



DATE: November 3, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP13-00031) FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS COMMUNICATIONS FACILITY LOCATED AT 1278 ROCKY POINT DRIVE – VERIZON WIRELESS @ PMCU – APPLICANT: VERIZON WIRELESS**

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-P28 approving Conditional Use Permit CUP13-00031 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The project site is located at 1278 Rocky Point Drive and exists with a financial office and bank building on a site known as Pacific Marine Credit Union. The property has a land use designation of Rancho Del Oro Specific Plan (S-1-84) and is zoned Rancho Del Oro Planned Industrial Development (PD-1).

Surrounding land uses include industrial developments to the south and east, vacant residential properties to the north, and a single-family subdivision to the east.

Project Background: The subject site is part of an industrial master plan known as the Pacific Coast Business Park approved by the Planning Commission on August 22, 2005 for the subdivision of a 127.39-acre parcel into 30 lots.

On May 4, 2009 the Planning Commission approved a Development Plan to allow the Development of a 56,700-square-foot financial office and bank building known as the Pacific Marine Credit Union. Approximately 4,000 square-feet at the building's lower level is currently being operated as a commercial bank.

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

Conditional Use Permit CUP13-00031 represents a request for the following:

The establishment and operation of a wireless telecommunication facility attached to the roof of an existing financial building. A total of 12 sector panel antennas (four per sector), 12 remote radio units (RRU), and one microwave dish antenna would be constructed at the center of the building. The Pacific Marine Credit Union building exists at a maximum height of 39 feet to the top of the parapet wall and the proposed 3.3 foot extension of the parapet allows the proposed antennas and associated equipment to be screened from public view. The proposed parapet extension would provide an architectural articulation that would provide symmetry and balance to the building design, while providing the required screening.

The radio equipment, consisting of three radio cabinets with GPS antennas mounted on each cabinet, two battery back-up units, a natural gas 10 kilowatt emergency back-up generator, and two surge protectors would be installed within a 12' x 30' concrete and stucco enclosure. This concrete enclosure would be located at the ground level in place of the existing trash enclosure. The existing trash enclosure would be relocated in front of the proposed equipment enclosure and would provide the required ingress and egress for trash pick-up.

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 Rancho Del Oro Specific Plan (S-1-84). 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.

Verizon seeks to construct and operate a new wireless telecommunication facility integrated into an existing financial office building in order to mitigate substantial gaps in signal coverage and to provide the residents 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 as Attachment 2.

The project site is located in a developed area on the roof of an existing commercial office and bank 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.

The addition to the parapet screen walls would extend the total building height to 42.3 feet, which is in conformance with the 50-foot building height requirement for the district. The extension of the screen walls would consist of a similar color, stucco, and design as the existing walls. Not only would the extension of the screen walls provide symmetry and articulation to the building design, but the screen walls would enclose an exposed opening

that is currently visible from public streets. As a part of the project, the access opening would be relocated to the south elevation to mitigate the visual impacts from the street and enhance the overall view of the building.

Ancillary equipment associated with the wireless facility would be located within an equipment enclosure and designed in an architectural manner consistent with the existing building and structures on-site. In order to minimize visual impacts, the new equipment enclosure would be placed between the existing generator building and the relocated trash enclosure. The proposed Verizon equipment enclosure would be design with a stucco finish, painted to match the existing Pacific Marine Credit Union building. The equipment enclosure would be located approximately 175 feet from College Boulevard and screened from public view by the existing mature landscape area. Overall height of the equipment enclosure would not exceed nine feet and the enclosure would be below the height of the surrounding structures.

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 (1) maintenance visit per month. Standard conditions of approval will ensure that the proposed facility remains in good repair and free of debris, litter, and graffiti, and that any damage or blight shall be corrected upon written notice by the City.

Among facility design standards is the requirement to employ camouflage design techniques in order to minimize visual impacts. The proposed extension of the parapet walls and design would entirely screen the facility from public view. The extension of the parapet walls would be designed to match in color, size, proportion, style, texture, and in quality with the design and architecture of the existing building.

