

AGENDA NO. 3

PLANNING COMMISSION



CITY OF OCEANSIDE

DATE: September 23, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMIT (CUP12-00024) FOR UPGRADES TO AND THE CONTINUED OPERATION OF A STAND ALONE WIRELESS COMMUNICATIONS FACILITY AT 4705 NORTH RIVER ROAD – SPRINT AT 4705 NORTH RIVER ROAD – 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-P40 approving Conditional Use Permit CUP12-00024 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The project site at 4705 North River Road is currently utilized as a recreational vehicle and self storage property. The property has a General Plan Land Use designation of Limited Industrial (IL) and a zoning designation of LI (Limited Industrial).

Surrounding land uses include residential properties to the north, an auto auction lot to the south and east, and a parking lot to the west.

Project Background: This subject site was initially approved for a wireless communications facility on March 26, 2001. The original Conditional Use Permit (C-9-00) granted Sprint PCS entitlements for a 45-foot high communications facility consisting of three (3) flagpoles with a total of six (6) antennas and an ancillary ground equipment shelter.

Entitlements granted by C-9-00 expired on March 26, 2006. The current application for Sprint Nextel was submitted on December 12, 2012.

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

Conditional Use Permit CUP12-00024 represents a request for the following:

- (a) The continued operation of a stand alone wireless communications facility, with upgrades necessary to accommodate fourth generation (4G) wireless technologies. Specific facility upgrades consist of: the removal of six (6) existing antennas and the installation of three (3) new antennas; the installation of six (6) RRH ground units mounted near the existing ancillary equipment, new hybriflex 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, stand alone 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 Limited Industrial (LI). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

Land Use Element

Goal 2.726: Communication Systems

Objective: To provide for the efficient and aesthetic functioning of communication systems within the City.

Policies:

- A. The City shall encourage planning for the future communication system needs of individual land developments or uses and the City in general.
- B. Communication facilities shall be required to conform visually to surrounding land uses and/or natural features.
- C. The City shall require the consolidation and joint-use of communication facilities and structures whenever possible.

Sprint seeks to upgrade and continue operating a stand alone wireless communications facility 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 industrial area. Industrial 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 three (3) flagpoles. Therefore the Planning Division finds that the proposed project will be 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 three (3) flagpoles which have been designed to match in size, proportion, style, texture, and quality the design of real flagpoles.

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

residential districts. The proposed project would be located within an industrial district, which is the second most desirable location out of seven. The location of the antennas within the flagpoles 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 Limited Industrial zone, the maximum allowed building height is 80 feet. The antennas would be mounted within flagpoles, which are 45 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.

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 March 26, 2006. The 10-year limit for the subject Conditional Use Permit shall be retroactive and shall expire on March 26, 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 that exceed MPE limits. At the nearest

walking/working surface to the project, the maximum power density generated by the proposed antennas is 2.9 percent of the general population limit (0.58 percent of the occupational limit).

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 businesses, 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 stand alone wireless communications facility disguised as three (3) flagpoles 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:

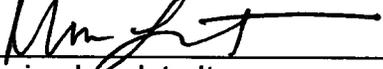
- Confirm issuance of a CEQA Class One (1), Categorical Exemption "Existing Facilities" and,

- Adopt Planning Commission Resolution No. 2013-P40 approving Conditional Use Permits CUP12-00024 with findings and conditions of approval attached herein (Attachment 4).

PREPARED BY:


Sally Schiffman
Project Planner

SUBMITTED BY:


Marisa Lundstedt
City Planner

ML/SS/vm

Attachments:

1. Plans dated April 29, 2013
2. Signal Coverage Maps
3. Environmental Determination
4. Planning Commission Resolution No. 2013-P40
5. Other Attachments (Application Page, Description and Justification, Legal Description)



PROJECT INFORMATION:
 NETWORK VISION
 MMBTS LAUNCH

STORAGE USA
 SD34XC646
 CUP12-00024

ONE NORTH RIVER ROAD
 OCEANSIDE, CA 92057

ISSUED DATE: 04/28/13

ISSUED FOR: CD-CITY COMMENTS

REV.	DATE	DESCRIPTION	BY
0	04/28/13	ISSUED FOR REVIEW	JC
1	04/28/13	ISSUED FOR REVIEW	JC
2	04/28/13	ISSUED FOR REVIEW	JC



TITLE SHEET

PROJECT NUMBER: 0

T-1

NETWORK VISION MMBTS LAUNCH

STORAGE USA

SD34XC646

CUP12-00024

4705 NORTH RIVER ROAD
 OCEANSIDE, CA 92057

LATITUDE: 33.24501000 (33° 14' 42.035" N)

LONGITUDE: -117.30553000 (117° 18' 19.908" W)



Sprint

SAN DIEGO MARKET

SHEET	DESCRIPTION
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T-2	GENERAL NOTES
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PROJECT DESCRIPTION

THE PROJECT IS TO INSTALL 100 STORAGE UNITS AND 100 ANTENNAS AT THE SITE. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA ESTATE CODE, 2013 EDITION, AND THE CALIFORNIA COMMUNITY DEVELOPMENT CODE, 2013 EDITION. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA ESTATE CODE, 2013 EDITION, AND THE CALIFORNIA COMMUNITY DEVELOPMENT CODE, 2013 EDITION. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA ESTATE CODE, 2013 EDITION, AND THE CALIFORNIA COMMUNITY DEVELOPMENT CODE, 2013 EDITION.

PROPERTY OWNER: SD34XC646
 4705 NORTH RIVER ROAD
 OCEANSIDE, CA 92057

PROPERTY ADDRESS: 4705 NORTH RIVER ROAD
 OCEANSIDE, CA 92057

PROPERTY ZONING: S2
 4705 NORTH RIVER ROAD
 OCEANSIDE, CA 92057

PROPERTY ACQUISITION: 4705 NORTH RIVER ROAD
 OCEANSIDE, CA 92057

PROPERTY TYPE: STORAGE UNITS AND ANTENNAS

PROPERTY OCCUPANCY: STORAGE UNITS AND ANTENNAS

PROPERTY USE: STORAGE UNITS AND ANTENNAS

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VICINITY MAP

FROM SAN DIEGO INTERNATIONAL AIRPORT
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PROJECT TEAM

PROJECT ARCHITECT:
 UNLAWED ARCHITECTS
 2000 CALIFORNIA STREET, SUITE 100
 SAN DIEGO, CALIFORNIA 92101
 PHONE: 619 594-4411
 EMAIL: info@unlawed.com

SITE ACQUISITION MANAGER:
 ALICIA LUENT
 10000 SAN DIEGO AVENUE, SUITE 400
 SAN DIEGO, CALIFORNIA 92121
 PHONE: 619 594-4411
 EMAIL: aluent@storageusa.com

CONSTRUCTION MANAGER:
 THE SQUARED
 10000 SAN DIEGO AVENUE, SUITE 400
 SAN DIEGO, CALIFORNIA 92121
 PHONE: 619 594-4411
 EMAIL: info@thesquared.com

PLANNING CONSULTANT:
 THE SQUARED
 10000 SAN DIEGO AVENUE, SUITE 400
 SAN DIEGO, CALIFORNIA 92121
 PHONE: 619 594-4411
 EMAIL: info@thesquared.com

TELECOM COMPANY:
 SPRINT
 10000 SAN DIEGO AVENUE, SUITE 400
 SAN DIEGO, CALIFORNIA 92121
 PHONE: 619 594-4411
 EMAIL: info@storageusa.com

POWER COMPANY:
 SDG&E
 10000 SAN DIEGO AVENUE, SUITE 400
 SAN DIEGO, CALIFORNIA 92121
 PHONE: 619 594-4411
 EMAIL: info@storageusa.com

ENGINEER:
 JEFFREY A. SMITH
 10000 SAN DIEGO AVENUE, SUITE 400
 SAN DIEGO, CALIFORNIA 92121
 PHONE: 619 594-4411
 EMAIL: info@storageusa.com

SHEET INDEX

CALIFORNIA ESTATE CODE COMPLIANCE
 THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA ESTATE CODE, 2013 EDITION, AND THE CALIFORNIA COMMUNITY DEVELOPMENT CODE, 2013 EDITION. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA ESTATE CODE, 2013 EDITION, AND THE CALIFORNIA COMMUNITY DEVELOPMENT CODE, 2013 EDITION. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA ESTATE CODE, 2013 EDITION, AND THE CALIFORNIA COMMUNITY DEVELOPMENT CODE, 2013 EDITION.

ACCESSIBILITY REQUIREMENTS
 FACILITY IS UNIMPAIRED AND NOT FOR HUMAN INSTITUTIONAL UNDESIGNATED ACCESS REQUIREMENTS
 AND NOT REQUIRED BY ACCORDANCE WITH THE 2013 CALIFORNIA VOLUME CODE.

DIG ALERT
 811
 CALL TOLL FREE
 1-800-4-A-DIG
 AT LEAST 72 HOURS
 BEFORE YOU DIG

PROJECT SUMMARY

PROJECT NAME: STORAGE USA
 PROJECT ADDRESS: 4705 NORTH RIVER ROAD
 OCEANSIDE, CA 92057
 PROJECT TYPE: STORAGE UNITS AND ANTENNAS
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 PROJECT USE: STORAGE UNITS AND ANTENNAS
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DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT
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DRAWING SCALE

THE DRAWING SCALE BROWN IN THIS SET REPRESENTS THE CORRECT SCALE ONLY WHEN NOT IN 1" = 1' OR 1/2" = 1' SCALE. THIS SET IS NOT TO SCALE.



