

# AGENDA NO.

6

*PLANNING COMMISSION*



*STAFF REPORT*

DATE: July 22, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMIT (CUP12-00029) AND REGULAR COASTAL PERMIT (RC13-00006) FOR UPGRADES TO AND THE CONTINUED OPERATION OF A WIRELESS COMMUNICATIONS FACILITY AT 1909 SOUTH COAST HIGHWAY – SPRINT AT 1909 SOUTH COAST HIGHWAY – 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-P35 approving Conditional Use Permit CUP12-00029 and Regular Coastal Permit RC13-00006 with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Site Review:** The project site is at 1909 South Coast Highway on top of an existing commercial building. The property has a General Plan Land Use designation of General Commercial (GC), a Local Coastal Program land use designation of General Commercial (GC), a zoning designation of CL (Limited Commercial), and an LCP zoning designation of General Commercial (C-2)

Surrounding land uses include commercial to the north, south, and east, and residential to the west.

**Project Background:** This project site was initially approved for a wireless communications facility on December 14, 2001. The original Administrative Conditional Use Permit (ACUP-7-01) and Administrative Coastal Permit (ACP-1-01) granted Sprint PCS entitlements for 9 antennas, within three antenna arrays of three antennas each concealed within two rooftop cupolas.

Entitlements granted by Administrative Conditional Use Permit (ACUP-7-01) and Administrative Coastal Permit (ACP-1-01) expired on December 14, 2006. The current application for Sprint/Nextel was submitted on August 16, 2012.

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

Conditional Use Permit CUP12-00029 represents a request for the following:

- (a) The continued operation of a wireless communications facility on a commercial building, with upgrades necessary to accommodate fourth generation (4G) wireless technologies. Specific facility upgrades consist of: the removal of nine (9) existing antennas and the installation of three (3) new antennas; the removal of one (1) modcell 1.2/2 equipment cabinet and all copper coaxial cables; and the installation of three (3) RRH units, new hybrid fiber optic cables, one (1) new BTS equipment cabinet, one (1) new junction box, and one (1) new GPS antenna. (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 contingent upon standards, findings, and conditions articulated in Article 39 and Article 41 (Use Permits and Variances) of the City's Zoning Ordinance.

Regular Coastal Permit RC13-00006 represents a request for the following:

- (a) The continued operation of a wireless communications facility on a commercial building, with upgrades necessary to accommodate fourth generation (4G) wireless technologies, within the Coastal Zone.

The project is subject to the following Ordinances, City policies, and the State of California Government Code:

1. General Plan
2. Zoning Ordinance
3. Local Coastal Program
4. State of California Government Code 65850
5. 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 General Commercial (GC). 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 make upgrades to and continue operating a wireless communications facility on a 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 two cupolas on 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 within the cupolas.

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, as well as locational, site development, and safety and monitoring standards for wireless communications facilities.

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.

Applicable design standards require that wireless communications facilities employ camouflage design techniques in order to minimize visual impacts. The proposed project would be mounted behind RF transparent screening within two cupolas which have 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 within the cupolas would mitigate any potentially adverse visual impacts surrounding environment.

Wireless communications facilities may exceed the maximum building height of the underlying zoning district by 10 feet. In the C-2 General Commercial zone, the maximum allowed building height is 45 feet. The antennas would be mounted within two existing cupolas, which are 34-feet, 3-inches in height, and would be in compliance with applicable height standards.

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 exposure limits at accessible rooftop walking/working surfaces.

## **3. Local Coastal Program**

The Local Coastal Program, in part, aims to ensure the visual integrity of the coastal zone. The proposed project would be within two cupola structures which have been designed to match the existing commercial building.

#### 4. 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 recommended 10-year conditional approval will ensure that technological enhancements, or other analyses of the site, would be accommodated. The original permit for this facility expired on December 14, 2006. The 10-year limit for the subject Conditional Use Permit and Regular Coastal Permit shall be retroactive and shall expire on December 14, 2016.

#### 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). 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 2.80 percent of the FCC's general population limit (0.56 percent of the occupational limit). At the rooftop-level walking/working surface the project exceeds general population MPE limits. The maximum power density generated by the proposed antennas at the rooftop is 293.10 percent of the general population limit and 58.62 percent of the occupational limit.

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the 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. 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 consisting of rope, chain, or fencing shall be installed 3-feet in front of the antennas. With the installation of the safety signage and the barriers, the proposed project will be in compliance with FCC regulations.

*Issue: Compatibility with surrounding land uses*

In evaluating the compatibility of the proposed project with the surrounding environment, staff 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 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 and Regular Coastal Permit to allow for upgrades to and the continued operation of a wireless communications facility on a 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 CEQA Class One (1), Categorical Exemption "Existing Facilities" and,
- Adopt Planning Commission Resolution No. 2013-P35 approving Conditional Use Permits CUP12-00029 and Regular Coastal Permit RC13-00006 with findings and conditions of approval attached herein (Attachment 4).

PREPARED BY:

  
Sally Schiffman  
Project Planner

SUBMITTED BY:

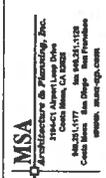
  
Marisa Lundstedt  
City Planner

ML/SS/fil

Attachments:

1. Plans dated May 7, 2013
2. Signal Coverage Maps
3. Environmental Determination
4. Planning Commission Resolution No. 2013-P35
5. Other Attachments (Application Page, Description and Justification, Legal Description)





**PROJECT INFORMATION:**

**SURF RIDE**

SD334XC795

1809 SOUTH COAST HWY.  
OCEANSIDE, CA 92054

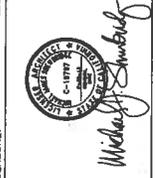
**CURRENT ISSUE DATE:**

05-07-13

**ISSUED FOR:**

100% CD'S

REV.	DATE	DESCRIPTION
1	05-03-12	ISSUED FOR PERMITS
2	05-14-12	ISSUED FOR 100% CD'S
3	06-14-12	ISSUED FOR 100% CD'S
4	10-22-12	PRELIM CD'S
5	11-12-12	PRELIM CD'S
6	01-08-13	100% CD'S
7	05-07-13	PLANNING COMMENTS



**GENERAL NOTES & SYMBOLS**

SHEET NUMBER: T2

REVISION: 5

CURT-00019

**GENERAL NOTES:**

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
CONTRACTOR - BUILD CONTRACTOR  
SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)  
OWNER - SPRINT WIRELESS SERVICES
- ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
- DRAWINGS PROVIDED HERE ARE NOT TO BE SEALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL NECESSARY PERMITS AND OBTAIN ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND COMPLY WITH ALL LOCAL, STATE, FEDERAL, AND INTERNATIONAL REGULATIONS, ORDINANCES, AND APPLICABLE CODES. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND COMPLY WITH ALL LOCAL, STATE, FEDERAL, AND INTERNATIONAL REGULATIONS, ORDINANCES, AND APPLICABLE CODES.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND APPLICABLE LOCAL REGULATIONS, ORDINANCES, AND APPLICABLE CODES.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS. THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
- UNLESS NOTED OTHERWISE, ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES. ANY DAMAGE TO UTILITIES ENCOUNTERED IN THE WORK SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND COMPLY WITH ALL LOCAL, STATE, FEDERAL, AND INTERNATIONAL REGULATIONS, ORDINANCES, AND APPLICABLE CODES. THE WORKING CREW SHALL BE LIMITED TO A FALL PROTECTION BARRIER SYSTEM (ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND COMPLY WITH ALL LOCAL, STATE, FEDERAL, AND INTERNATIONAL REGULATIONS, ORDINANCES, AND APPLICABLE CODES.
- THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE SPECIFICATIONS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND COMPLY WITH ALL LOCAL, STATE, FEDERAL, AND INTERNATIONAL REGULATIONS, ORDINANCES, AND APPLICABLE CODES.
- CONSTRUCTION SHALL MAINTAIN MINIMUM DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EXISTING UTILITIES SHALL BE PROTECTED AT ALL TIMES. ANY DAMAGE TO UTILITIES ENCOUNTERED IN THE WORK SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. CONFORMANCE WITH THE LOCAL ORDINANCES FOR EXCAVATION AND SEGMENT CONTROL.
- NO CALL OR EXCAVATION MATERIAL SHALL BE PLACED ON PROPERTY OR NEAR PROPERTY UNLESS IT IS PROTECTED AND MARKED AS DIRECTED BY ENGINEERS. EXCAVATION MATERIALS, SHOW OR ICE SHALL NOT BE PLACED IN ANY FALL OR EXCAVATION.
- THE JOB GRADES SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- THE SITE SHALL BE GRADED TO MAINTAIN SURFACE WATER TO FLOW AWAY FROM THE BITS EQUIPMENT AND TOWER BASE.
- IF NECESSARY, RUBBER, STAMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.

**ABBREVIATIONS**

TYP	REQ	DESCRIPTION
EQR	REQUIRED	INTERIOR GROUND RING (HALO)
AWG	AMERICAN WIRE GAUGE	RBS RADIO BASE STATION
BS	BASE STATION	
BC	BASE CABLE	
BCW	BASE COPPER WIRE	
SMD	SMART INTEGRATED ACCESS DEVICE	
GEN	GENERATOR	
ACL	BELOW GRADE LEVEL	
BS	BASE TRANSCEIVER STATION	
MIN	MINIMUM	
N.T.S.	NOT TO SCALE	
REF	REFERENCE	
R.F.	RADIO FREQUENCY	
T.B.D.	TO BE DETERMINED	
T.B.R.	TO BE RESOLVED	

**STRUCTURAL STEEL NOTES:**

- ALL STEEL WORK SHALL BE WELDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A5.6 UNLESS OTHERWISE NOTED.
- ALL WELDING SHALL BE PERFORMED USING E7018 ELECTRODES AND WELDERS SHALL CONFORM TO AWS. AND AWS D1.1, WHERE FULLED WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE 4.4 IN THE AWS MANUAL OF STEEL CONSTRUCTION. PAINTED SURFACES SHALL BE TOUCHED UP.
- BOLTED CONNECTIONS SHALL BE FULL STRENGTH BEARING TYPE (3/4") CONNECTIONS AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
- ON-STRUCTURE CONNECTIONS FOR STEEL BRACING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL BE CUT THROUGH THE CONCRETE WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL SPECIFICATIONS REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:  
A. ASTM A-572, GRADE 50 : ALL SHAPES  
B. ASTM A-307 : ALL BOLTS, LUGS  
C. ASTM A-36 : ANGLES, CHANNELS, PLATES AND MS.C.  
D. ASTM A-501, GRADE B : ALL TUBES.

**APPLICABLE BUILDING CODES AND STANDARDS:**

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY THE JURISDICTION. THE MOST RECENT EDITIONS OF THE FOLLOWING NATIONAL, STATE AND LOCAL CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.  
THE 2010 IRC, 2010 CMC, 2010 CPC AND 2008 NEC ARE APPLICABLE TO THIS PROJECT.

