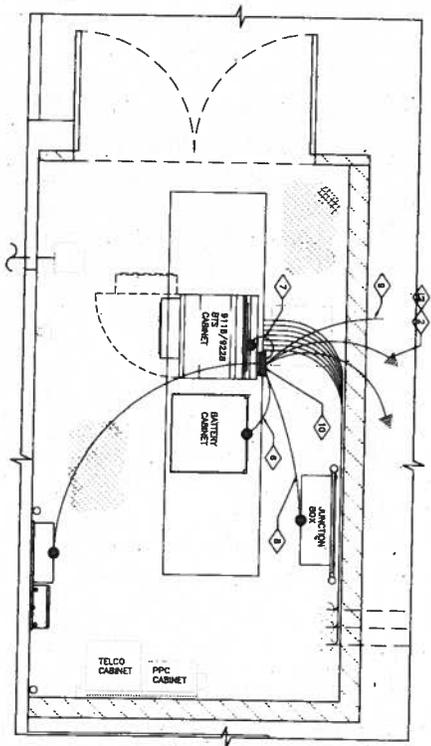
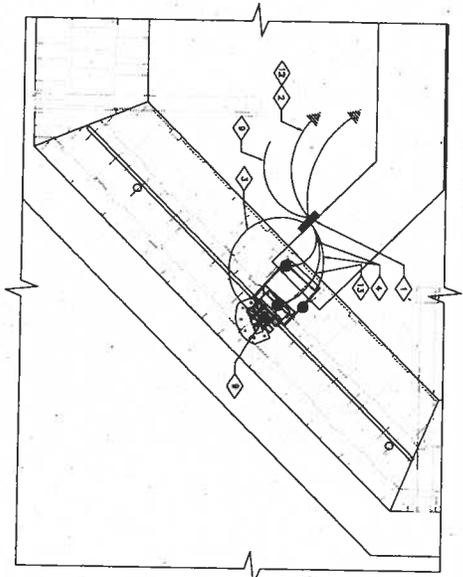
SHEET TITLE: PROPOSED NORTH & WEST ELEVATION

SHEET NUMBER: A-6

REVISION NUMBER: 2

224134





20'x40' SCALE: 1/8" = 1'-0"  
 11'x17' SCALE: 1/4" = 1'-0"



EQUIPMENT/ANTENNA GROUNDING PLAN

GROUNDING LEGEND

SYMBOL DESCRIPTION	SYMBOL DESCRIPTION
⊗ COPPER GROUND ROD	⊗ TEST WELL
● MECHANICAL CONNECTION	— GROUND BAR
○ SOLE SPACE DOWNWELD	— GROUND BAR
▲ FIELD VERIFY & TIE INTO EXISTING GROUNDING SYSTEM	

**EXISTING ELECTRICAL NOTES**

- EXISTING SINGLE PHASE 120/240VAC, 60HZ SERVICE WILL PROVIDE SUFFICIENT POWER REQUIREMENTS FOR ANTENNA UPDATES.

**GENERAL GROUNDING NOTES**

- REFER TO DRAWING 16 GENERAL, ELECTRICAL, ELECTRICAL SYSTEMS AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING SYSTEMS.
- ELECTRICAL CONNECTION TO PLUMBING SHALL BE MADE AT THE POINT OF ENTRY TO THE BUILDING. ALL ELECTRICAL SYSTEMS SHALL BE GROUNDED TO THE SAME POINT OF ENTRY TO THE BUILDING.
- NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY CRITICAL RISKS ASSOCIATED WITH THE GROUNDING SYSTEM DUE TO SITE SPECIFIC CONDITIONS.

**GROUNDING KEYED NOTES**

- ALL DETAILS ARE SHOWN IN GENERAL, THERE ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- GROUND ALL ANTENNA BASES, PIPES, CABLE RINGS, AND OTHER METALLIC STRUCTURES TO THE GROUNDING SYSTEM. USE THE FOLLOWING PRACTICES FOR GROUNDING REQUIREMENTS: PULL USING LEAD PRACTICES AND DET FROM TOWERS OR STRUCTURES.
- ALL GROUND CONNECTIONS SHALL BE MADE TO THE SAME POINT OF ENTRY TO THE BUILDING. ALL GROUNDING SHALL BE GREEN AND IDENTIFIED AS SUCH.
- CONNECTION TO VERIFY AND TEST GROUND TO SOURCE SHALL BE MADE TO THE SAME POINT OF ENTRY TO THE BUILDING. ALL GROUNDING SHALL BE GREEN AND IDENTIFIED AS SUCH.
- REFER TO DRAWING 16 GENERAL, ELECTRICAL, ELECTRICAL SYSTEMS AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING SYSTEMS.
- ELECTRICAL CONNECTION TO PLUMBING SHALL BE MADE AT THE POINT OF ENTRY TO THE BUILDING. ALL ELECTRICAL SYSTEMS SHALL BE GROUNDED TO THE SAME POINT OF ENTRY TO THE BUILDING.
- NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY CRITICAL RISKS ASSOCIATED WITH THE GROUNDING SYSTEM DUE TO SITE SPECIFIC CONDITIONS.

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET

REV.	DATE	DESCRIPTION	BY
A	05/14/13	ISSUED FOR BIDDING	MLC
B	05/25/13	ISSUED FOR SET OF REVIEW	MLC
C	07/24/13	ISSUED FOR 50% CD REVIEW	MLC
1	01/14/13	REVISED PER ZONING COMMENTS	TRG
2	05/08/13	REVISED PER ZONING COMMENTS	TRG

ISSUE DATE: 05/08/13

CONSTRUCTION

NETWORK VISION PARTNERS LLC  
 531 S. EL CAMINO REAL  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

**Sprint**

**Acadell-Lucent**

**KDC**  
 KDC COMMUNICATIONS, INC.  
 10000 W. CENTRAL EXPRESSWAY  
 SUITE 100  
 SAN DIEGO, CA 92123

PROJECT INFORMATION

NETWORK VISION PARTNERS LLC  
 531 S. EL CAMINO REAL  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

REVISIONS

REV.	DATE	DESCRIPTION	BY
A	05/14/13	ISSUED FOR BIDDING	MLC
B	05/25/13	ISSUED FOR SET OF REVIEW	MLC
C	07/24/13	ISSUED FOR 50% CD REVIEW	MLC
1	01/14/13	REVISED PER ZONING COMMENTS	TRG
2	05/08/13	REVISED PER ZONING COMMENTS	TRG

