

AGENDA NO. 3

PLANNING COMMISSION



STAFF REPORT

DATE: March 10, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMIT (CUP12-00039) FOR UPGRADES TO AND CONTINUED OPERATION OF A WIRELESS COMMUNICATIONS FACILITY AT 4039C AVENIDA DE LA PLATA – SPRINT AT 4039C AVENIDA DE LA PLATA – APPLICANT: SPRINT**

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. 2014-P01 approving Conditional Use Permit CUP12-00039 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The project site is a 2.57-acre property located within the Rancho del Oro Technology Park. Created as part of a 17-lot subdivision in 1982, the site was developed in 1986 with a two-story, 34,019-square-foot concrete tilt-up building.

Occupying approximately 24 percent of the total site area, the building maintains the following setbacks:

TABLE 1: Building Setbacks

Front Yard	94.9'
Interior Side Yard (West)	78.7'
Interior Side Yard (East)	81.2'
Rear Yard	61.5'

The property is served by two driveways that connect to internal drive aisles and surface parking areas that encircle the building. The site contains 95 parking stalls, nine of which are covered by a carport at the southeast corner.

The site includes roughly 15,000 square feet of landscape area, mostly concentrated near the street frontage. The plant palette near the street frontage includes several species of palm and a variety of low-water shrubs and groundcovers. The interior side yard property lines are planted with rows of Aleppo Pine, and a planter area at the southwest corner of the site supports various species of eucalyptus.

The property is currently owned and occupied by Gilead Sciences, a bio-pharmaceutical company specializing in the research and development of commercial medications. In 2012, Gilead Sciences was issued a Conditional Use Permit (CUP12-00011) to allow for the storage and treatment of hazardous materials on the project site. Concurrent with the approval of this entitlement, the Planning Division issued a substantial conformity determination for 9,592 square feet of additional mezzanine area (within the original building footprint) and the enclosure of 1,744 square feet of open mechanical area at the southeast corner of the building.

Bearing a land use designation of Industrial and a zoning designation of PD-1 (Rancho del Oro), the site is bounded by light industrial land uses to the north, east, and south and a golf equipment testing facility to the west.

In addition to the existing concrete tilt-up building and associated improvements, the project site also accommodates four “mono-pine” towers supporting wireless telecommunications antennas and related equipment. All of these towers are located at the rear of the project site, with two towers installed at the southwest corner and two towers sited at the southeast corner. AT&T and Cricket each maintain a tower at the southwest corner of the project site, while both of the towers at the southeast corner are maintained by Sprint-Nextel.

Background: The following table outlines the current entitlement status of each of the four wireless facilities now operating on the project site. The fourth line item in this table is the facility for which Sprint now seeks CUP renewal.

TABLE 2: Existing Wireless Facilities @ 4039 Avenida de la Plata

Carrier	Facility	Original CUP Approval	Most Recent CUP Renewal	Status
AT&T Mobility	78-foot tower with 9 panel antennas	October 1996	July 2004	Expired
Cricket	80-foot tower with 3 panel antennas	May 2007	-	Active
Sprint/Nextel	75-foot tower with 12 panel antennas	January 2000	May 2012	Active
Sprint/Nextel	75-foot tower with 9 panel antennas	August 2001	-	Expired

As noted above, only two of the existing facilities now operating on the project site do so under active entitlements. The CUP for the Cricket facility remains active until May 2017, while the CUP for the Sprint facility approved in January 2000 remains active until May 2022. The CUP for the AT&T facility expired in July 2009, while the CUP that Sprint now seeks to renew has been expired since August 2006. Despite lapsed entitlements, both of these facilities remain in operation.

Project Description: The subject application (CUP12-00039) is a request for renewal of a CUP to allow for the continued operation of existing wireless telecommunications facilities originally approved in August 2001. The existing facilities consist of a 75-foot mono-pine outfitted with 9 panel antennas and a 231-square-foot equipment enclosure. The enclosure is situated roughly 10 feet southward of the mono-pine and bounded by eight-foot wrought iron fencing.

As part of the request to continue operation of the existing facilities, the applicant proposes the following modifications:

- Replacement of six existing panel antennas with three new antennas;
- Replacement of existing coaxial cables with fiber-optic cables;
- Installation of a fiber-optic cable junction box;
- Installation of three remote radio units (RRU's);
- Replacement of an existing GPS antenna, mounted on the roof of the carport at the southeast corner of the project site;
- Installation of a new battery cabinet within the existing equipment enclosure.

The proposed modifications do not involve changes to the existing dimensions of the mono-pine or the equipment enclosure. The proposed new antennas would be attached to an existing pipe mount situated near the top of the mono-pine. New cable would be installed within existing conduit. Existing landscape and other existing site improvements would not be altered.

Article 39 of the City's Zoning Ordinance (Wireless Communications Facility, Satellite Dish and Antenna Standards) allows for the establishment and operation of single provider (i.e., standalone) communications facilities subject to approval of a CUP. Article 39 further establishes that a CUP may be granted to exceed the maximum allowable height for such facilities (i.e., ten feet above the maximum height allowed in the zoning district in which the facility is located).

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 project site bears a General Plan Land Use Map designation of Industrial. 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 maintain and upgrade these facilities to improve signal coverage in the vicinity. The signal coverage maps appended to this staff report show signal coverage under three scenarios: with the existing facilities, with the proposed modifications to these facilities, and with no facilities. These color-coded exhibits demonstrate that: 1) signal coverage gaps currently exist in the vicinity of the project site; and 2) signal coverage would be significantly enhanced with implementation of the proposed project.

Situated at the rear of the project site, the existing mono-pine is flanked by a variety of tree species (Aleppo Pine, Brisbane Box, and Red Ironbark Eucalyptus). There are roughly 20 mature trees positioned between the mono-pine and the street frontage along Avenida de la Plata. While these trees are somewhat shorter than the mono-pine, they provide substantial screening by virtue of being in the foreground. The extent to which the mono-pine is screened by intervening landscape is illustrated in the site photos appended to this staff report as Attachment 3.

While City policy encourages the collocation of wireless telecommunications facilities, it is staff's position that maintaining the existing standalone facility is the best option at this time. Relative to the mono-pine on which the other Sprint facility is now installed, the subject mono-pine is less visible from the public right-of-way and more natural in appearance (having more branches and better camouflaged antennas). To promote future collocation, staff has included a condition of approval that would require Sprint to relocate its other existing facility to the subject mono-pine when its current lease expires. Should other facilities be proposed for the mono-pine that Sprint is scheduled to vacate in two years, the City can condition approval on aesthetic upgrades to the mono-pine.

2. Zoning Ordinance Compliance

In accordance with Article 39 of the City's Zoning Ordinance, the proposed project is subject to standards that address the siting, development, operation, maintenance, and monitoring of wireless communication facilities.

The proposed facility would be unmanned, requiring approximately one 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. Like the existing antennas, the proposed antennas would be painted to match the color of the mono-pine branches. With three fewer antennas, the proposed facility is expected to be even less conspicuous than the existing installation.

Locational and siting standards establish an order of preference for properties where wireless communications facilities are proposed. The most preferred locations are City-owned sites, followed by sites zoned for industrial uses. The least preferred locations are those within residential zones. The project site is located within the heart of an industrial park, more than 2,300 feet from the nearest residential property. An aerial photograph included in Attachment 3 shows the residential neighborhood closest to the project site. The existing mono-pine is not visible from this neighborhood.

Zoning Ordinance Section 3913(A)(1) sets the maximum allowable height of any wireless communications facilities located on private property at 10 feet above the maximum allowable height for the surrounding zoning district, with additional height allowed under a CUP. Per Zoning Ordinance Section 3907(B)(2), additional height must be found to be reasonably necessary to accommodate future collocated facilities. The maximum allowable height for buildings within industrial portions of Rancho del Oro is 45 feet. The existing mono-pine exceeds this height limit by 30 feet. Given that the existing mono-pine is anticipated to accommodate another Sprint facility in the near future, staff finds that the additional height is justified for the purpose of collocation.

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 August 27, 2006. The 10-year limit for the CUP would be retroactive and would thus expire on August 27, 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 and technicians). The federal MPE limits for occupational/controlled and general population/uncontrolled exposures incorporate a substantial margin of safety and fall well below those exposure levels generally accepted as having the potential to cause adverse health effects.

Worst-case predictive modeling conducted as part of the required compliance documentation indicates that maximum permissible exposure (MPE) limits would not be exceeded. Within publicly-accessible areas nearest to the proposed facilities, the maximum power density generated by all of the wireless facilities on the project site would be 1.6 percent of the general population limit and 0.20 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 facilities would not have adverse visual impacts on adjacent properties or the public right-of-way, due to their siting at the rear of the project

site, their camouflage design, and their integration with existing landscape. These facilities have been in existence for more than 10 years and have generated no formal complaints regarding visual impacts. It is therefore staff's position that the proposed facilities would be compatible with nearby 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 those that exist on-site at this time, and thus the project qualifies for a Class 1 categorical exemption per CEQA Guidelines Section 15301 (Existing Facilities).

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 to allow continued operation of existing wireless communications facilities, along with minor modifications to these facilities, is consistent with the policies of the City's General Plan and the requirements of the City's Zoning Ordinance. The proposed project meets all applicable zoning standards and federal regulations will not adversely impact existing land uses in the immediate area. Staff thus 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. 2014-P01 approving Conditional Use Permit CUP12-00039 with findings and conditions of approval attached herein.

PREPARED BY:



Russ Cunningham
Senior Planner

SUBMITTED BY:



Marisa Lundstedt
City Planner

ML/RC

Attachments:

1. Plans
2. Planning Commission Resolution No. 2014-P01
3. Photographs
4. Signal Coverage Maps
5. Radio Frequency Compliance Report
6. Other Attachments (Application Page, Description & Justification, Legal Descriptionm Notice of Exemption)

PROJECT INFORMATION

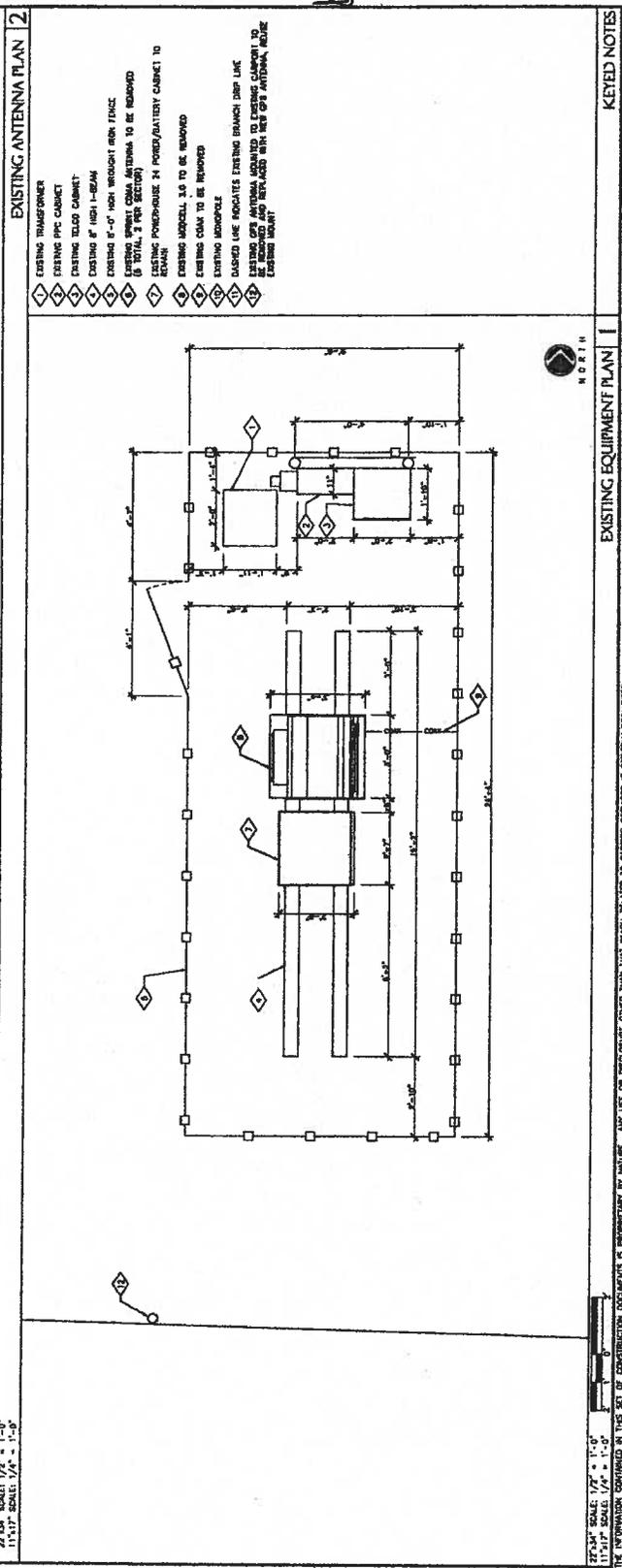
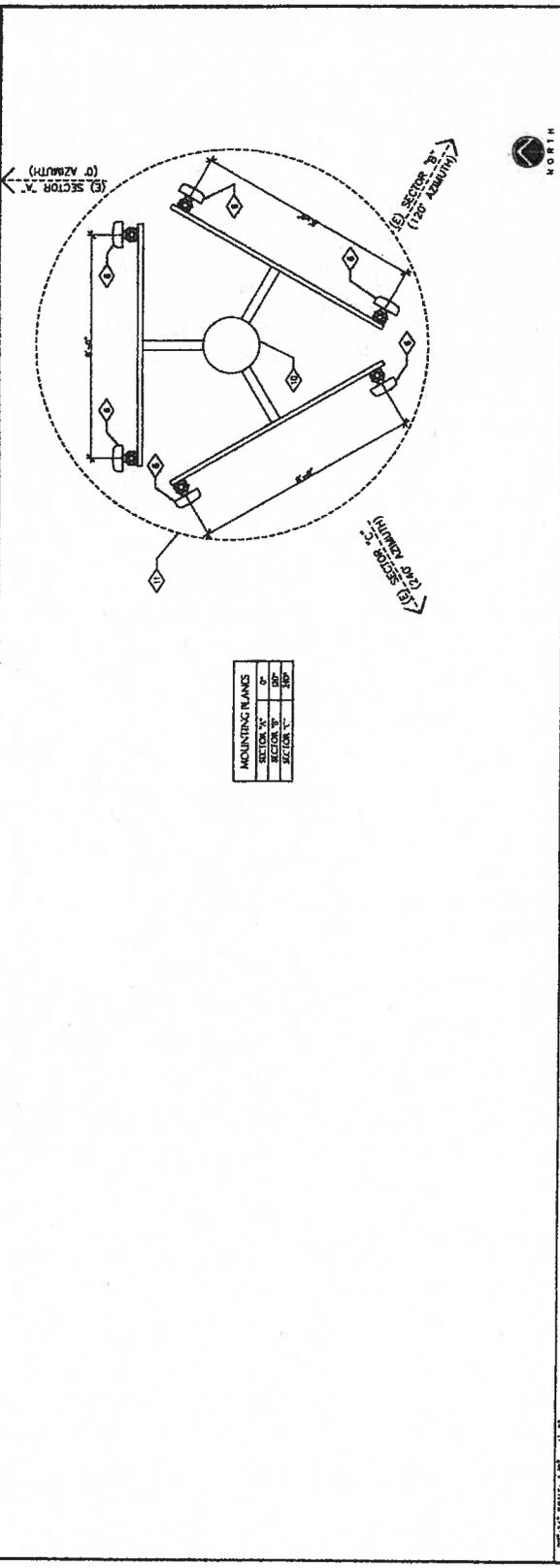
NETWORK VISION HABITS/LAUNCH
 ACLIP/2-00015
 TREESCAPES INTERNATIONAL
 SD54XC169
 4030C AVENIDA DE LA PLATA
 OCCIDENTE, CA 92056
 SAN DIEGO COUNTY

