



DATE: July 22, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMIT (CUP13-00005) FOR UPGRADES TO AND THE CONTINUED OPERATION OF A WIRELESS COMMUNICATIONS FACILITY AT 1680 OCEANSIDE BOULEVARD – SPRINT AT 1680 OCEANSIDE BOULEVARD – APPLICANT: SPRINT/NEXTEL C/O ALCATEL-LUCENT**

### **RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class One (1), Categorical Exemption “Existing Facilities” and,
- (2) Adopt Planning Commission Resolution No. 2013-P38 approving Conditional Use Permit CUP13-00005 with findings and conditions of approval attached herein.

### **PROJECT DESCRIPTION AND BACKGROUND**

**Site Review:** The project site is at 1680 Oceanside Boulevard on an existing hotel. The property has a General Plan Land Use designation of Special Commercial (SC) and a zoning designation of CS-HO (Special Commercial-Highway Oriented).

Surrounding land uses include residential properties to the north, Interstate 5 to the east, and commercial uses to the south and west.

**Project Background:** This project site was initially approved for a wireless communications facility on January 28, 2002. The original Administrative Conditional Use Permit (ACUP-5-01) granted Sprint PCS entitlements for 3 antennas, concealed within a modified faux chimney on top of the Best Western hotel.

Entitlements granted by ACUP-5-01 expired on January 28, 2007. The current application for Sprint/Nextel was submitted on June 21, 2012.

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

Conditional Use Permit CUP13-00005 represents a request for the following:

- (a) The continued operation of a wireless communications facility on a hotel, with upgrades necessary to accommodate fourth generation (4G) wireless technologies. Specific facility upgrades consist of: the removal of three (3) existing antennas and the installation of three (3) new antennas; the installation of three (3) RRH units, new hybrid fiber optic cables, a fiber cable junction box, fiber backhaul service; the removal of all existing coaxial cables; and the replacement of an existing 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.

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

- 1. General Plan
- 2. Zoning Ordinance
- 3. State of California Government Code 65850
- 4. California Environmental Quality Act (CEQA)

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan conformance**

The General Plan Land Use Map designation for the subject property is Special Commercial (SC). 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 hotel in order to provide the residents of Oceanside the latest in wireless technology by improving call quality, data transmission and speed. Signal coverage maps are attached to this staff report (Attachment 2).

The project site is located in a developed area within a faux chimney on an existing hotel. 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 with the chimney.

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 communication 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 screened within a faux chimney which has been designed to match in color, size, proportion, style, texture, and quality the exterior design and architectural character of the existing building.

Locational and siting standards establish an order of preference for properties on which wireless communications facilities are proposed. The most preferred locations for such facilities are City-owned sites and the least preferred locations are those within

residential districts. The proposed project would be located within a commercial district, which is the third most desirable location out of seven. The location of the antennas within the faux chimney 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 Special Commercial zone, the maximum allowed building height is 50 feet. The antennas would be mounted within the faux chimney, which is 23 feet 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. 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 January 28, 2007. The 10-year limit for the subject Conditional Use Permit shall be retroactive and shall expire on January 28, 2017.

## **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 12.10 percent of the FCC's general population limit (2.42 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 202.20 percent of the general population limit (40.44 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. With the installation of the safety signage, 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**

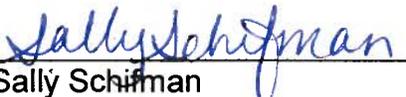
Legal notice was published in the newspaper and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties.

## SUMMARY

The request for approval of the Conditional Use Permit to allow for upgrades to and the continued operation of a wireless communications facility on a hotel 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-P38 approving Conditional Use Permits CUP13-00005 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 29, 2013
2. Signal Coverage Maps
3. Environmental Determination
4. Planning Commission Resolution No. 2013-P38
5. Other Attachments (Application Page, Description and Justification, Legal Description)



GENERAL NOTES:

- 1. THE CONTRACTOR SHALL NOTIFY THE NETWORK CARRIER OF ANY CHANGES IN PLANS, DOCUMENTS, NOTES, OR SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION...
2. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE PROJECT SITE...
3. PARTICIPATION IN BID MEETINGS...
4. NOT USED...
5. THE ARCHITECT/DRAWER HAS MADE EVERY EFFORT TO SET FORTH IN THESE PLANS...
6. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO NOT BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM THIS PRACTICE...
7. PROJECT MANAGERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
8. THE CONTRACTOR SHALL PROVIDE TOWER NETWORK CARRIER PROPOSED INSURANCE COVERAGE...
9. THE CONTRACTOR SHALL PROVIDE TOWER NETWORK CARRIER PROPOSED INSURANCE COVERAGE...
10. THE CONTRACTOR SHALL PROVIDE TOWER NETWORK CARRIER PROPOSED INSURANCE COVERAGE...
11. THE CONTRACTOR SHALL PROVIDE TOWER NETWORK CARRIER PROPOSED INSURANCE COVERAGE...
12. THE CONTRACTOR SHALL PROVIDE TOWER NETWORK CARRIER PROPOSED INSURANCE COVERAGE...
13. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE...
14. NOT USED...
15. A COPY OF GOVERNING AGENCY'S APPROVED PLANS SHALL BE KEPT IN A CONVENIENT LOCATION...
16. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION MATERIALS...
17. THE CONTRACTOR SHALL STUDY THE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING PLANS...
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT AND SITE...
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT AND SITE...
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT AND SITE...
21. NOTED OTHERWISE (U.A.G.).

SYMBOLS:

- 49. GENERAL CONTRACTOR IS TO COORDINATE ALL POWER INSTALLATIONS WITH POWER COMPANY AS REQUIRED...
50. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT MUST BE APPROVED BY TOWER NETWORK CARRIER...
51. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BE RESPONSIBLE FOR ALL FAULTY, DEFECTIVE, AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR DEFECTIVE WORK...
52. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PROJECT...
53. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PROJECT...
54. NOT USED...
55. TOWER NETWORK CARRIER WILL REVIEW AND APPROVE SCHEDULING AND SAMPLES FOR COMPLIANCE WITH DESIGN CONCEPT...
56. ALL ANTENNAS MOUNTED ON ROOF SUPPORT FRAMES TO BE PROVIDED BY TOWER NETWORK CARRIER...
57. CONTRACTOR TO PROVIDE TOWER NETWORK CARRIER AS REQUIRED TO INSTALL BOTH ELECTRICAL AND TELEPHONE UNDERGROUND CONDUITS (AND PVC) PER S.C.E. REQUIREMENTS...
58. CONTRACTOR TO PROVIDE HEAVY STEEL PLATES AT ROOF TRUSSES FOR EQUIPMENT UTILIZED DURING CONSTRUCTION...
59. CONTRACTOR TO PATCH AND REPAIR ALL GROUND SURFACES WITHIN THE CONSTRUCTION AREA...
60. CONTRACTOR TO PATCH AND REPAIR ALL GROUND SURFACES WITHIN THE CONSTRUCTION AREA...
61. IN THE CASE OF ROOF TOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES, THE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR...
62. IN THE CASE OF ROOF TOP SOLUTIONS WITH THE INSTALLATION OF ANTENNAS WITHIN THE BUILDING, THE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR...
63. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS...
64. GENERAL & SUB CONTRACTORS SHALL USE STAINLESS STEEL LOCKING TIES FOR REINFORCEMENT...
65. NOT USED.

Sprint logo and Alcatel-Lucent logo.

KDC CONSULTING ENGINEERS, P.C. NETWORK VISION/AMTIS LAUNCH CUIP3-00005 BEST WESTERN SD334XC787 1680 OCEANSIDE BLVD OCEANSIDE, CA 92054 SAN DIEGO COUNTY

ISSUE DATE: 05/29/13

CONSTRUCTION REVISIONS table with columns: REV, DATE, DESCRIPTION, INITIALS. Includes revisions A through E.

LICENSESURE

Kenneth D Camp Architect License No. C18509, State of California, License No. 831-2013, dated 05-28-2013.

SHEET TITLE: GENERAL NOTES & SYMBOLS

SHEET NUMBER: 1, 224141

**BATTERY INFORMATION /NOTES.**

- A. QUANTITIES OF 500 GAL OR LESS  
EAST FROM MANUFACTURING  
2000 C.F.T.
- B. SINGLE WHEEL CHARACTER OF 20  
GAL OR LESS, AND APPROXIMATE  
GAL. OR LESS, AND APPROXIMATE  
GAL. OR LESS EXCEPT FOR WHEELS OF 20  
OR 2000 C.F.T.
- C. QUANTITIES LESS THAN 50 GAL. ARE  
ALLOWED TO BE STORED IN 55 GALS. DRUMS  
AND SHALL NOT EXCEED FORTY (40)  
QUANTITIES AT TIMES OF 50
- D. ANY CHANGES OR ADDITIONS TO  
BACK-UP BATTERIES MUST COMPLY  
WITH ALL APPLICABLE REGULATIONS  
AND SHALL NOT EXCEED FORTY (40)  
QUANTITIES AT TIMES OF 50

**FIRE DEPARTMENT NOTES.**

- A. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS  
IN ADVANCE.
- B. A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID  
BATTERIES IS NOT REQUIRED TO THE QUANTITIES ON SITE.
- C. A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
- D. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL  
HAZARDOUS MATERIALS. THE SIGN SHALL BE PLACED ON THE FRONT AND IN A  
CONTRASTING COLOR TO THE BACKGROUND OF THE SIGN  
AND LIST THE FOLLOWING:

CLASS 1 WATER REACTIVE 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 WARNING TAGS.
- G. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE  
WITH 2010 C.F.C. AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE  
INSPECTOR.
- H. STORAGE, DISPOSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS,  
FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL  
COMPLY WITH 2010 C.F.C. REGULATIONS.
- I. ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE  
FROM ROADWAY BUILDING IS ADDRESSED ON.
- K. REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH,  
PLAIN LETTERS, PLAIN BACKGROUND, AND SHALL BE:  
1. REFLECTIVE OR FLUORESCENT.  
2. PLAIN LETTERS, PLAIN BACKGROUND, AND SHALL BE:  
THREE FROM EXAMPLES SHOWN HEREIN (SEE SIGNAGE).



**IN CASE OF  
EMERGENCY  
CALL  
1-888-859-1400**

**SITE NUMBER: SD34XC787  
SITE NAME: BEST WESTERN**

CONTACT CONTACT SIGNAGE

**BATTERY INFO & FIRE DEPT NOTES 5**

**SITE IDENTIFICATION SIGNAGE 4**

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

**HAZARDOUS MATERIAL STORAGE AREA**

**WARNING**

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

**NOT USED 3**



**HAZARDOUS MATERIAL SIGNAGE 2**

**CAUTION**

Beyond this point:  
Radio frequency fields at this site  
may exceed FCC rules for human  
exposure. For safety, obey all posted signs and  
instructions.

**NOTICE**

Radio frequency fields beyond  
this point may exceed the FCC  
generated public exposure limit.  
Obey all posted signs and site guidelines  
for working in radio frequency  
environments.

**WARNING**

Beyond this point:  
Radio frequency fields at this site  
exceed the FCC rules for human  
exposure. For safety, obey all posted signs and  
instructions.