**BUILDING CODES:**  
CALIFORNIA BUILDING CODE (CBC), 2010 AS ADOPTED BY THE GOVERNING JURISDICTION

**ELECTRICAL CODES:**  
NATIONAL ELECTRICAL CODE (NEC), 2008, NATIONAL ELECTRICAL CODE, AS ADOPTED BY THE GOVERNING JURISDICTION  
LIGHTNING PROTECTION CODE:  
[NFPA 780 - 2010, LIGHTNING PROTECTION CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:  
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE  
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION  
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES  
INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM  
IEEE 1100 (2010), RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT  
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")  
TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS  
TELEODORA GR-53 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION  
TELEODORA GR-347 CENTRAL OFFICE POWER WIRING  
TELEODORA GR-1275 GENERAL INSTALLATION REQUIREMENTS  
TELEODORA GR-1303 CANAL CABLE CONNECTIONS

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

**SITE WORK GENERAL NOTES:**

- THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND COMPLY WITH ALL LOCAL, STATE, FEDERAL, AND INTERNATIONAL REGULATIONS, ORDINANCES, AND APPLICABLE CODES. THE WORKING CREW SHALL BE LIMITED TO A FALL PROTECTION BARRIER SYSTEM (ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
- IF NECESSARY, RUBBER, STAMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE WORK. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND COMPLY WITH ALL LOCAL, STATE, FEDERAL, AND INTERNATIONAL REGULATIONS, ORDINANCES, AND APPLICABLE CODES.
- THE SUBCONTRACTOR SHALL MAINTAIN MINIMUM DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
- THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
- THE SURF GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED WIRE FABRIC UNLESS NOTED OTHERWISE. SPICES SHALL BE CLASS "B" AND ALL TUBES SHALL BE STANDARD, UNO.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL:  
#5 AND LARGER ..... 2 IN.  
#3 AND SMALLER & W/WF ..... 1 1/2 IN.  
CAST AGAINST EARTH OR WEATHER OR NOT CAST AGAINST EARTH OR WEATHER:  
SLAB AND WALL ..... 3/4 IN.  
BEAMS AND COLUMNS ..... 1 1/2 IN.
- A CHAFTER 3/4" SHALL BE PROVIDED IF ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.2.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL BE CUT THROUGH THE CONCRETE WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. SPECIAL INSPECTIONS SHALL BE REQUIRED FOR ALL EXPANSION BOLTS PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

**CONCRETE AND REINFORCING STEEL NOTES:**

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 308, AND ACI 309. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND COMPLY WITH ALL LOCAL, STATE, FEDERAL, AND INTERNATIONAL REGULATIONS, ORDINANCES, AND APPLICABLE CODES.
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**BATTERY INFORMATION / NOTES:**

- A. AN OPERATIONAL POINT IS REQUIRED TO STORE, TRANSPORT AND DISPOSE OF EXCESS OF 50 GALLONS PER CHAMBER LITHIUM ION SECONDARY BATTERY.
- B. STATIONARY STORAGE BATTERY SYSTEMS HAVING AN ELECTROLYTE CAPACITY OF MORE THAN 50 GALLONS (189 L) FOR FLOODED LEAD-ACID, MODEL DUMBBAR (M-CO) AND LEAD-ACID VRLA BATTERIES SHALL BE STORED IN A FACILITY SHAMBER POWER, EMERGENCY POWER, USED FOR UNINTERRUPTED POWER SUPPLIES SHALL COMPLY WITH CHAPTER 9, SECTION 906, TABLE 906.1 OF THE CFC 2010 EDITION.
- C. STATIONARY STORAGE BATTERY SYSTEMS HAVING AN ELECTROLYTE CAPACITY OF MORE THAN 50 GALLONS (189 L) FOR FLOODED LEAD-ACID, MODEL DUMBBAR (M-CO) AND LEAD-ACID VRLA BATTERIES SHALL BE STORED IN A FACILITY SHAMBER POWER, EMERGENCY POWER, USED FOR UNINTERRUPTED POWER SUPPLIES SHALL COMPLY WITH CHAPTER 9, SECTION 906, TABLE 906.1 OF THE CFC 2010 EDITION.

TABLE 606.1. BATTERY REQUIREMENTS

REQUIREMENT	HYDRORECOMBANT BATTERIES		RECOMBANT BATTERIES		OTHER	
	Floored Lead Acid Batteries	Floored Nickel Cadmium (Ni-Cd) Batteries	Vulco Registered Lead-Acid (VRLA) Batteries	Lithium-Ion Batteries	Lithium-Ion Polymer	Other
Safety Cages (602.2.1)	Not required (602.2.1)	Not required (602.2.1)	Not required (602.2.1)	Not required (602.2.1)	Not required (602.2.1)	Not required (602.2.1)
Thermal Stability Management (602.5)	Not required (602.5)	Not required (602.5)	Not required (602.5)	Not required (602.5)	Not required (602.5)	Not required (602.5)
Short Circuits (602.5.1)	Not required (602.5.1)	Not required (602.5.1)	Not required (602.5.1)	Not required (602.5.1)	Not required (602.5.1)	Not required (602.5.1)
Thermal Protection (602.5.2)	Not required (602.5.2)	Not required (602.5.2)	Not required (602.5.2)	Not required (602.5.2)	Not required (602.5.2)	Not required (602.5.2)
Ventilation (602.5.3)	Not required (602.5.3)	Not required (602.5.3)	Not required (602.5.3)	Not required (602.5.3)	Not required (602.5.3)	Not required (602.5.3)
Spillage (602.5.4)	Not required (602.5.4)	Not required (602.5.4)	Not required (602.5.4)	Not required (602.5.4)	Not required (602.5.4)	Not required (602.5.4)
Service Personnel (602.5.5)	Not required (602.5.5)	Not required (602.5.5)	Not required (602.5.5)	Not required (602.5.5)	Not required (602.5.5)	Not required (602.5.5)
Smoke Detection (602.5.6)	Not required (602.5.6)	Not required (602.5.6)	Not required (602.5.6)	Not required (602.5.6)	Not required (602.5.6)	Not required (602.5.6)

**FIRE DEPARTMENT NOTES:**

- A. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DMS IN ADVANCE.
- B. A CFC PERMIT TO OPERATE BATTERY SYSTEM WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE DAMPENS 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 HOUSING CAPS.
- G. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC PERMIT AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE CODE REGULATIONS.
- H. STORAGE OF SPILLING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, SOLIDS OR GASES WITHIN THE BATTERY STORAGE AREAS 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 ADJACENT BUILDING IS ADDRESSED ON.
- K. REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH IN HEIGHT AND SHALL BE PROMINENTLY DISPLAYED.
- L. REQUIRED SIGNAGE SHALL INCLUDE, BUT ANY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN UNDER (SEE SIGNAGE).

**BATTERY INFO & FIRE DEPT. NOTES**

**CAUTION**

Report this point. Radio frequency fields at this site may exceed FCC rules for human exposure. For your safety, do not use mobile phones and also guidelines for wireless in high frequency environments could result in serious injury.

**NOTICE**

Radio frequency fields beyond this point may exceed the FCC general public exposure limit. Check all product labels and site guidelines for wireless in high frequency environments could result in serious injury.

**WARNING**

Report this point. Radio frequency fields at this site may exceed FCC rules for human exposure. For your safety, do not use mobile phones and also guidelines for wireless in high frequency environments could result in serious injury.

**DANGER**

HAZARDOUS MATERIAL STORAGE AREA

**WARNING**

THIS FACILITY CONTAINS CORROSIVE LIQUID TOXIC LIQUID CLASS 1 WATER REACTIVE LIQUID

**DANGER**

LEAD ACID BATTERIES

**IN CASE OF EMERGENCY CALL**

1-866-400-6040

SITE NUMBER: [ ]  
SITE NAME: [ ]

HEALTH HAZARD: 4  
FLAMMABILITY: 0  
REACTIVITY: 3  
CORROSIVITY: 1

**MSA**  
Architectural & Planning, Inc.  
1809 SOUTH COAST LANE  
OCEANSIDE, CA 92054

**PROJECT INFORMATION:**

SURF RIDE  
SD34XC795

**CURRENT ISSUE DATE:**  
05-07-13

**ISSUED FOR:**  
100% CD'S

REV.	DATE	DESCRIPTION	BY
05-03-12		ISSUED FOR 80% CD'S ON PERMIT	MRC
05-14-12		ISSUED FOR 100% CD'S	MRC
06-14-12		ISSUED FOR 100% CD'S	RC
10-22-12		PRELIM CD'S	JG
11-12-12		PRELIM CD'S	RC
01-08-13		100% CD'S	JG
05-07-13		PLANNING COMMENTS	MRC

**SHEET TITLE:**  
GENERAL NOTES & SYMBOLS

**SHEET NUMBER:** 5  
**REVISION:** T3  
CIP:12-00029

**RF SIGNAGE**

3

**WARNING SIGNAGE**

2

**4 SITE IDENTIFICATION SIGNAGE**

1



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 www.msa-inc.com

PROJECT INFORMATION:

**SURF RIDE**  
 SD.34XC795  
 1000 SURF COAST HWY,  
 OCEANSIDE, CA 92054

CURRENT ISSUE DATE:  
 05-07-13

ISSUED FOR:  
 100% CD'S

REV.	DATE	DESCRIPTION	BY
1	05-03-12	ISSUED FOR 50% CD'S FOR REVIEW	WRC
2	05-14-12	ISSUED FOR 100% CD'S	WRC
3	06-14-12	ISSUED FOR 100% CD'S	RG
4	10-22-12	PRELIM CD'S	JG
5	11-12-12	PRELIM CD'S	RG
6	01-08-13	100% CD'S	JG
7	05-07-13	PLANNING COMMENTS	JMH

LICENSEURE



*Michael J. Shimbury*

SHEET TITLE

LEGAL DESCRIPTION

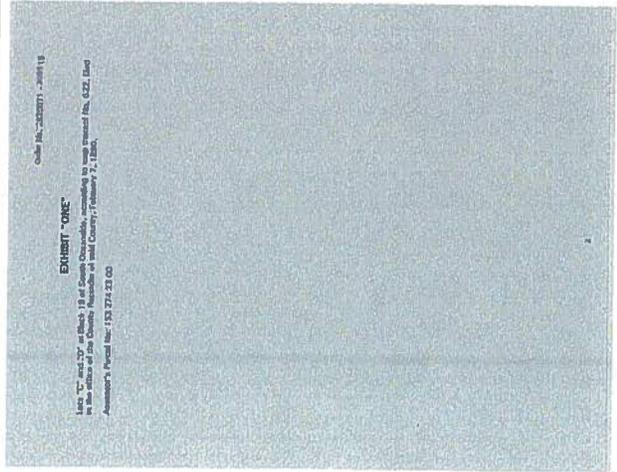
SHEET NUMBER

T4

REVISION

5

CDP 12-00029



Order No. 1202077 - 04/11

**EXHIBIT "ONE"**

Leafs "C" and "D" at Sheet 18 of South Oceanside, according to map provided to, G22, D22, D23 in the office of the County Registrar of said County, February 9, 1988.

Assessor's Parcel No: 153 274 22 00

Sprint



MSA

15700 Wilshire Blvd, Suite 1000  
Beverly Hills, CA 90210  
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Fax: 310.277.1112  
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PROJECT INFORMATION

SURF RIDE  
SD34XC795

1909 SOUTH COAST HWY.  
OCEANSIDE, CA 92054

CURRENT ISSUE DATE:  
05-07-13

ISSUED FOR:  
100% CD'S

REV.	DATE	DESCRIPTION	BY
05-03-12		ISSUED FOR 80% CD'S FOR REVIEW	MJC
05-14-12		ISSUED FOR 100% CD'S	MJC
06-14-12		ISSUED FOR 100% CD'S	RC
10-22-12		PRELIM CD'S	JG
11-12-12		PRELIM CD'S	RC
01-08-13		100% CD'S	JC
05-07-13		PLANNING COMMENTS	JWH

LICENSEURE



Michael J. Smurby

SHEET TITLE

SITE PLAN

SHEET NUMBER

A1

REVISION

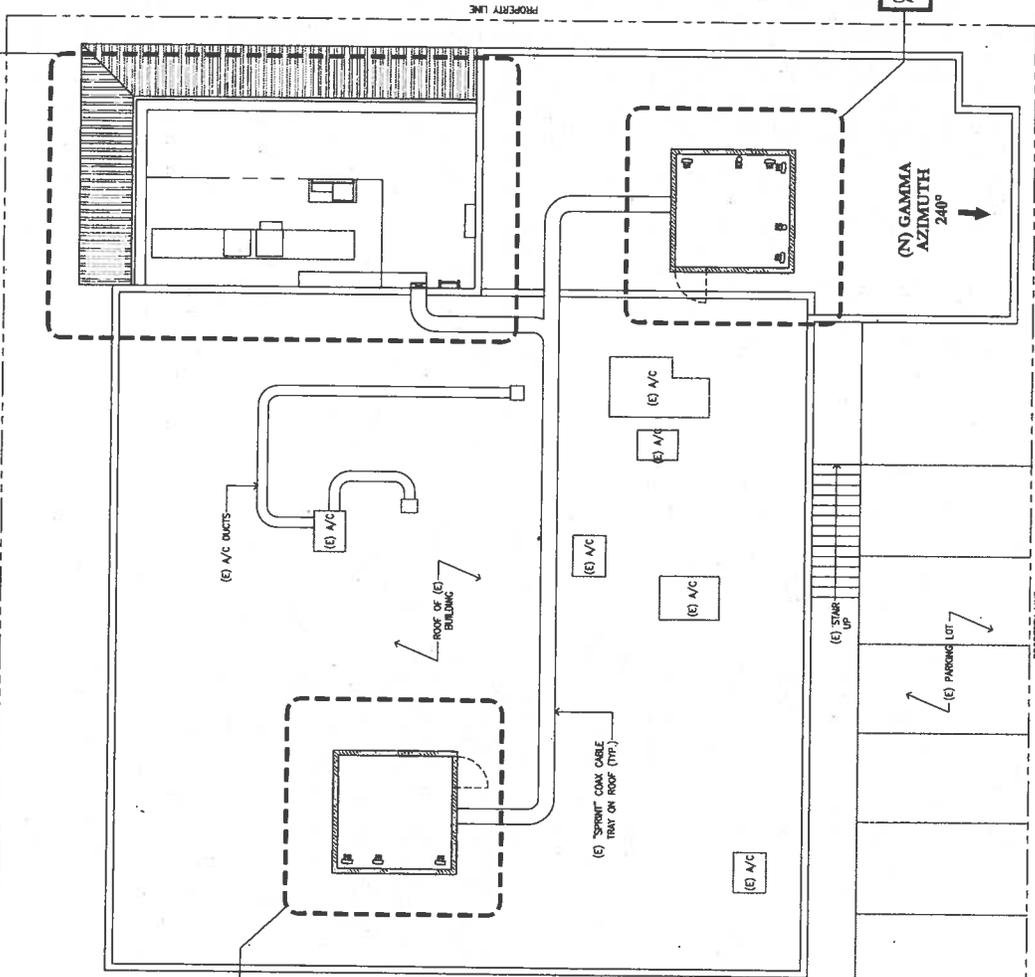
5

CD#12-00025

KELLY STREET

PROPERTY LINE

(E) SPRINT EQUIPMENT LOCATION ON ROOF



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

SITE PLAN

Sprint



MSA

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3140-71 Alhambra Lane, Suite 100  
San Diego, CA 92118  
619.451.1177  
www.msa-arch.com