DATE: 10/29/12

SCALE: 95% CD

REVISIONS

REV.	DATE	DESCRIPTION	BY
A	10/17/12	ISSUED FOR PERMITS	CPG
B	07/17/13	ISSUED FOR PERMITS	CPG
C	07/23/13	ISSUED FOR PERMITS	CPG
D	10/12/13	REVISED PER ZONING COMMENTS	CPG
E	10/29/13	REVISED PER ZONING COMMENTS	CPG



EXISTING ANTENNA PLAN 2

EXISTING TRANSFORMER
 EXISTING PFC CABINET
 EXISTING TIE-ROD CABINET
 EXISTING 8" HIGH I-BEAM
 EXISTING 8" HIGH WROUGHT IRON FENCE
 EXISTING SPURT COMA ANTENNA TO BE REMOVED (5 TOTAL, 3 PER SECTOR)
 EXISTING POWER-HOUSE 24 POUND/BATTERY CABINET TO BE REMOVED
 EXISTING MAST/POLE 3.0 TO BE REMOVED
 EXISTING COME TO BE REMOVED
 EXISTING MONOPOLE
 DASHED LINE INDICATES EXISTING BRANCH DROP LINE
 EXISTING OPS ANTENNA MOUNTED TO EXISTING CABINET TO BE REMOVED AND REPLACED WITH NEW OPS ANTENNA, INSIDE EXISTING CABINET

EXISTING EQUIPMENT PLAN 1

KEYED NOTES

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

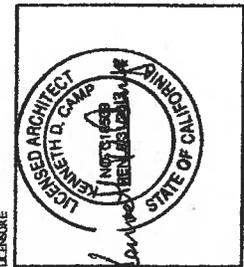


PROJECT INFORMATION
 NETWORK VISION AMERILAUNCH
 ACLIP12-00015
 TRESCATES INTERNATIONAL
 SD54XC169
 4038C AVENIDA DE LA PLAYA
 OCEANSIDE, CA 92055
 SAN DIEGO COUNTY

SCALE DATE: 10/29/12

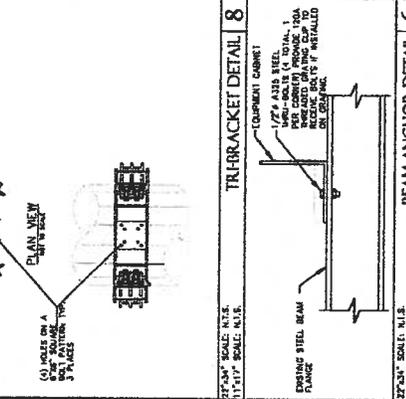
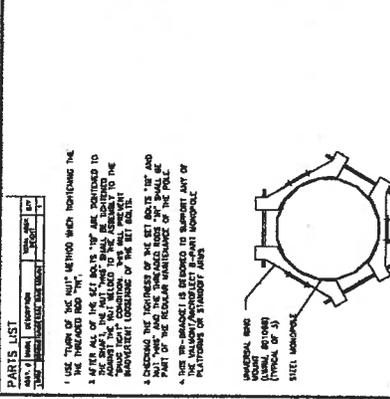
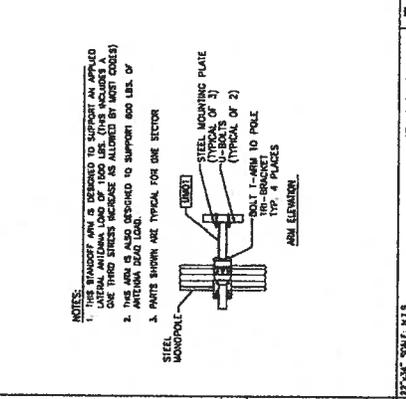
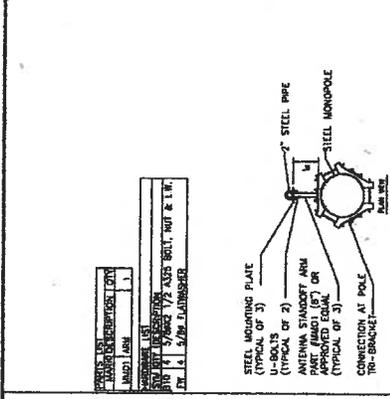
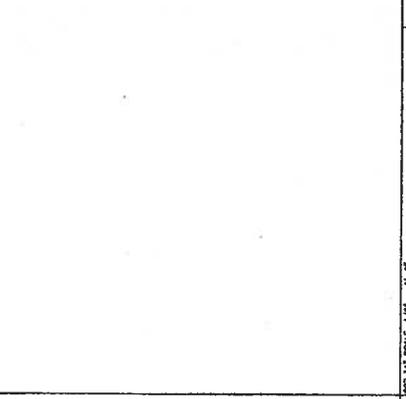
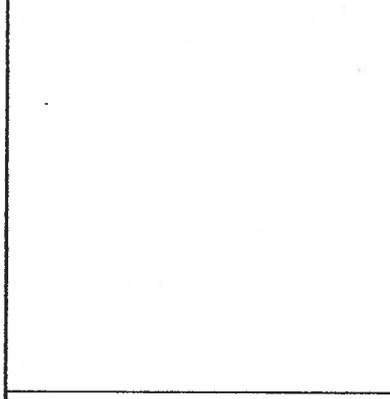
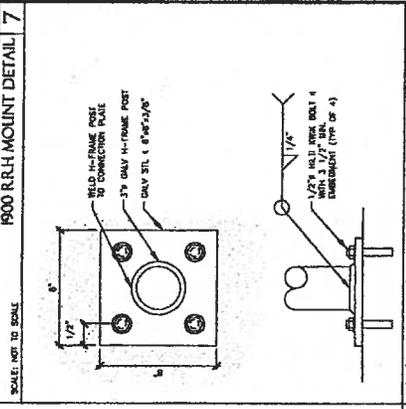
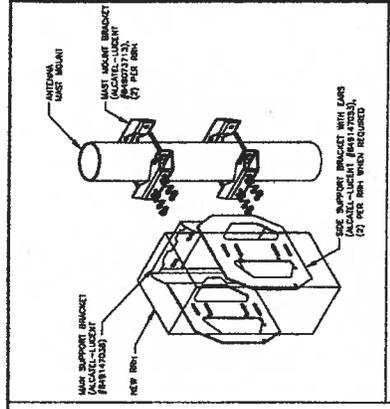
DESIGNED FOR: 95% CD

REV.	DATE	DESCRIPTION	BY
A	10/11/12	REVISED FOR PER CD REVIEW	BP
B	10/17/12	REVISED FOR PER CD REVIEW	BP
C	10/23/12	REVISED FOR PER CD REVIEW	BP
D	10/23/12	REVISED PER ZONING COMMENTS	BP
E	10/29/12	REVISED PER ZONING COMMENTS	BP



SHEET TITLE: EQUIPMENT DETAILS

SHEET NUMBER: A-5
 REVISION: E
 224280



PARTS LIST

QTY	DESCRIPTION	UNIT
1	STEEL MONOPOLE	EA
1	STEEL MOUNTING PLATE	EA
1	STEEL PIPE	EA
1	ANTENNA STAYDOWN ARM	EA
1	CONNECTION AT POLE	EA

NOTES:
 1. THIS STANDARD ARM IS DESIGNED TO SUPPORT AN APPROXIMATE LATERAL LOAD OF 1500 LBS. (THIS INCLUDES A 50% FACTOR OF SAFETY).
 2. ANTENNA HEAD LOADS SHOULD BE DESIGNED TO SUPPORT 600 LBS. OF WEIGHT.
 3. PARTS SHOWN ARE TYPICAL FOR USE SECTOR MONOPOLE.

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SCALE: NOT TO SCALE
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR OCCURRENCE OTHER THAN THAT WHICH RELATES TO CARRIED SERVICES IS STRICTLY PROHIBITED.

1 PLANNING COMMISSION
2 RESOLUTION NO. 2014-P01

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

6 APPLICATION NO: CUP12-00039
7 APPLICANT: Sprint/Nextel c/o Alcatel Lucent
8 LOCATION: 4039C Avenida de la Plata

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

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

13 the continued operation of a wireless communications facility, with upgrades necessary to
14 accommodate fourth generation (4G) wireless technologies as described in the Description
15 and Justification and shown on plans dated September 16, 2013;
16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 10th day
18 of March 2014 conduct a duly advertised public hearing as prescribed by law to consider said
19 application.

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
21 Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section
22 15301 Existing Facilities;

23 WHEREAS, the documents or other material which constitutes the record of
24 proceedings upon which the decision is based will be maintained by the City of Oceanside
25 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

26 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
27 effective 10 days from the date of its adoption in the absence of the filing of an appeal or call for
28 review;

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

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 (CUP12-00039):**

- 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, separated from residential uses by more than
15 2,300 feet. The proposed equipment upgrades would not increase the profile of the existing
16 mono-pine or the footprint of the existing equipment enclosure.
- 17 3. Coverage maps were provided by the applicant demonstrating the need to maintain the
18 subject facility on the service grid as it currently exists. It was clearly shown that requiring
19 the removal of this site would negatively impact signal coverage in the vicinity. The
20 existing facility has not generated community concern and allowing it to remain in its
21 current location is the least visually impactful means of providing continued coverage in
22 the area.
- 23 4. All applicable requirements and standards of Article 39 will be met by the proposed project
24 either as designed or as implemented in accordance with the Conditions of Approval.

25 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
26 approve Conditional Use Permit (CUP12-00039) subject to the following conditions:

27 **Building:**

- 28 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
29 Building Division plan check.

- 1 2. The granting of approval under this action shall in no way relieve the applicant/project
2 from compliance with all state and local building codes.
- 3 3. The building plans for this project are required by state law to be prepared by a licensed
4 architect or engineer and must be in compliance with this requirement prior to submittal
5 for building plan review.
- 6 4. Complete structural calculations and energy calculations/documentation shall be
7 required.
- 8 5. A note shall be added to the final plans stating "All electrical equipment shall be UL
9 listed."
- 10 6. The developer shall monitor, supervise, and control all building construction and
11 supporting activities so as to prevent these activities from causing a public nuisance,
12 including, but not limited to, strict adherence to the following:
- 13 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
14 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
15 that is not inherently noise-producing. Examples of work not permitted on
16 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
17 producing nature. No work shall be permitted on Sundays and Federal Holidays
18 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
19 Christmas Day) except as allowed for emergency work under the provisions of the
20 Oceanside City Code Chapter 38 (Noise Ordinance).
- 21 b) The construction site shall be kept reasonably free of construction debris as
22 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
23 approved solid waste containers shall be considered in compliance with this
24 requirement. Small amounts of construction debris may be stored on-site in a neat,
25 safe manner for short periods of time pending disposal.

26 **Fire:**

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

1 lithium-ion, used for facility standby power, emergency power or uninterrupted power
2 supplies shall comply with Section 608 of the California Fire Code current edition, and
3 Table 608.1

- 4 9. If the quantity of electrolyte solution is 10 gallons or greater, visible hazard identification
5 signs as specified in NFPA 704 shall be placed at the entrance to the battery storage room.
6 10. Prior to activation, the facility shall have a final inspection by the Fire Department.

7 **Planning:**

- 8 11. Conditional Use Permit (CUP12-00039) is granted for the continued operation of a wireless
9 communications facility, with upgrades necessary to accommodate 4G wireless
10 technologies. Any substantial change in the use or expansion of the wireless
11 communications facility beyond that approved by the Planning Commission shall require a
12 revision of the Conditional Use Permit or a new Conditional Use Permit.
13 12. Conditional Use Permit CUP12-00039 shall expire March 10, 2016 unless the applicant has
14 obtained a building permit and has requested an initial building inspection.
15 13. Entitlements granted for Conditional Use Permit CUP12-00039 and approved by this
16 resolution, shall be valid until August 27, 2016.
17 14. Unless expressly waived, all current zoning standards and City ordinances and policies in
18 effect at the time of building permit issuance shall be met by this project. The approval of
19 this project, as conditioned herein, constitutes the applicant's agreement with all statements
20 in the project Description and Justification and other materials and information submitted
21 with this application, unless specifically waived by an adopted condition of approval.
22 15. The wireless communications facility permitted by this Resolution shall be operated and
23 maintained in compliance with Article 39.
24 16. No wireless communications facility may, by itself or in conjunction with other wireless
25 communications facilities, generate radio frequency (RF) emissions in excess of the
26 standards for permissible human exposure, as provided by applicable federal regulations
27 including 47 C.F.R. 1.1307 *et seq.*
28 17. Prior to the issuance of building permits the applicant shall submit to the City certification
29 in a form acceptable to the City that the facility will operate in compliance with all
applicable Federal Communications Commission (FCC) regulations including, but not

1 limited to, RF emission limitations. At the City's sole discretion, a qualified independent
2 RF engineer, selected by and under contract to the City, may be retained to review said
3 certifications for compliance with FCC regulations. All costs associated with the City's
4 review of these certifications shall be the responsibility of the applicant. FCC compliance
5 certifications shall be subject to review and approval by the City Planner.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14 34. This Conditional Use Permit may be revised in accordance with the provisions of the
15 Zoning Ordinance. Any application for a revision to Conditional Use Permit CUP12-
16 00039 shall be evaluated against the existing land use policies and any site area and
17 neighborhood changes.