**RF SIGNAGE 1**

**Sprint**

**Alcatel-Lucent**

**KDC**  
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**PROJECT INFORMATION:**

NETWORK VISION AMBIS LAUNCH  
CUMIP3-00005  
**BEST WESTERN**  
SD34XC787  
1800 OCEANSIDE BLVD  
OCEANSIDE, CA 92054  
SAN DIEGO COUNTY

ISSUE DATE: 05/29/13

REVISIONS:

REV.	DATE	DESCRIPTION	BY
A	04/17/12	ISSUED FOR PER CD REVIEW	SR
B	07/09/12	ISSUED FOR PER CD REVIEW	SR
C	07/26/12	ISSUED FOR PER CD REVIEW	SR
D	12/09/12	ISSUED FOR CONSTRUCTION	DRG
E	05/29/13	REVISED PER CITY COMMENTS	ET

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Labeled as CONSTRUCTION SET

CONSULT:

**LICENSED ARCHITECT**

KENNETH D  
CAMP  
No. C18699  
Ren. 8-31-2013  
**STATE OF CALIFORNIA**

05-29-2013

SHEET TITLE: SIGNAGE AND NOTES

SHEET NUMBER: RYKSNK  
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224141







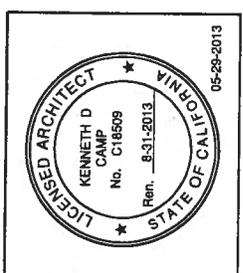
**KDC**  
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 SAN DIEGO COUNTY

ISSUE DATE: 05/29/13

ISSUE NO: CONSTRUCTION

REV.	DATE	REVISIONS	INITIALS
A	04/12/13	ISSUED FOR RISK CD REVIEW	SAR
B	07/09/13	ISSUED FOR RISK CD REVIEW	SAR
C	07/09/13	ISSUED FOR RISK CD REVIEW	SAR
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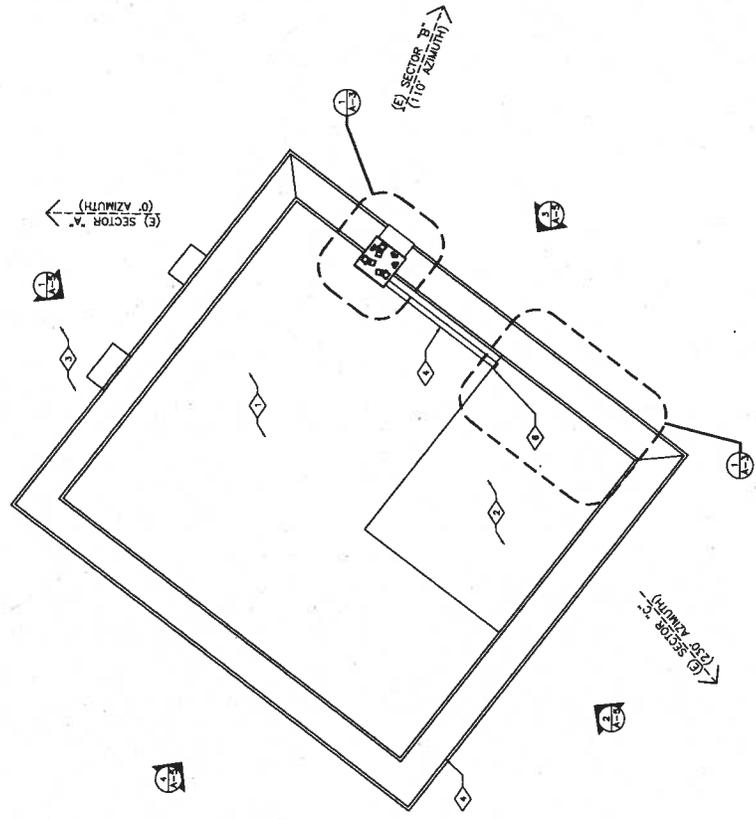


SHEET TITLE: ROOF PLAN

SHEET NUMBER: 1  
 224141

- ◇ EXISTING ROOF TOP
- ◇ EXISTING LOWER ROOF TOP
- ◇ EXISTING PARKING LOT
- ◇ EXISTING SPRINT CABLE TRAY TO REMAIN
- ◇ EXISTING BUILDING
- ◇ EXISTING SPRINT FOR ANTENNA TO BE REMOVED AND REPLACED (RE-USE EXISTING MOUNTS, BRACKETS & CABLES)

KEYED NOTES



ROOF PLAN 1

SCALE: 3/8" = 1'-0"  
 1/4" = 1'-0"  
 1/8" = 1'-0"  
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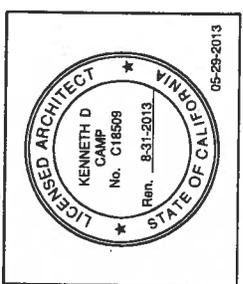
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PROJECT INFORMATION  
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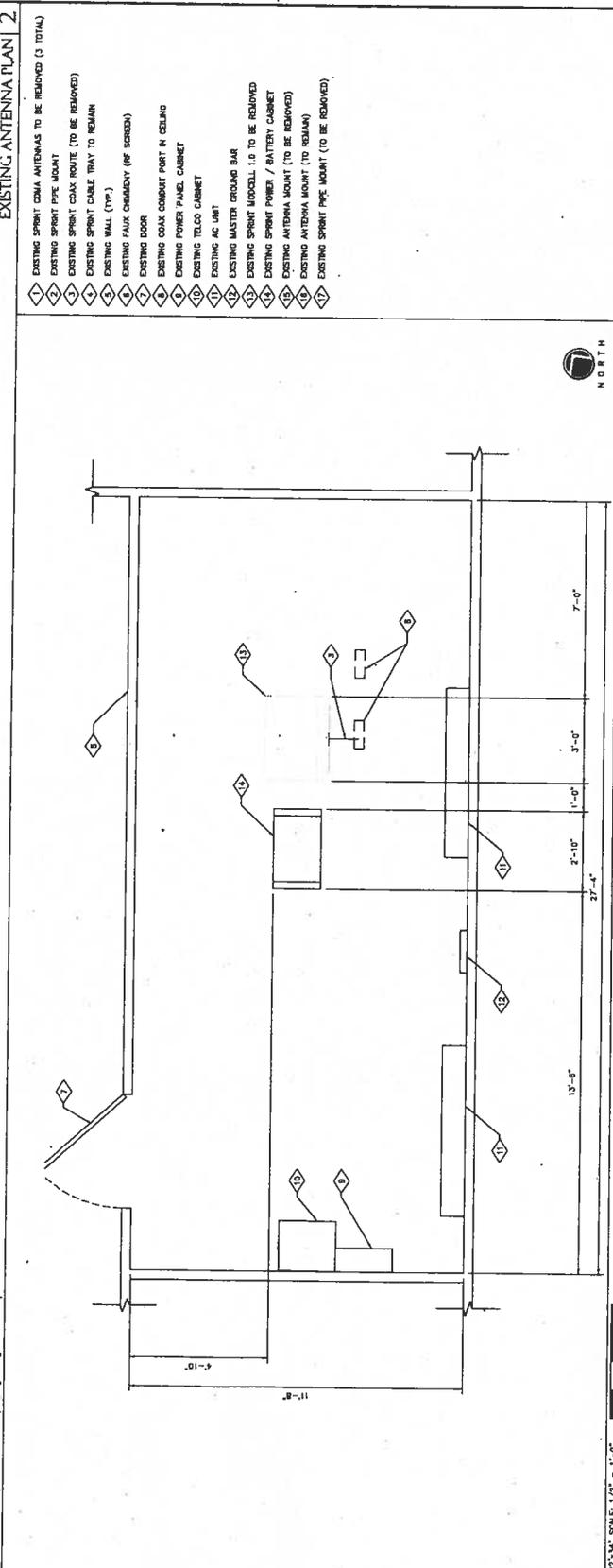
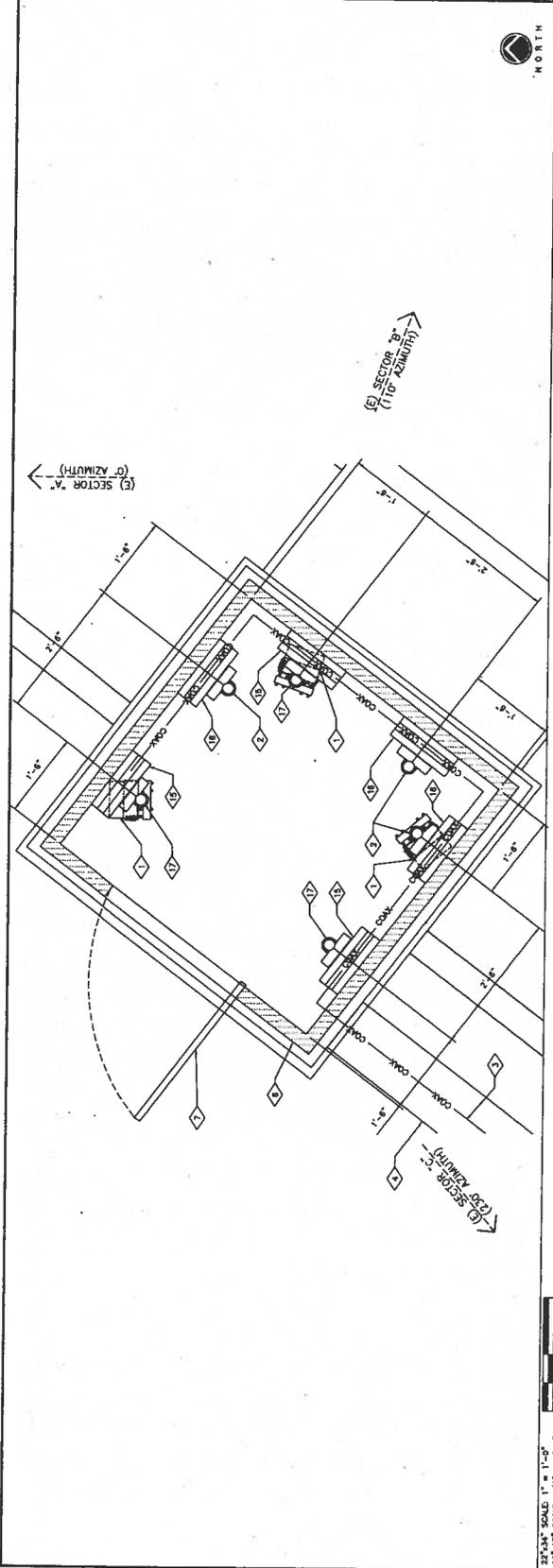
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B	07/09/13	ISSUED FOR BIDDING	SAR
C	07/09/13	ISSUED FOR BIDDING	SAR
D	12/09/13	ISSUED FOR CONSTRUCTION	ET
1	05/29/13	REVISED PER CITY COMMENTS	ET

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SHEET TITLE: EXISTING EQUIPMENT AND ANTENNA PLAN  
 SHEET NUMBER: REF: 13-00005

**A-3**  
 1  
 224141



KEYED NOTES

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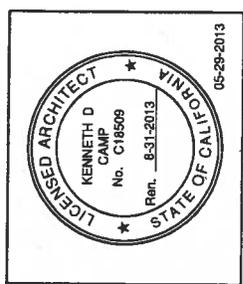
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NETWORK VENDOR: AMBIT'S LAUNCH  
 CUP13-00005  
**BEST WESTERN**  
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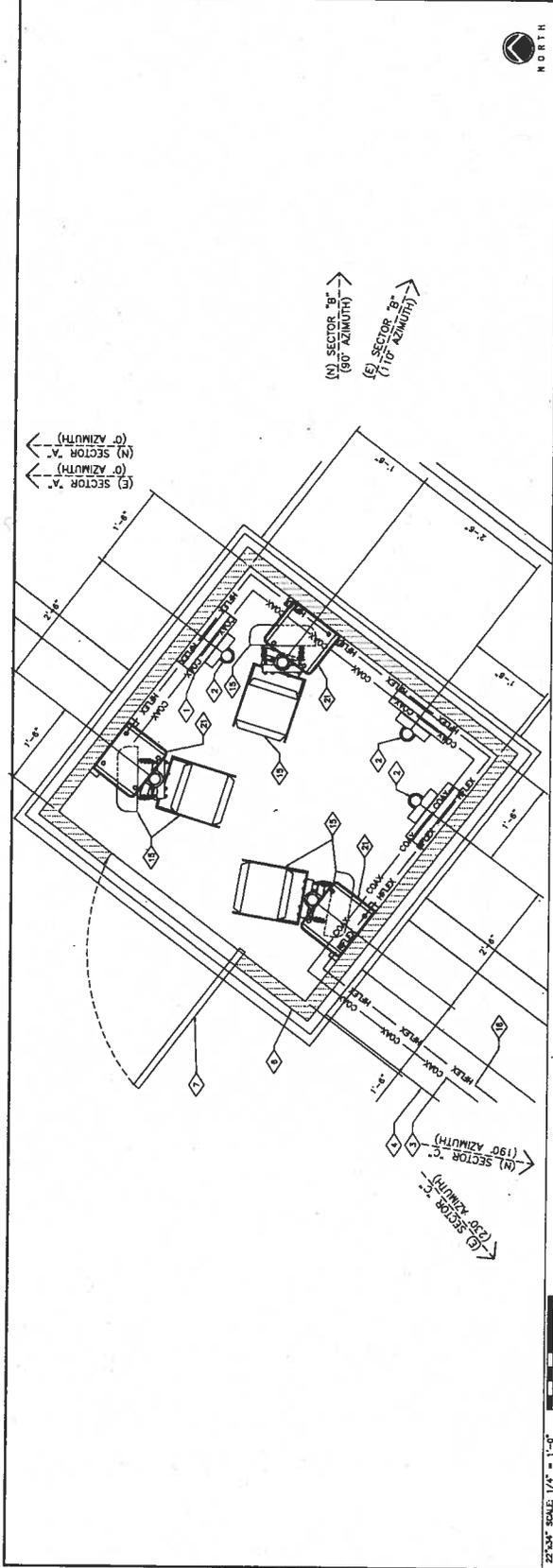
ISSUE DATE: 05/29/13  
 ISSUE NO: CONSTRUCTION

