

# AGENDA NO. 4

PLANNING COMMISSION



CITY OF OCEANSIDE

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DATE: October 7, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMIT (CUP13-00018) FOR UPGRADES TO AND THE CONTINUED OPERATION OF A WIRELESS COMMUNICATIONS FACILITY AT 2424 VISTA WAY – SPRINT AT 2424 VISTA WAY – 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-P43 approving Conditional Use Permit CUP13-00018 with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Site Review:** The project site at 2424 Vista Way is primarily utilized as a commercial office building. The property has a General Plan Land Use designation of Professional Commercial (CP) and a zoning designation of PC (Professional Commercial).

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

**Project Background:** This subject site was initially approved for a wireless communications facility on August 23, 2000. The original Administrative Conditional Use Permit (ACUP-2-00) granted Sprint PCS entitlements for nine (9) roof-mounted antennas and an ancillary equipment shelter enclosed in the existing office building. Entitlements granted by ACUP-2-00 expired on August 23, 2005.

In 2007, Sprint PCS submitted an application, Administrative Conditional Use Permit (ACUP-5-07), for a new permit in order to continue operating this facility. No design or equipment changes were proposed at the time of the permit renewal request. The request was approved pursuant to the City Planner's decision dated July 23, 2007.

Entitlements granted by Administrative Conditional Use Permit (ACUP-5-07) expired on July 23, 2012.

The current application for Sprint Nextel was submitted on May 20, 2013.

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

Conditional Use Permit CUP13-00018 represents a request for the following:

- (a) The continued operation of a wireless communications facility, with upgrades necessary to accommodate fourth generation (4G) wireless technologies. Specific facility upgrades consist of: the removal of existing copper wire coaxial cables and the installation of fiber optic cables, the installation of a fiber optic junction box, fiber backhaul service, and three new RRH units (one per antenna sector, three sectors), as well as the removal and replacement of the existing equipment and battery cabinets. There are no proposed changes to the nine (9) existing panel antennas. (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 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 Professional Commercial (CP). 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 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 on an existing office building. Office buildings are good 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 equipment upgrades would be completely concealed from public view on the rooftop. 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 continue to be screened from view behind the parapet of a 40-foot office 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 added equipment on the rooftop 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 Professional Commercial zone, the maximum allowed building height is 50 feet. The new RRH units would be mounted at a maximum height of 38 feet, 8 inches, which is below the maximum height of the building parapets, which are 39 feet, 2 inches in height, and therefore, the facility 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 most recent permit for this facility expired on July 23, 2012. The 10-year limit for the subject Conditional Use Permit shall be retroactive and shall expire on July 23, 2022.

## **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 antennas is 2.4 percent of the general population limit (0.48 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 rooftop location 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 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 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-P43 approving Conditional Use Permits CUP13-00018 with findings and conditions of approval attached herein (Attachment 4).

PREPARED BY:

SUBMITTED BY:

  
Sally Schifman  
Project Planner

  
Marisa Lundstedt  
City Planner

ML/SS/vm

Attachments:

1. Plans dated August 14, 2013
2. Signal Coverage Maps
3. Environmental Determination
4. Planning Commission Resolution No. 2013-P43
5. Other Attachments (Application Page, Description and Justification, Legal Description)



# NETWORK VISION MMBTS LAUNCH PLAZA CAMINO REAL SD35XC267

2424 VISTA WAY  
OCEANSIDE, CA 92054  
SAN DIEGO COUNTY  
LATITUDE: 33.18376000/33° 11' 1.536"  
LONGITUDE: -117.33552000/117° 20' 7.872"  
STEALTHROOFTOP  
SAN DIEGO MARKET

**CALIFORNIA STATE CODE COMPLIANCE:**

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE, CALIFORNIA CITY/COUNTY ORDINANCES
- CALIFORNIA ADMINISTRATIVE CODE (MAY, TITLE 24 & 91)
- NATIONAL ELECTRICAL CODE (NEC)
- NATIONAL MECHANICAL CODE (NMC)
- NATIONAL PLUMBING CODE (NPC)
- ANSI/ASHRAE 90.1-2001 ENERGY EFFICIENCY DESIGN STANDARD FOR BUILDINGS
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA FIRE CODE

**ACCESSIBILITY REQUIREMENTS:**

FACILITY IS UNDESIGNED AND NOT FOR HUMAN HABITATION. HANDED OFF ACCESS SHALL BE IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE.

### CODE BLOCK

APPROVAL	SIGNATURE	DATE
SITE ACQUISITION MANAGER		
CONSTRUCTION MANAGER		
AE MANAGER		
PLANNING CONSULTANT		
RF MANAGER		
PROPERTY AGENT		
PROJECT MANAGER		

### SIGNATURE BLOCK



**DRIVING DIRECTIONS**

DEPART SAN DIEGO INTERNATIONAL AIRPORT  
 BEAR LEFT (SOUTH-WEST) ONTO LOCAL ROAD(S) AIRPORT FBT / TERMINAL RETURN / TURN LEFT (EAST) ONTO N. HARBOUR RD  
 TURN LEFT (NORTH) ONTO N. HARBOUR ST  
 TAKE RAMP (LEFT) ONTO I-5 (SAN DIEGO FLY) - S  
 AT EXIT 33B, TAKE RAMP (RIGHT) ONTO I-5 (SAN DIEGO FLY) CARMEL VALLEY RD  
 AT EXIT 31B, TAKE RAMP (RIGHT) ONTO SR-78 CH-78 / ESCORPADO  
 AT EXIT 31A, TAKE RAMP (RIGHT) ONTO SR-78 CH-78 / ESCORPADO  
 BEAR LEFT (EAST) ONTO LOCAL ROAD(S)  
 TURN LEFT (NORTH) ONTO VISTA WAY  
 TURN RIGHT (SOUTH-EAST) ONTO VISTA WAY  
 APPROX 2424 VISTA WAY, OCEANSIDE, CA 92054

**PROJECT DESCRIPTION**

SPRINT PROPOSES TO MODIFY AN EXISTING UNDESIGNED TELECOMMUNICATIONS FACILITY. THE FACILITY IS A STEALTH ROOFTOP WITH TWO COLUMNS (9' TOTAL 3' PER SECTION) AND ONE 12' X 12' COLUMN. THE FACILITY IS TO BE MODIFIED TO ACCOMMODATE THE FOLLOWING:

- 1) NEW SECTION OF STRUCTURE WITH EXISTING FOUNDATION
- 2) EXISTING STRUCTURE WITH EXISTING FOUNDATION
- 3) EXISTING STRUCTURE WITH EXISTING FOUNDATION
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- 10) EXISTING STRUCTURE WITH EXISTING FOUNDATION

**PROJECT SUMMARY**

**APPLICANT:**  
 MONTELUCCIO ON BEHALF OF SPRINT/NETEL  
 703 PALM AVE SUITE 400  
 SAN DIEGO, CA 92161  
 TEL: (619) 517-6995  
 FAX: (619) 517-6995

**PROPERTY INFORMATION:**  
 PROPERTY OWNER: DUNS PROPERTY MANAGEMENT COMPANY  
 703 PALM AVE SUITE 400  
 OCEANSIDE, CA 92054  
 PH: (619) 433-7333  
 CONTACT: CHRIS CURRY

**GENERAL PLAN LAND USE DESIGNATION:** PROFESSIONAL COMMERCIAL (PC)  
**ZONING CLASSIFICATION:** (PC) PROFESSIONAL COMMERCIAL  
**UNIFORM CODE:** 9010 CFC  
**SECTION:** 17.04  
**JURISDICTION:** CITY OF OCEANSIDE  
**CURRENT USE:** UNDESIGNED WIRELESS TELECOMMUNICATIONS FACILITY  
**PROPOSED USE:** UNDESIGNED WIRELESS TELECOMMUNICATIONS FACILITY  
**PARCEL NUMBER(S):**  
 183-210-14-00  
**LEASE AREA:**  
 APPROX 1,803 SQ. FT.

**SHEET DESCRIPTION**

1-1	TITLE SHEET
1-2	GENERAL NOTES & SYMBOLS
1-3	SCHEMATIC & NOTES
1-4	COLOR CODING & REFS
1-5	OVERALL SITE PLAN
1-6	PROPOSED COMPONENT & ANTENNA PLANS
1-7	PROPOSED MOUNT AND MOUNT ELEVATIONS
1-8	FOUNDATION PLANS
1-9	GROUNDING PLANS
1-10	FREE SITE PLAN
1-11	TOWER TOP/STACK BLOCK DIAGRAM AND DRAWING LEGEND
1-12	COUNTY MOUNTED EQUIPMENT CONNECTIONS AND TOWER MOUNTING DETAIL DRAWINGS
1-13	GROUNDING DETAIL CONNECTIONS TO EXISTING FOUNDATION AND REBAR CONNECTIONS

**SHEET INDEX**

**ARCHITECT:**  
 HDC ARCHITECTS/ENGINEERS, P.C.  
 4700 ZEPHURUS BLVD SUITE 200  
 SAN DIEGO, CA 92121  
 TEL: (619) 570-8841  
 FAX: (619) 570-8841  
 WWW: HDCARCHITECTS.COM

**ELECTRICAL ENGINEER:**  
 HDC ARCHITECTS/ENGINEERS, P.C.  
 4700 ZEPHURUS BLVD SUITE 200  
 SAN DIEGO, CA 92121  
 TEL: (619) 570-8841  
 FAX: (619) 570-8841  
 WWW: HDCARCHITECTS.COM

**STRUCTURAL ENGINEER:**  
 ZSR INC. 1600 S. MISSION, SUITE 200  
 SAN DIEGO, CA 92108  
 TEL: (619) 578-6000  
 FAX: (619) 578-6000  
 WWW: ZSRINC.COM

**SITE ACQ. PROJECT MANAGER:**  
 ALBERT LUCENT  
 7000 OHWELLO AVE  
 SAN DIEGO, CA 92121  
 TEL: (619) 517-6995  
 FAX: (619) 517-6995  
 WWW: albert@lucent.com

**CONSTRUCTION MANAGER:**  
 ALBERT LUCENT  
 7000 OHWELLO AVE SUITE 400  
 SAN DIEGO, CA 92121  
 TEL: (619) 517-6995  
 FAX: (619) 517-6995  
 WWW: albert@lucent.com

**PLANNING CONSULTANT:**  
 SHEL SITE CONSULTING GROUP, LLC  
 10000 SAN DIEGO RD SUITE 142  
 SAN DIEGO, CA 92121  
 TEL: (619) 517-6995  
 FAX: (619) 517-6995  
 WWW: shel@shel.com

**POWER COMPANY:**  
 SDC&E  
 6330 CENTURY PARK COURT  
 SAN DIEGO, CA 92121  
 TEL: (619) 517-6995  
 FAX: (619) 517-6995  
 WWW: sdce.com

**TELEPHONE COMPANY:**  
 AT&T  
 7000 OHWELLO AVE  
 SAN DIEGO, CA 92121  
 TEL: (619) 517-6995  
 FAX: (619) 517-6995

**REVISIONS**

REV	DATE	DESCRIPTION
A	10/26/13	ISSUED FOR BIDDING
B	11/26/13	ISSUED FOR BIDDING
C	12/25/13	REVISED PER ZONING COMMENTS
D	01/14/14	ISSUED FOR CONSTRUCTION

**DATE FOR CONSTRUCTION SET:**  
 08-14-2013

**DATE FOR CONSTRUCTION SET:**  
 08-14-2013



**TITLE SHEET**

**SHEET NUMBER:** 0

**PROJECT NUMBER:** 224276

RECEIVED  
 SEP 04 2013  
 CITY OF OCEANSIDE  
 DEVELOPMENT SERVICES

**ATTACHMENT 1**



**BATTERY INFORMATION / NOTES:**

- A. ALL BATTERIES TO BE USED ON SITE MUST BE NEW UNLESS OTHERWISE SPECIFIED.
- B. ALL BATTERIES MUST BE STORED IN A WELL VENTILATED AREA.
- C. ALL BATTERIES MUST BE STORED IN A DRY AREA.
- D. ALL BATTERIES MUST BE STORED IN A SECURE AREA.
- E. ALL BATTERIES MUST BE STORED IN A CLEAN AREA.
- F. ALL BATTERIES MUST BE STORED IN A PROTECTIVE CONTAINER.
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**EMERGENCY NOTES:**

- A. THE DEPARTMENT SHALL INSPECT AND APPROVE ALL BATTERIES BEFORE USE.
- B. THE DEPARTMENT SHALL INSPECT AND APPROVE ALL BATTERIES BEFORE USE.
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CLASS 1 WATER REACTIVE LIQUID  
CORROSIVE LIQUID  
OTHER HEALTH HAZARD LIQUID

- 1. ALL BATTERIES MUST BE STORED IN A PROTECTIVE CONTAINER.
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- 50. ALL BATTERIES MUST BE STORED IN A PROTECTIVE CONTAINER.