18 35. Conditional Use Permit CUP12-00039 may be called for review by the Planning
19 Commission if complaints are filed and verified as valid by the City Planner or Code
20 Enforcement Officer concerning the violation of any of the approved conditions or the
21 project assumptions demonstrated under the application approval.

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

24 37. Failure to meet any conditions of approval for this development shall constitute a violation
25 of this Conditional Use Permit. Conditional Use Permit CUP12-00039 may be revoked
26 pursuant to Article 47 of the Zoning Ordinance.

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

- 1 39. If the use of this facility is discontinued, it shall be considered abandoned 90 days
2 following the final day or use.
- 3 40. All abandoned facilities shall be physically removed by the operator no more than 90 days
4 following the final day of use or of determination that the facility has been abandoned,
5 whichever occurs first. When a wireless communications facility has been abandoned, but
6 not removed, the City may cause such facilities to be removed and charge all expenses
7 incurred in such removal to the provider.
- 8 41. The wireless communications facility shall be subject to, and governed by, any and all
9 licensing authorities and any governmental agencies having jurisdiction over the property
10 and/or use. The City's local approval of the facility shall not exempt the permittee(s) from
11 any such pre-emptive regulations.
- 12 42. Prior to the transfer of ownership and/or operation of the use, the owner and/or operator
13 shall provide a written copy of the application, staff report, and resolution for the project to
14 the new owner and/or operator. This notification requirement shall run with the life of the
15 project.
- 16 43. A covenant or other recordable document approved by the City Attorney shall be prepared
17 by the applicant and recorded prior to the issuance of building permits. The covenant shall
18 provide that the property is subject to this resolution, and shall generally list the conditions
19 of approval.

20 ////////////////

21 ////////////////

22 ////////////////

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27 ////////////////

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

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

1 **Landscape:**

2 44. In conjunction with the proposed modifications to the existing facility, the applicant shall
3 install decorative tan-colored rock in the planter area within which the mono-pine is
4 located. The rock shall be installed over a landscape fabric.

5 PASSED AND ADOPTED Resolution No. 2014-P01 on March 10, 2014 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

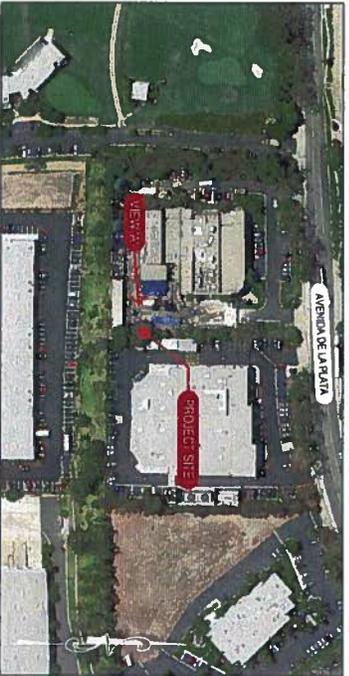
15 ATTEST:

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. 2014-P01.

21 Dated: March 10, 2014
22
23
24
25
26
27
28
29

AERIAL MAP

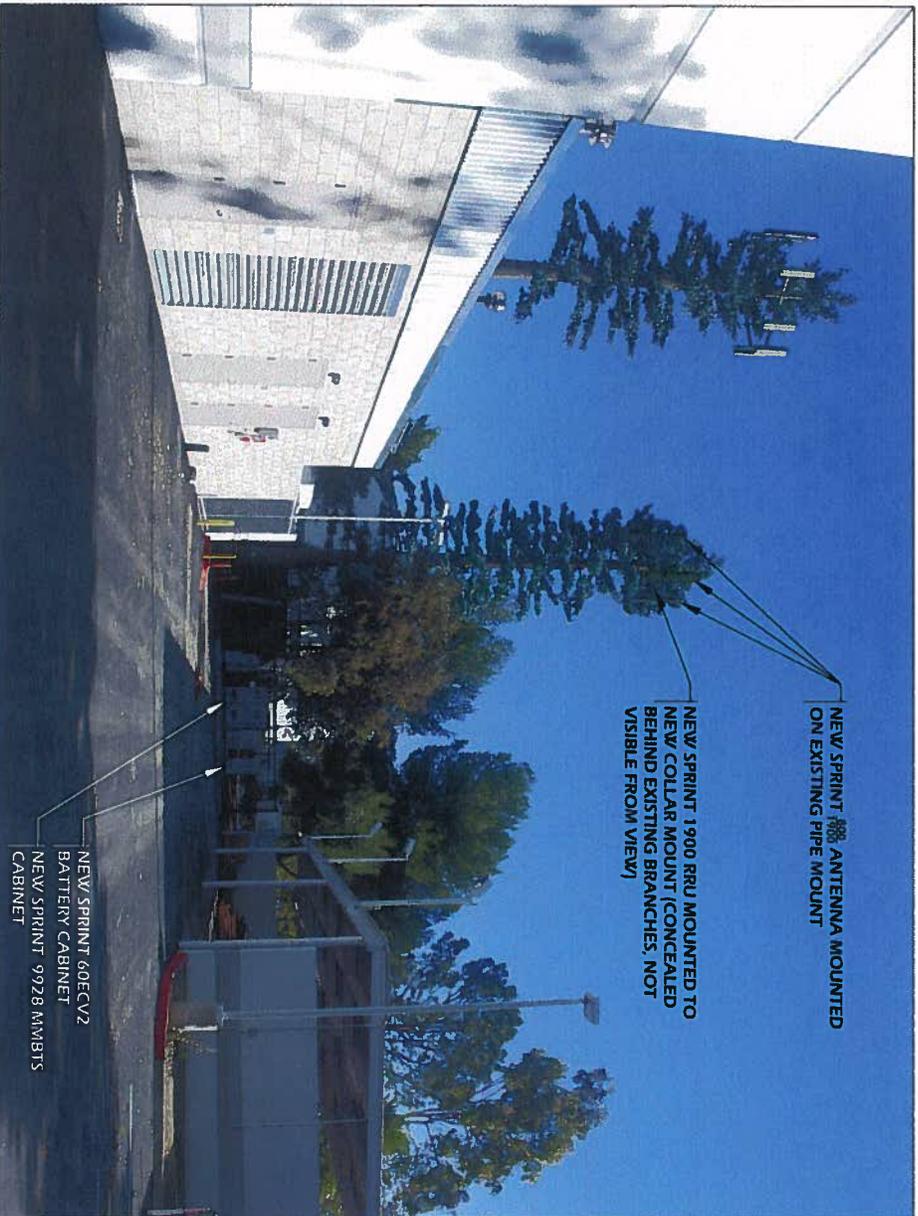


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EXISTING



PROPOSED



DRAFTLINK
SIMS@DRAFTLINK.NET

Alcatel-Lucent 

Sprint
Together with NEXTEL 

TREESCAPES INTERNATIONAL
SD54XC169
4039C AVENIDA DE LA PLATA
OCEANSIDE, CA 92056

VIEW	SHEET
A	1 / 3

AERIAL MAP

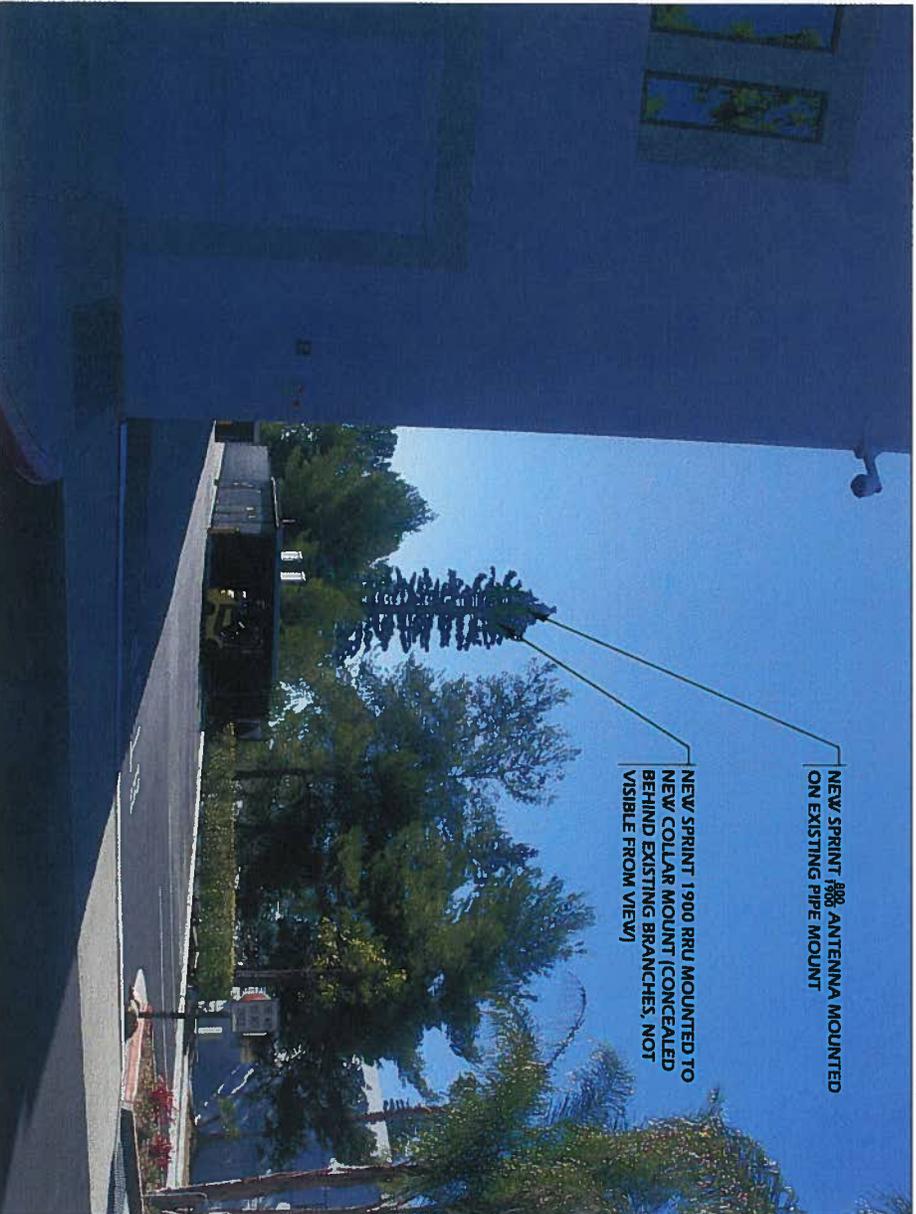


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EXISTING



PROPOSED



NEW SPRINT 1900 ANTENNA MOUNTED ON EXISTING PIPE MOUNT

NEW SPRINT 1900 RRU MOUNTED TO NEW COLLAR MOUNT (CONCEALED BEHIND EXISTING BRANCHES, NOT VISIBLE FROM VIEW)



DRAFTLINK
SIMS@DRAFTLINK.NET

		<p>Together with NEXTEL</p>		<p>TREESCAPES INTERNATIONAL SD54XC169 4039C AVENIDA DE LA PLATA OCEANSIDE, CA 92056</p>	
VIEW	SHEET	B	2 / 3		

