



DATE: June 9, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF CONDITIONAL USE PERMIT (CUP14-00004) TO UPGRADE AND CONTINUE THE OPERATION OF AN EXISTING WIRELESS COMMUNICATIONS FACILITY AT 2103 EL CAMINO REAL – SPRINT AT 2103 EL CAMINO REAL – APPLICANT: SPRINT/NEXTEL C/O ALCATEL-LUCENT**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class One (1), Categorical Exemption "Existing Facilities" and,
- (2) Adopt Planning Commission Resolution No. 2014-P13 approving Conditional Use Permit CUP14-00004 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The project site is located at 2103 El Camino Real and exists with a 14,500-square-foot commercial office building constructed in 1983. The property has a General Plan Land Use designation of Professional Commercial (CP) and a zoning designation of Professional Commercial (PC).

Surrounding land uses include commercial businesses to the north and south, residential apartments to the west, and vacant commercial lands exist to the east.

Project Background: This subject site was initially approved for a wireless communications facility on August 12, 1996. The original Administrative Conditional Use Permit (C-8-96) granted COX California PCS, otherwise known as Sprint PCS, for the entitlement for nine wall-mounted panel antennas, one GPS antenna, and six roof-mounted equipment cabinets. The entitlements granted by C-8-96 are valid given that the application was approved without an expiration date.

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

Conditional Use Permit CUP14-00004 represents a request for the following:

- (a) The continued operation of a wireless communications facility, with upgrades necessary to accommodate fourth generation (4G) wireless technologies. The facility upgrades consist of: the removal of the existing nine panel antennas for the replacement of three new 4G antennas behind architecturally compatible screens, removal of the existing coaxial cables, the installation of fiber optic cables, the installation of a fiber optic junction box, fiber backhaul service, and three new RRH (Radio Remote Head) units (one per antenna sector, three sectors), as well as, the removal and replacement of the existing equipment and battery cabinets. (See Attachment 1)

Article 39 of the City's Zoning Ordinance (Wireless Communications Facility, Satellite Dish and Antenna Standards) allows the establishment and operation of single provider communications facilities subject to approval of a Conditional Use Permit and contingent upon standards, findings, and conditions articulated in Article 39 and Article 41 (Use Permits and Variances) of the City's Zoning Ordinance.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is Professional Commercial (CP). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

Land Use Element

Goal 2.726: Communication Systems

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

Policies:

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

Sprint seeks to upgrade and continue operating a wireless communications facility in order to provide the residents of Oceanside the latest in wireless technology by improving call quality, and data transmission speeds. Signal coverage maps are attached to this staff report (Attachment 2).

The project site is located on an existing three-story office building. The office building is a favorable location for wireless communications facilities due building's height and location within a high coverage area. The camouflage design of the antenna screening would be integrated within the existing building's architecture design and would conceal the antennas from public view. In addition, the roof-top equipment would be screened from public view by the existing parapet walls. Therefore, the Planning Division finds that the proposed project would be consistent with General Plan policies pertaining to the efficient operation and aesthetics of communication systems within the City.

2. Zoning Ordinance Compliance

The project is subject to Article 39 of the City's Zoning Ordinance, which lists operation and maintenance standards, as well as visual, locational, site development, and safety and monitoring standards for wireless communication facilities. Compliance with each category described in Article 39 is provided below:

Maintenance Standards Compliance: The proposed facility would be unmanned, requiring approximately one (1) maintenance visit per month. Standard conditions of approval would 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.

Visual Compliance: Applicable design standards require that wireless communications facilities employ camouflage design techniques in order to minimize visual impacts. The original Conditional Use Permit (C-8-96) approved the existing nine antennas attached to the face of the building's facade without visual screening devices. This project proposal would reduce the number of antennas to three and provide new panel screening that would conceal the antennas from public view and provide an integrated design within the building's architecture.

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

preferred locations are those within residential districts. The proposed project would be located within a commercial district, which is the third most desirable location out of seven. The location of the added roof-top equipment would also reduce the potentially adverse visual impacts surrounding the environment.

Site Development Compliance: Wireless communications facilities may exceed the maximum building height of the underlying zoning district by 10-feet. In the Professional Commercial zone, the maximum allowed building height is 50-feet. The new RRH units would be mounted at a maximum height of 38-feet, 6 inches, which is consistent in height with the building's parapet walls. Therefore, the facility would be in compliance with applicable height standards.

Safety and Monitoring Compliance: 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 did not have a documented operational expiration date, so the 10-year limit would be conditioned into this subject entitlement. The 10-year limit for the subject Conditional Use Permit shall be retroactive and shall expire on June 9, 2024.

DISCUSSION

Issue: Compliance with Federal Communications Commission (FCC) rules and regulations

FCC guidelines establish separate maximum permissible exposure (MPE) limits for "general population/uncontrolled exposure" and for "occupational/controlled exposure." The general population/uncontrolled limits set the maximum exposure to which most people may be subjected. People in this group include the general public not associated with the installation and maintenance of the transmitting equipment. Higher exposure limits are permitted under the "occupational/controlled exposure" category, but only for persons who are exposed as a consequence of their employment (e.g., wireless radio engineers, technicians). The MPE limits adopted by the FCC for occupational/controlled and general population/uncontrolled exposure incorporate a substantial margin of safety and have been established to be well below levels generally accepted as having the potential to cause adverse health effects.

The compliance documentation submitted by Sprint indicates that, based on worst-case predictive modeling, there are no areas that exceed MPE limits. At the nearest walking/working surface to the project, the maximum power density generated by the antennas is 4.3 percent of the general population limit (0.86 percent of the occupational limit).

Issue: Compatibility with surrounding land uses

In evaluating the compatibility of the proposed project with the surrounding environment, staff considered the visual impacts of the proposed antennas and ancillary facilities. Staff finds that the proposed project would not have adverse visual impacts on adjacent businesses, roadways, and residences due to the rooftop location of the facility and the new panel screening for the antennas. The facility has been in existence for more than 20 years and no complaints have been filed with the city in regards to visual impacts. The reduction in the number of antennas and the new panel screening for the new antennas would be an improvement to the visual quality of the facility. Therefore, it has been determined that the wireless communications facility would be compatible with the surrounding land uses and would not diminish the aesthetic value of the surrounding area.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA). Based on that review, staff finds that the proposed project constitutes operations within existing facilities that would not involve expansion beyond what exist on-site at this time, and the project is categorically exempt, Class 1, "Existing Facilities" (Section 15301) (Attachment 3).

PUBLIC NOTIFICATION

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

SUMMARY

The request for approval of the Conditional Use Permit to allow for upgrades and the continued operation of a wireless communications facility is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets all applicable development standards and will not impact existing land uses in the immediate area. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

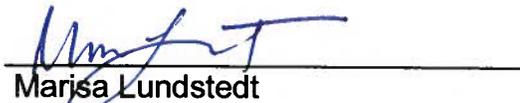
- Confirm issuance of a CEQA Class One (1), Categorical Exemption "Existing Facilities" and,
- Adopt Planning Commission Resolution No. 2014-P13 approving Conditional Use Permits CUP14-00004 with findings and conditions of approval attached herein (Attachment 4).

PREPARED BY:

SUBMITTED BY:



Scott Nightingale
Planner II



Marisa Lundstedt
City Planner

ML/SN/fil

Attachments:

1. Plans dated September 4, 2013
2. Signal Coverage Maps
3. Environmental Determination
4. Planning Commission Resolution No. 2014-P13
5. Other Attachments (Application Page, Description and Justification, Legal Description)

BATTERY INFORMATION /NOTES:

- A. QUANTITIES OF 500 GAL OR LESS ARE EXEMPT PER TABLE 2-4.1 OF THE SDG CDE.
- B. QUANTITIES OF 500 GAL OR LESS, AND MORE THAN 20 GAL, OF LIQUID AND SOLID STATE BATTERIES ARE EXEMPT FROM PART 04 OF THE SDG CFC.
- C. QUANTITIES LESS THAN 50 GAL ARE EXEMPT FROM PART 04 OF THE SDG CFC.
- D. ANY CHANGES OR ADDITIONS TO BATTERY SYSTEMS SHALL BE APPROVED BY THE COUNTY ENGINEER.
- E. ANY CHANGES OR ADDITIONS TO BATTERY SYSTEMS SHALL BE APPROVED BY THE COUNTY ENGINEER.

PERMITS AND INSPECTIONS:

- A. FIRE DEPARTMENT FINAL INSPECTION REQUIRED - SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
- B. A CTC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
- C. A CTC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
- D. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL HAZARDOUS MATERIALS. THE SIGN SHALL BE AT LEAST 1.8M HIGH AND IN A COLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING:

CLASS 1 WATER REACTIVE LIQUID
TOXIC LIQUID
CORROSIVE LIQUID
OTHER HEALTH HAZARD LIQUID

- E. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
- F. BATTERIES SHALL BE PROVIDED WITH SAFETY WARNING CAPS.
- G. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE SDG CFC AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE INSPECTOR.
- H. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH 2015 CFC REGULATIONS.
- I. ALL BATTERIES SHALL BE ABLE TO OPERATE FROM THE INSIDE WITHOUT THE USE OF EXTENDING DEVICES.
- J. ADDRESS NUMBERS SHALL BE AT LEAST 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADJACENT ON.
- K. REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE FOOT, IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUND, AND SHALL BE PROMINENTLY DISPLAYED.
- L. ALL SIGNAGE SHALL BE LIMITED TO APPLICABLE TYPES FROM EXAMPLES SHOWN HEREON (SEE SIGNAGE).