**BATTERY INFO & FIRE DEPT NOTES**

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

**SITE NUMBER: SD35XC267**  
**SITE NAME: PLAZA CAMINO REAL**

EMERGENCY CONTACT SIGNAGE



REQUIRED NFPA SIGNAGE

**SITE IDENTIFICATION SIGNAGE**

RF SIGNAGE

**NOTICE:**  
THE RADIO FREQUENCY (RF) EMISSIONS AT THIS SITE HAVE BEEN EVALUATED FOR POTENTIAL RF EXPOSURE FOR PERSONAL WHO MAY NEED TO WORK NEAR THESE ANTENNAE. RF EXPOSURE AT 8' OR CLOSER TO THE FACE OF THE ANTENNA MAY EXCEED FCC PUBLIC STANDARD AND THUS ONLY QUALIFIED RF WORKERS MAY WORK IN THIS 8' EXCLUSION ZONE. OTHERS WHO NEED TO WORK IN THIS 8' EXCLUSION ZONE SHOULD CALL 888-589-1400 FOR INSTRUCTIONS. REFER TO SITE SD34XC641

**RF WARNING SIGNAGE**



**HAZARDOUS MATERIAL SIGNAGE**



NETWORK VISION AMBITIOUS LAUNCH  
CL193 0008  
**PLAZA CAMINO REAL**  
SD35XC267  
2424 VISTA WAY  
OCEANSIDE, CA 92054  
SAN DIEGO COUNTY

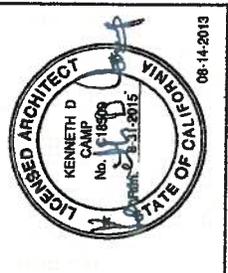
ISSUE DATE: 08/14/13

ISSUE DATE:

**CONSTRUCTION REVISIONS**

REV	DATE	DESCRIPTION
A	08/05/13	ISSUED FOR PERMITS
B	08/28/13	ISSUED FOR PERMITS
C	08/28/13	ISSUED FOR PERMITS
D	08/28/13	ISSUED FOR PERMITS

LICENSE:



SHEET TITLE:

SIGNAGE AND NOTES

SHEET NUMBER:

G-2

0

224276







PROJECT INFORMATION:

NETWORK VISION/HAM/BI/AUNCTI  
CUNY 0008  
**PLAZA CAMINO REAL**  
SD35XC267  
2424 VISTA WAY  
OCCANSDIE, CA 92054  
SAN DIEGO COUNTY

ISSUE DATE:

08/14/13

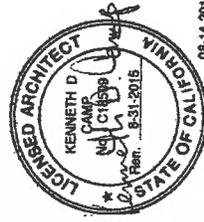
BUILD FOR:

CONSTRUCTION

REV	DATE	DESCRIPTION
A	02/05/13	ISSUED FOR PER CD REVIEW
B	04/26/13	ISSUED FOR PER CD REVIEW
C	04/25/13	REVISED PER TONING COMMENTS
D	08/14/13	ISSUED FOR CONSTRUCTION

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET

ENCLOSURE



SHEET TITLE:

EXISTING EQUIPMENT AND ANTENNA PLANS

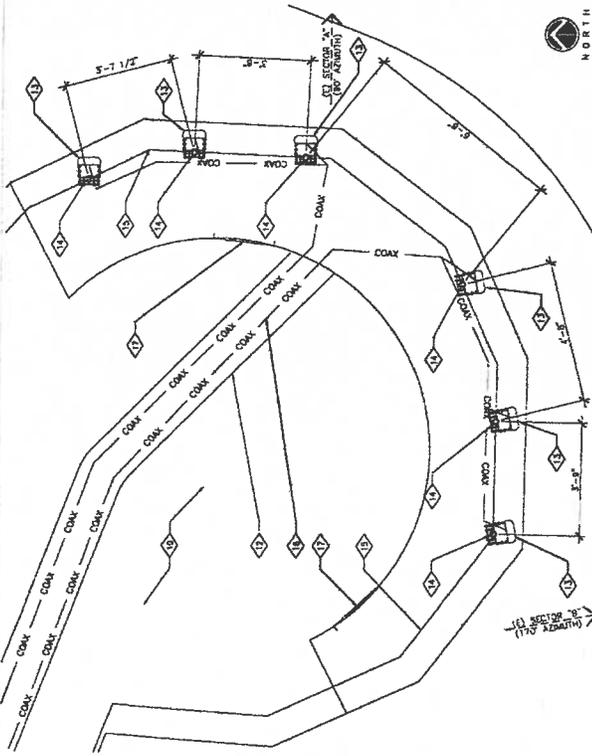
SUBMIT NUMBER:

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A-2

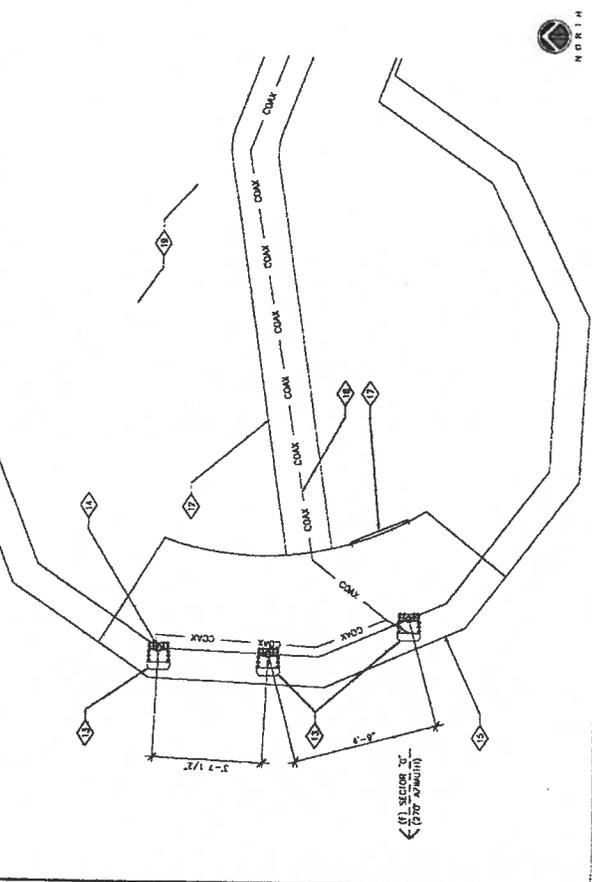
REVISION:

224276



EXISTING ANTENNA PLAN (ALPHA & BETA SECTOR) 2

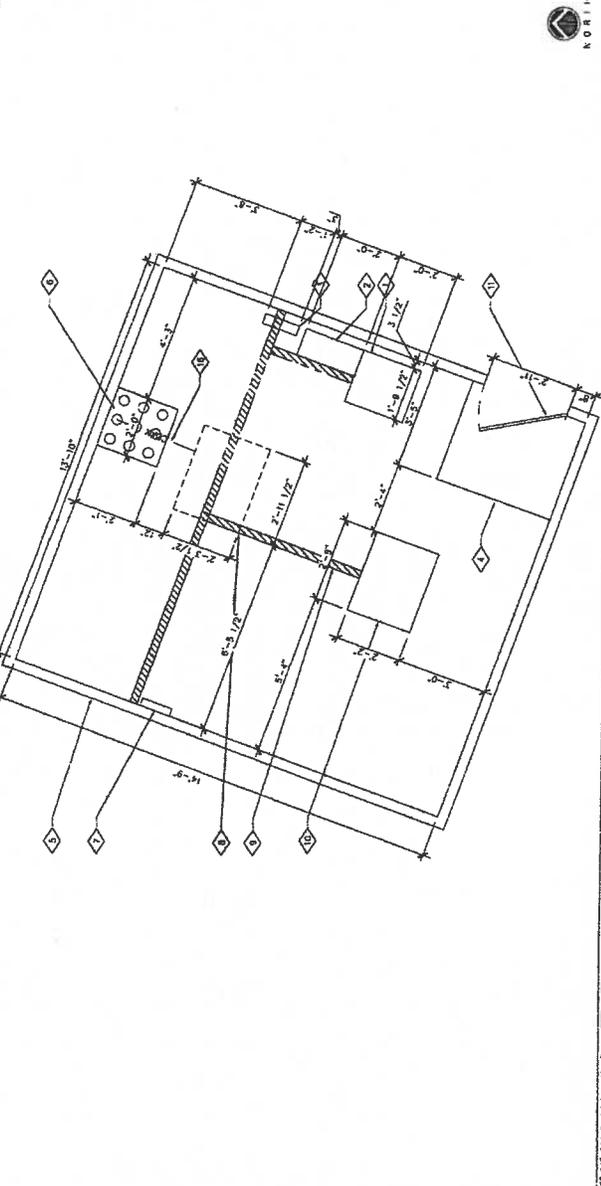
27'x34\"/>



EXISTING ANTENNA PLAN (GAMMA SECTOR) 3

27'x34\"/>

- EXISTING TELE COUNTR
- 1- EXISTING PDC CABINET
  - 2- EXISTING AC PANE
  - 3- EXISTING 10' STEP UP IN FLOOR
  - 4- EXISTING SPRIET EQUIPMENT ROOM @ 3rd FLOOR
  - 5- EXISTING CABLE TRAY IN CEILING
  - 6- EXISTING MASTER GROUND BAR
  - 7- EXISTING SPRIET MARCELL TO BE REMOVED
  - 8- EXISTING CABLE BAR ON CEILING
  - 9- EXISTING POWER/QUALITY CABINET TO REMAIN
  - 10- EXISTING EQUIPMENT SPACE ACCESS DOOR
  - 11- EXISTING SPRIET COAX CABLE TRAY
  - 12- EXISTING SPRIET COAX ANTENNAS TO REMAIN (6 TOTAL, 3 PER SECTOR)
  - 13- EXISTING SPRIET ANTENNA PILES (110')
  - 14- EXISTING PARALLEL WALL
  - 15- EXISTING SPRIET COAX ROUTE (TO BE REMOVED)
  - 16- EXISTING ANTENNA SPACE ACCESS HATCH



EXISTING EQUIPMENT PLAN 1

27'x34\"/>

KEYED NOTES



**KDC**  
KDC CONSULTING, P.C.  
10000 WILLOW GROVE DRIVE, SUITE 200  
SAN DIEGO, CA 92121  
TEL: 619-594-8800  
WWW.KDCCONSULTING.COM

PROJECT INFORMATION

NETWORK VISION AMPLIFIER  
CLIENTS: 0008  
**PLAZA CAMINO REAL**  
SD35XC267  
2424 VISTA WAY  
OCEANSIDE, CA 92054  
SAN DIEGO COUNTY

ISSUE DATE: 08/14/13

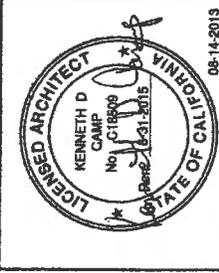
CONSTRUCTOR:

CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A	08/06/13	ISSUED FOR SOE CD REVIEW	BMC
B	08/26/13	ISSUED FOR BOR CD REVIEW	BMC
C	08/29/13	REVISED PER ZONING COMMENTS	BMC
D	08/14/13	ISSUED FOR CONSTRUCTION	BMC

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTOR SET

DATE:



SHEET TITLE:

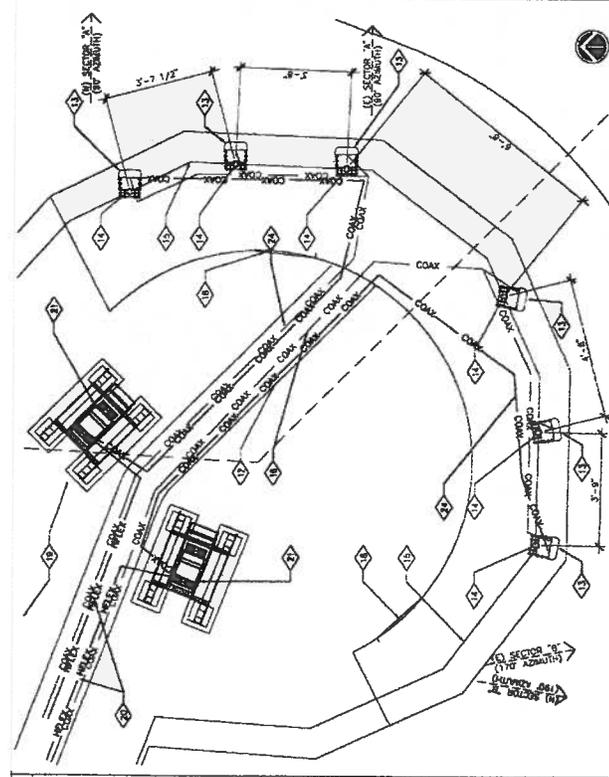
INTERIM EQUIPMENT AND ANTENNA PLANS

REVISION:

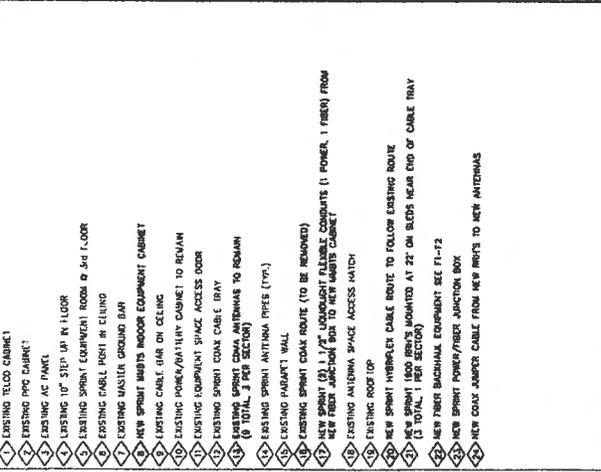
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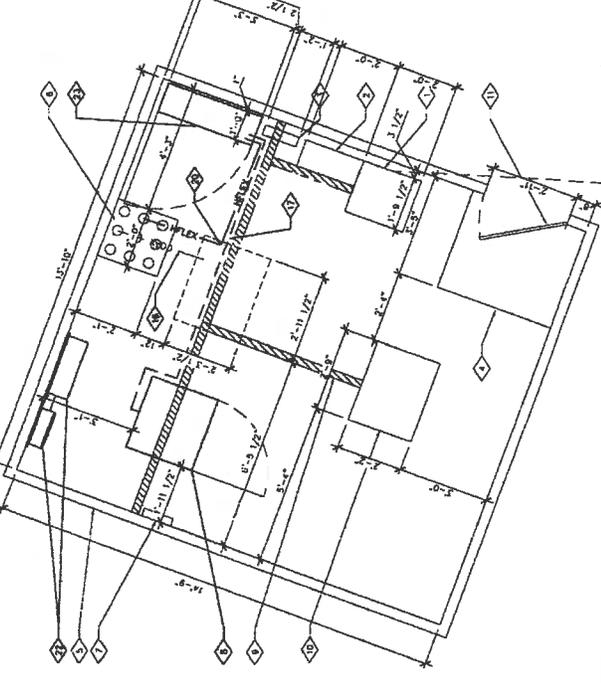
224276