PROJECT INFORMATION
**NETWORK VISION
 NMBTS LAUNCH**

STORAGE USA
 SDAX0648
 CUP12-00024
 476 SOUTH BERRY ROAD
 CHANDLER, CA 95008

04/28/13
 REVISION DATE

REV.	DATE	DESCRIPTION	BY
1	04/28/13	ISSUE FOR PERMIT	AC
2	05/01/13	REVISED PERMIT	AC
3	05/01/13	REVISED PERMIT	AC
4	05/01/13	REVISED PERMIT	AC
5	05/01/13	REVISED PERMIT	AC
6	05/01/13	REVISED PERMIT	AC



PROJECT TITLE
SPECIFICATIONS & NOTES

PROJECT NUMBER
T-2

0

STRUCTURAL SPECIFICATIONS

- GENERAL: ALL STRUCTURAL MEMBERS SHALL BE CONFORM TO ASTM SPECIFICATIONS AND SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL STRUCTURAL MEMBERS SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL STRUCTURAL MEMBERS SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION.
- CONCRETE: ALL CONCRETE SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL CONCRETE SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL CONCRETE SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION.
- STEEL: ALL STEEL SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL STEEL SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL STEEL SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION.
- WOOD: ALL WOOD SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL WOOD SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL WOOD SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION.

CD-CITY COMMENTS

REV.	DATE	DESCRIPTION	BY
1	04/28/13	ISSUE FOR PERMIT	AC
2	05/01/13	REVISED PERMIT	AC
3	05/01/13	REVISED PERMIT	AC
4	05/01/13	REVISED PERMIT	AC
5	05/01/13	REVISED PERMIT	AC
6	05/01/13	REVISED PERMIT	AC

NOT FOR CONSTRUCTION LUMBER IS SPECIFIED

1. GENERAL: ALL STRUCTURAL MEMBERS SHALL BE CONFORM TO ASTM SPECIFICATIONS AND SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL STRUCTURAL MEMBERS SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL STRUCTURAL MEMBERS SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION.

PAINTING NOTES & SPECIFICATIONS

- GENERAL: ALL PAINTING SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL PAINTING SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL PAINTING SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION.
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PAINTING SCOPE

SCOPE	DESCRIPTION
1	CONCRETE
2	STEEL
3	WOOD

1. GENERAL: ALL PAINTING SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL PAINTING SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL PAINTING SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION.

1. GENERAL: ALL PAINTING SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL PAINTING SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL PAINTING SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION.

GENERAL GUIDELINES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER.
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1. GENERAL: ALL WORK SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL WORK SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION. ALL WORK SHALL BE PROVIDED WITH PROTECTIVE COATINGS TO PREVENT CORROSION.

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PROJECT INFORMATION
 NETWORK VISION
 MIBETS LAUNCH
 STORAGE USA
 SD4XCR848
 CUP12-00024
 4100 SOUTH MAIN ROAD
 COVINGTON, CA 95027

REVISIONS
 REV. DATE DESCRIPTION
 1 04/29/13
 2 05/01/13
 3 05/01/13
 4 05/01/13
 5 05/01/13
 6 05/01/13
 7 05/01/13

CD-CITY COMMENTS

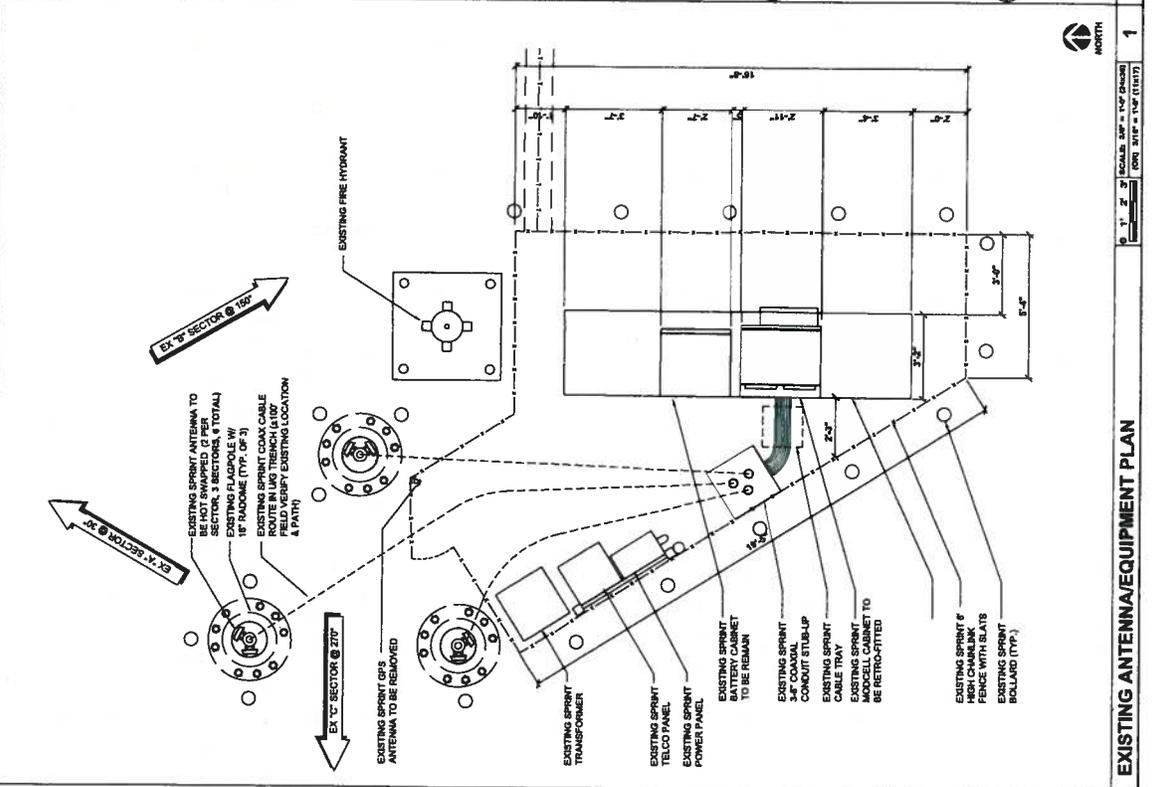
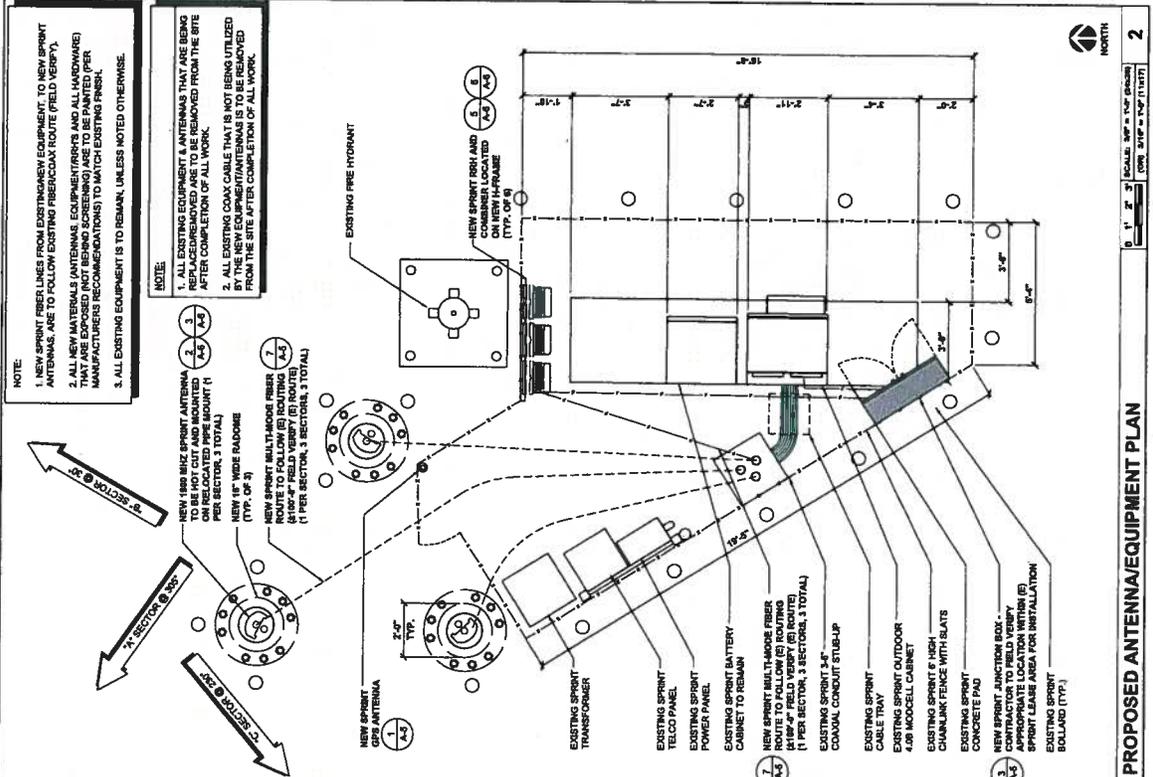
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2	05/01/13	SD4XCR848	AC	AC
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4	05/01/13	SD4XCR848	AC	AC
5	05/01/13	SD4XCR848	AC	AC
6	05/01/13	SD4XCR848	AC	AC
7	05/01/13	SD4XCR848	AC	AC