AERIAL MAP

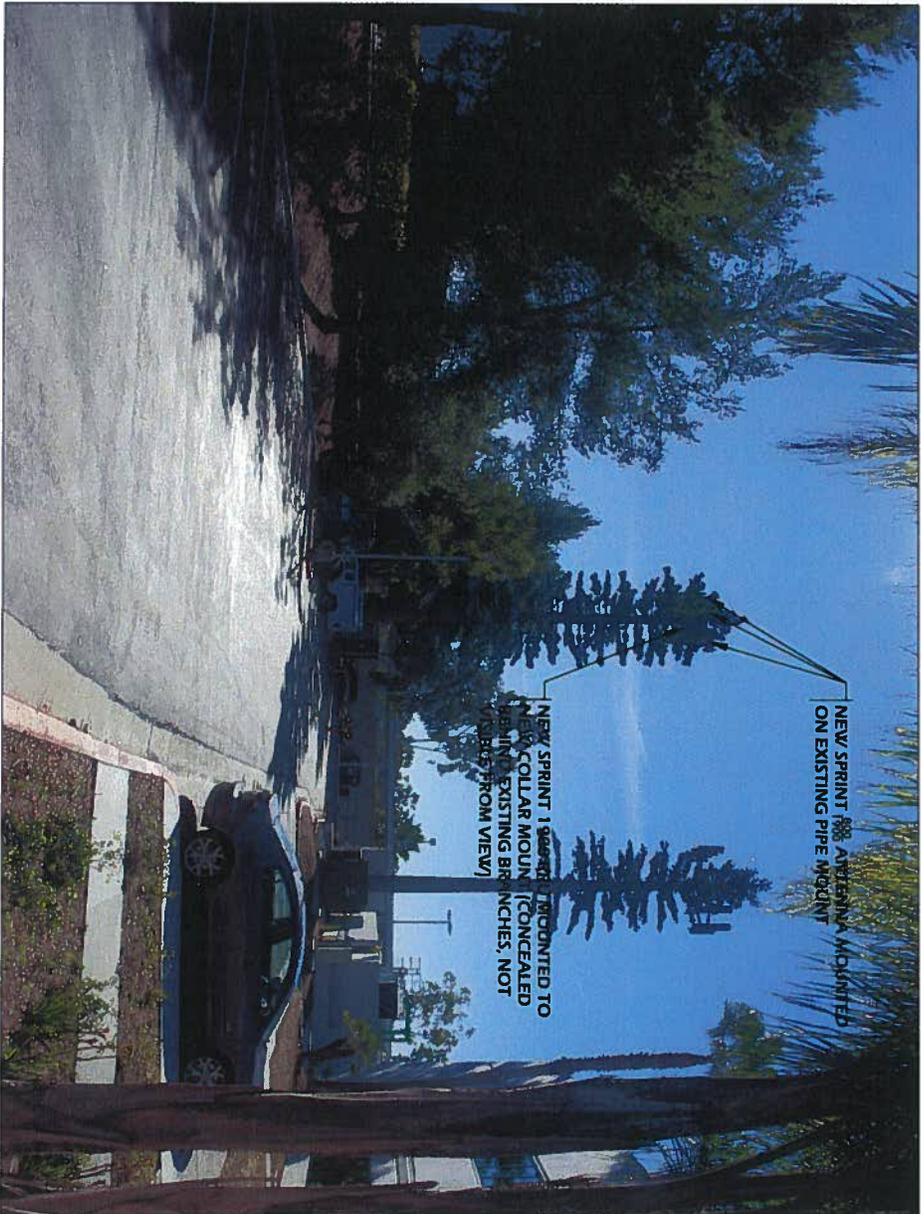


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EXISTING



PROPOSED



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SIMS@DRAFTLINK.NET

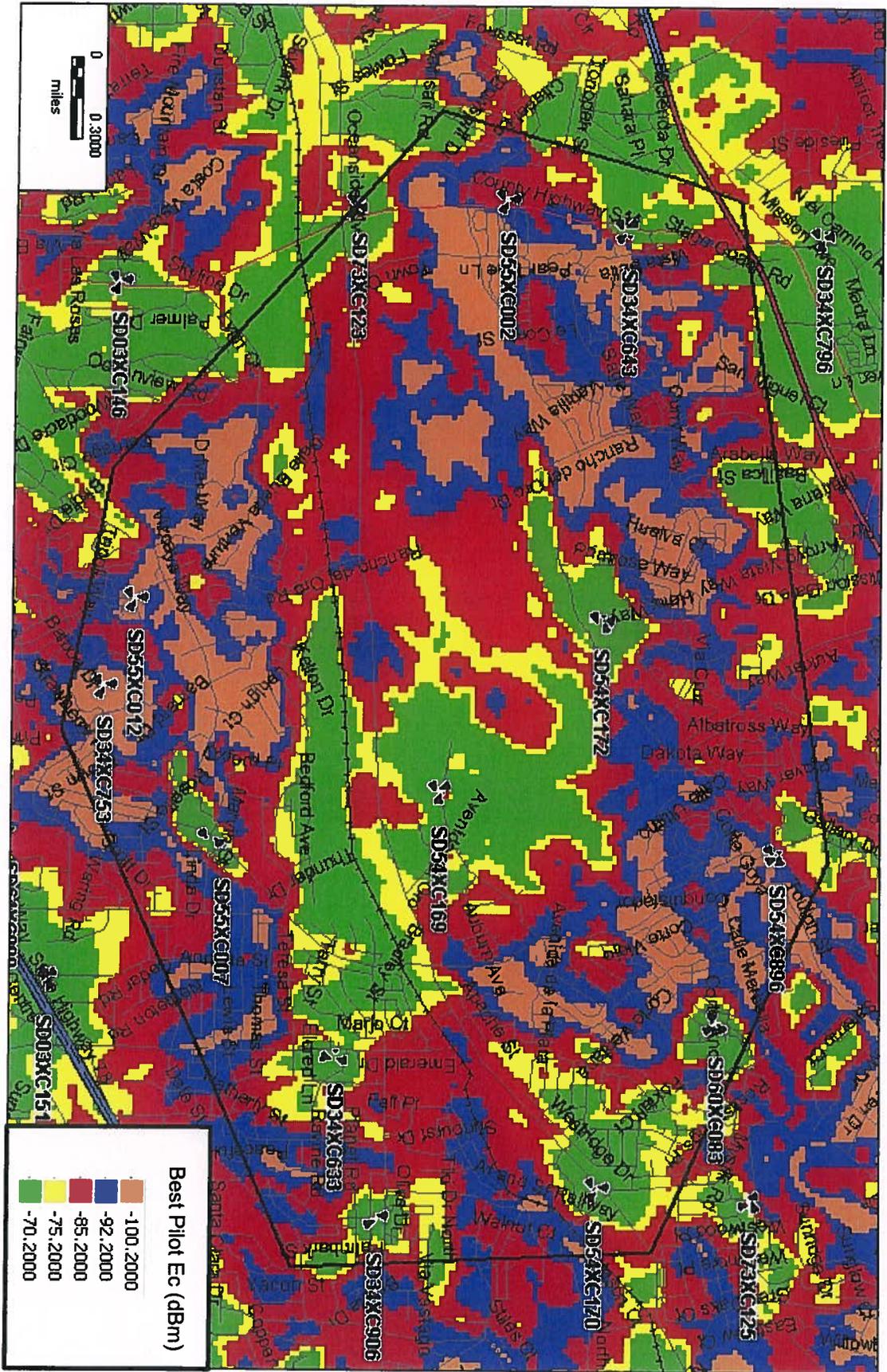
Alcatel • Lucent 

 **Sprint**
Together with NEXTEL

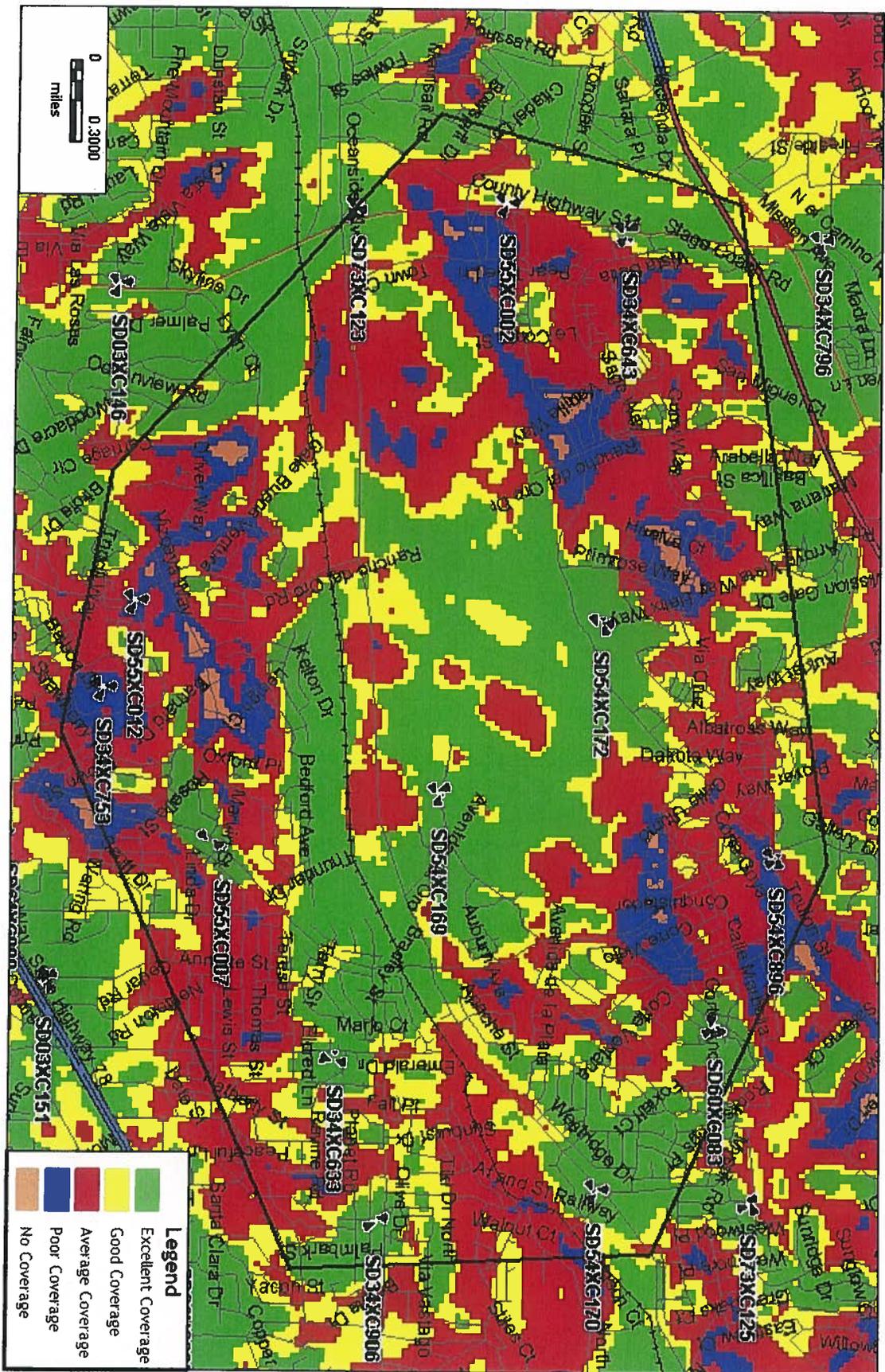
TREESCAPES INTERNATIONAL
SD54XC169
4039C AVENIDA DE LA PLATA
OCEANSIDE, CA 92056

VIEW	SHEET
C	3 / 3

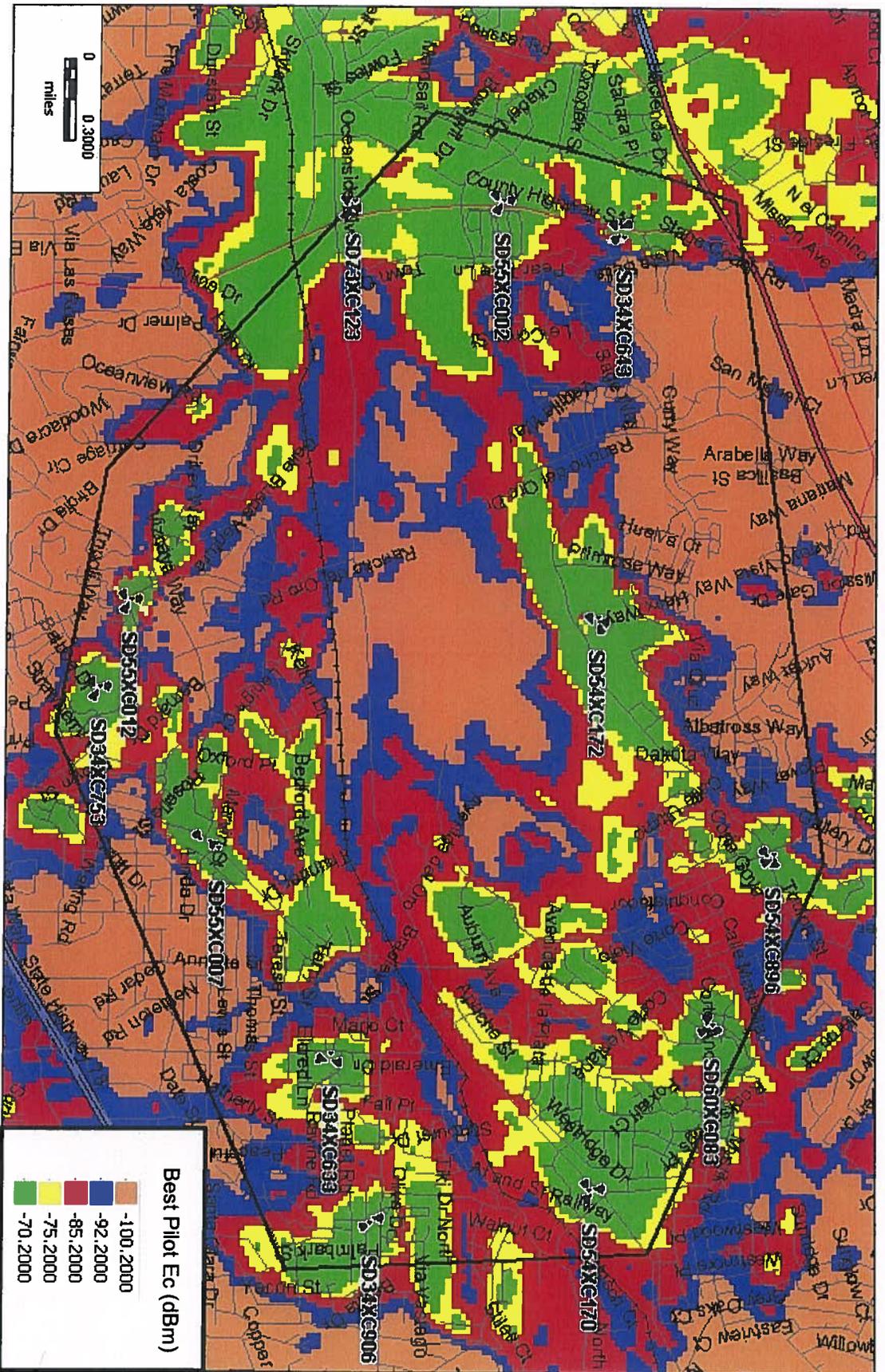
SD54XC169 Coverage with neighboring sites : Current Design



SD54XC169 Coverage with neighboring sites : Proposed Configuration



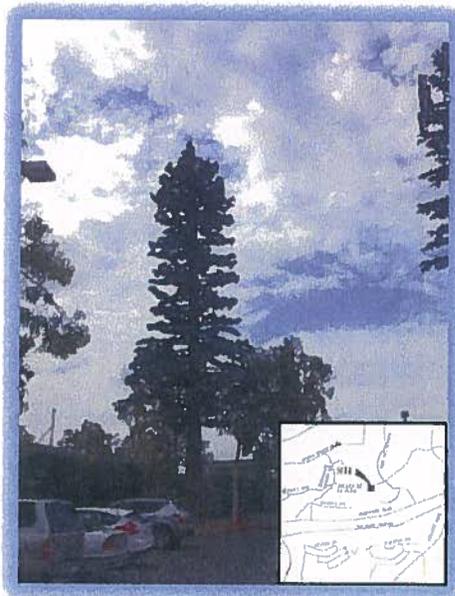
SD54XC169 neighboring sites Coverage: Without Site



Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. SD54XC169
CUI2-00039
Treescapes International
4039 Avenida De La Plata
Oceanside, California 92056
San Diego County
33.207592; -117.296014 NAD83
monotree

EBI Project No. 62130022
February 5, 2014



Prepared for:
Sprint Nextel
c/o Alcatel-Lucent
26801 West Agoura Road
Calabasas, CA 91301

Prepared by:



EBI Consulting
environmental | engineering | due diligence

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Sprint Nextel to conduct radio frequency electromagnetic (RF-EME) monitoring and modeling for Sprint Site SD54XC169 located at 4039 Avenida De La Plata in Oceanside, California to determine RF-EME exposure levels from existing and proposed Sprint wireless communications equipment at this site. As described in greater detail in Section 11.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME monitoring and modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

EBI field personnel visited this site on July 31, 2013. This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of Sprint's proposed transmitting facilities independently and in relation to all existing collocated facilities at the site.