INTERIM ANTENNA PLAN (GAMMA SECTOR) 3  
22'-0" SCALE: 1/8" = 1'-0"  
11'-0" SCALE: 1/4" = 1'-0"



INTERIM ANTENNA PLAN (ALPHA & BETA SECTORS) 2



INTERIM EQUIPMENT PLAN 1

- 1. EXISTING TOWER CABINET
- 2. EXISTING AC PANEL
- 3. EXISTING 10' STEP UP IN FLOOR
- 4. EXISTING SPRINKLER EQUIPMENT ROOM @ 5th FLOOR
- 5. EXISTING PANEL HOIST IN CEILING
- 6. EXISTING WALKER GROUND BAY
- 7. NEW SPRINKLER INDOOR EQUIPMENT CABINET
- 8. EXISTING CABLE AIR ON CEILING
- 9. EXISTING POWER/VA/THRY CABINET TO REMAIN
- 10. EXISTING EQUIPMENT SPACE ACCESS DOOR
- 11. EXISTING SPINNI COAX CABLE TRAY
- 12. NEW SPRINKLER COAX ANTENNAS TO REMAIN (3 TOTAL @ 5th FLOOR)
- 13. EXISTING SPINNI ANTENNA PIPES (TYP.)
- 14. EXISTING PARAPET WALL
- 15. EXISTING SPRINKLER COAX ROUTE (TO BE REMOVED)
- 16. NEW SPRINKLER 1/2" LIGHTEIGHT FLEXIBLE COAX (1 POWER, 1 FIBER) FROM NEW FIBER JUNCTION BOX TO NEW WALKER CABINET
- 17. EXISTING ANTENNA SPACE ACCESS HATCH
- 18. EXISTING ROOF TOP
- 19. NEW SPRINKLER COAX CABLE ROUTE TO FOLLOW EXISTING ROUTE
- 20. NEW SPRINKLER COAX PIPES MOUNTED AT 2' ON SLABS NEAR END OF CABLE TRAY (3 TOTAL, 1 PER SECTOR)
- 21. NEW FIBER BUCKLEUP EQUIPMENT SEE PL-12
- 22. NEW SPRINKLER POWER/FIBER JUNCTION BOX
- 23. NEW COAX JUMPER CABLE FROM NEW PIPES TO NEW ANTENNAS

KEYED NOTES

INTERIM EQUIPMENT PLAN 1

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



**KDC**  
**ARCHITECTS ENGINEERS P.C.**  
 1000 AVENUE OF THE STARS  
 SUITE 1000  
 COSTA MESA, CALIFORNIA 92626  
 TEL: 714.440.1000  
 FAX: 714.440.1001

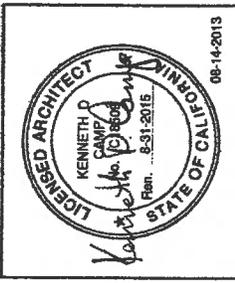
PROJECT INFORMATION:  
 NETWORK VISION AMBIS/LAUNCH  
 CUM150008  
**PLAZA CAMINO REAL**  
 SD35XC267  
 2424 VISTA WAY  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

ISSUE DATE: 08/14/13  
 SHEET NO.: 0

CONSTRUCTION

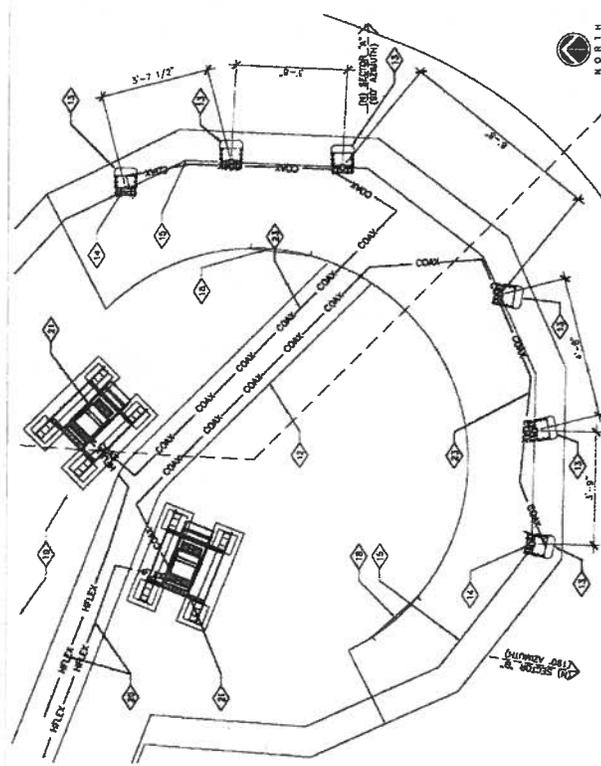
REV.	DATE	DESCRIPTION
A	07/09/13	ISSUED FOR BID CD REVIEW
B	07/29/13	ISSUED FOR BID CD REVIEW
C	08/26/13	REVISED FOR ZONING COMMENTS
D	08/27/13	ISSUED FOR CONSTRUCTION

NOT FOR CONSTRUCTION UNLESS  
 CHECKED BY CONSTRUCTION SET  
 ARCHITECT



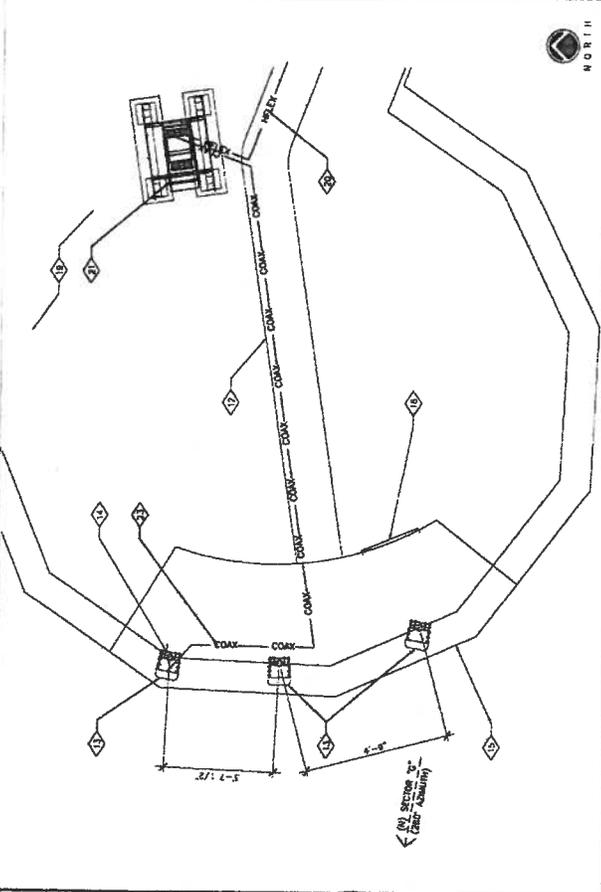
SHEET TITLE:  
 PROPOSED EQUIPMENT AND  
 ANTENNA PLANS

SHEET NUMBER:	0
REVISION:	
PROJECT NUMBER:	224276

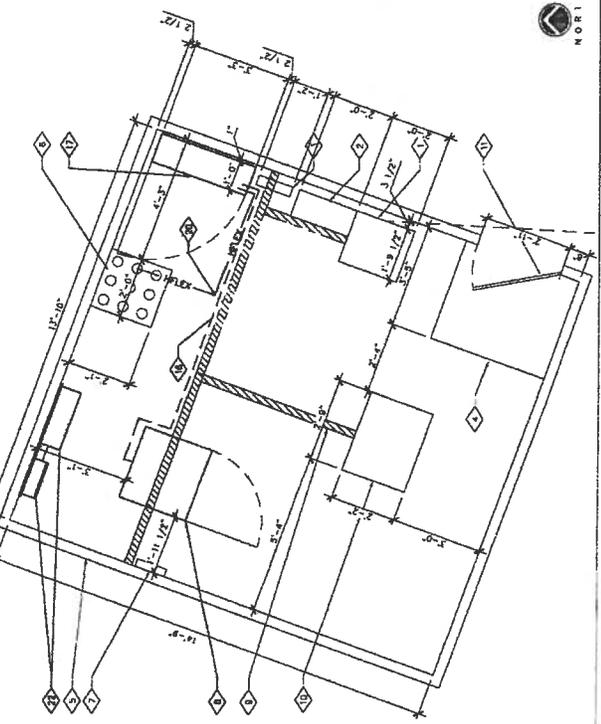


NEW ANTENNA PLAN (ALPHA & BETA SECTORS) 2

- 1. EXISTING FIELD CABINETS
- 2. EXISTING PFC CABINETS
- 3. EXISTING AC PANEL
- 4. EXISTING 10" STEP UP IN FLOOR
- 5. EXISTING CABLE PORT IN CEILING
- 6. EXISTING WASHTRAY GROUND BAR
- 7. NEW SPURT LAMINIS INDOOR EQUIPMENT CABINET
- 8. EXISTING CABLE RAIL ON CEILING
- 9. EXISTING POWER/EQUIPMENT CABINET TO REMAIN
- 10. EXISTING EQUIPMENT SPACE ACCESS DOOR
- 11. EXISTING SPURT COAX CABLE TRAY
- 12. EXISTING SPURT COAX ANTENNAS TO REMAIN (9 TOTAL, 3 PER SECTOR)
- 13. EXISTING SPURT PFC MOUNT TO REMAIN (TYPE)
- 14. EXISTING PARAMPT WALL
- 15. NEW SPURT (3) 1.1' X 1.1' LUENTRON FLEXIBLE COMPONENTS (1 POWER, 1 REPLY FROM NEW BROW JUNCTION BOX TO NEW ANTENNA CABINET)
- 16. NEW SPURT POWER/FIBER JUNCTION BOX
- 17. EXISTING ANTENNA SPACE ACCESS HATCH
- 18. EXISTING ROOF TOP
- 19. NEW SPURT INHIBITEX CABLE ROUTE TO FOLLOW EXISTING ROUTE
- 20. NEW SPURT 1800 RHYX MOUNTED AT 22' ON SLIDS NEAR END OF CABLE TRAY (3 TOTAL, 1 PER SECTOR)
- 21. NEW FIBER BROADBAND EQUIPMENT SEE F1-F2
- 22. NEW COAX JUMPER CABLE FROM NEW BROW'S TO NEW ANTENNAS



NEW ANTENNA PLAN (GAMMA SECTOR) 3



NEW EQUIPMENT PLAN 1

KEYED NOTES





PROJECT INFORMATION:  
 NETWORK VISION/AMBI/MS/AD/NC/H  
 CURFEORDER  
**PLAZA CAMINO REAL**  
 SD35XC267  
 2424 VISTA WAY  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

ISSUE DATE: 08/14/13

SHEET NO: CONSTRUCTION

REV	DATE	DESCRIPTION
A	07/05/13	ISSUED FOR PER TO REVIEW
B	04/28/13	ISSUED FOR PER TO REVIEW
C	06/25/13	REVISED PER ZONING COMMENTS
D	08/14/13	ISSUED FOR CONSTRUCTION