NOT FOR CONSTRUCTION (ALLS)
 LIMITED TO CONSTRUCTION



EXISTING AND INTERIM
 ENLARGED EQUIPMENT
 & ANTENNA PLANS

SHEET NUMBER: A-2
 0



PROPOSED ANTENNA/EQUIPMENT PLAN

EXISTING ANTENNA/EQUIPMENT PLAN

SCALE: 1/8" = 1'-0" (HORIZ)
 1/8" = 1'-0" (VERT)

SCALE: 1/8" = 1'-0" (HORIZ)
 1/8" = 1'-0" (VERT)

0 1' 2' 3' NORTH

0 1' 2' 3' NORTH



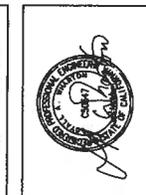
PROJECT INFORMATION:
 NETWORK VISION
 NIMETS LAUNCH

STORAGE USA
 SDAX06046
 CUP12-00024
 4700 NORTH WALKER ROAD
 CHICAGO, IL 60637

ISSUED DATE: 04/26/13
 ISSUED FOR:

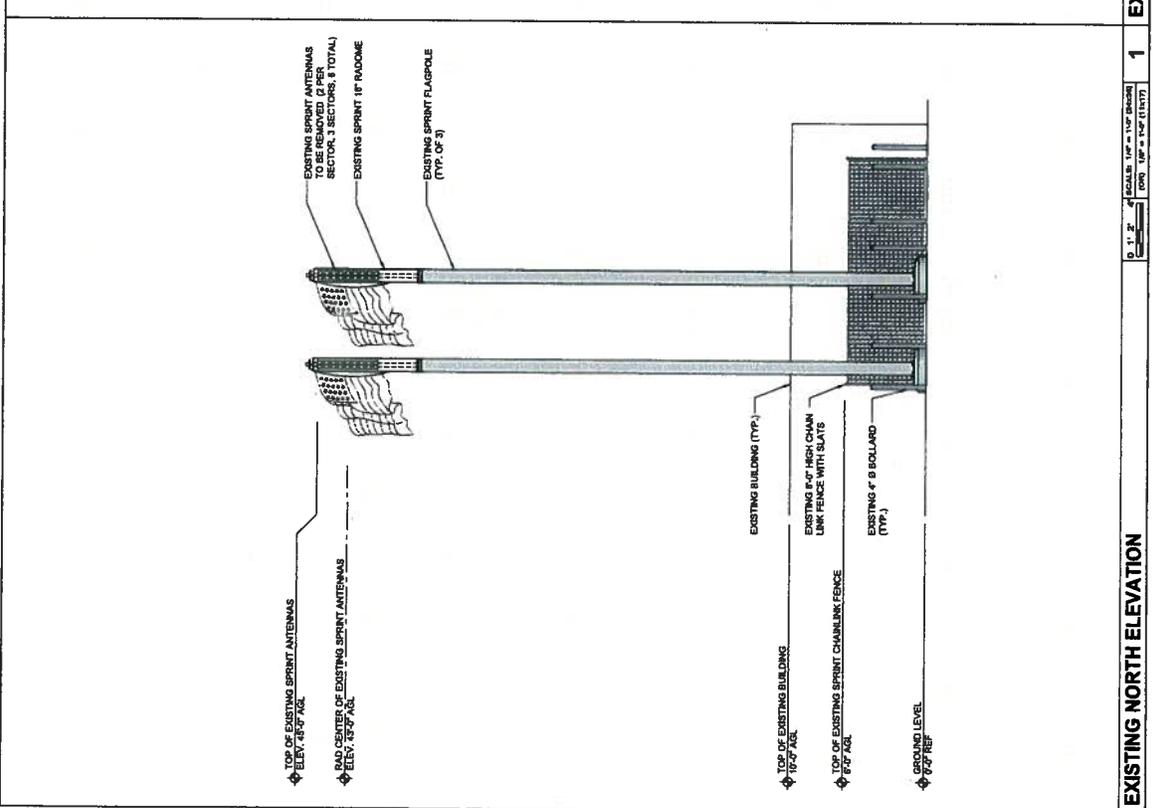
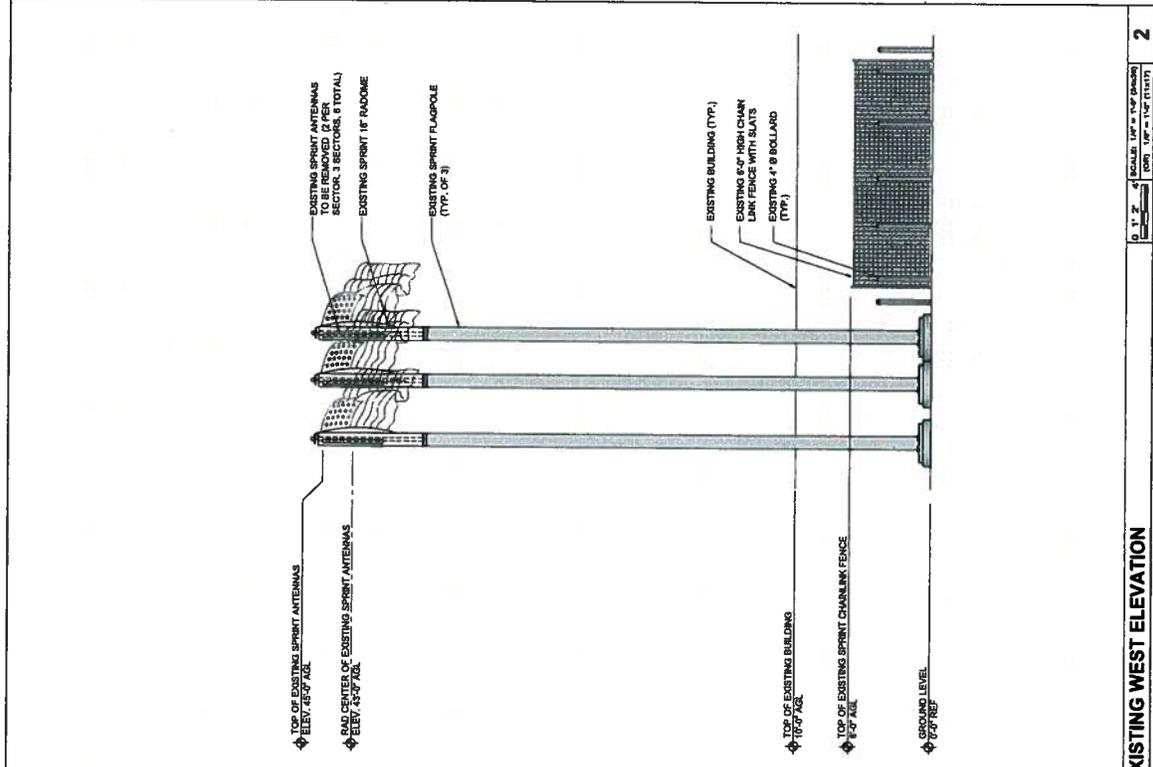
CD-CITY COMMENTS

REV.	DATE	DESCRIPTION	BY	CHK
0	08/01/12	SPR. CD REVIEW	AC	AC
1	10/01/12	WORK CD REVIEW	AC	AC
2	01/10/13	CD FOR IMP	AC	AC
3	04/26/13	CITY COMMENTS	AC	AC



SHEET TITLE
 EXISTING SOUTH & WEST ELEVATIONS

SHEET NUMBER
 A-3 0



0 1" = 2' SCALE: 1/4" = 1'-0" FINISH FOR 1/4" = 1'-0" FINISH

0 1" = 2' SCALE: 1/4" = 1'-0" FINISH FOR 1/4" = 1'-0" FINISH

EXISTING NORTH ELEVATION 1

EXISTING WEST ELEVATION 2



PROJECT INFORMATION:
 NETWORK VISION
 MIMB'S LAUNCH
 STORAGE USA
 SD34XCR46
 CUP12-00024
 ONE NORTH GARDEN BOULEVARD
 OCEANA, CA 94957