MPE Summary

At the nearest walking/working surfaces to the existing and proposed Sprint antennas, the maximum power density is 1.00 percent of the FCC's general public limit (0.20 percent of the FCC's occupational limit).

The composite exposure level from all other carriers existing on this site combined with Sprint's proposed antennas is 1.60 percent of the FCC's general public limit (0.32 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

For a rooftop observer, the maximum power density is 1.6 percent of the FCC's general public limit (0.32 percent of the FCC's occupational limit).

Statement of Compliance:

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to Sprint's proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage brings the site into compliance with FCC rules and regulations.

1.0 LOCATION OF ALL EXISTING ANTENNAS AND FACILITIES AND EXISTING RF LEVELS

This project involves the removal of six (6) existing antennas replaced with three (3) proposed Sprint wireless telecommunication antennas on a monotree located at 4039 Avenida De La Plata in Oceanside, California. There are three Sectors (A, B, and C) proposed to be modified at the site, with one (1) antenna to be re-installed per sector. In addition, three (3) new RRH's will be installed behind the panel antennas. Sprint also operates nine (9) existing iDEN antennas that will remain on a nearby monotree.

EBI conducted a site visit on July 31, 2013. At the time of the site visit, T-Mobile and Cricket were collocated on two nearby monotrees located at 4039 Avenida De La Plata in Oceanside, California. Measurements were taken at the ground to record existing RF-EME levels resulting from these antennas in addition to the existing Sprint antennas prior to the installation of Sprint's proposed equipment.

During the survey, no spatially averaged power density readings greater than 1.8275% of the FCC's uncontrolled or general public MPE were encountered at ground level.

Monitoring results are presented in Appendix C.

2.0 LOCATION OR ALL APPROVED (BUT NOT INSTALLED) ANTENNAS AND FACILITIES AND EXPECTED RF LEVELS FROM THE APPROVED FACILITIES

There are no antennas or facilities that are approved and not installed based on information provided to EBI and Sprint at the time of this report.

3.0 NUMBER AND TYPES OF WIRELESS TELECOMMUNICATION SITES (WTS) WITHIN 100 FEET OF THE PROPOSED SITE

There are three other monotrees approximately 50 feet (Sprint) and 200 feet (T-Mobile and Cricket) to the west of the proposed site that appear to have wireless telecommunication equipment. Operating specifics relating to these carriers are outlined in Appendix A.

4.0 LOCATION AND NUMBER OF THE SPRINT ANTENNAS AND BACK-UP FACILITIES PER BUILDING AND NUMBER AND LOCATION OF OTHER TELECOMMUNICATION FACILITIES ON THE PROPERTY

Sprint proposes the removal of six (6) existing antennas replaced with three (3) proposed Sprint wireless telecommunication antennas on a monotree located at 4039 Avenida De La Plata in Oceanside, California. There are three Sectors (A, B, and C) proposed to be modified at the site, with one (1) antenna to be re-installed per sector. In each sector, there is proposed to be one antenna transmitting in the 1900 MHz frequency range. In addition, three (3) new RRH's will be installed behind the panel antennas. These three (3) RRH's will be operating in the 1900 MHz frequency. The Sector A antenna will be oriented 340° from true north. The Sector B antenna will be oriented 100° from true north. The Sector C antenna will be oriented 240° from true north. The bottoms of the Sector A, B, and C antennas will be 67.2 feet above ground level.

EBI conducted a site visit on July 31, 2013. At the time of the site visit, T-Mobile and Cricket were collocated on two nearby monotrees located at 4039 Avenida De La Plata in Oceanside, California. There were six (6) T-Mobile antennas and three (3) Cricket antennas located on nearby monotrees.

5.0 POWER RATING FOR ALL EXISTING AND PROPOSED BACKUP EQUIPMENT SUBJECT TO THE APPLICATION

The operating power for modeling purposes was assumed to be 45 Watts per transmitter for the 1900 MHz antenna and there will be four (4) transmitters operating at this frequency per sector. For the existing Sprint antennas, it was assumed to be 13.5 Watts per transmitter and one (1) transmitter per Sector.

6.0 TOTAL NUMBER OF WATTS PER INSTALLATION AND THE TOTAL NUMBER OF WATTS FOR ALL INSTALLATIONS ON THE STRUCTURE

The effective radiated power (ERP) for the 1900 MHz transmitters combined on site is 17,717 Watts. The ERP for the existing 862 MHz transmitters combined on site is 1,131 Watts. The ERPs for other carriers on site are outlined in Appendix A.

7.0 PREFERRED METHOD OF ATTACHMENT OF PROPOSED ANTENNA WITH PLOT OR ROOF PLAN INCLUDING: DIRECTIONALITY OF ANTENNAS, HEIGHT OF ANTENNAS ABOVE NEAREST WALKING SURFACE, DISCUSS NEARBY INHABITED BUILDINGS

Based on the information provided to EBI, the information indicates that the proposed antennas are to be pipe mounted to the existing antenna support arms on the monotree, operating in the directions, frequencies, and heights mentioned in section 4.0 above. The monotree is located in a parking lot of a industrial building approximately 30 feet away. Given the nature of the directional antennas, the adjacent rooftops will not be impacted with any emissions from the proposed antennas.

8.0 ESTIMATED AMBIENT RADIO FREQUENCY FIELDS FOR THE PROPOSED SITE

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to Sprint's proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site.

Based on worst-case predictive modeling, there are no areas at ground level related to the existing and proposed Sprint antennas that exceed the FCC's occupational or general public exposure limits at this site.

At the nearest walking/working surfaces to the existing and proposed Sprint antennas, the maximum power density is 1.00 percent of the FCC's general public limit (0.20 percent of the FCC's occupational limit).

The composite exposure level from all other carriers existing on this site combined with Sprint's existing and proposed antennas is 1.60 percent of the FCC's general public limit (0.32 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

For a rooftop observer, the maximum power density is 1.6 percent of the FCC's general public limit (0.32 percent of the FCC's occupational limit).

For in building occupants closest to the proposed Sprint antennas, the maximum power density is 1.00 0.002 percent of the FCC's general public limit (0.0004 percent of the FCC's occupational limit).

For in building occupants closest to the existing Sprint antennas/monopole, the maximum power density is 0.0051.00 percent of the FCC's general public limit (0.001 percent of the FCC's occupational limit).

For in building occupants closest to the existing Cricket antennas/monopole, the maximum power density is 0.02 percent of the FCC's general public limit (0.004 percent of the FCC's occupational limit).

For in building occupants closest to the existing T-Mobile antennas/monopole, the maximum power density is 0.09 percent of the FCC's general public limit (0.018 percent of the FCC's occupational limit).

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix B.

There are no modeled areas on the ground that exceed the FCC's limits for general public or occupational exposure in front of the other carrier antennas.

9.0 SIGNAGE AT THE FACILITY IDENTIFYING ALL WTS EQUIPMENT AND SAFETY PRECAUTIONS FOR PEOPLE NEARING THE EQUIPMENT AS MAY BE REQUIRED BY THE APPLICABLE FCC ADOPTED STANDARDS (DISCUSS SIGNAGE FOR THOSE WHO SPEAK LANGUAGES OTHER THAN ENGLISH)

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. It is recommended that blue notice signage be installed at the entrance to the compound or at the base of the monopole for the new antennas making people aware of the antennas locations. There are no exposures above the FCC limits in front of the existing and proposed antennas and therefore barriers are not recommended.

Additionally, there are areas where workers elevated above the ground may be exposed to power densities greater than the general population and occupational limits. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

At the time of the site survey, it was noted that there was a blue "Notice to Workers" sign located on the base of the Sprint monotree. There was also yellow "Caution" sign, red "Warning" sign, and yellow "Notice to Workers" sign posted on the Nextel equipment compound. There were blue "Notice" sign posted on the T-Mobile equipment compound.

Access to this site is accomplished by approaching the monotree at ground level. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

10.0 STATEMENT ON WHO PRODUCED THIS REPORT AND QUALIFICATIONS

Please see the certifications attached in Appendix A below.

11.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

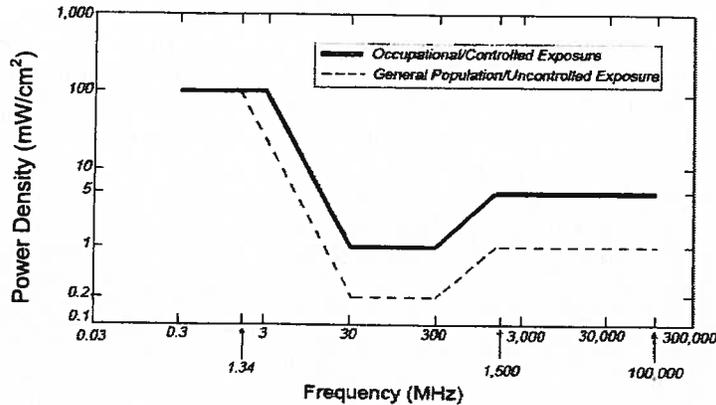
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Sprint in this area operate within a frequency range of 800-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

12.0 LIMITATIONS

This report was prepared for the use of Sprint Nextel. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information collected during the site survey and provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made

13.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed Sprint telecommunications equipment at the site located at 4039 Avenida De La Plata in Oceanside, California.

EBI has conducted theoretical modeling combined with on site monitoring to estimate the worst-case power density from Sprint antennas and the other carriers' existing antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to Sprint's proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed Sprint project is in compliance with FCC rules and regulations.

Additionally, based on the FCC criteria, there are no measured areas on any accessible ground-level walking/working surface related to the existing site conditions that exceed the FCC's occupational and general public exposure limits at this site.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage brings the site into compliance with FCC rules and regulations.

RF-EME Compliance Report
EBI Project No. 62130022

Site No. SD54XC169
4039 Avenida De La Plata, Oceanside, California

Appendix A

Certifications

Reviewed and Approved by:



A handwritten signature in blue ink, appearing to read "H. Stockinger", written over the right side of the professional seal.

Herbert J. Stockinger, PE
Senior Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EMF) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Field Personnel Certification

I, Yangyu Zhu, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in the proper use of the RF-EME measurement equipment, and have successfully completed EBI training in the policies and procedures for site survey protocols.
- All information collected during the site survey and contained in this report is true and accurate to the best of my knowledge and based on the data gathered.



Preparer Certification

I, Tama Troutman, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data collected during the site survey and provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Benjamin C Wharton

RF-EME Compliance Report
EBI Project No. 62130022

Site No. SD54XC169
4039 Avenida De La Plata, Oceanside, California

Appendix B

Roofview® Export File

Map, Settings, Antenna, and Symbol Data Table - Exported from workbook -> Roof View RF Template - Sprint Compo
 Done on 2/3/2014 at 9:44:41 AM
 Use this format to prepare other data sets for the RoofView workbook file.
 You may use as many rows in this TOP header as you wish.
 The critical point are the cells in COLUMN ONE that read 'Start...' [eg. StartMapDefinition]
 If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
 The very next row will be considered the start of that data block.
 The first row of the data block can be a header (as shown below), but this is optional.
 When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data.
 All rows above the first marker line 'Start...' will be ignored, no matter how many there are.
 This area is for you use for documentation.
 End of help comments.

You can place as much text here as you wish as long as you don't place it below
 the Start Map Definition row below the blue line.
 You may insert more rows using the insert menu.
 Should you need additional lines to document your project, simply insert additional rows
 by highlighting the row number adjacent to the blue line below and then clicking on the Insert menu
 and selecting rows.

