

AGENDA NO. 5

PLANNING COMMISSION



CITY OF OCEANSIDE

DATE: December 15, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP13-00026) FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS COMMUNICATIONS FACILITY LOCATED AT 2225 MISSION AVENUE – AT&T WIRELESS @ 2225 MISSION AVE. – APPLICANT: AT&T MOBILITY**

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-P35 approving Conditional Use Permit CUP13-00026 with findings and conditions of approval attached herein.

BACKGROUND AND PROJECT DESCRIPTION

Project Site Review and Background: The project site is located at 2225 Mission Avenue and exists with a 4,072-square-foot office building on a 3.23-acre site. The site is currently occupied by an AT&T fleet storage facility with ancillary office use.

The project site has an underlying General Plan land use designation of General Commercial (CG) and a Zoning designation of Limited Commercial (CL). Surrounding land uses include multi-family apartments to the north, a commercial mini-mart and offices to the east, single-family residential properties to the south, and a medical office building to the west.

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

Conditional Use Permit (CUP13-00026) represents a request for the following:

The establishment and operation of a wireless telecommunication facility attached to the roof top of an existing building and located behind a parapet extension wall. A total of 12 sector panel antennas (four per sector), 12 Remote Radio Units (RRU), and one microwave dish antenna would be constructed on the south western elevation on the rooftop and behind a proposed radio frequency parapet.

The 4,072-square-foot building exists at a maximum height of 38 feet to the top of the parapet walls and the extension of the parapet by 12 feet allows the proposed eight-foot tall antennas and associated equipment to be screened from public view. The proposed parapet extension would provide an architectural articulation that would balance and enhance the building design, while providing the required screening.

The ancillary radio equipment would include two radio cabinets with GPS antennas mounted on each cabinet, two battery back-up units, an emergency back-up generator, and two surge protectors. The ancillary equipment would be installed and screened from public view within the building and at the lower roof well located at the southern building elevation.

Article 39 of the City's Zoning Ordinance (Wireless Communications Facility, Satellite Dish and Antenna Standards) allows the establishment and operation of single provider, building-mounted communications facilities subject to approval of a Conditional Use Permit and is 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 General Commercial (CG). 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.

AT&T seeks to construct and operate a new wireless telecommunication facility integrated into an existing office and fleet maintenance building in order to mitigate substantial gaps in signal coverage and to provide the residents and visitors of Oceanside with the latest in wireless technology by improving call quality and data transmission speeds. Signal coverage maps illustrating current signal deficiencies and anticipated coverage improvements are attached to this staff report.

The project site is located in an urbanized area within the roof top parapet of an existing commercial office and fleet maintenance building. Commercial properties have proven to be ideal locations for wireless communications facilities because the antenna use can easily be integrated into the operation of the building without impacting on-site or surrounding land uses. The proposed facility would be completely concealed from public view behind the Radio Frequency (RF) parapet screen walls.

Ancillary equipment associated with the wireless facility would be housed within the building at a lowered roof elevation. The lowered roof elevation is currently screened from public view by an existing concrete block wall to the south, so placement of the equipment at this level would not be visible from public view.

The Planning Division finds the proposed project consistent with General Plan policies pertaining to efficient operations and aesthetics of communication systems within the City. Furthermore, standard conditions of approval will ensure that the proposed facilities remain in good repair and free of debris, litter, and graffiti, and that any damage or blight be corrected within five days of written notice by the City.

2. Zoning Ordinance Compliance

As noted above, the project is subject to Article 39 of the City's Zoning Ordinance, which lists operation and maintenance standards, wireless communication facility standards, location and site development standards, and safety and monitoring standards.

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 upon written notice by the City.

Among facility design standards is the requirement to employ camouflage design techniques in order to minimize visual impacts. As noted earlier, the proposed project would be behind the extension screening of a parapet wall on the rooftop of an existing office and fleet maintenance building. The addition to the parapet screen walls would extend the total building height to 50 feet, which is in conformance with the 50-foot building height requirement for the Limited Commercial (CL) zoning district. The screening feature has been designed to match in color, size, proportion, style, texture, and quality of the exterior design and architectural character of the existing building. The proposed parapet screen walls would provide symmetry to the building design, while providing a balanced appearance to the elevations.

Location and 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 property, which is the third most desirable location out of seven. The only developed residential district in close proximity to the site is located at least 75 feet to the south. The location and the design of the antennas behind screening would mitigate any potentially adverse visual impacts surrounding environment.

At all times, 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 proposed site has been given a 10-year limit with conditions that assure the City of Oceanside has the ability to request technological enhancements and aesthetic analyses of the site if they are found to be necessary.

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). To qualify for the occupational/controlled exposure category, exposed persons must be made fully aware of the potential for exposure (e.g., through training), and they must be able to exercise control over their exposure. In addition, people passing through a location, who are made aware of the potential for exposure, may be exposed under the occupational/controlled criteria. 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 AT&T Mobility indicates that based on worst-case predictive modeling there are no areas at ground level or on any accessible rooftop level working/walking surface that exceed MPE limits. At ground-level, the maximum power density generated by the antennas would be 1.6 percent of the FCC's general population limit and will be less than 1.61 percent of FCC public limit to the closest residence (approximately 75 feet from the proposed site). On the rooftop, the maximum power density generated by the antennas would be 243.5 percent of the general population limit (Occupational limit: 48.7 percent). Therefore, the occupational limit and general population limits would be in compliance with the FCC regulations and guidelines.

Recommendation: Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the general population and/or occupational MPE. Therefore, the project has been conditioned to incorporate signage to notify the public of the location of the antennas.

Issue: *Compatibility with surrounding land uses*

Recommendation: In evaluating the compatibility of the proposed project with the surrounding environment, staff has 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 buildings and roadways due to the proposed camouflage design and height of the facility. The proposed antennas would be screened from public view by the extended rooftop parapet and the ancillary equipment would be located at a lowered roof elevation, currently screened from public view by the existing southern wall. Therefore, it has been determined that the proposed wireless communications facility would be compatible with the surrounding land uses and would not diminish the aesthetic value of the surrounding area.

ENVIRONMENTAL DETERMINATION

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

PUBLIC NOTIFICATION

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

SUMMARY

The request for approval of the Conditional Use Permit to allow the installation and operation of an AT&T telecommunication facility to accommodate 4G wireless technologies on an existing commercial office and fleet maintenance/storage building is consistent with the land use policies of the General Plan and with the requirements of the Zoning Ordinance. The project meets all applicable development standards and would 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 Class One (1), Categorical Exemption "Existing Facilities"; and,
- Adopt Planning Commission Resolution No. 2014-P35 approving Conditional Use Permit CUP13-00026 with findings and conditions of approval attached herein.

PREPARED BY:

SUBMITTED BY:


Scott Nightingale
Associate Planner


Jeff Hunt
Interim City Planner

JH/SN/fil

Attachments:

1. Plans dated June 23, 2014
2. Signal Coverage Maps
3. Planning Commission Resolution No. 2014-P35
4. RF Study
5. Existing Photos of the site
6. Photo Simulations
7. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)



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P.O. Box 100000, San Diego, CA 92110

REV	DATE	DESCRIPTION
8	06/22/14	2D REVISED
7	07/29/13	2D REVISED
6	07/19/13	2D REVISED
5	07/19/13	2D REVISED
4	07/22/13	2D REVISED
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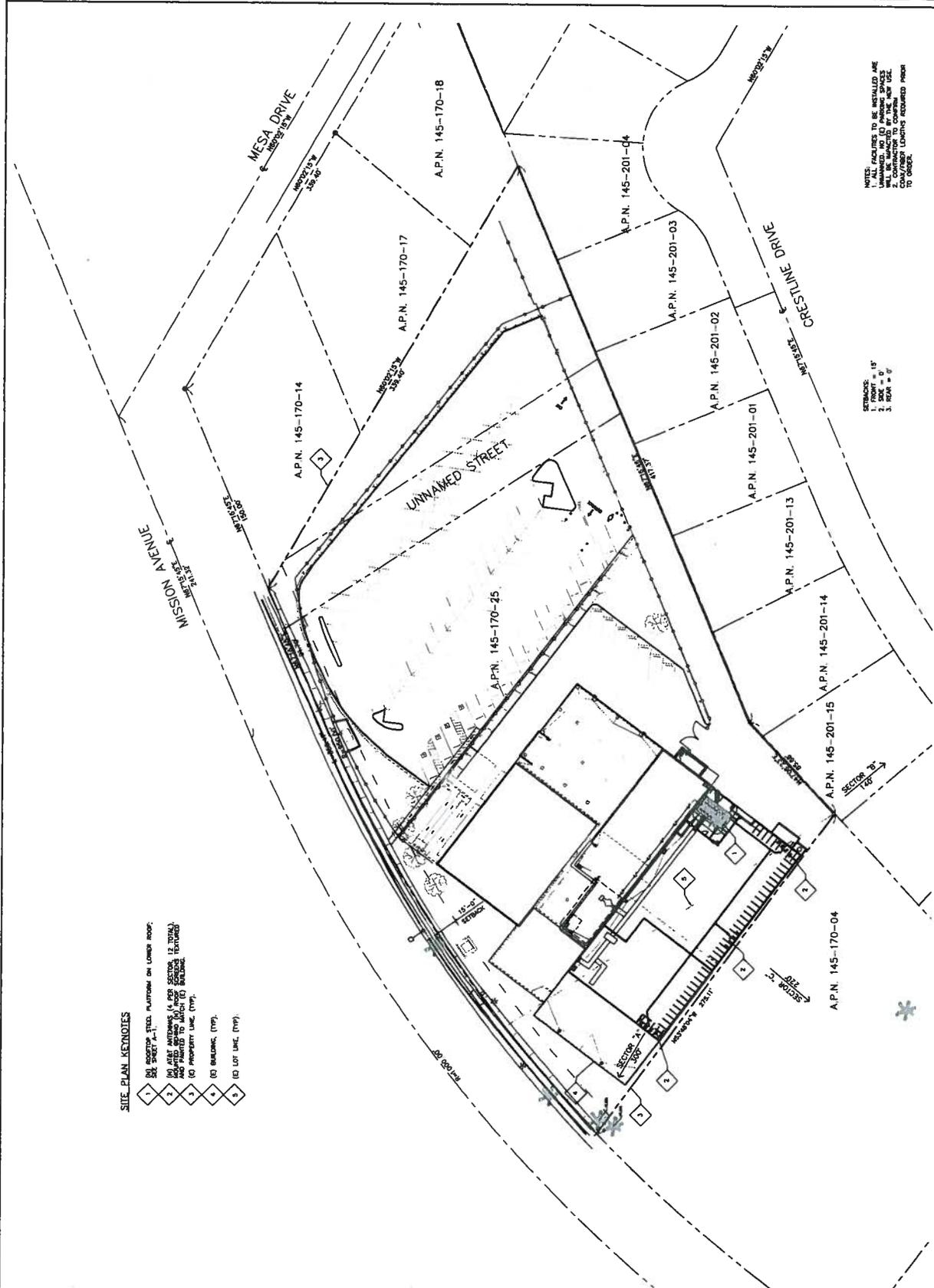
I, J. J. [Name], a duly Licensed Professional Engineer, certify that I have prepared this document.

S00249
OCEANSIDE SWITCH
2225 MISSION AVENUE
OCEANSIDE, CA 92058

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-0

CUP13-00026



SITE PLAN KEYNOTES

- 1. 20' SETBACK FROM EXISTING PLATFORM ON LOWER ROOF.
- 2. 15' SETBACK FROM EXISTING PLATFORM ON LOWER ROOF.
- 3. 15' SETBACK FROM EXISTING PLATFORM ON LOWER ROOF.
- 4. 15' SETBACK FROM EXISTING PLATFORM ON LOWER ROOF.
- 5. 15' SETBACK FROM EXISTING PLATFORM ON LOWER ROOF.

NOTES:
1. ALL UTILITIES TO BE INSTALLED ARE UNASSUMED. NO UTILITY SPACES TO BE PROVIDED BY CONTRACTOR TO COMPLY WITH LOCAL ORDINANCES.
2. CONTRACTOR TO VERIFY ALL UTILITIES TO BE INSTALLED.
3. LIGHTING REQUIRED HEREIN TO ORDER.

KEYNOTES:
1. FRONT = 15'
2. SIDE = 0'
3. REAR = 0'



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1	08/27/14	2D REND
2	08/27/14	2D REND
3	07/17/13	2D REND
4	07/17/13	2D REND
5	07/17/13	2D REND
6	08/27/14	2D REND
7	08/27/14	2D REND
8	08/27/14	2D REND
REV	DATE	DESCRIPTION



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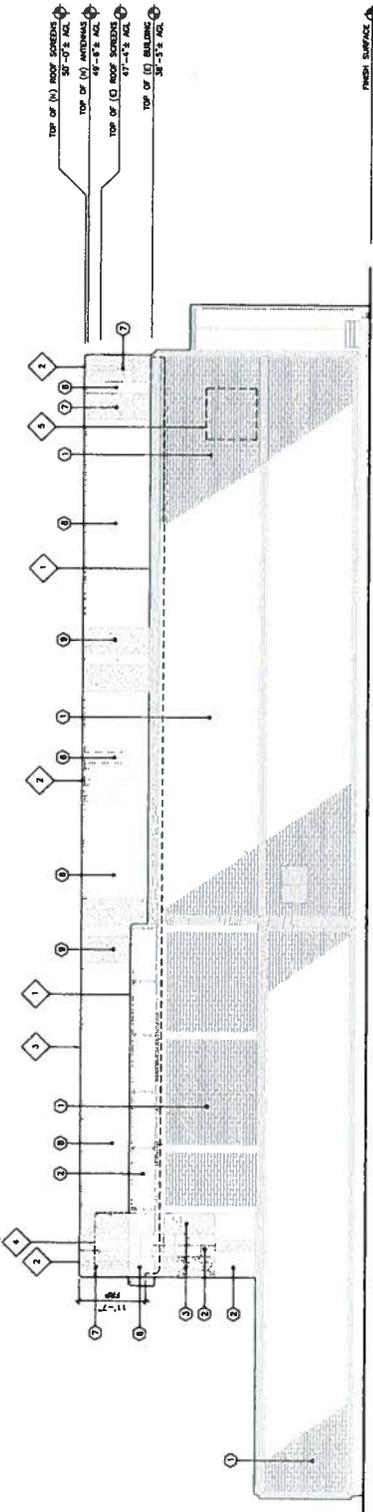
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2

CUP13-00026

EXTERIOR MATERIALS & COLORS LEGEND

FINISH AND MATERIAL	COLOR
1 BRICK FACADE FINISH OVER CHD BLOCK WALL	OFF WHITE (LIGHT TAN)
2 SMOOTH TEXTURED CONCRETE FINISH OVER CHD BLOCK WALL	OFF WHITE (LIGHT TAN)
3 SMOOTH TEXTURED CONCRETE FINISH OVER CHD BLOCK WALL	FINISHED CONCRETE GRAY
4 HORIZONTAL METAL SILING OVER METAL STUD FRAMING	DARK BROWN
5 CERAMIC TILE SILING OVER CHD BLOCK WALL	BLACK
6 FOAM DRYPVT SYSTEM TEXTURED TO SIMULATE CONCRETE FINISH OVER 3/8" FRP SHEET OVER FRP FRAMING	OFF WHITE (LIGHT TAN)
7 FOAM DRYPVT SYSTEM TEXTURED TO SIMULATE CONCRETE FINISH OVER 3/8" FRP SHEET OVER FRP FRAMING	FINISHED CONCRETE GRAY
8 FOAM DRYPVT SYSTEM TEXTURED TO SIMULATE CONCRETE FINISH OVER 1/4" HARDWOODER BOARD OVER METAL STUD FRAMING	OFF WHITE (LIGHT TAN)
9 FOAM DRYPVT SYSTEM TEXTURED TO SIMULATE CONCRETE FINISH OVER 1/4" HARDWOODER BOARD OVER METAL STUD FRAMING	FINISHED CONCRETE GRAY

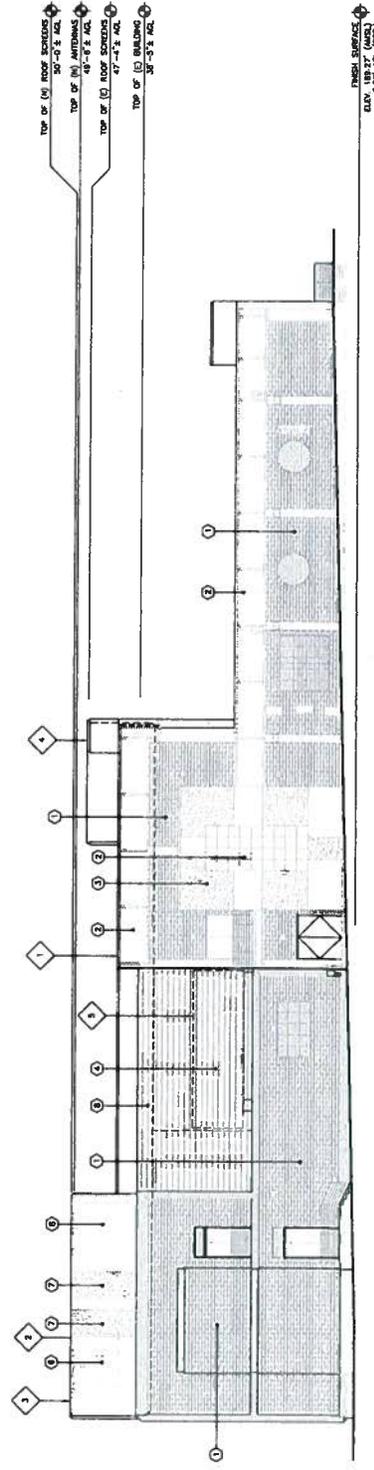


SOUTHWEST ELEVATION (220° SECTOR)

- ELEVATION KEYNOTES
- (1) BUILDING (TYP)
 - (2) (3) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) AND PARABOLIC TO MATCH (2) BUILDING. TEXTURED AND PAINTED TO MATCH (2) BUILDING.
 - (4) (5) ROOF SCREWS (CONTINUES TYP), TEXTURED AND PAINTED TO MATCH (2) BUILDING.
 - (6) ROOF SCREWS TO BE PAINTED TO (4) SCREEN LIGHT.
 - (8) (9) AT&T EQUIPMENT IN LOWER ROOF WELL.

EXTERIOR MATERIALS & COLORS LEGEND

FINISH AND MATERIAL	COLOR
1 BRICK FACADE FINISH OVER CHD BLOCK WALL	OFF WHITE (LIGHT TAN)
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9 FOAM DRYPVT SYSTEM TEXTURED TO SIMULATE CONCRETE FINISH OVER 1/4" HARDWOODER BOARD OVER METAL STUD FRAMING	FINISHED CONCRETE GRAY



SOUTHEAST ELEVATION (140° SECTOR)

- ELEVATION KEYNOTES
- (1) BUILDING (TYP)
 - (2) (3) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) AND PARABOLIC TO MATCH (2) BUILDING. TEXTURED AND PAINTED TO MATCH (2) BUILDING.
 - (4) (5) ROOF SCREWS (CONTINUES TYP), TEXTURED AND PAINTED TO MATCH (2) BUILDING.
 - (6) ROOF SCREWS.
 - (8) (9) AT&T EQUIPMENT IN LOWER ROOF WELL.