REV.	DATE	DESCRIPTION
A	04/12/13	ISSUED FOR PER CD REVIEW
B	07/09/13	ISSUED FOR PER CD REVIEW
C	07/09/13	ISSUED FOR PER CD REVIEW
D	12/06/13	ISSUED FOR CONSTRUCTION
E	05/29/13	REVISED PER CITY COMMENTS

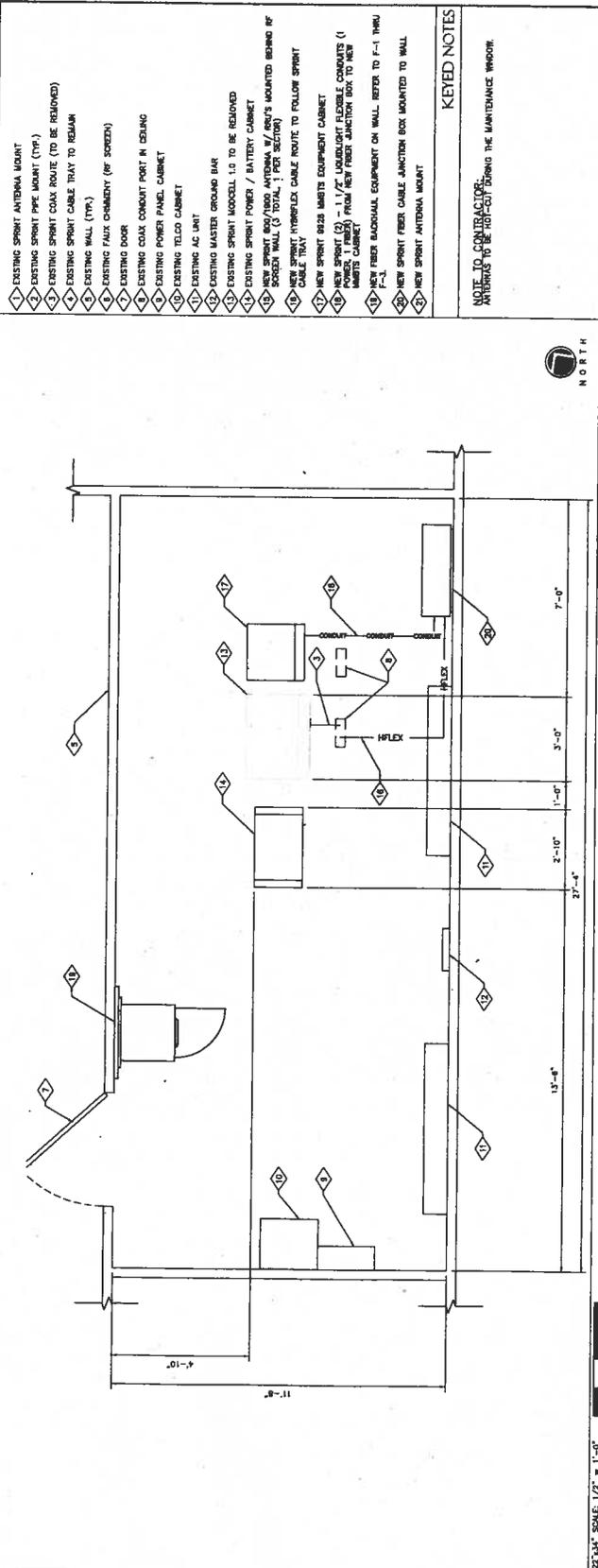
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SHEET TITLE: INTERIM EQUIPMENT AND ANTENNA PLAN  
 SHEET NUMBER: 1  
 REFERENCE: 224141



INTERIM ANTENNA PLAN 2



INTERIM ANTENNA PLAN 1

22x34" SCALE: 1/4" = 1'-0"  
 11x17" SCALE: 1/8" = 1'-0"  
 22x34" SCALE: 1/4" = 1'-0"  
 11x17" SCALE: 1/8" = 1'-0"  
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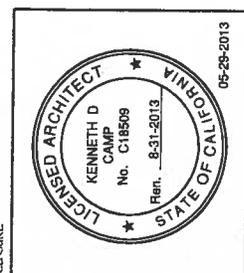
NETWORK VISION WANTS LAUNCH  
**CUIP3-00005**  
**BEST WESTERN**  
 SD34XC787  
 1860 OCEANSIDE BLVD  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

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REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	04/12/12	ISSUED FOR BIDDING	SJR
B	07/09/12	ISSUED FOR PER CD REVIEW	SJR
C	07/20/12	ISSUED FOR PER CD REVIEW	SJR
D	12/09/12	ISSUED FOR CONSTRUCTION	DMC
E	05/29/13	REVISED PER CITY COMMENTS	ET

NOT FOR CONSTRUCTION, LABELS LABELLED AS CONSTRUCTION SET



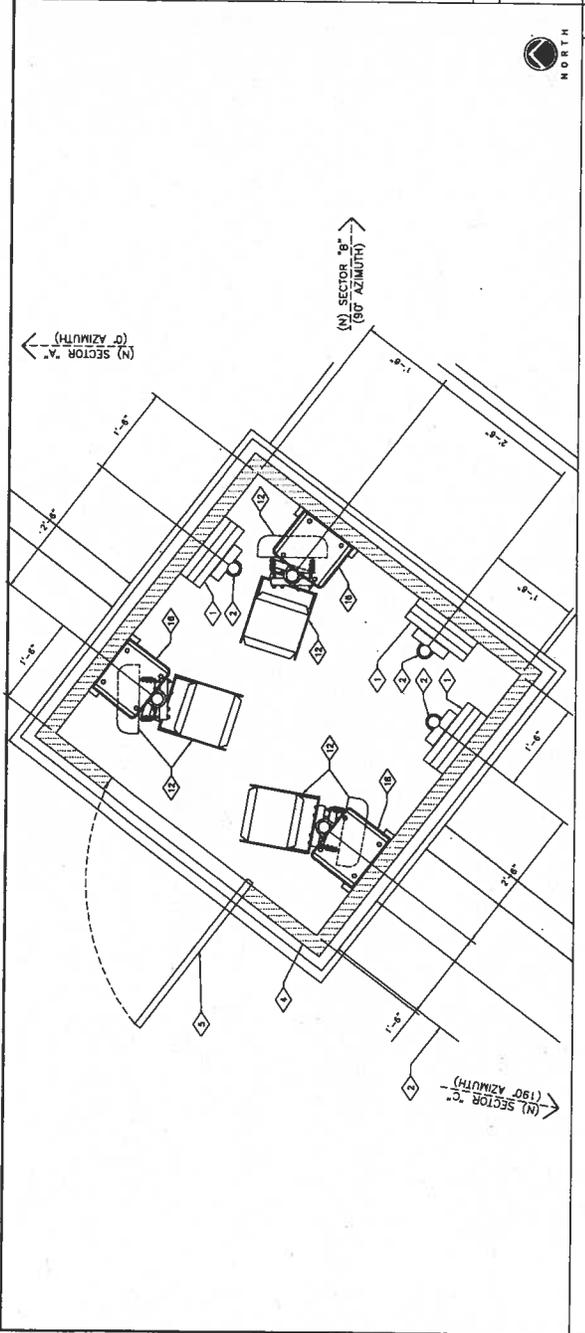
SHEET TITLE: NEW EQUIPMENT AND ANTENNA PLAN  
 SHEET NUMBER: R.V.P.S./N.K.  
 PROJECT INFORMATION: NETWORK VISION WANTS LAUNCH

**A-4**  
 1  
 224141

- 1 EXISTING SPRINT ANTENNA MOUNT (TYP.)
- 2 EXISTING SPRINT CABLE TRAY TO RELIANT
- 3 EXISTING WALL (TYP.)
- 4 EXISTING FAUX CHIMNEY (RF SCREEN)
- 5 EXISTING DOOR
- 6 EXISTING COAX CONDUIT PART IN CEILING
- 7 EXISTING POWER PANEL CABINET
- 8 EXISTING TELCO CABINET
- 9 EXISTING AC UNIT
- 10 EXISTING MASTERS GROUND BUS
- 11 EXISTING SPRINT POWER / BATTERY CABINET
- 12 NEW SPRINT 800/1900 ANTENNA W/ RFLX MOUNTED TO CEILING WALL (2 TOTAL, 1 PER SECTOR)
- 13 NEW SPRINT 800/1900 MOUNTS EQUIPMENT CABINET
- 14 NEW SPRINT JUNCTION BOX
- 15 (E) SPRINT FIBER BACKHAUL EQUIPMENT
- 16 NEW SPRINT ANTENNA MOUNT
- 17 NEW SPRINT FIBERPLEX CABLE ROUTE TO FOLLOW SPRINT CABLE TRAY
- 18 NEW SPRINT (E) - 1 1/2" LIQUIDTIGHT FLEXIBLE CONDUITS (1 FROM FIBER) FROM NEW FIBER JUNCTION BOX TO NEW MOUNTS CABINET

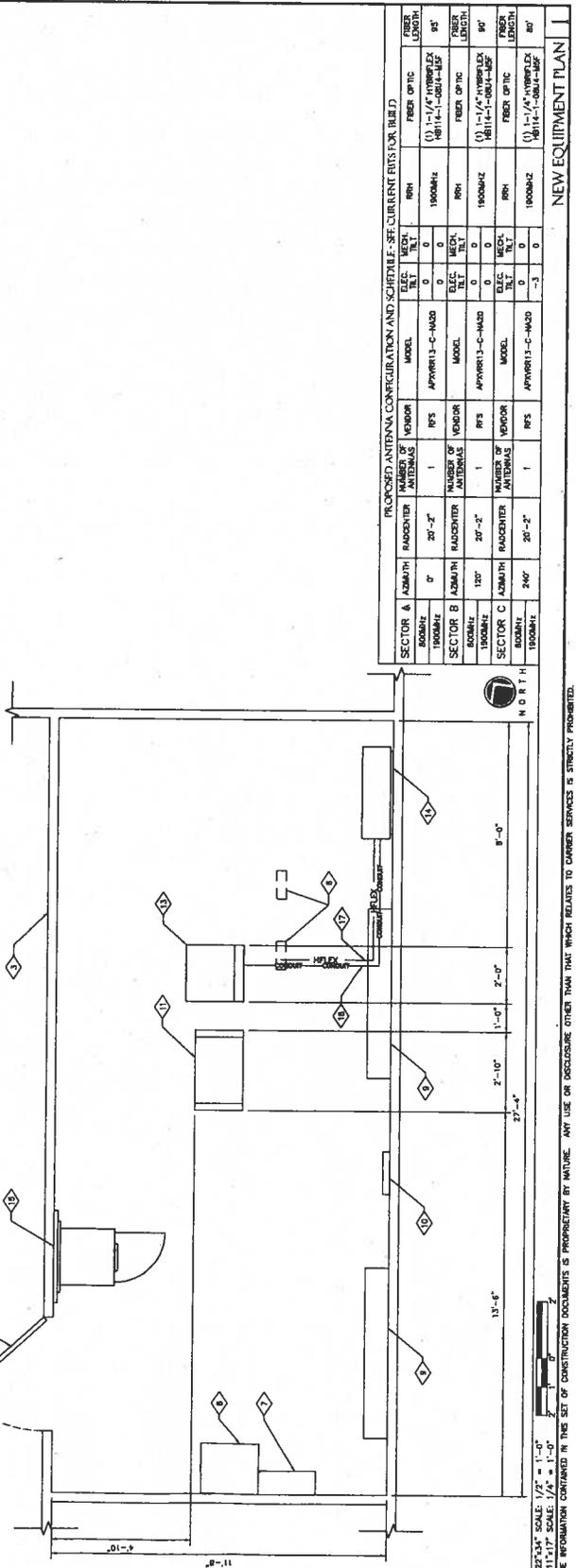
KEYED NOTES

NOTE: ANTENNAS TO BE HOT-CUT DURING THE MAINTENANCE WINDOW.