StartMapDefinition		Roof Max X	Roof Max Y	Map Max X	Map Max Y	Offset	X Offset	Y Offset	Number of envelope																
		210	210	210	210	0	0	0	1	5K511:5HL5K511:5HL5220															
StartAntennaData		Standard	Method	Uptime	Scale	Fact	Low	Th	Low	Color	Mid	Th	Mid	Color	Hi	Th	Hi	Color	Over	Color	Ap	Ht	Method		
		4	2	3	1	100	1	500	4	5000	2	3	1.5	1											
StartAntennaData		It is advisable to provide an ID (ant 1) for all antennas																							
ID	Name	Freq	Power	Trans	Count	Coax	Len	Coax	Type	Other	Loss	Input	Power	Calc	Mfg	Model	(ft)	(ft)	(ft)	Type	(ft)	dBd	Gain	Profile	ON
SPT A1	Sprint	1900	45	4	10	1/2 LDF	0.5	151.8003	RFS	APXVSSPP18-C-A20	269	60	67.2	6	15.9	65:340	ON+								
SPT B1	Sprint	1900	45	4	10	1/2 LDF	0.5	151.8003	RFS	APXVSSPP18-C-A20	272	50	67.2	6	15.9	65:100	ON+								
SPT C1	Sprint	1900	45	4	10	1/2 LDF	0.5	151.8003	RFS	APXVSSPP18-C-A20	265	50	67.2	6	15.9	65:240	ON+								
SPT A1	Sprint IDEN	862	13.5	1	3		3	6.766028	EMS	FV90-11-05A2	221	83	70	5	11.2	65:324	ON+								
SPT A2	Sprint IDEN	862	13.5	1	3		3	6.766028	EMS	FV90-11-05A2	227	83	70	5	11.2	65:324	ON+								
SPT A3	Sprint IDEN	862	13.5	1	3		3	6.766028	EMS	FV90-11-05A2	234	83	70	5	11.2	65:324	ON+								
SPT B1	Sprint IDEN	862	13.5	1	3		3	6.766028	EMS	FV90-11-05A2	236	79	70	5	11.2	65:90	ON+								
SPT B2	Sprint IDEN	862	13.5	1	3		3	6.766028	EMS	FV90-11-05A2	232	74	70	5	11.2	65:90	ON+								
SPT B3	Sprint IDEN	862	13.5	1	3		3	6.766028	EMS	FV90-11-05A2	230	69	70	5	11.2	65:90	ON+								
SPT C1	Sprint IDEN	862	30	1	3		3	15.03562	EMS	FV90-11-05A2	224	69	70	5	11.2	65:216	ON+								
SPT C2	Sprint IDEN	862	30	1	3		3	15.03562	EMS	FV90-11-05A2	222	74	70	5	11.2	65:216	ON+								
SPT C3	Sprint IDEN	862	30	1	3		3	15.03562	EMS	FV90-11-05A2	217	81	70	5	11.2	65:216	ON+								
TMO A1	T-Mobile	1900						60.05	60.05	Ericsson	AIR21B2A/B4P	14	19	67.7	5	15.4	65:345	ON+							
TMO A1	T-Mobile	2100						55.84	55.84	Ericsson	AIR21B2A/B4P	14	19	67.7	5	15.4	65:345	ON+							
TMO A2	T-Mobile	1900						0	0	Ericsson	AIR21B2A/B4P	16	21	67.7	5	15.4	65:345	ON+							
TMO A2	T-Mobile	2100						59.7	59.7	Ericsson	AIR21B2A/B4P	16	21	67.7	5	15.4	65:345	ON+							
TMO B1	T-Mobile	1900						60.05	60.05	Ericsson	AIR21B2A/B4P	18	10	67.7	5	15.4	65:120	ON+							
TMO B1	T-Mobile	2100						55.84	55.84	Ericsson	AIR21B2A/B4P	18	10	67.7	5	15.4	65:120	ON+							
TMO B2	T-Mobile	1900						0	0	Ericsson	AIR21B2A/B4P	18	8	67.7	5	15.4	65:120	ON+							
TMO B2	T-Mobile	2100						59.7	59.7	Ericsson	AIR21B2A/B4P	18	8	67.7	5	15.4	65:120	ON+							
TMO C1	T-Mobile	1900						60.05	60.05	Ericsson	AIR21B2A/B4P	10	9	67.7	5	15.4	65:250	ON+							
TMO C1	T-Mobile	2100						55.84	55.84	Ericsson	AIR21B2A/B4P	10	9	67.7	5	15.4	65:250	ON+							
TMO C2	T-Mobile	1900						0	0	Ericsson	AIR21B2A/B4P	10	11	67.7	5	15.4	65:250	ON+							
TMO C2	T-Mobile	2100						59.7	59.7	Ericsson	AIR21B2A/B4P	10	11	67.7	5	15.4	65:250	ON+							
CKT A1	Crickit	1900	60	2	3		3	60.14247	Unknown	Unknown	80	14	67	6	16	65:30	ON+								
CKT B1	Crickit	1900	60	2	3		3	60.14247	Unknown	Unknown	94	9	67	6	16	65:170	ON+								
CKT C1	Crickit	1900	60	2	3		3	60.14247	Unknown	Unknown	82	1	67	6	16	65:280	ON+								
StartSymbolData																									
Sym	Map Marker	Roof X	Roof Y	Map Label	Description (notes for this table only)																				
Sym		5		35	AC Unit	Sample symbols																			
Sym		14		5	Roof Access																				
Sym		45		5	AC Unit																				
Sym		45		20	Ladder																				

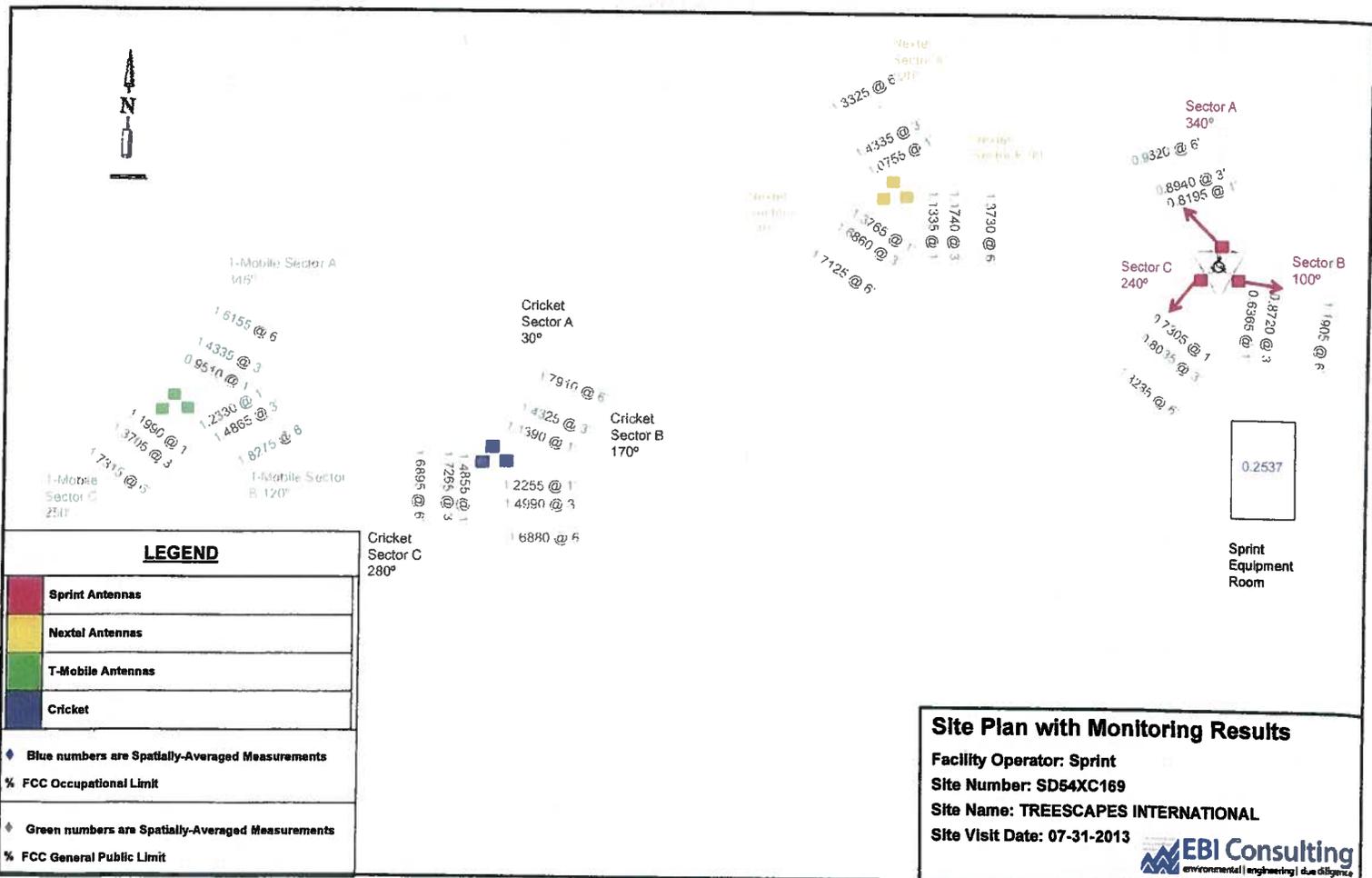
List Of Areas
 5K511:5HL5220

RF-EME Compliance Report
EBI Project No. 62130022

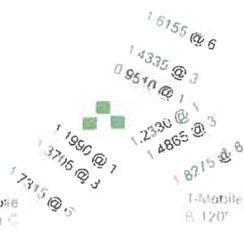
Site No. SD54XC169
4039 Avenida De La Plata, Oceanside, California

Appendix C

Monitoring Plan

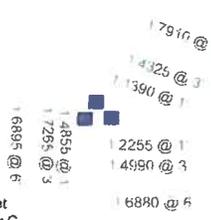


1-Mobile Sector A
115°

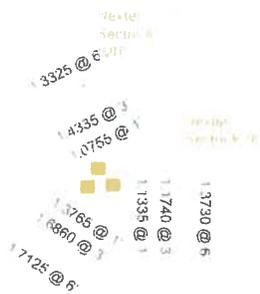


1-Mobile Sector B
120°

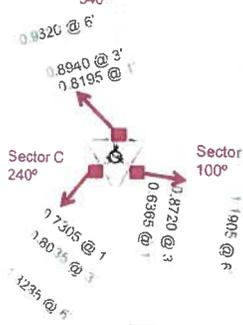
Cricket Sector A
30°



Cricket Sector B
170°



Sector A
340°



Sector C
240°

Sector B
100°

0.2537

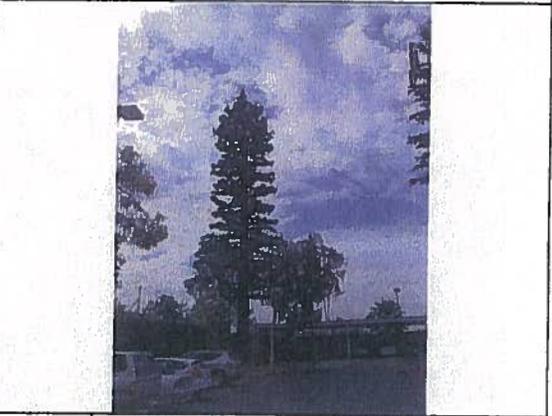
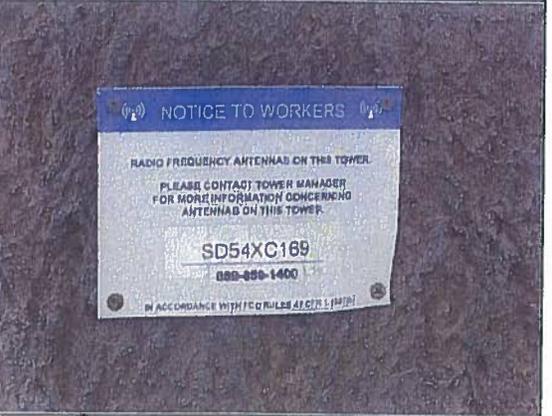
Sprint
Equipment
Room

RF-EME Compliance Report
EBI Project No. 62130022

Site No. SD54XC169
4039 Avenida De La Plata, Oceanside, California

Appendix D

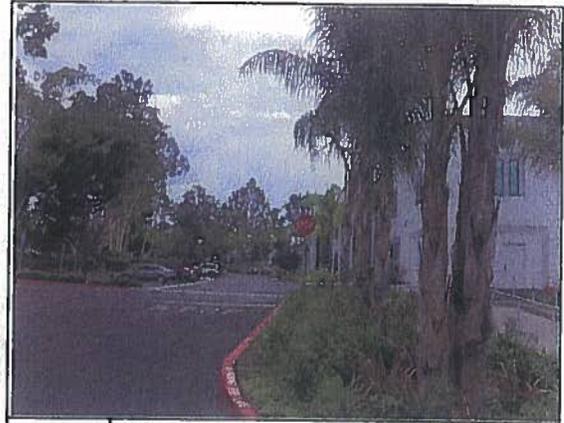
Site Photos

	<p>1. Site overview</p>
	<p>2. Sprint mono pine</p>
	<p>3. Site ID</p>

	<p>4. Sprint sector A antenna</p>
	<p>5. Sprint sector B antenna</p>
	<p>6. Sprint sector C antenna</p>



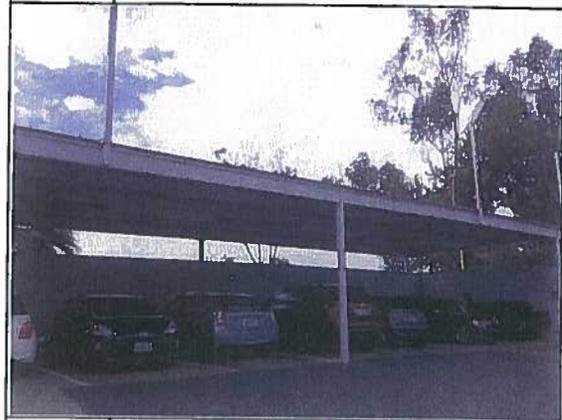
7. Locked equipment compound



10. Sprint sector B antenna broadcast direction



8. Equipment room



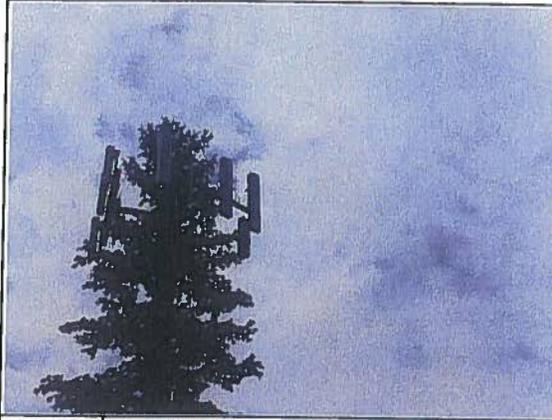
11. Sprint sector C antenna broadcast direction

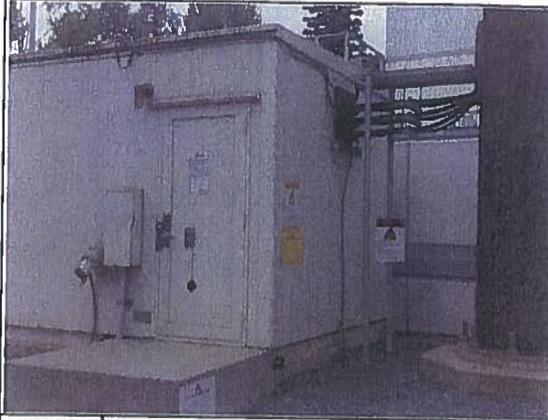


9. Sprint sector A antenna broadcast direction



12. Nextel carrier mono pine

	13. Nextel sector A antenna
	14. Nextel sector B antenna
	15. Nextel sector C antenna

	16. Locked Nextel equipment compound
	17. Existing yellow caution and red warning on Nextel compound
	18. Existing yellow caution on Nextel compound