Location 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 300 feet to the east. 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 analysis 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 Verizon Wireless 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 is 4.7 percent of the FCC's general population limit and at the same to the closest residence (approximately 230 feet from the proposed site) will be less than 1.2 percent of FCC public limit. On the rooftop, the maximum power density generated by the antennas is 43.2 percent of the general

population limit (Occupational limit: 98.3 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 screen from public view by the extended rooftop parapet and the ground level equipment will be located between existing structures and landscaping that shall screen the facility. 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 a telecommunication facility to accommodate 4G wireless technologies on an existing commercial office building is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets all applicable development standards and 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-P28 approving Conditional Use Permit CUP13-00031 with findings and conditions of approval attached herein (Attachment 4).

PREPARED BY:



Scott Nightingale
Planner II

SUBMITTED BY:



Marisa Lundstedt
City Planner

ML/SN/fil

Attachments:

1. Plans dated June 4, 2014
2. Signal Coverage Maps
3. Planning Commission Resolution No. 2014-P28
4. RF Study
5. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

EXISTING



Old Grove Road
1278 Rocky Point Dr.
Oceanside, CA 92056



Proposed antennas mounted behind
proposed screen matching existing
building

RECEIVED

JUN 04 2014

CITY OF OCEANSIDE
DEVELOPMENT SERV

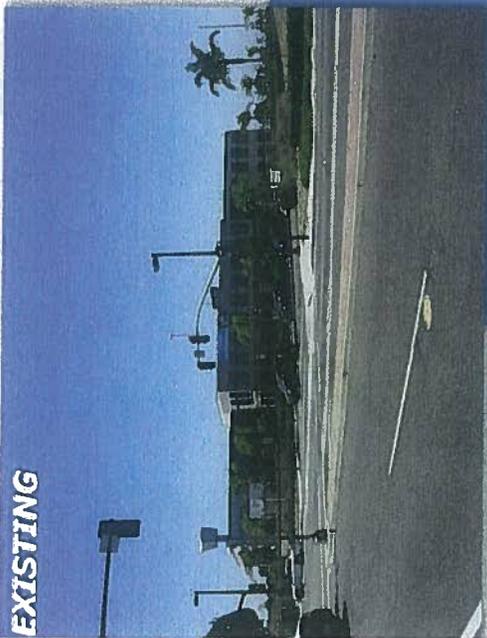
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site