LICENSE: NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



SHEET TITLE: NEW NORTH AND WEST ELEVATIONS

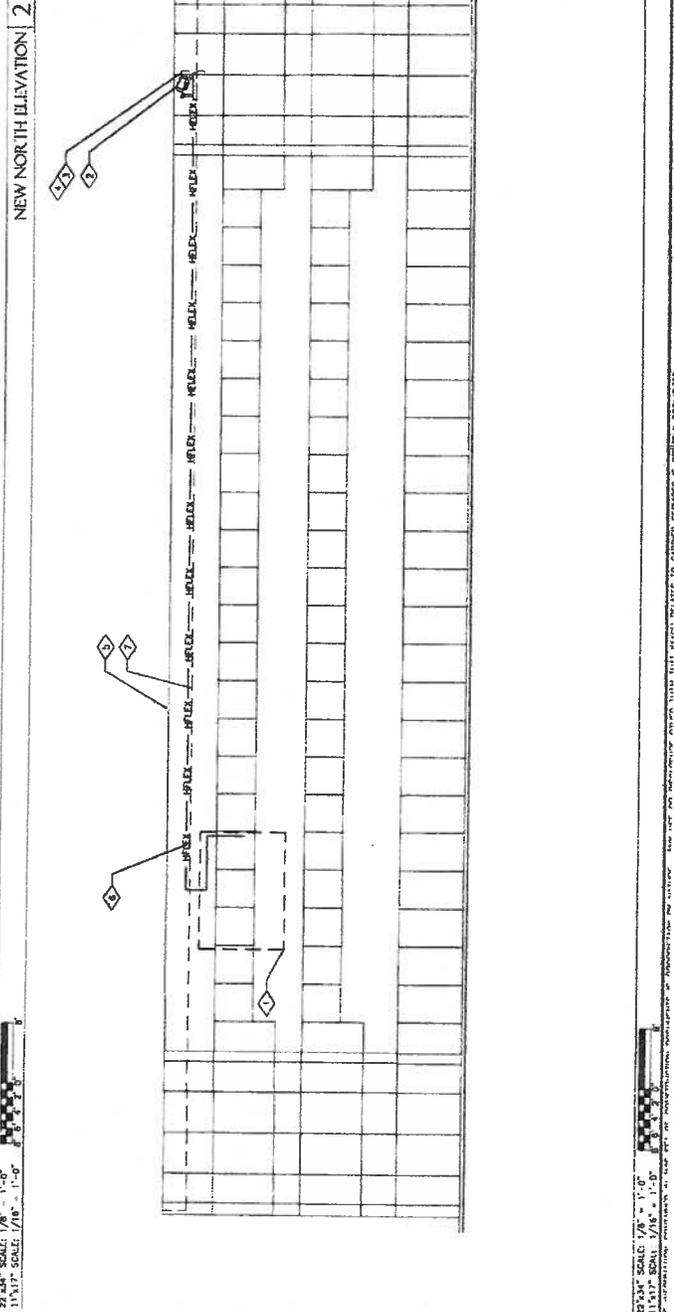
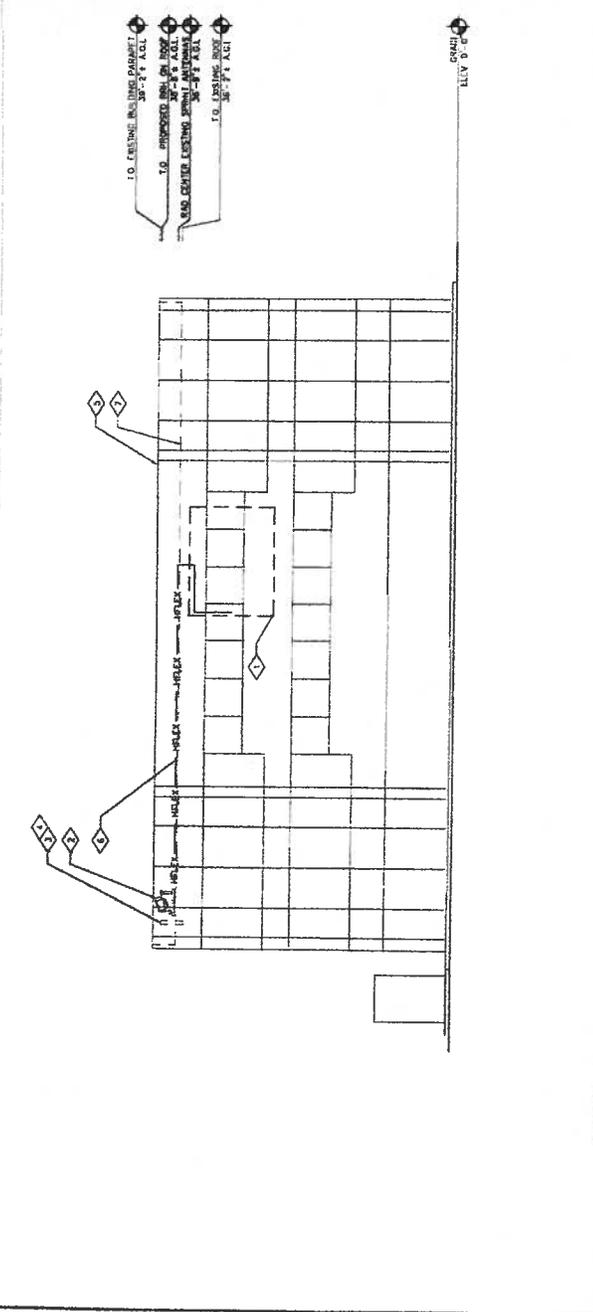
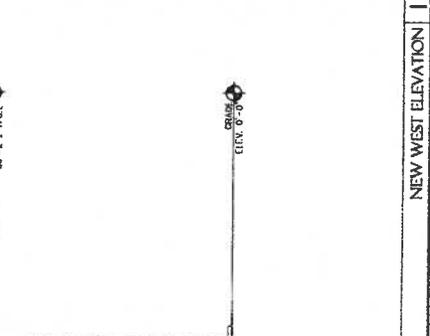
SHEET NUMBER: A-4  
 ELEVATION: 0  
 224276

- ◇ EXISTING SPRINT EQUIPMENT ROOM @ 3rd FLOOR
- ◇ SEE SPRINT FOR PERMITS REQUIRED AT 2' ON SLOES NEAR END OF CABLE TRAY (3 TOTAL, 1 PER SECTION)
- ◇ EXISTING SPRINT COAXIAL ANTENNAS TO REMAIN (8 TOTAL, 3 PER SECTION)
- ◇ EXISTING SPRINT PIPE MOUNT TO REMAIN (11P1)
- ◇ EXISTING BUILDING PARAPET BAL
- ◇ NEW SPRINT HYBRID CABLE ROUTE TO FOLLOW EXISTING ROUTE
- ◇ EXISTING ROOF TOP



KEYED NOTES:  
 1. ANTENNA CLEARANCE AND MARKING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY ADDITIONAL MARKING AND MODIFICATION MAY BE REQUIRED.

- ◇ TO EXISTING BUILDING PARAPET 3'-2 1/4" A.C.L.
- ◇ TO PROPOSED NEW PERMITS AND CENTER EXISTING SPRINT ANTENNAS 3'-0" A.C.L.
- ◇ TO EXISTING ROOF TOP 3'-0" A.C.L.





**KDC**  
 COMMUNICATIONS, P.C.  
 10000 WILSON AVENUE, SUITE 200  
 SAN DIEGO, CA 92121  
 TEL: 619-594-1100  
 FAX: 619-594-1101  
 WWW.KDC.COM

PROJECT INFORMATION:

NETWORK VISION/ANALYSIS/LAUNCH  
 CLIP-0008  
**PLAZA CAMINO REAL**  
 SD35XC267  
 2424 VISTA WAY  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

ISSUE DATE: 08/14/13

ISSUED FOR: CONSTRUCTION

REV. NO.	DATE	DESCRIPTION
A	08/14/13	ISSUED FOR RFP CD REVIEW
B	08/26/13	ISSUED FOR RFP CD REVIEW
C	08/26/13	REVISED PER ZONING COMMENTS
D	08/14/13	ISSUED FOR CONSTRUCTION

NOT FOR CONSTRUCTION UNLESS  
 LABELED AS CONSTRUCTION SET

ENCLOSURE:



08-14-2013

SHEET TITLE:

NEW SOUTH AND  
 EAST ELEVATIONS

SHEET NUMBER: KEYSCON

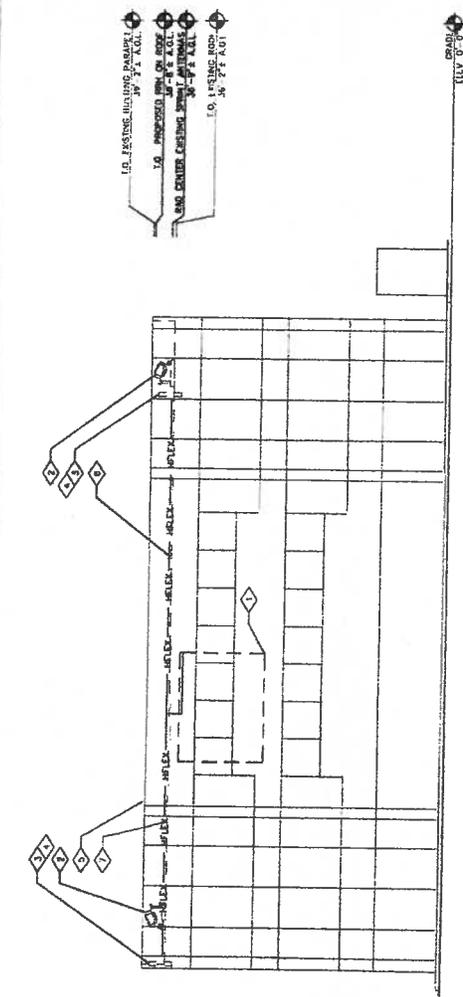
A-5  
 0  
 224276

- 1. EXISTING SPRINT EQUIPMENT ROOM ON 3RD FLOOR
- 2. NEW SPRINT 1000 MHz ANTENNA MOUNTED AT 27' ON SLIDS NEAR END OF CABLE TRAY (3 TOTAL, 1 PER SECTOR)
- 3. EXISTING SPRINT 1900 MHz ANTENNAS TO REMAIN (6 TOTAL, 3 PER SECTOR)
- 4. EXISTING SPRINT PIPE MOUNT TO REMAIN (1WP)
- 5. EXISTING BUILDING PARAMET WALL
- 6. NEW SPRINT HYBRID CABLE ROUTE TO FOLLOW EXISTING ROUTE
- 7. EXISTING ROOF TOP

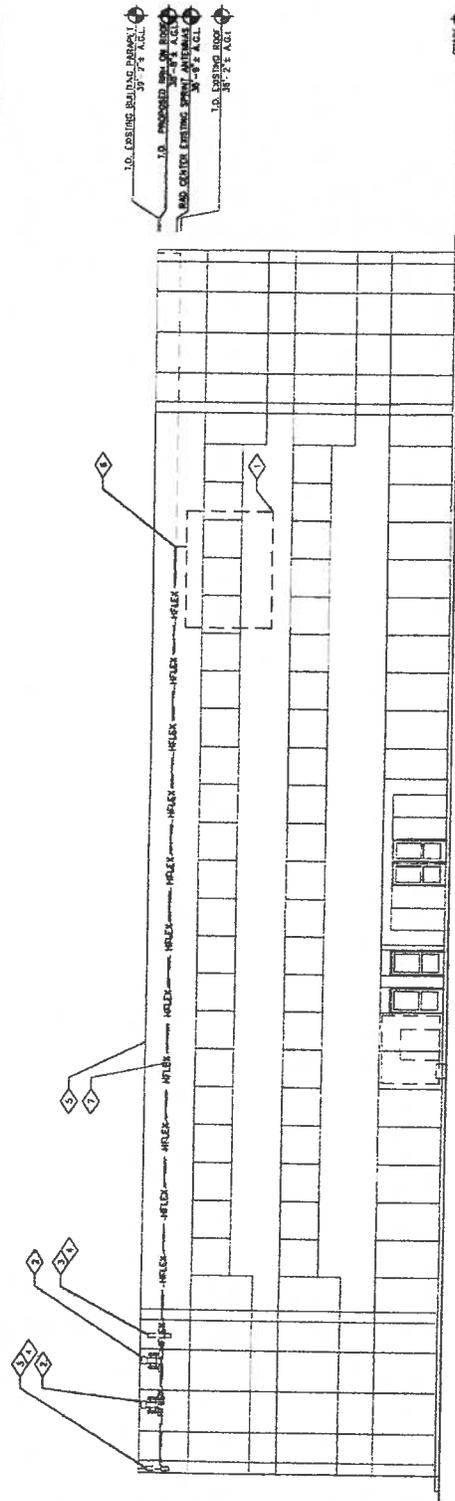
KEYED NOTES

- NOTE TO CONTRACTOR:
- ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS. MODIFICATION MAY BE REQUIRED.

GENERAL NOTES



NEW SOUTH ELEVATION 3



NEW EAST ELEVATION 1

27'-0" SCALE: 1/8" = 1'-0"  
 11'-0" SCALE: 1/16" = 1'-0"

27'-0" SCALE: 1/8" = 1'-0"  
 11'-0" SCALE: 1/16" = 1'-0"

ALL DIMENSIONS SHOWN ON THIS SET OF DRAWINGS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**KDC**  
ARCHITECTS-ENGINEERS, P.C.  
1000 B STREET, SUITE 100  
SAN DIEGO, CA 92101  
TEL: 619-594-1100  
FAX: 619-594-1101

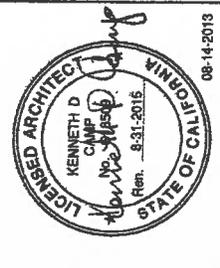
PROJECT INFORMATION  
NETWORK VISION AMBIS LAUNCH  
CUPERTINO  
**PLAZA CAMINO REAL**  
SD35XC267  
2424 VISTA WAY  
OCEANSIDE, CA 92064  
SAN DIEGO COUNTY

ISSUE DATE: 08/14/13

ISSUED FOR: CONSTRUCTION

REV.	DATE	DESCRIPTION	INITIALS
A	02/25/13	ISSUED FOR CONSTRUCTION	MD
B	04/29/13	REVISED FOR CONSTRUCTION	MD
C	06/28/13	REVISED FOR CONSTRUCTION	MD
D	08/14/13	ISSUED FOR CONSTRUCTION	MD

SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

SHEET TITLE: EQUIPMENT DETAILS  
SHEET NUMBER: REV. 0  
224276

CABINET ANCHOR DETAIL 10

SCALE: NOT TO SCALE

CABINET ANCHOR DETAIL 9

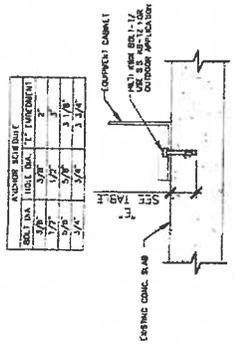
SCALE: NOT TO SCALE

CABINET ANCHOR DETAIL 8

SCALE: NOT TO SCALE

CABINET ANCHOR DETAIL 7

SCALE: NOT TO SCALE



NOTE:  
1. ALL CONSTRUCTION SHALL ACCORD TO ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES.  
2. ALL CONSTRUCTION SHALL ACCORD TO ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES.  
3. ALL CONSTRUCTION SHALL ACCORD TO ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES.  
4. ALL CONSTRUCTION SHALL ACCORD TO ALL LOCAL ORDINANCES AND ALL APPLICABLE CODES.