19. T-Mobile carrier mono pine



22. T-Mobile sector C antenna



20. T-Mobile sector A antenna



23. Locked T-Mobile equipment compound



21. T-Mobile sector B antenna



24. Cricket carrier mono pine



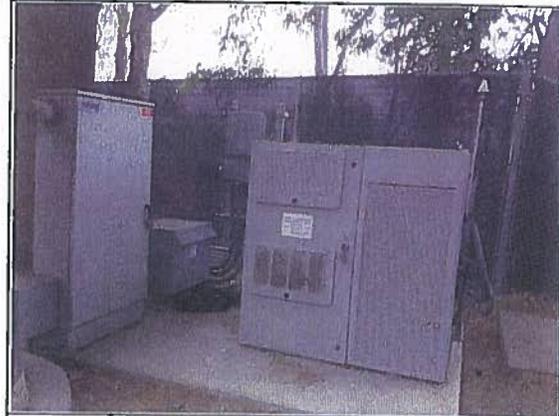
25. Cricket sector A antenna



27. Cricket sector C antenna



26. Cricket sector B antenna



28. Cricket equipment room

RF-EME Compliance Report
EBI Project No. 62130022

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4039 Avenida De La Plata, Oceanside, California

Appendix E

Antenna Inventory

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
SPT A1	Sprint	Panel	1900	5906	15.9	RFS APXVSSPP18-C-A20	340	6	65	269	60	67.2
SPT B1	Sprint	Panel	1900	5906	15.9	RFS APXVSSPP18-C-A20	100	6	65	272	50	67.2
SPT C1	Sprint	Panel	1900	5906	15.9	RFS APXVSSPP18-C-A20	240	6	65	265	50	67.2
SPT A1	Sprint	Panel	862	90	11.2	EMS FV90-11-05A2	324	5	65	221	83	70
SPT A2	Sprint	Panel	862	90	11.2	EMS FV90-11-05A2	324	5	65	227	83	70
SPT A3	Sprint	Panel	862	90	11.2	EMS FV90-11-05A2	324	5	65	234	83	70
SPT B1	Sprint	Panel	862	90	11.2	EMS FV90-11-05A2	90	5	65	236	79	70
SPT B2	Sprint	Panel	862	90	11.2	EMS FV90-11-05A2	90	5	65	232	74	70
SPT B3	Sprint	Panel	862	90	11.2	EMS FV90-11-05A2	90	5	65	230	69	70
SPT C1	Sprint	Panel	862	198	11.2	EMS FV90-11-05A2	216	5	65	224	69	70
SPT C2	Sprint	Panel	862	198	11.2	EMS FV90-11-05A2	216	5	65	222	74	70
SPT C3	Sprint	Panel	862	198	11.2	EMS FV90-11-05A2	216	5	65	217	81	70
TMO A1	T-Mobile	Panel	1900	2082	15.4	Ericsson AIR21B2A/B4P	345	5	65	14	19	67.7
TMO A1	T-Mobile	Panel	2100	1936	15.4	Ericsson AIR21B2A/B4P	345	5	65	14	19	67.7
TMO A2	T-Mobile	Panel	1900	0	15.4	Ericsson AIR21B2A/B4P	345	5	65	16	21	67.7
TMO A2	T-Mobile	Panel	2100	2070	15.4	Ericsson AIR21B2A/B4P	345	5	65	16	21	67.7
TMO B1	T-Mobile	Panel	1900	2082	15.4	Ericsson AIR21B2A/B4P	120	5	65	18	10	67.7
TMO B1	T-Mobile	Panel	2100	1936	15.4	Ericsson AIR21B2A/B4P	120	5	65	18	10	67.7

RF-EME Compliance Report
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Site No. SD54XC169
 4039 Avenida De La Plata, Oceanside, California

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
TMO B2	T-Mobile	Panel	1900	0	15.4	Ericsson AIR21 B2A/B4P	120	5	65	18	8	67.7
TMO B2	T-Mobile	Panel	2100	2070	15.4	Ericsson AIR21 B2A/B4P	120	5	65	18	8	67.7
TMO C1	T-Mobile	Panel	1900	2082	15.4	Ericsson AIR21 B2A/B4P	250	5	65	10	9	67.7
TMO C1	T-Mobile	Panel	2100	1936	15.4	Ericsson AIR21 B2A/B4P	250	5	65	10	9	67.7
TMO C2	T-Mobile	Panel	1900	0	15.4	Ericsson AIR21 B2A/B4P	250	5	65	10	11	67.7
TMO C2	T-Mobile	Panel	2100	2070	15.4	Ericsson AIR21 B2A/B4P	250	5	65	10	11	67.7
CKT A1	Cricket	Panel	1900	2394	16	Unknown	30	6	65	80	14	67
CKT B1	Cricket	Panel	1900	2394	16	Unknown	170	6	65	94	9	67
CKT C1	Cricket	Panel	1900	2394	16	Unknown	280	6	65	82	1	67

RF-EME Compliance Report
EBI Project No. 62130022

Site No. SD54XC169
4039 Avenida De La Plata, Oceanside, California

Appendix F

Roofview® Graphics

% of FCC Public Exposure Limit

- Exposure Level $\geq 5,000$
- $500 < \text{Exposure Level} \leq 5000$
- $100 < \text{Exposure Level} \leq 500$
- Exposure Level ≤ 100

Ground Level

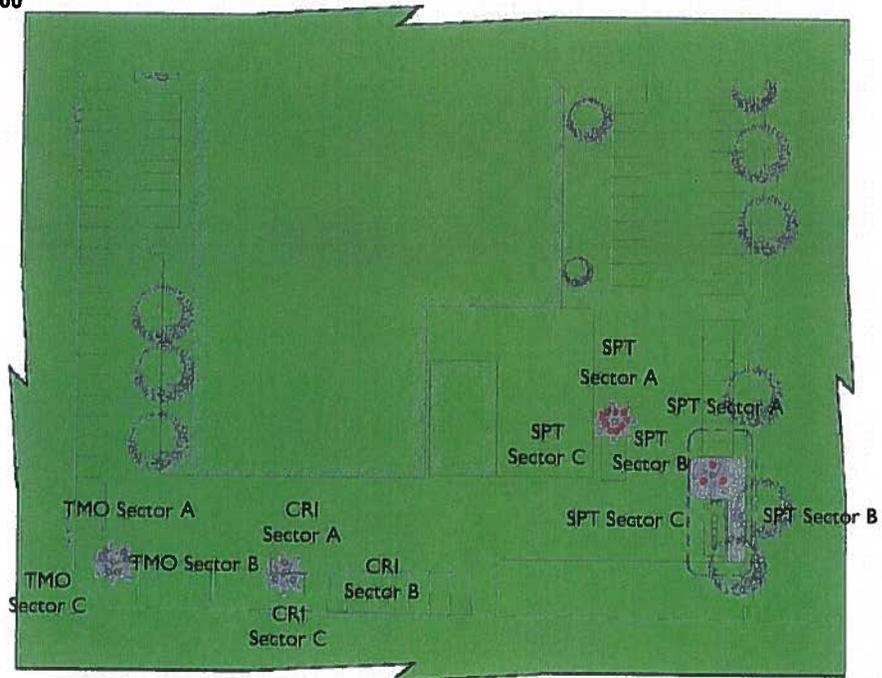


Figure 1.
Roofview: Composite Exposure Levels
Facility Operator: Sprint
Site Name: Treescapes International
Sprint Site Number: SD54XC169
Report Date: 02-05-14

- Sprint Antennas**
- Other Carrier Antennas**



% of FCC Public Exposure Limit

- Exposure Level $\geq 5,000$
- $500 < \text{Exposure Level} \leq 5000$
- $100 < \text{Exposure Level} \leq 500$
- Exposure Level ≤ 100

Adjacent Rooftop Levels



Roofview: Composite Exposure Levels

Facility Operator: Sprint
Site Name: Treescapes International
Sprint Site Number: SD54XC169
Report Date: 02-05-14

- Sprint Antennas
- Other Carrier Antennas



% of FCC Public Exposure Limit

■ Exposure Level $\geq 5 < 20$

■ Exposure Level $\geq 20 < 100$

■ Exposure Level ≥ 100

Ground Level Level – Alternate Thresholds



Figure 2.

Roofview: SPRINT Exposure Levels

Facility Operator: Sprint

Site Name: Treescapes International

Sprint Site Number: SD54XC169

Report Date: 02-05-14

■ Sprint Antennas

■ Other Carrier Antennas

Note that the areas shown in brown are where Sprint antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because all other carriers' exposures are less than the FCC limits as shown in Figure 1. Under FCC regulations, SPRINT is therefore not responsible for any predicted exceedances of another carrier's antennas.

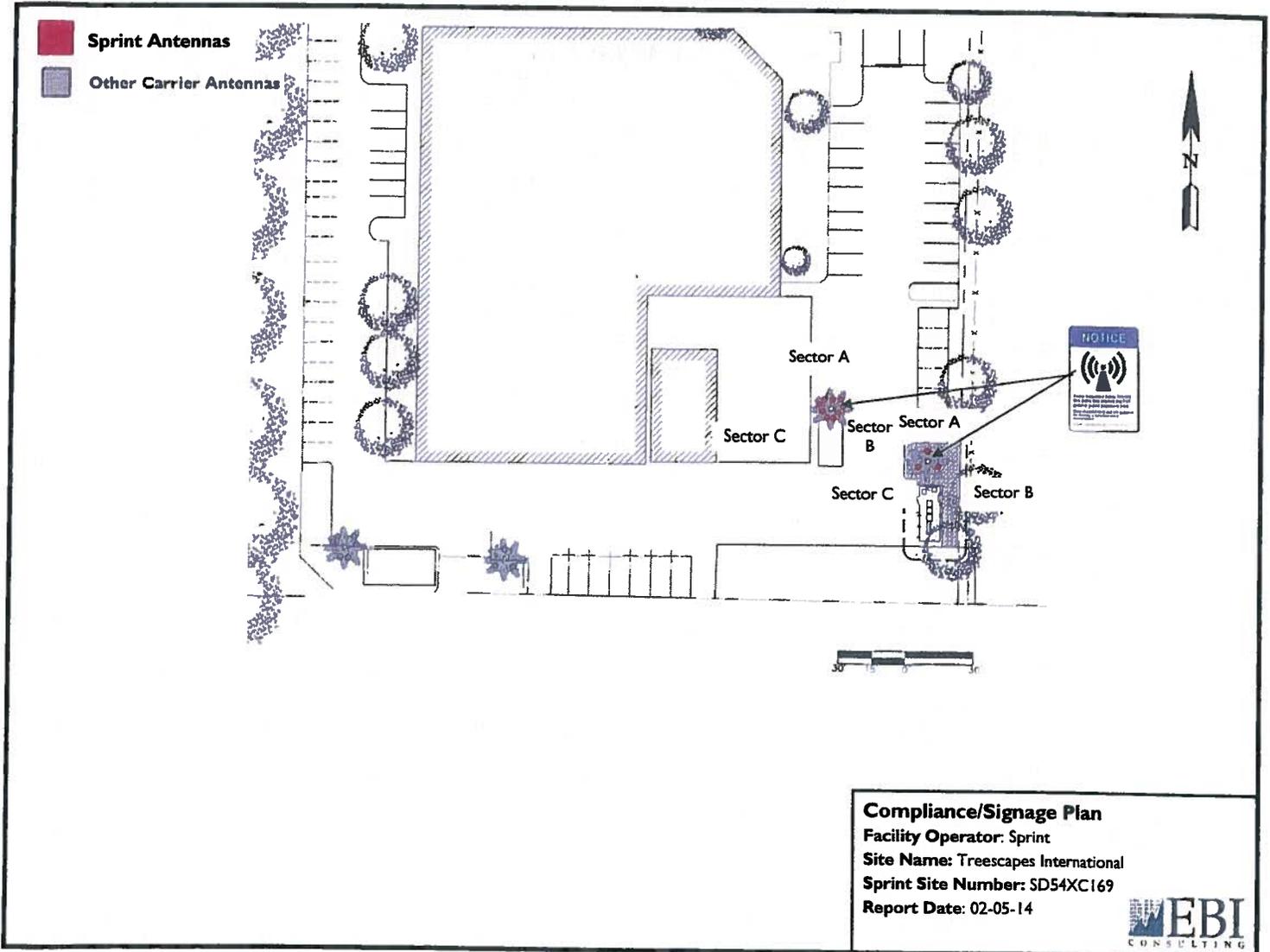


RF-EME Compliance Report
EBI Project No. 62130022

Site No. SD54XC169
4039 Avenida De La Plata, Oceanside, California

Appendix G

Signage Plan



Compliance/Signage Plan
 Facility Operator: Sprint
 Site Name: Treescapes International
 Sprint Site Number: SD54XC169
 Report Date: 02-05-14



RF-EME Compliance Report
EBI Project No. 62130022

USID No. 0 Site No. SD54XC169
4039 Avenida De La Plata, Oceanside, California

Appendix H

Site Plans

DIGI ALERT

Call Toll Free 1-800-227-2000



NETWORK VISION MMBTS LAUNCH TREESCAPES INTERNATIONAL SD54XC169

4039C AVENIDA DE LA PLATA OCEANSIDE, CA 92056 SAN DIEGO COUNTY LATITUDE: 33.207592 / 33° 12'27.33"N LONGITUDE: 117.296014/117°17'45.65"W

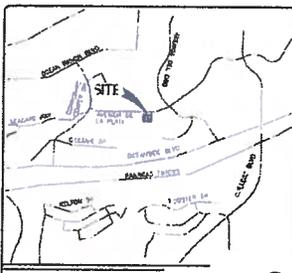
MONOPINE SAN DIEGO MARKET

Table with 2 columns: SHEET, DESCRIPTION. Lists sheet numbers and their corresponding descriptions.

SHEET INDEX

Logos for Sprint, Alcatel-Lucent, and KDC. Includes project name and address information.

GENERAL NOTES: 1. WORK AND MATERIAL SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE...