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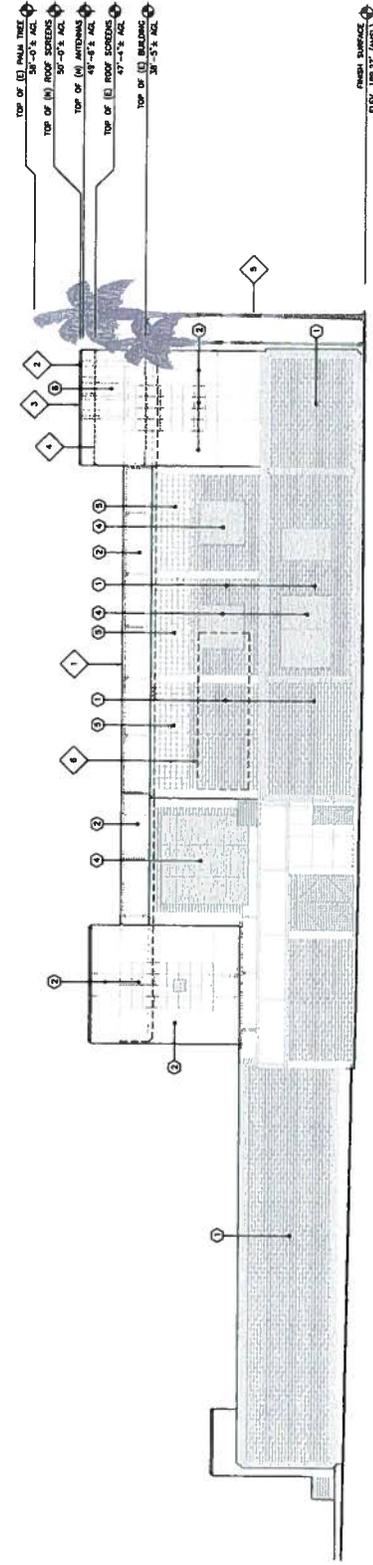
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

CUP13-00026

EXTERIOR MATERIALS & COLORS LEGEND

FINISH AND MATERIAL	COLOR
1 BRICK FACADE FINISH OVER CHAI BLOCK WALL	OFF WHITE (LIGHT TAN)
2 SMOOTH TEXTURED CONCRETE FINISH OVER CHAI BLOCK WALL	OFF WHITE (LIGHT TAN)
3 SMOOTH TEXTURED CONCRETE FINISH OVER CHAI BLOCK WALL	FRESH CONCRETE GRAY
4 HORIZONTAL METAL SKING OVER METAL STUD FRAMING	DARK BROWN
5 CERAMIC TILE SKING OVER CHAI BLOCK WALL	BLUE
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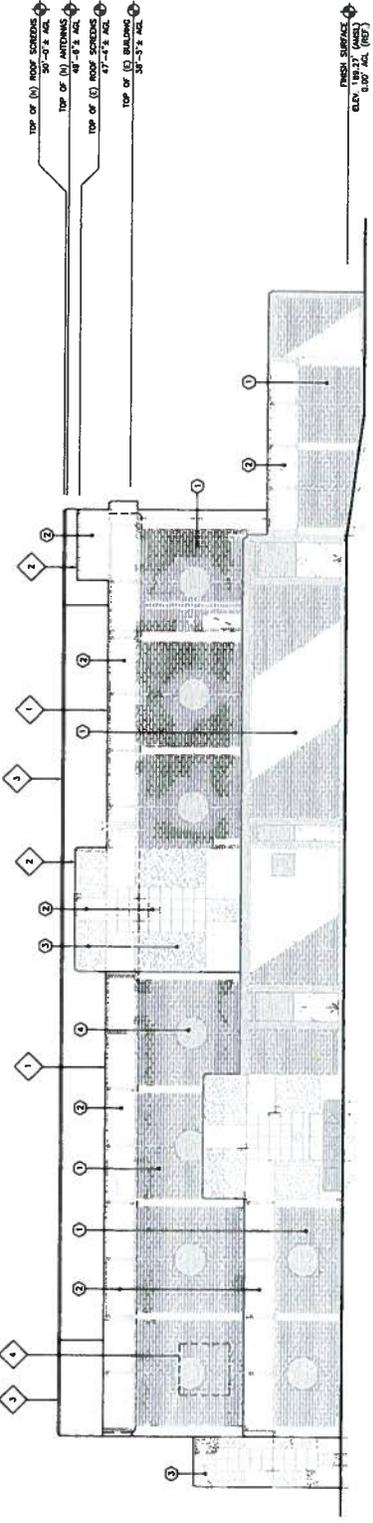
NORTHWEST ELEVATION (300° SECTOR)

SCALE: 1" = 10'
0 5' 10'

- ELEVATION KEYNOTES
- 1 (E) BALCONY (TYP)
 - 2 (M) AIRT ANTENNAS (4 PER SECTOR, 12 TOTAL) AND POINTED TO MATCH (E) BALCONY
 - 3 (M) ROOF SCREENS (NETWORK), TEXTURED AND PAINTED TO MATCH (E) BALCONY
 - 4 (M) ROOF SCREENS (NETWORK), TEXTURED AND PAINTED TO MATCH (E) BALCONY
 - 5 (E) PALM TREES AT STREET FRONTAGE
 - 6 (M) AIRT EQUIPMENT IN LOWER ROOF WELL

EXTERIOR MATERIALS & COLORS LEGEND

FINISH AND MATERIAL	COLOR
1 BRICK FACADE FINISH OVER CHAI BLOCK WALL	OFF WHITE (LIGHT TAN)
2 SMOOTH TEXTURED CONCRETE FINISH OVER CHAI BLOCK WALL	OFF WHITE (LIGHT TAN)
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NORTHEAST ELEVATION

SCALE: 1" = 10'
0 5' 10'

- ELEVATION KEYNOTES
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 - 3 (M) ROOF SCREENS (NETWORK), TEXTURED AND PAINTED TO MATCH (E) BALCONY
 - 4 (M) ROOF SCREENS (NETWORK), TEXTURED AND PAINTED TO MATCH (E) BALCONY
 - 5 (E) PALM TREES AT STREET FRONTAGE
 - 6 (M) AIRT EQUIPMENT IN LOWER ROOF WELL



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REV	DATE	DESCRIPTION
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5	06/26/14	DO REVISED
4	06/19/14	DO REVISED
3	07/16/14	DO REVISED
2	07/02/14	DO REVISED
1	06/26/14	DO REVISED
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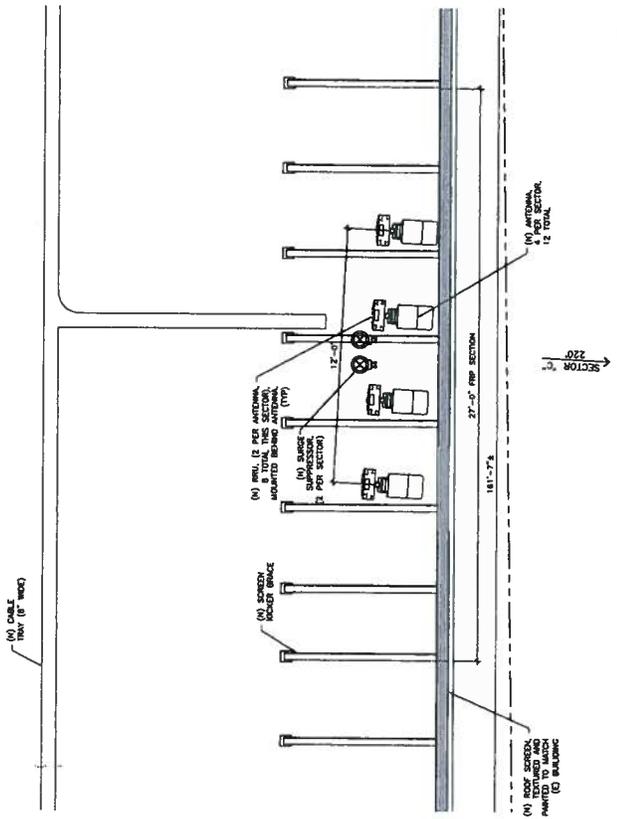
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SHEET TITLE
DETAILS

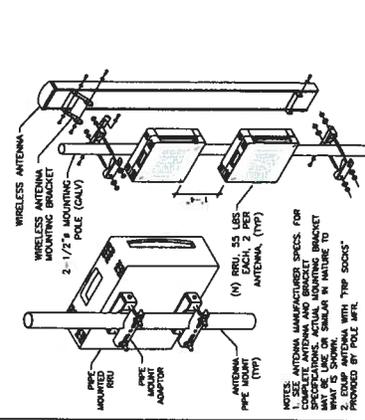
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CUP13-00026

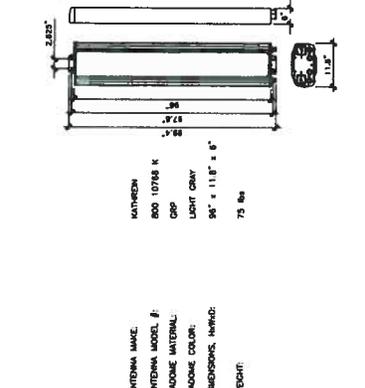
NOTES:
1. THE TOTAL NUMBER OF RRUS PROPOSED FOR THIS SITE IS 24. THE TOTAL NUMBER OF ANTENNAS PROPOSED FOR THIS SITE IS 12.
2. PROPOSED DIMENSIONS MAY NEED TO BE ADJUSTED SLIGHTLY PRIOR TO ANTENNA INSTALLATION BASED ON FINAL ENGINEERING.



ANTENNA PLAN - "C" SECTOR

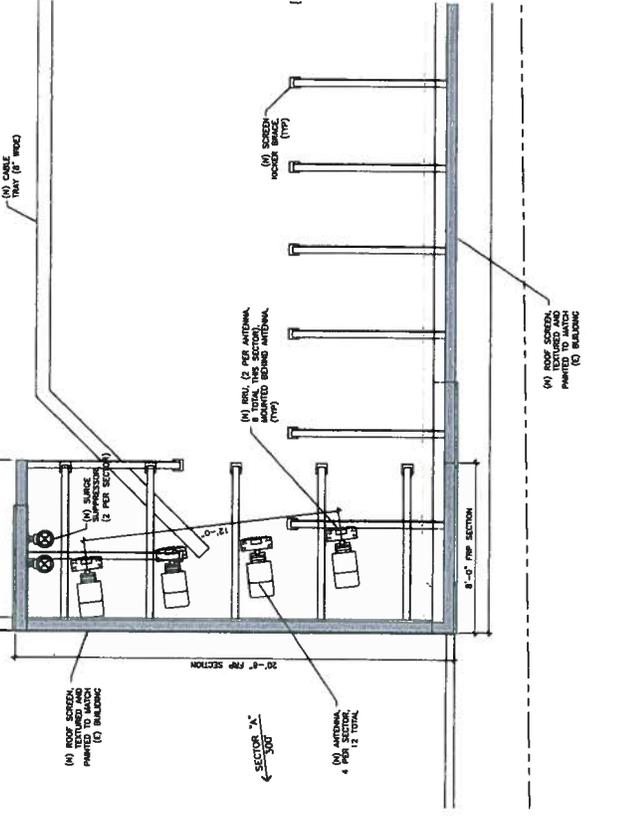


ANTENNA/RRU PIPE MOUNT

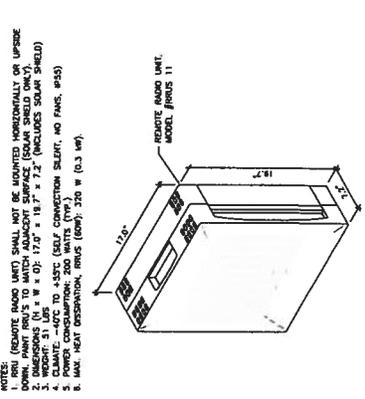


ANTENNA DETAIL

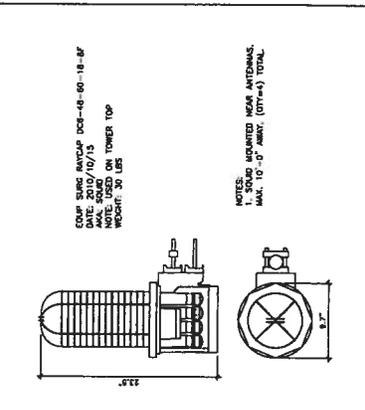
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ANTENNA PLAN - "A" SECTOR



RRUS 11 DETAIL



SURGE PROTECTOR (SQUID)



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REV	DATE	DESCRIPTION
1	06/27/13	TO PRELIM
2	07/09/13	TO REVISED
3	07/10/13	TO REVISED
4	07/15/13	TO REVISED
5	08/27/14	TO REVISED



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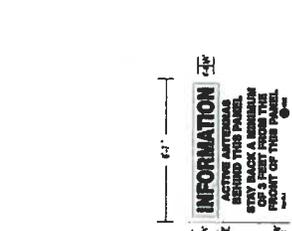
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DETAILS

SHEET NUMBER

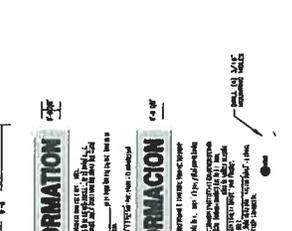
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CUP13-00026



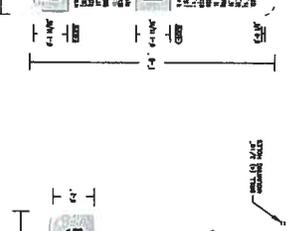
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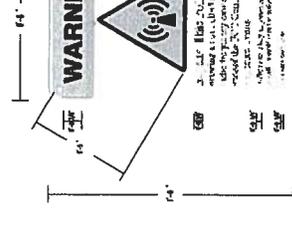
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SIGN 1.3



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SIGN 1.5

EXPOSURE SIGN SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EXPOSURE SIGNAGE FOR ALL EXPOSURE SIGNAGE TO BE POSTED IN AREAS AS INDICATED ON PLAN AND FOR ALL SIGN OPERATIONS STATIONS. SIGNS MUST BE POSTED AT A CONSPICUOUS POINT, BE READILY VISIBLE AND MAKE THE READER AWARE OF THE PRESENCE OF THE SIGN. CONTRACTOR TO APPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS TO SIGNAGE AS REQUIRED. FOR THE DIRECTION OF THE CONTRACTOR TO APPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS TO SIGNAGE AS REQUIRED. CONTRACTOR TO VERIFY SIGNAGE TO BE POSTED IN ALL APPLICABLE AREAS. CONTRACTOR TO VERIFY SIGNAGE TO BE POSTED IN ALL APPLICABLE AREAS.

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SCALE NONE

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SIGNAGE



7337 TRADE STREET
SAN DIEGO, CA 92121

TEDI
TELECOM DEVELOPMENT INC.
Architectural & Engineering & Communications
11111 S. LA JOLLA VILLAGE DRIVE, SUITE 100, SAN DIEGO, CA 92131
TEL: 619-594-2300 FAX: 619-594-1111

PREPARED BY
REED STUBBS
LAND SURVEYING & MAPPING
2000 W. CENTRAL AVENUE, SUITE 200
SAN ANTONIO, TEXAS 78208
TEL: 214-351-1584 FAX: 214-351-1584

NO.	DATE	DESCRIPTION
1	06/27/13	ISSUED FOR REVIEW (DR)
2	06/27/13	ADDED TITLE BLOCK (JA)

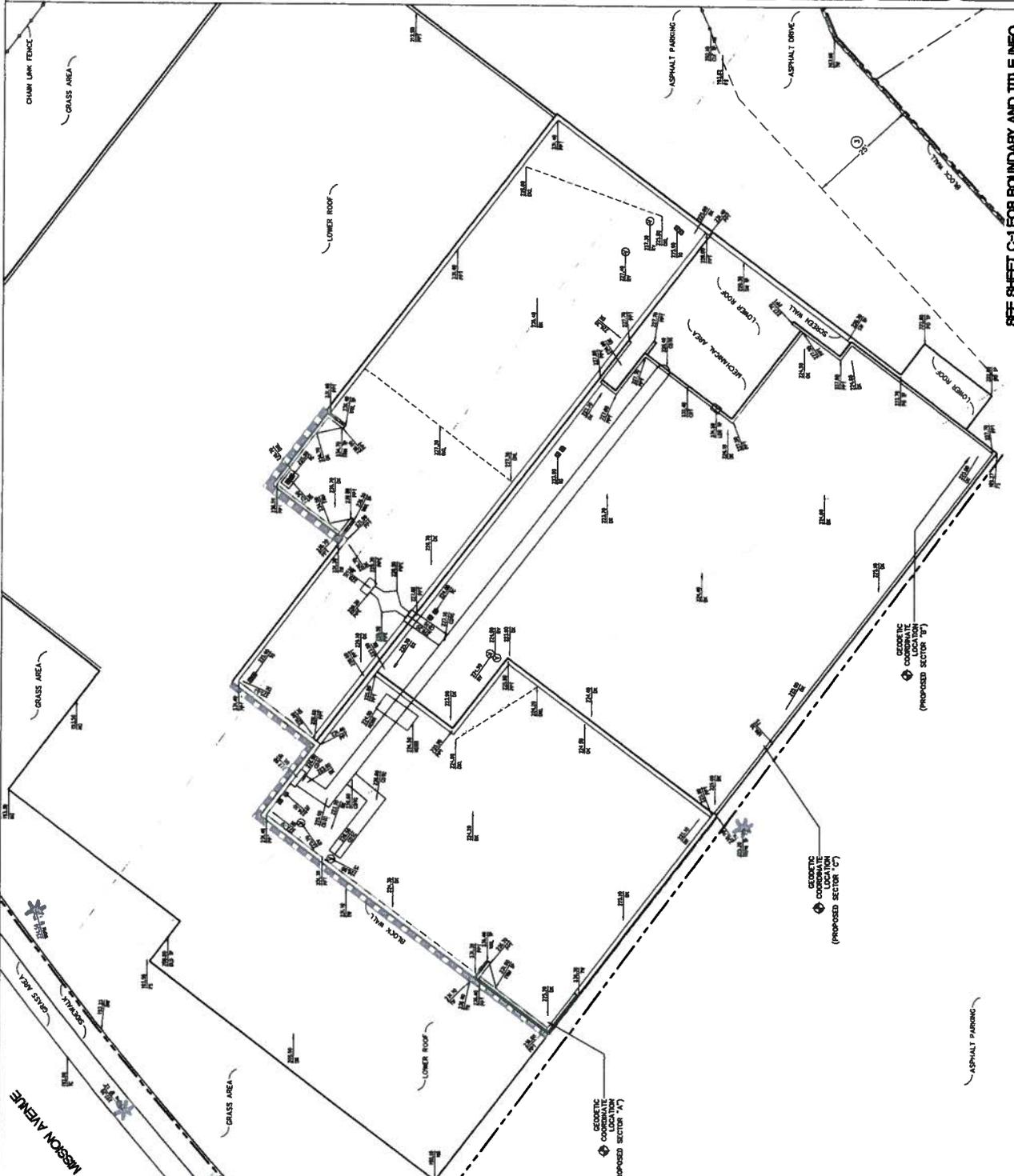


IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO SEAL THIS DOCUMENT.

S00249
OCEANSIDE SWITCH
2225 MISSION AVENUE
OCEANSIDE, CA 92054

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
C-2



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO.