ANTENNA RII MOUNTING DETAIL 3

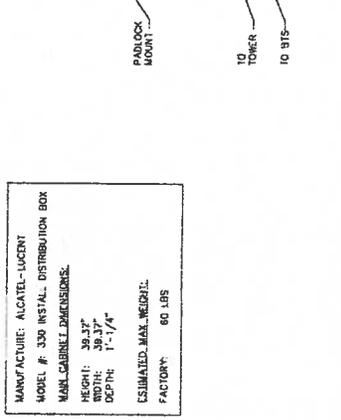
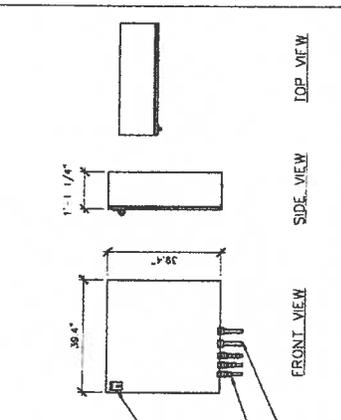
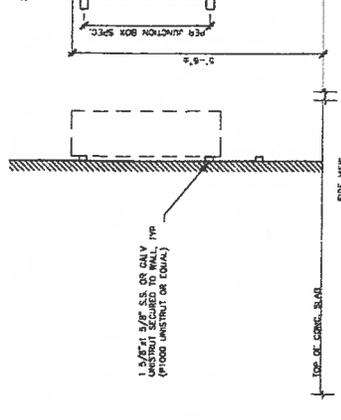
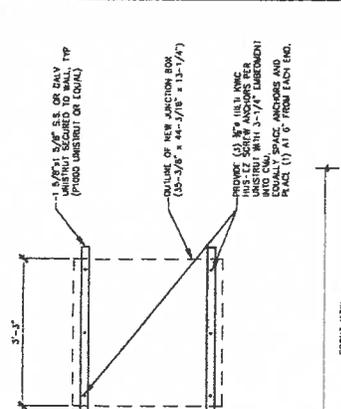
SCALE: NOT TO SCALE

ANTENNA RII MOUNTING DETAIL 2

SCALE: NOT TO SCALE

ANTENNA RII MOUNTING DETAIL 1

SCALE: NOT TO SCALE



FIBER JUNCTION BOX WALL MOUNTING DETAIL 1

SCALE: NOT TO SCALE

FIBER JUNCTION BOX WALL MOUNTING DETAIL 2

SCALE: NOT TO SCALE

MANUFACTURE: ALCATEL-LUCENT  
MODEL # 330 INSTAL. DISTRIBUTION BOX  
MAN. CABINET DIMENSIONS:  
HEIGHT: 36.37"  
WIDTH: 36.37"  
DEPTH: 1'-1/4"  
ESTIMATED MAX. WEIGHT: 60 LBS





**KDC**  
**ARCHITECTS/ENGINEERS, P.C.**  
 10000 LA JOLLA VILLAGE CENTER DRIVE, SUITE 200  
 LA JOLLA, CALIFORNIA 92037  
 TEL: 858-451-1000  
 FAX: 858-451-1001  
 WWW: WWW.KDCARCHITECTS.COM

PROJECT INFORMATION:  
 NETWORK VISION MARTIN LAURENCE  
 CLIP#0008  
**PLAZA CAMINO REAL**  
 SD35XC267  
 2424 VISTA WAY  
 OCCONSIDO, CA 92054  
 SAN DIEGO COUNTY

ISSUE DATE:  
 08/14/13

ISSUED FOR:

**CONSTRUCTION**

REV.	DATE	DESCRIPTION	ISSUED FOR
A	02/05/13	ISSUED FOR RISE CD REVIEW	ERIC
B	04/20/13	ISSUED FOR RISE CD REVIEW	ERIC
C	06/05/13	REVISED PER FILING COMMENTS	ERIC
D	08/14/13	ISSUED FOR CONSTRUCTION	ERIC

NOT FOR CONSTRUCTION UNLESS  
 CANCELLED AS CONSTRUCTION SET

LICENSING:



SHEET TITLE:

FIBER SITE PLAN

SHEET NUMBER: RLVNSON

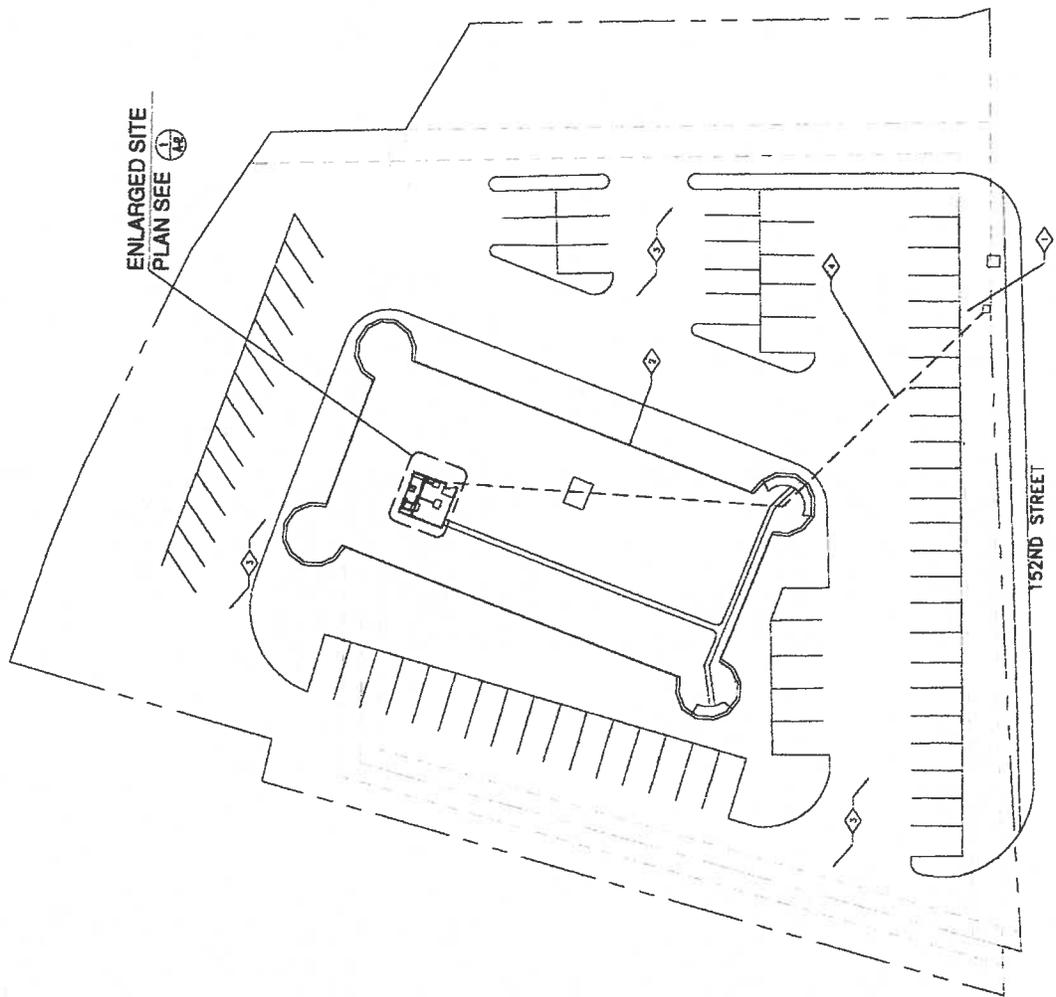
F-1

0

224216

- KEYED NOTES
- 1 EXISTING TROOP HEADQUARTERS (HQP)
  - 2 EXISTING BUILDING (TYP)
  - 3 PAVED LOT AREA
  - 4 FRONT OF TO ROAD AND PLAGE J/A\* INTERLOCK FROM (S) HQP TO (P) FIBER JUNCTION BOX (APPROX. 100'S)

ENLARGED SITE  
 PLAN SEE 1



152ND STREET



FIBER SITE PLAN

2"=31' SCALE: 1" = 20'-0"  
 1"=17' SCALE: 1" = 40'-0"  
 1"=11' SCALE: 1" = 40'-0"



NETWORK VISION LABRITS LAUNCH  
 CLUES OOH  
**PLAZA CAMINO REAL**  
 SD35XC267  
 2424 VISTA WAY  
 OCEANSIDE, CA 92064  
 SAN DIEGO COUNTY

ISSUE DATE: 08/14/13

ISSUED FOR: CONSTRUCTION

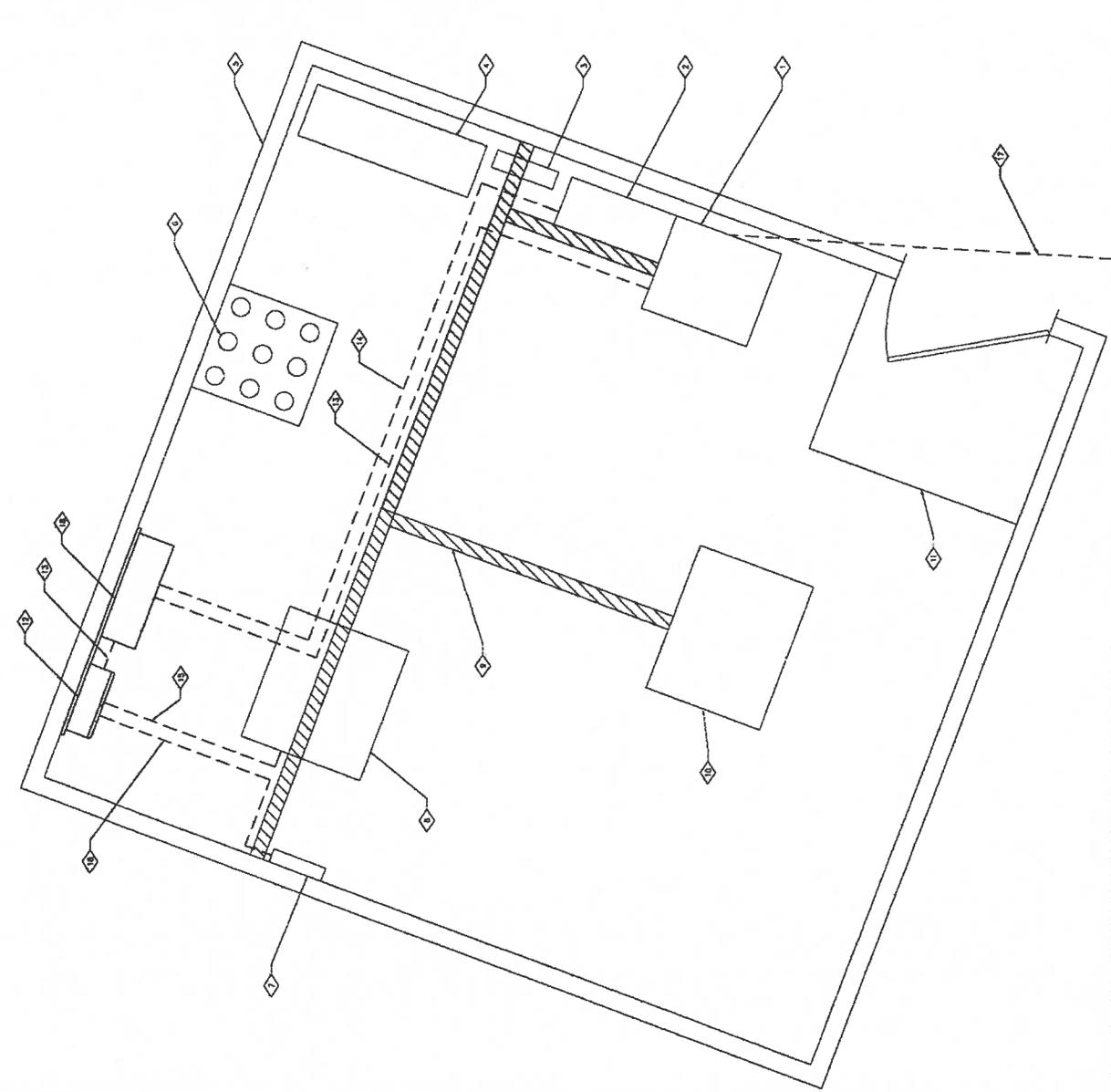
REV	DATE	DESCRIPTION
A	02/09/13	ISSUED FOR RDR CD REVIEW
B	04/28/13	ISSUED FOR RDR CD REVIEW
C	06/25/13	REVISED PER ZONING COMMENTS
D	08/14/13	ISSUED FOR CONSTRUCTION

LICENSEE: KENNETH D. ...  
 LICENSE ARCHITECT  
 STATE OF CALIFORNIA  
 08-14-2013

SHEET TITLE: FIBER ENLARGED PLAN  
 SHEET NUMBER: 0  
 REVISION: 0  
 224276

- 1 EXISTING TELCO CABINET
- 2 EXISTING RDC CABINET
- 3 EXISTING AC BOX
- 4 EXISTING JUNCTION BOX
- 5 EXISTING WALL
- 6 EXISTING CABLE PORT IN CEILING
- 7 EXISTING MASTER GROUND BAR
- 8 EXISTING MODULU 8978 CABINET
- 9 EXISTING CABLE BAR ON CEILING
- 10 EXISTING BATTERY CABINET
- 11 EXISTING 10" STEP UP IN G.FOR
- 12 EXISTING 10" STEP UP IN G.FOR
- 13 EXISTING 10" STEP UP IN G.FOR
- 14 EXISTING 10" STEP UP IN G.FOR
- 15 EXISTING 10" STEP UP IN G.FOR
- 16 EXISTING 10" STEP UP IN G.FOR
- 17 EXISTING 10" STEP UP IN G.FOR
- 18 EXISTING 10" STEP UP IN G.FOR
- 19 EXISTING 10" STEP UP IN G.FOR
- 20 EXISTING 10" STEP UP IN G.FOR
- 21 EXISTING 10" STEP UP IN G.FOR
- 22 EXISTING 10" STEP UP IN G.FOR
- 23 EXISTING 10" STEP UP IN G.FOR
- 24 EXISTING 10" STEP UP IN G.FOR
- 25 EXISTING 10" STEP UP IN G.FOR
- 26 EXISTING 10" STEP UP IN G.FOR
- 27 EXISTING 10" STEP UP IN G.FOR
- 28 EXISTING 10" STEP UP IN G.FOR
- 29 EXISTING 10" STEP UP IN G.FOR
- 30 EXISTING 10" STEP UP IN G.FOR
- 31 EXISTING 10" STEP UP IN G.FOR
- 32 EXISTING 10" STEP UP IN G.FOR
- 33 EXISTING 10" STEP UP IN G.FOR
- 34 EXISTING 10" STEP UP IN G.FOR
- 35 EXISTING 10" STEP UP IN G.FOR
- 36 EXISTING 10" STEP UP IN G.FOR
- 37 EXISTING 10" STEP UP IN G.FOR
- 38 EXISTING 10" STEP UP IN G.FOR
- 39 EXISTING 10" STEP UP IN G.FOR
- 40 EXISTING 10" STEP UP IN G.FOR
- 41 EXISTING 10" STEP UP IN G.FOR
- 42 EXISTING 10" STEP UP IN G.FOR
- 43 EXISTING 10" STEP UP IN G.FOR
- 44 EXISTING 10" STEP UP IN G.FOR
- 45 EXISTING 10" STEP UP IN G.FOR
- 46 EXISTING 10" STEP UP IN G.FOR
- 47 EXISTING 10" STEP UP IN G.FOR
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KEYED NOTES