PROJECT DESCRIPTION: SPRINT PROPOSES TO INSTALL AN FDD-LTE BASE STATION AT THE LOCATION SHOWN ON THIS SHEET...

ARCHITECT: JDC ARCHITECTS AND ASSOCIATES, INC. 1725 BROADWAY SUITE 100 SAN DIEGO, CA 92101

Table with 3 columns: APPROVAL, SIGNATURE, DATE. Includes sections for PERMITTING, AEC MANAGER, PLANNING, and APPROVAL.

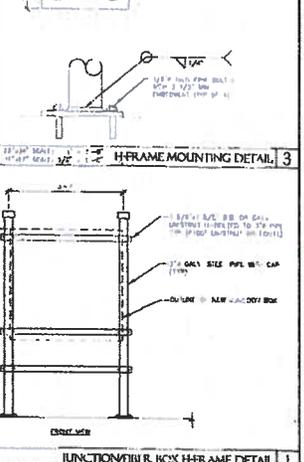
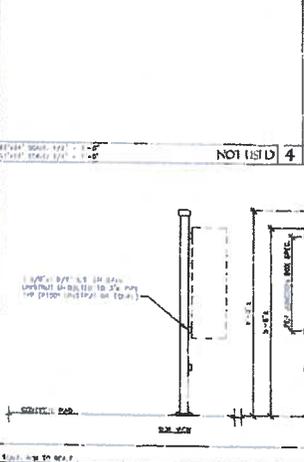
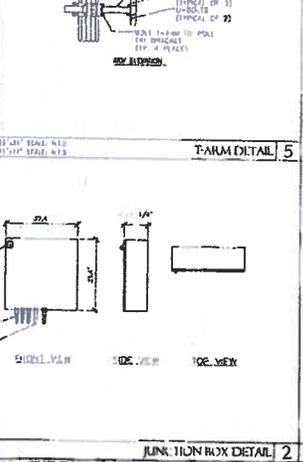
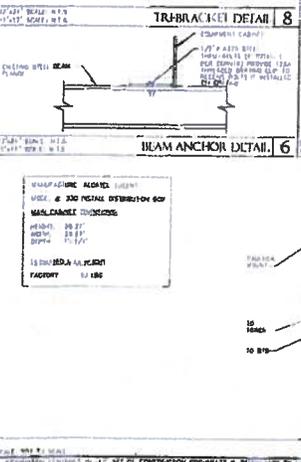
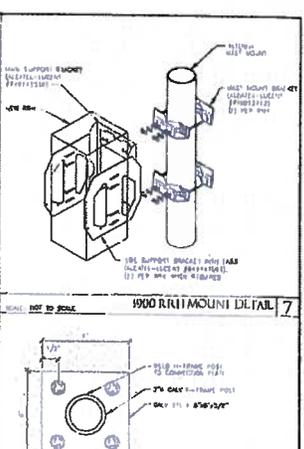
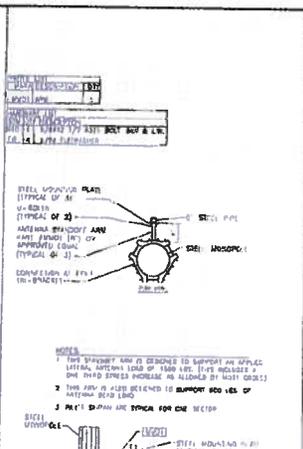
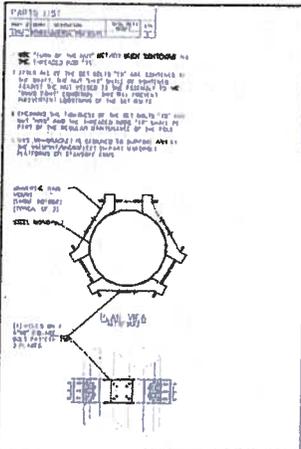
DRIVING DIRECTIONS: FROM SAN DIEGO INTERNATIONAL AIRPORT: 1. Exit 16 on I-15 towards Oceanside...

PROJECT SUMMARY: PROJECT NUMBER: SD54XC169. PROJECT TEAM: JDC ARCHITECTS AND ASSOCIATES, INC.

PLANNING & CONSULTING: JDC ARCHITECTS AND ASSOCIATES, INC. 1725 BROADWAY SUITE 100 SAN DIEGO, CA 92101

Professional stamps and signatures. Includes 'LICENSED ARCHITECT BRYNETH D. CHASE' and 'TITLE SHEET'.

THE INFORMATION CONTAINED ON THIS SET OF DRAWINGS IS THE PROPERTY OF SPRINT. ANY USE OF THIS INFORMATION FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED.



PROJECT INFORMATION

NETWORK: 1900 RAIL MOUNT
 ACLUM2-00015
 TREESCAPES INTERNATIONAL
 SD54XC169
 4030C AVE HIGH 01 LA PLATA
 DELANDE, CA 92018
 SAN DIEGO COUNTY

DATE: 10/29/12

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	10/29/12	ISSUE FOR PERMIT	CPG
2	10/29/12	ISSUE FOR PERMIT	CPG
3	10/29/12	ISSUE FOR PERMIT	CPG
4	10/29/12	ISSUE FOR PERMIT	CPG

APPROVED:

STATE OF CALIFORNIA

SEAL:

SEAL TITLE: EQUIPMENT DETAIL 3

PROJECT NUMBER: A-5

DATE: 10/29/12

SPRINT

Alcatel-Lucent

KDC

PROJECT INFORMATION

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 TREESCAPES INTERNATIONAL
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4	10/29/12	ISSUE FOR PERMIT	CPG

APPROVED:

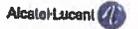
STATE OF CALIFORNIA

SEAL:

SEAL TITLE: EQUIPMENT DETAIL 3

PROJECT NUMBER: A-5

DATE: 10/29/12



KDC
ARCHITECTURAL PROFESSIONAL, P.C.
10000 WILSON AVENUE
SUITE 100
DOWNEY, CA 90241
TEL: (562) 261-1111
WWW.KDCARCH.COM

PROJECT INFORMATION
NETWORK: TOWER MOUNTED LAP ICH
ACU112-00015
TRESCAPES INTERNATIONAL
SD54XC169
4000 AVENUE DE LA PLAZA
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

DATE: 10/20/12

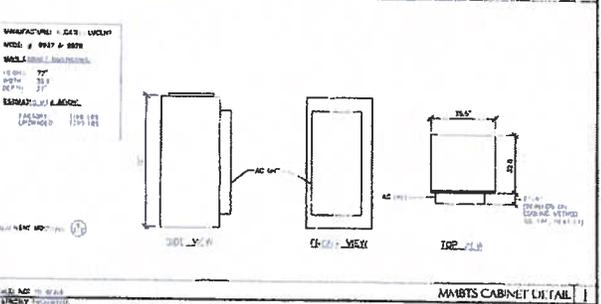
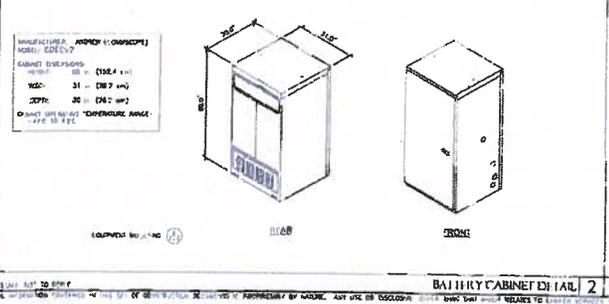
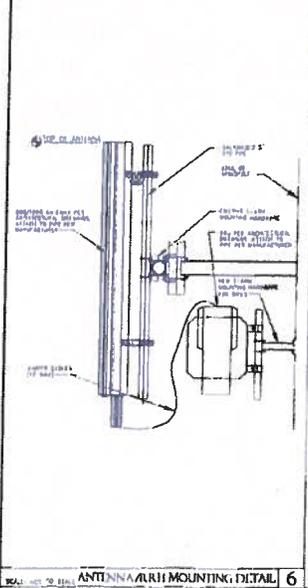
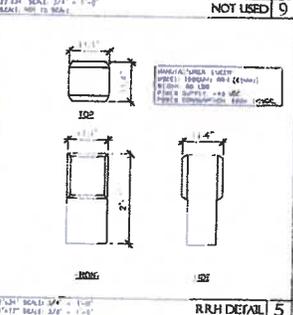
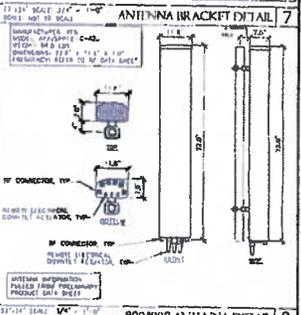
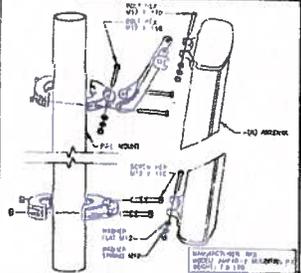
SCALE: 95% CD

NO.	REV.	DATE	DESCRIPTION	BY	CHKD.
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2	01	10/20/12	REVISED FOR ICH	MM	MM
3	01	10/20/12	REVISED FOR ICH	MM	MM
4	01	10/20/12	REVISED FOR ICH	MM	MM
5	01	10/20/12	REVISED FOR ICH	MM	MM
6	01	10/20/12	REVISED FOR ICH	MM	MM
7	01	10/20/12	REVISED FOR ICH	MM	MM
8	01	10/20/12	REVISED FOR ICH	MM	MM
9	01	10/20/12	REVISED FOR ICH	MM	MM
10	01	10/20/12	REVISED FOR ICH	MM	MM



EQUIPMENT DETAILS

NO. A-6



NOT TO SCALE

Acct 100657



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 9-13-12	BY RC CH DH

Please Print or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT Sprint Nextel c/o Alcatel Lucent	2. STATUS MASTER/SP.PLAN
3. ADDRESS 9605 Scranton Road, #400 San Diego, CA 92121	4. PHONE/FAX/E-mail 619-417-6295
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Ed Gala (Agent for Sprint)	
6. ADDRESS 20612 Kelvin LN, Huntington Beach, CA	7. PHONE/FAX/E-mail 714-404-4237

HEARING	
GPA	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P. CAPI2-00039	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART II - PROPERTY DESCRIPTION

8. LOCATION 4039C Avenida De La Plata, Oceanside, CA 92056		9. SIZE 2.57 Gross Acres
10. GENERAL PLAN S-1-84	11. ZONING PD-1	12. LAND USE Commercial
14. LATITUDE 33-12'27.33		15. LONGITUDE 117-17'45.65
13. ASSESSOR'S PARCEL NUMBER 165-192-03 162-503-28-00		

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION Request for renewal of a Conditional 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

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 9/17/12	37. OWNER (Print): SEE LOA	38. DATE
Sign:		Sign:	

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



Authorized Agent for **Sprint Nextel and**

Alcatel Lucent

CUP12-00039

Sprint Nextel Project Number: SD54XC169

Sprint Nextel Project Name: Treescapes International

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: 4039C Avenida De La Plata, Oceanside, CA 92056

APN: 162-503-28-00

Zoning: PD-1

General Plan: S1-84

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 on a stealth monopine located on industrial property and the reinstallation of one new 4G antenna per sector (3 total) and the placement of one RRU unit behind each antenna. One existing radio equipment cabinet will be removed and replaced with the new 4G radios and one new battery cabinet added within the existing fenced enclosure. There will be a net decrease of three panel antennas already authorized for this site by PC Resolution No.2001-P33. The following is a summary of the proposed site improvements:

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

- Remove 6 existing CDMA antennas; install three new 4G panel antennas,
- Remove existing coaxial cables; install three new hybrid fiber optic coaxial cables,
- Install three new RRH units,
- Remove existing modcell cabinet, install new MMBTS cabinet,
- Install new battery cabinet,
- Install fiber backhaul service,
- Remove and replace existing GPS antenna,
- Existing power, Telco, PPC and transformer cabinets to remain.

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.

Findings/Burden of Proof

The project site is located in an established developed area consisting of a mix of industrial and commercial land uses. Industrial properties have proved themselves to be ideal locations for wireless telecommunication facilities because the antenna use can easily be integrated into the operation of the industrial 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 and as such any visual impact that the existing antennas may have generated will be greatly reduced.

Currently there are a number of free standing monopine towers supporting the antennas of other carriers on site. The subject stealth monopine is arguably the nicest and most realistic tower on site with artificial bark and high branch count (Branches are installed at the factory at the time of the tower's manufacture and no additional branches can be added due to structural safety reasons.) and as such would be an ideal location for the co-location of any new carriers wishing to locate on this property. In addition the remaining antennas will be covered with pine needle socks and the antenna array will remain within the outer ends of the stealth branches hiding them from public view. This method of antenna screening is the least intrusive design possible for this type of facility. This is attested by the fact that Sprint is unaware of any complaints from surrounding property owners or residents concerning site appearance or impact to the public viewshed during the 12 years of this facility's existence.

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

SureSite Consulting Group, LLC

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

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

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

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

Sprint Nextel Company Information

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

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

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

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

SureSite Consulting Group, LLC

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



Infrastructure Development Services

Respectfully submitted,

Edward Gala
Authorized Agent for Sprint Nextel and
Alcatel Lucent

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

RECEIVED

SEP 13 2012

3582

**CITY OF OCEANSIDE
DEVELOPMENT SERVICES**

EXHIBIT A TO GRANT DEED

Legal Description

The land referred to herein below is situated in the City of Oceanside, County of San Diego, State of California, and is described as follows:

PARCEL Q OF PARCEL MAP NO. 12314, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED SEPTEMBER 15, 1982 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO.

APN: 162-503-28-00



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:

(180 days)

1. **APPLICANT:** Sprint Nextel c/o Alcatel Lucent
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.:** Russ Cunningham
6. **PROJECT TITLE:** Sprint @ 4039 Avenida de la Plata (CUP12-00039)
7. **DESCRIPTION:** Consideration of Conditional Use Permit (CUP12-00039 to allow modification and continued operation of existing wireless communications facilities, including: replacement of six existing CDMA antennas with three new panel antennas and three new remote radio units (RRUs) on an existing faux pine tower; and installation of two new equipment cabinets within an existing equipment enclosure.

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).

Russ Cunningham, Senior Planner

Date: March 4, 2014

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