- LEGEND:**
- AC ASPHALT CONCRETE
 - BL BRICK
 - BM BACK OF WALK
 - BS BRICK
 - CG CONCRETE GROUP
 - CLF CHAIN LINK FENCE
 - DLN DECK LINE
 - FD FOUND
 - FS FINISHED SURFACE
 - GP GRAVEL
 - IP IRON PIPE
 - JR JUNCTION BOX
 - LAR LADDER
 - LIT LEAD, TRAIL, AND TAG
 - PC CONCRETE CURB
 - POD POP OUT
 - PPF PAVEMENT
 - SL SCREENED WALL
 - ST STREET LIGHT
 - TO TOP OF GRAVE
 - TP TRIP
 - TRM TRIM
 - UP UP
 - UT UTILITY
 - WBR WOOD BRIDGE
 - WHI WING WALL
 - CEB CONCRETE BLOCK WALL
 - CHAIN LINK FENCE
 - CENTERLINE
 - FOUND MONUMENT
 - GRAVE
 - ROOF VERT
 - STREET LIGHT

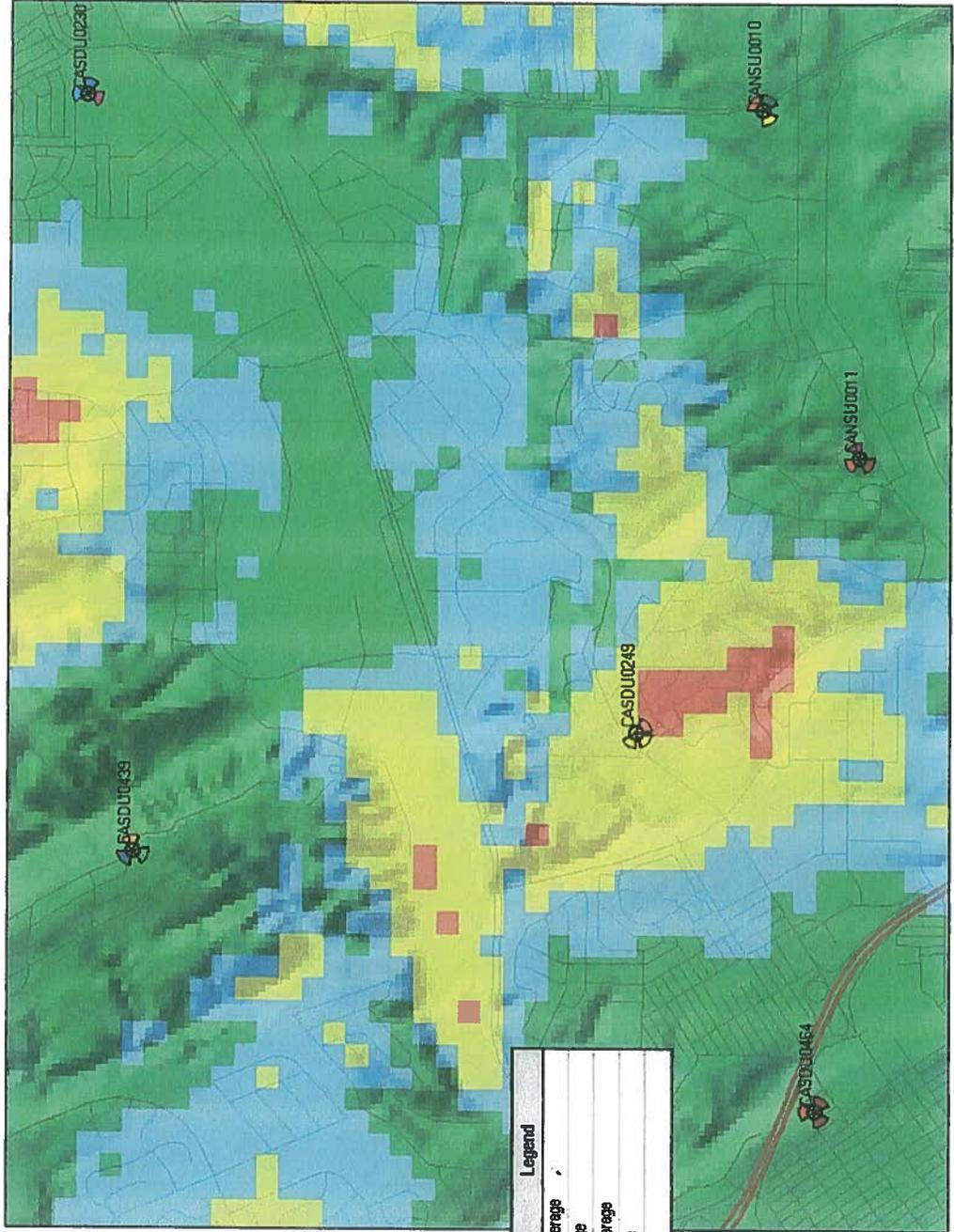
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JUL 22 2013



SD0249 OCEANSIDE SWITCH
2225 MISSION AVENUE
OCEANSIDE, CA 92058

EXISTING COVERAGE WITHOUT SITE SD0249

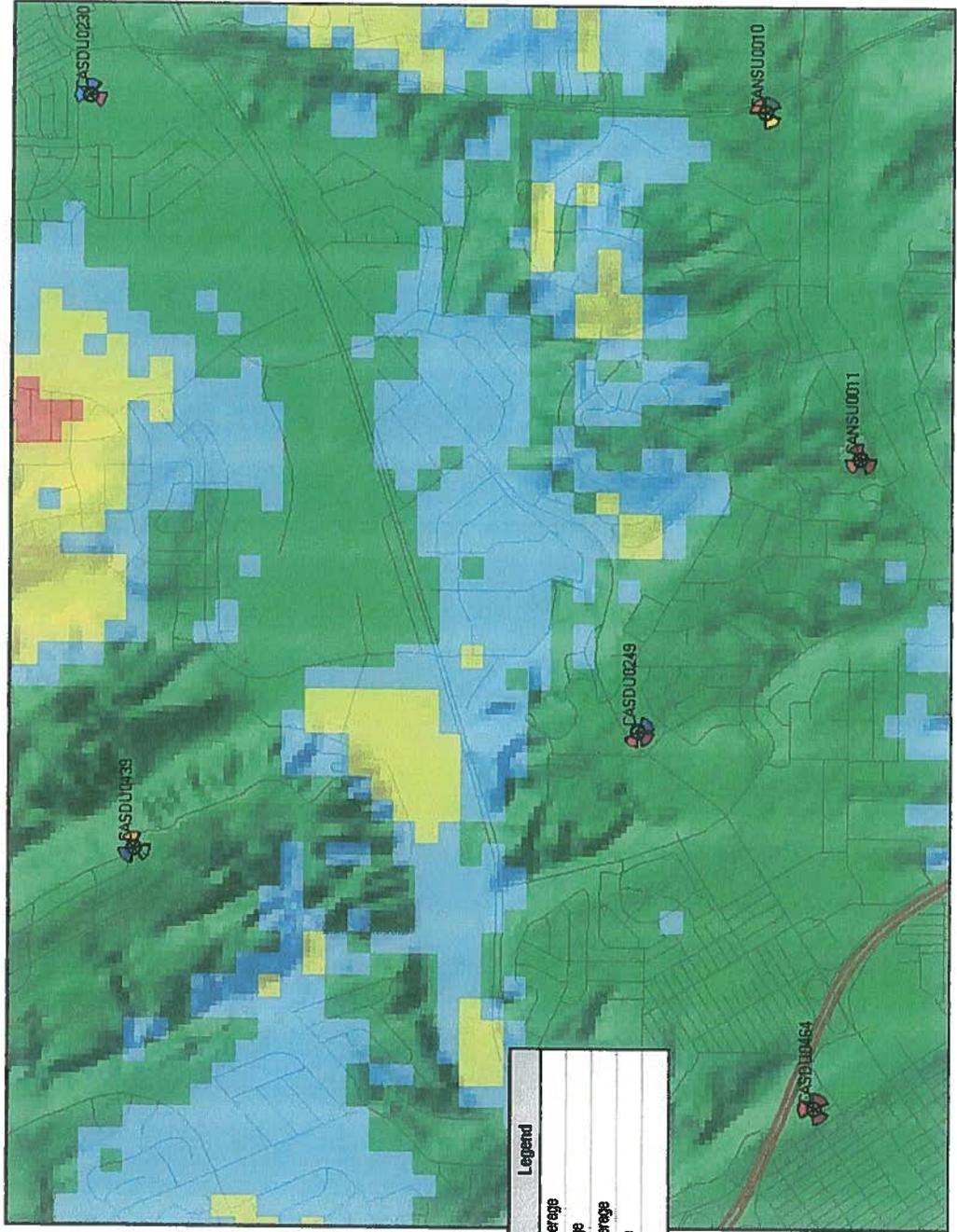


	Min	Max	Legend
1	-79		In Building Coverage
2	-87		In Car Coverage
3	-97		On Street Coverage
4	-108		Poor Coverage
5	-120		No Coverage



SD0249 OCEANSIDE SWITCH
2225 MISSION AVENUE
OCEANSIDE, CA 92058

OVERALL NETWORK COVERAGE WITH SITE SD0249

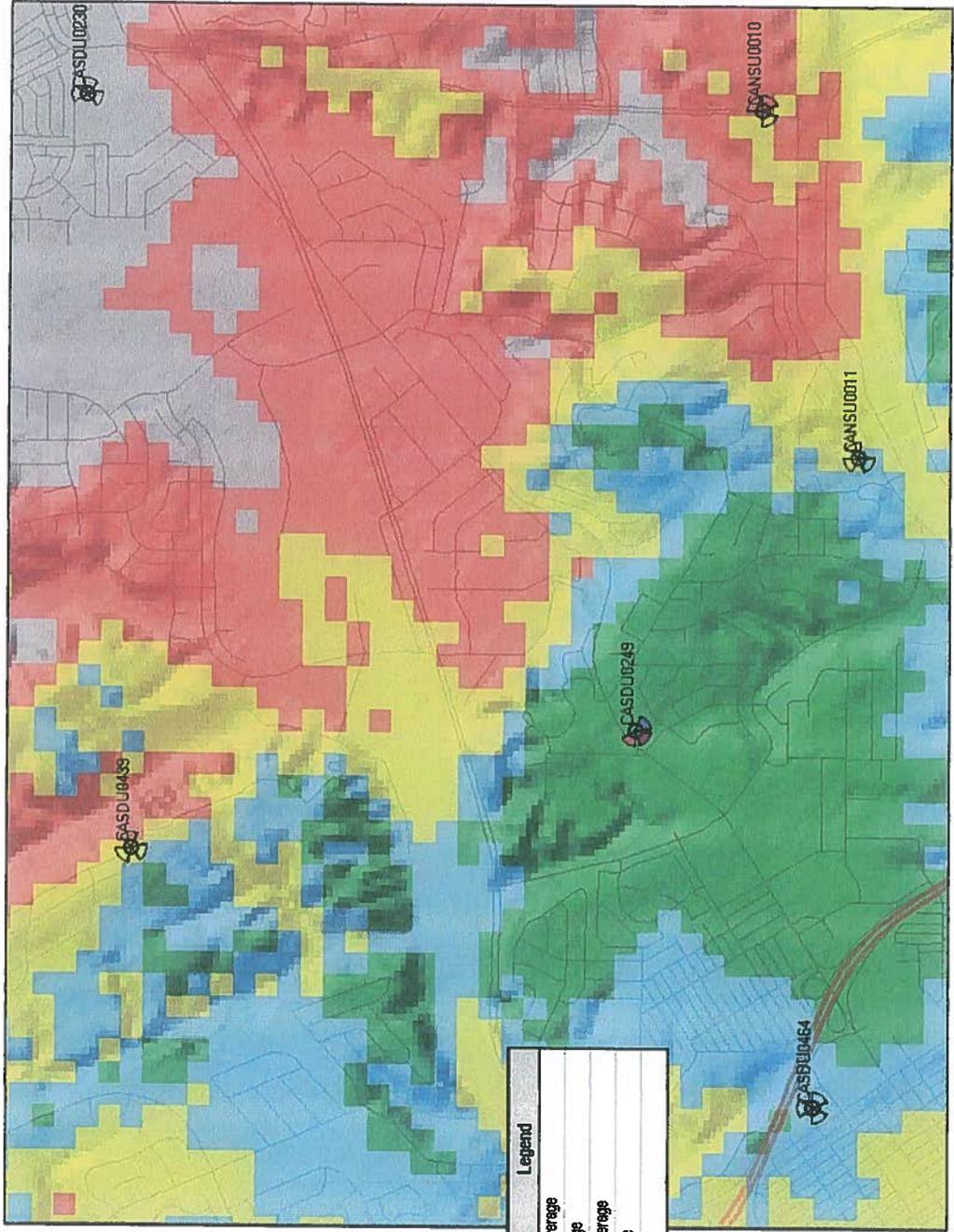


	Min	Max	Legend
1	-79		In Building Coverage
2	-87		In Car Coverage
3	-87		On Street Coverage
4	-109		Poor Coverage
5	-120		No Coverage



SD0249 OCEANSIDE SWITCH
2225 MISSION AVENUE
OCEANSIDE, CA 92058

COVERAGE FROM ONLY SITE SD0249



	Min	Max	Legend
1	-79		In Building Coverage
2	-87		In Car Coverage
3	-97		On Street Coverage
4	-109		Poor Coverage
5	-120		No Coverage

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PLANNING COMMISSION
RESOLUTION NO. 2014-P35

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

APPLICATION NO: CUP13-00026
APPLICANT: AT&T Mobility
LOCATION: 2225 Mission Ave.

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

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

the construction, installation, and operation of a wireless communications facility with associated equipment on the rooftop of an existing industrial fleet storage and office building as described in the project description and shown on plans dated June 23, 2014; on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 15th day of December 2014 conduct a duly advertised public hearing as prescribed by law to consider said application.

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

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

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

1 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
2 the following facts:

3 FINDINGS:

4 For the Conditional Use Permit (CUP13-00026):

- 5 1. The placement, construction, and operation 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 AT&T telecommunication facility will accommodate the necessary fourth
9 generation (4G) wireless technologies and improve signal coverage for the residents of
10 Oceanside.
- 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 area, separated from residential uses by at
15 least 75 feet or more. The proposed facility would not decrease the aesthetics of the
16 existing building design and would provide additional screening that would shield the
17 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. The proposed facility would
20 improve signal coverage for the area. The proposed facility has not generated community
21 concern and allowing the facility at this location would not impact the visual quality of the
22 site.
- 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 (CUP13-00026) 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. Plans shall reflect current California Building Codes.
California adopted the New 2013 Building Codes on Jan. 1, 2014

- 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 shall be prepared by a licensed architect or engineer
4 and shall be in compliance with this requirement prior to submittal for building plan
5 review.
- 6 4. All outdoor lighting shall meet the requirement of Chapter 39 of the City Code (Light
7 Pollution Regulations) and shall be shielded appropriately.
- 8 5. The following note shall be added to the plans: "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 Control 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. Cell sites are required to have a final inspection by the Fire Department.

- 1 9. Stationary storage battery systems having an electrolyte capacity of more than 50
2 gallons for flooded lead acid, nickel cadmium and valve regulated lead acid, or 1,000
3 pounds for lithium-ion, used for facility standby power, emergency power or
4 uninterrupted power supplies shall comply with Section 608 of the California Fire Code,
5 and Table 608.1
- 6 10. If quantity of electrolyte solution is 10 gallons or greater, visible hazard identification
7 signs as specified in NFPA 704 shall be placed at entrance to battery storage room.
- 8 11. A separate submittal to the Fire Department showing Fire Department access shall be
9 required prior to building permit approval.

10 **Planning:**

- 11 12. Conditional Use Permit (CUP13-00026) is granted for the establishment and operation of a
12 wireless communications facility located on the rooftop of an existing industrial fleet
13 storage and office building and behind a parapet located at 2225 Mission Avenue. Any
14 substantial change in the use or expansion of the wireless communications facility beyond
15 that approved by the Planning Commission shall require a revision of the Conditional Use
16 Permit or a new Conditional Use Permit.
- 17 13. Conditional Use Permit CUP13-00026 shall expire December 15, 2016 unless the applicant
18 has obtained a building permit and has requested an initial building inspection.
- 19 14. Conditional Use Permit CUP13-00026 grants the operations for the use of the
20 telecommunication facility by this resolution, and the use of the facility shall be valid until
21 December 15, 2024. The continued operations of the facility after December 15, 2024 will
22 require the approval of a new Conditional Use Permit.
- 23 15. Unless expressly waived, all current zoning standards and City ordinances and policies in
24 effect at the time of building permit issuance shall be met by this project. The approval of
25 this project, as conditioned herein, constitutes the applicant's agreement with all statements
26 in the project Description and Justification and other materials and information submitted
27 with this application, unless specifically waived by an adopted condition of approval.
- 28 16. The wireless communications facility permitted by this Resolution shall be operated and
29 maintained in compliance with Article 39 of the Oceanside Zoning Ordinance.

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

1 annual letter to the City Planner certifying that no such changes have been made to the site
2 and that the facility continues to operate within the range allowed by FCC regulations.

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

8 24. Public access to the subject wireless communications facility shall be restricted. RF
9 advisory signage shall be installed at access point(s) or path(s) to the antennas and/or at
10 each sector to establish awareness for potential exposure. All signage shall be shown on
11 approved building plans.

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

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

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

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

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

28 29. The wireless communications facility and the site on which it is located shall be maintained
29 in good repair, free from trash, debris, litter, and graffiti and other forms of vandalism.

1 Any damage from any cause shall be corrected within five days of written notice by the
2 City. Graffiti shall be removed as soon as practicable, and in no event longer than 48 hours
3 after notice by the City.

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

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

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

15 33. This Conditional Use Permit may be revised in accordance with the provisions of the
16 Zoning Ordinance. Any application for a revision to Conditional Use Permit CUP13-
17 00026 shall be evaluated against the existing land use policies and any site area and
18 neighborhood changes.

19 34. Conditional Use Permit CUP13-00026 may be called for review by the Planning
20 Commission if complaints are filed and verified as valid by the City Planner or Code
21 Enforcement Officer concerning the violation of any of the approved conditions or the
22 project assumptions demonstrated under the application approval.

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

25 36. Failure to meet any conditions of approval for this development shall constitute a violation
26 of this Conditional Use Permit. Conditional Use Permit CUP13-00026 may be revoked
27 pursuant to Article 47 of the Zoning Ordinance.

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

- 1 38. If the use of this facility is discontinued, it shall be considered abandoned 90 days
2 following the final day of a use.
- 3 39. All abandoned facilities shall be physically removed by the cellular provider no more than
4 90 days following the final day of use or of determination that the facility has been
5 abandoned, whichever occurs first. When a wireless communications facility has been
6 abandoned, but not removed, the City may cause such facilities to be removed and charge
7 all expenses incurred in such removal to the provider.
- 8 40. 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 41. Prior to the transfer of ownership and/or operation of the facility, 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 42. 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 43. The city shall be notified of any proposed changes to the operating parameters of the
21 installation (e.g., power transmission in excess of the values assumed in the RF Emissions
22 Report) prior to the change being implemented. A revised RF compliance report subject to
23 Article 39 and Section 3025 of the Zoning Ordinance shall be submitted at the time of
24 notification of the proposed change that demonstrates compliance with the FCC RF
25 exposure limits.
- 26 44. Upon one year of operation of said facility, an "Existing Conditions and Operations
27 Report" shall be prepared and submitted to the City Planner documenting the existing
28 facilities and current total RF emissions at the site to verify that the site/facility is operating
29 as it was permitted as is within FCC regulations. If the site is not operating as it was

permitted and/or is not in compliance with FSS regulations, the City Planner shall be notified immediately and operations shall cease until the issue is corrected.

45. AT&T shall install and at all times maintain in good condition a "Network Operations Center Information" sign at the access point(s) to the equipment room. AT&T shall install the signs required under this condition so that a person may clearly see and understand the sign before he or she accesses the equipment room.

46. AT&T shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" sign at the access point(s) to the rooftop. AT&T shall install the signs required under this condition so that a person may clearly see and understand the sign before he or she accesses the rooftop.

47. AT&T shall install and at all times maintain in good condition an "RF Notice" either adjacent to each antenna sector or on the screen wall support "kickers" but not in front of the antennas. AT&T shall install the signs required under this condition so that a person may clearly see and understand the sign as he or she approaches the antenna sector.

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1 48. AT&T shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2
2 for color, symbol, and content conventions. All such signage shall at all times provide a
3 working local or toll-free telephone number to its network operations center, and such
4 telephone number shall be able to reach a live person who can exert transmitter power-
5 down control over this site as required by the FCC.

6 PASSED AND ADOPTED Resolution No. 2014-P35 on December 15, 2014 by the
7 following vote, to wit:

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12
13 _____
14 Robert Neal, Chairperson
Oceanside Planning Commission

15 ATTEST:

16
17 _____
18 Jeff Hunt, Secretary

19 I, JEFF HUNT, Secretary of the Oceanside Planning Commission, hereby certify that this is a
20 true and correct copy of Resolution No. 2014-P35.