PROJECT DATE: 04/28/13
 SHEET FOR: CD-CITY COMMENTS

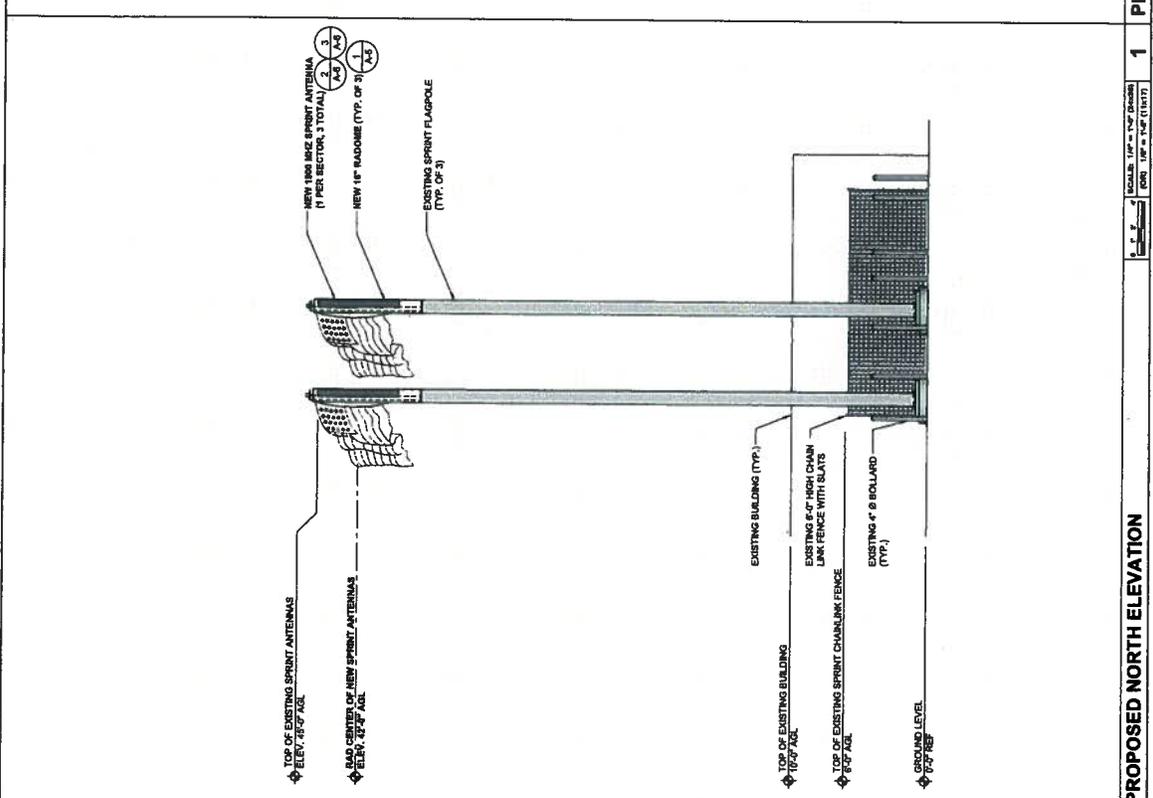
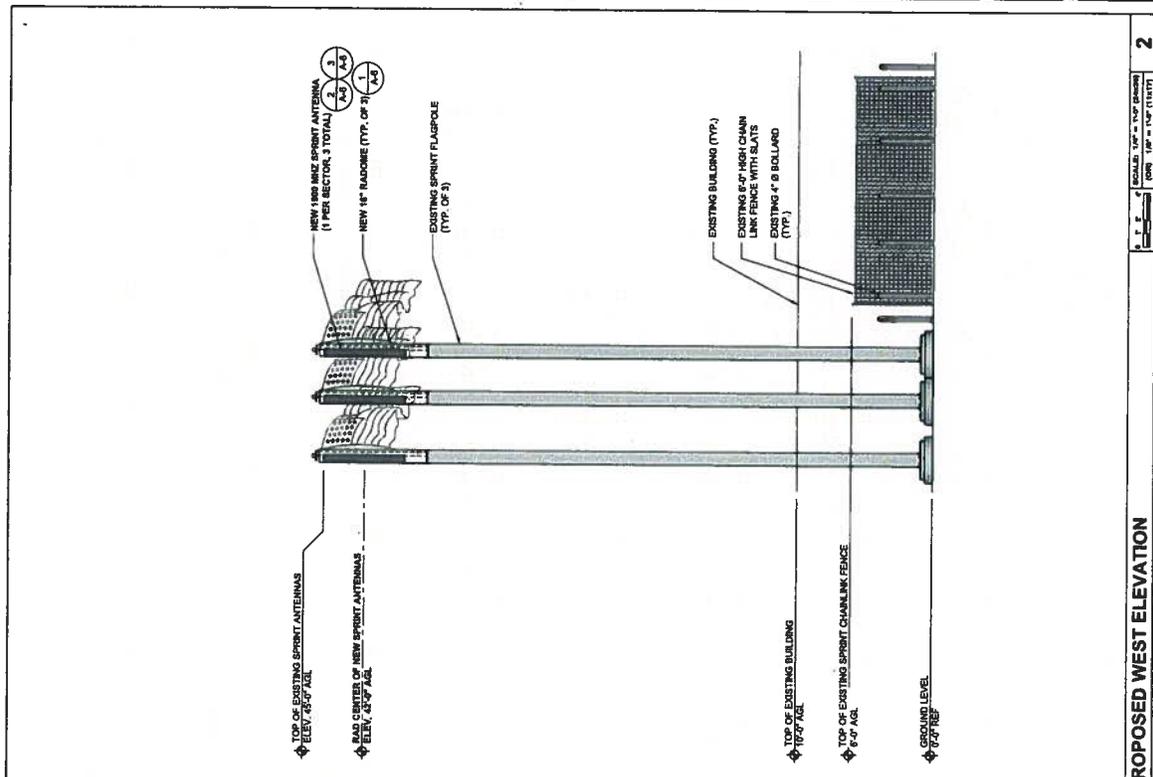
REV.	DATE	DESCRIPTION	BY	CHK
0		ISSUE FOR REVIEW	JC	
1		ISSUE FOR REVIEW	JC	
2		ISSUE FOR REVIEW	JC	
Δ		CITY COMMENTS	JC	

NOT FOR CONSTRUCTION UNLESS LISTED IN CONSTRUCTION SET



SHEET TITLE: FINAL NORTH & WEST ELEVATIONS

SHEET NUMBER: A-4
 REVISIONS: 0



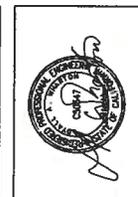


PROJECT INFORMATION:
 NETWORK VISION
 NMBTS LAUNCH
 STORAGE USA
 SD04/KC846
 CUP12-00024
 100 NORTH WILSON ROAD
 CHANDLER, AZ 85027

ISSUED DATE: 04/28/13
 ISSUED FOR:

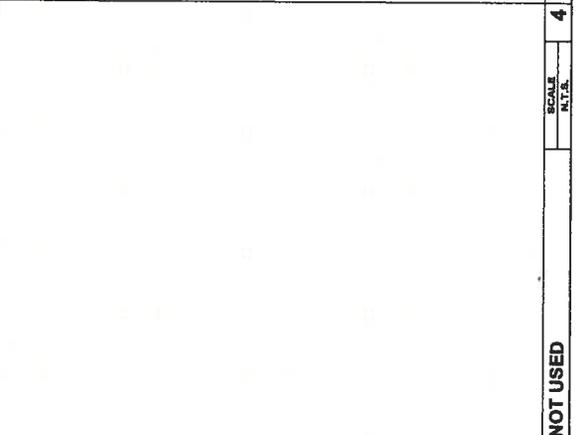
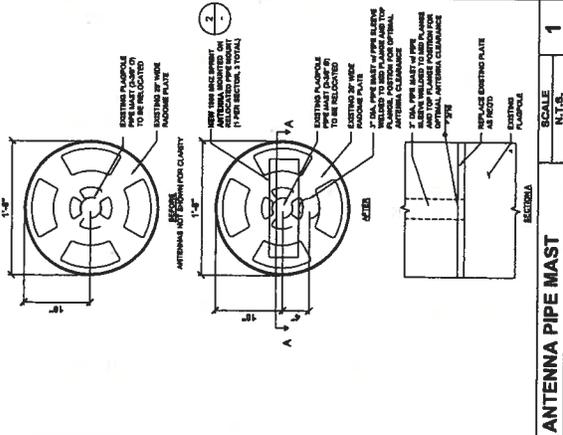
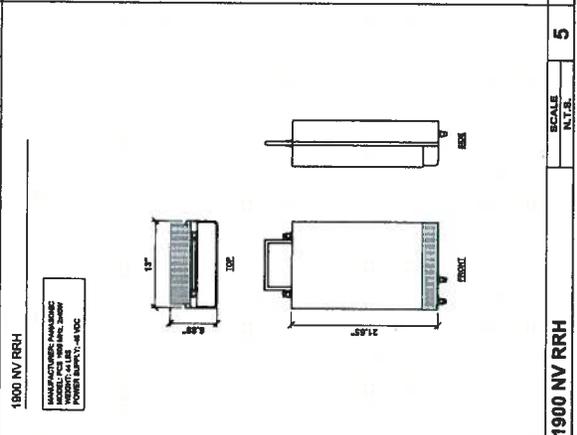
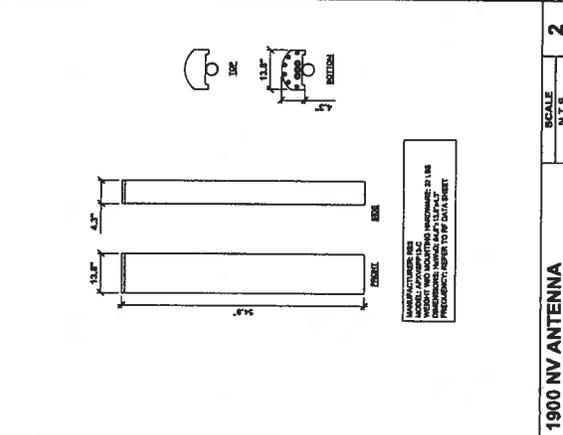
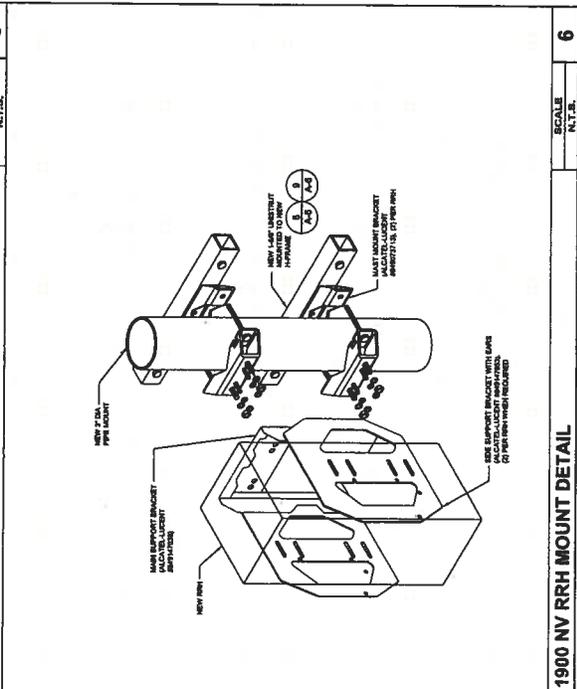
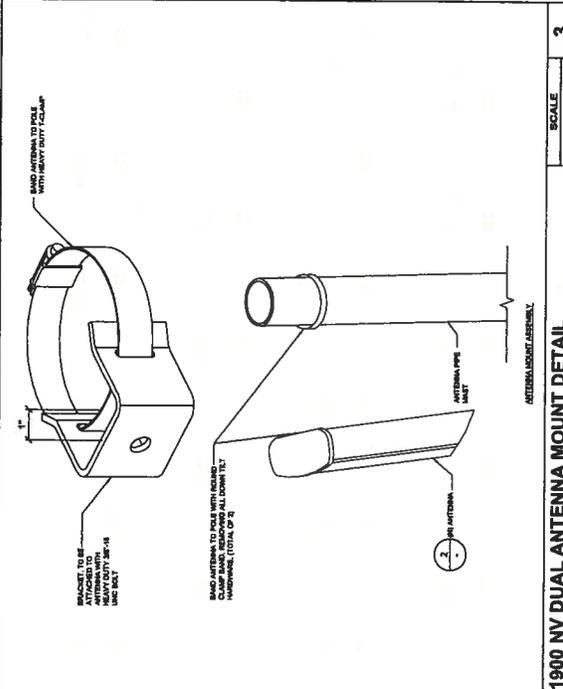
CD-CITY COMMENTS