REQUIRED NFPA SIGNAGE

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

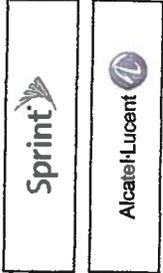
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SITE NAME: EAST OCEANSIDE

EMERGENCY CONTACT SIGNAGE

BATTERY INFO & FIRE DEPT NOTES | 5

SITE IDENTIFICATION SIGNAGE | 4

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



KOC
KIMBERLY CLAY OPERATIONS, P.C.
CONSTRUCTION SERVICES
10000 WILSON AVENUE
SAN DIEGO, CA 92121
TEL: 619.594.4400
WWW.KIMBERLYCLAY.COM

PROJECT INFORMATION:
NETWORK VISION HANDBS LAUNCH
ACTU 1200RMS
EAST OCEANSIDE
SD03XC146
2103 EL CAMINO REAL
OCEANSIDE, CA 92054
SAN DIEGO COUNTY

ISSUE DATE: 09/04/13
ISSUE TITLE: CONSTRUCTION

REV	DATE	DESCRIPTION
B	04/18/12	ISSUED FOR PER CD REVIEW
C	07/18/12	ISSUED FOR PER CD REVIEW
D	09/24/12	REVISED PER ZONING COMMENTS
E	02/07/13	REVISED PER ZONING COMMENTS
F	04/18/13	ISSUED FOR PER CD REVIEW
G	08/09/13	ISSUED FOR CONSTRUCTION
H	09/04/13	ISSUED FOR CONSTRUCTION

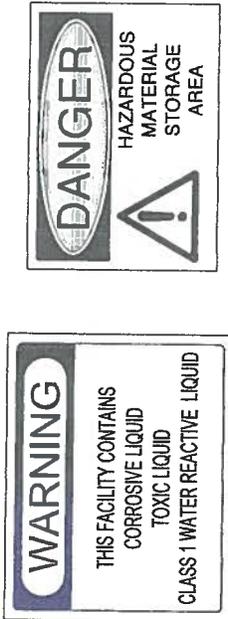
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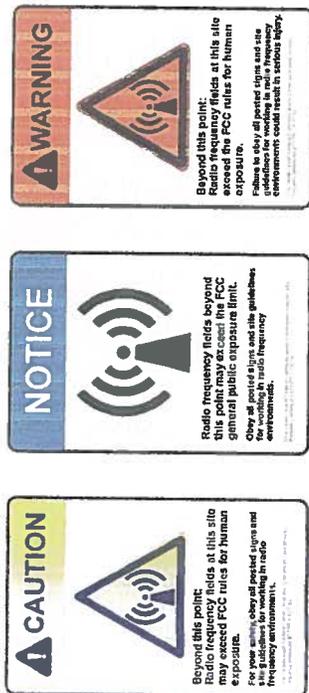
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SHEET NUMBER: 1
REVISIONS: 224131

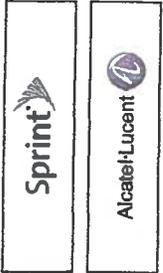
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HAZARDOUS MATERIAL SIGNAGE | 2



RF SIGNAGE | 1



KDC
 700 WEST STREET, SUITE 200
 SAN DIEGO, CA 92101
 TEL: 619.592.1234
 FAX: 619.592.1235
 WWW.KDC.COM

PROJECT INFORMATION:
 NETWORK, VESON AMBUSH LAUNCH
 ACTUATORS
EAST OCEANSIDE
 SD03XCJ46
 2103 EL CAMINO REAL
 OCEANSIDE, CA 92054
 SAN DIEGO COUNTY

RS&I DATE: 09/04/13
 RS&I FIRM: CONSTRUCTION

REV	DATE	REVISIONS / DESCRIPTION	PREPARED BY
B	04/18/12	ISSUED FOR 95% CD REVIEW	BRG
C	07/19/12	ISSUED FOR 95% CD REVIEW	SJR
D	09/24/12	REVISED PER ZONING COMMENTS	BRG
E	02/07/13	REVISED PER ZONING COMMENTS	BRG
F	04/18/13	ISSUED FOR 95% CD REVIEW	BRG
G	08/09/13	ISSUED FOR CONSTRUCTION	BRG
H	09/04/13	CITY ZONING COMMENTS	BRG

SHIFT TITLE: CONSTRUCTION
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 SHIFT NUMBER: 1
 REVISION: 224131

Market: San Diego
 Cascade ID: SD03XCJ46

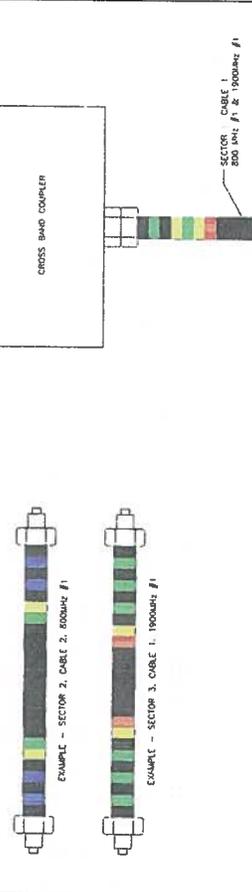
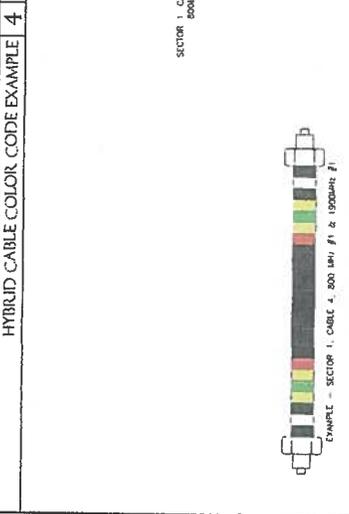
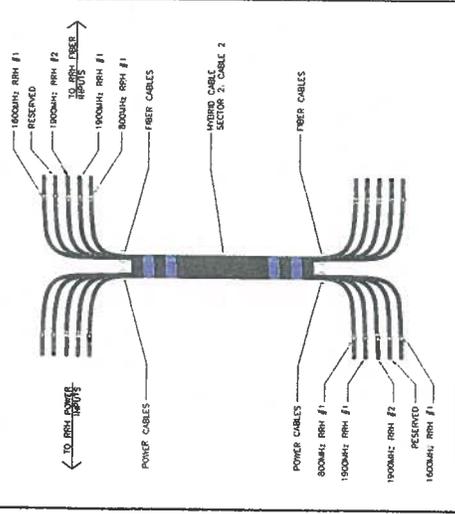
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Comments
 * If plumbing scenario does not match the material received, please contact your Construction Manager
 11/9/2012

COAXIAL CABLE COLOR BANDS APPEARAL COLORS SHALL BE MARKED TO THE TOP AND BOTTOM WITH 3" COLORED TAPE STRIPS TWO COLORED TAPE OR PREFERRED HEAT SHRINK TUBING OR STABILIZED TAPE OR HEAT SHRINK ARE THE FIRST CABLE COLOR BAND SHALL BE CLOSEST TO THE END OF THE CABLE, AND 2" SPACE BETWEEN EACH RING. (SEE TABLE 1)
 COAXIAL CABLES SHALL BE APPLIED IN ACCORDANCE WITH TABLE 1-1. (SEE TABLE 1-1 FOR ADDITIONAL INFORMATION)
 COAXIAL CABLES SHALL BE APPLIED IN ACCORDANCE WITH TABLE 1-1. (SEE TABLE 1-1 FOR ADDITIONAL INFORMATION)
 AFTER THE CABLE COLOR CODE IS APPLIED, THE FREQUENCY COLOR CODE MUST BE APPLIED FOR THE SPECIFIC FREQUENCY BAND IN USE ON A GIVEN LINE.
 A 2" GAP WILL SEPARATE THE FREQUENCY COLOR CODE FROM THE CABLE COLOR CODE.
 THE 2" RINGS FOR THE FREQUENCY COLOR CODE SHALL BE PLACED NEXT TO EACH OTHER WITH NO SPACES.
 WIRE MARKS A MINIMUM OF 3 TIMES AROUND THE CIRCUMFERENCE OF THE CABLE, KEEPING THE TAPE IN THE SAME AREA AS MUCH AS POSSIBLE.
 HYBRID CABLES WILL BE MARKED IN A SIMILAR MANNER. THE JAPAN TRUNK OF HYBRID CABLES WILL BE MARKED WITH THE FREQUENCY COLOR CODE AS THE 2" GAP WILL SEPARATE THE FREQUENCY COLOR CODE FROM THE CABLE COLOR CODE.
 ADDITIONAL POWER AND FIBER CABLES WITHIN THE HYBRID CABLE WILL BE MARKED WITH THE FREQUENCY COLOR CODES. (SEE TABLE 1-1)
 COAXIAL CABLES CONNECTING BETWEEN RELAY PANO UNITS, COMBINERS, AND HYBRID CABLES WILL BE MARKED WITH THE FREQUENCY COLOR CODE AS THE 2" GAP WILL SEPARATE THE FREQUENCY COLOR CODE FROM THE CABLE COLOR CODE.
 EACH CABLE WILL UNDOUBTEDLY BE IDENTIFIED BY THE JAPAN TRUNK OF CABLE.