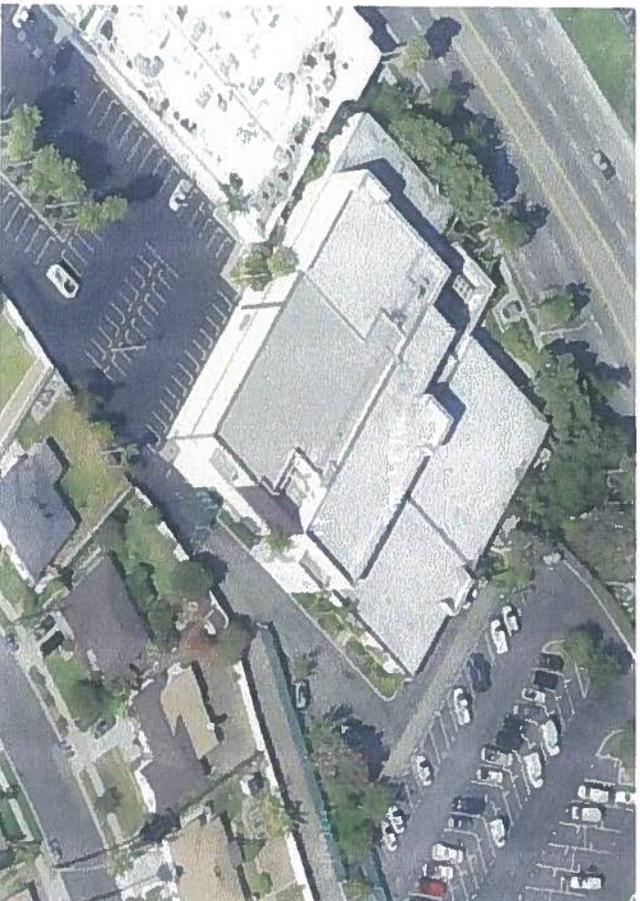
21 Dated: December 15, 2014

22
23 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
24 be required as stated herein:

25
26 _____
Applicant/Representative

26 _____
Date

ELECTROMAGNETIC ENERGY (EME) EXPOSURE REPORT



Site Name:	Oceanside Switch
Site ID:	SD0249
USID:	145362
FA Location:	10546496
City's Application #:	CUP13-00026
Site Type:	Rooftop
Location:	2225 Mission Avenue Oceanside, CA 92058
Latitude (NAD83):	33.207462
Longitude (NAD83):	-117.36034
Report Completed:	October 7, 2013
AT&T M-RFSC	Hector Manmano

RECEIVED

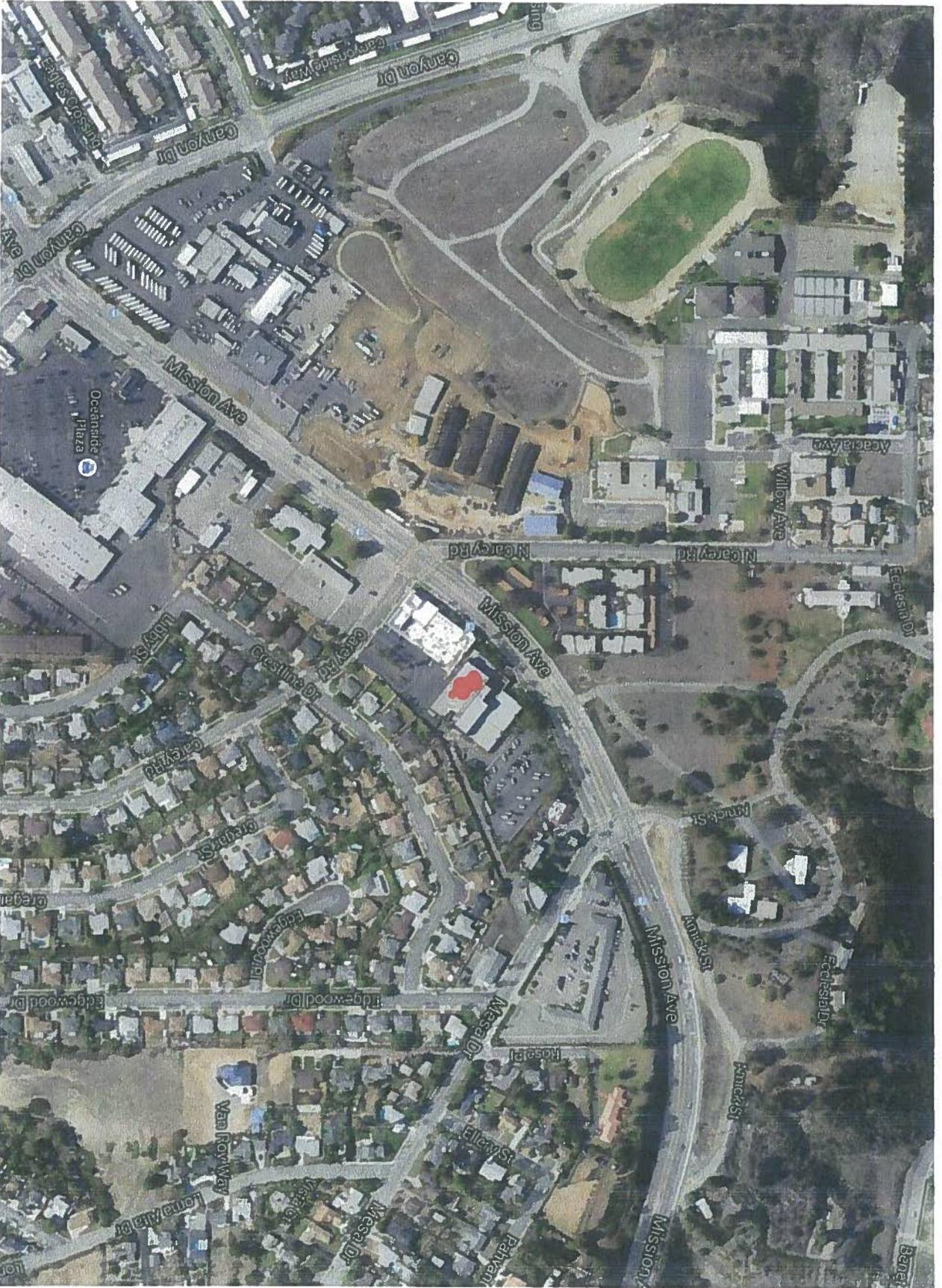
OCT 17 2013

CITY OF OCEANSIDE
DEVELOPMENT SERVICES



Prepared for: AT&T
5738 Pacific Center Blvd
Second Floor
San Diego, CA 92121

VICINITY MAP



SITE OVERVIEW & DESCRIPTION

- The proposed antennas are mounted on a rooftop behind roof screens textured and painted to match building
- The site consists of three (3) sectors with a total of twelve (12) antennas
- There are no buildings within forty (40) feet of transmitting antennas
- The site is not co-located

	Sector A	Sector B	Sector G
Azimuth	300°	140°	220°
Number of antennas	4	4	4
Technology	UMTS / LTE	UMTS / LTE	UMTS / LTE
Antenna height above ground (ft.)	41.5	41.5	41.5
Antenna height above roof (ft.)	15.1	9.1	3.1
Antenna Make and Model	Kathrein 800-10766 K	Kathrein 800-10766 K	Kathrein 800-10766 K

Sector Compliance	Compliant with recommendations	Compliant with recommendations	Compliant with recommendations
Site Compliance Status (FCC & AT&T Guidelines)	Compliant with recommendations		

COMPLIANCE RESULTS

Occupational Safety & Compliance Engineering (OSCE) has been contracted by AT&T to conduct an RF (radio frequency) computer simulated analysis. The Federal Communications Commission (FCC) has set limits on RF energy exposed to humans on a wireless cell site in order to ensure safety. The FCC has also mandated that all RF wireless sites must be in compliance with the FCC limits and a compliance check must be performed annually to ensure site compliance.

This report is an in depth analysis summarizing the results of the RF modeling provided to us by AT&T and in relation to relevant FCC RF compliance standards. A reanalysis is recommended upon the site going on air.

OSCE uses the FCC OET-65 as well as AT&T ND-00059 to make recommendations based on results and information gathered.

For this report, OSC Engineering utilized Roofview® software for the theoretical analysis of the AT&T Cellular Facility.

A site-specific compliance plan is recommended for each transmitting site. This report serves as a single piece of the overall compliance plan.

Information utilized for this report: Drawings: SD0249-ZD-09-29-13

PROPOSED COMPLIANCE SUMMARY (theoretical simulation)

RF Sign(s) @ access point(s):

Information 1 Sign @ all roof access point(s) (to be posted)

RF Sign(s) and/or barriers @ antenna sector A:

To be installed: a Notice and Information 2 Sign in front of sector on screen wall

RF Sign(s) and/or barriers @ antenna sector B:

To be installed: a Notice and Information 2 Sign in front of sector on screen wall

RF Sign(s) and/or barriers @ antenna sector G:

To be installed: a Notice and Information 2 Sign in front of sector on screen wall

Max RF Exposure Level from (AT&T antennas roof):

7.90 % FCC General Population MPE Limit @ Sector A

21.8 % FCC General Population MPE Limit @ Sector B

243.5 % FCC General Population MPE Limit @ Sector G

Max RF Exposure Level simulated (AT&T antennas roof):

243.5 % FCC General Population MPE Limit

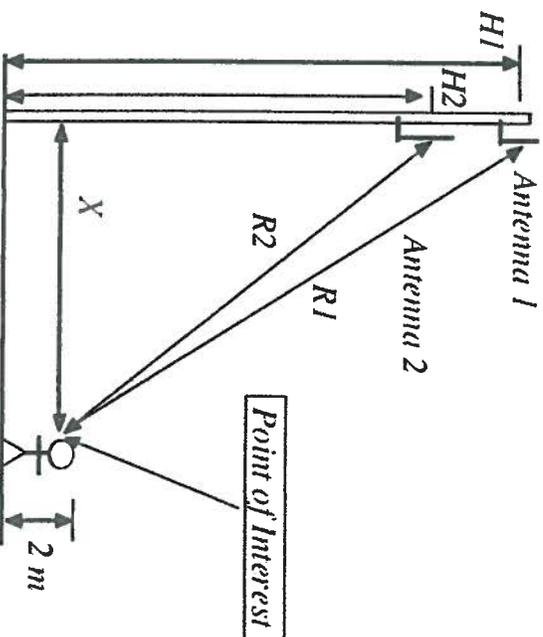
Max RF Exposure Level simulated (AT&T antennas ground):

1.60 % FCC General Population MPE Limit

FCC Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary. The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

In the simple example shown in the below diagram, it is desired to determine the power density at a given location X meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, $H1$ and $H2$, must be known in order to calculate the distances, $R1$ and $R2$, from the antennas to the point of interest.¹



¹ OET Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, Page 37- 38

Computer Simulation Analysis

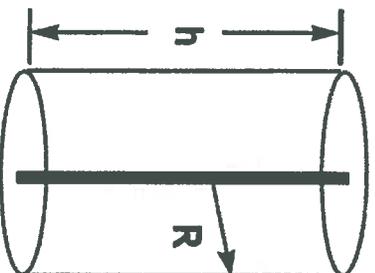
The Federal Communications Commission (FCC) governs the telecommunications services, facilities, and devices used by the public, industrial and state organizations in the United States.

"RoofView® is a software analysis tool for evaluating radiofrequency (RF) field levels at roof-top telecommunications sites produced by vertical collinear antennas of the type commonly used in the cellular, paging, PCS, ESMR and conventional two-way radio communications services."²

"RF near-field levels are computed from selected antennas by applying a cylindrical model that takes into account the antenna's aperture height, mounting height above the roof, azimuthal beam width for directional antennas and the location of the antennas on the roof. Resulting, spatially averaged power densities are expressed as a percentage of a user selectable exposure limit depending on frequency. The entire roof is composed of one-square-foot pixels and RF fields are computed for each of these pixels for each selected antenna."³

Computer simulations produced for clients are simulated with "Uptime = 100%". This means that all transmitters associated with an antenna are considered to be "on".⁴

RoofView® uses a near-field method of computing the field based on assuming that the total input power delivered to the antenna, at its input terminal, is distributed over an imaginary cylindrical surface surrounding the antenna. The height of the cylinder is equal to the aperture height of the antenna while the radius is simply the distance from the antenna at which the field power density is to be computed. Within the aperture of the antenna, this approximation is quite accurate but as the antenna is elevated above the region of interest, the model output must be corrected for mounting height.⁵



$$S = \frac{P}{2\pi R h}$$

² Roofview User Guide 4.15, Page 7, Richard A Tell Associates

³ Roofview User Guide 4.15, Page 7, Richard A Tell Associates

⁴ Roofview User Guide 4.15, Page 10, Richard A Tell Associates

⁵ Roofview User Guide 4.15, Page 45, Richard A Tell Associates

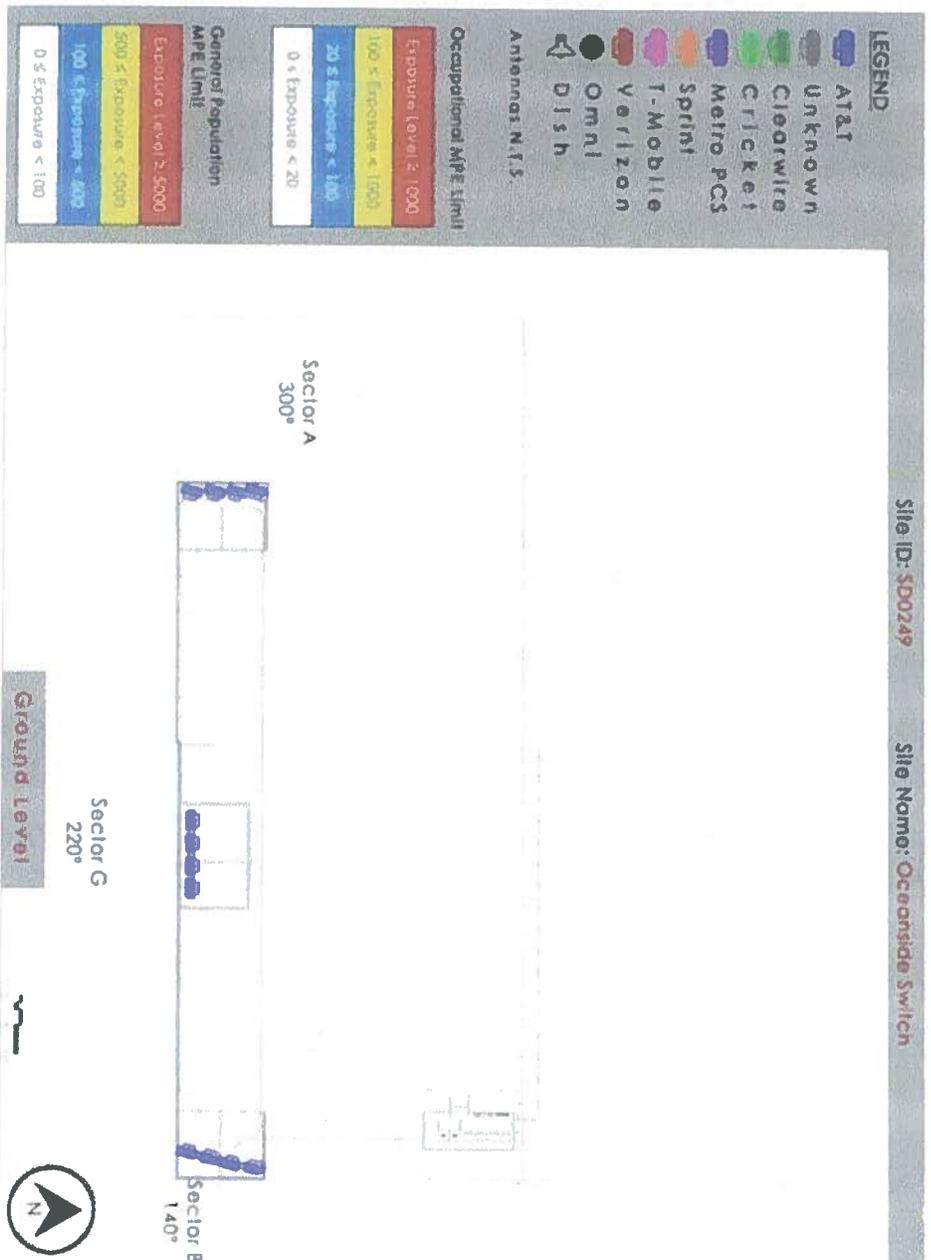
Antenna Inventory

All technical data and specifications shown below are collected from drawings and/or documents provided by the client, as well as from online databases and/or a visit to this facility. Unknown wireless transmitting antennas are simulated using conservative values when information is not available.

Antenna	Operator	Frequency (MHz)	Total ERP (Watts)	Antenna Gain (dBd)	Antenna Type	Antenna Make	Antenna Model	Azimuth (°T)	Antenna Aperture (ft)	Horizontal Beamwidth	Ground (Z) (ft)	Rooftop (Z) (ft)
A1	AT&T LTE	700	250	14.25	Panel	Kathrein	800-10766 K	300	8	68	41.5	15.1
A2	AT&T UMTS	850	500	14.65	Panel	Kathrein	800-10766 K	300	8	65	41.5	15.1
A2	AT&T UMTS	1900	500	16.35	Panel	Kathrein	800-10766 K	300	8	62	41.5	15.1
A3	AT&T UMTS	1900	250	16.35	Panel	Kathrein	800-10766 K	300	8	62	41.5	15.1
A4	AT&T LTE	2100	250	15.85	Panel	Kathrein	800-10766 K	300	8	63	41.5	15.1
B1	AT&T LTE	700	250	14.25	Panel	Kathrein	800-10766 K	140	8	68	41.5	9.1
B2	AT&T UMTS	850	500	14.65	Panel	Kathrein	800-10766 K	140	8	65	41.5	9.1
B2	AT&T UMTS	1900	500	16.35	Panel	Kathrein	800-10766 K	140	8	62	41.5	9.1
B3	AT&T UMTS	1900	250	16.35	Panel	Kathrein	800-10766 K	140	8	62	41.5	9.1
B4	AT&T LTE	2100	250	15.85	Panel	Kathrein	800-10766 K	140	8	63	41.5	9.1
G1	AT&T LTE	700	250	14.25	Panel	Kathrein	800-10766 K	220	8	68	41.5	3.1
G2	AT&T UMTS	850	500	14.65	Panel	Kathrein	800-10766 K	220	8	65	41.5	3.1
G2	AT&T UMTS	1900	500	16.35	Panel	Kathrein	800-10766 K	220	8	62	41.5	3.1
G3	AT&T UMTS	1900	250	16.35	Panel	Kathrein	800-10766 K	220	8	62	41.5	3.1
G4	AT&T LTE	2100	250	15.85	Panel	Kathrein	800-10766 K	220	8	63	41.5	3.1

THEORETICAL SIMULATION RESULTS

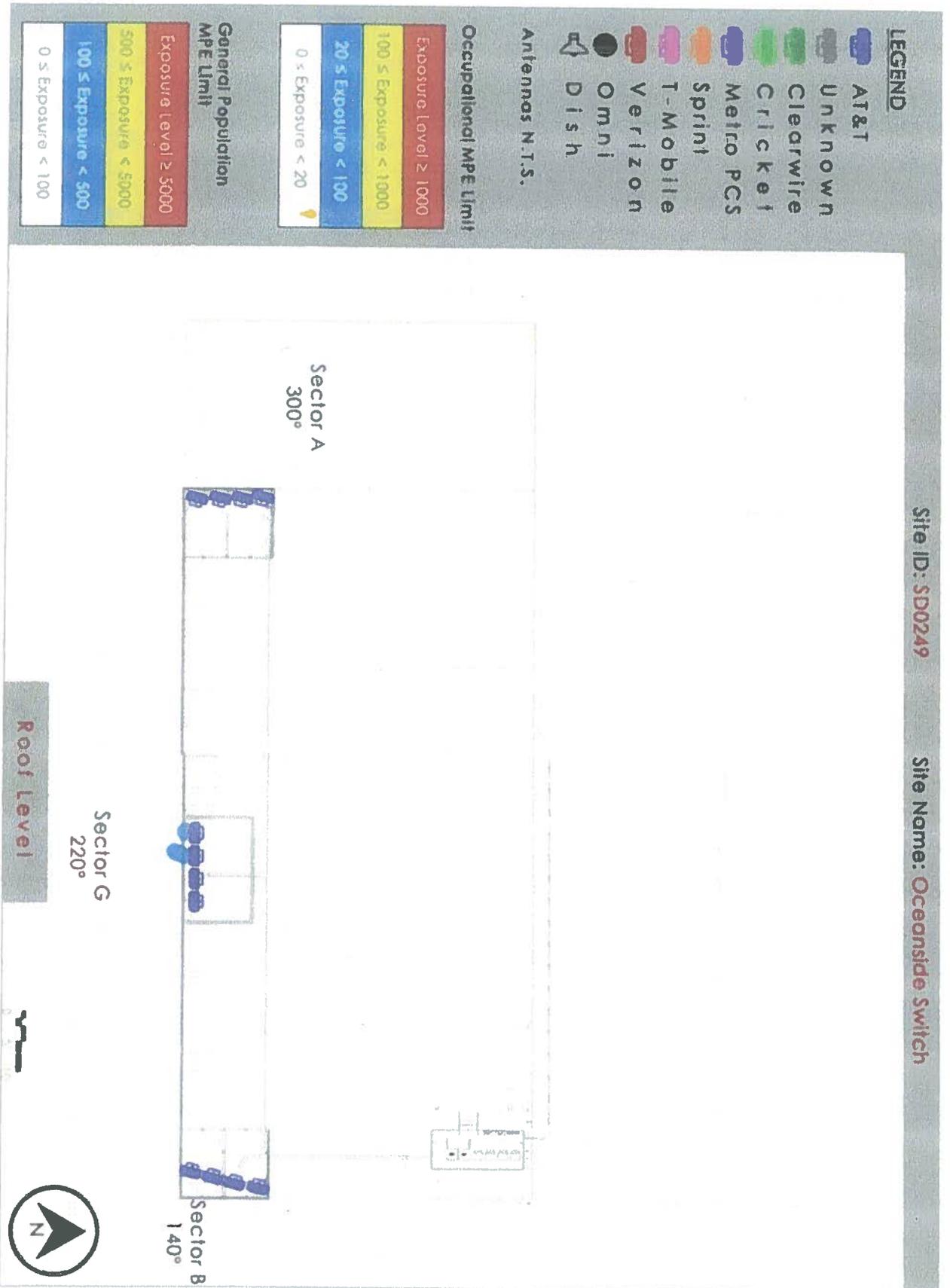
For the purpose of theoretical simulation, OSC Engineering models antennas as if they are operating at full power (100% capacity). This assumption yields more conservative (higher) results. On-site measurements may yield different results, as antennas do not always operate at full capacity. To the right is a result diagram of the site in question. The diagram is a color-coded map per ND-00059 levels, which coincide with FCC MPE Limits. Any exposure resulting in a level higher than 100% exceeds the limits and requires further action, such as barriers. A level exceeding 100% does not make a site out of compliance. All results are given in General Population percentages even when a site may be considered Occupational.