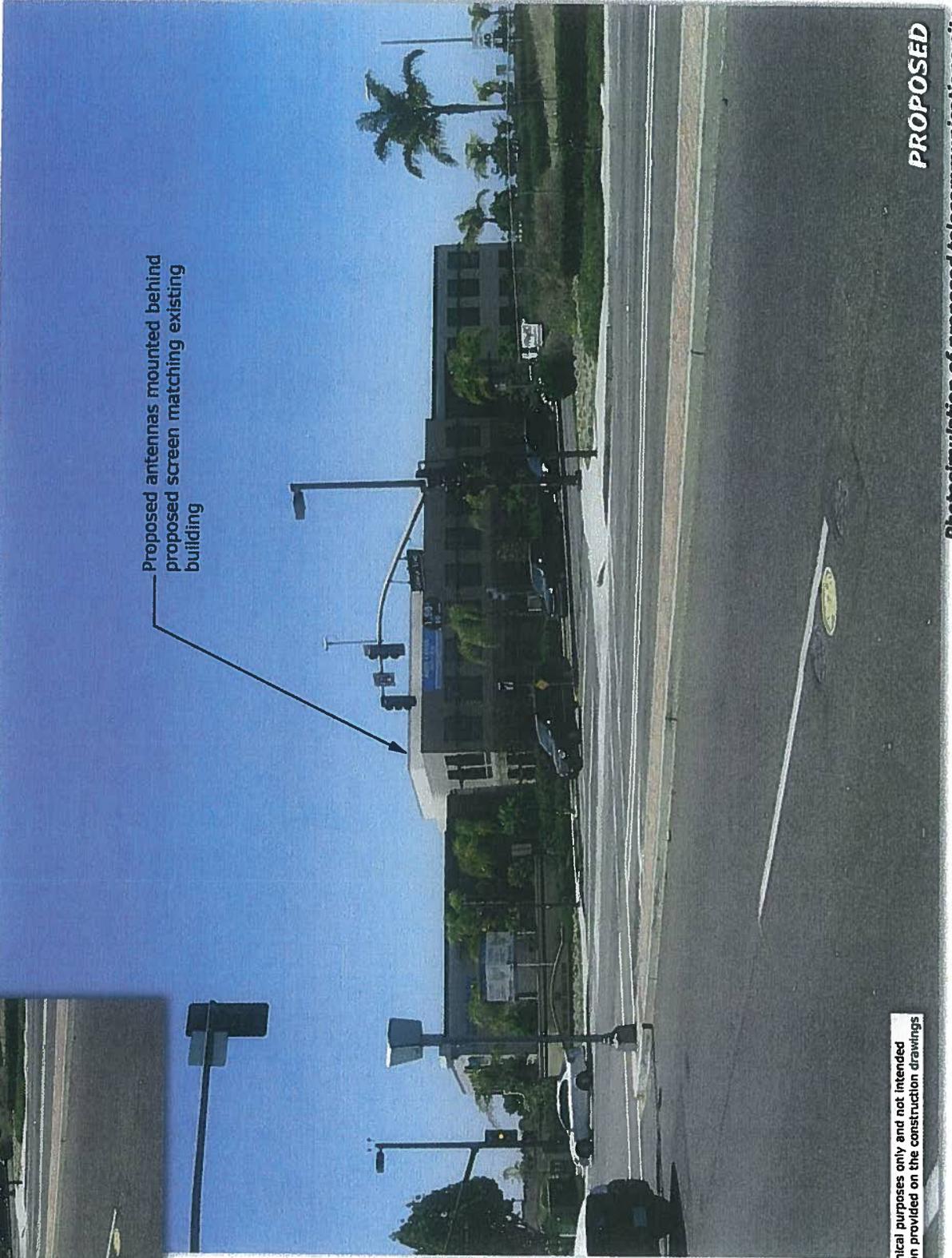
2/17/2014

EXISTING



Proposed antennas mounted behind
proposed screen matching existing
building

Old Grove Road
1278 Rocky Point Dr.
Oceanside, CA 92056



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photomontage of proposed telecommunications site