NEW ANTENNA PLAN 2

NOTES



PROPOSED ANTENNA CONFIGURATION AND SCHEDULE - SEE CURRENT RFS FOR R.F.I.D.

SCALE: 1/2" = 1'-0"

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



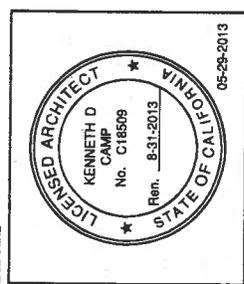
**KDC**  
 ARCHITECTS-ENGINEERS, P.C.  
 10000 SAN DIEGO AVENUE, SUITE 100  
 SAN DIEGO, CALIFORNIA 92126  
 (619) 594-1000  
 FAX (619) 594-1001

NETWORK VISION-WHARF LAUNCH  
**CUP13-00005**  
**BEST WESTERN**  
 SD34XC787  
 1880 OCEANSIDE BLVD  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

ISSUE DATE: 05/29/13

ISSUED FOR: CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	04/11/13	ISSUED FOR BIDDING	SJR
B	07/09/13	ISSUED FOR BIDDING	SJR
C	07/30/13	ISSUED FOR BIDDING	SJR
D	12/06/13	ISSUED FOR CONSTRUCTION	DMG
1	05/29/13	REVISED PER CITY COMMENTS	ET



SHEET TITLE: PROPOSED ELEVATIONS

SHEET NUMBER: 1  
 RATION: 224141

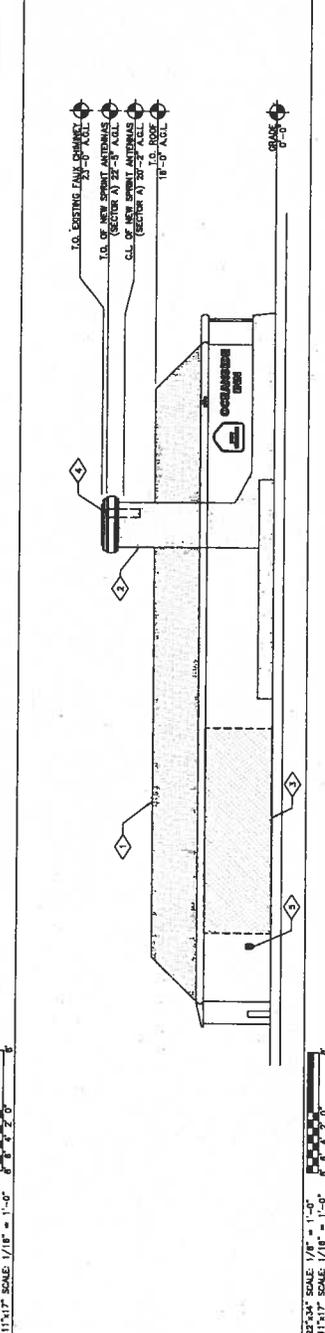
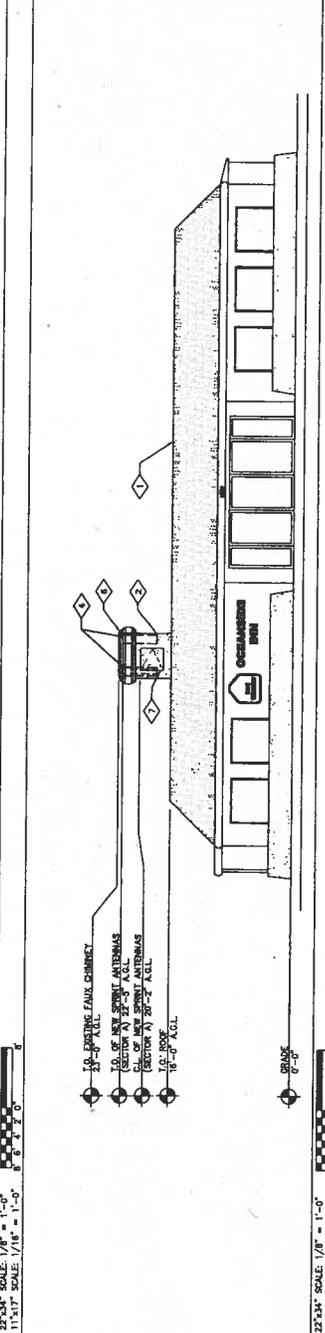
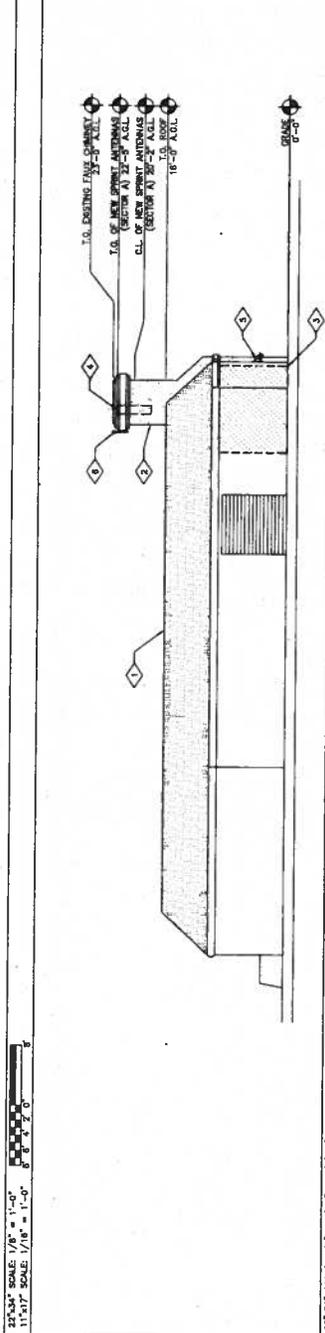
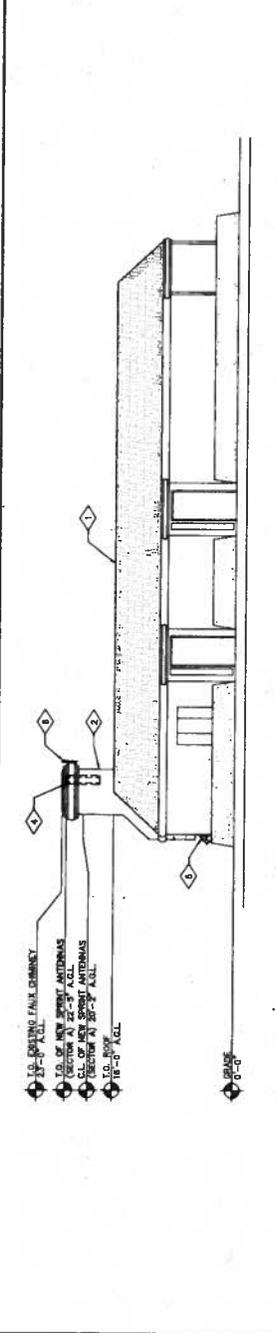
- EXISTING BUILDING
- EXISTING FAUX CHIMNEY (IF SCREEN)
- EXISTING SPORT EQUIPMENT ROOM LOCATED WITHIN BUILDING
- EXISTING 1000 ANTENNA W/ RAYS MOUNTED BEHIND (2 TOTAL, 1 PER SECTOR)
- EXISTING GENERATOR PLUG
- EXISTING GPS ANTENNA
- EXISTING DOOR

**KEYED NOTES**

NOTE: TO CONSTRUCTION:  
 1. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED.  
 2. ANTENNA MOUNTING AND WIRING TO BE FIELD VERIFIED.  
 3. ANTENNA MOUNTING AND WIRING TO BE FIELD VERIFIED.  
 4. ANTENNA MOUNTING AND WIRING TO BE FIELD VERIFIED.  
 5. ANTENNA MOUNTING AND WIRING TO BE FIELD VERIFIED.

**GENERAL NOTES**

PROPOSED NORTH ELEVATION 1



PROPOSED SOUTH ELEVATION 3

PROPOSED WEST ELEVATION 2

PROPOSED EAST ELEVATION 1

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

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

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

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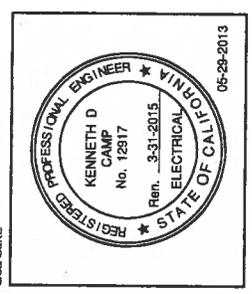
**KDC**  
 ARCHITECTS-ENGINEERS, P.C.  
 10000 SANDHILL DRIVE, SUITE 100  
 SAN DIEGO, CA 92131  
 TEL: 619-594-1100  
 FAX: 619-594-1101  
 WWW.KDC.COM

NETWORK WISPN WANTS LAUNCH  
 CUP13-00005  
**BEST WESTERN**  
 SD334XC787  
 1680 OCEANSIDE BLVD  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

ISSUE DATE: 05/29/13  
 REVISION: CONSTRUCTION

REV.	DATE	DESCRIPTION
A	04/12/12	ISSUED FOR BOX CD REVIEW
B	07/09/12	ISSUED FOR BSE CD REVIEW
C	07/30/12	ISSUED FOR BSE CD REVIEW
D	12/08/12	ISSUED FOR CONSTRUCTION
1	05/29/13	REVISED PER CITY COMMENTS
ET		

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



SHEET TITLE: SCHEMATIC GROUNDING PLAN  
 SHEET NUMBER: E-1  
 REVISION: 1

22"x34" SOLS 1/2" = 1'-0"  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CURRENT SERVICES IS STRICTLY PROHIBITED.

- EXISTING ANTENNA GROUND BARS, 2"x1/2" GROUND BAR, 1 PER SECTOR.**
- 1. EXISTING (1) E2 AND GREEN STRANDED GROUND WIRE FROM EXISTING ROOF TOP ANTENNA GROUNDING SYSTEM, 1 PER SECTOR.
  - 2. E2 AND GREEN STRANDED GROUND WIRE FOR ANTENNA MOUNT, SECURE TO ANTENNA GROUND BAR WITH 2-HOLE LUG.
  - 3. E2 AND GREEN STRANDED GROUND WIRE FOR ANTENNA UNIT, SECURE TO ANTENNA GROUND BAR WITH 2-HOLE LUG.
  - 4. E2 AND GREEN STRANDED GROUND WIRE FOR CHASSIS, SECURE TO ANTENNA GROUND BAR WITH 2-HOLE LUG.
  - 5. E2 AND GREEN STRANDED GROUND WIRE FOR BRU CABINET, SECURE TO ANTENNA GROUND BAR WITH 2-HOLE LUG.
  - 6. E2 AND GREEN STRANDED GROUND WIRE FOR MOUNTS CABINET, SECURE TO MASTER GROUND BAR WITH 2-HOLE LUG.
  - 7. E2 AND GREEN STRANDED GROUND WIRE FOR MOUNTS CABINET, SECURE TO MASTER GROUND BAR WITH 2-HOLE LUG.
  - 8. E2 AND GREEN STRANDED GROUND WIRE FOR FIBER JUNCTION BOX, SECURE TO MASTER GROUND BAR WITH 2-HOLE LUG.
  - 9. E2 AND GREEN STRANDED GROUND WIRE FROM CABLE GROUND KIT, SECURE TO GROUND BAR WITH 2-HOLE LUG.
  - 10. EXISTING MASTER GROUND BARS NEAR EQUIPMENT, CONNECTED TO N-TRAKE SUPPORT PIPES AND SECURE TO ANTENNA GROUND BAR WITH 2-HOLE LUG.
  - 11. E2 AND GREEN STRANDED GROUND WIRE FOR M-FRAME, CONNECTED TO N-TRAKE SUPPORT PIPES AND SECURE TO ANTENNA GROUND BAR WITH 2-HOLE LUG.
  - 12. E2 AND GREEN STRANDED GROUND LEADS FROM EXISTING GROUND BARS, OR OTHER DESIGNATED GROUNDING POINTS, TO BE CONNECTED TO THE GROUNDING SYSTEM AS COORDINATED BY CA, CC AND BUILDING CONSULTANT.
  - 13. E2 AND GREEN STRANDED GROUND WIRE FOR ALL FIBER EQUIPMENT, SECURE TO MASTER GROUND BAR WITH 2-HOLE LUG.
  - 14. E2 AND GREEN STRANDED GROUND WIRE FOR ALL FIBER EQUIPMENT, SECURE TO MASTER GROUND BAR WITH 2-HOLE LUG.