REV.	DATE	DESCRIPTION	BY
0	04/28/13	ISSUE FOR REVIEW	JC
1	05/01/13	ISSUE FOR REVIEW	JC
2	05/01/13	CD FOR IAP	JC
3	05/01/13	CD COMMENTS	JC



SHEET TITLE: ANTENNA DETAILS
 SHEET NUMBER: NETWORK

A-6 0



GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL LOCAL ORDINANCES. ALL ELECTRICAL MATERIALS SHALL BE LISTED COMPONENTS AND WIRING SHALL BE AS REQUIRED TO MEET NEC STANDARDS.
- CONTRACTOR SHALL COORDINATE WITH LOCAL POWER COMPANY FOR ALL CONNECTIONS TO LOCAL POWER TO THE METER BASE. POWER SERVICE REQUIREMENT IS 200 AMP, 208V, 3 PHASE WITH 20 AMP PANEL.
- CONTRACTOR SHALL COORDINATE WITH LOCAL TELEPHONE COMPANY FOR ALL CONNECTIONS TO LOCAL TELEPHONE SERVICE. ALL CONNECTIONS SHALL BE MADE AT THE TERMINAL OF THE CABLE.
- UNDERGROUND POWER AND TELEPHONE LINES SHALL BE ROUTED IN A COMMON TRENCH. ALL UNDERGROUND LINES EXPOSED ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL UNLESS OTHERWISE SPECIFIED.
- ALL TELECOM LINES SHALL BE 4' O.C. AT PVC CONDUIT AND SHALL BE RIGID GALVANIZED STEEL UNLESS OTHERWISE SPECIFIED. THE PVC SHALL BE ROUTED AND TERMINATED AT THE PERMITS AREA. NEAR UTILITY POLES OR ENDS AREA, CONDUIT SHALL BE RIGID GALVANIZED STEEL UNLESS OTHERWISE SPECIFIED.
- CONDUIT SHALL BE INSTALLED AT FACE OF EQUIPMENT AND SHALL BE RIGID GALVANIZED STEEL UNLESS OTHERWISE SPECIFIED. THE EQUIPMENT INSTALLATION SHALL BE SETTERED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S INSTRUCTIONS.
- THE SERVICE CABINET, INCLUDING 20 AMP PANEL, AND ALL ELECTRICAL MATERIALS SHALL BE INSTALLED BY THE CONTRACTOR. CONTRACTOR SHALL USE THE PANEL SCHEDULE ON THIS SHEET FOR REQUIRED REQUIREMENTS.
- LOCATION OF ELECTRIC METER AND DISCONNECT SWITCH TO BE DETERMINED BY THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER.
- IT SHALL BE INSTALLED IN ELECTRIC SERVICE RUMS EXCEEDING 100.
- CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS AND THE PERIODS IN REGARDS TO THE CONTRACTOR'S RESPONSIBILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE PROJECT SHALL BE BROUGHT UP DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PERMITS AREA.
- LOCATION OF EQUIPMENT, CONDUIT AND SERVICES SHOWN ON THIS SHEET SHALL BE COORDINATED WITH THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER. APPROXIMATE CONDUIT LOCATION AND ROUTING SHALL BE PERMITTED BY THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER.
- PROVIDE ALL SIZES AND JUNCTION BOXES WHERE SHOWN ON THIS SHEET.
- ALL CONDUITS SHALL BE MET WITH BENDS MADE IN ACCORDANCE WITH TABLE 304-10, NO RIGHT ANGLE BENDS. ALL CONDUITS SHALL BE INSTALLED ON LANDSIDE OF BUILDING INSIDE BUNGLES FOR ALL CONDUITS ON LANDSIDE.
- ALL CONDUIT TEMPERATURES SHALL BE PROVIDED WITH PLASTIC TIGHT INSULATING GROUNDING BARRIERS.
- ALL WIRING SHALL BE TYPE THHN, SOLID, ANNEALED COPPER UNLESS OTHERWISE SPECIFIED. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 304-10, NO RIGHT ANGLE BENDS. ALL CONDUITS SHALL BE INSTALLED ON LANDSIDE OF BUILDING INSIDE BUNGLES FOR ALL CONDUITS ON LANDSIDE.
- ALL NEW MATERIAL SHALL HAVE A FULL LABEL.
- CONDUIT ROUTING SHALL BE COORDINATED WITH THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER. APPROXIMATE CONDUIT LOCATION AND ROUTING SHALL BE PERMITTED BY THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER.
- ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN (NOT HAND WRITTEN).
- CONTRACTOR SHALL SUBMIT FOR APPROVAL ALL ELECTRICAL MATERIALS AND EQUIPMENT TO THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER'S INSTRUCTIONS. THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS, INCLUDING ALL CHANGES TO THE ORIGINAL DRAWINGS. THE CONTRACTOR SHALL SUBMIT ALL CHANGES TO THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER FOR APPROVAL.

- ALL ELECTRICAL DEVICES AND INSTALLATIONS OF THE CONTRACTOR SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE STATE AND LOCAL ELECTRICAL CODES AND ALL LOCAL ORDINANCES. ALL ELECTRICAL MATERIALS SHALL BE LISTED COMPONENTS AND WIRING SHALL BE AS REQUIRED TO MEET NEC STANDARDS.
- PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS THROUGH EXISTING STRUCTURE. ALL PENETRATIONS SHALL BE MADE IN ACCORDANCE WITH THE APPLICABLE STATE AND LOCAL ELECTRICAL CODES AND ALL LOCAL ORDINANCES. ALL PENETRATIONS SHALL BE MADE IN ACCORDANCE WITH THE APPLICABLE STATE AND LOCAL ELECTRICAL CODES AND ALL LOCAL ORDINANCES. ALL PENETRATIONS SHALL BE MADE IN ACCORDANCE WITH THE APPLICABLE STATE AND LOCAL ELECTRICAL CODES AND ALL LOCAL ORDINANCES.
- ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT (SERIAL NUMBER) SHALL BE FIELD INSPECTED WITH THE OWNER'S REPRESENTATIVE. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE STATE AND LOCAL ELECTRICAL CODES AND ALL LOCAL ORDINANCES. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE STATE AND LOCAL ELECTRICAL CODES AND ALL LOCAL ORDINANCES.
- CONTRACTOR SHALL SUBMIT FOR APPROVAL ALL ELECTRICAL MATERIALS AND EQUIPMENT TO THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER'S INSTRUCTIONS. THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS, INCLUDING ALL CHANGES TO THE ORIGINAL DRAWINGS. THE CONTRACTOR SHALL SUBMIT ALL CHANGES TO THE CONTRACTOR AND FIELD CONSTRUCTION MANAGER FOR APPROVAL.