2/17/2014

EXISTING



Old Grove Road
1278 Rocky Point Dr.
Oceanside, CA 92056



Proposed equipment enclosure and re-located trash enclosure



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

10/10/2013

PROPOSED
Photosimulation of proposed telecommunications site

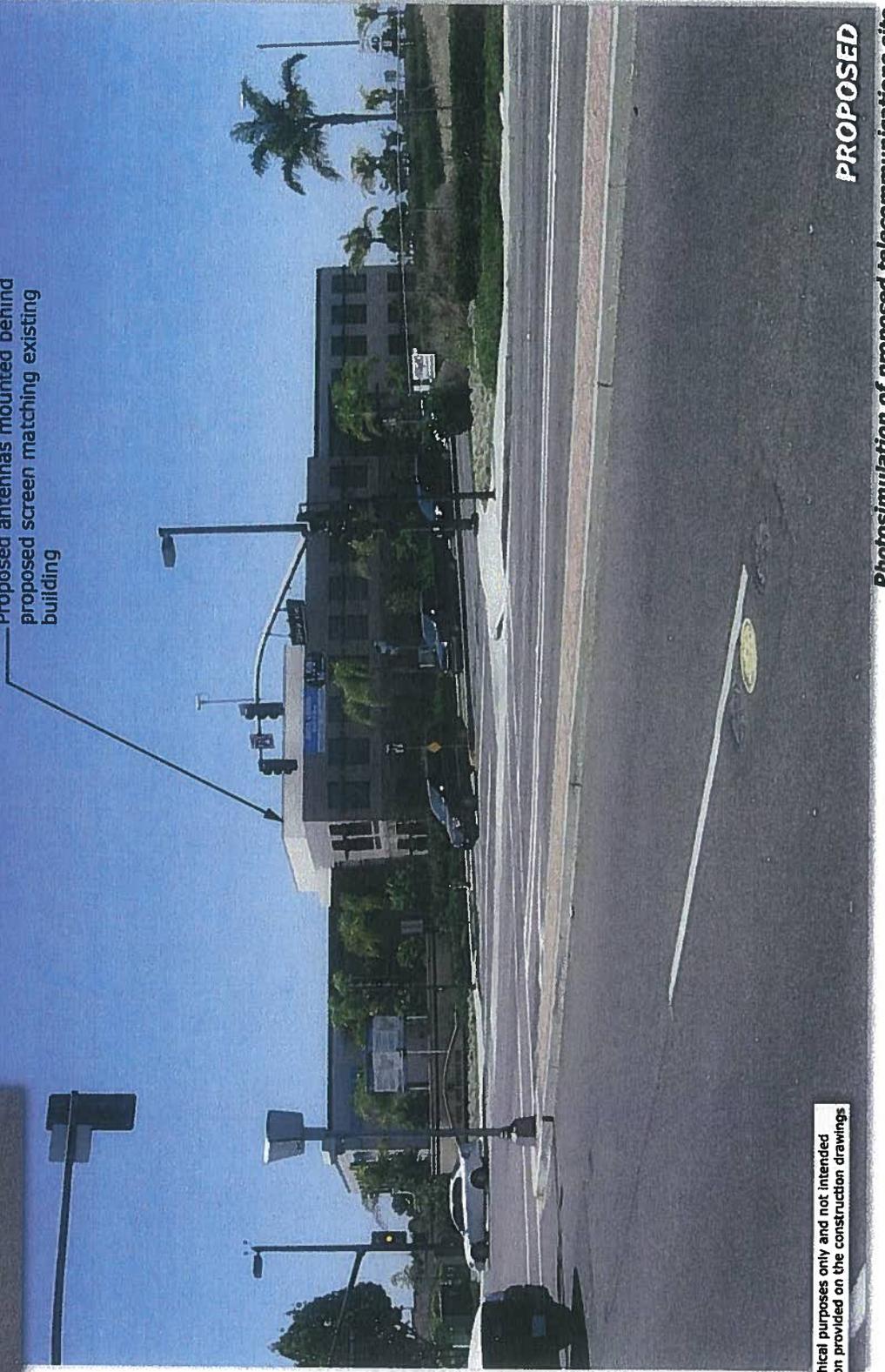
EXISTING



Old Grove Road
1278 Rocky Point Dr.
Oceanside, CA 92056



Proposed antennas mounted behind
proposed screen matching existing
building



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

10/10/2013

PROPOSED

Photosimulation of proposed telecommunications site

PREPARED FOR



P.O. BOX 19707
 IRVINE, CA 92613-9707