**GROUNDING KEYED NOTES**

- 1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- 2. GROUND ALL ANTENNA BASES, FRAMES, CABLE BARS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS. POLYURETHANE SHALL BE USED AT BOTH ENDS AND EXT FROM TOWER OR POLE USING MET'S STRAP.
- 3. ALL GROUND CONNECTIONS SHALL BE SANGLED. ALL WIRES SHALL BE COPPER THIN/TW/THIN. ALL GROUND WIRES SHALL BE GREEN, REGULATED WIRE ABOVE GROUND.
- 4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. ALL GROUNDING SYSTEMS SHALL BE WITNESSED BY SPRINT WIRELESS, LLC REPRESENTATIVE.
- 5. REFER TO DIVISION 16 GENERAL ELECTRICS, GENERAL ELECTRICAL PROVISIONS AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
- 6. CONTRACTOR TO PROVIDE SANGLED DESIGN OF GROUNDING SYSTEM FOR SANGLED DESIGN OF FIBER OPTIC AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED SPRINT REPRESENTATIVE. PHOTO DOCUMENT ALL CONNECTIONS AND GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUNDING SYSTEM.
- 7. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFERENCES INSTALLING GROUNDING SYSTEM DUE TO SITE BOX CONDITIONS.

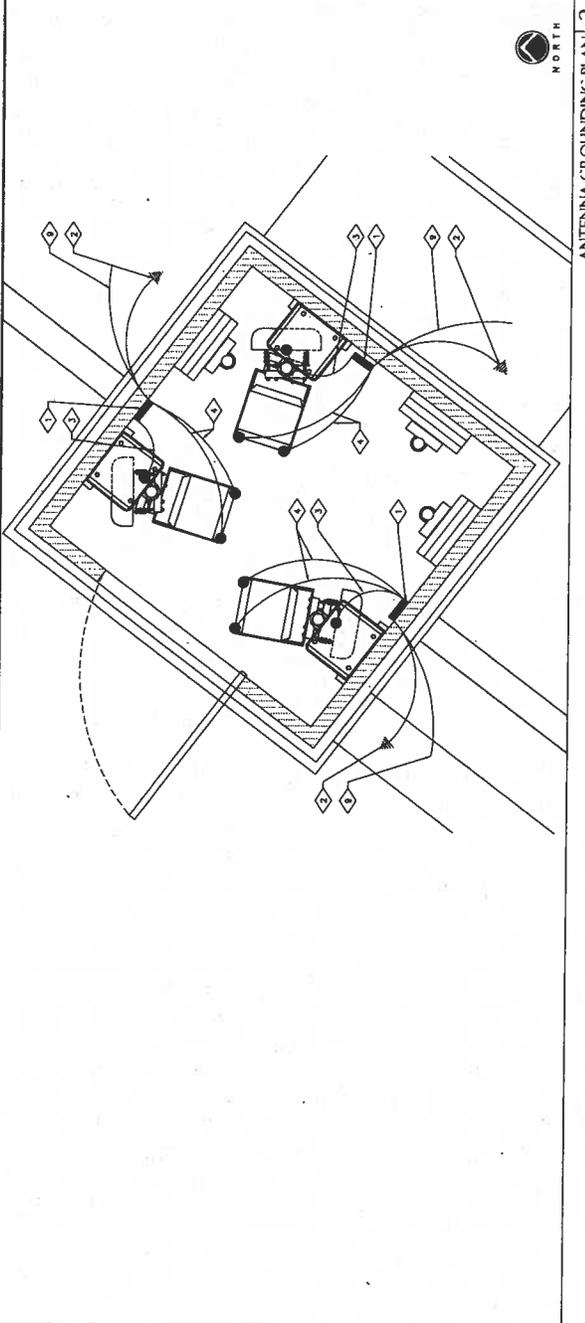
**GENERAL GROUNDING NOTES**

- 1. EXISTING SINGLE PHASE, 120/240 VAC, 60HZ SERVICE WILL BE PROVIDED TO THE BUILDING BY SPRINT WIRELESS, LLC. ALL PROPOSED SPRINT EQUIPMENT, CABLES AND ANTENNA UPGRADES.

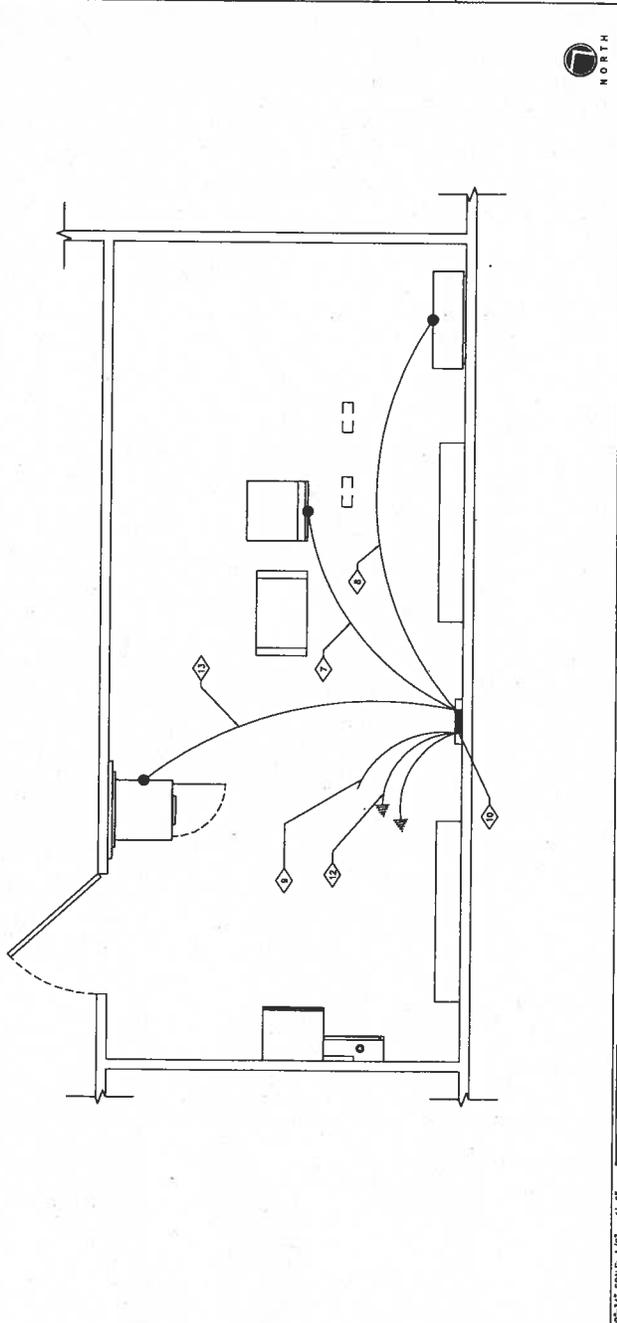
**EXISTING ELECTRICAL NOTES**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊗	COPPER GROUND ROD	⊗	TEST WELL
●	METALLIC CONNECTION	—	GROUND BAR
■	SEE SPACE CABLED	—	SEE SPACE CABLED
⚡	FIELD VERIFY & TIE INTO EXISTING GROUNDING SYSTEM		

**GROUNDING LEGEND**



ANTENNA GROUNDING PLAN 2



EQUIPMENT GROUNDING PLAN 1



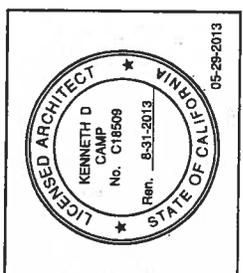
**KDC**  
 KENNETH D. CAMPBELL ARCHITECTS ENGINEERS, P.C.  
 1000 AVENUE OF THE STARS, SUITE 1000  
 COSTA MESA, CALIFORNIA 92626  
 TEL: 714.440.1000  
 FAX: 714.440.1001  
 WWW.KDCARCHITECTS.COM

PROJECT INFORMATION:  
 NETWORK VISION HWMTS LAUNCH  
 CUP13-00005  
**BEST WESTERN**  
 SD34XC787  
 1800 OCEANSIDE BLVD  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

ISSUE DATE: 05/29/13  
 ISSUE NO: CONSTRUCTION

REV.	DATE	REVISIONS	INITIALS
A	04/12/12	ISSUED FOR BIDDING	SJR
B	07/09/12	ISSUED FOR BIDDING	SJR
C	07/20/12	ISSUED FOR BIDDING	SJR
D	12/06/12	ISSUED FOR CONSTRUCTION	BMC
1	05/29/13	REVISED PER CITY COMMENTS	ET

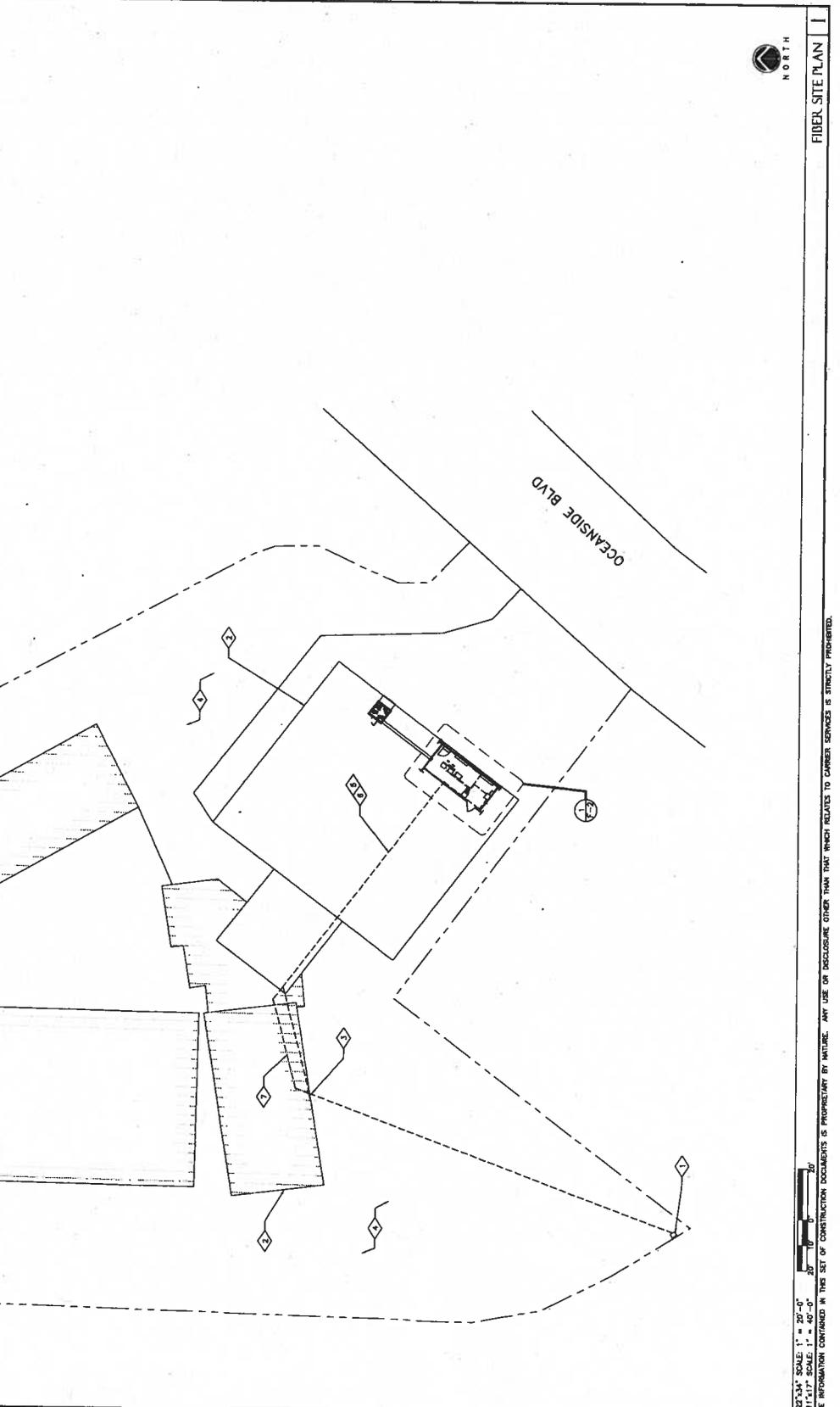
NOT FOR CONSTRUCTION UNLESS  
 LABELED AS CONSTRUCTION SET



SHEET TITLE: FIBER SITE PLAN  
 SHEET NUMBER: R.F.V.S.K.N.N.