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



KDC
 KDC ENGINEERS, P.C.
 10000 LA JOLLA VILLAGE CENTER DRIVE
 LA JOLLA, CA 92037
 TEL: 858.592.1100
 FAX: 858.592.1101
 WWW.KDC-ENGINEERS.COM

PROJECT INFORMATION

NETWORK VISION AMBIS LAUNCH
 ACIP FACILITY
EAST OCEANSIDE
 SD03XCI46
 2103 EL CAMINO REAL
 OCEANSIDE, CA 92054
 SAN DIEGO COUNTY

SCALE: NONE

DATE: 09/04/13

REVISIONS

CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
B	08/16/12	ISSUED FOR 95% CD REVIEW	BRC
C	07/18/12	ISSUED FOR 95% CD REVIEW	SJR
D	07/24/12	REVISED PER ZONING COMMENTS	BRC
E	07/07/13	REVISED PER ZONING COMMENTS	BRC
F	08/16/13	ISSUED FOR 95% CD REVIEW	BRC
G	09/09/13	ISSUED FOR 95% CD REVIEW	BRC
H	09/04/13	CITY ZONING COMMENTS	BRC
I	09/04/13	CITY ZONING COMMENTS	BRC

LIST OF CONSTRUCTION UNITS
 LABELLED AS CONSTRUCTION SET

SHEET TITLE:

INTERIM EQUIPMENT AND
 ANTENNA PLANS

SHEET NUMBER: 1

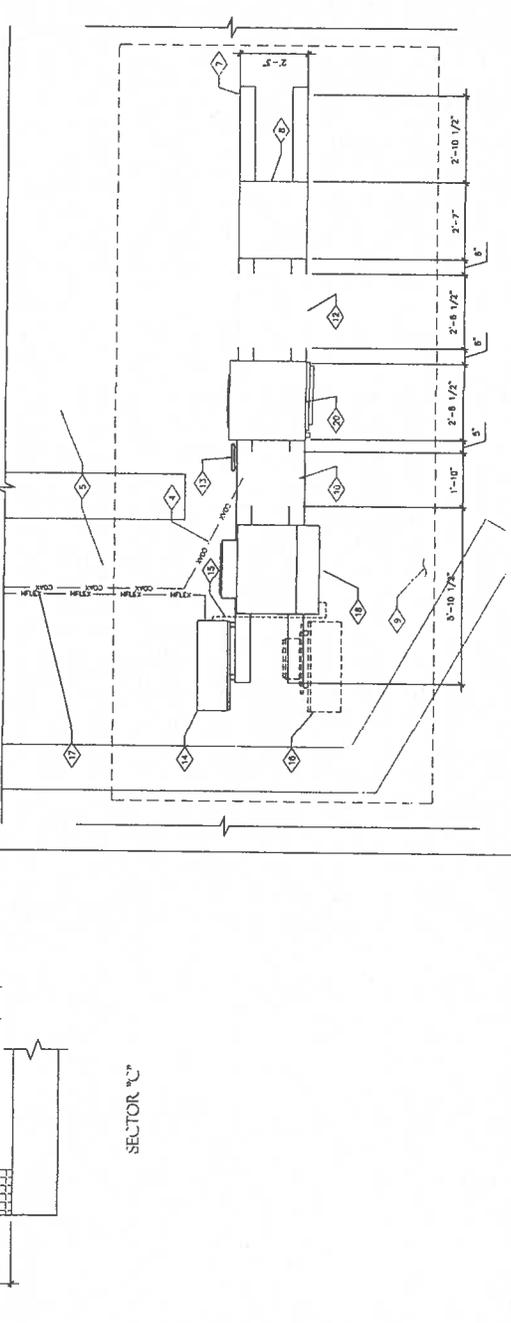
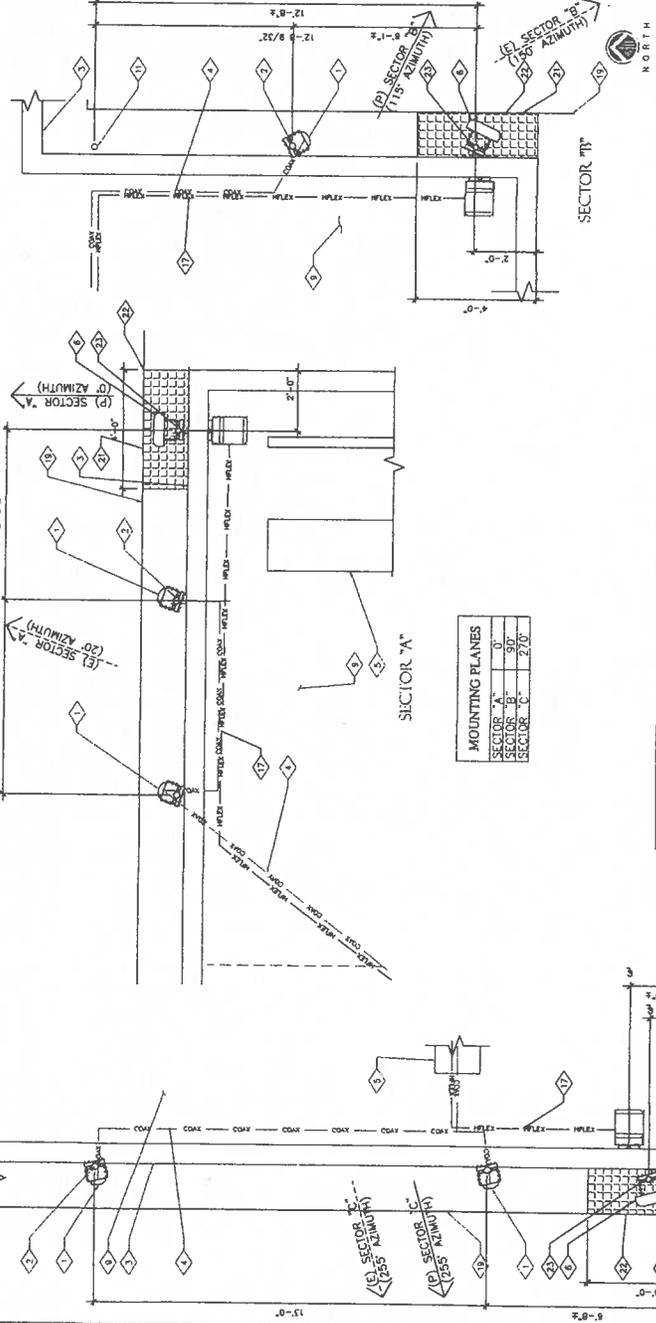
A-2A

REVISION: 224131

- 1 EXISTING SPRINT 20' ANTENNAS TO BE REMOVED (5 TOTAL, 2 FROM SECTOR 1 AND 3 ANTENNAS IN 2' FROM SECTION G)
- 2 EXISTING SPRINT PNE MOUNT (TP)
- 3 EXISTING BUILDING PARAPET WALL
- 4 EXISTING SPRINT COAXIAL ANTENNA CABLES TO BE REMOVED
- 5 EXISTING SPRINT CABLE TRAY TO REMAIN
- 6 NEW SPRINT 600/1800 ANTENNA W/ RIBS MOUNTED WITH ANTI-TILT TO BACKSIDE OF (E) PARAPET WALL (ANTENNA PER SECTOR)
- 7 EXISTING SPRINT STEEL I-BEAM PLATFORM
- 8 EXISTING SPRINT TELCO CABINET TO REMAIN
- 9 EXISTING BUILDING ROOFTOP
- 10 EXISTING SPRINT MODELLE-G COMPACT TO BE REMOVED
- 11 EXISTING SPRINT EMPTY PNE TO BE REMOVED
- 12 NEW SPRINT M2C2 BATTERY CABINET
- 13 EXISTING SPRINT GROUND BUS BAR
- 14 NEW SPRINT FIBER JUNCTION BOX
- 15 NEW SPRINT (3) - 1.72' LIGHTDUTY LEVELER COMBATS (1 CABINET, 1 RIBS) FROM NEW FIBER JUNCTION BOX TO MAINS
- 16 PROPOSED SPRINT ANY FIBER CABINET LOCATION. SEE SHEETS F-1 THRU F-2
- 17 NEW SPRINT FIBER/CABLE ROUTE TO FOLLOW SPRINT CABLE TRAY
- 18 NEW SPRINT MM-BITS 9928 CABINET
- 19 EXISTING BUILDING LEIZE BELOW
- 20 EXISTING SPRINT POWER CABINET TO REMAIN
- 21 EXISTING LEIZE SECTION TO BE REMOVED AND REPLACED WITH NEW TRANSPARENT SCREEN CONSTRUCTION (4'-2" W x 8'-0" H)
- 22 NEW 2" x 4" NOMINAL FRP TRIM PIECE, WRAP FRONT AND SIDES
- 23 NEW SPRINT PNE MOUNT

KEYED NOTES

INTERIM ANTENNA PLAN 2



INTERIM EQUIPMENT PLAN 1

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



PROJECT INFORMATION:
 NETWORK: VISION MMBTS LAUNCH
 ACT: FLAVORS
EAST OCEANSIDE
 SD03XC146
 2103 EL CAMINO REAL
 OCEANSIDE, CA 92054
 SAN DIEGO COUNTY

ISSUE DATE: 09/04/13
 REVISIONS:

REV.	DATE	DESCRIPTION	DETAILS
B	09/18/12	ISSUED FOR 95% CD REVIEW	ENG
C	07/19/12	ISSUED FOR 95% CD REVIEW	SJP
D	09/24/12	REVISED PER DOWING COMMENTS	ENG
E	02/07/13	REVISED PER DOWING COMMENTS	ENG
F	06/18/13	ISSUED FOR 95% CD REVIEW	ENG
G	06/09/13	ISSUED FOR CONSTRUCTION	ENG
H	09/04/13	CITY ZONING COMMENTS	ENG