SCHEMATIC GROUNDING PLAN

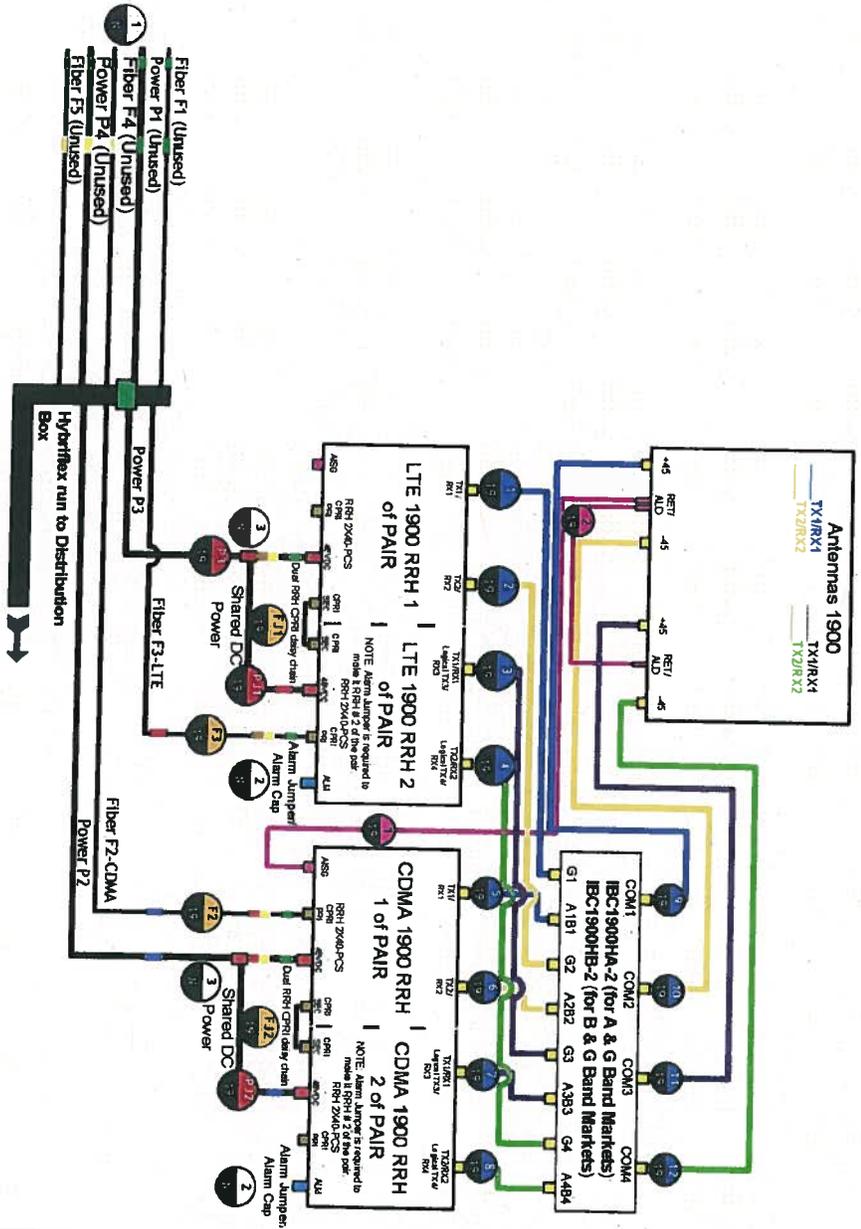
SHEET NUMBER: E-1

REVISION: 2

224134

# TOWER TOP SCENARIO 5

## Dual 1900 RRH Pairs with no 800 RRH Equipped



**Power Feed Polarity Definition:**  
 Black= -48VDC Feed (Battery)  
 Black/White Stripe= Return

**NOTE:** For power feed use the same Hydriflex OEM color designator as the fiber.

MM Pair 1= F1= Green= P1(Green)  
 MM Pair 2= F2= Blue= P2(Blue)  
 MM Pair 3= F3= Red= P3(Red)  
 MM Pair 4= F4= Yellow= P4(Yellow)  
 MM Pair 5= F5= Orange= (No P5 power feed)

**OEM COLOR CODE**  
 HYBRIFLEX

OEM COLOR CODE 3

**Power Feed Polarity Definition:**  
 Black= -48VDC Feed (Battery)  
 Black/White Stripe= Return

**NOTE:** For power feed use the same Hydriflex OEM color designator as the fiber.

MM Pair 1= F1= Green= P1(Green)  
 MM Pair 2= F2= Blue= P2(Blue)  
 MM Pair 3= F3= Red= P3(Red)  
 MM Pair 4= F4= Yellow= P4(Yellow)  
 MM Pair 5= F5= Orange= (No P5 power feed)