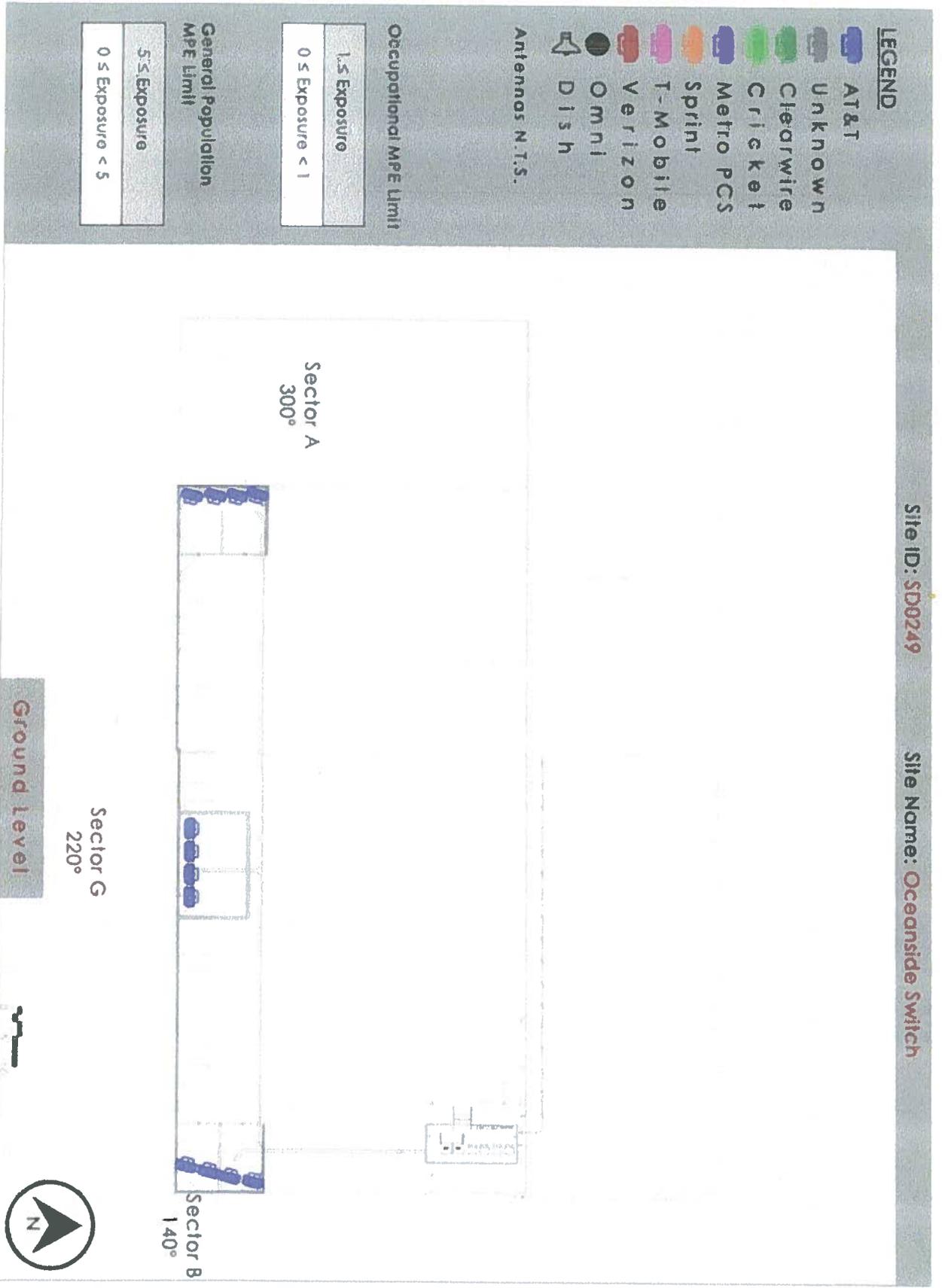
THEORETICAL SIMULATION RESULTS - Composite Exposure Levels (rooftop)

Site ID: SD0249

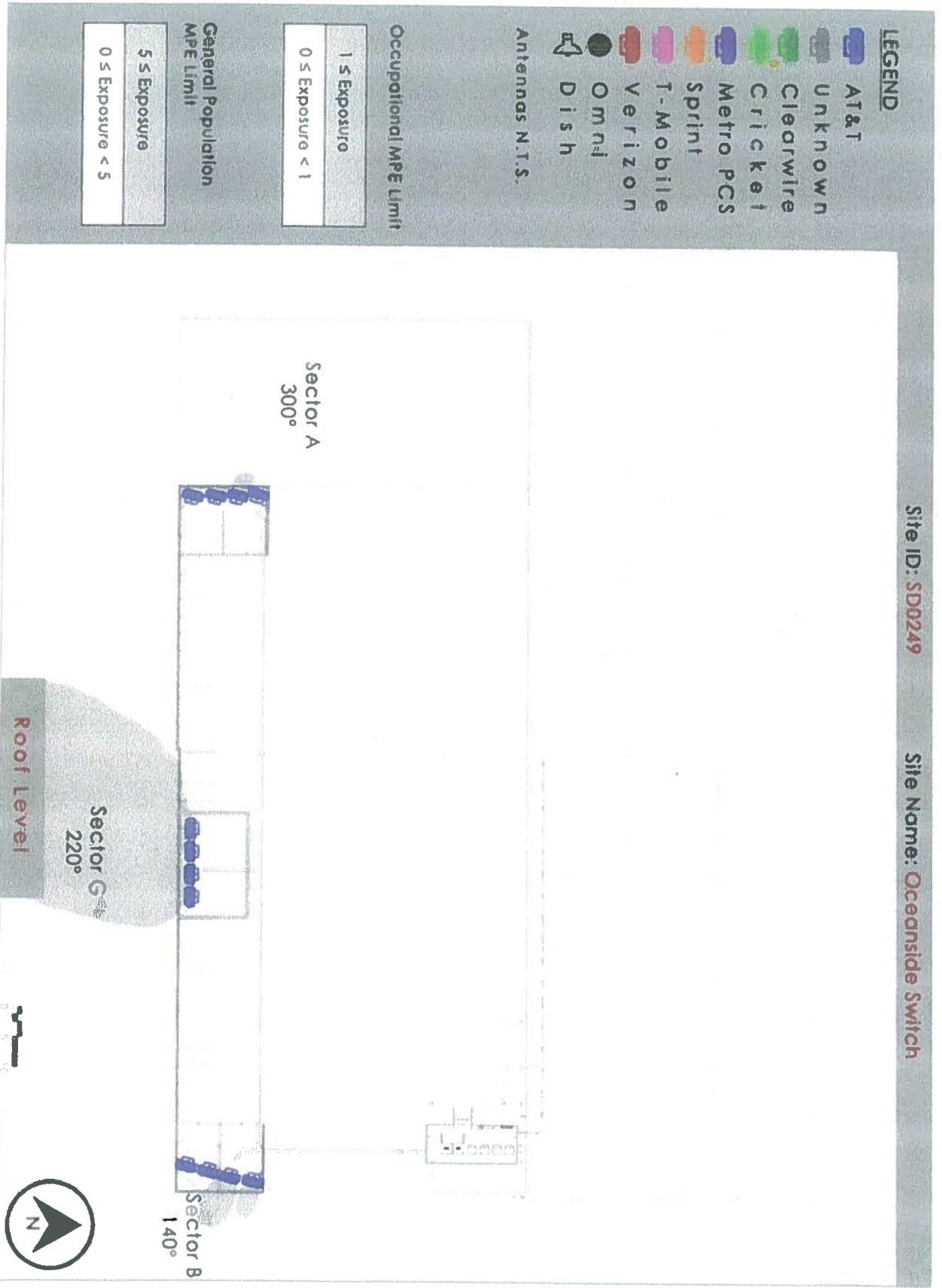
Site Name: Oceanside Switch



THEORETICAL SIMULATION RESULTS - AT&T Mobility 5% Exposure Levels (ground)



THEORETICAL SIMULATION RESULTS - AT&T Mobility 5% Exposure Levels (roof)



FCC MPE Limits (from OET-65)

OSC Engineering uses the FCC's and clients' guidelines to model the computer simulation. Explained in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation".

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 population/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. As discussed later, the occupational/controlled exposure limits also apply to amateur radio operators and members of their immediate household.

General population/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.

Limits for Maximum Permissible Exposure (MPE)⁶

"The FCC Exposure limits are based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies whole-body absorption is less efficient, and, consequently, the MPE limits are less restrictive."⁷

(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
32-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population /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
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f= Frequency in MHz

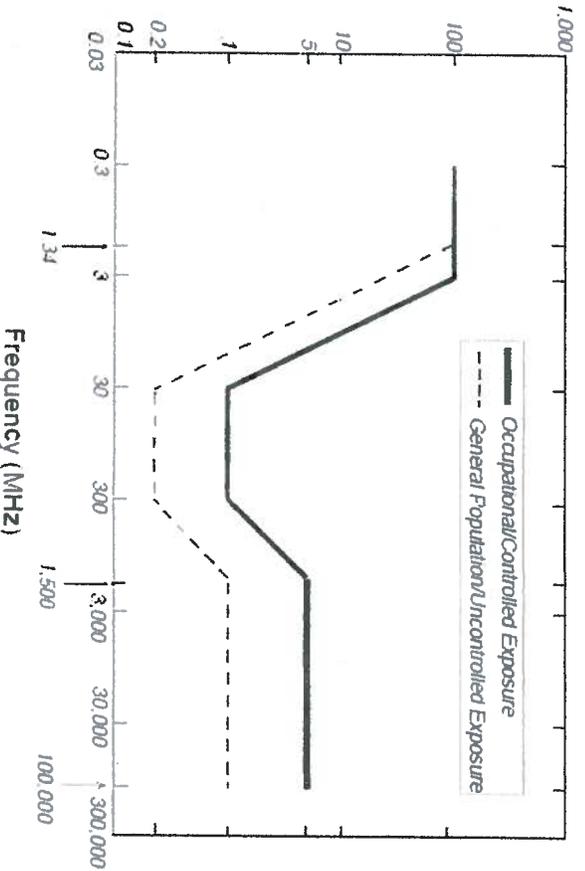
^{*}Plane-wave equivalent power density

⁶ OET-65 "FCC Guidelines Table 1 pg. 72.

⁷ OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 8

Limits for Maximum Permissible Exposure (MPE) continued⁸

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



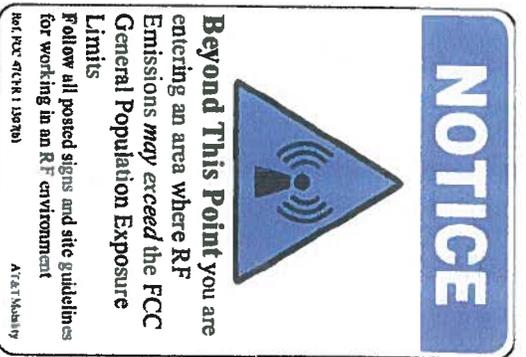
"MPE Limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm²), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). In the far-field of a transmitting antenna, where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal ("plane-wave" conditions), these quantities are related by the following equation:

$$S = \frac{E^2}{3770} = 37.7H^2$$

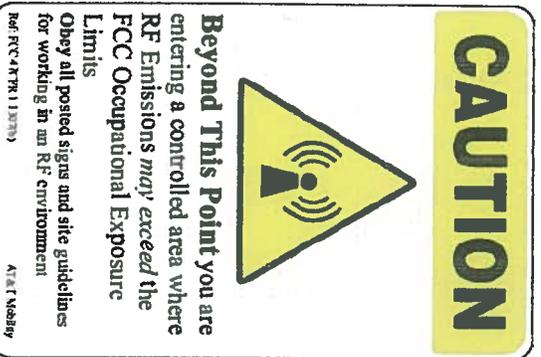
- where:
- S = power density (mW/cm²)
 - E = electric field strength (V/m)
 - H = magnetic field strength (A/m)

⁸ OET-65 "FCC Guidelines Table 1 pg. 72.
OSC Engineering Inc. | www.OSCEngineering.com | 858 436 4120

RF Safety Alerting Signs ⁹



Notice Sign



Caution Sign



Caution Sign Alternate for Towers



Warning Sign

⁹ AT&T ND-00059 Rev.5.1 RF exposure: Responsibilities and Guidelines page 72 to 73

RF Safety Information Signs ¹⁰

INFORMATION

AT&T Mobility operates telecommunications antennas at this location. Remain at least 3 feet away from any antenna and obey all posted signs.

Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna.

Contact AT&T Mobility at 800-438-2822 prior to performing any maintenance or repairs near AT&T antennas.

This is AT&T Mobility Site # _____

Contact the management office if this door/hatchgate is found unlocked.

INFORMACIÓN

En esta propiedad se ubican antenas de telecomunicaciones operadas por AT&T Mobility. Favor mantener una distancia de no menos de 3 pies y obedecer todos los avisos.

Comuníquese con el propietario o los propietarios de las antenas antes de trabajar o caminar a una distancia de menos de 3 pies de la antena.

Comuníquese con AT&T Mobility 800-438-2822 antes de realizar cualquier mantenimiento o reparaciones cerca de las antenas de AT&T.

Esta es la estación base número _____

Favor comunicarse con la oficina de la administración del edificio si esta puerta o compartimento se encuentra sin candado.

Page 1

AT&T Mobility

Information Sign 1



Information Sign 3

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

- ON THE OUTSIDE FACE OF THIS BUILDING
- BEHIND THIS PANEL
- ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

Contact AT&T Mobility at _____ and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.

This is AT&T MOBILITY site _____

www.atandt.com

AT&T Mobility

Page 2

Information Sign 2

S T A Y 3 F E E T B A C K F R O M A N T E N N A

Information Sign 4

LIMITATIONS

OSC Engineering completed this evaluation analysis based on information and data provided by the client. The data provided by the client is assumed to be accurate. This report is based off the assumption that the provided information is correct. Estimates of the unknown, standard, and additional transmitting sites are noted and based on FCC regulation and client requirements. These are estimated to the best of our professional knowledge. This report is completed by OSC Engineering to determine whether the wireless communications facility complies with the Federal Communications Commission (FCC) Radio Frequency (RF) Safety Guidelines. The Office of Engineering and Technology (OET-65) *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation* has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC)¹¹. As each site is getting upgraded and changed, this report will become obsolete as this report is based on current information per the client, per the date of the report. Use of this document will not hold OSC Engineering Inc. nor it's employees liable legally or otherwise. This report shall not be used as a determination as to what is safe or unsafe on a given site. All workers or other people accessing any transmitting site should have proper EME awareness training. This includes, but is not limited to, obeying posted signage, keeping a minimum distance from antennas, watching EME awareness videos and formal classroom training.