PROJECT INFORMATION:

SURF RIDE  
SD34XC795

1909 SOUTH COAST HWY.  
OCEANSIDE, CA 92054

CURRENT ISSUE DATE:

05-07-13

ISSUED FOR:

100% CD'S

REV.	DATE	DESCRIPTION	BY
Δ	05-03-12	ISSUED FOR 50% PERM NRC	NRC
Δ	05-14-12	ISSUED FOR 100% CD'S	RG
Δ	08-14-12	ISSUED FOR 100% CD'S	RG
Δ	10-22-12	PRELIM CD'S	JG
Δ	11-12-12	PRELIM CD'S	RG
Δ	01-08-13	100% CD'S	JG
Δ	05-07-13	PLANNING COMMENTS	JMK

LICENSE:



Michael J. Shubel

SHEET TITLE:

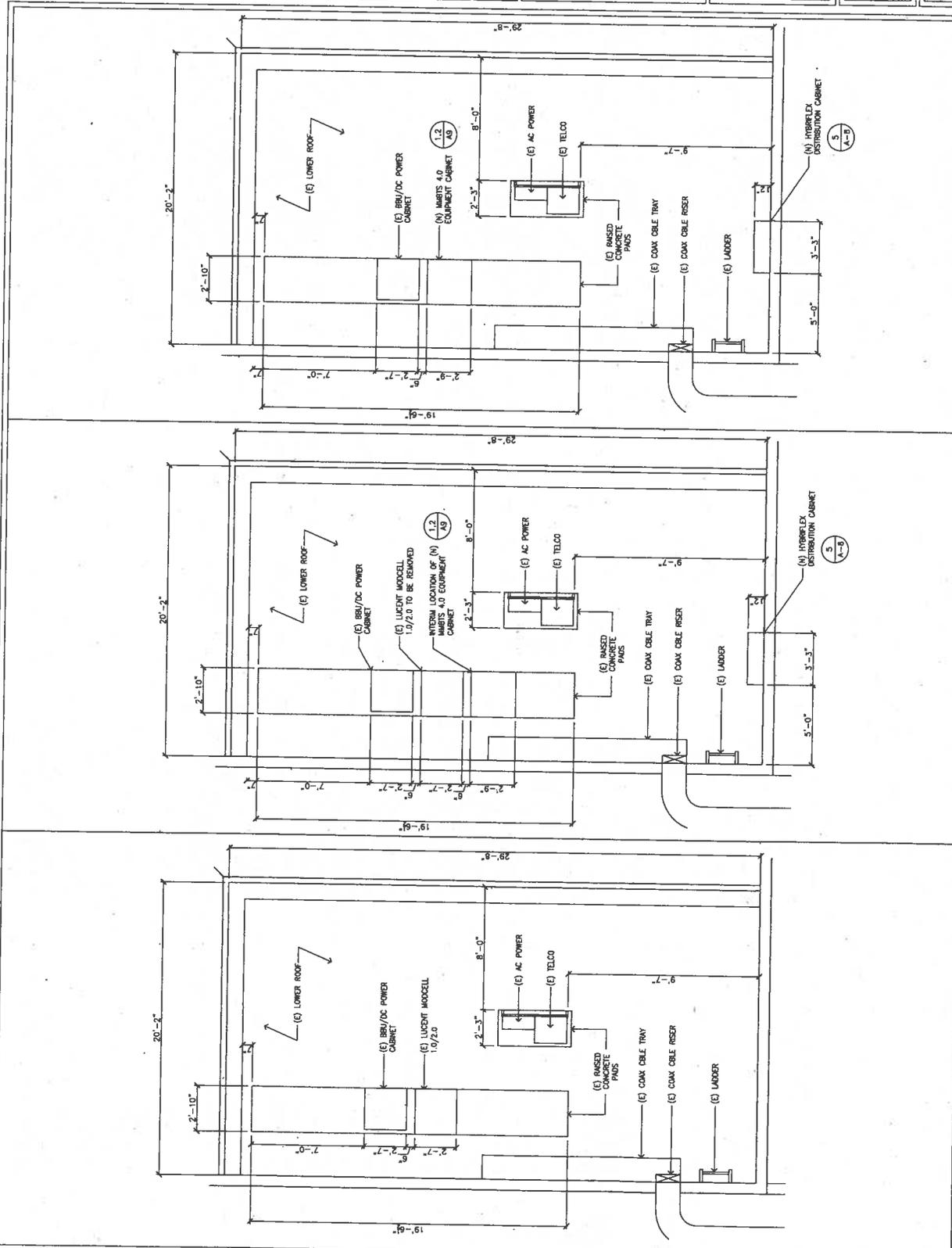
EQUIPMENT PLANS

SHEET NUMBER: REVISION:

A2

5

05/12-0029



EXISTING EQUIPMENT PLAN 1 INTERIM EQUIPMENT PLAN 2 FINAL EQUIPMENT PLAN 3

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

Sprint



**MSA**  
 PROJECT INFORMATION:  
 1909 SOUTH COAST HWY.  
 OCEANSIDE, CA 92054

**SURF RIDE**  
 SD34XC795

CURRENT ISSUE DATE:  
 05-07-13

ISSUED FOR:  
 100% CD'S

REV.	DATE	DESCRIPTION	BY
05-03-12		ISSUED FOR RFP	RC
05-03-12		ISSUED FOR REVIEW	RC
05-14-12		ISSUED FOR 100% CD'S	RC
06-14-12		ISSUED FOR 100% CD'S	RC
10-22-12		PRELIM CD'S	JG
11-12-12		PRELIM CD'S	RC
01-08-13		100% CD'S	JC
05-07-13		PLANNING COMMENTS	JWH

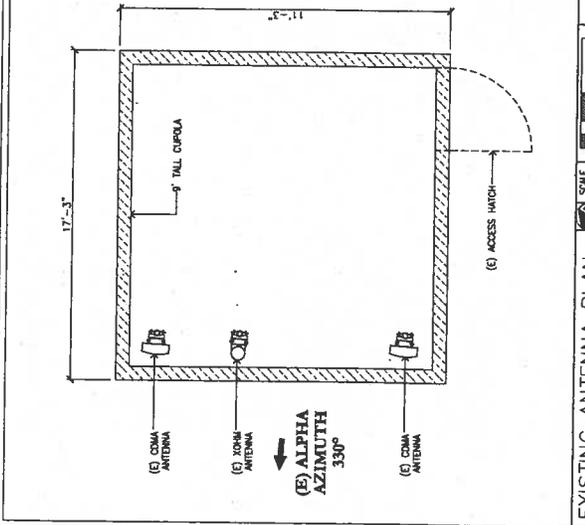
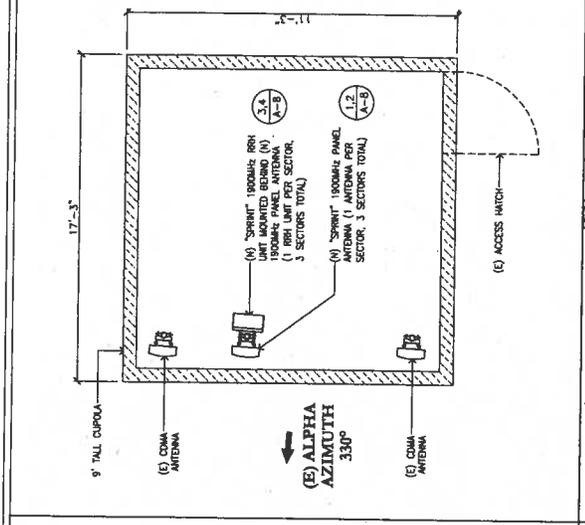
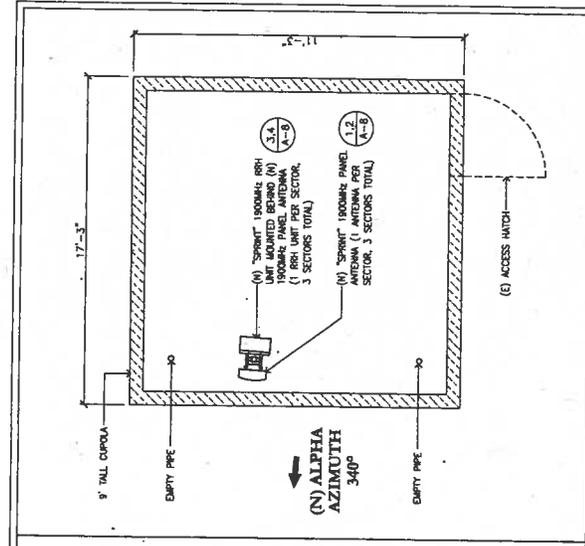


SHEET TITLE:  
**ANTENNA PLANS**

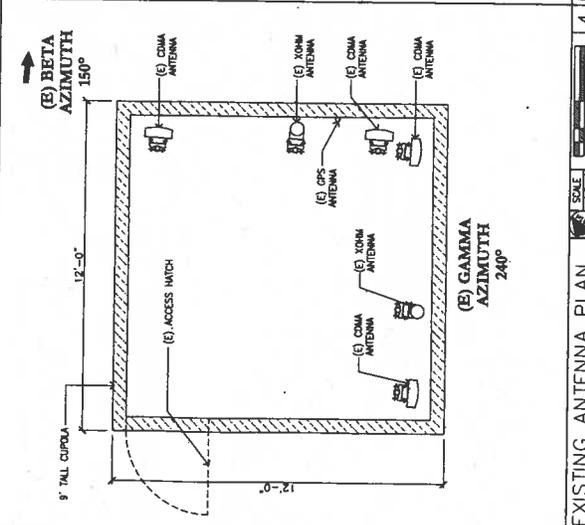
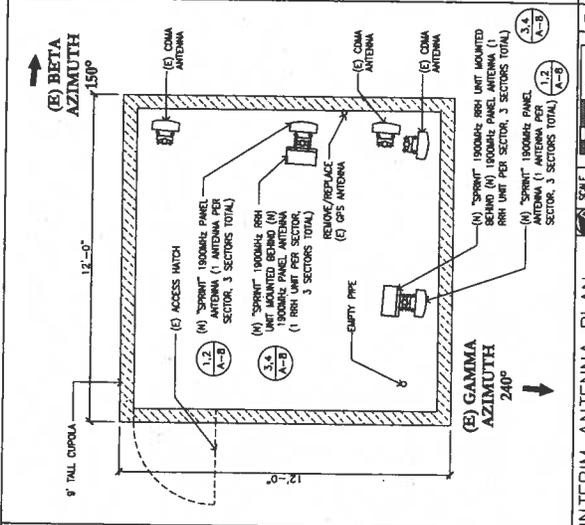
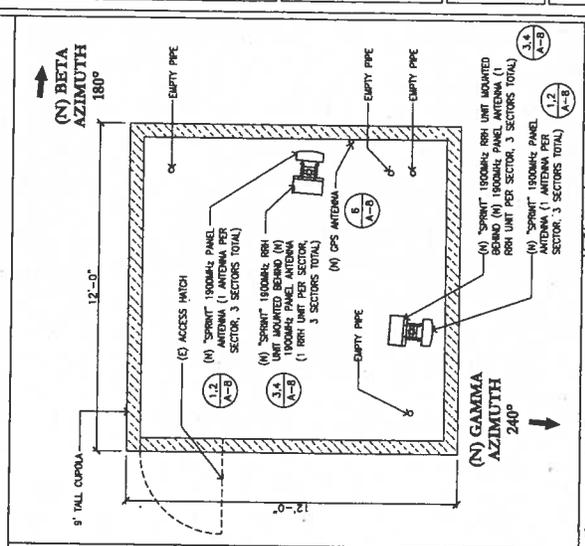
SHEET NUMBER:  
**A3**