F-1  
 1  
 224141

- 1 EXISTING TELCO PRESTAL (APP)
- 2 EXISTING BUILDING (APP)
- 3 EXISTING WIRE BRAND (APP)
- 4 PAVED LOT AREA
- 5 SPRINT CD TO ROAD, ROOF, AND PLACE MEASURED WALK WALK IN EXISTING CONDUIT FROM COX TO INSTALL (P) FIBER CABLE FROM (S) TELCO PRESTAL TO (O) WIRE ROOM (APPROX. 150')
- 6 EXISTING WIRE BRAND (APP)
- 7 EXISTING WIRE BRAND (APP)
- 8 EXISTING WIRE BRAND (APP)
- 9 EXISTING WIRE BRAND (APP)
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- 100 EXISTING WIRE BRAND (APP)



22.5" x 34" SCALE: 1" = 20'-0"  
 1" = 10'-0"  
 1/2" = 5'-0"  
 1/4" = 2'-6"  
 1/8" = 1'-3"  
 1/16" = 6"  
 1/32" = 3"  
 1/64" = 1'-6"

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



PROJECT INFORMATION:  
 NETWORK VISKON AMMETS LAUNDRY  
 CUIP3-00005  
**BEST WESTERN**  
 SD34XC787  
 1800 OCEANSIDE BLVD  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

ISSUE DATE: 05/29/13  
 ISSUE NO.: 05/29/13

**CONSTRUCTION**

REV.	DATE	DESCRIPTION
A	04/12/12	ISSUED FOR PER CD REVIEW
B	07/09/12	ISSUED FOR PER CD REVIEW
C	07/09/12	ISSUED FOR PER CD REVIEW
D	12/04/12	ISSUED FOR CONSTRUCTION
1	05/29/13	REVISED PER CITY COMMENTS

NOT FOR CONSTRUCTION UNLESS  
 SPECIFICALLY NOTED OTHERWISE

LICENSURE:



SHEET TITLE:

FIBER ENLARGED  
 PLAN

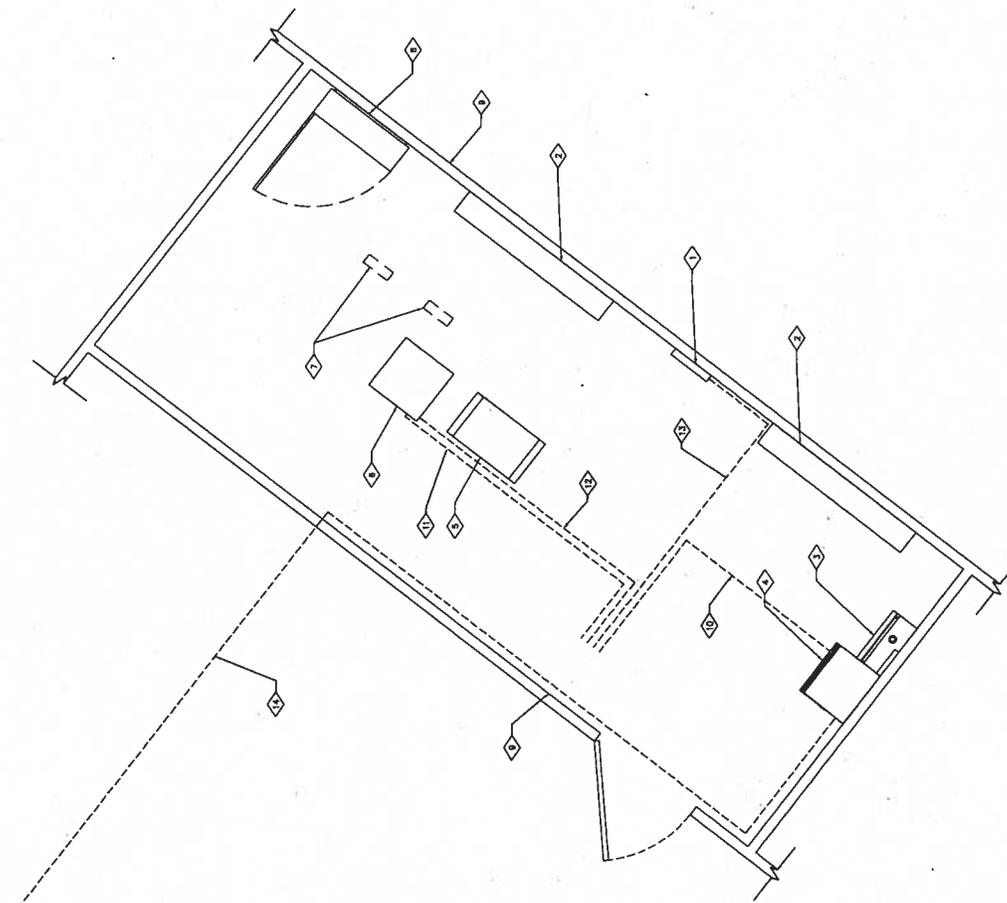
SHEET NUMBER: 1

F-2

224141

- 1 EXISTING MAIN GROUND BUS BAR
- 2 EXISTING AC UNIT
- 3 EXISTING PFC CABINET
- 4 EXISTING TELCO CABINET
- 5 EXISTING SPRINT POWER / BATTERY CABINET
- 6 EXISTING SPRINT MOUNTS CABINET
- 7 EXISTING CABLE PORT IN CEILING
- 8 EXISTING JUNCTION BOX
- 9 SEE AS NOTED IN PANEL. PLACEMENT CABINET ON (A) WITH PFC MANUFACTURER'S SPECIFICATIONS IN UNBUNDLED AREA. DESIGN TO PROVIDE FOR (A) SPRINT
- 10 SPRINT GC TO PROVIDE & INSTALL (1) 1-1/2" FLEX CONDUIT FROM THE (A) SPRINT TELCO CABINET TO THE (P) PANCELL FLEXING CABINET. (APPROX. 30')
- 11 SPRINT GC TO PROVIDE & INSTALL (1) 1-1/2" FLEX CONDUIT FROM (C) MOUNTS CABINET TO (P) PANCELL FLEXING CABINET. (1) TO AMP -48 VDC CIRCUIT USING #12 AWG THIN WALL TYPE CONDUIT. (APPROX. 30')
- 12 SPRINT GC TO PROVIDE AND INSTALL (1) 1-1/2" FLEX CONDUIT WITH WALE TAPE FROM (A) SPRINT TELCO CABINET TO SPRINT'S MOUNTS CABINET. (APPROX. 15')
- 13 SPRINT GC TO PROVIDE & INSTALL (1) 1/2" RIGID CONDUIT WITH (1) 1/2" WIRE BUNDLE WIRE PROTECTED FROM THE NEAREST 90° TO THE (P) PANCELL FLEXING CABINET. (APPROX. 15')
- 14 SPRINT GC TO RIGID, WALE AND PLACE MANAGED WALE TAPE IN EXISTING CONDUIT FROM (C) TELCO PRODUCTIONS TO SPRINT TELCO CABINET. (APPROX. 30')

**KEYED NOTES**

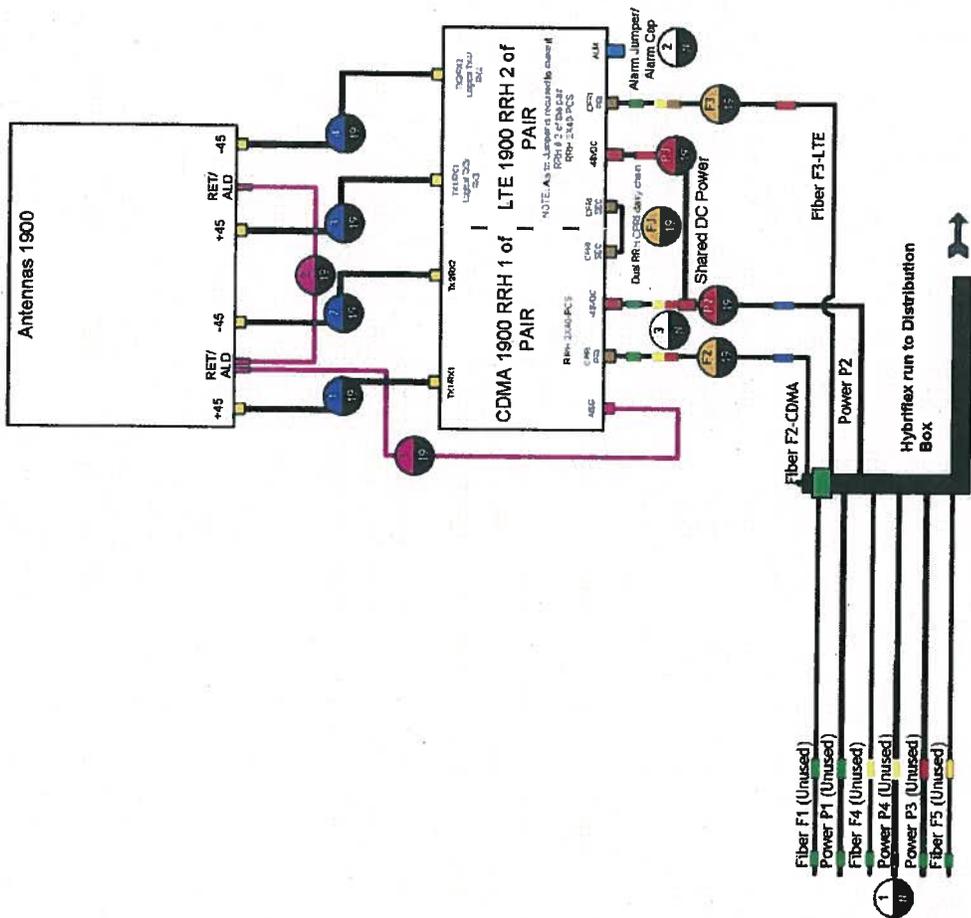


FIBER ENLARGED PLAN 1

22'x34" SCALE: 1/4" = 1'-0"  
 11'x17" SCALE: 1/4" = 1'-0"  
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# TOWER TOP SCENARIO 6