**OEM COLOR CODE**  
 HYBRIFLEX

OEM COLOR CODE 2



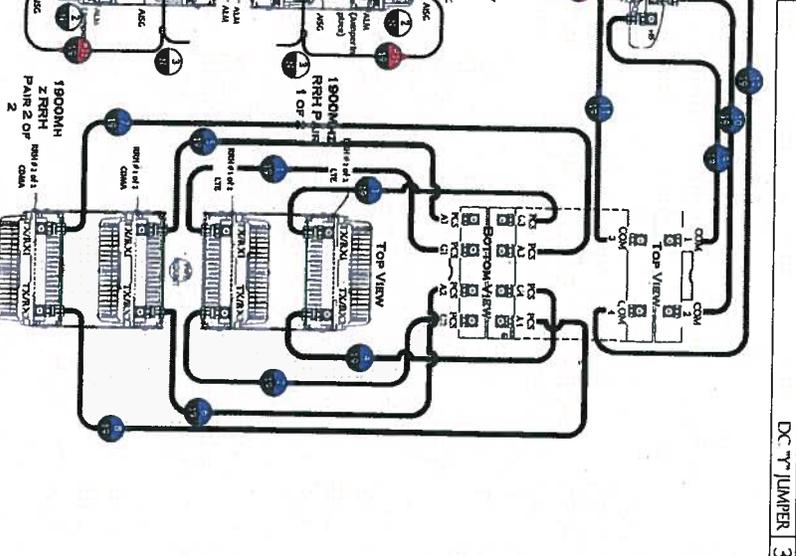
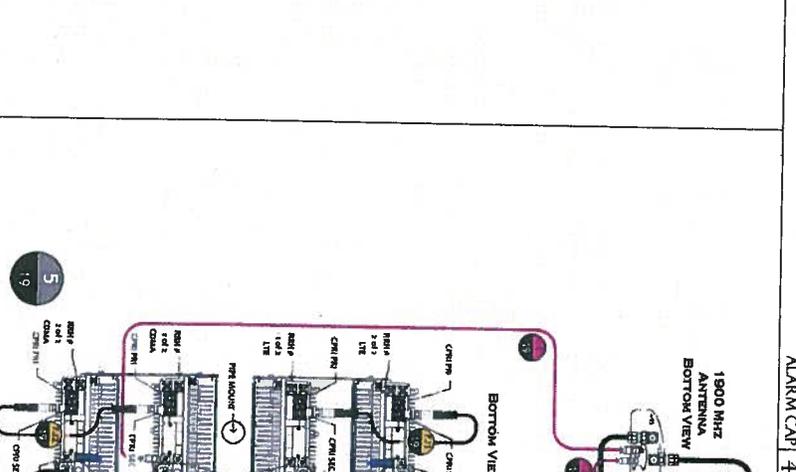
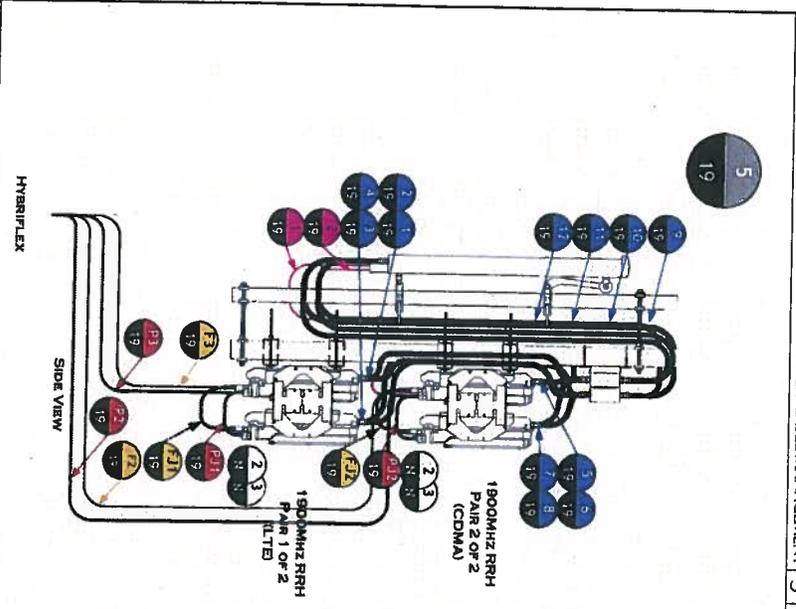
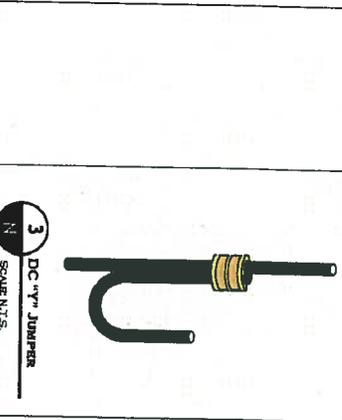
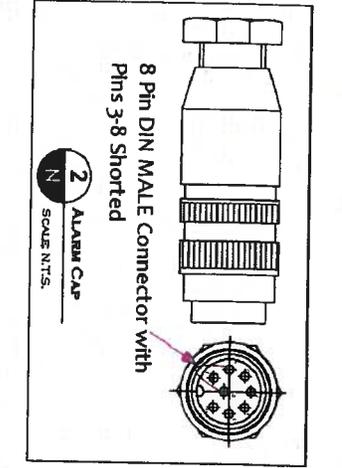
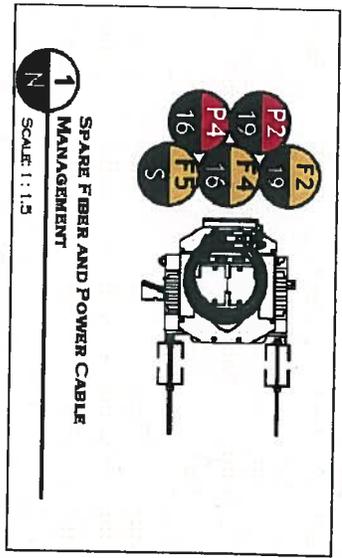
PROJECT INFORMATION  
 NETWORK VENDOR: MARIUS LUNDA  
 CLIENT: OCEANA  
**MERCADO DE OCEANA**  
 SD34XC643  
 551 S. EL CAMINO REAL  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

SHEET NUMBER: 05/08/13  
 CONSTRUCTION

REV.	DATE	REVISIONS	BY
A	03/18/13	ISSUED FOR BIDDING	MS
B	05/23/13	ISSUED FOR SET ON REVIEW	MS
C	07/24/13	ISSUED FOR SET ON REVIEW	MS
D	09/10/13	ISSUED FOR CONSTRUCTION	BNC
1	01/14/14	ISSUED PER ZONING ORDINANCES	BNC
2	02/09/14	ISSUED PER ZONING ORDINANCES	BNC

NOT FOR CONSTRUCTION UNLESS  
 Labeled AS CONSTRUCTION SET

SHEET TITLE: TOWER TOP SCENARIO, DRAWING LEGEND AND OEM COLOR CODE  
 SHEET NUMBER: KRW/MS  
**TT-1**  
 2  
 224134



TOWER TOP DETAIL 2 | TOWER TOP DETAIL 1 | 800/900 DETAIL 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PREPARED BY AND FOR THE USE OF THE ARCHITECT AND ENGINEER. ANY USE OF THESE DOCUMENTS OTHER THAN THAT WHICH RELATES TO THE PROJECT SERVICES IS STRICTLY PROHIBITED.