PRODUCT INFORMATION:
 NETWORK VISION
 MIMETS LAUNCH
 STORAGE USA
 SD34XCR46
 CUP12-00024
 400 NORTH BIRCH BLVD
 ESCALANTE, CA 95929

ISSUED DATE: 04/28/13
 ISSUED FOR: CD-CITY COMMENTS

REV.	DATE	DESCRIPTION	BY
1	04/28/13	ISSUE FOR REVIEW	JC
2	04/28/13	ISSUE FOR REVIEW	JC
3	04/28/13	ISSUE FOR REVIEW	JC



SHEET TITLE: ELECTRICAL NOTES
 SHEET NUMBER: E-1
 REVISIONS: 0

SCALE: N.T.S.
 1

ELECTRICAL NOTES







11500 WILSON BLVD
SAN CLEMENTE, CA 92703

NETWORK VISION
MIBITS LAUNCH

STORAGE USA
SD3AXC648
CUP12-00024

ONE WILSON PARK BLVD
SAN CLEMENTE, CA 92703

REVISED DATE: 04/29/13

DESIGNED FOR: CD-CITY COMMENTS

REV.	DATE	DESCRIPTION	INT.
1	04/29/13	WIP CD REVIEW	AC
2	05/01/13	WIP CD REVIEW	AC
3	05/01/13	CD FOR BWP	AC
4	04/29/13	CD COMMENTS	AC

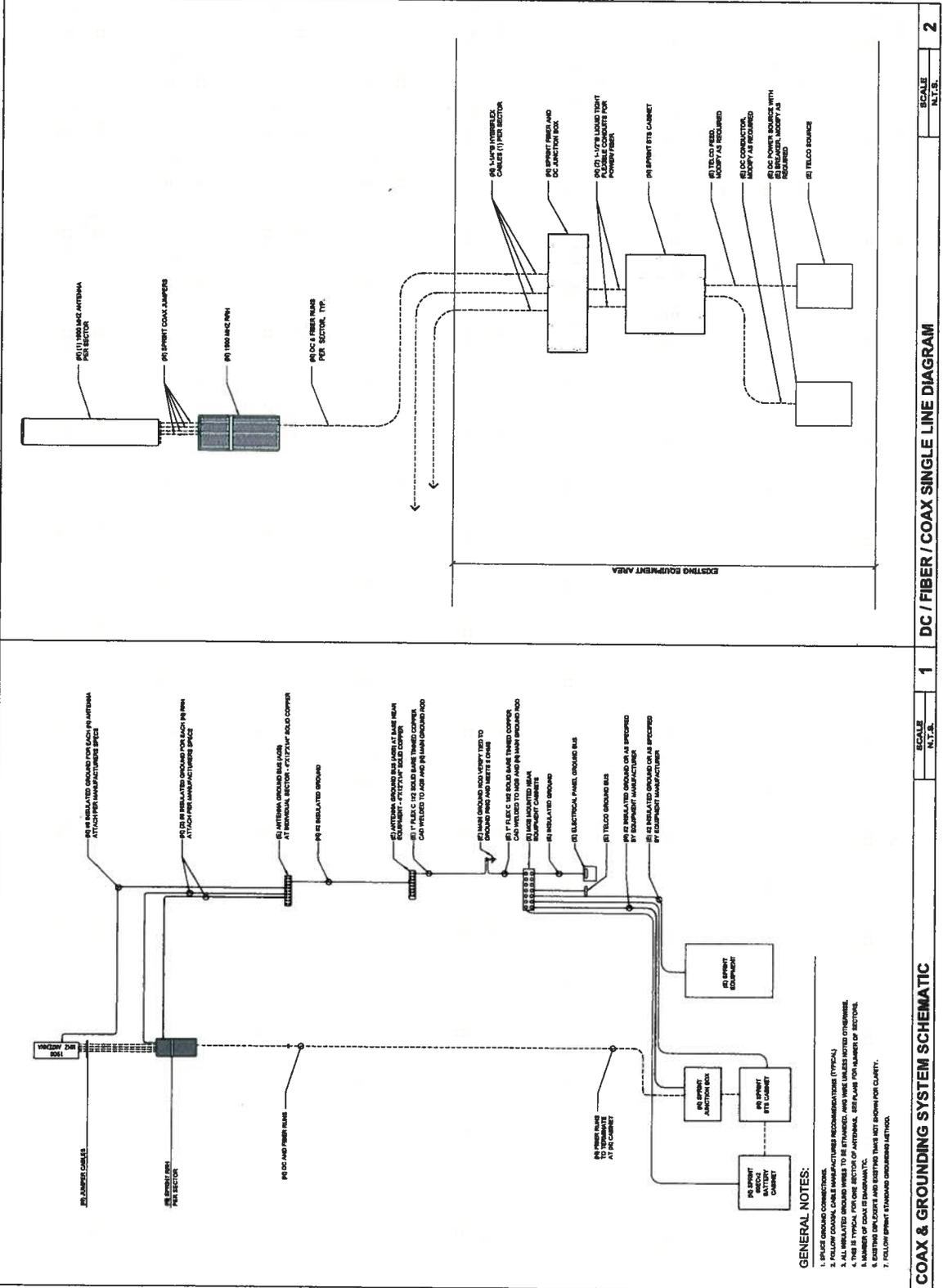
NOT FOR CONSTRUCTION UNLESS
LABELLED AS CONSTRUCTION SET

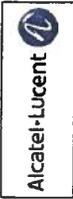


SHEET TITLE: GROUNDING SCHEMATICS

SHEET NUMBER: REVISOR:

E-2 0





PROJECT INFORMATION
 NETWORK VISION
 MMBTTS LAUNCH
 STORAGE USA
 SD34XC648
 CUP12-00024
 4705 NORTH HENRI ROAD
 OAKLAND, CA 94612

ISSUED DATE: 04/28/13
 ISSUED FOR:

CD-CITY COMMENTS

REV.	DATE	DESCRIPTION	BY	CHK'D BY	APP'D BY
1	04/28/13	ISSUE CD REVISION	JC		
2	04/28/13	ISSUE CD REVISION	JC		
3	04/28/13	CD FOR BAP	JC		
4	04/28/13	CITY COMMENTS	JC		



PROJECT NUMBER: E-3
 REVISION: 0

Appendix A - Overall Color Coding

Legend for Appendix A:

- Standard - Color 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Appendix B - Hybrid Color Coding

Legend for Appendix B:

- Standard - Color 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Appendix C - Hybrid Color Coding

Legend for Appendix C:

- Standard - Color 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Appendix D - Hybrid Color Coding

Legend for Appendix D:

- Standard - Color 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Appendix E - Hybrid Color Coding

Legend for Appendix E:

- Standard - Color 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Appendix F - Hybrid Color Coding

Legend for Appendix F:

- Standard - Color 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Appendix G - Hybrid Color Coding

Legend for Appendix G:

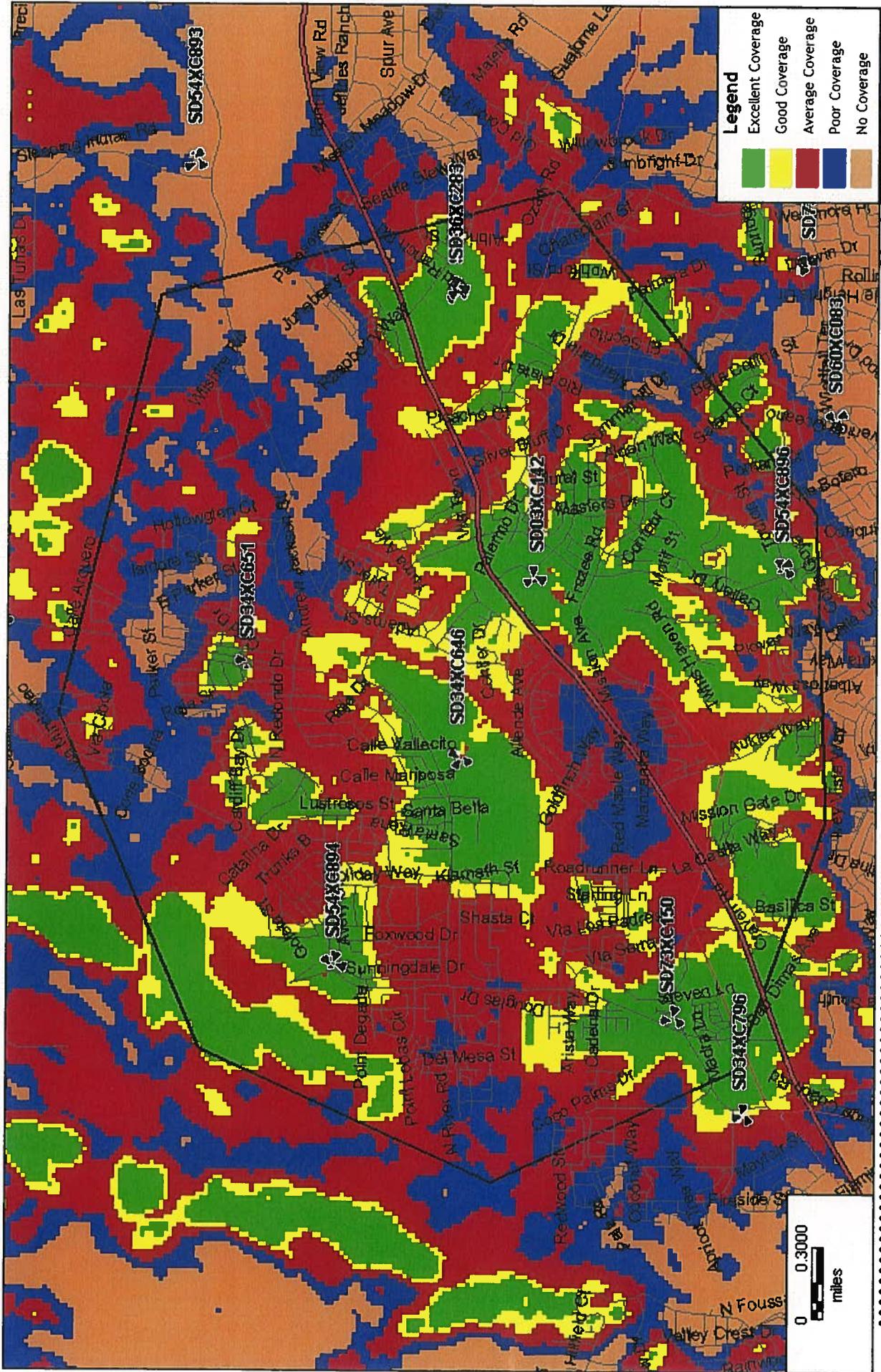
- Standard - Color 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Appendix H - Hybrid Color Coding