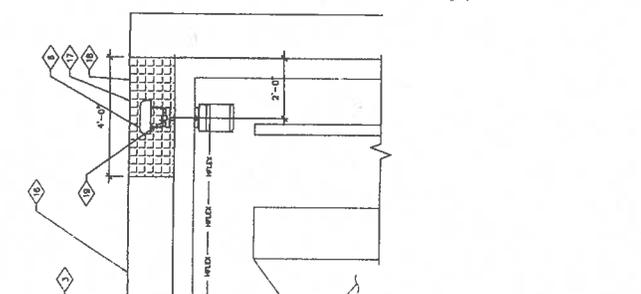
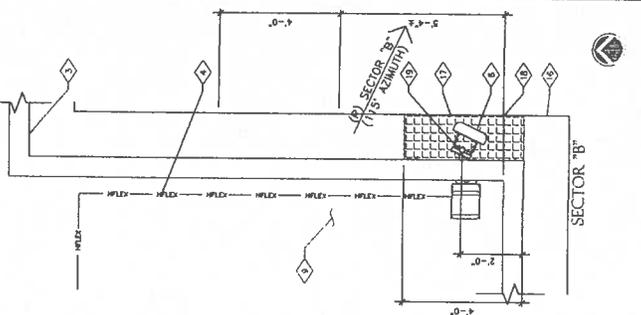
NEW CONSTRUCTION UNLESS INDICATED OTHERWISE
 LICITNATURE

SHIP TITLE:
NEW EQUIPMENT AND ANTENNA PLANS
 SHEET NUMBER:
A-3
 REVISION:
 1
 224131

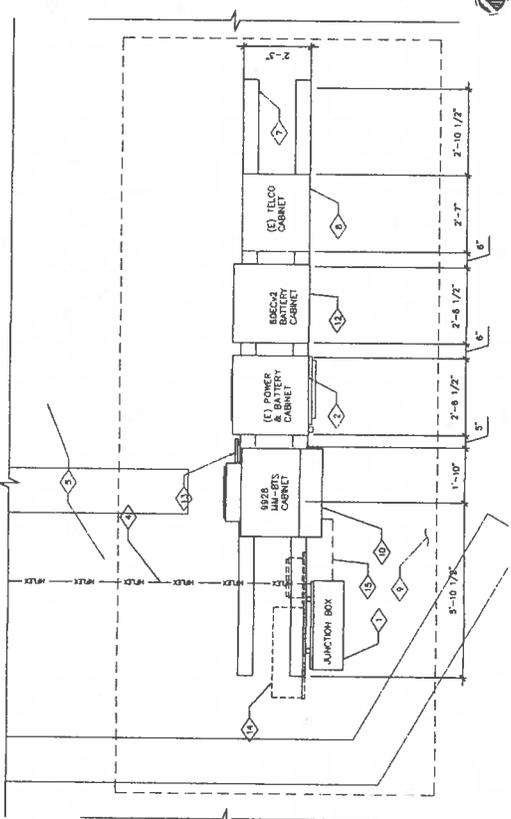
- 1- PROPOSED SPRINT RAY FEED CABINET LOCATION. SEE SHEETS P4, P10, P12
- 2- EXISTING SPRINT POWER CABINET TO REMAIN
- 3- EXISTING BUILDING PARAPET WALL
- 4- NEW SPRINT IMPLEX CABLE ROUTE TO FOLLOW SPRINT CABLE TRAY
- 5- EXISTING SPRINT CABLE TRAY TO REMAIN
- 6- NEW SPRINT 800/1900 ANTENNA W/ BRCS MOUNTED TO NEW PIPE (3 TOTAL, 1 PER SECTOR)
- 7- EXISTING SPRINT STEEL I-BEAM PLATFORM
- 8- EXISTING SPRINT TELCO CABINET TO REMAIN
- 9- EXISTING BUILDING ROOFTOP
- 10- NEW SPRINT MMBTS 9928 CABINET
- 11- NOT USED
- 12- NEW SPRINT BATTERY CABINET
- 13- EXISTING SPRINT GROUND BUS BAR
- 14- NEW SPRINT FIBER JUNCTION BOX
- 15- NEW SPRINT 1.92GHz FIBER OPTIC COMPUTERS MMBTS CABINET (1 POWER, 1 FIBER) (FROM NEW FIBER JUNCTION BOX TO EXISTING BUILDING LEDGE BELOW)
- 16- EXISTING LEDGE SECTION TO BE REMOVED AND REPLACED WITH RF SHIELDING WALL AND 7/8" SECTION WALL
- 17- NEW 2" X 6" NOMINAL TYP TRIM PIECE, WRAP FRONT AND SIDES
- 18- NEW SPRINT PIPE MOUNT

KEYED NOTES

NEW ANTENNA PLAN 2



NEW ANTENNA PLAN 1



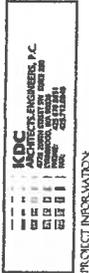
MOUNTING PLANES

SECTOR	PLANE	HEIGHT
SECTOR A	A	0'
SECTOR B	B	50'
SECTOR C	C	27.0'

NOTE:
 NEW RF TRANSDUCERS SHALL BE TEXTURED AND PAINTED TO MATCH BUILDING

SECTOR	AZIMUTH	PACKET CENTER	NUMBER OF ANTENNAS	VENDOR	MODEL	ELEC. TILT	MECH. TILT	RRH	FIBER OPTIC	FIBER LENGTH
SECTOR A	0°	38°-3'	1	RFS	APXPR13-C-HA20	0	0	(1) 1900 MHz	(1) 1-1/4" HYBRID/LE HB114-1-0804-HJF	195'-0"
SECTOR B	115°	38°-3'	1	RFS	APXPR13-C-HA20	0	0	(1) 1900 MHz	(1) 1-1/4" HYBRID/LE HB114-1-0804-HJF	195'-0"
SECTOR C	295°	38°-3'	1	RFS	APXPR13-C-HA20	0	0	(1) 1900 MHz	(1) 1-1/4" HYBRID/LE HB114-1-0804-HJF	195'-0"

22'-3/4" SCALE: 3/8" = 1'-0"
 11'-1/2" SCALE: 3/16" = 1'-0"
 NEW EQUIPMENT PLAN 1
 NORTH
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PROJECT INFORMATION

NETWORK VISION WIRELESS LAUNCH
 SITE ID: 090305
EAST OCEANSIDE
 SD03XC146
 2103 EL CAMINO REAL
 OCEANSIDE, CA 92054
 SAN DIEGO COUNTY

ISSUED DATE: 09/04/13

ISSUED FOR: CONSTRUCTION

REV.	DATE	DESCRIPTION
B	06/18/12	ISSUED FOR 95% CD REVIEW
C	07/16/12	ISSUED FOR 95% CD REVIEW
D	09/24/12	REVISED PER ZONING COMMENTS
E	05/07/13	REVISED PER ZONING COMMENTS
F	06/12/13	ISSUED FOR 95% CD REVIEW
G	08/09/13	ISSUED FOR CONSTRUCTION
H	09/04/13	CITY ZONING COMMENTS