SINGLE 1900 RRRH PAIR with no 800 RRRH Equipped



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

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

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

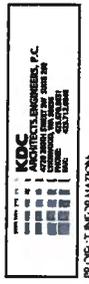
**OEM COLOR CODE**  
 HYBRIFLEX

SCALE: 1/16"=1'-0"  
 OEM COLOR CODE: 3

**DRAWING LEGEND**

- AISG
- COAX
- FIBER
- POWER
- NOTES
- FREQ

SEE CONNECTION LEGEND FOR MORE DETAILS

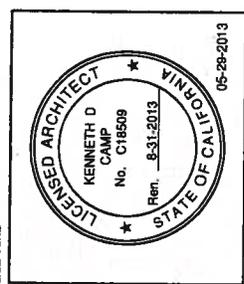


NETWORK DESIGN AND INSTALLATION  
**CUP13-00005**  
**BEST WESTERN**  
 SD34XC787  
 1880 OCEANSIDE BLVD  
 OCEANSIDE, CA 92094  
 SAN DIEGO COUNTY

ISSUE DATE: 05/29/13

ISSUE NO: CONSTRUCTION

REV.	DATE	DESCRIPTION
A	04/12/13	ISSUED FOR BIDDING
B	07/09/13	ISSUED FOR BIDDING
C	07/09/13	ISSUED FOR BIDDING
D	04/09/13	ISSUED FOR CONSTRUCTION
E	04/09/13	ISSUED FOR CONSTRUCTION



SHEET TITLE: TOWER TOP SCENARIO, DRAWING LEGEND AND OEM COLOR CODE  
 SHEET NUMBER: 1

PROJECT INFORMATION: 224141

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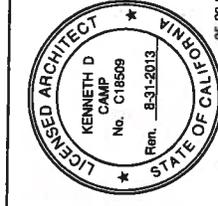
**KDC**  
ARCHITECTS/ENGINEERS, P.C.  
10000 LA JOLLA VILLAGE CENTER  
LA JOLLA, CA 92037  
TEL: 858-451-1000  
FAX: 858-451-1001

NETWORK ENGINEERS/ARCHITECTS  
**CUPI3-00005**  
**BEST WESTERN**  
SD34XC787  
1680 OCEANSIDE BLVD  
OCEANSIDE, CA 92054  
SAN DIEGO COUNTY

ISSUE DATE: 05/29/13

CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A	04/12/12	ISSUED FOR BIDDING	SUR
B	07/09/12	ISSUED FOR BIDDING	SUR
C	07/09/12	ISSUED FOR BIDDING	SUR
D	12/04/12	ISSUED FOR CONSTRUCTION	PRO
E	05/29/13	REVISED PER CITY COMMENTS	ET



SHEET TITLE

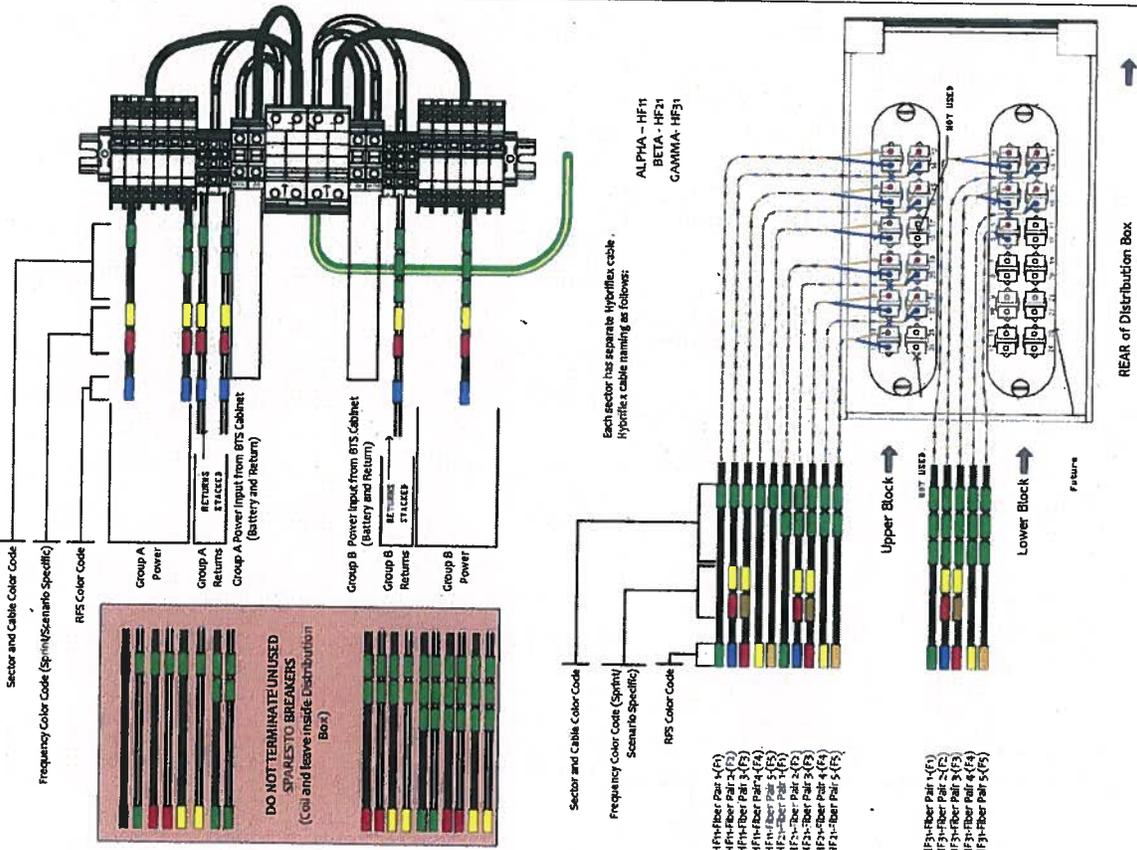
TOWER TOP DISTRIBUTION BOX AND LEGEND

SHEET NUMBER: 1

TT-3

224141

- 46. Power Pair 2 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 2 (B1), 6 (B2), 10 (B3)
- 47. Power Pair 3 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 3 (B1), 6 (B2), 10 (B3)
- 48. Power Pair 4 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 4 (B1), 6 (B2), 10 (B3)
- 49. Power Pair 5 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 5 (B1), 6 (B2), 10 (B3)
- 50. Power Pair 6 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 6 (B1), 6 (B2), 10 (B3)
- 51. Power Pair 7 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 7 (B1), 6 (B2), 10 (B3)
- 52. Power Pair 8 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 8 (B1), 6 (B2), 10 (B3)
- 53. Power Pair 9 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 9 (B1), 6 (B2), 10 (B3)
- 54. Power Pair 10 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 10 (B1), 6 (B2), 10 (B3)
- 55. Power Pair 11 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 11 (B1), 6 (B2), 10 (B3)
- 56. Power Pair 12 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 12 (B1), 6 (B2), 10 (B3)
- 57. Power Pair 13 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 13 (B1), 6 (B2), 10 (B3)
- 58. Power Pair 14 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 14 (B1), 6 (B2), 10 (B3)
- 59. Power Pair 15 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 15 (B1), 6 (B2), 10 (B3)
- 60. Power Pair 16 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 16 (B1), 6 (B2), 10 (B3)
- 61. Power Pair 17 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 17 (B1), 6 (B2), 10 (B3)
- 62. Power Pair 18 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 18 (B1), 6 (B2), 10 (B3)
- 63. Power Pair 19 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 19 (B1), 6 (B2), 10 (B3)
- 64. Power Pair 20 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 20 (B1), 6 (B2), 10 (B3)
- 65. Power Pair 21 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 21 (B1), 6 (B2), 10 (B3)
- 66. Power Pair 22 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 22 (B1), 6 (B2), 10 (B3)
- 67. Power Pair 23 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 23 (B1), 6 (B2), 10 (B3)
- 68. Power Pair 24 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 24 (B1), 6 (B2), 10 (B3)
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- 90. Power Pair 46 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 46 (B1), 6 (B2), 10 (B3)
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- 118. Power Pair 74 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 74 (B1), 6 (B2), 10 (B3)
- 119. Power Pair 75 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 75 (B1), 6 (B2), 10 (B3)
- 120. Power Pair 76 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 76 (B1), 6 (B2), 10 (B3)
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- 126. Power Pair 82 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 82 (B1), 6 (B2), 10 (B3)
- 127. Power Pair 83 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 83 (B1), 6 (B2), 10 (B3)
- 128. Power Pair 84 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 84 (B1), 6 (B2), 10 (B3)
- 129. Power Pair 85 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 85 (B1), 6 (B2), 10 (B3)
- 130. Power Pair 86 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 86 (B1), 6 (B2), 10 (B3)
- 131. Power Pair 87 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 87 (B1), 6 (B2), 10 (B3)
- 132. Power Pair 88 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 88 (B1), 6 (B2), 10 (B3)
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- 134. Power Pair 90 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 90 (B1), 6 (B2), 10 (B3)
- 135. Power Pair 91 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 91 (B1), 6 (B2), 10 (B3)
- 136. Power Pair 92 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 92 (B1), 6 (B2), 10 (B3)
- 137. Power Pair 93 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 93 (B1), 6 (B2), 10 (B3)
- 138. Power Pair 94 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 94 (B1), 6 (B2), 10 (B3)
- 139. Power Pair 95 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 95 (B1), 6 (B2), 10 (B3)
- 140. Power Pair 96 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 96 (B1), 6 (B2), 10 (B3)
- 141. Power Pair 97 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 97 (B1), 6 (B2), 10 (B3)
- 142. Power Pair 98 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 98 (B1), 6 (B2), 10 (B3)
- 143. Power Pair 99 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 99 (B1), 6 (B2), 10 (B3)
- 144. Power Pair 100 Hybrid, 1000 COMA 18H1-48VDC port TOPFROM Distribution Box Breaker 100 (B1), 6 (B2), 10 (B3)



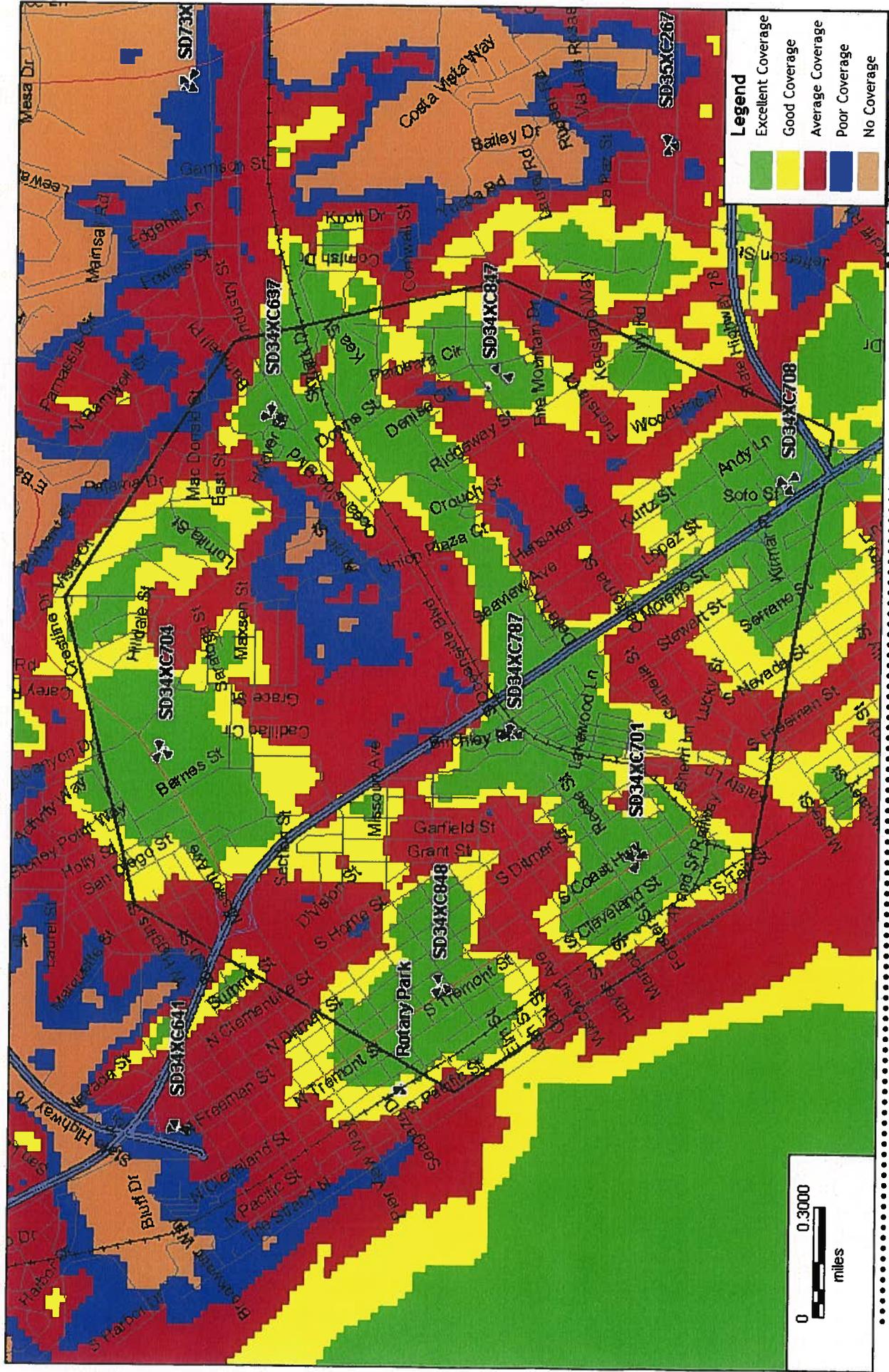
DISTRIBUTION BOX DETAIL 2

CONNECTION LEGEND 1

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

SD34XC787

Coverage with neighboring sites : with 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 Schifman
6. **PROJECT TITLE:** Sprint @ 1680 Oceanside Boulevard (CUP13-00005)
7. **DESCRIPTION:** Consideration of a Conditional Use Permit (CUP13-00005) 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 three (3) 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).