¹¹ OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 1

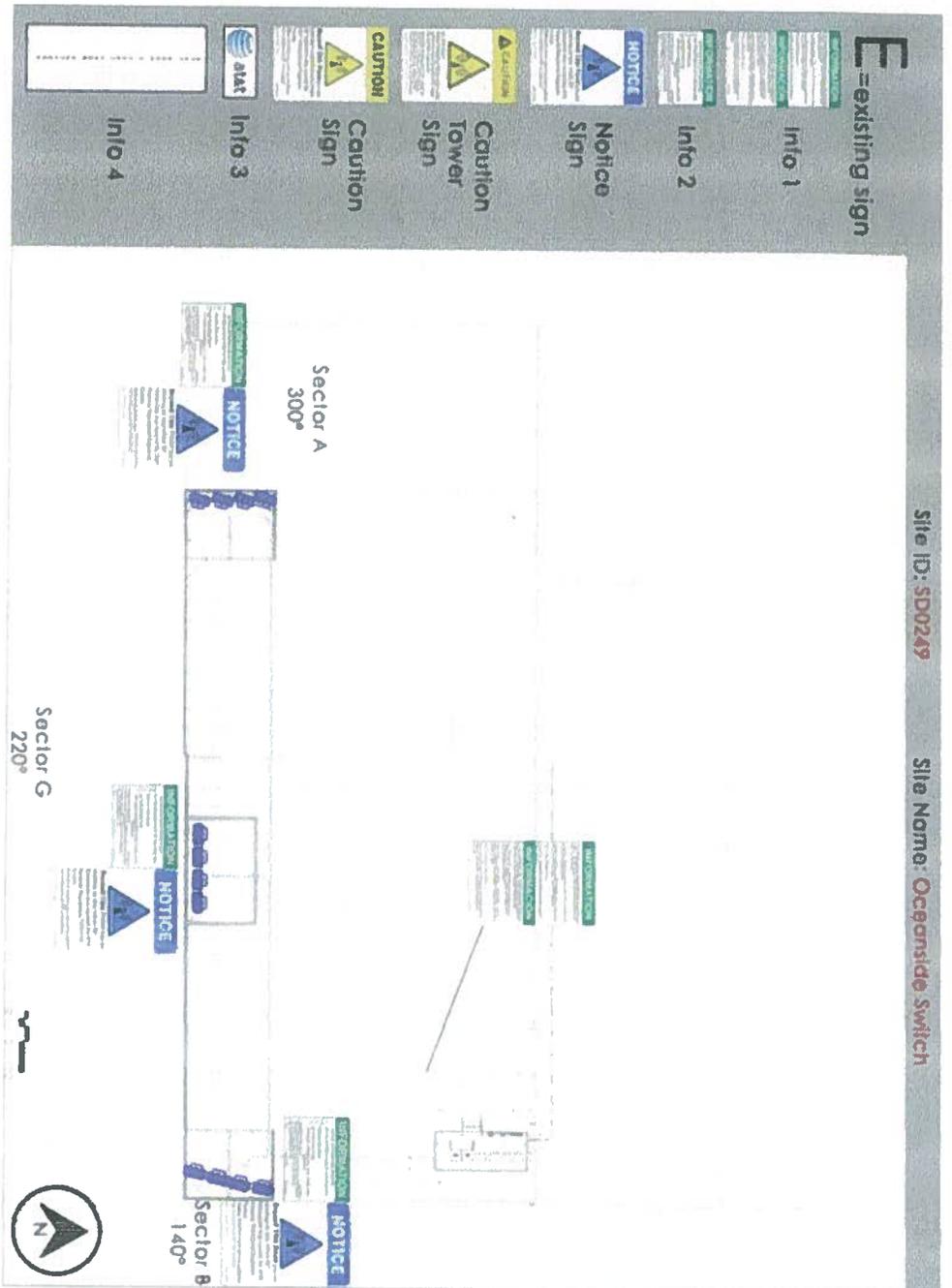
RECOMMENDATIONS

• **Access Point**
Information 1 Sign @ all roof access point(s) (to be posted)

• **AT&T Sector A**
To be installed: a Notice and Information 2 Sign in front of sector on screen wall

• **AT&T Sector B**
To be installed: a Notice and Information 2 Sign in front of sector on screen wall

• **AT&T Sector G**
To be installed: a Notice and Information 2 Sign in front of sector on screen wall

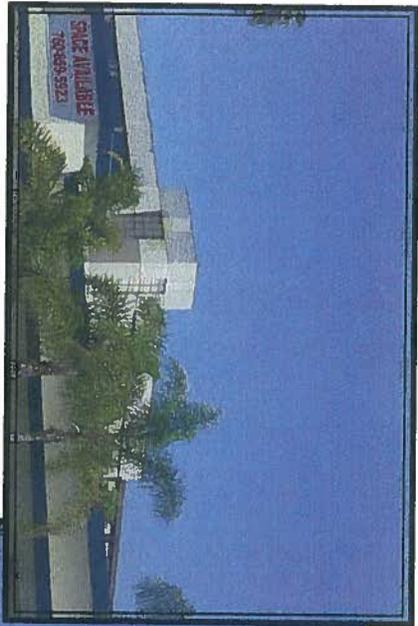




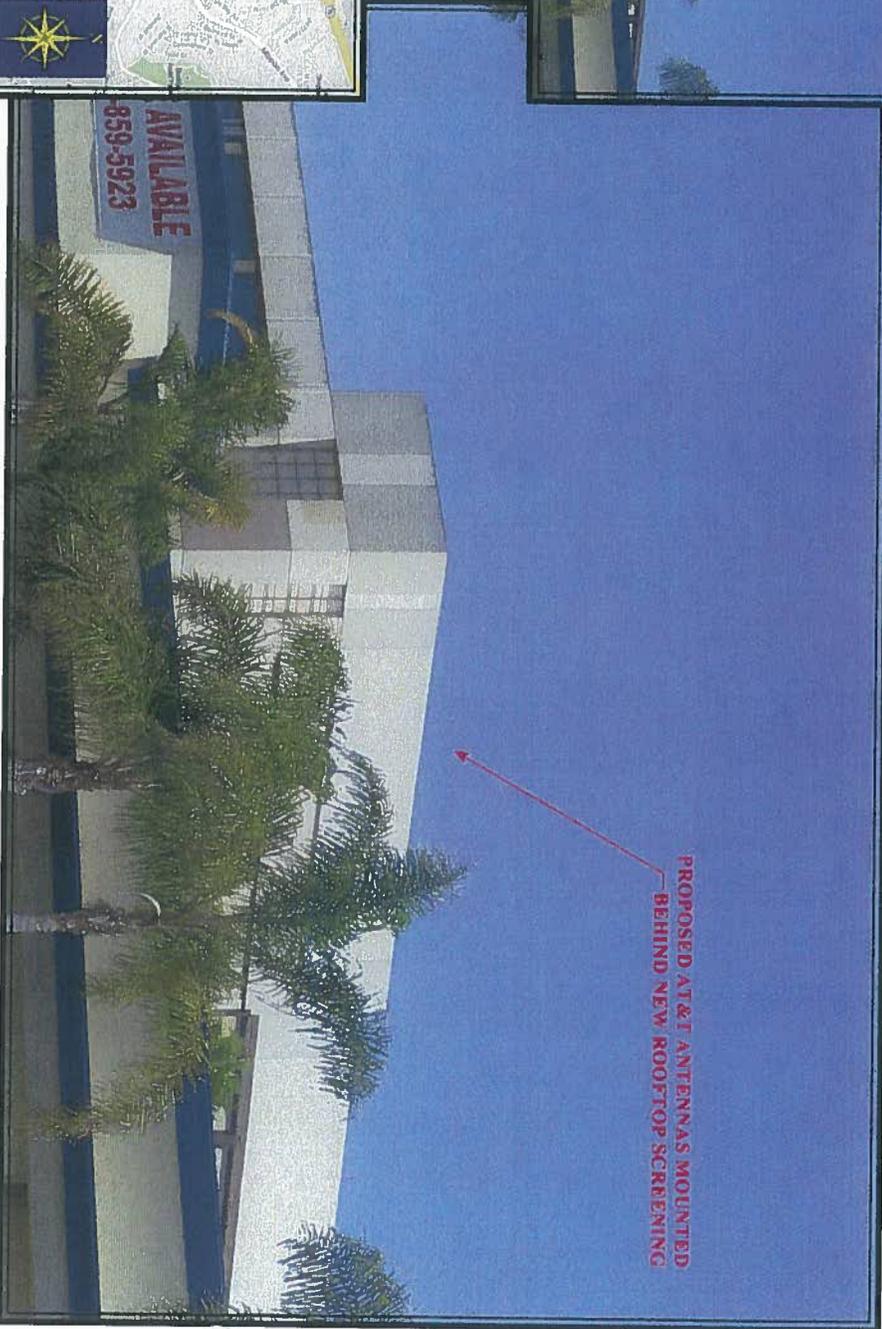
at&t

SD0249 OCEANSIDE SWITCH
2225 MISSION AVENUE, OCEANSIDE, CA 92058

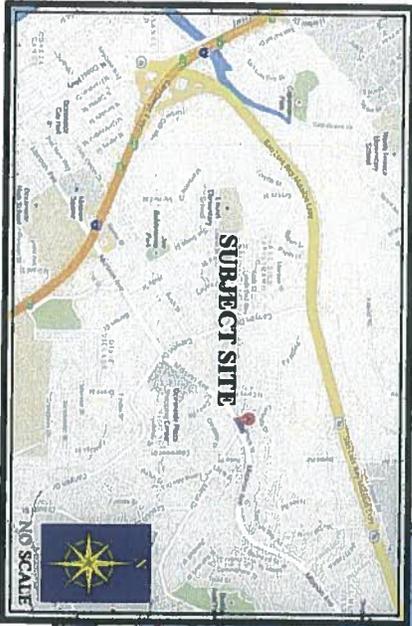
LOOKING EAST TOWARD SITE FROM MISSION AVENUE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

DANIELLE GOLDMAN
(619) 972-4944



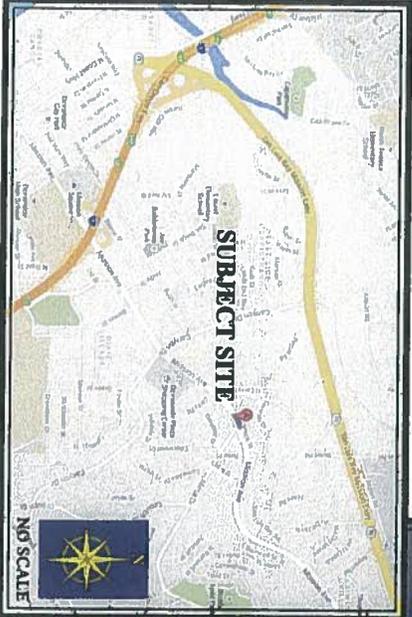


at&t

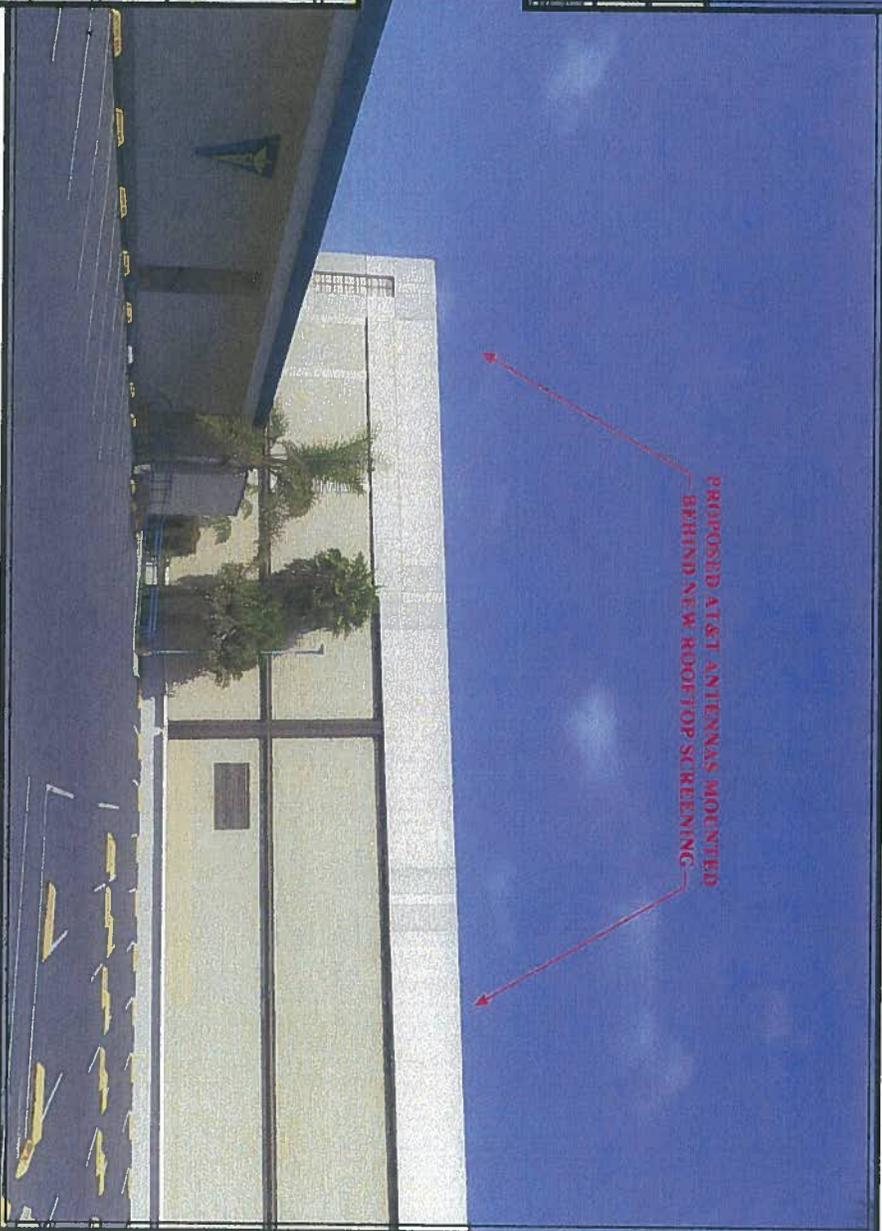
SD0249 OCEANSIDE SWITCH
2225 MISSION AVENUE, OCEANSIDE, CA 92058



SITE PRIOR TO INSTALLATION



VICINITY MAP



LOOKING EAST TOWARD SITE FROM ADJACENT PARCEL

SITE AFTER INSTALLATION

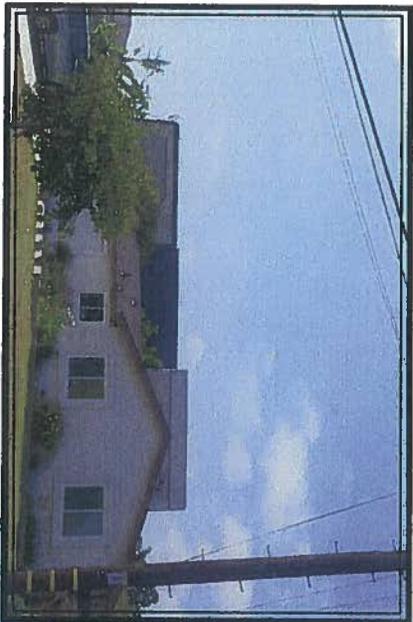
DANIELLE GOLDMAN
(619) 972-4944



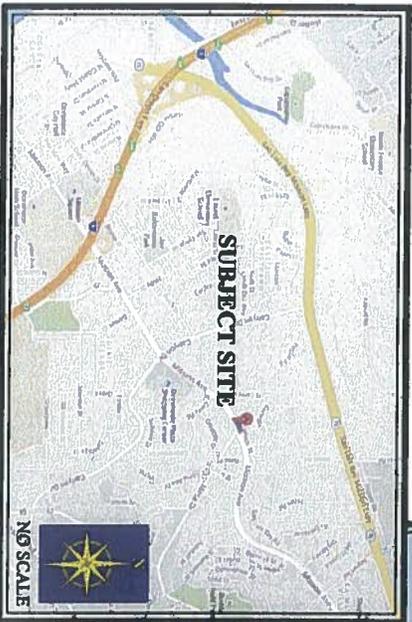


at&t

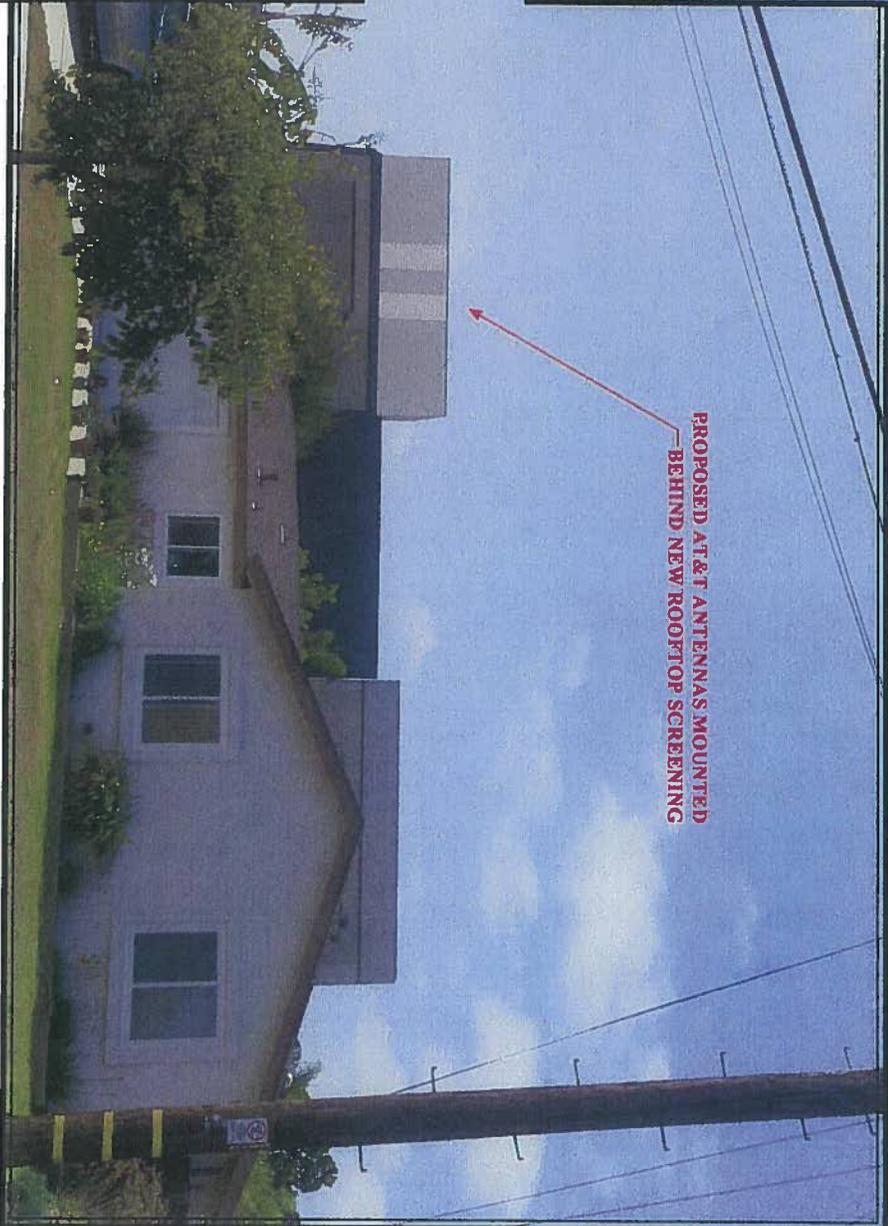
**SD0249 OCEANSIDE SWITCH
2225 MISSION AVENUE, OCEANSIDE, CA 92058**



SITE PRIOR TO INSTALLATION



VICINITY MAP



LOOKING NORTHWEST TOWARD SITE FROM CRESTLINE DRIVE

**PROPOSED AT&T ANTENNAS MOUNTED
BEHIND NEW ROOFTOP SCREENING**

SITE AFTER INSTALLATION





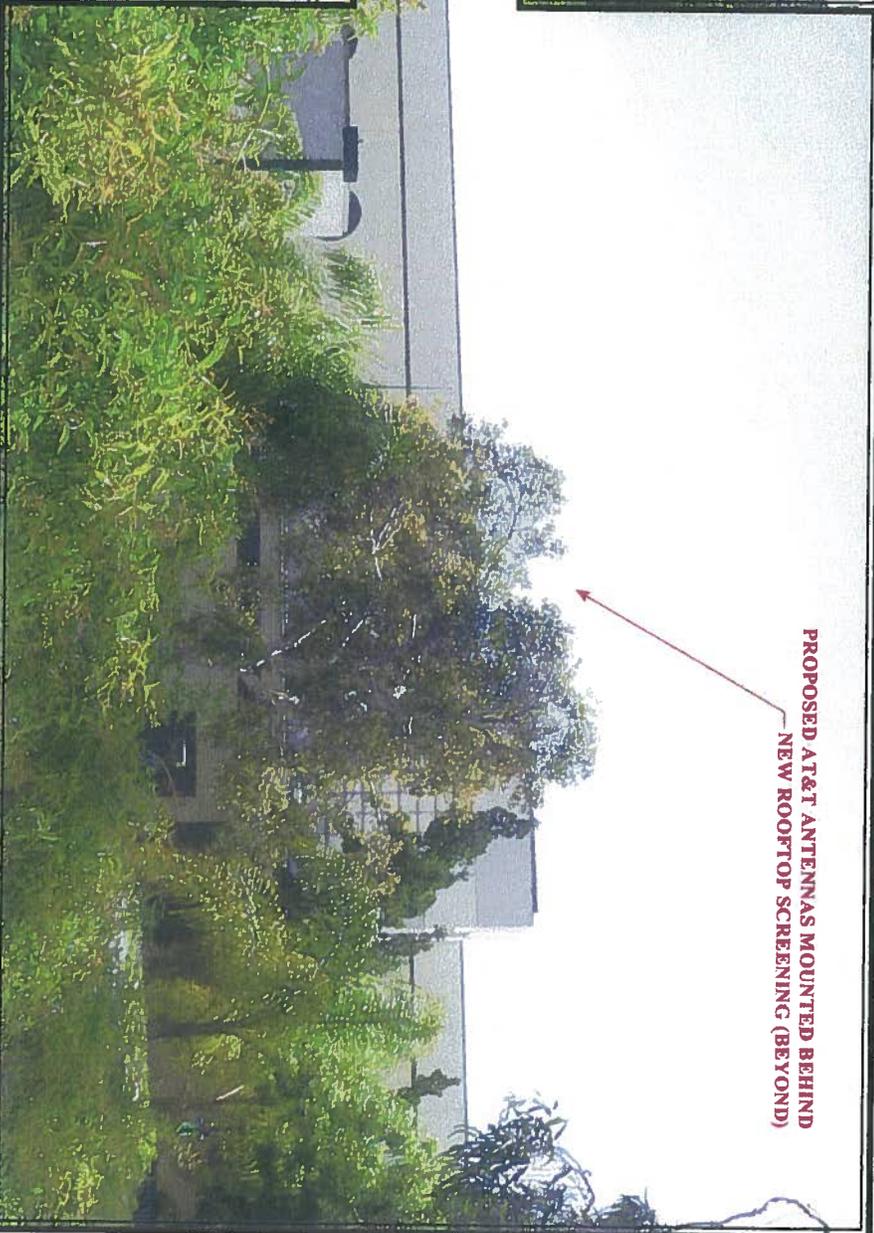
at&t

SD0249 OCEANSIDE SWITCH
2225 MISSION AVENUE, OCEANSIDE, CA 92058

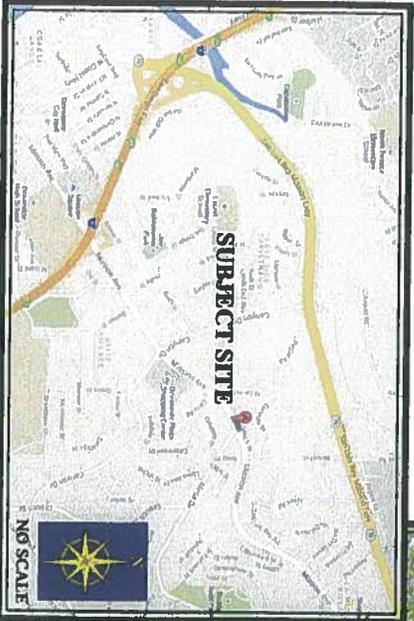
LOOKING WEST TOWARD SITE FROM MISSION AVENUE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