NOT FOR CONSTRUCTION UNLESS PART OF A SUBSEQUENT SET

DATE: 09/04/13

PROJECT: NEW ELEVATIONS

REVISION: 1

SHEET NUMBER: A-4

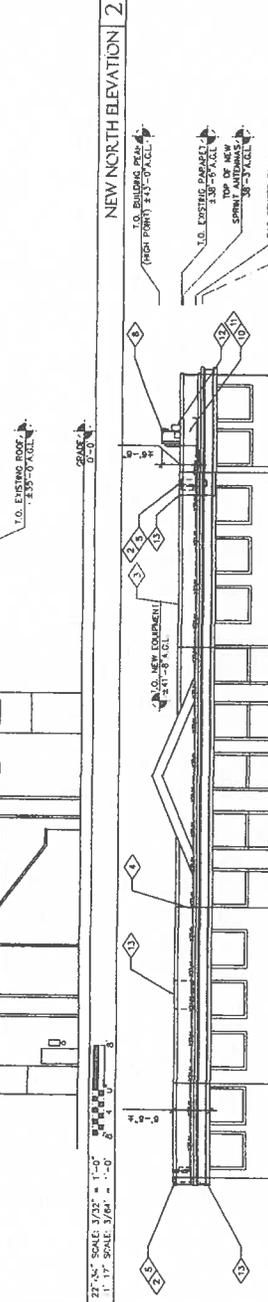
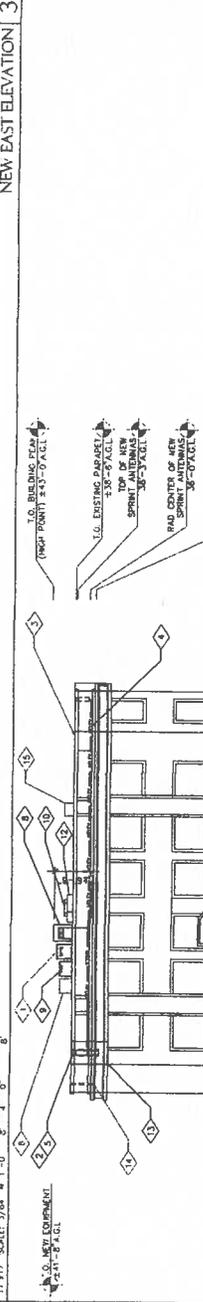
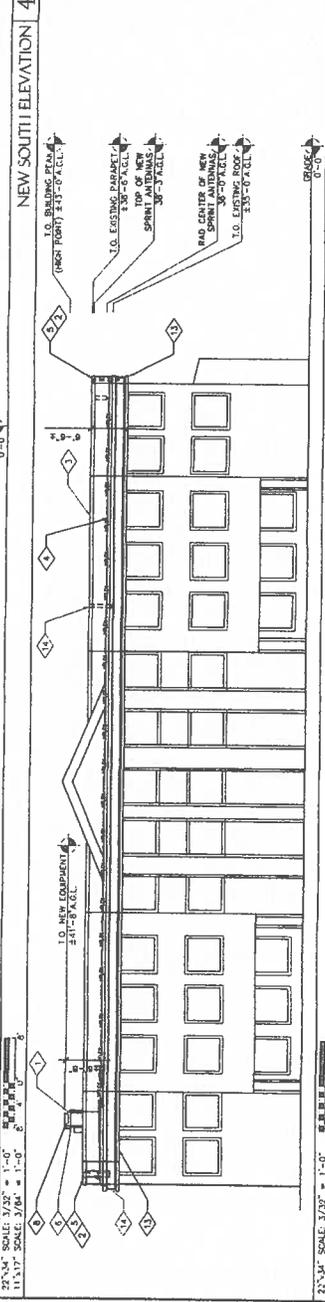
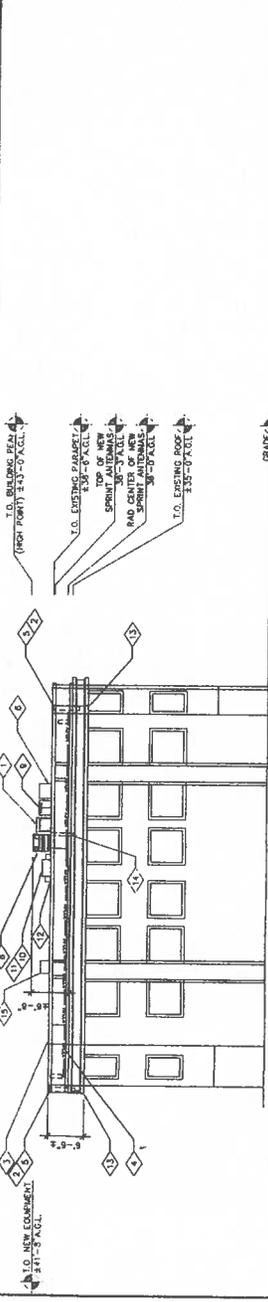
224131

- 1. EXISTING SPRINT POWER CABINET TO REMAIN
- 2. NEW SPRINT PIPE MOUNT (3 TOTAL, 1 PER SECTOR)
- 3. EXISTING BUILDING PARAPET WALL
- 4. NEW SPRINT HYBRID/FIBER CABLE ROUTE TO FOLLOW SPRINT CABLE TRAY
- 5. NEW SPRINT 800/1900 ANTENNA W/ BRU'S MOUNTED TO NEW SPRINT ANTENNA MOUNT (3 TOTAL, 1 PER SECTOR) (3 TO MATCH EXISTING ANTENNAS)
- 6. EXISTING SPRINT TELCO CABINET TO REMAIN
- 7. EXISTING SPRINT DUCT/PIPE
- 8. NEW SPRINT IM-BTS 902B CABINET
- 9. NEW SPRINT 8062C2 BATTERY CABINET
- 10. NEW SPRINT FIBER JUNCTION BOX ON H-FRAME
- 11. NEW SPRINT (2) - 1.1"Ø LIGHTPOCKET FLEXIBLE CONDUITS (1 POWER, 1 FIBER) FROM NEW FIBER JUNCTION BOX TO MOUNTS CABINET
- 12. NEW SPRINT 1.1"Ø FIBER CABLE LOCATION
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- 98. NEW SPRINT 1.1"Ø FIBER CABLE LOCATION
- 99. NEW SPRINT 1.1"Ø FIBER CABLE LOCATION
- 100. NEW SPRINT 1.1"Ø FIBER CABLE LOCATION

KEYED NOTES

- ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED. WORKING HARDWARE AND RF DESIGN. ANTENNA PIPE MOUNT IDENTIFICATION MAY BE REQUIRED.
- ANTENNAS BEHIND RF SCREEN SHOWN AS DASHED FOR CLARITY.
- EXISTING CMU WALL SHOWN AS DASHED FOR CLARITY.
- NEW RF TRANSPARENT STEALTH SCREENS SHALL BE DETOURD AND PAINTED TO MATCH BUILDING.

GENERAL NOTES



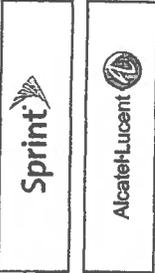
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 1'-0" SCALE: 3/64" = 1'-0"

25'-0" SCALE: 3/32" = 1'-0"
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KDC
 ARCHITECTS/ENGINEERS, P.C.
 11000 SAN DIEGO AVENUE, SUITE 100
 SAN DIEGO, CA 92121
 TEL: 619-594-8800
 FAX: 619-594-8801

NETWORK VISION/HAMBI'S LAUNCH
 #121200005
EAST OCEANSIDE
 SD03XC146
 2103 EL CAMINO REAL
 OCEANSIDE, CA 92054
 SAN DIEGO COUNTY

ISSUE DATE: 09/04/13

PHASE: CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
B	06/19/12	ISSUED FOR 90% CD REVIEW	EMC
C	07/18/12	ISSUED FOR 95% CD REVIEW	SJR
D	08/24/12	REVISED PER ZONING COMMENTS	EMC
E	08/27/12	REVISED PER ZONING COMMENTS	EMC
F	08/14/13	ISSUED FOR 95% CD REVIEW	EMC
G	08/09/13	ISSUED FOR CONSTRUCTION	EMC
H	09/04/13	CITY ZONING COMMENTS	EMC

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET

PROJECT TITLE:
 SHEET TITLE:
 SCHEMATIC GROUNDING PLAN
 SHEET NUMBER: E-1
 REVISION: 1
 224131

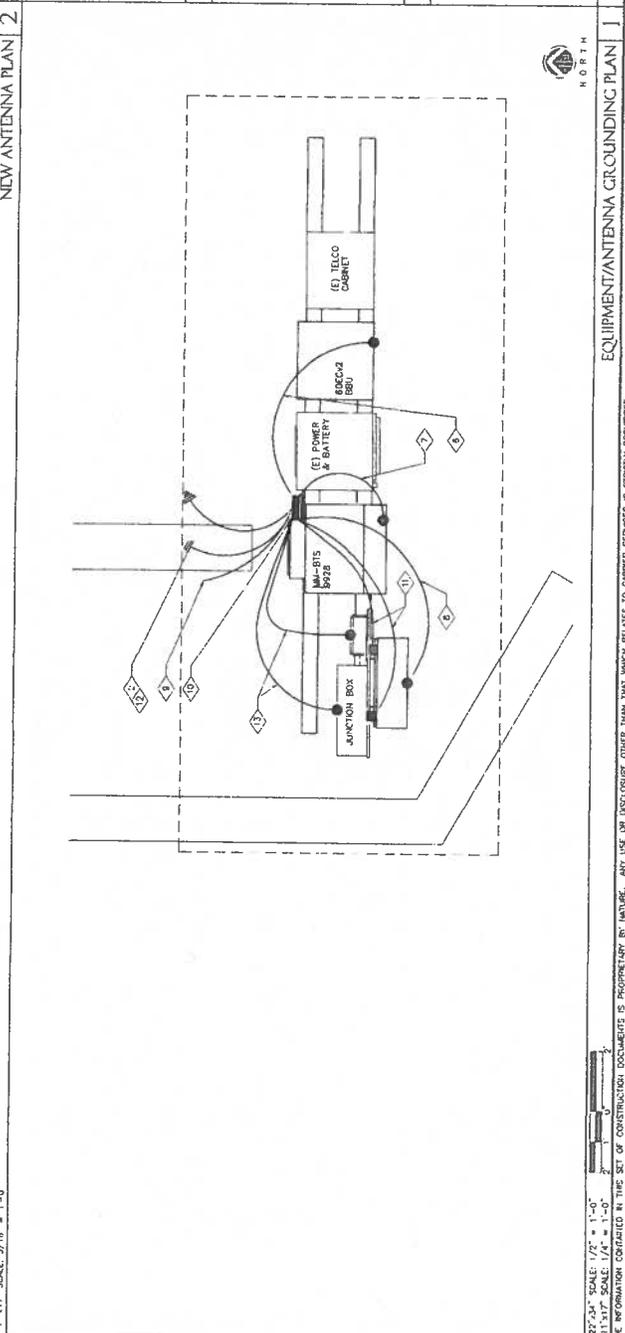
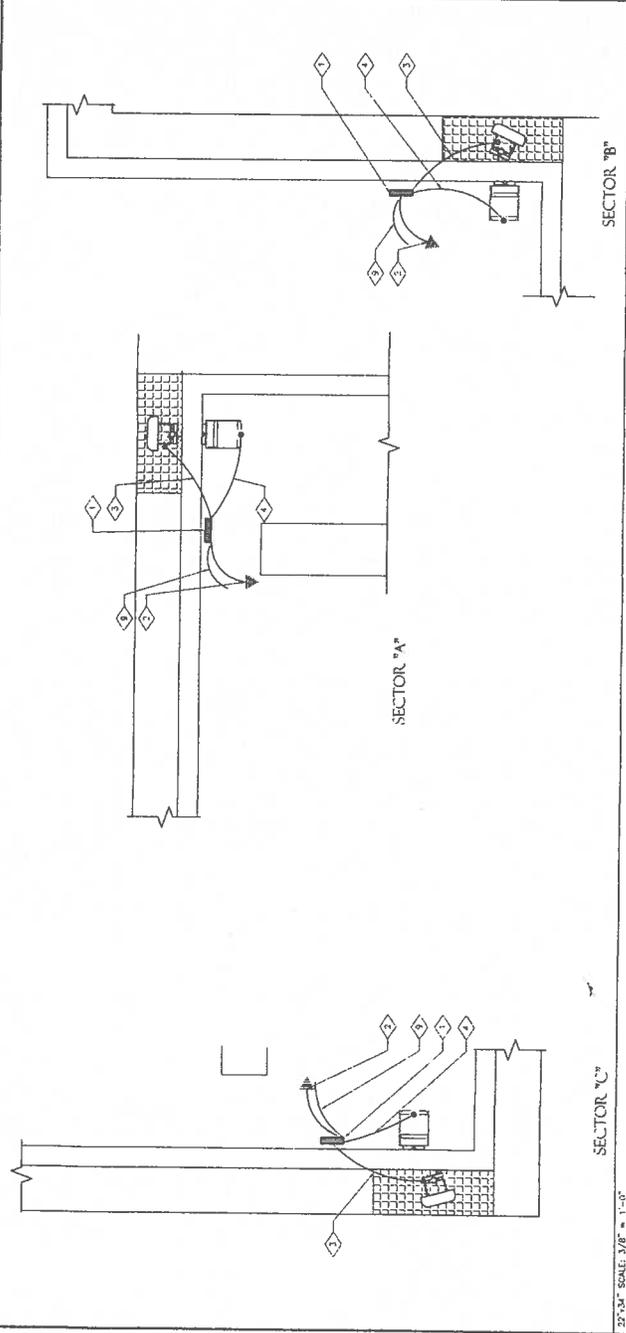
- GROUNDING KEYED NOTES**
1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
 2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RAYS, AND OTHER SURFACE MOUNTED BUS BARS, FOLLOW ANTENNA AND ITS SUPPORT STRUCTURE TO THE GROUNDING POINTS. GROUNDING POINTS SHALL BE IDENTIFIED BY THE GROUNDING CONTRACTOR TO THE GROUNDING CONTRACTOR'S PRACTICES.
 3. ALL GROUND CONNECTIONS SHALL BE CORROSIVE. ALL WIRES SHALL BE INSULATED WITH GREEN GROUND WIRE SHALL BE GREEN.
 4. CONTRACTOR TO VERIFY AND TEST GROUNDING TO BE WITNESSED BY SPRINT WIRELESS, LLC REPRESENTATIVE.
 5. REFER TO ANOTHER IN GENERAL ELECTRIC, GENERAL ELECTRICAL STANDARDS.
 6. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM PER SPRINT STANDARD GROUNDING METHOD. ALL GROUNDING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SPRINT REPRESENTATIVE. PRIOR TO INSTALLATION OF GROUNDING SYSTEM, PHOTO DOCUMENT ALL CORROSION AND GROUND RING INSTALLATION. PHOTO DOCUMENT ALL CORROSION AND GROUND RING INSTALLATION. PHOTO DOCUMENT ALL CORROSION AND GROUND RING INSTALLATION.