PROJECT INFORMATION:  
 NETWORK VISION AMERIS/SLAUNCH  
 CLIP/00010  
**MERCADO DE OCEANA**  
 SD34XC643  
 551 S. EL CAMINO REAL,  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

SHEET DATE: 05/08/13

CONSTRUCTION

REV.	DATE	REVISIONS	BY
A	03/14/12	ISSUED FOR SET CD REVIEW	MLG
B	03/28/12	ISSUED FOR SET CD REVIEW	MLG
C	07/24/12	ISSUED FOR SET CD REVIEW	MLG
D	09/19/12	ISSUED FOR CONSTRUCTION	BMG
1	01/14/13	ISSUED FOR ZONING COMMENTS	BMG
2	03/08/13	REVISED PER ZONING COMMENTS	BMG

NOT FOR CONSTRUCTION UNLESS Labeled AS CONSTRUCTION SET

SHEET TITLE: TOWER TOP DETAILS

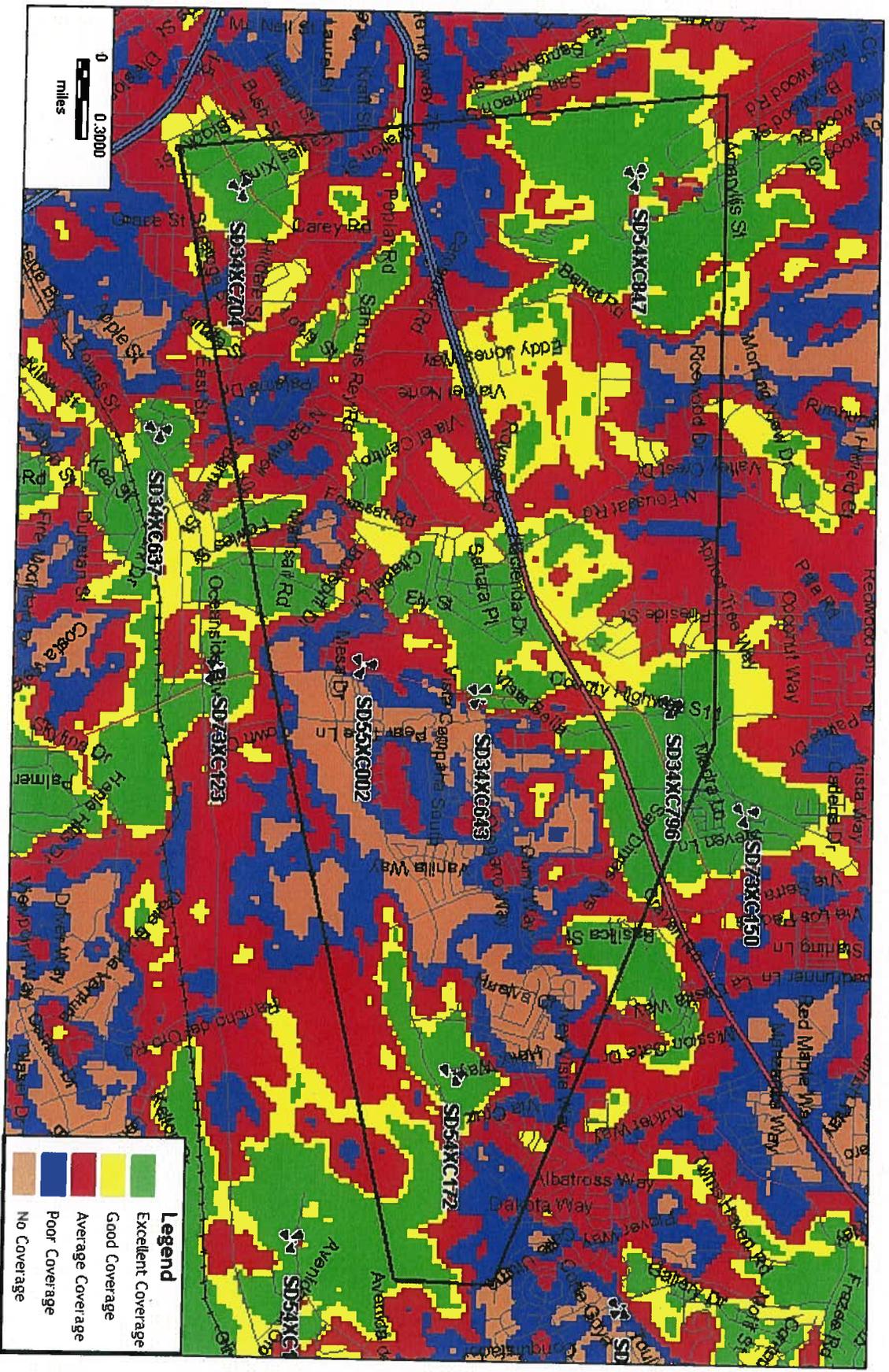
SHEET NUMBER: TT-2

2

800/900 DETAIL 1



# SD34XC643 Coverage with neighboring sites : Current Design

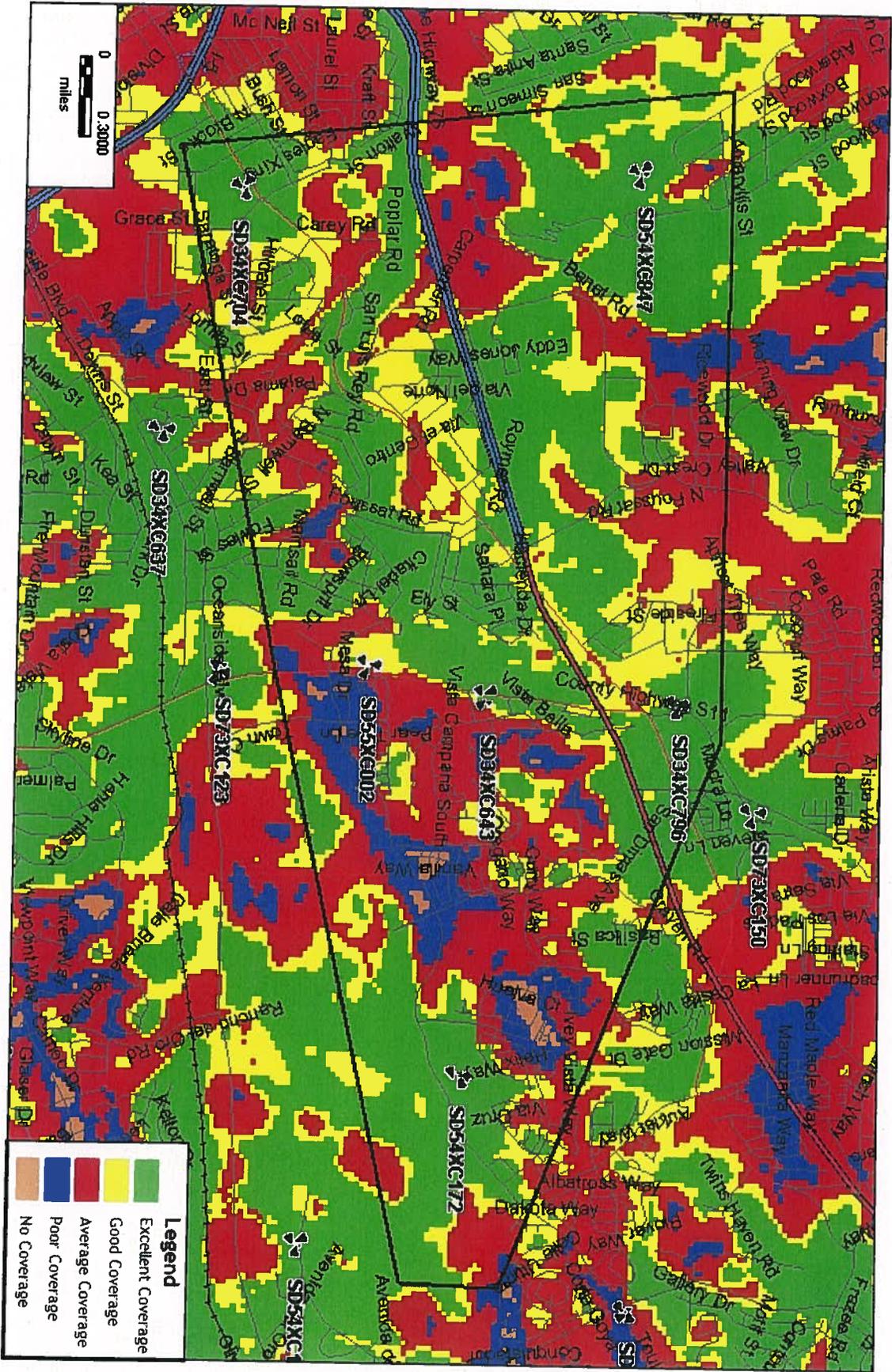


Legend	
	Excellent Coverage
	Good Coverage
	Average Coverage
	Poor Coverage
	No Coverage

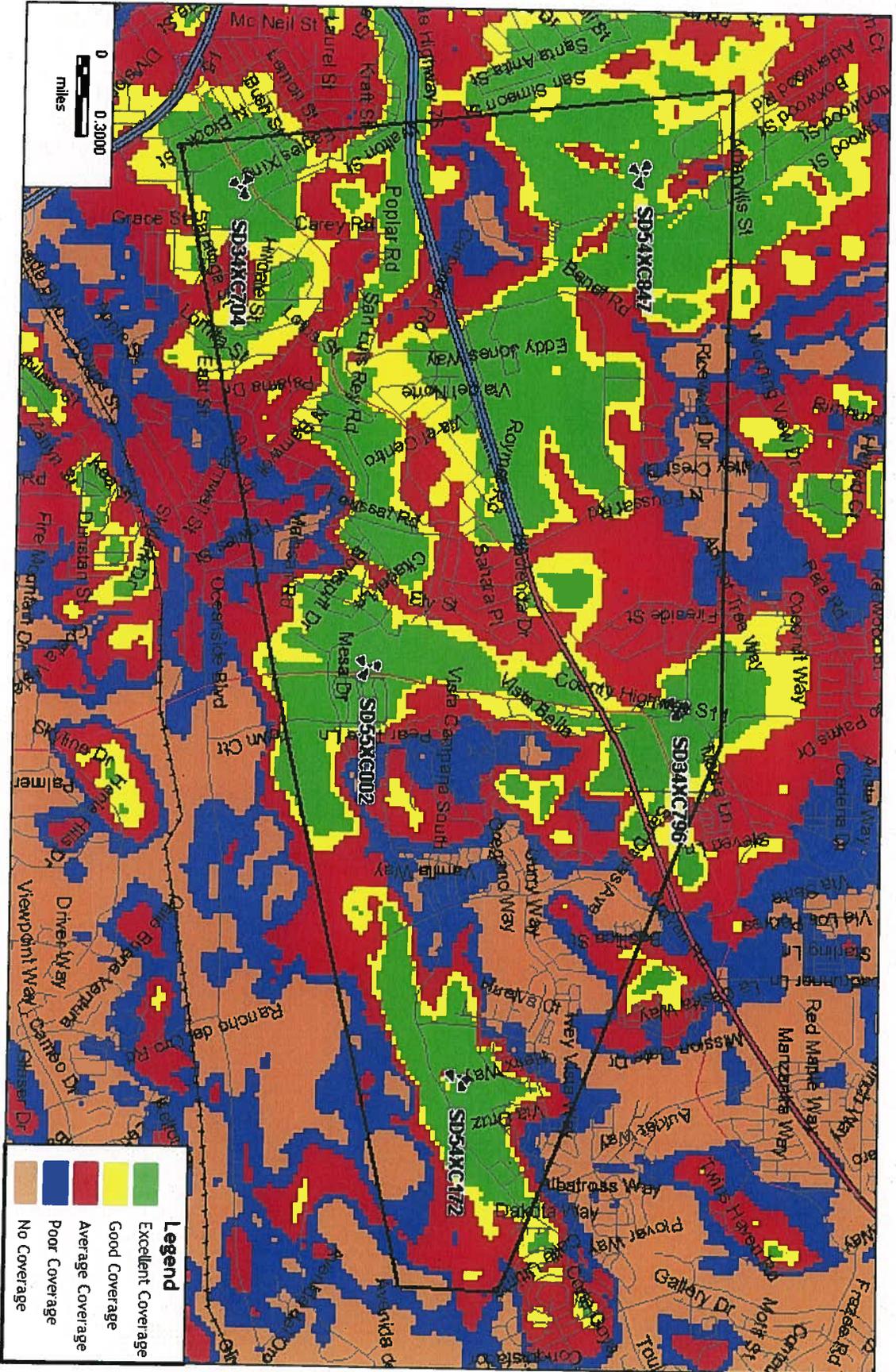
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# SD34XC643 Coverage with neighboring sites : Proposed Configuration



# SD34XC643 neighboring sites Coverage: Without Site





## 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 @ 551 South El Camino Real (CUP12-00026)
7. **DESCRIPTION:** Consideration of a Conditional Use Permit (CUP12-00026) 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:

- The project is categorically exempt, Class 1, Existing Facility (Section 15301); or,
- The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section , <name> ( Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

\_\_\_\_\_  
Sally Schifman, Consulting Assistant

Date: June 10, 2013

cc:  Project file  Counter file  Library  
Posting:  County Clerk \$50.00 Admin. Fee

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PLANNING COMMISSION  
RESOLUTION NO. 2013-P29