REVISION:  
**5**

CDP 12-00029



EXISTING ANTENNA PLAN SCALE: 1/16"=1'-0" 1 2 3  
 INTERIM ANTENNA PLAN SCALE: 1/16"=1'-0" 1 2 3 4  
 FINAL ANTENNA PLAN SCALE: 1/16"=1'-0" 1 2 3



EXISTING ANTENNA PLAN SCALE: 1/16"=1'-0" 1 2 3 4  
 INTERIM ANTENNA PLAN SCALE: 1/16"=1'-0" 1 2 3 4 5  
 FINAL ANTENNA PLAN SCALE: 1/16"=1'-0" 1 2 3 4 5 6



Sprint



MSA

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PROJECT INFORMATION:

SURF RIDE  
 SD34XC795

1909 SOUTH COAST HWY.  
 OCEANSIDE, CA 92054

CURRENT ISSUE DATE:

05-07-13

ISSUED FOR:

100% CD'S

REV.	DATE	DESCRIPTION	BY
Δ	05-03-12	ISSUED FOR 80% CD'S FOR REVIEW	MJC
Δ	05-14-12	ISSUED FOR 100% CD'S	MJC
Δ	06-14-12	ISSUED FOR 100% CD'S	RC
Δ	10-22-12	PRELIM CD'S	JG
Δ	11-12-12	PRELIM CD'S	RC
Δ	01-08-13	100% CD'S	JG
Δ	05-07-13	PLANNING COMMENTS	JWH

LICENSEURE:



SHEET TITLE:

ELEVATIONS

SHEET NUMBER: REVISION

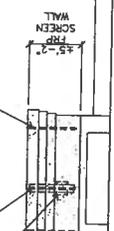
A5

5

CUP#12-00059

(N) SPRINT 1900MHz PANEL ANTENNA  
 (1 ANTENNA PER SECTOR, 3 SECTORS TOTAL)  
 BEHIND (N) SPRINT 1900MHz RRH UNIT MOUNTED  
 UNIT PER SECTOR, 3 SECTORS TOTAL

(N) SPRINT 1900MHz PANEL ANTENNA  
 (1 ANTENNA PER SECTOR, 3 SECTORS TOTAL)  
 BEHIND (N) SPRINT 1900MHz RRH UNIT MOUNTED  
 UNIT PER SECTOR, 3 SECTORS TOTAL



I.O. (E) CUPOLA  
 ELEV. 34'-3" AGL  
 (E) SPRINT ANTENNA CENTERLINE  
 ELEV. 31.7' AGL  
 I.O. (E) STAIRS  
 ELEV. 28'-3" AGL

(E) 2 STORY BUILDING

(E) STAIRS

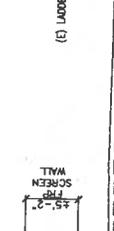
FINISH GRADE  
 ELEV. 0.0' AGL

FINAL NORTHWEST ELEVATION

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

(N) SPRINT 1900MHz PANEL ANTENNA  
 (1 ANTENNA PER SECTOR, 3 SECTORS TOTAL)  
 BEHIND (N) SPRINT 1900MHz RRH UNIT MOUNTED  
 UNIT PER SECTOR, 3 SECTORS TOTAL

(N) SPRINT 1900MHz PANEL ANTENNA  
 (1 ANTENNA PER SECTOR, 3 SECTORS TOTAL)  
 BEHIND (N) SPRINT 1900MHz RRH UNIT MOUNTED  
 UNIT PER SECTOR, 3 SECTORS TOTAL



I.O. (E) CUPOLA  
 ELEV. 34'-3" AGL  
 (E) SPRINT ANTENNA CENTERLINE  
 ELEV. 31.7' AGL  
 I.O. (E) STAIRS  
 ELEV. 28'-3" AGL

(E) 2 STORY BUILDING

(E) STAIRS

FINISH GRADE  
 ELEV. 0.0' AGL

FINAL SOUTHWEST ELEVATION

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



**MSA**  
 MSA Technology & Consulting, Inc.  
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 Suite 100, Alhambra, CA 91801  
 Phone: 626-441-1111  
 Fax: 626-441-1112  
 Email: info@msa.com  
 Website: www.msa.com

**PROJECT INFORMATION:**

**SURF RIDE**  
 SD34XC795

1806 SOUTH COAST HWY.  
 OCEANSIDE, CA 92054

**CURRENT ISSUE DATE:**

05-07-13

**ISSUED FOR:**

100% CD'S

REV.	DATE	DESCRIPTION	BY
05-03-12		ISSUED FOR 50% MC CD'S FOR REVIEW	ARC
05-14-12		ISSUED FOR 100% CD'S	ARC
06-14-12		ISSUED FOR 100% CD'S	RC
10-22-12		PRELIM CD'S	JG
11-12-12		PRELIM CD'S	RC
01-08-13		100% CD'S	JG
05-07-13		PLANNING COMMENTS	JWH

**LICENSE:**



*Michael Sumbry*

**SHEET TITLE:**

**CABLE COLOR CODING REQUIREMENTS**

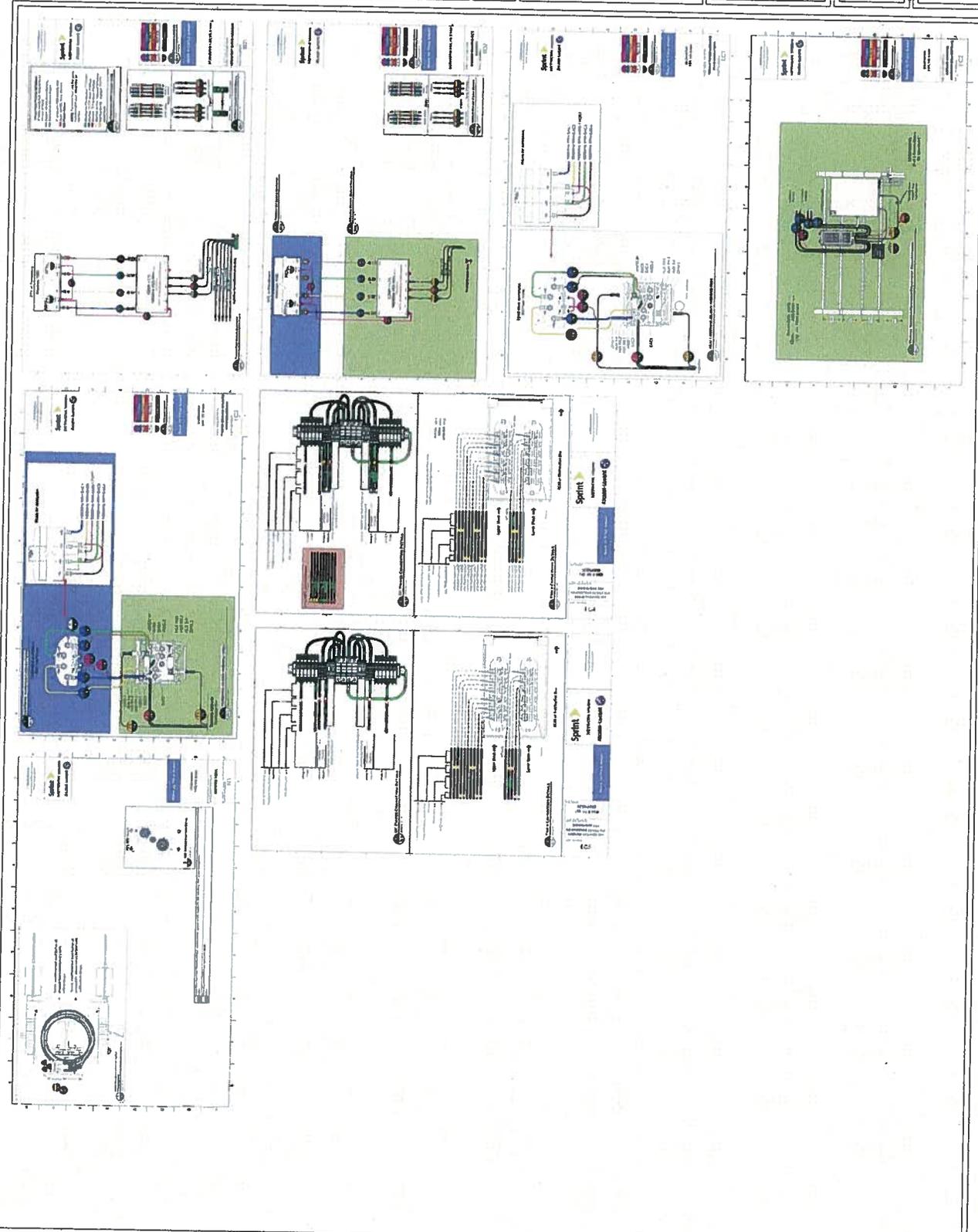
**SHEET NUMBER:**

A6

**REVISION:**

5

CIP12-00029





**SURF RIDE**  
S034XC795

1800 SOUTH COAST HWY.  
OCEANSIDE, CA 92054

CURRENT ISSUE DATE: 05-07-13

ISSUED FOR: 100% CD'S

REV.	DATE	DESCRIPTION	BY
09-03-12		ISSUED FOR 90% CD'S FOR REVIEW	ARC
09-14-12		ISSUED FOR 100% CD'S	ARC
09-14-12		ISSUED FOR 100% CD'S	RC
10-22-12		PRELIM CD'S	JG
11-12-12		PRELIM CD'S	RC
01-08-13		100% CD'S	JG
05-07-13		PLANNING COMMENTS	JMK



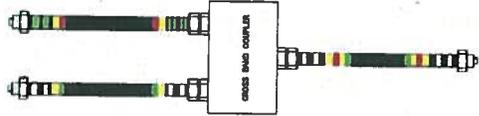
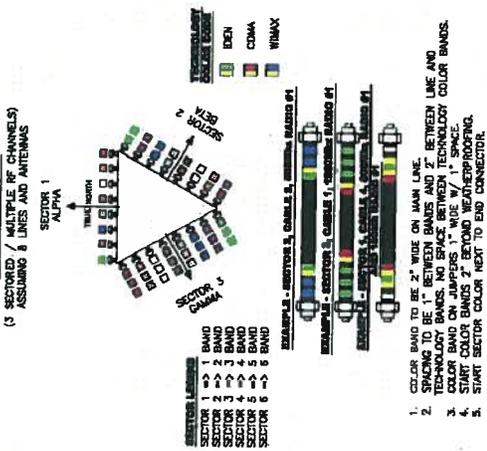
SHEET TITLE: ANTENNA COLOR CODING

SHEET NUMBER: A7

REVISION: 5

COPY: 0029

**ANTENNA AND CABLE COLOR CODING**  
(3 SECTORED / MULTIPLE RF CHANNELS) ASSUMING 8 LINES AND ANTENNAS

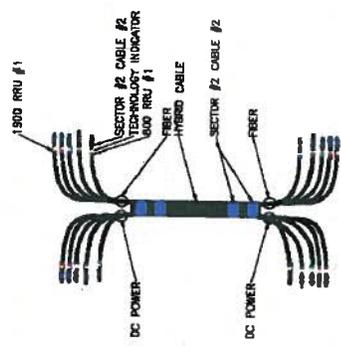


**TYPICAL COAX CABLE COLOR CODING SCHEME**

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

**COAXIAL CABLE COLOR CODE**

TECHNOLOGY COLOR CODE	FIRST RING	SECOND RING
800 #1	YELLOW	GREEN
1000 #1	YELLOW	RED
1000 #2	YELLOW	ORANGE
RESERVED	YELLOW	SLATE
RESERVED	YELLOW	ORANGE
RESERVED	YELLOW	WHITE



HYBRID CABLE COLOR CODING	SCALE: N.T.S.	1
FREQUENCY COLOR CODE	SCALE: N.T.S.	2
ANTENNA & CABLE COLOR CODE	SCALE: N.T.S.	3

Sprint



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PROJECT INFORMATION:  
**SURF RIDE**  
 SD34XC795

1809 SOUTH COAST HWY.  
 OCEANSIDE, CA 92054

CURRENT ISSUE DATE:  
 05-07-13

ISSUED FOR:  
 100% CD'S

REV.	DATE	DESCRIPTION	BY
Δ 03-03-12		ISSUED FOR 90% CD'S FOR REVIEW	MJC
Δ 05-14-12		ISSUED FOR 100% CD'S	MJC
Δ 06-14-12		ISSUED FOR 100% CD'S	RC
Δ 10-22-12		PRELIM CD'S	JG
Δ 11-12-12		PRELIM CD'S	RC
Δ 01-08-13		100% CD'S	JC
Δ 05-07-13		PLANNING COMMENTS	JWH