- EXISTING ELECTRICAL NOTES**
1. EXISTING SINGLE PHASE, 120/240 VAC, 60HZ SERVICE WILL PROVIDE SUFFICIENT POWER REQUIREMENTS FOR NEW PROPOSED SPRINT EQUIPMENT, CORDING AND ANTENNA UPGRADES.

- GENERAL GROUNDING NOTES**
1. EXISTING SINGLE PHASE, 120/240 VAC, 60HZ SERVICE WILL PROVIDE SUFFICIENT POWER REQUIREMENTS FOR NEW PROPOSED SPRINT EQUIPMENT, CORDING AND ANTENNA UPGRADES.

EXISTING ELECTRICAL NOTES

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊗	COPPER GROUND ROD	⊗	TEST WELL
⊙	METALLICAL CONNECTION	—	GROUND BAR
⊠	SEE SPACE CORREL	—	FIELD VERIFY & TIE INTO EXISTING OPERATING SYSTEM



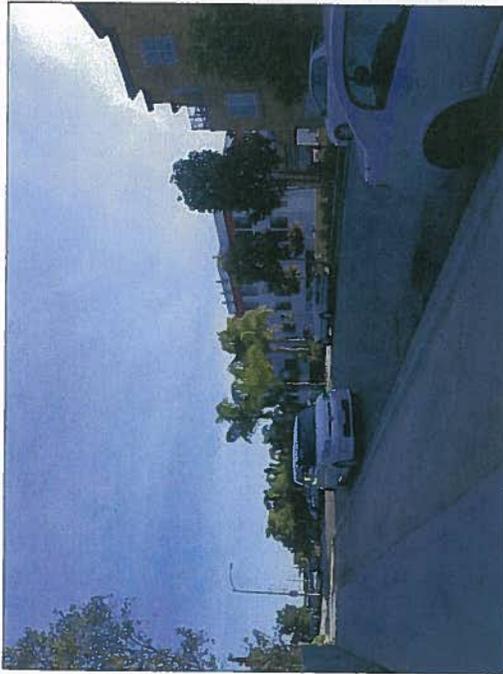
22'-0" SCALE: 1/8" = 1'-0"
 11'-0" SCALE: 1/8" = 1'-0"
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OF DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

AERIAL MAP



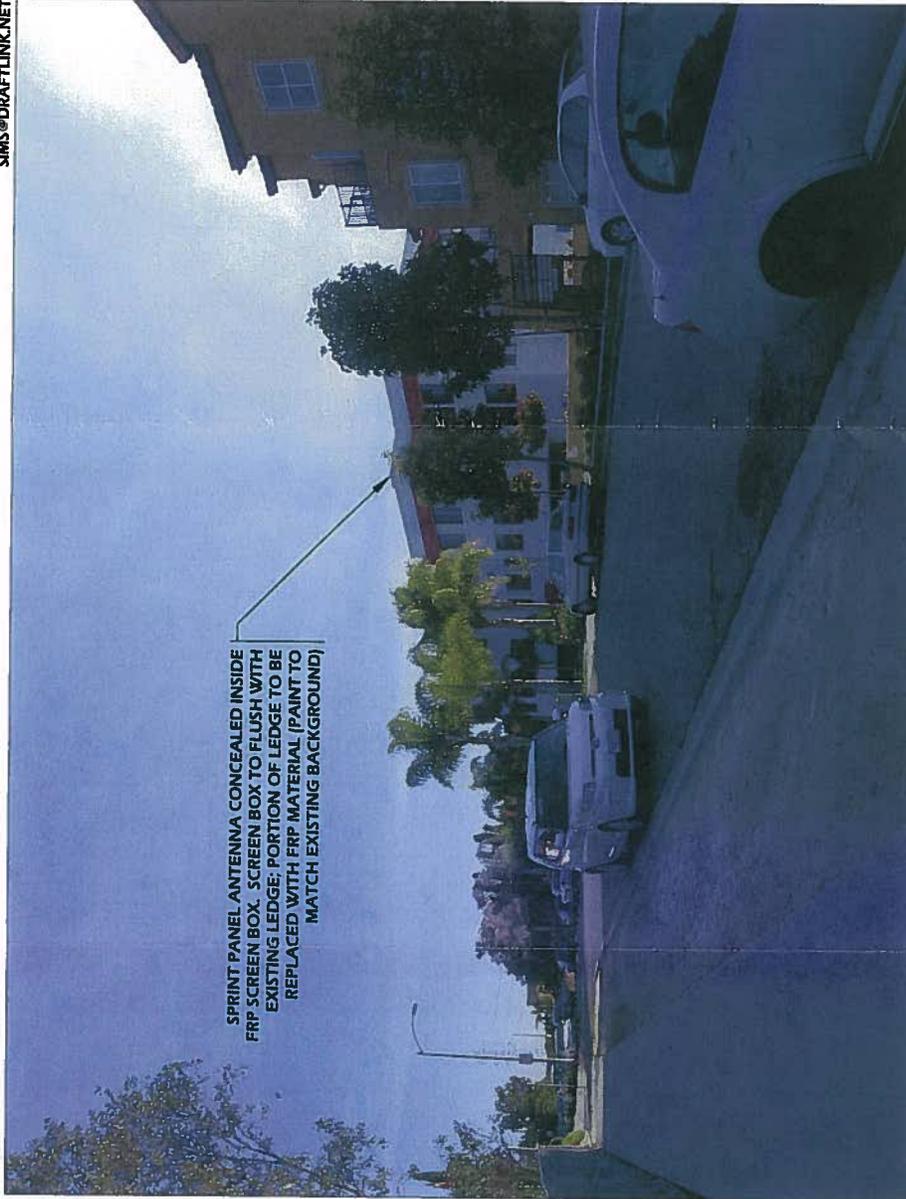
COPYRIGHT: GOOGLE MAPS, 2013

EXISTING



PROPOSED

SPRINT PANEL ANTENNA CONCEALED INSIDE FRP SCREEN BOX. SCREEN BOX TO FLUSH WITH EXISTING LEDGE; PORTION OF LEDGE TO BE REPLACED WITH FRP MATERIAL (PAINT TO MATCH EXISTING BACKGROUND)



EAST OCEANSIDE
SD03XC146
2103 EL CAMINO REAL
OCEANSIDE, CA 92054

VIEW	SHEET
A	1 / 3

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2013

EXISTING



PROPOSED

SPRINT PANEL ANTENNA CONCEALED INSIDE FRP SCREEN BOX. SCREEN BOX TO FLUSH WITH EXISTING LEDGE. PORTION OF LEDGE TO BE REPLACED WITH FRP MATERIAL. (PAINT TO MATCH EXISTING BACKGROUND)