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: CUP12-00026  
APPLICANT: Sprint Nextel c/o Alcatel Lucent  
LOCATION: 551 South El Camino Real

---

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 May 8, 2013 and the operation of a wireless communications facility on an existing church building;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 10<sup>th</sup> 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;

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

3 **FINDINGS:**

4 **For the Conditional Use Permit (CUP12-00026):**

- 5 1.       The placement, construction, or modification of the wireless communications facility in the  
6 proposed location is necessary for the provision of wireless services to City residents,  
7 businesses, and their owners, customers, guests or other persons traveling in or about the  
8 city. The upgraded equipment will accommodate necessary fourth generation (4G)  
9 wireless technologies and facilitates the continued operation of a wireless communications  
10 facility on an existing church building.
- 11 2.       The proposal demonstrates a reasonable attempt to minimize stand-alone facilities, is  
12 designed to protect the visual quality of the City, and will not have an undue adverse  
13 impact on historic resources, scenic views, or other natural or man-made resources. The  
14 project site is in a developed area on the rooftop of an existing church building. The  
15 proposed antenna upgrades would be completely concealed from public view behind  
16 radiofrequency (RF) transparent screening.
- 17 3.       Alternative site locations were not analyzed as the proposed project is intended to allow for  
18 equipment upgrades and continued operation of a wireless communications facility.  
19 However, coverage maps were provided by the applicant demonstrating the need to  
20 maintain the existing facility on the service grid.
- 21 4.       All applicable requirements and standards of Article 39 will be met by the proposed project  
22 either as designed or as implemented in accordance with the Conditions of Approval.

23       NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
24 approve Conditional Use Permit (CUP12-00026) subject to the following conditions:

25 **Building:**

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

- 1 3. The building plans for this project are required by State law to be prepared by a licensed  
2 architect or engineer and shall be in compliance with this requirement prior to submittal  
3 for building plan review.
- 4 4. Site development, parking, access into buildings and building interiors shall comply with  
5 the State's Disabled Accessibility Regulations. (2010 CBC Chapter 11B).
- 6 5. A separate/unique address shall be required to facilitate utility releases. Verification that  
7 the address has been properly assigned by the City's Planning Division shall accompany  
8 the Building Permit application.
- 9 6. The developer shall monitor, supervise and control all building construction and supporting  
10 activities so as to prevent these activities from causing a public nuisance, including, but not  
11 limited to, strict adherence to the following:
- 12 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
13 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work  
14 that is not inherently noise-producing. Examples of work not permitted on  
15 Saturday are concrete and grout pours, roof nailing and activities of similar noise-  
16 producing nature. No work shall be permitted on Sundays and Federal Holidays  
17 (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day,  
18 Christmas Day) except as allowed for emergency work under the provisions of the  
19 Oceanside City Code Chapter 38 (Noise Ordinance).
- 20 b) The construction site shall be kept reasonably free of construction debris as  
21 specified in Section 13.17 of the Oceanside City Code. Storage of debris in  
22 approved solid waste containers shall be considered in compliance with this  
23 requirement. Small amounts of construction debris may be stored on-site in a neat,  
24 safe manner for short periods of time pending disposal.

24 **Fire:**

- 25 7. The quantity of lead acid batteries and their electrolyte volume(s) shall be indicated on  
26 the construction plans.
- 27 8. Stationary Storage Battery Systems having an electrolyte capacity of more than 50  
28 gallons for flooded lead acid, nickel cadmium and valve regulated lead acid, or 1000  
29 pounds for lithium-ion, used for facility standby power, emergency power or

1           uninterrupted power supplies shall comply with Section 608 of the California Fire Code  
2           current edition, and Table 608.1. If the quantity of electrolyte solution is 10 gallons or  
3           greater, visible hazard identification signs, as specified in NFPA 704, shall be placed at  
4           the entrance to the battery storage room.

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

6           **Planning:**

7           10.    The Conditional Use Permit is granted for the following: equipment upgrades necessary to  
8           accommodate fourth generation (4G) wireless technologies and the continued operation of  
9           a wireless communications facility on an existing commercial retail building. Facility  
10          upgrades consist of the removal of six (6) existing antennas and the installation of three (3)  
11          new antennas divided into three (3) sectors concealed behind RF transparent screening;  
12          equipment upgrades would include the installation of six (6) remote radio units (RRU's).  
13          Any substantial change in the use or expansion of the wireless communications facility  
14          beyond that which is approved by the Planning Commission, shall require a revision to the  
15          Conditional Use Permit or new Conditional Use Permit.

16          11.    Conditional Use Permit (CUP12-00026) shall expire June 10, 2015 unless the applicant has  
17          obtained a Building Permit and has requested an initial building inspection.

18          12.    Entitlements granted for Conditional Use Permit (CUP12-00026) and approved by this  
19          resolution, shall be valid until August 13, 2022.

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

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

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

- 1 16. No wireless communications facility may, by itself or in conjunction with other wireless  
2 communications facilities, generate radio frequency (RF) emissions in excess of the  
3 standards for permissible human exposure, as provided by applicable federal regulations  
4 including 47 C.F.R. 1.1307 *et seq.*
- 5 17. Upon or prior to installation, and prior to activation, of the wireless communications  
6 facility, the applicant shall submit to the City certification in a form acceptable to the City  
7 that the facility will operate in compliance with all applicable Federal Communications  
8 Commission (FCC) regulations including, but not limited to RF emission limitations.  
9 Thereafter, upon any proposed increase of a least ten (10) percent in the effective radiated  
10 power or any proposed change in frequency use, the applicant shall submit updated  
11 certifications for review by the City. Both the initial and update certifications shall be  
12 subject to review and approval by the City Planner. At the City's sole discretion, a  
13 qualified independent RF engineer, selected by and under contract to the City, may be  
14 retained to review said certifications for compliance with FCC regulations. All costs  
15 associated with the City's review of these certifications shall be the responsibility of the  
16 applicant.
- 17 18. Within thirty (30) calendar days following the installation of this wireless  
18 communications facility, the applicant shall provide FCC documentation to the City  
19 Planner indicating that the unit has been inspected and tested in compliance with FCC  
20 standards. Such documentation shall include the make and model (or other identifying  
21 information) of the unit tested, the date and time of the inspection, the methodology used  
22 to make the determination, the name and title of the person(s) conducting the tests, and a  
23 certification that the unit is properly installed and working within applicable FCC  
24 standards.
- 25 19. The applicant shall maintain the most current information from the FCC regarding the  
26 allowable RF emissions and all other applicable regulations and standards. The  
27 applicant/operator shall file an annual report to the permit file advising the City of any  
28 regulatory changes that require modifications to the wireless communications facility and  
29 of the measures taken by the applicant to comply with such regulatory changes.