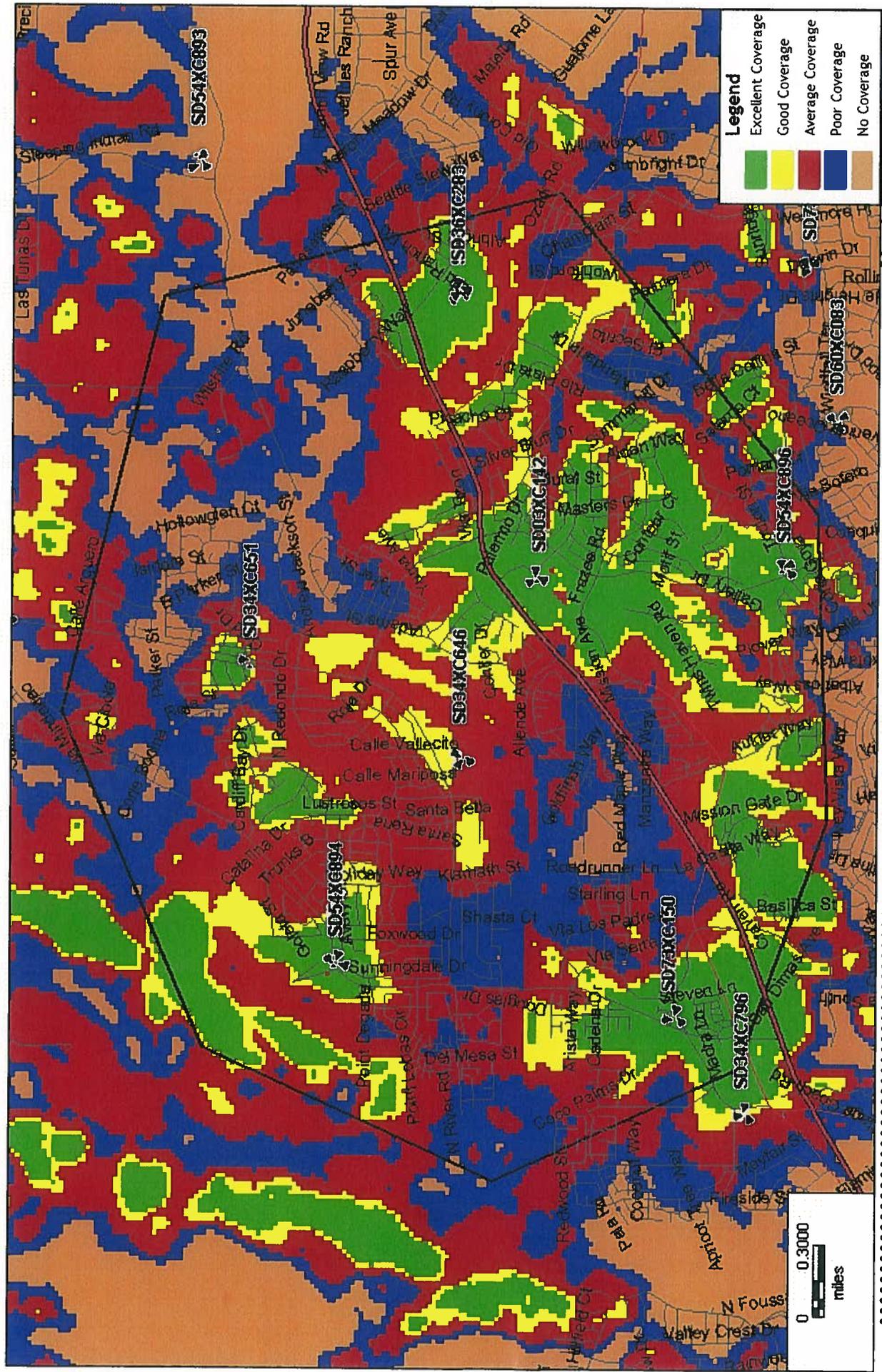
Legend for Appendix H:

- Standard - Color 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SD34XC646 Coverage with tier1 neighboring sites : with Site



SD34XC646 Coverage with tier1 neighboring sites : Without Site





NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 09/23/2013
 Removal: 03/23/2013
 (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 @ 4705 North River Road (CUP12-00024)
7. **DESCRIPTION:** Consideration of a Conditional Use Permit (CUP12-00024) for the continued operation of a stand alone wireless communications facility, with upgrades necessary to accommodate fourth generation (4G) wireless technologies. Specific facility upgrades consist of: the removal of six (6) existing antennas and the installation of three (3) new antennas; the installation of six (6) RRH ground units mounted near the existing ancillary equipment, 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..

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

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

 Sally Schifman, Consulting Assistant

Date: September 23, 2013

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

PLANNING COMMISSION
RESOLUTION NO. 2013-P40

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

APPLICATION NO: CUP12-00024
APPLICANT: Sprint/Nextel c/o Alcatel Lucent
LOCATION: 4705 North River Road

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 stand alone wireless communications facility in three existing flagpoles, with upgrades necessary to accommodate fourth generation (4G) wireless technologies as described in the Description and Justification and shown on plans dated April 29, 2013;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day of September, 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 (CUP12-00024):

- 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 provides for the continued operation of a wireless
10 communications facility.
- 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 industrial area. The proposed antenna upgrades would be
15 completely concealed from public view within three flagpoles.
- 16 3. Coverage maps were provided by the applicant demonstrating the need to maintain the
17 subject facility on the service grid as it currently exists. It was clearly shown that requiring
18 the removal of this site would negatively impact the applicant's ability to provide services
19 to its customers. The existing facility has not generated community concern and allowing
20 it to remain in its current location is the least intrusive means of providing continued
21 coverage for this provider in this area.
- 22 4. All applicable requirements and standards of Article 39 will be met by the proposed project
23 either as designed or as implemented in accordance with the Conditions of Approval.

24 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
25 approve Conditional Use Permit (CUP12-00024) subject to the following conditions:

26 Building:

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

- 1 3. The building plans for this project are required by State law to be prepared by a licensed
2 architect or engineer and must 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 must 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 4th, 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.

25 **Fire:**

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

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 (CUP12-00024) is granted for the continued operation of a stand-
8 alone wireless communications facility, 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 a new Conditional Use Permit.

12 11. Conditional Use Permit CUP12-00024 shall expire September 23, 2015 unless the
13 applicant has obtained a Building Permit and has requested an initial building inspection.

14 12. Entitlements granted for Conditional Use Permit CUP12-00024 and approved by this
15 resolution, shall be valid until March 26, 2016.

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 flagpoles shall be completely repainted to match
22 their original color. In addition, new American flags shall be placed on all three
23 flagpoles. The flags must be in proportion to the flagpoles, but shall not be less than
24 8'x12' in size. A note indicating this requirement shall be included on the building
25 plans.

26 15. The American flags shall be maintained in good repair and shall be replaced when they
27 are in such condition that it is no longer a fitting emblem for display.

28 16. The wireless communications facility permitted by this Resolution shall be operated and
29 maintained in compliance with Article 39.

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

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

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

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

12 25. Public access to the subject wireless communications facility shall be restricted. Required
13 security measures shall be provided as follows:

14 a) RF advisory signage shall be installed at access point(s) or path(s) to the antennas
15 and/or at each sector to establish awareness for potential exposure.

16 26. All required and proposed signage shall be shown on approved building plans.

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

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

1 the approved facility. Upon the City's request and discretion, the permittee(s) shall
2 provide an independently prepared technical analysis to substantiate the existence of any
3 technical prohibitions against the operation of a co-use facility. The permittee(s)' non-
4 compliance with this requirement may be grounds for the institution of revocation
5 proceedings of the Conditional Use Permit.

6 29. A Maintenance and Facility Removal Agreement shall be executed by the operator and
7 the property owner. Proof of such agreement shall be submitted to the City prior to the
8 issuance of building permits. Said agreement shall bind the operator and property owner
9 and their successors and assigns to the facility to the following:

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

- 1 30. The wireless communications facility shall include signage approved by the City Planner
2 identifying the name and phone number of a party to contact in the event of an emergency.
3 Such signage shall comply with any applicable provisions of Article 39 and Article 33 (sign
4 ordinance). This signage shall be included in the building plans.
- 5 31. The wireless communications facility and the site on which it is located shall be maintained
6 in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any
7 damage from any cause shall be corrected within five days of written notice by the City.
8 Graffiti shall be removed as soon as practicable, and in no event longer than 48 hours after
9 notice by the City.
- 10 32. The wireless communications facility shall be operated to minimize noise impacts to
11 surrounding residents and persons using nearby facilities and recreation areas. All
12 equipment that may emit noise in excess of the levels permitted by Article 38 of the City
13 Municipal Code (noise ordinance) shall be enclosed. Backup generators shall only be used
14 during periods of power outages or for testing.
- 15 33. Temporary power may be allowed during the initial construction or major repair of a
16 facility for the minimal amount of time necessary to complete the work. The operator shall
17 provide a timeline to the City Planner and keep staff updated as to the time of completion.
- 18 34. The wireless communications facility shall be installed and maintained in compliance with
19 the requirements of the Uniform Building Code, National Electrical Code, noise ordinance,
20 and other applicable codes, as well as other restrictions specified in Article 39.
- 21 35. This Conditional Use Permit may be revised in accordance with the provisions of the
22 Zoning Ordinance. Any application for a revision to Conditional Use Permit CUP12-
23 00024 shall be evaluated against the existing land use policies and any site area and
24 neighborhood changes.
- 25 36. Conditional Use Permit CUP12-00024 may be called for review by the Planning
26 Commission if complaints are filed and verified as valid by the City Planner or Code
27 Enforcement Officer concerning the violation of any of the approved conditions or the
28 project assumptions demonstrated under the application approval.
- 29 37. All costs reasonably incurred by the City in verifying compliance and in extending or
revoking an approval shall be borne by the applicant and/or permit holder.