EAST OCEANSIDE
SD03XC146
2103 EL CAMINO REAL
OCEANSIDE, CA 92054

VIEW

B

SHEET

2 / 3

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2013

EXISTING



PROPOSED

SPRINT PANEL ANTENNA CONCEALED INSIDE FRP SCREEN BOX. SCREEN BOX TO FLUSH WITH EXISTING LEDGE; PORTION OF LEDGE TO BE REPLACED WITH FRP MATERIAL (PAINT TO MATCH EXISTING BACKGROUND)



EAST OCEANSIDE
SD03XC146
2103 EL CAMINO REAL
OCEANSIDE, CA 92054

VIEW
C

SHEET
3 / 3



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 6/10/2014
Removal:
(180 days)

1. **APPLICANT:** Sprint/Nextel C/O Alcatel-Lucent
2. **ADDRESS:** 9605 Scranton Rd. #400
San Diego, CA. 92121
3. **PHONE NUMBER:** Kevin Moe-Sure Site (310) 903-8640
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale
6. **PROJECT TITLE:** Sprint @ 2103 El Camino Real (CUP14-00004)
7. **DESCRIPTION:** The continued operation of a wireless communications facility, with upgrades necessary to accommodate fourth generation (4G) wireless technologies. The facility upgrades consist of: the removal of the existing nine panel antennas for the replacement of three new 4G antennas behind architecturally compatible screens, removal of the existing coaxial cables, the installation of fiber optic cables, the installation of a fiber optic junction box, fiber backhaul service, and three new RRH (Radio Remote Head) units (one per antenna sector, three sectors), as well as, the removal and replacement of the existing equipment and battery cabinets.

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

- The project is categorically exempt, Class 1, Existing Facilities (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 ,(Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Scott Nightingale, Planner II

Date: June 10, 2014

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

1 PLANNING COMMISSION
2 RESOLUTION NO. 2014-P13

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: CUP14-00004
7 APPLICANT: Sprint/Nextel c/o Alcatel Lucent
8 LOCATION: 2103 El Camino Real

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 4, 2013;

16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 9th day
18 of June 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 (CUP14-00004):**

- 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 within a developed commercial office area, separated from residential uses by
15 more than 1,000 feet. The proposed equipment upgrades would not decrease the aesthetics
16 of the existing building design and would provide additional screening that would shield
17 the antennas from public view.
- 18 3. Coverage maps were provided by the applicant demonstrating the need to maintain the
19 subject facility on the service grid as it currently exists. It was clearly shown that requiring
20 the removal of this site would negatively impact signal coverage in the vicinity. The
21 existing facility has not generated community concern and allowing it to remain in its
22 current location is the least visually impactful means of providing continued coverage in
23 the area.
- 24 4. All applicable requirements and standards of Article 39 will be met by the proposed project
25 either as designed or as implemented in accordance with the Conditions of Approval.

26 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
27 approve Conditional Use Permit (CUP14-00004) subject to the following conditions:

28 **Building:**

- 29 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
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. Provide note on the plans "Electrical installations in a vault, room or closet or in an area
9 surrounded by a wall, screen or fence, access to which is controlled by a lock(s) or
10 approved means shall be considered to be accessible to qualified persons only". CEC
11 110.31, 110.31
- 12 6. A note shall be added to the final plans stating "All electrical equipment shall be UL
13 listed."
- 14 7. The developer shall monitor, supervise, and control all building construction and
15 supporting activities so as to prevent these activities from causing a public nuisance,
16 including, but not limited to, strict adherence to the following:
- 17 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
18 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
19 that is not inherently noise-producing. Examples of work not permitted on
20 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
21 producing nature. No work shall be permitted on Sundays and Federal Holidays
22 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
23 Christmas Day) except as allowed for emergency work under the provisions of the
24 Oceanside City Code Chapter 38 (Noise Ordinance).
- 25 b) The construction site shall be kept reasonably free of construction debris as
26 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
27 approved solid waste containers shall be considered in compliance with this
28 requirement. Small amounts of construction debris may be stored on-site in a neat,
29 safe manner for short periods of time pending disposal.

1 **Fire:**

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

13 **Planning:**

- 14 13. Conditional Use Permit (CUP14-00004) is granted for the continued operation of a wireless
15 communications facility, with upgrades necessary to accommodate 4G wireless
16 technologies. Any substantial change in the use or expansion of the wireless
17 communications facility beyond that approved by the Planning Commission shall require a
18 revision of the Conditional Use Permit or a new Conditional Use Permit.
- 19 14. Conditional Use Permit CUP14-00004 shall expire June 9, 2016 unless the applicant has
20 obtained a building permit and has requested an initial building inspection.
- 21 15. Conditional Use Permit CUP14-00004 grants the operations for the use of the
22 telecommunication facility by this resolution, and the use of the facility shall be valid until
23 June 9, 2024. The continued operations of the facility after June 9, 2024 will require the
24 approval of a new Conditional Use Permit.
- 25 16. Unless expressly waived, all current zoning standards and City ordinances and policies in
26 effect at the time of building permit issuance shall be met by this project. The approval of
27 this project, as conditioned herein, constitutes the applicant's agreement with all statements
28 in the project Description and Justification and other materials and information submitted
29 with this application, unless specifically waived by an adopted condition of approval.

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

- 1 23. Absent any modifications to the wireless communications facility that would cause a
2 change to the effective radiated power or frequency use, the applicant shall submit an
3 annual letter to the City Planner certifying that no such changes have been made to the site
4 and that the facility continues to operate within the range allowed by FCC regulations.
- 5 24. Any substantial change in the type of antenna and/or facility installed in a particular
6 location shall require the prior approval of the City Planner or his designee. Failure to
7 obtain the prior approval of the City Planner or his designee may be grounds for
8 institution of revocation proceedings as well as grounds to institute any other
9 enforcement action available under federal, state, or local law.
- 10 25. Public access to the subject wireless communications facility shall be restricted. Required
11 security measures shall be provided as follows:
12 a) RF advisory signage shall be installed at access point(s) or path(s) to the antennas
13 and/or at each sector to establish awareness for potential exposure.
- 14 26. All required and proposed signage shall be shown on approved building plans.
- 15 27. The permittee(s) shall exercise a good-faith effort to incorporate the best available
16 equipment technology to effect a reduction in the visual presence of the approved antennas
17 and equipment. Any modifications requested to this facility shall permit the City Planner
18 or his designee to review the existing facility to determine whether requiring new
19 equipment or applying new screening techniques that reduce visual impacts is appropriate,
20 if technically feasible. Upon the City's request and discretion, the permittee(s) shall be
21 required to provide an independently prepared technical analysis demonstrating compliance
22 with this condition. The permittee(s) inability to demonstrate the use of current
23 technologies may be grounds for the institution of revocation proceedings of the
24 Conditional Use Permit.
- 25 28. Co-location of wireless communications facilities pursuant to Article 39 shall be
26 required whenever feasible. The permittee(s) shall exercise a good-faith effort to
27 cooperate with other communication providers and services in the operation of a
28 multiple-provider facility, provided such shared usage does not impair the operation of
29 the approved facility. Upon the City's request and discretion, the permittee(s) shall
provide an independently prepared technical analysis to substantiate the existence of any

1 technical prohibitions against the operation of a co-use facility. The permittee(s)' non-
2 compliance with this requirement may be grounds for the institution of revocation
3 proceedings of the Conditional Use Permit.

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

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

28 30. The wireless communications facility shall include signage approved by the City Planner
29 identifying the name and phone number of a party to contact in the event of an emergency.

1 Such signage shall comply with any applicable provisions of Article 39 and Article 33 (sign
2 ordinance). This signage shall be included in the building plans.

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

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

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

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

19 35. This Conditional Use Permit may be revised in accordance with the provisions of the
20 Zoning Ordinance. Any application for a revision to Conditional Use Permit CUP14-
21 00004 shall be evaluated against the existing land use policies and any site area and
22 neighborhood changes.

23 36. Conditional Use Permit CUP14-00004 may be called for review by the Planning
24 Commission if complaints are filed and verified as valid by the City Planner or Code
25 Enforcement Officer concerning the violation of any of the approved conditions or the
26 project assumptions demonstrated under the application approval.