- 1 20. Absent any modifications to the wireless communications facility that would cause a  
2 change to the effective radiated power or frequency use, the applicant shall submit an  
3 annual letter to the City Planner certifying that no such changes have been made to the site  
4 and that the facility continues to operate within the range allowed by FCC regulations.
- 5 21. Any substantial change in the type of antenna and/or facility installed in a particular  
6 location shall require the prior approval of the City Planner or his designee. Failure to  
7 obtain the prior approval of the City Planner or his designee may be grounds for  
8 institution of revocation proceedings as well as grounds to institute any other  
9 enforcement action available under federal, state, or local law.
- 10 22. Public access to the subject wireless communications facility shall be restricted. Required  
11 security measures shall be provided as follows:
- 12 a) Access to the roof deck shall be locked to restrict routine access by the general  
13 public.
  - 14 b) RF advisory signage shall be installed at access point(s) or path(s) to the antennas  
15 and/or at each sector to establish awareness for potential exposure.
  - 16 c) Individuals entering the site or working near/in front of the antennas shall receive  
17 appropriate RF safety training and shall be made aware of the potential areas  
18 exceeding the FCC's Maximum Permissible Exposure limits. In addition, contact  
19 information should be made available in the event work is required within these  
20 areas.
  - 21 d) Barriers shall be placed in front of all new antennas.
- 22 23. All required and proposed signage and barriers shall be shown on approved building plans.
- 23 24. The permittee(s) shall exercise a good-faith effort to incorporate the best available  
24 equipment technology to effect a reduction in the visual presence of the approved antennas  
25 and equipment. Any modifications requested to this facility shall permit the City Planner  
26 or his designee to review the existing facility to determine whether requiring new  
27 equipment or applying new screening techniques that reduce visual impacts is appropriate,  
28 if technically feasible. Upon the City's request and discretion, the permittee(s) shall be  
29 required to provide an independently prepared technical analysis demonstrating compliance  
with this condition. The permittee(s) inability to demonstrate the use of current

1 technologies may be grounds for the institution of revocation proceedings of the  
2 Conditional Use Permit.

3 25. Co-location of wireless communications facilities pursuant to Article 39 shall be  
4 required whenever feasible. The permittee(s) shall exercise a good-faith effort to  
5 cooperate with other communication providers and services in the operation of a  
6 multiple-provider facility, provided such shared usage does not impair the operation of  
7 the approved facility. Upon the City's request and discretion, the permittee(s) shall  
8 provide an independently prepared technical analysis to substantiate the existence of any  
9 technical prohibitions against the operation of a co-use facility. The permittee(s)' non-  
10 compliance with this requirement may be grounds for the institution of revocation  
11 proceedings of the Conditional Use Permit.

12 26. A Maintenance and Facility Removal Agreement shall be executed by the operator and  
13 the property owner. No permit shall become effective until such agreement has been  
14 executed. Said agreement shall bind the operator and property owner and their  
15 successors and assigns to the facility to the following:

- 16 a) Maintain the facility in good condition, which shall include but not be limited to  
17 regular cleaning, painting, and general upkeep and maintenance of the site;
- 18 b) Remove the facility when required by Article 39 or by any condition of approval,  
19 or when it is determined that the facility will not have been used during any  
20 current consecutive six-month period, or if the facility will be abandoned;
- 21 c) Pay all costs the City reasonably incurs to monitor a facility's compliance with  
22 conditions of approval and applicable law;
- 23 d) Reimburse the City for any and all costs incurred for work required by Article  
24 39, applicable law, or the conditions of a permit issued by the City for the facility  
25 which the operator and property owner fail to perform within 30 days after  
26 written notice from the City to do so or sooner if required by the City for good  
27 cause;
- 28 e) Where the City Planner or Planning Commission or City Council, as the case  
29 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

1 nature or upon its disuse, the operator or owner may be required to post a  
2 performance bond, cash or a letter of credit or other security acceptable to the  
3 City Planner in the amount of ten thousand dollars (\$10,000), or such higher  
4 amount as the City Planner reasonably determines is necessary to ensure  
5 compliance with the maintenance and facility removal agreement.

6 27. The wireless communications facility shall include signage approved by the City Planner  
7 identifying the name and phone number of a party to contact in the event of an emergency.  
8 Such signage shall comply with any applicable provisions of Article 39 and Article 33 (sign  
9 ordinance).

10 28. The wireless communications facilities and the site on which it is located shall be  
11 maintained in good repair, free from trash, debris, litter and graffiti and other forms of  
12 vandalism. Any damage from any cause shall be corrected within five (5) days of written  
13 notice by the City. Graffiti shall be removed as soon as practicable, and in no event longer  
14 than 48 hours after notice by the City.

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

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

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

26 32. This Conditional Use Permit may be revised in accordance with the provisions of the  
27 Zoning Ordinance. Any application for a revision to Conditional Use Permit (CUP12-  
28 00026) shall be evaluated against the existing land use policies and any site area and  
29 neighborhood changes.

- 1 33. The Conditional Use Permit may be called for review by the Planning Commission if  
2 complaints are filed and verified as valid by the City Planner or Code Enforcement Officer  
3 concerning the violation of any of the approved conditions or the project assumptions  
4 demonstrated under the application approval.
- 5 34. All costs reasonably incurred by the City in verifying compliance and in extending or  
6 revoking an approval shall be borne by the applicant and/or permit holder.
- 7 35. Failure to meet any conditions of approval for this development shall constitute a violation  
8 of this Conditional Use Permit. Conditional Use Permit (CUP12-00026) may be revoked  
9 pursuant to Article 47 of the Zoning Ordinance.
- 10 36. If the operator of this facility intends to abandon or discontinue the use of this facility, the  
11 City shall be notified of such intention no less than sixty (60) days prior to the final day of  
12 use.
- 13 37. If the use of this facility is discontinued, it shall be considered abandoned ninety (90) days  
14 following the final day or use.
- 15 38. All abandoned facilities shall be physically removed by the operator no more than ninety  
16 (90) days following the final day of use or of determination that the facility has been  
17 abandoned, whichever occurs first. When a wireless communications facility has been  
18 abandoned, but not removed, the City may cause such facilities to be removed and charge  
19 all expenses incurred in such removal to the provider.
- 20 39. The wireless communications facility shall be subject to, and governed by, any and all  
21 licensing authority by any governmental agency having jurisdiction. The City's local  
22 approval of the facility shall not exempt the permittee(s) from any such pre-emptive  
23 regulations.
- 24 40. Prior to the transfer of ownership and/or operation of the use, the owner and/or operator  
25 shall provide a written copy of the application, staff report, and resolution for the project to  
26 the new owner and/or operator. This notification requirement shall run with the life of the  
27 project.