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38. Failure to meet any conditions of approval for this development shall constitute a violation of this Conditional Use Permit. Conditional Use Permit CUP12-00024 may be revoked pursuant to Article 47 of the Zoning Ordinance.

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

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

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

42. The wireless communications facility shall be subject to, and governed by, any and all licensing authorities and any governmental agencies having jurisdiction over the property and/or use. The City's local approval of the facility shall not exempt the permittee(s) from any such pre-emptive regulations.

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

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1 44. 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-P40 on September 23, 2013 by the
6 following 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-P40.

21 Dated: September 23, 2013
22
23
24
25
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27
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29



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED	BY
12/12/12	SS

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT Sprint Nextel c/o Alcatel Lucent	2. STATUS
3. ADDRESS 9605 Scranton Road, #400 San Diego, CA 92121	4. PHONE/FAX/E-mail 619-417-6295
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Sure Site, ED Gala, Agent	
6. ADDRESS 20612 Kelvin Lane Huntington Beach, CA 92646	7. PHONE/FAX/E-mail 714.404.4237

HEARING
GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P. CUP12-00024
VARIANCE
COASTAL
O.H.P.A.C.

PART II – PROPERTY DESCRIPTION

8. LOCATION 4705 N. River Road	9. SIZE 500 sq. ft.
10. GENERAL PLAN LI	11. ZONING IL
12. LAND USE Commercial	13. ASSESSOR'S PARCEL NUMBER 157-060-42
14. LATITUDE 33°-14'42.035"N	15. LONGITUDE 117°-13'-19.908W

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 same	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): Ed Gala	36. DATE 12/7/12	37. OWNER (Print): ESS Prime LLC	38. DATE
Sign: <i>[Signature]</i>		Sign: SEE L.O.A.	

• 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.

RECEIVED



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JUL 08 2013

CITY OF OCEANSIDE
DEVELOPMENT SERVICES
Infrastructure Development Services

Authorized Agent for **Sprint Nextel and
Alcatel Lucent**
CUP12-00024
Sprint Nextel Project Number: SD34XC646
Sprint Nextel Project Name: Storage USA

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: 4705 N. River Road, Oceanside, CA 92057

APN: 157-060-42

Zoning: IL Light Industrial

General Plan: LI Light Industrial

Project Representative

Name: SureSite Consulting Group, LLC

Address: 20612 Kelvin Lane, Huntington Beach, CA 92646

Contact Information: Ed Gala, 714-709-1523, e.gala@sure-site.com

Sprint Contact

Name: Steve Layman

Alcatel Lucent

9605 Scranton Road, Suite 400, San Diego, CA 92121

(619) 417-6295

steve.layman@alcatel-lucent.com

Project Description

Proposed is the removal of six existing panel antennas mounted within three existing flagpoles located at a self-storage yard and the reinstallation of one new 4G antenna per flagpole (three total) and the placement of six RRH units near the existing ground mounted equipment within the existing equipment enclosure. One existing radio equipment cabinet will be retrofitted with the new 4G radios. There will be a net decrease in the number of antennas already authorized for this site by PC Resolution 2001-P10 from six to three. There will be no change to the external appearance of the stealth flagpoles.

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

The following is a summary of the proposed project improvements: remove six existing Sprint panel antennas, install three new 4G antennas, modify an existing modcell cabinet, install one new fiber junction box, install six new RRH units, install fiber backhaul service, remove all existing Sprint Coaxial cables, install three new hybridflex fiber optic cables, remove and replace existing Sprint GPS antenna.

Project Objectives

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

Alternative Site Analysis

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

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

Findings/Burden of Proof

The project site is located in an established developed area consisting of a mix of residential, commercial and industrial land uses. Storage yards have proved themselves to be ideal locations for wireless telecommunication facilities because the antenna use can easily be integrated into the operation of the storage use, 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. There will be no visual change to the flagpoles appearance and consequently no change to public view shed with project approval.

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

1. A letter dated December 12, 2012 from Sprint's National RF Engineering Manager attests and documents that this facility will operate in compliance with FCC regulations. Per Federal Law, the regulating, monitoring, review and consideration of potential wireless RF emission of this proposed installation is outside the purview of local jurisdictions and is irrelevant and illegal to the review of this project by staff and the Planning Commission at the local level. Once the site is on air, Sprint is willing to provide copies of relevant FCC compliance documentation to the city upon the city's request as allowed by law.

Article 30, Section 3906K

1. This site will continue to provide wireless telecommunication services to the surrounding community including voice, text, wireless internet and data communications.

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

SureSite Consulting Group, LLC

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4705 N. River Road
CUP 12-00024

15004

Site ~~100~~

EXHIBIT "A"

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CITY OF OCEANSIDE
DEVELOPMENT SERVICES

SPRINT (A) 4705 N. River Road

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

PARCEL A:

PARCEL 3 OF PARCEL MAP NO. 14211, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 27, 1986 AS INSTRUMENT NO. 86-078244 OF OFFICIAL RECORDS.

PARCEL B:

AN EASEMENT AND RIGHT-OF-WAY FOR ROAD PURPOSES, FOR INGRESS AND EGRESS, AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF TELEPHONE, GAS, ELECTRICITY, SEWER AND WATER LINES, CABLE TELEVISION AND FOR ALL OTHER UTILITIES, OVER, UNDER, ALONG AND ACROSS ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHERLY ONE-HALF OF SAID SOUTHWEST QUARTER THAT IS DISTANT THEREON SOUTH 89° 29' 47" EAST, A DISTANCE OF 1,037.46 FEET (RECORD SOUTH 89° 30' 00" EAST, A DISTANCE OF 1,038 FEET) FROM THE NORTHWEST CORNER THEREOF;

THENCE NORTH 00° 30' 13" EAST, (RECORD NORTH 00° 30' 00" EAST) A DISTANCE OF 5.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 65.00 FOOT RIGHT-OF-WAY, AS SHOWN ON ROAD SURVEY NO. 935 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY;

THENCE SOUTH 89° 29' 47" EAST (SOUTH 89° 35' 30" EAST, ROAD SURVEY NO. 935) ALONG SAID CENTER LINE, A DISTANCE OF 93.60 FEET (RECORD 83.25) TO THE POINT OF BEGINNING OF A 2,000 FOOT RADIUS CURVE, CONCAVE NORTHERLY;

THENCE SOUTH 0° 30' 13" WEST ALONG A RADIAL TO SAID CURVE, A DISTANCE OF 52.00 FEET TO A POINT ON A 2,052.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, SAID CURVE BEING CONCENTRIC WITH THE ABOVE MENTIONED 2,000 FOOT RADIUS CURVE;

THENCE EASTERLY ALONG THE ARC OF SAID 2,052.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 13° 32' 11" A DISTANCE OF 484.79 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO THE INTERSECTION OF A LINE DRAWN PARALLEL WITH AND DISTANCE 52.00

FEET SOUTHERLY FROM THE CENTERLINE OF SAID ROAD SURVEY NO. 935 AND A LINE DRAWN PARALLEL WITH AND DISTANT 10.00 FEET MEASURED AT RIGHT ANGLES NORTHERLY OF THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE LEAVING SAID 2,052.00 FOOT RADIUS CURVE SOUTH 89° 29' 47" EAST ALONG SAID LINE DRAWN PARALLEL WITH AND DISTANT 10.00 FEET MEASURED AT RIGHT ANGLES NORTHERLY OF THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 158.71 FEET;

THENCE AT RIGHT ANGLES SOUTH 0° 39' 13" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 29' 47" WEST, A DISTANCE OF 202.34 FEET TO A POINT BEING THE INTERSECTION OF A LINE DRAWN PARALLEL WITH AND DISTANT 52.00 FEET SOUTHERLY FROM THE CENTERLINE OF SAID ROAD SURVEY NO. 935 AND SAID SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING ON SAID 2,052.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY;

THENCE CONTINUING SOUTH 89° 29' 47" EAST, 10.55 FEET;

THENCE AT RIGHT ANGLES TO SAID SOUTHERLY LINE NORTH 0°30' 13" EAST 10.00 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND DISTANT 10.00 FEET MEASURED AT RIGHT ANGLES NORTHERLY OF THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE SOUTH 89° 29' 47" EAST 54.18 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

AN EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO ELECTRIC POWER, TELEPHONE, GAS, WATER, SEWER AND CABLE TELEVISION LINES AND APPURTENANCES THERETO, OVER, UNDER, ALONG AND ACROSS THE EASTERLY 30.00 FEET OF PARCEL 2 OF PARCEL MAP NO. 14211, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 27, 1986 AS INSTRUMENT NO. 86-078244 OF OFFICIAL RECORDS.

SAID EASEMENT IS HEREBY DECLARED TO BE APPURTENANT TO AND FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNER OR OWNERS OF ALL OR ANY PORTION OF SAID PARCEL MAP.

APN: 057-060-42-00