PROJECT INFORMATION

NETWORK VISION AMBIS LAUN-31  
CUMS 0008  
**PLAZA CAMINO REAL**  
SD35XC267  
7424 VISTA WAY  
OCEANSIDE CA 92054  
SAN DIEGO COUNTY

ISSUE DATE: 08/14/13

ISSUED FOR:

CONSTRUCTION

REV.	DATE	DESCRIPTION	REVISIONS
A	02/05/13	ISSUED FOR BDC CD REVIEW	REVISION
B	04/26/13	ISSUED FOR BDC CD REVIEW	REVISION
C	08/25/13	REVISED FOR TOWER COMMENTS	REVISION
D	08/14/13	ISSUED FOR CONSTRUCTION	REVISION

SEE FOR CONSTRUCTION UNLESS NOTED TO OTHERWISE  
LX ENSURE:



SHEET TITLE:

TOWER TOP/BASE BLOCK  
DIAGRAM AND  
DRAWING LEGEND

SHEET NUMBER: 0

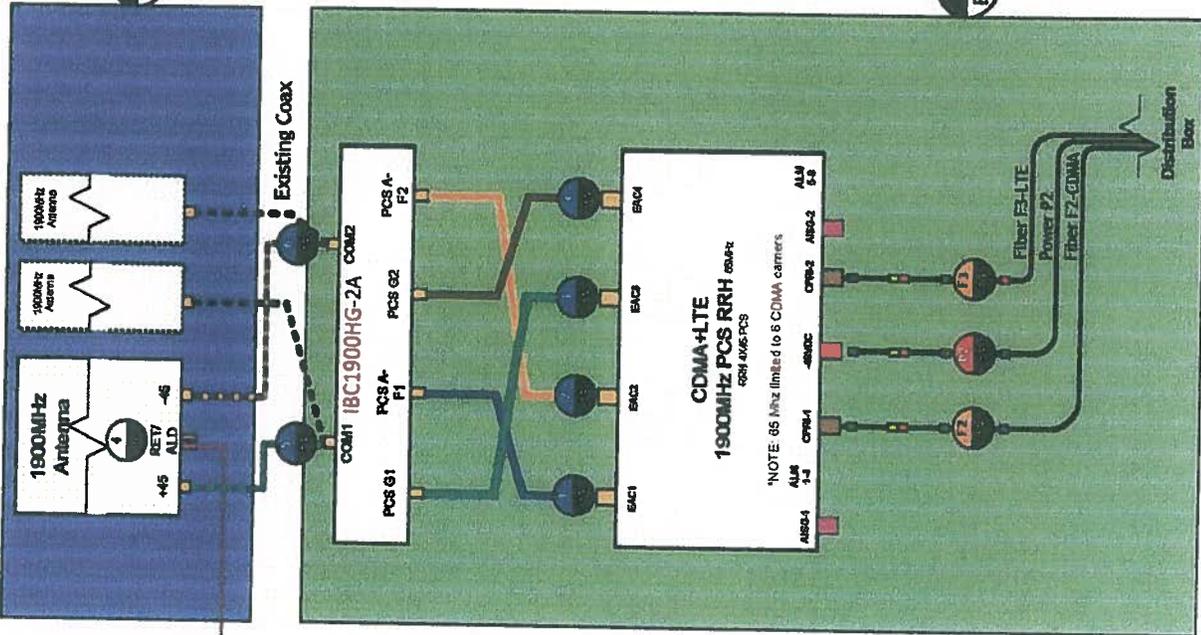
TT-1

224276

2 TOWER TOP BLOCK DIAGRAM  
BD1 SCALE: N.T.S.



1 TOWER BASE BLOCK DIAGRAM  
BD1 SCALE: N.T.S.



Existing Antennas

Existing Coax

Pre-existing AISG Cable

DO NOT CONNECT unless otherwise instructed by ALU installation team

Distribution Block

\*NOTE: 65 Mhz limited to 8 CDMA carriers

DRAWING LEGEND 2

TOWER TOP/BASE BLOCK DIAGRAM 1

REVISIONS



PROJECT INFORMATION

NETWORK VISION AMPLIFIER/BCR1  
CLIP3 0008  
**PLAZA CAMINO REAL**  
SD35XC267  
2424 VISTA WAY  
OCCANSDIE, CA 92054  
SAN DIEGO COUNTY

ISSUE DATE: 08/14/13  
ISSUED FOR:

CONSTRUCTION

REV.	DATE	DESCRIPTION	BY	CHK
A	08/05/13	ISSUED FOR RFP CD REVIEW	END	END
B	08/05/13	ISSUED FOR RFP CD REVIEW	END	END
C	08/05/13	REVISED PER JONAS COMMENTS	END	END
D	08/14/13	ISSUED FOR CONSTRUCTION	END	END

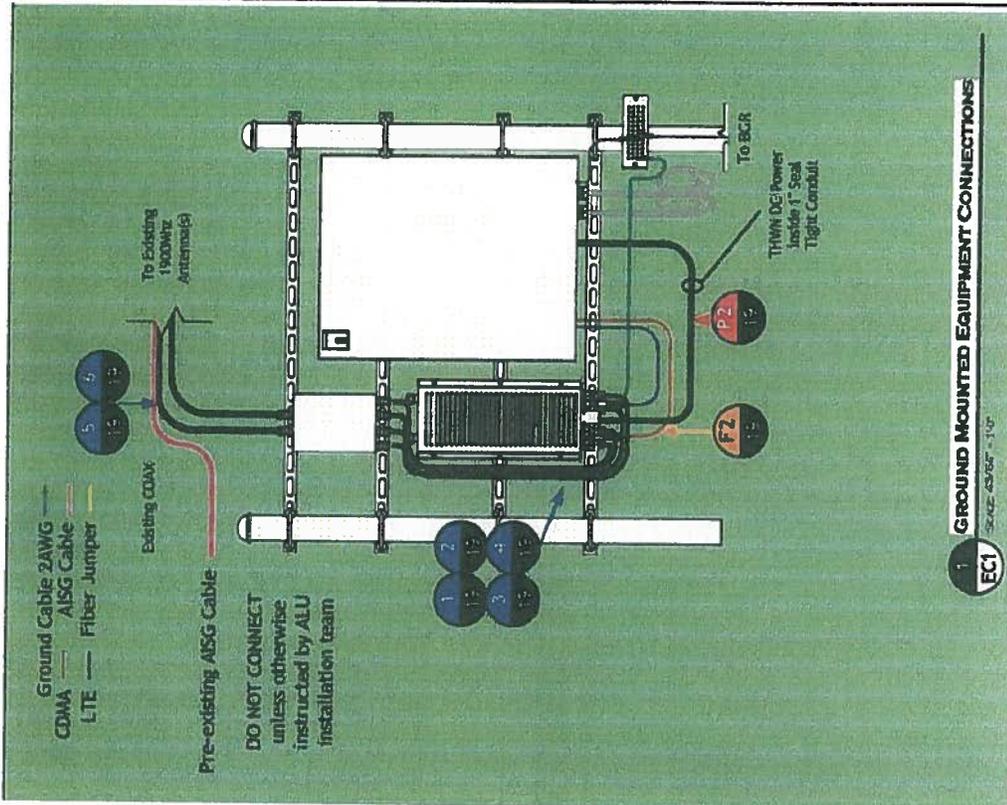
NOT FOR CONSTRUCTION UNLESS  
LAMPED AS CONSTRUCTION SET

CONSIGNMENT:



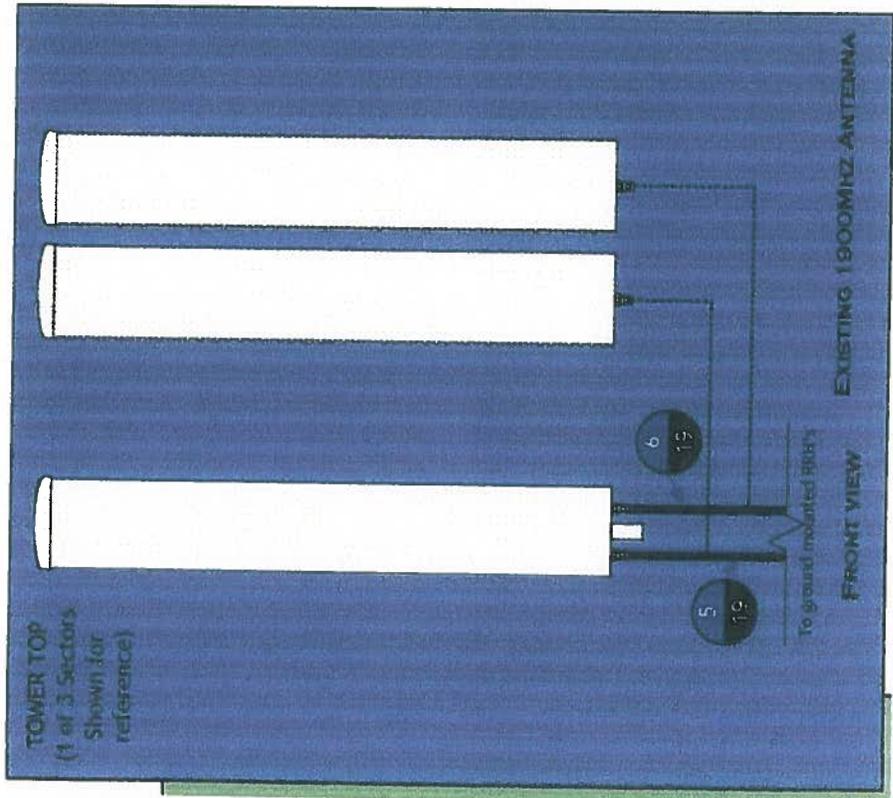
SHEET TITLE:  
GROUND MOUNTED EQUIPMENT CONNECTIONS AND EXISTING 1900MHZ ANTENNA DETAIL

SHEET NUMBER: 0  
RAYSON: 224276



1 GROUND MOUNTED EQUIPMENT CONNECTIONS  
SCALE: AS SHOWN

GROUND MOUNTED EQUIPMENT CONNECTIONS | 1



EXISTING 1900MHZ ANTENNA DETAIL | 2



PROJECT INFORMATION:  
 NETWORK VISION/WBIS/IA/ACT1  
 CUP#0008  
**PLAZA CAMINO REAL**  
 SD35XC267  
 7424 WETA WAY  
 OCLANDSIDE CA 92054  
 SAN DIEGO COUNTY

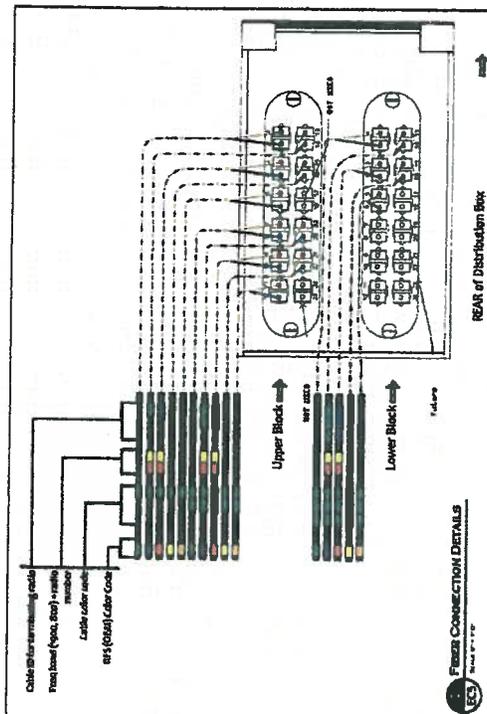
ISSUE DATE: 08/14/13  
 REVISIONS:

REV.	DATE	DESCRIPTION
A	04/05/13	ISSUED FOR BOX CD REVIEW
B	04/24/13	ISSUED FOR BOX CD REVIEW
C	04/29/13	REVISED PER ZONING COMMENTS
D	05/14/13	ISSUED FOR CONSTRUCTION