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Sally Schifman, 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-P38

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

---

APPLICATION NO: CUP13-00005  
APPLICANT: Sprint Nextel c/o Alcatel Lucent  
LOCATION: 1680 Oceanside Boulevard

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Conditional Use Permit under the provisions of Articles 39 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

the continued operation of a wireless communications facility on a hotel, with upgrades necessary to accommodate fourth generation (4G) wireless technologies as described in the Description and Justification and shown on plans dated May 29, 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 (CUP13-00005):

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

22       NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
23 approve Conditional Use Permit (CUP13-00005) subject to the following conditions:

24 Building:

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

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

24 **Fire:**

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

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

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

6           **Planning:**

7           10.    Conditional Use Permit (CUP13-00005) is granted for the continued operation of a wireless  
8           communications facility on an existing hotel, with upgrades necessary to accommodate 4G  
9           wireless technologies. Any substantial change in the use or expansion of the wireless  
10          communications facility beyond that which is approved by the Planning Commission, shall  
11          require a revision to the Conditional Use Permit or new Conditional Use Permit.

12          11.    Conditional Use Permit (CUP13-00005) shall expire July 22, 2015 unless the applicant has  
13          obtained a Building Permit and has requested an initial building inspection.

14          12.    Entitlements granted for Conditional Use Permit (CUP13-00005) and approved by this  
15          resolution, shall be valid until January 28, 2017.

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

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

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

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

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

- 1 22. Any substantial change in the type of antenna and/or facility installed in a particular  
2 location shall require the prior approval of the City Planner or his designee. Failure to  
3 obtain the prior approval of the City Planner or his designee may be grounds for  
4 institution of revocation proceedings as well as grounds to institute any other  
5 enforcement action available under federal, state, or local law.
- 6 23. Public access to the subject wireless communications facility shall be restricted. In addition,  
7 RF advisory signage shall be installed at access point(s) or path(s) to the antennas and/or at  
8 each sector to establish awareness for potential exposure.
- 9 24. All required and proposed signage shall be shown on approved building plans.
- 10 25. The permittee(s) shall exercise a good-faith effort to incorporate the best available  
11 equipment technology to effect a reduction in the visual presence of the approved antennas  
12 and equipment. Any modifications requested to this facility shall permit the City Planner  
13 or his designee to review the existing facility to determine whether requiring new  
14 equipment or applying new screening techniques that reduce visual impacts is appropriate,  
15 if technically feasible. Upon the City's request and discretion, the permittee(s) shall be  
16 required to provide an independently prepared technical analysis demonstrating compliance  
17 with this condition. The permittee(s) inability to demonstrate the use of current  
18 technologies may be grounds for the institution of revocation proceedings of the  
19 Conditional Use Permit.
- 20 26. Co-location of wireless communications facilities pursuant to Article 39 shall be  
21 required whenever feasible. The permittee(s) shall exercise a good-faith effort to  
22 cooperate with other communication providers and services in the operation of a  
23 multiple-provider facility, provided such shared usage does not impair the operation of  
24 the approved facility. Upon the City's request and discretion, the permittee(s) shall  
25 provide an independently prepared technical analysis to substantiate the existence of any  
26 technical prohibitions against the operation of a co-use facility. The permittee(s)' non-  
27 compliance with this requirement may be grounds for the institution of revocation  
28 proceedings of the Conditional Use Permit.
- 29 27. A Maintenance and Facility Removal Agreement shall be executed by the operator and  
the property owner. Proof of such agreement shall be submitted to the City prior to the

1 issuance of building permits. Said agreement shall bind the operator and property owner  
2 and their successors and assigns to the facility to the following:

- 3 a) Maintain the facility in good condition, which shall include but not be limited to  
4 regular cleaning, painting, and general upkeep and maintenance of the site;
- 5 b) Remove the facility when required by Article 39 or by any condition of approval,  
6 or when it is determined that the facility will not have been used during any  
7 current consecutive six (6) month period, or if the facility will be abandoned;
- 8 c) Pay all costs the City reasonably incurs to monitor a facility's compliance with  
9 conditions of approval and applicable law;
- 10 d) Reimburse the City for any and all costs incurred for work required by Article  
11 39, applicable law, or the conditions of a permit issued by the City for the facility  
12 which the operator and property owner fail to perform within 30 days after  
13 written notice from the City to do so or sooner if required by the City for good  
14 cause;
- 15 e) Where the City Planner or Planning Commission or City Council, as the case  
16 may be, determines that it is necessary to ensure compliance with the conditions  
17 of approval or otherwise provide for removal of the facility that is temporary in  
18 nature or upon its disuse, the operator or owner may be required to post a  
19 performance bond, cash or a letter of credit or other security acceptable to the  
20 City Planner in the amount of ten thousand dollars (\$10,000), or such higher  
21 amount as the City Planner reasonably determines is necessary to ensure  
22 compliance with the maintenance and facility removal agreement.

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

26 29. The wireless communications facility and the site on which it is located shall be maintained  
27 in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any  
28 damage from any cause shall be corrected within five (5) days of written notice by the City.  
29

1 Graffiti shall be removed as soon as practicable, and in no event longer than 48 hours after  
2 notice by the City.

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

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

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

14 33. This Conditional Use Permit may be revised in accordance with the provisions of the  
15 Zoning Ordinance. Any application for a revision to Conditional Use Permit (CUP13-  
16 00005) shall be evaluated against the existing land use policies and any site area and  
17 neighborhood changes.

18 34. Conditional Use Permit (CUP13-00005) may be called for review by the Planning  
19 Commission if complaints are filed and verified as valid by the City Planner or Code  
20 Enforcement Officer concerning the violation of any of the approved conditions or the  
21 project assumptions demonstrated under the application approval.

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

24 36. Failure to meet any conditions of approval for this development shall constitute a violation  
25 of this Conditional Use Permit. Conditional Use Permit (CUP13-00005) may be revoked  
26 pursuant to Article 47 of the Zoning Ordinance.

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



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

5 PASSED AND ADOPTED Resolution No. 2013-P38 on July 22, 2013 by the following

6 vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

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

15 ATTEST:

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

19 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify  
20 that this is a true and correct copy of Resolution No. 2013-P38.

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

# Developer Deposit Account



## **Application for Discretionary Permit**

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

**STAFF USE ONLY** #100016

ACCEPTED  
 6/21/12  
 BY  
 TM  
 ?  
 SN.

**Please Print or Type All Information**

HEARING

**PART I – APPLICANT INFORMATION**

1. APPLICANT Sprint Nextel c/o Alcatel Lucent	2. STATUS GPA
3. ADDRESS 9605 Scranton Road, #400 San Diego, CA 92121	4. PHONE/FAX/E-mail 619-417-6295
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Kevin Moe	
6. ADDRESS 37753 Spruce Court, Murrieta	7. PHONE/FAX/E-mail 310-903-8640

MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P. <b>ACUP12-0004</b>
VARIANCE
COASTAL
O.H.P.A.C.

**PART II – PROPERTY DESCRIPTION**

8. LOCATION 1680 Oceanside Boulevard	9. SIZE 319 sqft, 30 sqft		
10. GENERAL PLAN	11. ZONING CS-HO	12. LAND USE Motel	13. ASSESSOR'S PARCEL NUMBER 152-320-29
14. LATITUDE 33 11 22	15. LONGITUDE -117 21 50		

**PART III – PROJECT DESCRIPTION**

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

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

**PART IV – ATTACHMENTS**

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

**PART V – SIGNATURES**

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

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

Sign:

• 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**

CUP13-00005

Sprint Nextel Project Number: SD34XC787

Sprint Nextel Project Name: Best Western

**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: 1680 Oceanside Boulevard, Oceanside, CA 92054

APN: 152-320-29-00

Zoning Designation: CS-HO

General Plan: SC

**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 and replacement of three panel antennas mounted behind RF transparent screen walls located within a faux chimney the roof of a one story hotel building. Removal of a mod cell cabinet which will be replaced with a new MMBTS cabinet. Installation of three new RRH units behind each antenna (3 total). Removal of copper wire cables and the reinstallation of Hybrifles fiber optic cables. Installation of fiber optic backhaul cable. Installation of a fiber optic junction box. Remove and replace the GPS antenna. There will be three antennas on site at ultimate build out.

**SureSite Consulting Group, LLC**

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

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

## **Project Objectives**

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

## **Alternative Site Analysis**

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

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

## **Findings/Burden of Proof**

The project site is located in an established hotel building. Hotels have proved themselves to be ideal locations for wireless telecommunication facilities because the antenna use can easily be integrated into the operation of the hotel, 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

**SureSite Consulting Group, LLC**

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building or project site and has left space for additional wireless carriers. This project design will provide mitigation of future wireless development in the area by allowing for the concentration of additional facilities at one location, thereby minimizing the spread of these facilities throughout the community and providing mitigation of the potential visual impact in more view sensitive locations.

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

### **Sprint Nextel Company Information**

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

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

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

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

Respectfully submitted,

Edward Gala  
Authorized Agent for Sprint Nextel and  
Alcatel Lucent

**Exhibit A  
LEGAL DESCRIPTION**

5003

RECEIVED  
JUN 21 2012

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

All that certain real property in the County of SAN DIEGO, State of California, described as follows:

**PARCEL 1:**

THAT CERTAIN PARCEL OF LAND DELINEATED AND DESIGNATED AS "2.15 ACRES" ON RECORD OF SURVEY MAP NO. 6847, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1967, BEING PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, AND OF TRACT 101 OF SOUTH OCEANSIDE, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 8, 1890, ALL BEING IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

**PARCEL 2:**

THAT PORTION OF TRACT 101 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 8, 1890, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF RECORD OF SURVEY MAP NO. 6847, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1967; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID SURVEY, SOUTH 13° 53' 13" WEST 64.34 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 53° 26' 54" EAST 14.14 FEET TO A POINT ON THE ARC OF A 2040.08 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY IN THE NORTHWESTERLY LINE OF OCEAN BOULEVARD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RETRACTING NORTH 53° 26' 54" WEST 55.26 FEET; THENCE SOUTH 36° 33' 06" WEST 40.00 FEET; THENCE SOUTH 53° 26' 54" EAST 52.00 FEET, MORE OR LESS, TO A POINT ON THE ARC OF THE AFORE MENTIONED 2040.08 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY IN THE NORTHWESTERLY LINE OF SAID OCEAN BOULEVARD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF OCEAN BOULEVARD TO THE TRUE POINT OF BEGINNING.

APN No: 152-320-29-00