DANIELLE GOLDMAN
(619) 972-4944





at&t

RECEIVED

JUL 22 2013

CITY OF OCEANSIDE
DEVELOPMENT SERVICE

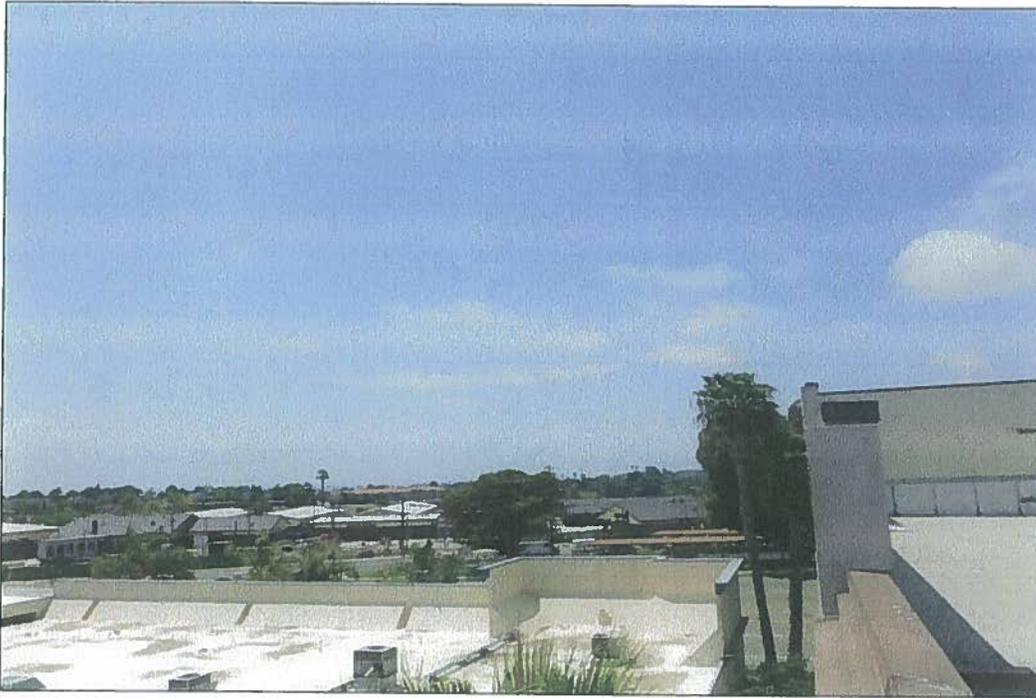
SD0249 OCEANSIDE SWITCH

2225 MISSION AVENUE

OCEANSIDE, CA 92058

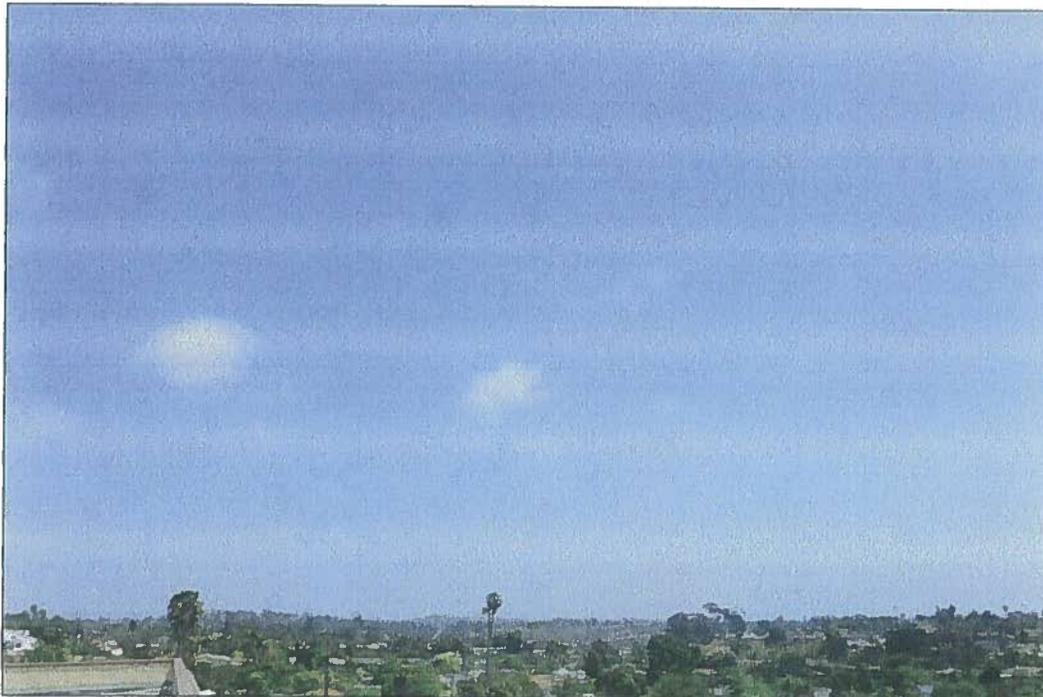
1

LOOKING NORTH FROM THE SUBJECT SITE



2

LOOKING SOUTH FROM THE SUBJECT SITE





SD0249 OCEANSIDE SWITCH
2225 MISSION AVENUE
OCEANSIDE, CA 92058

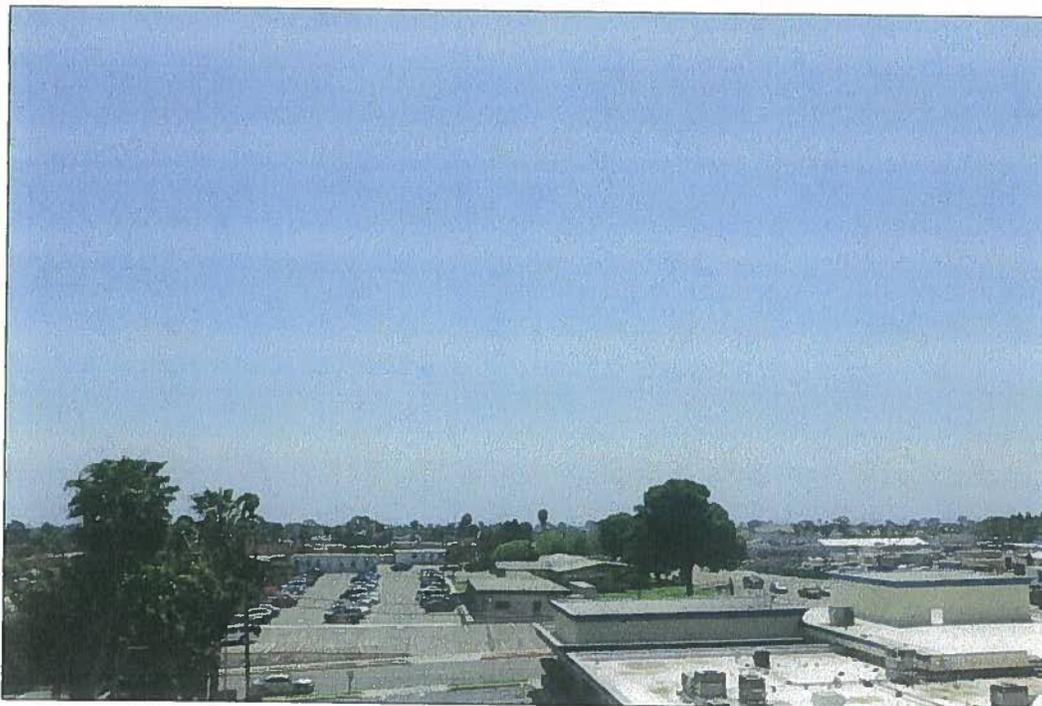
3

LOOKING EAST FROM THE SUBJECT SITE



4

LOOKING WEST FROM THE SUBJECT SITE





SD0249 OCEANSIDE SWITCH
2225 MISSION AVENUE
OCEANSIDE, CA 92058

7 ***LOOKING EAST TOWARD THE SUBJECT SITE***



8 ***LOOKING WEST TOWARD THE SUBJECT SITE***



DEPOSIT ACCT 100709



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
RECEIVED
 JUL 22 2013
**CITY OF OCEANSIDE
 DEVELOPMENT SERVICE**

BY
 SS
 &
 JD

Please Print or Type All Information

HEARING

PART I – APPLICANT INFORMATION

1. APPLICANT AT&T MOBILITY	2. STATUS
3. ADDRESS 7337 TRADE STREET SAN DIEGO, CA 92121	4. PHONE/FAX/E-mail
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) M&M TELECOM, INC.	
6. ADDRESS 6886 MIMOSA DRIVE CARLSBAD, CA 92011	7. PHONE/FAX/E-mail danielle.goldman@ mtelecominc.com

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P. CUP13-00026
VARIANCE
COASTAL
O.H.P.A.C.

PART II – PROPERTY DESCRIPTION

(619) 972-4944

8. LOCATION 2225 MISSION AVENUE OCEANSIDE, CA 92058		
10. GENERAL PLAN GC COMMERCIAL	11. ZONING CL	12. LAND USE COMMERCIAL SERVICES

9. SIZE
13. ASSESSOR'S PARCEL NUMBER 145-170-25

14. LATITUDE 33.226761	15. LONGITUDE -117.332611
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PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
 PROPOSED ROOFTOP INSTALLATION CONSISTING OF 12 NEW PANEL ANTENNAS AND ASSOCIATED RADIO EQUIPMENT BEHIND NEW ARCHITECTURAL SCREENING. ROOFTOP EQUIPMENT COMPOUND PROPOSED BEHIND EXISTING SCREENING.

17. PROPOSED GENERAL PLAN NO CHANGE	18. PROPOSED ZONING NO CHANGE	19. PROPOSED LAND USE NO CHANGE	20. NO. UNITS NONE	21. DENSITY NONE
22. BUILDING SIZE N/A	23. PARKING SPACES N/A	24. % LANDSCAPE N/A	25. % LOT COVERAGE or FAR N/A	

PART IV – ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION	27. LEGAL DESCRIPTION	28. TITLE REPORT
29. NOTIFICATION MAP & LABELS	30. ENVIRONMENTAL INFO FORM	31. PLOT PLANS
32. FLOOR PLANS AND ELEVATIONS	33. CERTIFICATION OF POSTING	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): DANIELLE GOLDMAN	36. DATE 07/22/13	37. OWNER (Print) SEE LETTER OF AUTHORIZATION	38. DATE
Sign: <i>Danielle Goldman</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.

RECEIVED

OCT 17 2013

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

WIRELESS CONSULTANTS
 Danielle Goldman – Land Use Planner
 Cell phone: (619) 972-4944
 Email: danielle.goldman@mmtelcominc.com

10/17/13

Site Summary

Project Address: 2225 Mission Avenue, Oceanside, CA 92058
 Parcel Number: 145-170-25
 General Plan Land Use: GC - General Commercial
 Conditional Use Permit Number: CUP13-00026

Project Description & Justification

- **Section 3906 (A): Site Plans.** Site plans have been included with the application package.
- **Section 3906 (B):**

1. *Number, Size and Approximate Orientation of Antennas*

AT&T proposes to install, operate, and maintain a new wireless communications facility consisting of a new rooftop steel equipment platform that will house (12) new panel antennas, (24) remote radio units (RRU's), and (6) surge protectors that will be screened from view, along with (2) GPS antennas that will be mounted on the rooftop screen wall. The antennas are 8' in length and will be generally oriented northwest, southeast, and southwest. The antennas will be screened with fiber-reinforced plastic (FRP) walls, which will be painted and textured to match the existing building. There are currently no existing telecommunications providers in this area. The subject property is located in the CL zone and is developed with commercial services.

The immediate proximity of the subject property zoned commercial or public/semi-public land, with residentially zoned land beyond that to the southeast and southwest. The closest intersection is Mesa Drive and Mission Avenue east of the subject property. This site was selected for the Mission Avenue and Mesa Drive search ring given that the site provides an existing commercial/non-residential use and development with adequate existing building height to support new antenna installation in a manner that satisfied the Wireless Ordinance.

2. *Heights of Proposed Facilities*

While integrating wireless communications facilities within the existing neighborhood fabric, AT&T aims to provide the best coverage as possible. The existing building is currently

38' in height and the proposed wireless communications facility installation would require bringing the height of the building to 50' to accommodate the proposed 8' antennas, which is within the limitations posed by Article 11: C Commercial Districts of the Oceanside Zoning Ordinance. The longer the antennas are, the more far-reaching their service area is. The 12 antennas are divided into three sectors of four antennas each. The proposed locations of the three sectors are on the southwestern edge of the roof, tucked away from direct view from Mission Avenue and the property's parking lot, which is on the northeastern edge of the property. To avoid shadowing (interference of the radio signal), the proposed three sectors are on the edge of the building. The antennas and associated equipment will be screened with fiber-reinforced plastic (FRP) and painted and textured to match the existing building, bringing the building height to 50'.

3. *Equipment Enclosure Type and Size*

The proposed AT&T equipment room will be located on the lower roof at the back of the building, away from public view. Eighteen (18) new cabinets will be housed in this equipment room located on a steel platform. The dimensions of the new equipment room will be 21'-3" by 11'-7".

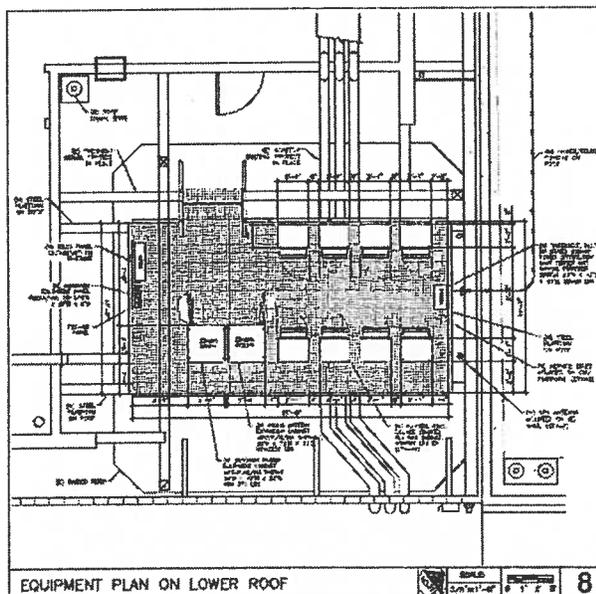


Figure 1: Reference 8/A-5

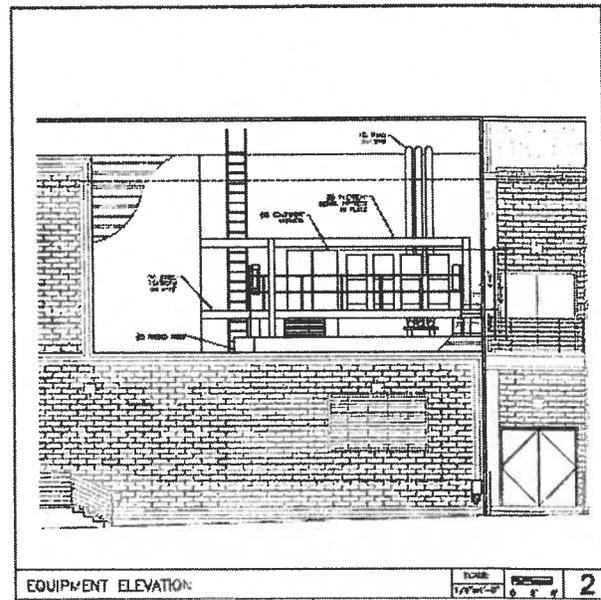


Figure 2: Reference 2/A-6

4. *Construction Timeframe for Equipment Enclosure*

Construction timeline takes roughly 3-4 months, but this is an estimation. The equipment is not proposed within a standard enclosure or shelter but rather mounted to the roof, so the timing for the equipment installation will be faster than usual. The equipment is proposed on the roof of the building, behind existing concrete walls.

5. *Materials & Colors of Antennas*

The antennas are mounted to a 2-1/2" diameter galvanized metal mounting pole with mounting brackets. As noted above, the antennas and associated equipment will be

screened with fiber-reinforced plastic (FRP) that will be painted and textured to match the existing building. See antenna detail and elevations sheets, along with photo simulations of the site.

6. *Support Structures and Ancillary Equipment Housing*

The 12 panel antennas will be mounted along with associated remote radio units (RRUs), surge suppressors, and other ancillary technological equipment on the roof of the building behind architecturally integrated screening. The proposed base transceiver station (BTS), or radio cabinets, will be installed on a steel platform on the roof of the building, behind existing concrete walls.

7. *Description of Lighting*

All lighting will be out of the public view. Two service lights will be mounted on a CMU platform on the northeast corner of the lower roof, but these will not be visible on the opposite side of the walls. Reference 8/A-5 on revised plans.

8. *Description of Noise/Acoustical Information for Equipment*

The equipment cabinets will be located behind the existing concrete walls on the roof of the existing building. These walls are concrete and roughly 10' tall. Furthermore, the building and concrete walls are setback approximately 50' from the rear property line. Furthermore, there is no backup generator proposed with this project.

9. *Description of Identification and Safety Signage*

Contractor will post signs in conspicuous areas to warn readers of potential risks before entering the affected areas. They will closely follow AT&T's sign specification standards. Please refer to the revised plans, sheet A-7 for full safety signage information. This signage will also be incorporated into the construction drawings during the building permit phase.

10. *Description of Access*

The site is accessible from Mesa Drive through a metal gate and involves no disruption to the neighboring properties.

11. *Description of Utility Line Extension Needed to Serve Facility*

All utilities (electrical and telco) will be obtained onsite from the existing framework in place. Please see sheet A-1 for more detail on the utility path (marked "E/T").

12. *Backup Power Sources*

The proposed equipment cabinets will have back-up batteries for use in the event of power failure. No emergency generator is proposed with this project.

13. *Proposed Radio Frequency Emissions Information*

Please see EME report attached to this submittal.