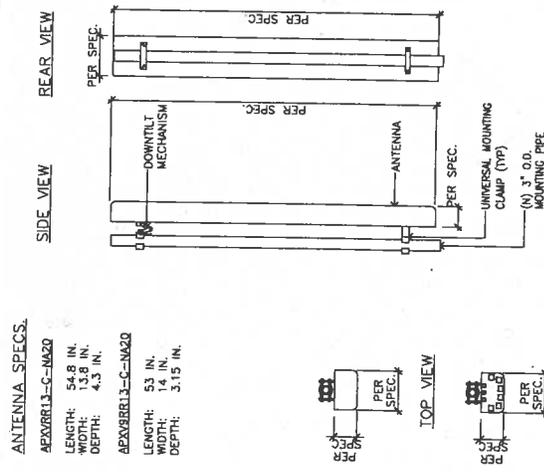


SHEET TITLE:  
**DETAILS**

SHEET NUMBER:  
**A8**

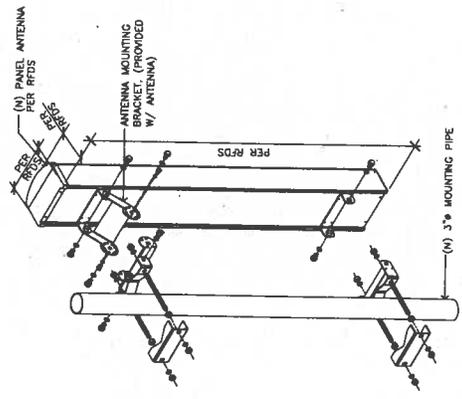
REVISION:  
**5**

CDP12-00029



ANTENNA SPECS.  
 AEXVRE13-C-MA20  
 LENGTH: 54.8 IN.  
 WIDTH: 3.8 IN.  
 DEPTH: 4.3 IN.  
 AEXVRE13-C-MA20  
 LENGTH: 53 IN.  
 WIDTH: 1.4 IN.  
 DEPTH: 3.15 IN.

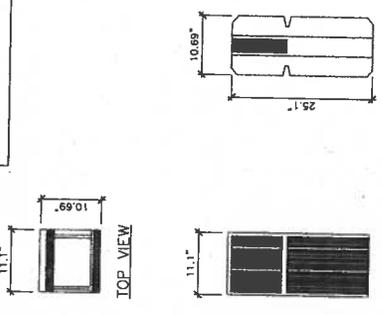
ANTENNA SPECIFICATIONS



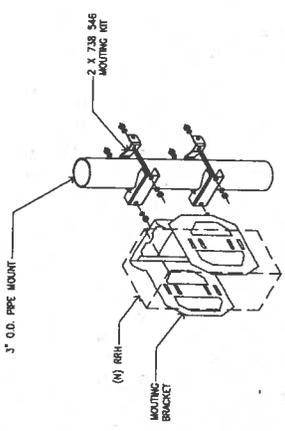
SCALE: N.T.S. 1

SCALE: N.T.S. 2

MANUFACTURER: AU  
 MODEL: DEW/TE DUAL TECH 440W  
 WEIGHT: 59.5 LBS.  
 HEIGHT: 18" V.C.  
 POWER CONSUMPTION: 400W TYPICAL

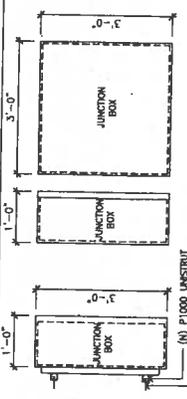


1900MHz RRH SPECIFICATION



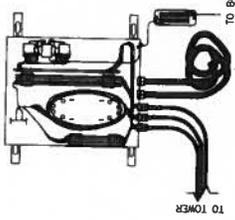
SCALE: N.T.S. 3

SCALE: N.T.S. 4



SCREW TO WALL USING: 1/2"x3-1/2" LONG LGS BOLT @ WOOD, 1/2" THRU BOLTS W/ SPACER @ METAL STUDS OR FRP FRAMING, 1/2" W/ W/ W/ BOLT (N8-12) W/ MIN. 3-1/2" EMB. (ICC ESR-1917) @ CONCRETE, 1/2" HELI W/ W/ BOLT (N8-3) W/ MIN. 3-1/2" EMB. @ CMU, @ 18" o.c.

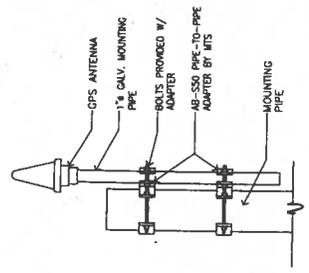
NOTES:  
 -DISTRIBUTION BOX IS KITTED WITH 50' OF 1 1/2" LIQUID-TIGHT CONDUIT AND CONNECTORS. THIS SHOULD BE -  
 • SPLIT IN HALF (25' PER)  
 • TERMINATED TO THE DISTRIBUTION BOX AS SHOWN  
 • RAN TO AND COILED AS CLOSE TO WHERE THE CABINET IS GOING TO BE MOUNTED AS POSSIBLE.  
 -DISTRIBUTION BOX IS KITTED WITH 24WG. POWER CABLE 35' X 2 EACH. RUNS RED AND BLACK. THESE SHOULD BE COILED AND LEFT INSIDE DISTRIBUTION BOX.  
 -RIS INSTALLATION TEAM WILL TERMINATE LIQUID-TIGHT, RAN THE FIBER JUMPEES AND POWER CABLES FROM RIS CABINET TO DISTRIBUTION BOX.



FRONT VIEW WITH DOOR REMOVED TO SHOW DETAIL

HYBRIFLEX DISTRIBUTION CABINET DETAIL

ANTENNA SPECS.  
 GPS-IMG-HR-Z6N  
 HEIGHT: 5.0 IN.  
 DEPTH: 3.0 IN.  
 WEIGHT: 0.6 LBS.  
 GPS-IMG-HR-Z6N  
 HEIGHT: 5.0 IN.  
 DEPTH: 3.2 IN.  
 WEIGHT: 0.6 LBS.



NOTES:  
 1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOSSOMS EXCEEDING 25% OF THE SURFACE AREA OF A HEAPSIDE AROUND THE GPS ANTENNA.  
 2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

SCALE: N.T.S. 5

SCALE: N.T.S. 6

Sprint



**MISA**  
 Architecture & Planning, Inc.  
 11000 Wilshire Blvd., Suite 1000  
 Culver City, CA 90230  
 Tel: 310.311.1129  
 Fax: 310.311.1128  
 www.misa-apa.com

PROJECT INFORMATION  
**SURF RIDE**  
 SD34XC795  
 1809 SOUTH COAST HWY.  
 OCEANSIDE, CA 92054

CURRENT ISSUE DATE:  
 05-07-13

ISSUED FOR:  
 100% CD'S

REV.	DATE	DESCRIPTION	BY
1	05-03-12	ISSUED FOR 90% CD'S FOR REVIEW	MRC
2	05-14-12	ISSUED FOR 100% CD'S	MRC
3	06-14-12	ISSUED FOR 100% CD'S	RG
4	10-22-12	PRELIM CD'S	JC
5	11-12-12	PRELIM CD'S	RG
6	01-08-13	100% CD'S	JC
7	05-07-13	PLANNING COMMENTS	MPH

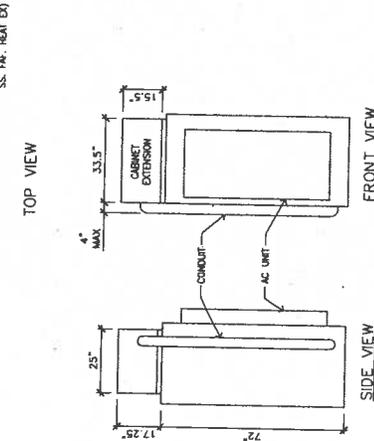


SHEET TITLE:  
 DETAILS

SHEET NUMBER:  
 A9

REVISION:  
 5  
 CUP12-00029

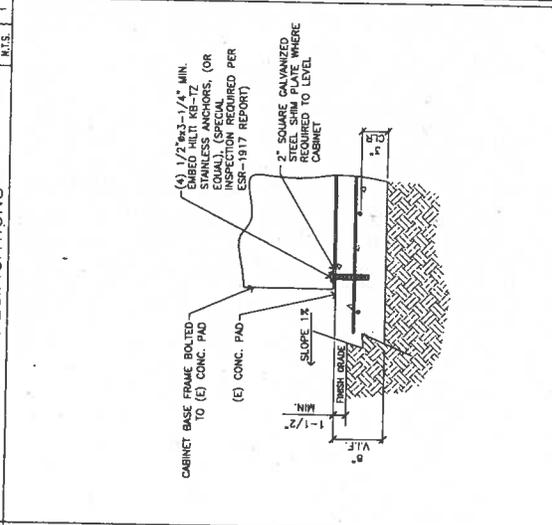
MANUFACTURER: ALATEL-LUCENT  
 MODEL: 9927 & 9928  
 CABINET DIMENSIONS:  
 HEIGHT: 72 IN.  
 WIDTH: 35.5 IN.  
 DEPTH: 32 IN.  
 ESTIMATED MAX WEIGHT:  
 150 LBS  
 UPGRADED: 1380 LBS



NOT USED

SCALE: N.T.S.

5 NOT USED



9928 CABINET SPECIFICATIONS

NOT USED

SCALE: N.T.S.

4 CABINET ANCHORAGE DETAIL

6 NOT USED




**MSA**  
Architectural & Planning, Inc.  
1000 South Coast Hwy.  
Oceanside, CA 92054  
Tel: 760.431.1177 Fax: 760.431.1139  
www.msa.com  
Equal Opportunity Employer

**PROJECT INFORMATION:**  
SURF RIDE  
SD34XC795  
1000 SOUTH COAST HWY.  
OCEANSIDE, CA 92054

**CURRENT ISSUE DATE:** 05-07-13  
**ISSUED FOR:** 100% CD'S

**REV. DATE DESCRIPTION BY:**  
A 105-03-12 ISSUED FOR 90% NRC  
A 105-03-12 CD'S FOR REVIEW NRC  
A 105-14-12 ISSUED FOR 100% CD'S NRC  
A 106-14-12 ISSUED FOR 100% CD'S RC  
A 10-22-12 PRELIM CD'S JG  
A 11-12-12 PRELIM CD'S RC  
A 01-08-13 100% CD'S JG  
A 05-07-13 PLANNING COMMENTS JMK

**LICENSE:** [Seal of Professional Engineer, State of California, No. 61177, Michael J. Stumbly]

**SHEET TITLE:** RFDS SCHEDULE & SPECIFICATIONS

**SHEET NUMBER:** A10  
**REVISION:** 5  
CWP: 12-00019

Case No.	Case Title	Case Description	Case Status	Case Date	Case Location	Case Notes
1	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
2	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
3	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
4	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
5	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
6	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
7	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
8	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
9	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
10	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S

**NOTE:**  
G.C. SHALL VERIFY CABLE LENGTH PRIOR TO ORDERING.

Case No.	Case Title	Case Description	Case Status	Case Date	Case Location	Case Notes
1	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
2	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
3	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
4	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
5	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
6	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
7	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
8	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
9	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S
10	1000 South Coast Hwy	1000 South Coast Hwy	100%	05/07/13	Oceanside, CA	100% CD'S