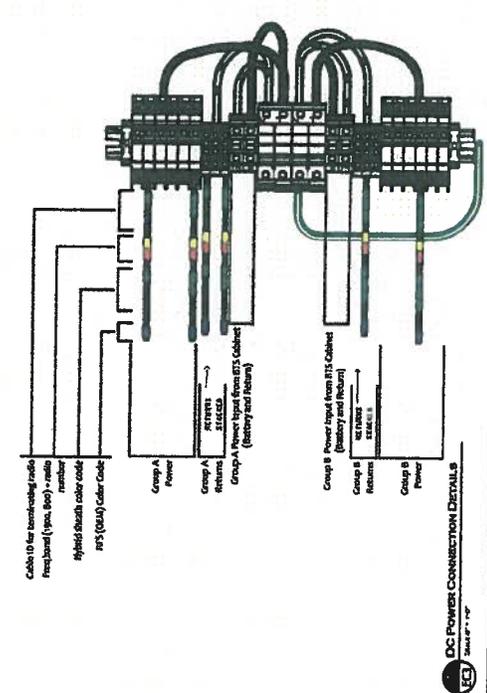


SHEET TITLE:  
 GROUND LEVEL RRH/ANTENNA  
 CONNECTION, DC POWER CONNECTION  
 AND FIBER CONNECTION DETAILS

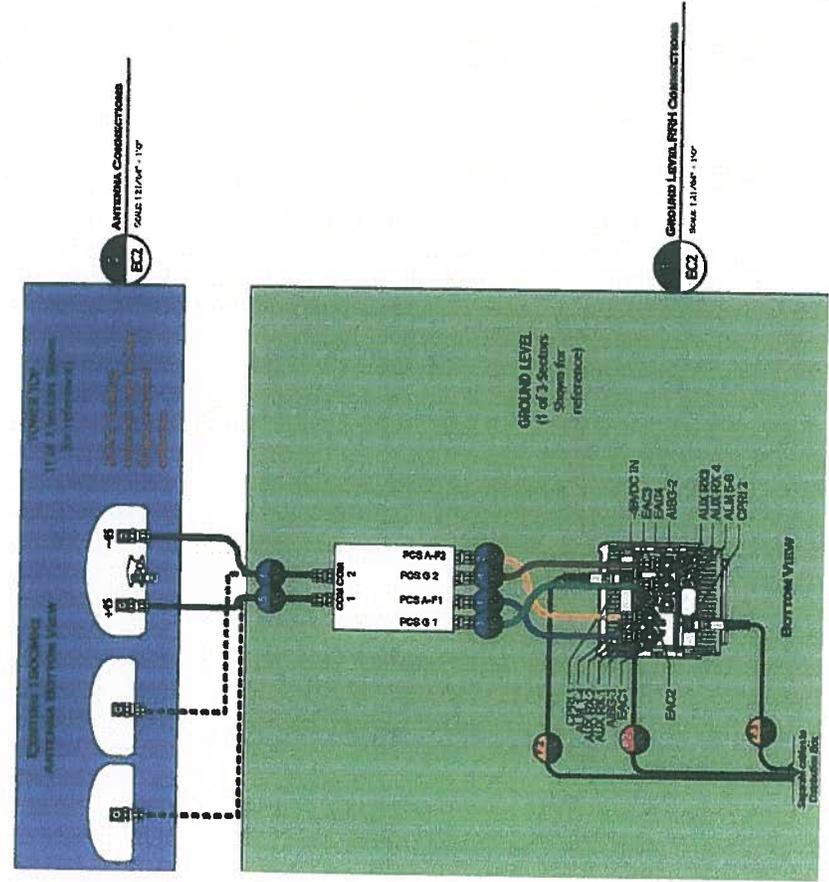
REVISION:  
**TT-3**  
 SHEET NUMBER: 0  
 224276



FIBER CONNECTION DETAIL 3



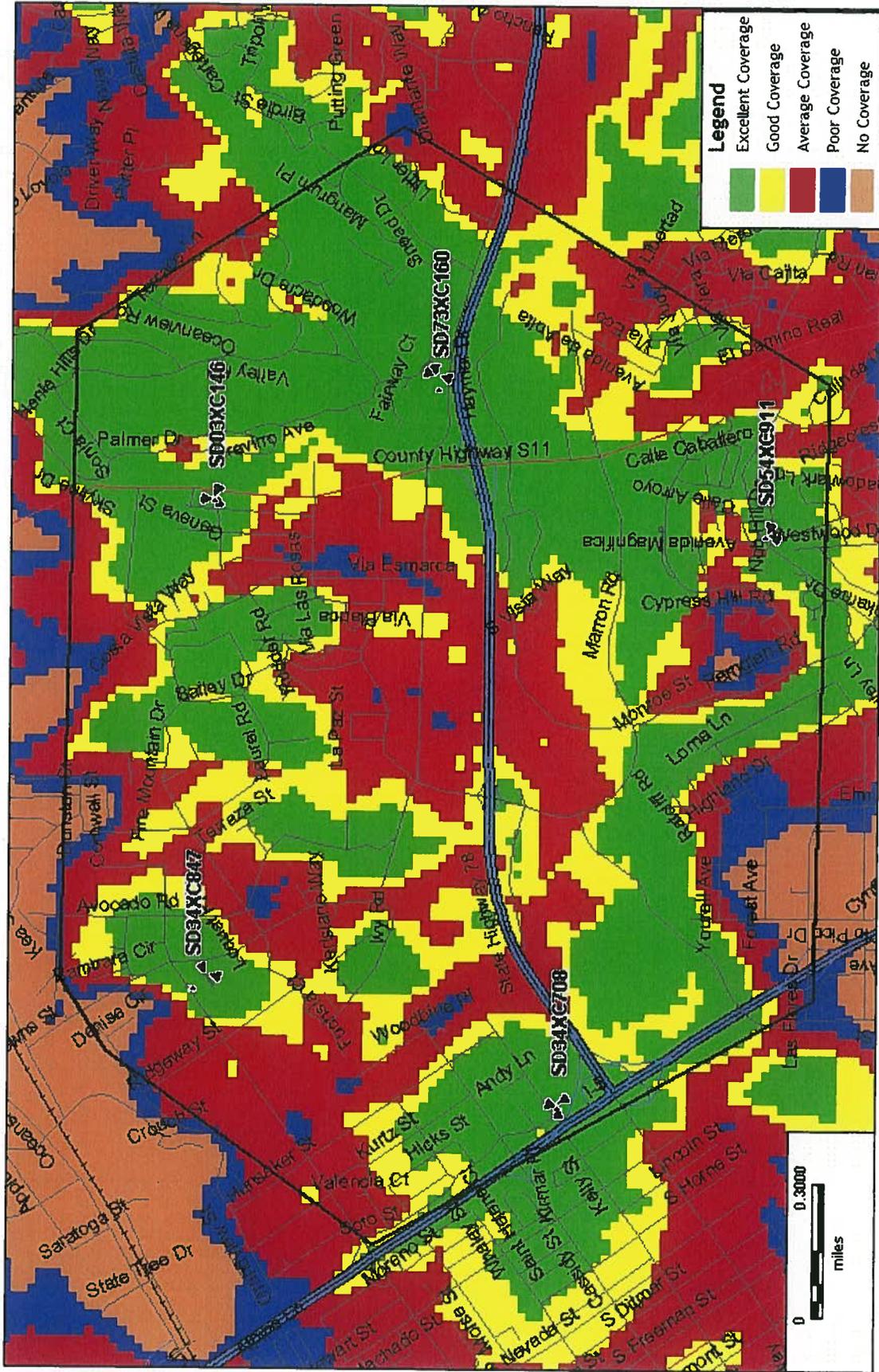
DC POWER CONNECTION DETAIL 1



GROUND LEVEL RRH/Antenna CONNECTION DETAIL 2

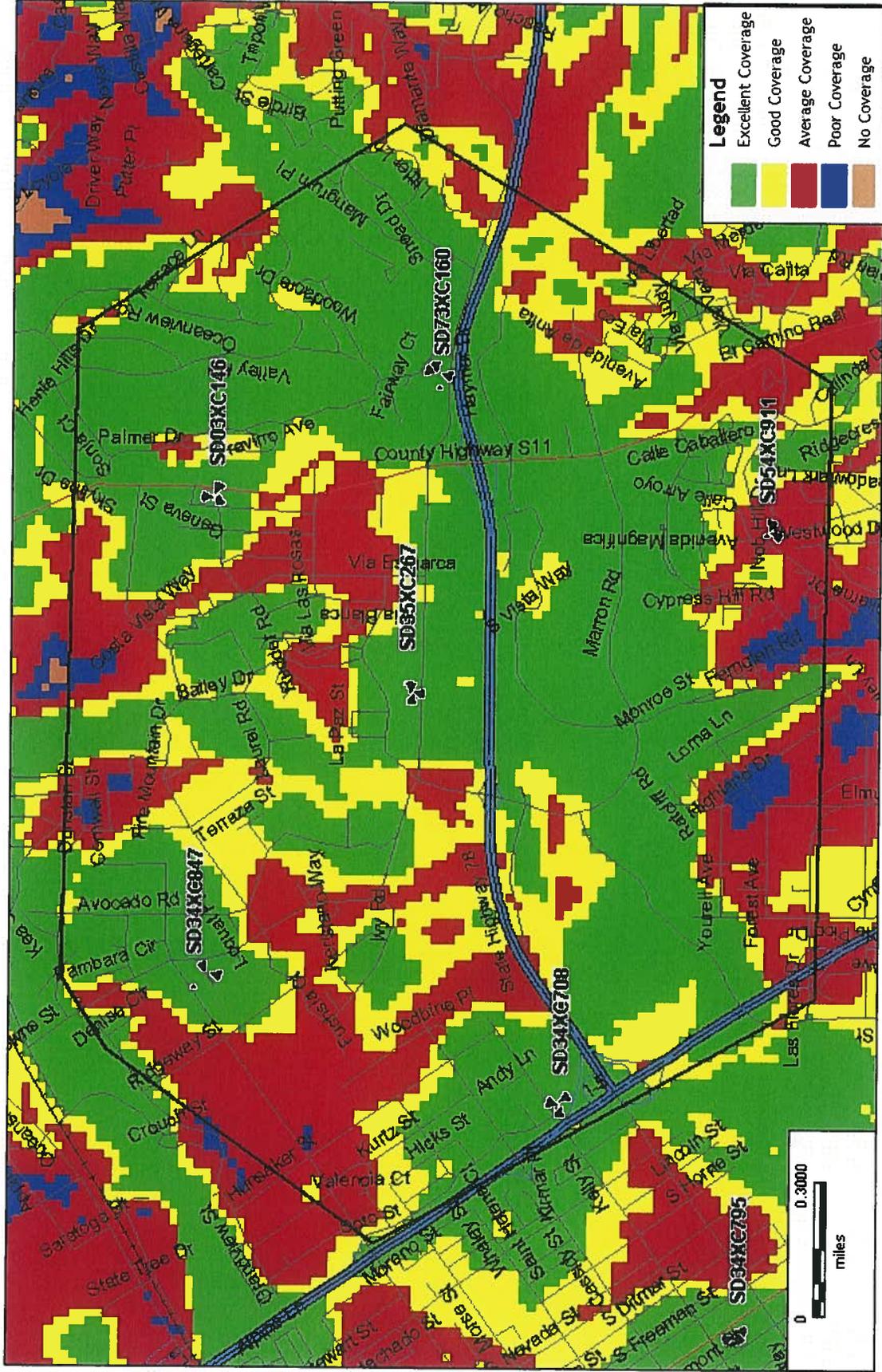
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR.

SD35XC267 neighboring sites Coverage: Without Site



Alcatel-Lucent

# SD35XC267 Coverage with neighboring sites : Proposed Configuration



Alcatel-Lucent



## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 10/07/2013  
 Removal: 04/07/2014  
 (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 @ 2424 Vista Way (CUP13-00018)
7. **DESCRIPTION:** Consideration of a Conditional Use Permit (CUP13-00018) 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: removal of existing copper wire coaxial cables and the installation of fiber optic cables, the installation of a fiber optic junction box, fiber backhaul service, and three new RRH units (one per antenna sector, three sectors), as well as the removal and replacement of the existing equipment and battery 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).

Date: October 7, 2013

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

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

PLANNING COMMISSION  
RESOLUTION NO. 2013-P43

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: CUP13-00018  
APPLICANT: Sprint/Nextel c/o Alcatel Lucent  
LOCATION: 2424 Vista Way

---

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, with upgrades necessary to accommodate fourth generation (4G) wireless technologies as described in the Description and Justification and shown on plans dated August 14, 2013;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 7<sup>th</sup> day of October, 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 (CUP13-00018):**

- 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 commercial area. The proposed equipment upgrades would  
15 be completely concealed from public view behind the parapet of an office building.
- 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 (CUP13-00018) 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. Complete Structural Calculations and Energy Calculations/documentation shall be  
5 required.
- 6 5. A note shall be added to the final plans stating "All electrical equipment shall be UL  
7 listed."
- 8 6. The developer shall monitor, supervise and control all building construction and supporting  
9 activities so as to prevent these activities from causing a public nuisance, including, but not  
10 limited to, strict adherence to the following:
- 11 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
12 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work  
13 that is not inherently noise-producing. Examples of work not permitted on  
14 Saturday are concrete and grout pours, roof nailing and activities of similar noise-  
15 producing nature. No work shall be permitted on Sundays and Federal Holidays  
16 (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day,  
17 Christmas Day) except as allowed for emergency work under the provisions of the  
18 Oceanside City Code Chapter 38 (Noise Ordinance).
- 19 b) The construction site shall be kept reasonably free of construction debris as  
20 specified in Section 13.17 of the Oceanside City Code. Storage of debris in  
21 approved solid waste containers shall be considered in compliance with this  
22 requirement. Small amounts of construction debris may be stored on-site in a neat,  
23 safe manner for short periods of time pending disposal.