28 //////////////

29 //////////////

30 //////////////

1 41. A covenant or other recordable document approved by the City Attorney shall be prepared  
2 by the applicant and recorded prior to the issuance of building permits. The covenant shall  
3 provide that the property is subject to this resolution, and shall generally list the conditions  
4 of approval.

5 PASSED AND ADOPTED Resolution No. 2013-P29 on June 10, 2013 by the following  
6 vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11  
12  
13 \_\_\_\_\_  
14 Robert Neal, Chairperson  
Oceanside Planning Commission

15 ATTEST:

16  
17 \_\_\_\_\_  
18 Marisa Lundstedt, Secretary

19 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify  
20 that this is a true and correct copy of Resolution No. 2013-P29.

21 Dated: June 10, 2013  
22  
23  
24  
25  
26  
27  
28  
29

# Develop. Deposit Account

# 100617



## Application for Discretionary Permit

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

### STAFF USE ONLY

ACCEPTED	BY
6/21/12	TH ? SN.

### Please Print or Type All Information

#### PART I - APPLICANT INFORMATION

1. APPLICANT Sprint Nextel c/o Alcatel Lucent	2. STATUS MASTER/SP.PLAN
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) Kevin Moe	6. ADDRESS 37753 Spruce Court, Murrieta
	7. PHONE/FAX/E-mail 310-903-8640

### HEARING

GPA
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P. ACUP12-00003
VARIANCE
COASTAL
O.H.P.A.C.

#### PART II - PROPERTY DESCRIPTION

8. LOCATION 551 South El Camino Real	9. SIZE 319 sqft, 30 sqft
10. GENERAL PLAN Oceana	11. ZONING CL
12. LAND USE Church	13. ASSESSOR'S PARCEL NUMBER 160-140-13
14. LATITUDE 33 13 02	15. LONGITUDE -117 19 54

#### PART III - PROJECT DESCRIPTION

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

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING same	19. PROPOSED LAND USE same	20. NO. UNITS N/A	21. DENSITY N/A
22. BUILDING SIZE N/A	23. PARKING SPACES no change	24. % LANDSCAPE no change	25. % LOT COVERAGE or FAR N/A	

#### PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 28. TITLE REPORT
<input checked="" type="checkbox"/> 29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 31. PLOT PLANS
<input checked="" type="checkbox"/> 32. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 33. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/> 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 PAGES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print): Kevin Moe	36. DATE 6/21/12	37. OWNER (Print): see LOA	38. DATE
Sign:	Sign:		

I DECLARE UNDER PENALTY OF 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.



Infrastructure Development Services

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

Sprint Nextel Project Number: SD34CXC643  
CUP12-00026

**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: 551 South El Camino Real, Oceanside, CA 92057  
APN: 160-140-13  
Zoning: CL  
General Plan: SC-Special Commercial

**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](mailto: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](mailto:steve.layman@alcatel-lucent.com)

**Project Description**

Proposed is the removal of six existing panel antennas (2 per sector) and the reinstallation of three new 4G antennas (one per sector), install six new RRH units (2 per sector) behind each antenna within the façade of an existing cupola structure. One existing radio equipment cabinet and one existing battery cabinet will be retrofitted with the new 4G radios and batteries. Replace all copper wire coaxial cable with new fiber optic cables. Add a fiber optic junction box within the equipment room. Remove and replace the existing GPS antenna. There will be a net decrease in the number of antennas already authorized for this site from six to three.

**SureSite Consulting Group, LLC**

Corporate Office: 3659 Green Road, Suite 214 \* Cleveland, OH 44122 \* tel 216-593-0400 \* fax 216-593-0401

Western Region Office: 5955 DeSoto Avenue, Suite 142 \* Woodland Hills, CA 91367

## **Project Objectives**

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

## **Alternative Site Analysis**

The following locations were evaluated for possible locations for the facility:

NA. Proposed is the modification and maintenance upgrade to an existing Sprint installation

## **Findings/Burden of Proof**

The project site is located in an established developed area consisting of a mix of residential and commercial land uses. 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.

Respectfully submitted,

Edward Gala  
Authorized Agent for Sprint Nextel and  
Alcatel Lucent

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
NATIONAL/COMMERCIAL SERVICES  
COMMERCIAL/INDUSTRIAL DIVISION

308438-EB

7846

DOC # 2007-0571391



AUG 28, 2007 2:04 PM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER

FEES: 13.00

OC: NA

PAGES: 3



2007-0571391

Space Above This Line for Recorder's Use Only

A.P.N.: 160-140-14-00 and 160-140-15-00  
and 160-140-13-00

File No.: NCS-308438-SA1 (cs)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$\* No consideration; consideration is less than \$100. This conveyance confirms a change of name, and the grantor and grantee are the same party.\*; CITY TRANSFER TAX \$0.00;

- [ ] computed on the consideration or full value of property conveyed, OR
- [ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- [ ] unincorporated area; [ X ] City of Oceanside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Coastline Baptist Church of North San Diego County, a California non-profit corporation who acquired title as Coastline Baptist Church and Coastline Baptist Church of North San Diego County, a California corporation

hereby GRANTS to Coastline Baptist Church of North San Diego County, a California non-profit corporation.

the following described property in the City of Oceanside, County of San Diego, State of California:

**PARCEL I:**

PARCELS A, B AND C, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PAGE 4932 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 22, 1976.

**PARCEL II:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS SET FORTH IN THAT AGREEMENT FOR RECIPROCAL PARKING EASEMENT RECORDED AUGUST 19, 2005 AS INSTRUMENT NO. 2005-0717574 OF OFFICIAL RECORDS.

APN: 160-140-13-00 (Parcel A); 160-140-14-00 (Parcel B) and 160-140-15-00 (Parcel C)

Dated: 08/21/2007

RECEIVED

JUN 21 2012

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

Mail Tax Statements To: SAME AS ABOVE

F6  
3P  
OCNA