**RRH SPECIFICATIONS**

**Scale:** N.T.S.

**4 RFDS SCHEDULE**

**Scale:** N.T.S.

**5 ANTENNA SPECIFICATIONS**

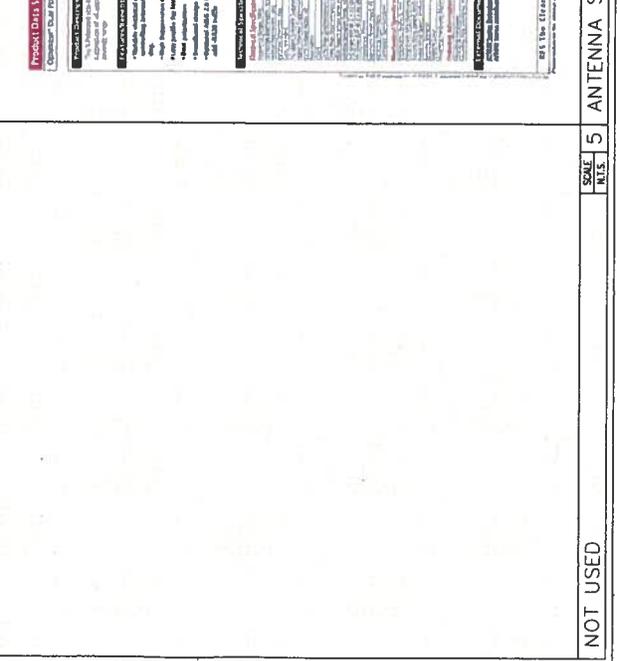
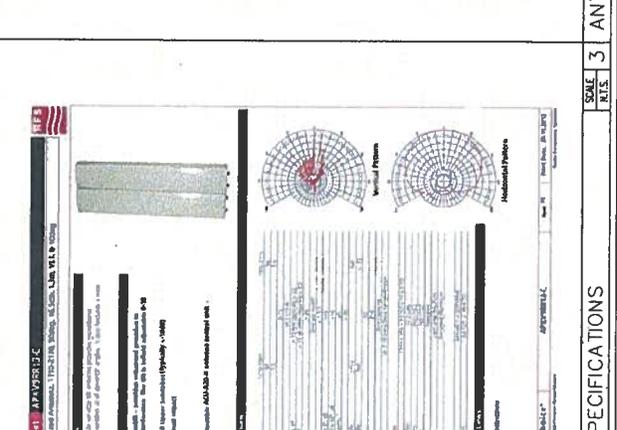
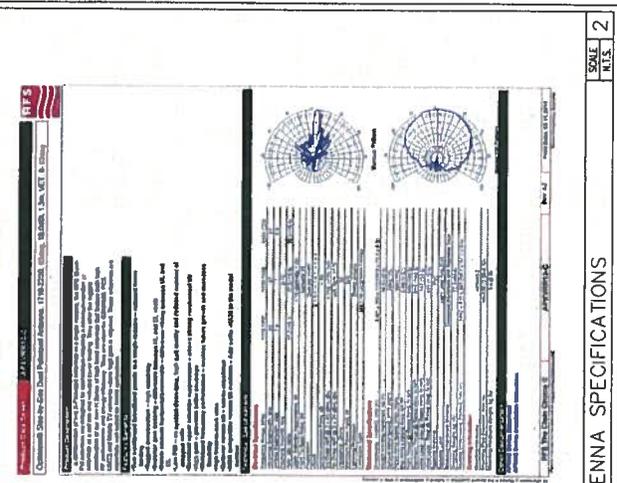
**Scale:** N.T.S.

**3 ANTENNA SPECIFICATIONS**

**Scale:** N.T.S.

**2 ANTENNA SPECIFICATIONS**

**Scale:** N.T.S.



Sprint



MSA  
M/S/Engineering & Planning, Inc.  
318421 Alcatel-Lucent Dr.  
Costa Mesa, CA 92626  
Tel: 949.433.1111  
Fax: 949.433.1118  
www.msa-usa.com

PROJECT INFORMATION:

SURF RIDE  
SD34XC795

1909 SOUTH COAST HWY.  
OCEANSIDE, CA 92054

CURRENT ISSUE DATE:

05-07-13

ISSUED FOR:

100% CD'S

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
05-03-12		ISSUED FOR 80% RRC CD'S FOR REVIEW	ARC
05-14-12		ISSUED FOR 100% CD'S	ARC
06-14-12		ISSUED FOR 100% CD'S	RC
10-22-12		PRELIM CD'S	JG
11-12-12		PRELIM CD'S	RC
01-08-13		100% CD'S	JG
05-07-13		FINAL RRC COMMENTS	RWH

LICENSEURE



SHEET TITLE

GROUNDING PLANS

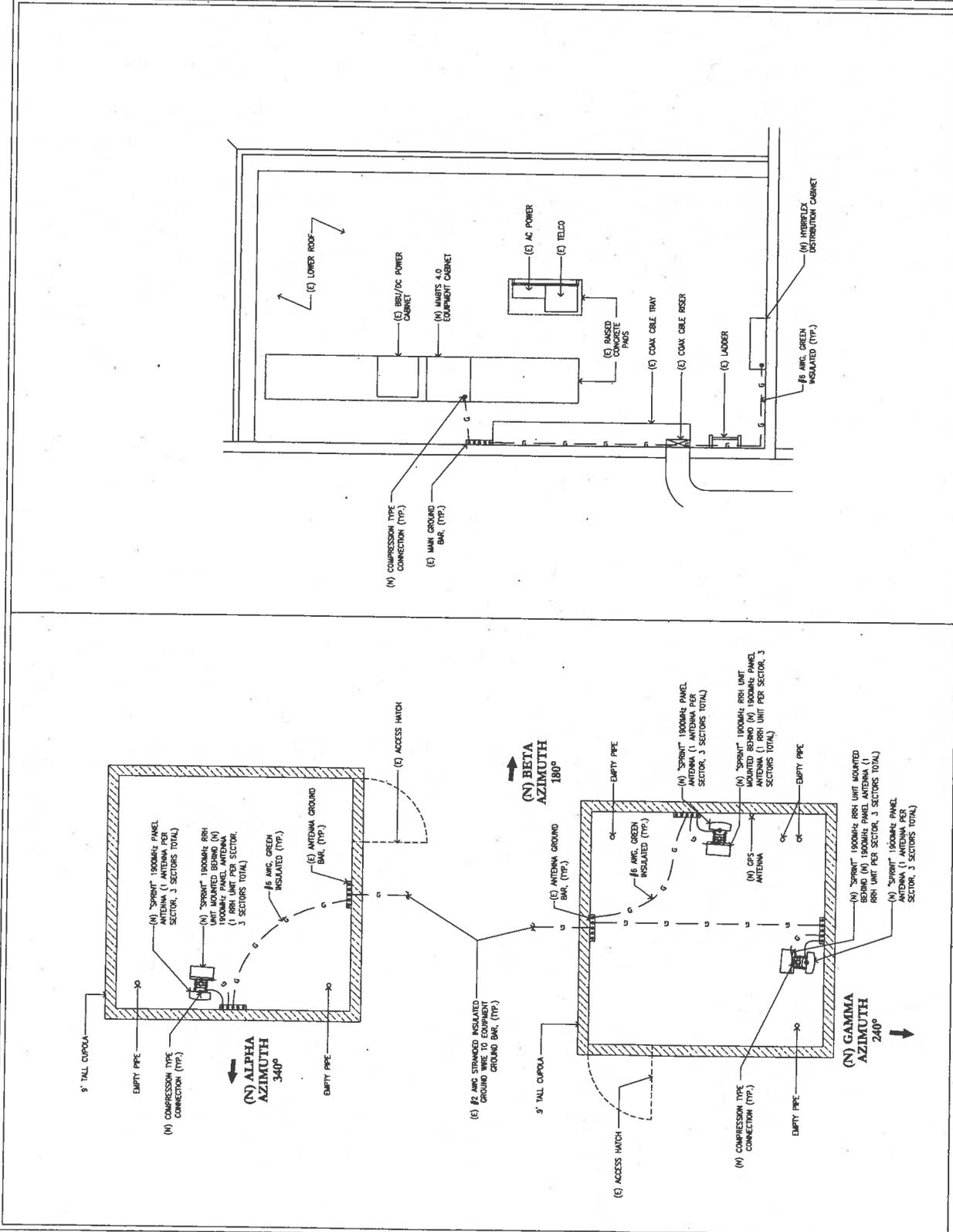
SHEET NUMBER

E1

REVISION

5

CUPI2-00029



SCALE 3/8"=1' 0 1 2 3 4 1  
SCALE 3/8"=1' 0 1 2 3 4 1  
EQUIPMENT GROUNDING PLAN  
ANTENNA GROUNDING PLAN





Sprint



MSA

Architectural & Planning, Inc.  
17001 Alvarado Loop Drive  
Costa Mesa, CA 92626  
Tel: 714.441.1111  
Fax: 714.441.1112  
www.msa-apa.com

PROJECT INFORMATION:

SURF RIDE  
SD34XC795

1808 SOUTH COAST HWY.  
OCEANSIDE, CA 92054

CURRENT ISSUE DATE:

05-07-13

ISSUED FOR:

100% CD'S

REV.	DATE	DESCRIPTION	BY
05-03-12		ISSUED FOR 90% CD'S FOR REVIEW	ARC
05-14-12		ISSUED FOR 100% CD'S	ARC
06-14-12		ISSUED FOR 100% CD'S	RC
10-22-12		PRELIM CD'S	JC
11-12-12		PRELIM CD'S	RC
01-08-13		100% CD'S	JC
05-07-13		PLANNING COMMENTS	JWH

LICENSE:



SHEET TITLE:

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

SHEET NUMBER:

F2

REVISION:

5

CDP12-00029



KDC COMMUNICATIONS, INC.  
11111 KDC DRIVE  
SAN DIEGO, CA 92121  
TEL: 619.594.1111  
WWW.KDC.COM

PROJECT INFORMATION:

SURF RIDE  
SD34XC795

1808 S. COAST HWY.  
OCEANSIDE, CA 92054  
SAN DIEGO COUNTY

REVISION DATE:

04/30/12

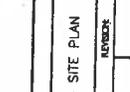
REVISION FOR:

AAV 90% CD

REV.	DATE	DESCRIPTION	BY
04-30-12		AAV 90% CD	AAV

REV.	DATE	DESCRIPTION	BY
05-03-12		ISSUED FOR 90% CD'S FOR REVIEW	ARC
05-14-12		ISSUED FOR 100% CD'S	ARC
06-14-12		ISSUED FOR 100% CD'S	RC
10-22-12		PRELIM CD'S	JC
11-12-12		PRELIM CD'S	RC
01-08-13		100% CD'S	JC
05-07-13		PLANNING COMMENTS	JWH

LICENSE:



SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2

REVISION:

A

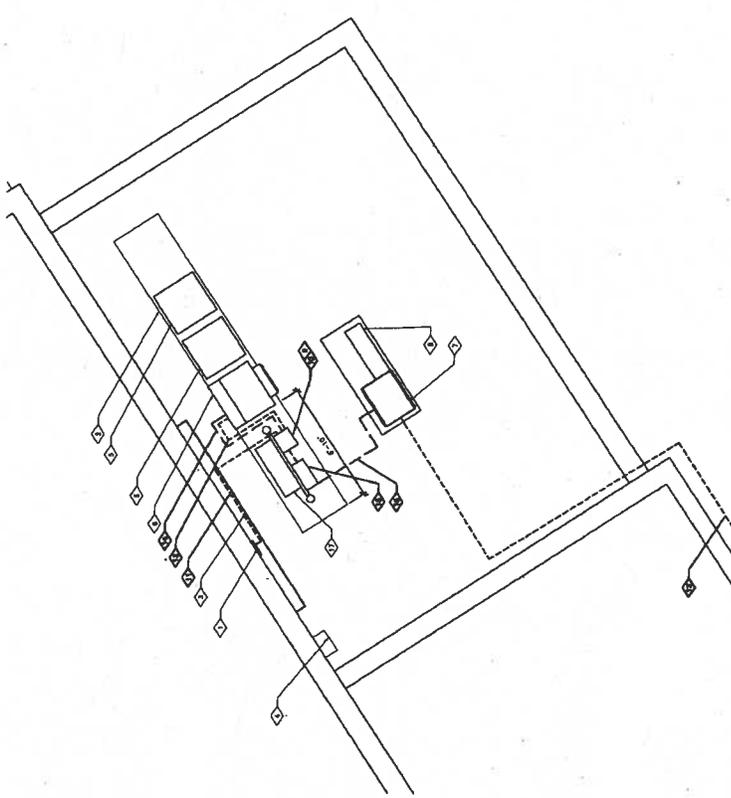
2241142

SCALE:

N.T.S.