27 37. All costs reasonably incurred by the City in verifying compliance and in extending or
28 revoking an approval shall be borne by the applicant and/or permit holder.
29

- 1 38. Failure to meet any conditions of approval for this development shall constitute a violation
2 of this Conditional Use Permit. Conditional Use Permit CUP14-00004 may be revoked
3 pursuant to Article 47 of the Zoning Ordinance.
- 4 39. If the operator of this facility intends to abandon or discontinue the use of this facility, the
5 City shall be notified of such intention no less than sixty (60) days prior to the final day of
6 use.
- 7 40. If the use of this facility is discontinued, it shall be considered abandoned 90 days
8 following the final day or use.
- 9 41. All abandoned facilities shall be physically removed by the operator no more than 90 days
10 following the final day of use or of determination that the facility has been abandoned,
11 whichever occurs first. When a wireless communications facility has been abandoned, but
12 not removed, the City may cause such facilities to be removed and charge all expenses
13 incurred in such removal to the provider.
- 14 42. The wireless communications facility shall be subject to, and governed by, any and all
15 licensing authorities and any governmental agencies having jurisdiction over the property
16 and/or use. The City's local approval of the facility shall not exempt the permittee(s) from
17 any such pre-emptive regulations.
- 18 43. Prior to the transfer of ownership and/or operation of the use, the owner and/or operator
19 shall provide a written copy of the application, staff report, and resolution for the project to
20 the new owner and/or operator. This notification requirement shall run with the life of the
21 project.
- 22 44. A covenant or other recordable document approved by the City Attorney shall be prepared
23 by the applicant and recorded prior to the issuance of building permits. The covenant shall
24 provide that the property is subject to this resolution, and shall generally list the conditions
25 of approval.
- 26 45. A measurement survey of RF levels in areas accessible by the General Public shall be
27 completed and submitted to the City within 30-days of the commencement of operation of
28 the replacement antennas. This submittal is subject to Article 39 of the Zoning Ordinance.
29 The measurements survey shall consist of spot measurements around the site in the
locations where the highest RF levels from the system are expected up to 100 feet from the

1 base of the antennas. If the measurements show RF levels within 75% of the FCC general
2 population exposure limits five additional measurements will be performed at those
3 locations on five different days at different times during expected peak usage periods. If
4 measurements show RF levels exceeding the FCC General Population exposure limits all
5 transmitters will cease operation and the city shall be notified immediately. The transmitter
6 may not operate, except for testing, until cause of the exceedance is determined and
7 corrected.

8 46. The city shall be notified of any proposed changes to the operating parameters of the
9 installation (e.g., power transmission in excess of the values assumed in the RF Emissions
10 Report) prior to the change being implemented. A revised RF compliance report subject to
11 Article 39 and Section 3025 of the Zoning Ordinance shall be submitted at the time of
12 notification of the proposed change that demonstrates compliance with the FCC RF
13 exposure limits.

14 47. Upon one year of operation of said facility, an "Existing Conditions and Operations
15 Report" shall be prepared and submitted to the City Planner documenting the existing
16 facilities and current total RF emissions at the site to verify that the site/facility is operating
17 as it was permitted as is within FCC regulations. If the site is not operating as it was
18 permitted and/or is not in compliance with FSS regulations, the City Planner shall be
19 notified immediately and operations shall cease until the issue is corrected.

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1 48. If compliance with conditions of approval 45 and 47 have been achieved, an "Existing
2 Conditions and Operations Report" shall be prepared and submitted to the City Planner on
3 an annual basis documenting the existing facilities and current total RF emissions at the site
4 to verify that the sit/facility is operating as it was permitted and is within the current FCC
5 regulations. If the site is not operating as permitted and/or is not in compliance with FCC
6 regulations, the City Planner shall be notified immediately and operations shall cease until
7 the issue is corrected.

8 PASSED AND ADOPTED Resolution No. 2014-P13 on June 9, 2014 by the following

9 vote, to wit:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14
15
16 _____
Robert Neal, Chairperson
Oceanside Planning Commission

17
18 ATTEST:

19
20 _____
Marisa Lundstedt, Secretary

21 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
22 that this is a true and correct copy of Resolution No. 2014-P13.

23
24 Dated: June 9, 2013
25
26
27
28
29



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED

7/31/12

Developer Deposit Account
#100623

BY

SW
J.R.

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT, <i>Sprint Nextel / Alcatel Lucent</i>	2. STATUS <i>GPA</i>
3. ADDRESS <i>9605 Scranton Rd #400 San Diego, CA 92121</i>	4. PHONE/FAX/E-mail <i>619 417-6295</i>
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <i>SureSite, Ed Galk Agent</i>	
6. ADDRESS <i>20612 Kelvin Lane Huntington Beach, CA 92646</i>	7. PHONE/FAX/E-mail <i>714 704-1523</i>

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P. <i>CUP14-00004</i>
VARIANCE
COASTAL
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION <i>2103 El Camino Real</i>	9. SIZE <i>319 sqft</i>		
10. GENERAL PLAN <i>Oceanna</i>	11. ZONING <i>CL</i>	12. LAND USE <i>Office bldg</i>	13. ASSESSOR'S PARCEL NUMBER <i>165-430-03</i>
14. LATITUDE <i>33.14.26.3</i>	15. LONGITUDE <i>117.34.90.9</i>		

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION: *Upgrade to an existing wireless telecommunication facility. Removal of 5 existing antennas, replacing them with 3 new antennas (one per sector) & placement of 1 tower unit behind the bldg*

17. PROPOSED GENERAL PLAN <i>NA</i>	18. PROPOSED ZONING <i>Same</i>	19. PROPOSED LAND USE <i>No change</i>	20. NO. UNITS <i>No change</i>	21. DENSITY <i>No change</i>
22. BUILDING SIZE <i>No change</i>	23. PARKING SPACES <i>No change</i>	24. % LANDSCAPE <i>No change</i>	25. % LOT COVERAGE or FAR <i>No change</i>	<i>Parag. 1. see attached</i>

PART IV - ATTACHMENTS

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

PART V - SIGNATURES

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

35. APPLICANT OR REPRESENTATIVE (Print): <i>Ed Galk</i>	36. DATE <i>7/31/12</i>	37. OWNER (Print): <i>see attached LOA</i>	38. DATE
Sign: <i>[Signature]</i>	Sign:		

• I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.

• I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.



Infrastructure Development Services

Authorized Agent for **Sprint Nextel and
Alcatel Lucent**
ACUP12-00005
Sprint Nextel Project Number: SD03XC146
Sprint Nextel Project Name: East Oceanside

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: 2103 El Camino Real
APN: 165-430-03
General Plan Land Use: PC (Professional Commercial)
Zoning Designation: CP (Professional Commercial)

Project Representative

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

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 nine approved façade mounted antennas (Note one antenna has already been removed which is why the plans show eight existing antennas.), and the reinstallation of one new 4G antenna per sector (3 sectors) on the façade of a three story office building and the placement of one RRU unit per antenna behind the building parapet wall. The new antennas will be placed behind architecturally compatible screening which will not extend beyond the height of the existing parapet and will be designed to match the building. One existing radio equipment cabinet and battery cabinet will be removed and replaced with a new

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

4G battery cabinet. There will be a net reduction in the number of approved antennas on the subject building from nine to three.

The following is a detailed summary of the project changes:

Remove all existing Sprint panel antennas; install three new 4G antennas behind architecturally compatible screens. Remove existing coaxial cables, install three new hybrid fiber optic cables using existing coax routes, install one new battery cabinet, install one new MMBTS radio equipment cabinet, install a new fiber junction box, install fiber backhaul service, install three new RRH units behind each new 4G antenna, remove existing modcell equipment cabinet, remove existing battery cabinet.

Project Objectives

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

Alternative Site Analysis

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

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

Findings/Burden of Proof

The project site is located in an established developed area consisting of a mix of commercial, high density residential and single family land uses. Office buildings have proved themselves to be ideal locations for wireless telecommunication facilities because the antenna use can easily be integrated into the operation of the office building, having no negative impact to the functioning of this land use or surrounding land uses. Wireless telecommunication is now an indispensable part of everyday life and wireless customers expect to be provided nearly flawless radio coverage at all locations and at all times. The subject project will provide improved radio coverage, improved data reception and transmission and improved data download speeds within the surrounding area to the benefit of the general health, safety, welfare and convenience of the public in the vicinity of this facility. The proposed project will reduce the number of antennas currently built on site, as well as provide architecturally compatible screening and as such, any visual impact that the existing antennas may have generated will be greatly reduced.

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

requirements have been met by this project. The installation is emergency 911 compatible with all wireless carriers.

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

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

Sprint Nextel Company Information

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

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

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

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

Respectfully submitted,

SureSite Consulting Group, LLC

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Infrastructure Development Services

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

RECORDING REQUESTED BY AND

WHEN RECORDED MAIL THIS DEED TO:
RAWLINSON & EWEN, INC.
4001 W. Alameda Ave., Suite 201
Burbank, CA 91505-4338

MAIL TAX STATEMENTS TO:
DE RETA J. MATHEWS, Trustee
19545 Tribune St.
Northridge, CA 91326-2247

21665

ASSESSOR'S PARCEL NUMBER:			
165	430	03	00

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ 0

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: City of Oceanside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DE RETA J. MATHEWS, as Trustee of the MATHEWS FAMILY 1983 TRUST DATED AUGUST 8, 1983

hereby GRANT(S) to DE RETA J. MATHEWS, as Trustee of the MATHEWS FAMILY 1983 TRUST B DATED AUGUST 8, 1983, an undivided one-half (1/2) interest in the real property in the City of Oceanside, County of San Diego, State of California, described as:

Parcel 2, in the City of Oceanside, County of San Diego, State of California, as shown on Parcel Map 9667, filed in the Office of the County Recorder of San Diego County, February 5, 1980 as File No. 80-041781 of Official Records.

COMMONLY KNOWN AS: 2103 El Camino Real, Oceanside, CA 92054

Dated: May 4, 2006

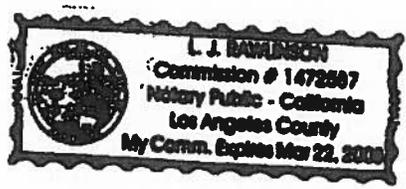
De Reta J. Mathews
DE RETA J. MATHEWS, as Trustee of the
MATHEWS FAMILY 1983 TRUST
DATED AUGUST 8, 1983

STATE OF CALIFORNIA)
 : SS.
COUNTY OF LOS ANGELES)

On May 4, 2006 before me,

L. J. RAWLINSON, a Notary

Public in and for said county and state personally appeared DE RETA J. MATHEWS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal

Signature L. J. Rawlinson