- **Section 3906 (C): Floor plans, elevations, and cross-sections shall be provided at a scale.** For scale see revised plans [T-1 through C-2]. The drawings have been scaled as large as possible, given the length of area covered. This issue was resolved with Sally Schifman via email on 9/9/13 (see attachment for reference). Regarding the exterior materials and colors, these have been indicated on A-2 and A-3. Per Sally, material samples are not needed and the added call-outs in the drawings will suffice.
- **Section 3906 (D): Photo Simulations.** Photo simulations have been included with this application package.
- **Section 3906 (E): Landscape Plan.** A landscape plan is not required or necessary for this project.
- **Section 3906 (F): Maintenance Plan.** Trash removal, graffiti removal within 48 hours, and facility upkeep will be the responsibility of the applicant (AT&T). Apart from this type of maintenance, the facility is proposed as an unmanned facility that operates 24 hours a day, 7 days a week. Routine maintenance consists of roughly one site visit every 1-2 months for approximately one hour at a time with a standard truck.
- **Section 3906 (G): Proof of Coverage Gaps.** Please see coverage maps included with this application package. It is important to note a common misunderstanding that each site proposed is based solely on gaps in coverage. In addition to coverage gaps, carriers are also focused on filling in capacity gaps. Capacity gaps occur because an existing wireless facility is overloaded by the traffic of customers in the area who are utilizing service. As more and more residents are abandoning the traditional landline service and increasingly relying on their mobile devices for all communications, the demand on wireless facilities is skyrocketing. In the old days of wireless networks, coverage was focused on main thoroughfares and highways, but now wireless network providers must increasingly provide high-capacity service not only in commercial shopping centers but also in residential communities.
- **Section 3906 (H): Site Justification.** The site is needed to address significant coverage and capacity gap in the commercial traffic around the project area, as well as residential community, in particular in the northerly, westerly and easterly directions. The RF Coverage Maps attached to this justification report clearly depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed project. As part of AT&T's program to address coverage gaps within suburban San Diego, this site would constitute a vital aspect of the AT&T network. AT&T wireless capacity in this particular area of Oceanside is poor. This site has been identified by AT&T RF engineering as a high-priority site in response to customer data about current wireless coverage and capacity in the Loma Alta area. We have provided coverage maps that detail the improvement in coverage with the proposed modification. However, it is important to note that coverage is only half of the objective; AT&T also strives to boost the capacity of every cell site to satisfy the customers around it. What we are seeing increasingly is that more customers are relying almost entirely on their mobile devices to provide all phone needs, as well as internet, email, apps, etc. All of this individual phone use makes it vital that each and every wireless

communication facility in AT&T's networks be built and upgraded to meet this customer usage and demand. Even if a site provides sufficient coverage, the more people utilize their devices, the more the network slows down. We are trying to keep the 4G LTE technology moving smoothly and quickly. Please note: a separate "Alternative Sites Analysis" has been included with this application package.

- **Section 3906 (I): Documentation of FCC Compliance.** Please see EME report included with this application package.
- **Section 3906 (J): Collocation.** The proposed facility is a new wireless facility on the existing building. No carriers are existing onsite. There are several carriers collocated on the adjacent property at 2215 Mesa Drive, with no room for AT&T's antennas. Although there are no carriers existing on the subject property, AT&T's architectural "stealth" design offers ample room for future carriers to collocate.
- **Section 3906 (K): Description of the services offered.** This facility will be offering important services to the surrounding community in the form of increased coverage and capacity of the AT&T wireless network. AT&T operates on five different frequencies licensed by the FCC and offers several types of technologies: GSM, UMTS, and LTE technology. In addition, emergency services will be offered (E-911) at this site.

Conditional Use Permit Findings

Section 3907 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

1. **The placement, construction, or modification of a Wireless Communications Facility in the proposed location is necessary for the provision of wireless services to City residents, businesses, owners, customers, guests or other persons travelling in or about the City;**

Please see RF coverage maps submitted with this application. The proposed facility will provide much-needed coverage to the residential communities north and south of Mission Avenue, as well as west along Mission Avenue thoroughfare.

2. **The proposal demonstrates a reasonable attempt to minimize stand-alone facilities, is designed to protect the visual quality of the City, and will not have an undue adverse impact on historic resources, scenic views, or other natural or man-made resources;**

The proposed facility is screened from public view and will be on the roof of an existing AT&T Wireline building. AT&T tries whenever possible to minimize stand-alone facilities and honor the efforts of the jurisdiction to preserve their visual quality. This site is no different; AT&T's goal is to eliminate any visual impact as thoroughly as possible and provide coverage without compromising the existing community character.

The proposal is on an existing building that is not historic and is not located in a sensitive environmental area. The design is architecturally integrated to screen the antennas from all neighboring views in a way that enhances the building.

3. **Where an applicant claims a significant gap in coverage, that gap must be geographically defined the gap proved by clear and convincing evidence. The burden of objectively proving a significant gap in its coverage rests solely with the applicant. Where a significant gap in the applicant's coverage is so proven, the applicant must also prove by clear and convincing evidence that the facility proposed is the least intrusive means of closing the significant gap in coverage;**

The RF Coverage Maps attached to this justification report depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed project. However, it is important to note that coverage is only half of the object; AT&T also strives to boost the capacity of every cell site to satisfy the customers around it. What we are seeing increasingly is that more customers are relying almost entirely on their mobile devices to provide all phone needs, as well as internet, email, apps, etc. All of this individual phone use makes it vital that each and every wireless communication facility in AT&T's networks be built and upgraded to meet this customer usage. Even if a site provides sufficient coverage, the more people are utilizing their devices, the more the network slows down. We are trying to keep the 4G technology moving smoothly and quickly.

This particular site will be the least intrusive measure to provide this coverage. Since Mission Avenue is one of the busiest corridors through the City of Oceanside, AT&T is able to not only close a gap in coverage with this site but also provide the crucial

capacity needed to accommodate the increase in usage of mobile devices as well as accommodate the increased sophistication of these technologies. What is meant by this capacity-building is that with one well-positioned site, AT&T is better-equipped to absorb the amount of data being sent over their networks. For instance, sending a text requires less capacity of a wireless site than downloading a movie; as well as doing each of these activities at peak versus non-peak times makes a difference. Strategically locating this site on Mission Avenue will provide the necessary technological support for those increases in demand that can be expected to rise in the coming years. This facility represents the best attempt to minimize infrastructure and meet consumer needs.

4. That at least one of the following is true:
- (a) All applicable requirements and standards of this Article have been met;
 - (b) A variance has been granted from any requirement or standard of this Article which has not been met;
 - (c) Strict compliance with the requirements and standards of this Article would prevent a Telecom Operator from closing a proven significant gap in its service, and no other alternative and less intrusive design of the facility that would meet the development standards is feasible; or
 - (d) Strict compliance with the requirements and standards of this Article would prohibit or have the effect of prohibiting the provision of personal wireless services or would unreasonably discriminate among providers of functionally equivalent wireless communications services.

Choice (a) has been marked true. The proposed facility conforms to the design guidelines set forth in the Wireless Ordinance and also meets the development standards and use regulations for the zone. Furthermore, the facility will be constructed in accordance with all applicable building, utility, and fire codes, and it will operate in accordance with all applicable FCC regulations for wireless facilities. An FCC compliance report has been included with this CUP application.

Conclusion

The project is located within a preferred zone, on a site with a preferred land use, being an existing commercially zoned and developed property. Furthermore, the project utilizes appropriate screening to integrate with the existing building, in accordance with the Oceanside Wireless Ordinance. The proposed AT&T wireless installation provides a material benefit to the community by providing communications services for personal, business, and emergency purposes. There is currently a sea-change under way relative to communications, with communications of all kinds utilizing the wireless networks. Approximately 25% of homes in the U.S. are now "wireless only", having no landlines. The rate of wireless-only homes is increasing at about 5% a year. Over 50% of all 911 calls are now done so via cell phone. Thus, providing reliable wireless services to all of our communities is vital for the public health, safety, and welfare, a basic finding for a use permit.

Please contact me should you have any questions or comments regarding the application for the proposed AT&T SD0249 Oceanside Switch facility.



WIRELESS CONSULTANTS
 Danielle Weizman – Land Use Planner
 Cell phone: (619) 972-4944
 Email: danielle.weizman@mimtelecominc.com

10/03/14

Alternative Sites Analysis

Site Selection Process

The site selection process begins when AT&T's RF engineers determine that a facility is necessary to service one of two functions: 1) to provide *coverage* to a targeted service area where there is a gap, or 2) to increase *capacity* where one site cannot meet the service area's demand. Based on this need, the RF engineers issue a search ring, delineating the area where a facility must be located to provide continuous coverage of the wireless network. AT&T's staff and consultants then conduct reconnaissance of the area and locate potential sites within the ring. This method is identical to that of other providers.

Each potential site must satisfy four requirements to be considered viable. The first requirement is that the site must work in the network from a radio frequency engineering perspective (this determination is based on location, height, and topography). The second requirement is that the site must be located on a parcel that is "zoneable." Zoning analysis prioritizes existing wireless communications facilities, public facilities, and then moves to commercial and industrial sites, with residential sites given the least priority. In the City of Oceanside, special consideration is given to wireless facility siting guidelines established by the Wireless Ordinance. The third requirement is that the site must be "buildable," meaning that it meets structural requirements; there are sufficient utilities, including electrical power and other services, and there is adequate access for construction and maintenance. The final requirement is that AT&T is able to obtain a lease with the site's owner at commercially reasonable terms.

Based on the technical needs, search process, and selection criteria outlined above, AT&T has determined that the proposed facilities listed in the attached spreadsheet are the best candidates available in the coverage area. Siting at these facilities achieves the coverage objectives without interference with existing facilities. Siting at these facilities will also comply with the guidelines set forth in Article 39 of the Oceanside Municipal Code by locating at preferred locations – existing telecommunications facilities and commercial/industrial buildings – wherever possible.

AT&T's search ring for the subject site SD0249 had two main objectives: the residential community to the southeast and southwest, and the commercial traffic along Mission Avenue and the 5 freeway. The search for a new facility location for AT&T quickly settled on the commercial zone at the intersection of Mission Avenue and Mesa Drive. We considered four different properties before settling on the subject parcel:

- **Oceanside Medical Center – 2210 Mesa Drive:** This building is higher in elevation than the subject property. However, the property owner was not interested in leasing for a cell site.
- **Office Building – 2211 Mesa Drive:** Although this building has multiple carriers collocated on the roof, there is no room for AT&T to install antennas because the existing roof space is maxed-out.

- **Oceanside Plaza – 2031 Mission Avenue:** This parcel is not only lower in ground elevation (184' AMSL) than the subject parcel (201' AMSL), but the existing structures on site are only one-story buildings. In order to offset the loss in height, a freestanding facility would be required in the back of the property. Given that the subject property at 2225 Mission Avenue is 1) a preferable existing land use, and 2) there is opportunity to integrate architecturally with the existing building within the height limit, AT&T RF engineers abandoned this candidate.
- **Oceanside Unified School District – 2111 Mission Avenue:** A freestanding facility would be required due to the height of the existing structures onsite. From a land use and zoning perspective, we cautioned the RF engineers against using this property to propose a facility because the subject property at 2225 Mission Avenue is 1) a preferable existing land use, and 2) there is opportunity to integrate architecturally with the existing building within the height limit.

Once the subject property was selected, several options were examined. A faux tree was examined on the back of the property but eliminated fairly soon due to the height requirements. In order for the antennas to "see" over the building and avoid shadowing (blockage) from the building, the tree would need to be at least 60' in height. Furthermore, the property owner (AT&T landline service) did not want to lose the needed parking spaces to accommodate the tower and equipment shelter. Due to the existing dynamics and architectural features of the existing building, we thought it best to locate the antennas and equipment on the roof and screen them to match existing building features while achieving the height needed. The existing building height of 38' provided just enough leeway for antennas and roof screening to achieve AT&T's coverage objective while operating within the 50' height limit permitted on commercially zoned parcels.

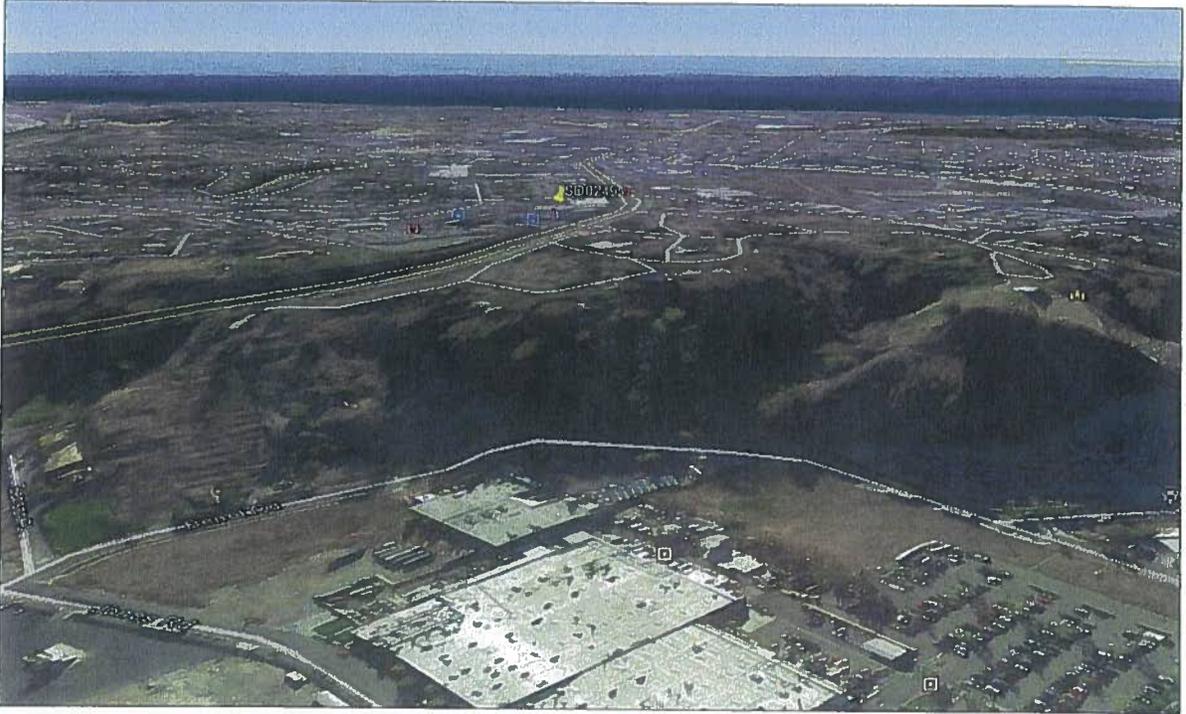
Response to 3rd Party Review Memo from Kramer Law Firm

In the memorandum dated 09/26/14 from Kramer Law Firm, Section 3.2 "Least Intrusive Means," the reviewer has identified that a higher preference category under the Wireless Ordinance exists in the industrial district located approximately 3,000 feet to the east of the subject property. On page 5 of the memo, the reviewer states:

We recommend that the City direct AT&T to submit a meaningful comparative analysis that explains in detail the reasons (not bare conclusions) why these parcels in more-preferred districts are not technically feasible. Bare conclusions such as "not less intrusive" or "would result in a significant gap" without facts in support should be given little or no weight in the decision process.

In accordance with this request, AT&T offers the following explanation. As part of the site selection process, AT&T site acquisition team always looks for industrial properties and collocations prior to moving forward with a commercial candidate, with residential locations being the last possible resort. Unfortunately, the nearest industrially zoned properties, although roughly ½ mile away from the subject property, standing approximately 160' lower in elevation. The present location at 2225 Mission Avenue stands at about 190' AMSL. The industrially zoned properties to the east are roughly 20-30' AMSL. Given AT&T's azimuths of roughly 140-220-300 degrees, the targeted coverage objective is to the southeast, southwest, and west. This orientation covers the residential areas surrounding south of Mission Avenue, and the commercial traffic to the west along Mission Avenue. This area is currently receiving coverage

from SD0439 on Benet Hill, which has a geographically large service area that struggles to meet current demands for coverage as it crosses the traffic along Highway 76. More to the point, the industrially zoned area in question is simply too low in elevation to be technologically feasible. A proposed site in this area would need to be almost 200' in height in order to see over the large cliff as Mission Avenue slopes upward toward the targeted coverage area around Mission Avenue and Carrey Road. This birds-eye view will help illustrate the topographical constraints that hinder an industrially zoned solution for this coverage objective:



RECEIVED

JUL 22 2013

CITY OF OCEANSIDE
DEVELOPMENT SERVICE

LEGAL DESCRIPTION
2225 MISSION AVENUE
OCEANSIDE, CA 92058
APN: 145-170-25

DESCRIPTION:

THE NORTHEASTERLY 100.00 FEET OF THE SOUTHWESTERLY 230 FEET
BEING MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE-
OF ALL THE FOLLOWING DESCRIBED LAND:

ALL THOSE PORTIONS OF LOTS 18, 21 AND 22 OF BUTLER, GROVES
AND GLEICHNER'S ADDITION, IN THE CITY OF OCEANSIDE, IN THE
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP
THEREOF NO. 341, FILED IN THE OFFICE OF COUNTY RECORDER OF
SAN DIEGO COUNTY, OCTOBER 23, 1886, TOGETHER WITH A PORTION
OF THE UNNAMED STREET ADJOINING SAID LOTS 18 AND 21, AS SAID
STREET WAS VACATED AND CLOSED TO PUBLIC USE, BOUNDED AND DESCRIBED
AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11
SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE
UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 5, 1881, AND
THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE
STATE OF CALIFORNIA, RECORDED NOVEMBER 23, 1954 IN BOOK 5438,
PAGE 338 OF OFFICIAL RECORDS; THENCE ALONG SAID WEST LINE SOUTH
0°25'15" WEST 434.30 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY
OF MISSION PARK TRACT NO. 1; ACCORDING TO MAP THEREOF NO. 3936,
FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY
JULY 30, 1958; THENCE ALONG SAID NORTHWESTERLY BOUNDARY NORTH
37°11'45" EAST 540.68 FEET TO AN ANGLE POINT THEREIN AND NORTH
47°06'23" EAST TO THE MOST EASTERLY CORNER OF LAND CONVEYED
TO CLARENCE A. HARVEY ET AL, BY DEED RECORDED MAY 13, 1959
AS DOCUMENT NO. 96092 IN BOOK 7658, PAGE 581 OF OFFICIAL RECORDS,
BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY;
THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LAND SO CONVEYED
NORTH 52°48'15" WEST 260 FEET MORE OR LESS TO THE AFOREMENTIONED
SOUTHEASTERLY LINE OF LAND CONVEYED TO THE STATE OF CALIFORNIA;
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO A POINT
WHICH IS DISTANT THEREON 150 FEET WESTERLY OF THE INTERSECTION
OF SAID SOUTHEASTERLY LINE WITH THE SOUTHWESTERLY LINE OF MESA
DRIVE, AS DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED
JULY 17, 1919 IN BOOK 787, PAGE 461 OF DEEDS; THENCE PARALLEL
WITH SAID SOUTHWESTERLY LINE OF MESA DRIVE, SOUTH 60°02'15"
EAST 339.42 FEET TO THE AFOREMENTIONED NORTHWESTERLY BOUNDARY
OF MISSION PARK TRACT NO. 1; THENCE ALONG SAID NORTHWESTERLY

BOUNDARY SOUTH 57°15'43" WEST 417.37 FEET TO AN ANGLE POINT
THEREIN AND SOUTH 47°06'23" WEST TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A"

No. 222908
2



NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

- 1. **APPLICANT:** AT&T Mobility
- 2. **ADDRESS:** 7337 Trade Street, San Diego, CA. 92121
- 3. **PHONE NUMBER:** (619) 972-4944 Danielle Weizman (Applicant)
- 4. **LEAD AGENCY:** City of Oceanside
- 5. **PROJECT MGR.:** Scott Nightingale, Planner II
- 6. **PROJECT TITLE:** AT&T @ 2225 (CUP13-00026)
- 7. **DESCRIPTION:** A request for approval a Conditional Use Permit for the establishment and operation of a wireless telecommunication facility attached to the roof top of an existing building. A total of 12 sector panel antennas (four per sector), 12 remote radio units (RRU), and one microwave dish antenna would be constructed on the western elevation on top of the roof and behind a proposed radio frequency parapet. The existing building exist at a maximum height of 38-feet to the top of the parapet wall and the extension of the parapet by 12-feet allows the proposed 8-foot tall antennas and associated equipment to be screened from public view. The proposed parapet extension would provide an architectural articulation that would balance the building design, while providing the required screening. The ancillary radio equipment would consist of two radio cabinets with GPS antennas mounted on each cabinet, two battery back-up units, an emergency back-up generator, and two surge protectors. All the ancillary equipment would be installed and screened from public view by the placement of the equipment at the lower roof well at the southern building elevation.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA) and staff 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).



Scott Nightingale, Planner II

Date: December 15, 2014

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