1

- KEYED NOTES
- 1. CENTER MARK CHANGES ARE NOT TO BE MADE.
  - 2. CENTER MARKED COMPARTMENT AND CENTER MARKED TRAY (ON WALL)
  - 3. CENTER ACCESS LUGS
  - 4. CENTER ENTRY CABINET
  - 5. CENTER MAINS CABINET
  - 6. CENTER TUBS CABINET
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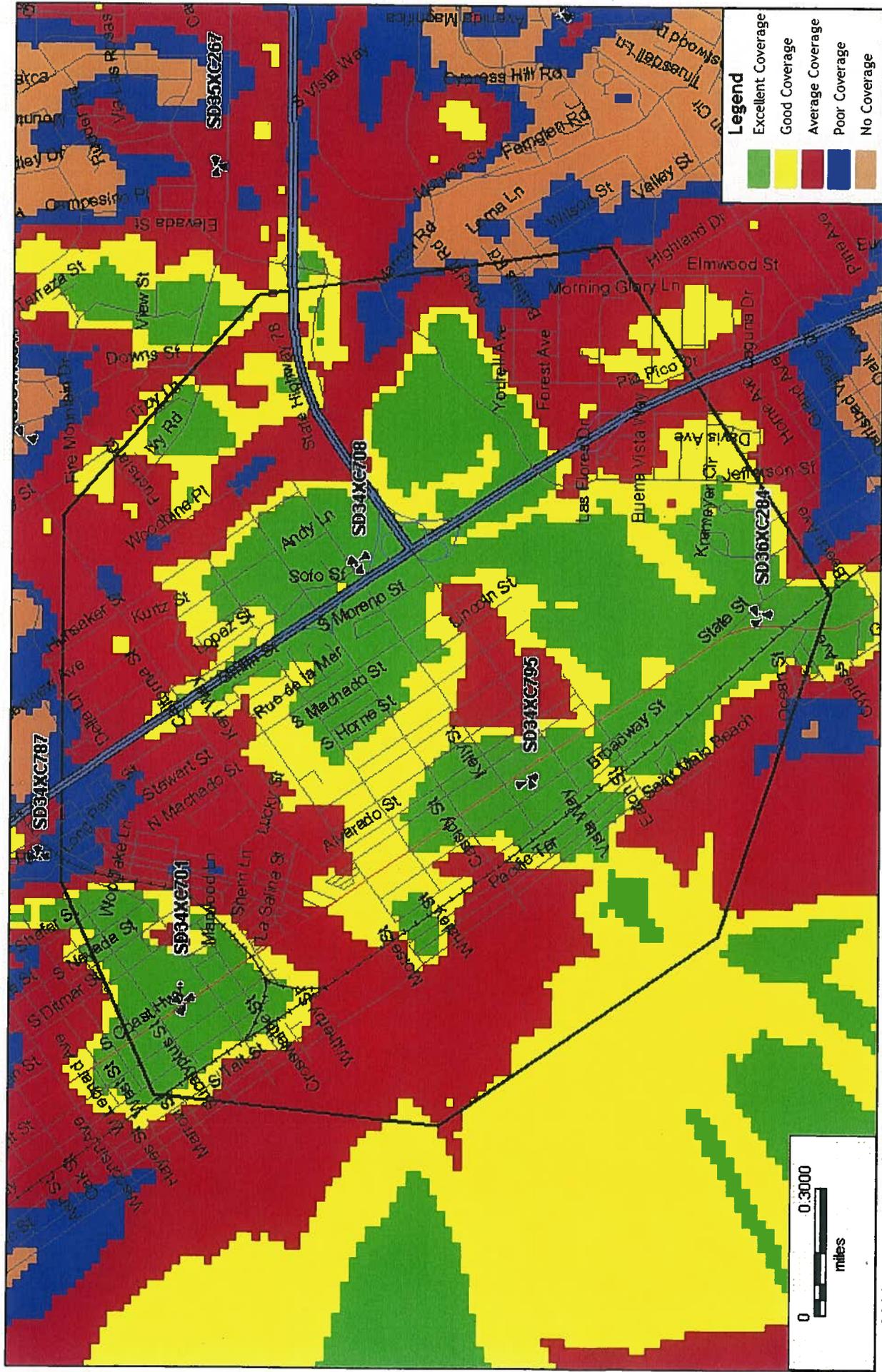
ENLARGED SITE PLAN I

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ENLARGED FIBER ROUTE PLAN

SD34XC795

Coverage with neighboring sites : with Site

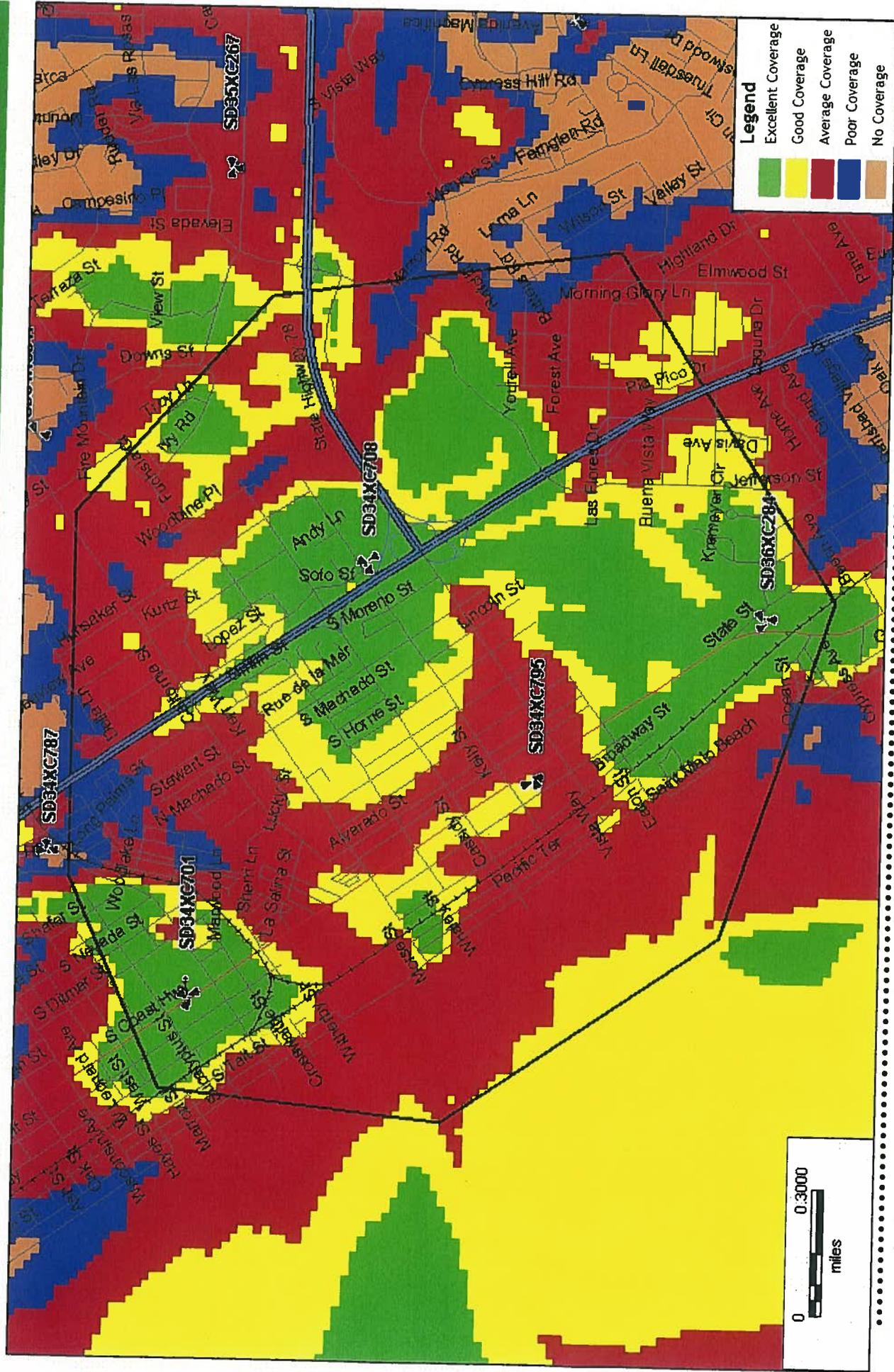


Alcatel-Lucent

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SD34XC795

neighboring sites Coverage: Without Site



Alcatel-Lucent

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## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 06/25/2013  
Removal: 12/25/2013  
(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 Schiffman
6. **PROJECT TITLE:** Sprint @ 1909 South Coast Hwy (CUP12-00029, RC13-00006)
7. **DESCRIPTION:** Consideration of a Conditional Use Permit (CUP12-00029) and a Regular Coastal Permit (RC13-00006) 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 nine (9) existing antennas and the installation of three (3) new antennas divided into three (3) sectors. The equipment cabinets will also be upgraded to new 4G 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 Schiffman, Consulting Assistant

Date: June 25, 2013

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

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PLANNING COMMISSION  
RESOLUTION NO. 2013-P35

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

---

APPLICATION NO: CUP12-00029 and RC13-00006  
APPLICANT: Sprint/Nextel c/o Alcatel Lucent  
LOCATION: 1909 South Coast Highway

---

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 and Regular Coastal Permit under the provisions of Articles 39 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

the continued operation of a wireless communications facility on a commercial building, with upgrades necessary to accommodate fourth generation (4G) wireless technologies as described in the Description and Justification and shown on plans dated May 7, 2013; on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 22<sup>nd</sup> day of July, 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 (CUP12-00029):

- 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 facilitate the continued operation of a wireless communications  
10 facility on an existing commercial 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 located in a developed area on the roof of an existing commercial building.  
15 The proposed antenna upgrades would be completely concealed from public view with two  
16 cupolas.
- 17 3.        Alternative site locations were not analyzed as the proposed project is intended to allow for  
18 equipment upgrades and continued operation of an existing wireless communications  
19 facility. However, coverage maps were provided by the applicant demonstrating the need  
20 to 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.

22 For the Regular Coastal Permit (RC13-00006):

- 23 5.        The proposed project is consistent with the policies of the Local Coastal Plan regarding  
24 protecting coastal views within the coastal zone.
- 25 6.        The project is not within the appealable area of the Local Coastal Plan.

26        NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
27 approve Conditional Use Permit (CUP12-00029) and Regular Coastal Permit (RC13-00006)  
28 subject to the following conditions:  
29

1 **Building:**

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

1 **Fire:**

- 2 7. The quantity of lead acid batteries and their electrolyte volume(s) shall be indicated on  
3 the construction plans.
- 4 8. Stationary Storage Battery Systems having an electrolyte capacity of more than 50  
5 gallons for flooded lead acid, nickel cadmium and valve regulated lead acid, or 1000  
6 pounds for lithium-ion, used for facility standby power, emergency power or  
7 uninterrupted power supplies shall comply with Section 608 of the California Fire Code  
8 current edition, and Table 608.1. If the quantity of electrolyte solution is 10 gallons or  
9 greater, visible hazard identification signs, as specified in NFPA 704, shall be placed at  
10 the entrance to the battery storage room.
- 11 9. Prior to activation, the facility shall have a final inspection by the Fire Department.

12 **Planning:**

- 13 10. Conditional Use Permit (CUP12-00029) and Regular Coastal Permit (RC13-00006) are  
14 granted for the continued operation of a wireless communications facility on a commercial  
15 building, with upgrades necessary to accommodate 4G wireless technologies. Any  
16 substantial change in the use or expansion of the wireless communications facility beyond  
17 that which is approved by the Planning Commission shall require a revision to the  
18 Conditional Use Permit and Regular Coastal Permit or new Conditional Use Permit and  
19 Regular Coastal Permit.
- 20 11. Conditional Use Permit (CUP12-00029) and Regular Coastal Permit (RC13-00006) shall  
21 expire July 22, 2015 unless the applicant/operator has obtained a Building Permit and has  
22 requested an initial building inspection.
- 23 12. Entitlements granted for Conditional Use Permit (CUP12-00029) and Regular Coastal  
24 Permit (RC13-00006) and approved by this resolution, shall be valid until December 14,  
25 2016.
- 26 13. Unless expressly waived, all current zoning standards and City ordinances and policies in  
27 effect at the time of building permit issuance shall be met by this project. The approval of  
28 this project, as conditioned herein, constitutes the applicant's agreement with all statements  
29 in the project Description and Justification and other materials and information submitted  
with this application, unless specifically waived by an adopted condition of approval.

- 1 14. The wireless communications facility permitted by this Resolution shall be erected,  
2 operated and maintained in compliance with Article 39.
- 3 15. The installation of any wireless communications facility shall be in compliance with all  
4 applicable provisions of the State Building Standards Code and any applicable local  
5 amendments thereto.
- 6 16. No wireless communications facility may, by itself or in conjunction with other wireless  
7 communications facilities generate radio frequency (RF) emissions in excess of the  
8 standards for permissible human exposure, as provided by applicable federal regulations  
9 including 47 C.F.R. 1.1307 *et seq.*
- 10 17. Upon or prior to installation, and prior to activation, of the wireless communications  
11 facility, the applicant/operator shall submit to the City certification in a form acceptable to  
12 the City that the facility will operate in compliance with all applicable Federal  
13 Communications Commission (FCC) regulations including, but not limited to, RF emission  
14 limitations. At the City's sole discretion, a qualified independent RF engineer, selected by  
15 and under contract to the City, may be retained to review said certifications for compliance  
16 with FCC regulations. All costs associated with the City's review of these certifications  
17 shall be the responsibility of the applicant/operator. FCC compliance certifications shall be  
18 subject to review and approval by the City Planner.
- 19 18. Within thirty (30) calendar days following the installation of this wireless  
20 communications facility, the applicant/operator shall provide FCC documentation to the  
21 City Planner indicating that the unit has been inspected and tested in compliance with  
22 FCC standards. Such documentation shall include the make and model (or other  
23 identifying information) of the unit tested, the date and time of the inspection, the  
24 methodology used to make the determination, the name and title of the person(s)  
25 conducting the tests, and a certification that the unit is properly installed and working  
26 within applicable FCC standards.
- 27 19. Upon any proposed increase of a least ten (10) percent in the effective radiated power or  
28 any proposed change in frequency use, the applicant/operator shall submit updated  
29 certifications for review by the City. Update certifications shall be subject to review and  
approval by the City Planner.