**Fire:**

- 24 7. The quantity of lead acid batteries and their electrolyte volume(s) shall be indicated on  
25 the construction plans.
- 26 8. Stationary Storage Battery Systems having an electrolyte capacity of more than 50  
27 gallons for flooded lead acid, nickel cadmium and valve regulated lead acid, or 1000  
28 pounds for lithium-ion, used for facility standby power, emergency power or  
29 uninterrupted power supplies shall comply with Section 608 of the California Fire Code

1 current edition, and Table 608.1. If the quantity of electrolyte solution is 10 gallons or  
2 greater, visible hazard identification signs, as specified in NFPA 704, shall be placed at  
3 the entrance to the battery storage room.

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

5 **Planning:**

6 10. Conditional Use Permit (CUP13-00018) is granted for the continued operation of a wireless  
7 communications facility, with upgrades necessary to accommodate 4G wireless  
8 technologies. Any substantial change in the use or expansion of the wireless  
9 communications facility beyond that which is approved by the Planning Commission, shall  
10 require a revision to the Conditional Use Permit or a new Conditional Use Permit.

11 11. Conditional Use Permit CUP13-00018 shall expire October 7, 2015 unless the applicant  
12 has obtained a Building Permit and has requested an initial building inspection.

13 12. Entitlements granted for Conditional Use Permit CUP13-00018 and approved by this  
14 resolution, shall be valid until July 23, 2022.

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

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

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

26 16. Prior to the issuance of building permits the applicant shall submit to the City certification  
27 in a form acceptable to the City that the facility will operate in compliance with all  
28 applicable Federal Communications Commission (FCC) regulations including, but not  
29 limited to, RF emission limitations. At the City's sole discretion, a qualified independent  
RF engineer, selected by and under contract to the City, may be retained to review said

1 certifications for compliance with FCC regulations. All costs associated with the City's  
2 review of these certifications shall be the responsibility of the applicant. FCC compliance  
3 certifications shall be subject to review and approval by the City Planner.

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

11 18. Upon any proposed increase of a least 10 percent in the effective radiated power or any  
12 proposed change in frequency use, the applicant shall submit updated certifications for  
13 review by the City. Update certifications shall be subject to review and approval by the  
14 City Planner.

15 19. The applicant shall maintain the most current information from the FCC regarding the  
16 allowable RF emissions and all other applicable regulations and standards. The  
17 applicant/operator shall file an annual report advising the City of any regulatory changes  
18 that require modifications to the wireless communications facility and of the measures  
19 taken by the applicant to comply with such regulatory changes.

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

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

29 22. Public access to the subject wireless communications facility shall be restricted. Required  
security measures shall be provided as follows:

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

3 23. All required and proposed signage shall be shown on approved building plans.

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

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

23 26. A Maintenance and Facility Removal Agreement shall be executed by the operator and  
24 the property owner. Proof of such agreement shall be submitted to the City prior to the  
25 issuance of building permits. Said agreement shall bind the operator and property owner  
26 and their successors and assigns to the facility to the following:

27 a) Maintain the facility in good condition, which shall include but not be limited to  
28 regular cleaning, painting, and general upkeep and maintenance of the site;  
29

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

18 27.     The wireless communications facility shall include signage approved by the City Planner  
19           identifying the name and phone number of a party to contact in the event of an emergency.  
20           Such signage shall comply with any applicable provisions of Article 39 and Article 33 (sign  
21           ordinance). This signage shall be included in the building plans.

22 28.     The wireless communications facility and the site on which it is located shall be maintained  
23           in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any  
24           damage from any cause shall be corrected within five days of written notice by the City.  
25           Graffiti shall be removed as soon as practicable, and in no event longer than 48 hours after  
            notice by the City.

26 29.     The wireless communications facility shall be operated to minimize noise impacts to  
27           surrounding residents and persons using nearby facilities and recreation areas. All  
28           equipment that may emit noise in excess of the levels permitted by Article 38 of the City  
29

1 Municipal Code (noise ordinance) shall be enclosed. Backup generators shall only be used  
2 during periods of power outages or for testing.

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

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

9 32. This Conditional Use Permit may be revised in accordance with the provisions of the  
10 Zoning Ordinance. Any application for a revision to Conditional Use Permit CUP13-  
11 00018 shall be evaluated against the existing land use policies and any site area and  
12 neighborhood changes.

13 33. Conditional Use Permit CUP13-00018 may be called for review by the Planning  
14 Commission if complaints are filed and verified as valid by the City Planner or Code  
15 Enforcement Officer concerning the violation of any of the approved conditions or the  
16 project assumptions demonstrated under the application approval.

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

19 35. Failure to meet any conditions of approval for this development shall constitute a violation  
20 of this Conditional Use Permit. Conditional Use Permit CUP13-00018 may be revoked  
21 pursuant to Article 47 of the Zoning Ordinance.

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

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

27 38. All abandoned facilities shall be physically removed by the operator no more than 90 days  
28 following the final day of use or of determination that the facility has been abandoned,  
29 whichever occurs first. When a wireless communications facility has been abandoned, but



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

5 PASSED AND ADOPTED Resolution No. 2013-P43 on October 7, 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-P43.

21 Dated: October 7, 2013  
22  
23  
24  
25  
26  
27  
28  
29



**Application for Discretionary Permit**

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

**STAFF USE ONLY**

ACCEPTED

BY

5/20/13

SS  
TM

**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		MASTER/SP.PLAN	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Ed Gala (Agent for Sprint)		7. PHONE/FAX/E-mail 714-404-4237		ZONE CH.	
6. ADDRESS 20612 Kelvin LN, Huntington Beach, CA		7. PHONE/FAX/E-mail 714-404-4237		TENT. MAP	
8. LOCATION 2424 Vista Way, Oceanside, CA 92054		9. SIZE		PAR. MAP	
10. GENERAL PLAN		11. ZONING CL-S		DEV. PL.	
12. LAND USE office building		13. ASSESSOR'S PARCEL NUMBER 165-240-46-00		C.U.P. CUP13-00018	
14. LATITUDE 33-11-1.536		15. LONGITUDE 117-20-7.872		VARIANCE	
16. PROPOSED GENERAL PLAN		18. PROPOSED ZONING same		COASTAL	
17. PROPOSED LAND USE same		19. PROPOSED ZONING same		O.H.P.A.C.	

**PART II – PROPERTY DESCRIPTION**

**PART III – PROJECT DESCRIPTION**

16. GENERAL PROJECT DESCRIPTION  
 CUP renewal application to allow the continued operation and maintenance upgrades to an existing stealth wireless installation.

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**

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

**PART V – SIGNATURES**

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

35. APPLICANT OR REPRESENTATIVE (Print): Ed Gala (Agent for Sprint)	36. DATE 5/14/13	37. OWNER (Print) See attached LOA	38. DATE
Sign:		Sign:	

• I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.  
 • I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.



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CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

Infrastructure Development Services

Authorized Agent for **Sprint Nextel and  
Alcatel Lucent**  
CUP13-00018  
Sprint Nextel Project Number: SD35XC267  
Sprint Nextel Project Name: Plaza Camino Real

**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: 2424 Vista Way, Oceanside, CA 92054  
APN: 165-240-46-00  
General Plan: Professional Commercial (CP)  
Zoning: PC (Professional Commercial)

**Project Representative**

Name: SureSite Consulting Group, LLC  
Address: 20612 Kelvin Lane, Huntington Beach, CA 92646  
Contact Information: Ed Gala, 714-709-1523, [e.gala@sure-site.com](mailto:e.gala@sure-site.com)

**Sprint Contact**

Name: Steve Layman  
Alcatel Lucent  
9605 Scranton Road, Suite 400, San Diego, CA 92121  
(619) 417-6295  
[steve.layman@alcatel-lucent.com](mailto:steve.layman@alcatel-lucent.com)

**Project Description**

Proposed is the removal of existing copper wire coaxial cables and the reinstallation of fiber optic cables, the installation of a fiber optic junction box, install fiber backhaul service, install three new RRH units (one per antenna sector, three sectors) remove and replace existing equipment cabinet. All site improvements will occur behind existing building parapet screen walls or within the internal equipment room or underground for the fiber optic backhaul cables. There will be no change in the number of antennas approved for this site by CUP-2-00 and no visible change to the existing building.

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

## Article 39, Section 3906B:

1. There is no change proposed to the nine existing antennas located behind the building parapet. Antenna dimension is approximately 36" tall x 8" wide and 6" deep. The orientations will remain the same as existing; three antennas face west, three antennas face south and three antennas face east.
2. Maximum antenna height will not exceed the building parapet height of 39 feet 2 inches.
3. No change to the interior third floor equipment room dimension is proposed by this project. The equipment room has a dimension of 13' 10" x 14' 9". Equipment will be replaced, added and retrofitted as indicated on the attached building plans.
4. The equipment change out will occur at the same time as the antenna work is occurring and should take less than one month to complete.
5. The antennas will be mounted behind fiber glass screening textured and painted to match the subject building.
6. No other structures are proposed with this project.
7. No change to existing on site lighting is proposed by this project.

## Article 39, Section 3906H:

1. As indicated on the attached propagation maps, the subject site is an integral part of the current Sprint coverage grid. As such, the subject site is the only feasible location for the proposed antenna and equipment upgrades to the new 4G fiber optic technology. The use of this new fiber optic technology will improve transmission and reception speeds necessary for data transmission associated with wireless internet use.

## Project Objectives

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

## Alternative Site Analysis

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

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

## Findings/Burden of Proof

The project site is located in an established commercial area. Commercial buildings have proved themselves to be ideal locations for wireless telecommunication facilities because the antenna use can easily be integrated into the operation of the building, having no negative impact to the functioning of this land use or surrounding land uses. Wireless telecommunication is now an indispensable part of everyday life and wireless customers expect to be provided nearly flawless radio coverage at all locations and at all times. The subject project will provide improved radio

coverage, improved data reception and transmission and improved data download speeds within the surrounding area to the benefit of the general health, safety, welfare and convenience of the public in the vicinity of this facility. The proposed project will reduce the number of antennas currently built on site and as such any visual impact that the existing antennas may have generated will be greatly reduced.

The proposed project is in conformance with all city General Plan goals by furthering the health, safety, welfare and convenience of city residents with the improvement and continued operation of a wireless telecommunication facility in an area of the city currently experiencing diminished wireless service. The proposed project is in conformance with all Federal Communications Commission (FCC) regulations and standards for wireless telecommunication facilities as documented in the attached FCC RF Certification form. All height, site and screening requirements have been met by this project. The installation is emergency 911 compatible with all wireless carriers.

Sprint is authorized and regulated by the Federal Communications Commission (FCC) to operate their wireless systems in the Southern California market area. Transmit power is typically between 100 to 500 watts per antenna sector, transmitting and receiving at a frequency of 1850.0 -1865.0, and 1930.0-1945.0 MHz. These levels are well below the safety standards established by the FCC and no health impacts are anticipated with this project in conformance with city goals for telecommunication uses. In addition, Sprint does not oppose co-location on the subject building or project site and has left space for additional wireless carriers. This project design will provide mitigation of future wireless development in the area by allowing for the concentration of additional facilities at one location, thereby minimizing the spread of these facilities throughout the community and providing mitigation of the potential visual impact in more view sensitive locations.

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

### **Sprint Nextel Company Information**

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

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

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*Infrastructure Development Services*

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.

**SureSite Consulting Group, LLC**

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**Exhibit A**

All that certain real property situated in the County of San Diego, State of California, described as follows:

**PARCEL A:**

Parcel 3 of Parcel Map No. 12813, in the City of Oceanside, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 15, 1983 as File No. 83-242338 of Official Records.

**PARCEL B:**

A fifteen foot wide easement for ingress, egress and utility purposes over, under, along and across a portion of Lot 2 and Lot 3 in Block E of North Carlsbad Annex, in the City of Oceanside, County of San Diego, State of California, as shown on Map No. 1888, filed in the Office of the County Recorder of San Diego County, March 1, 1926 described as follows:

Beginning at the Southwest corner of Parcel 3 as shown on Parcel Map No. 12813, in the City of Oceanside, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, December 12, 1980 as File No. 80-419000 of Official Records; thence Northerly along the Westerly line of said Parcel 3, North 17°20'00" East 244.08 feet; thence leaving said Westerly line, North 72°40'00" West, 15.00 feet; thence parallel with said Westerly line of said Parcel 3 and a distance of 15.00 feet Northwesterly therefrom, South 17°20'00" West, 248.63 feet to the Southerly line of said Block E of said Map No. 1888; thence Easterly along said Southerly line, South 89°31'48" East, 15.67 feet to the point of beginning.

**PARCEL C:**

An easement for ingress and egress purposes over, along and across a portion of Parcel 4 of Parcel Map No. 12813, filed in the Office of the County Recorder of San Diego County, July 15, 1983, more particularly described as follows:

Beginning at the most Southwesterly corner of said Parcel 4; thence Northeasterly along the most Westerly line of said Parcel 4; North 0°28'12" East, 188.50 feet; thence leaving the most Westerly line of said Parcel 4, South 56°47'42" East, 41.61 feet; thence along a line parallel with and 35.00 feet Southeasterly at a right angle from the most Westerly line of said Parcel 4, South 0°28'12" West, 156.00 feet, thence South 14°31'49" East, 10.35 feet to intersection with a line being the most Southerly line of said Parcel 4 also being the Northerly right of way of Vista way as shown on said Parcel Map No. 12813; thence along said right of way line North 89°31'48" West, 37.68 feet to the point of beginning.

**PARCEL D:**

An easement for ingress and egress purposes over, along and across that portion of Parcel C of Parcel Map No. 10800, described as follows:

Beginning at the True Point of Beginning being the Southwesterly corner of Parcel 3 of Parcel Map No. 12813; thence Easterly along the South line of said Parcel 3 South 89°31'48" East 199.80 feet to a point lying on the arc of a 3542.00 foot radius curve, concave Southerly the center of which bears North 0°28'12" East; thence Westerly along the arc of said curve through a central angle of 3°15'35", 201.61 feet; thence North 17°20'00" East, 5.99 feet to the True Point of Beginning.