- 1 20. The applicant/operator shall maintain the most current information from the FCC regarding  
2 the allowable RF emissions and all other applicable regulations and standards. The  
3 applicant/operator shall file an annual report to the permit file advising the City of any  
4 regulatory changes that require modifications to the wireless communications facility and  
5 of the measures taken by the applicant/operator to comply with such regulatory changes.
- 6 21. Absent any modifications to the wireless communications facility that would cause a  
7 change to the effective radiated power or frequency use, the applicant/operator shall submit  
8 an annual letter to the City Planner certifying that no such changes have been made to the  
9 site and that the facility continues to operate within the range allowed by FCC regulations.
- 10 22. Any substantial change in the type of antenna and/or facility installed in a particular  
11 location shall require the prior approval of the City Planner or his designee. Failure to  
12 obtain the prior approval of the City Planner or his designee may be grounds for  
13 institution of revocation proceedings as well as grounds to institute any other  
14 enforcement action available under federal, state, or local law.
- 15 23. Access to the subject wireless communications facility shall be restricted. Required security  
16 measures shall include:
- 17 a) Access to the roof deck shall be locked to restrict routine access by the general  
18 public.
  - 19 b) RF advisory signage shall be installed at access point(s) or path(s) to the antennas  
20 and/or at each sector to establish awareness for potential exposure.
  - 21 c) Individuals entering the site or working near/in front of the antennas must receive  
22 appropriate RF safety training and be made aware of the potential areas exceeding  
23 the FCC's Maximum Permissible Exposure limits. In addition, contact information  
24 should be made available in the event work is required within these areas.
  - 25 d) Physical barriers shall be erected three (3) feet in front of all antennas. These  
26 barriers shall be made of rope, chain, or fence material.
- 27 24. All required and proposed signage and physical barriers shall be shown on approved  
28 building plans.
- 29 25. 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

1 and equipment. Any modifications requested to this facility shall permit the City Planner  
2 or his designee to review the existing facility to determine whether requiring new  
3 equipment or applying new screening techniques that reduce visual impacts is appropriate,  
4 if technically feasible. Upon the City's request and discretion, the permittee(s) shall be  
5 required to provide an independently prepared technical analysis demonstrating compliance  
6 with this condition. The permittee(s) inability to demonstrate the use of current  
7 technologies may be grounds for the institution of revocation proceedings of the  
8 Conditional Use Permit and Regular Coastal Permit.

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

18 27. A Maintenance & Facility Removal Agreement shall be executed by the operator and the  
19 property owner. Proof of such agreement shall be submitted to the City prior to the  
20 issuance of building permits. Said agreement shall bind the operator and property owner  
21 and their successors and assigns to the facility to the following:

- 22 a) Maintain the facility in good condition, which shall include but not be limited to  
23 regular cleaning, painting, and general upkeep and maintenance of the site;
- 24 b) Remove the facility when required by Article 39 or by any condition of approval,  
25 or when it is determined that the facility will not have been used during any  
26 current consecutive six (6) month period, or if the facility will be abandoned;
- 27 c) Pay all costs the City reasonably incurs to monitor a facility's compliance with  
28 conditions of approval and applicable law;
- 29 d) Reimburse the City for any and all costs incurred for work required by Article  
30 39, applicable law, or the conditions of a permit issued by the City for the facility

1 which the operator and property owner fail to perform within 30 days after  
2 written notice from the City to do so or sooner if required by the City for good  
3 cause;

4 e) Where the City Planner or Planning Commission or City Council, as the case  
5 may be, determines that it is necessary to ensure compliance with the conditions  
6 of approval or otherwise provide for removal of a facility that is temporary in  
7 nature or upon its disuse, the operator or owner may be required to post a  
8 performance bond, cash or a letter of credit or other security acceptable to the  
9 City Planner in the amount of ten thousand dollars (\$10,000), or such higher  
10 amount as the City Planner reasonably determines is necessary to ensure  
11 compliance with the Maintenance & Facility Removal Agreement.

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

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

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

25 31. Temporary power may be allowed during the initial construction or major repair of the  
26 facility for the minimal amount of time necessary to complete the work. The operator shall  
27 provide a timeline to the City Planner and keep staff updated as to the time of completion.  
28  
29

- 1 32. The wireless communications facility shall be installed and maintained in compliance with  
2 the requirements of the Uniform Building Code, National Electrical Code, noise ordinance,  
3 and other applicable codes, as well as other restrictions specified in Article 39.
- 4 33. This Conditional Use Permit and Regular Coastal Permit may be revised in accordance  
5 with the provisions of the Zoning Ordinance. Any application for a revision to Conditional  
6 Use Permit (CUP12-00029) and Regular Coastal Permit (RC13-00006) shall be evaluated  
7 against the existing land use policies and any site area and neighborhood changes.
- 8 34. Conditional Use Permit (CUP12-00029) and Regular Coastal Permit (RC13-00006) may be  
9 called for review by the Planning Commission if complaints are filed and verified as valid  
10 by the City Planner or Code Enforcement Officer concerning the violation of any of the  
11 approved conditions or the project assumptions demonstrated under the application  
12 approval.
- 13 35. All costs reasonably incurred by the City in verifying compliance and in extending or  
14 revoking an approval shall be borne by the applicant and/or permit holder.
- 15 36. Failure to meet any conditions of approval for this development shall constitute a violation  
16 of this Conditional Use Permit and Regular Coastal Permit. Conditional Use Permit  
17 (CUP12-00029) and Regular Coastal Permit (RC13-00006) may be revoked pursuant to  
18 Article 47 of the Zoning Ordinance.
- 19 37. If the operator of this facility intends to abandon or discontinue the use of this facility, the  
20 City shall be notified of such intention no less than sixty (60) days prior to the final day of  
21 use.
- 22 38. If the use of this facility is discontinued, it shall be considered abandoned ninety (90) days  
23 following the final day or use.
- 24 39. All abandoned facilities shall be physically removed by the operator no more than ninety  
25 (90) days following the final day of use or of determination that the facility has been  
26 abandoned, whichever occurs first. When a wireless communications facility has been  
27 abandoned, but not removed, the City may cause such facilities to be removed and charge  
28 all expenses incurred in such removal to the provider.
- 29 40. The approved facility shall be subject to, and governed by, any and all licensing authority  
by any governmental agency having jurisdiction. The City's local approval of the wireless

1 communications facility shall not exempt the permittee(s) from any such pre-emptive  
2 regulations.

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

7 42. A covenant or other recordable document approved by the City Attorney shall be prepared  
8 by the applicant and recorded prior to the issuance of building permits. The covenant shall  
9 provide that the property is subject to this resolution, and shall generally list the conditions  
10 of approval.

PASSED AND ADOPTED Resolution No. 2013-P35 on July 22, 2013 by the following

11 vote, to wit:

12 AYES:

13 NAYS:

14 ABSENT:

15 ABSTAIN:

16  
17  
18 \_\_\_\_\_  
Robert Neal, Chairperson  
Oceanside Planning Commission

19 ATTEST:

20  
21 \_\_\_\_\_  
22 Marisa Lundstedt, Secretary

23 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify  
24 that this is a true and correct copy of Resolution No. 2013-P35.

25  
26 Dated: July 22, 2013  
27  
28  
29



**Application for Discretionary Permit**

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

RECEIVED  
OCT 25 2012  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

**STAFF USE ONLY**

ACCEPTED

BY

CH

**Please Print or Type All Information**

HEARING

**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

GPA

ZONE CH.

TENT. MAP

PAR. MAP

DEV. PL.

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)  
*Sure Site, Ed Galk*

C.U.P.

*ACPR2-00007*

6. ADDRESS  
*20612 Keturah Lane  
Huntington Beach, CA*

7. PHONE/FAX/E-mail  
*714  
404-4237*

VARIANCE

COASTAL

*ACPR2-00005*

**PART II - PROPERTY DESCRIPTION**

8. LOCATION  
1909 S. Coast Hwy.

9. SIZE

600 sqft

10. GENERAL PLAN  
*GC*

11. ZONING  
*C2*

12. LAND USE  
*Commercial*

13. ASSESSOR'S PARCEL NUMBER

153-274-24-00

14. LATITUDE 33 10' 23.21"

15. LONGITUDE 117 21' 36.58"

**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 <i>Same</i>	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):	36. DATE	37. OWNER (Print)	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**

CUP12-00029/RC13-00006  
Sprint Nextel Project Number: SD34XC795  
Sprint Nextel Project Name: Surf Ride

**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: 1909 S. Coast Highway. Oceanside, CA 92054  
APN: 153-274-24-00  
Zoning Designation: C2  
General Plan: GC

**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 nine existing antennas mounted behind RF transparent screen walls located on the roof of a one story commercial building and the reinstallation of one new 4G antenna per sector (3 sectors) and the placement of one RRU unit behind each new 4G antenna. One existing radio equipment cabinet will be removed and replaced with a new 4G cabinet. There will be a net reduction in the number of antennas on site from nine to three with this project.

**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

Submitted plans detail the following improvements:

Remove (9) Existing antennas, one modcell 1.2/2 equipment cabinet, all copper coaxial cable. Install (3) New panel antennas behind screen walls, three new RRH's, three new fiber optic cables using existing coax routes, one new BTS equipment cabinet, one new junction box, one new GPS antenna.

The proposed project will be completed in two phases. One obsolete CDMA antenna per sector will be removed and replaced with the new 4G antennas and new RRH units. (RRH units convert the copper wire signal to a fiber optic signal and vice-versa). The CDMA antennas to be replaced will remain during the interim phase of the project to allow for a smooth transition to the new 4G system. One existing Modcell cabinet will remain during the transition period to be replaced with a new 4G BTS cabinet once the turnover to the new 4G system is complete. This change over will take place during a one month optimization period after which time the CDMA antennas and modcell cabinet will be removed leaving three operational antennas on site.

### **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 on the roof of an existing commercial building in an established developed 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.



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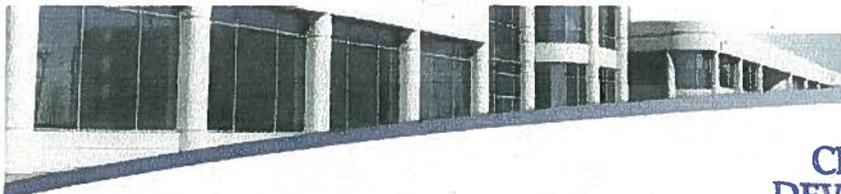
*Infrastructure Development Services*

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.

**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



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OCT 25 2012

CITY OF OCEANSIDE  
Property Details  
DEVELOPMENT SERVICES

Bernard William K & Susan E Family Trust (01-21-98) (1/2);  
Bernard Family Trust (01-21-98)  
1909 S Coast Hwy Unit 17, Oceanside, CA 92054

APN: 153-274-24-00  
San Diego County

ACU P12-00007

Owner Information

Primary Owner: BERNARD WILLIAM K &  
SUSAN E FAMILY TRUST  
(01-21-98) (1/2); BERNARD  
FAMILY TRUST (01-21-98)

Secondary Owner:  
AC P 12 - 00005  
SD 34 X C 795

Mail Address: 1909 S COAST HWY  
OCEANSIDE CA 92054

Site Address: 1909 S COAST HWY # 17  
OCEANSIDE CA 92054

Assessor Parcel Number: 153-274-24-00

Census Tract: 0181.00

Tract Number:

Lot Number:

Legal description: Map Ref: 000622 Abbreviated Description: CITY:OCEANSIDE LOTS C THRU E\ BLK 19  
MAP REF:000622City/Muni/Twp: OCEANSIDE

Sale Information

Sale Date:

Document #:

Sale Amount: N/A

Seller:

Sale Type:

Cost/SF: N/A

Assessment & Tax Information

Assessed Value: \$1,050,112

Land Value: \$337,922

Imp. Value: \$712,190

Homeowner  
Exemption:

% Improvement: 67.82%

Tax Amount: \$11,193.20

Tax Status: Current

Tax Year: 2011

Tax Rate Area: 7-000

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built:

Pool:

Bathrooms:

Square Feet: 11,700 SF

Lot Size:

Total Rooms:

Number of Units: 1

No of Stories:

Building Style:

Garage:

Fire Place:

Property Type: Commercial

Use Code: Retail Stores ( Personal Services, Photography, Travel)

Zoning: COMMERCIAL