 (949) 288-7000

APPROVALS

AGC	DATE

PROJECT NAME

OLD GROVE ROAD

1278 ROCKY POINT DR.
 OCEANSIDE, CA 92056
 SAN DIEGO COUNTY

DRAWING DATES

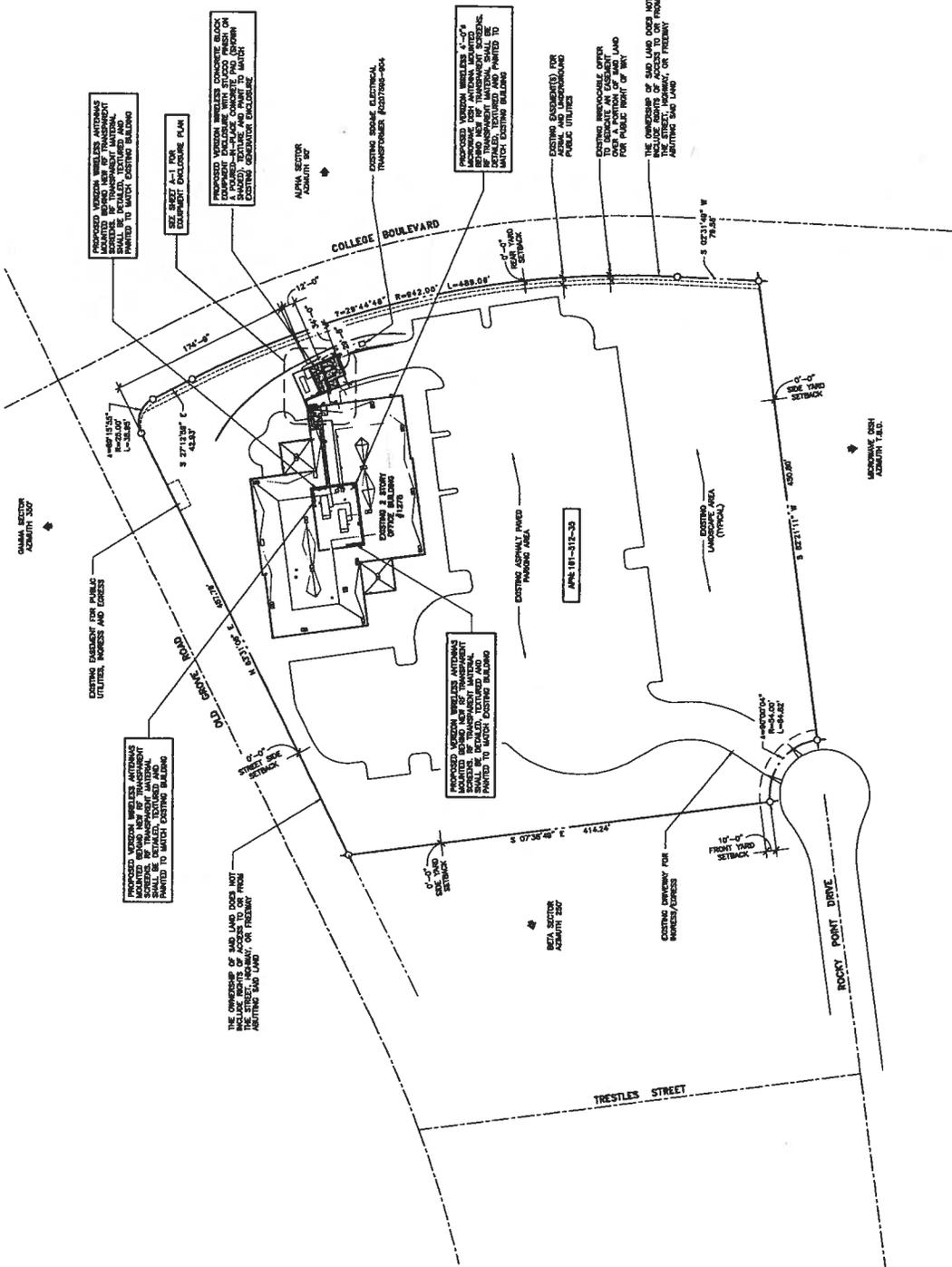
10/07/13	100% TO (14)
10/09/13	100% TO (14)
10/10/13	100% TO (14)
10/11/13	100% TO (14)
10/12/13	100% TO (14)

SHEET TITLE

SITE PLAN

PROJECT: VERIZON 13271

A-0



EXEMPTION
 THIS PLAN IS NOT A PRELIMINARY ENGINEERING DESIGN OR CONTRACT DOCUMENT. IT IS A PRELIMINARY TITLE REPORT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THIS FIRM.

BOUNDARY NOTE:
 THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED.



SITE PLAN
 SCALE 1"=40'

APPROVALS

AGC	DATE

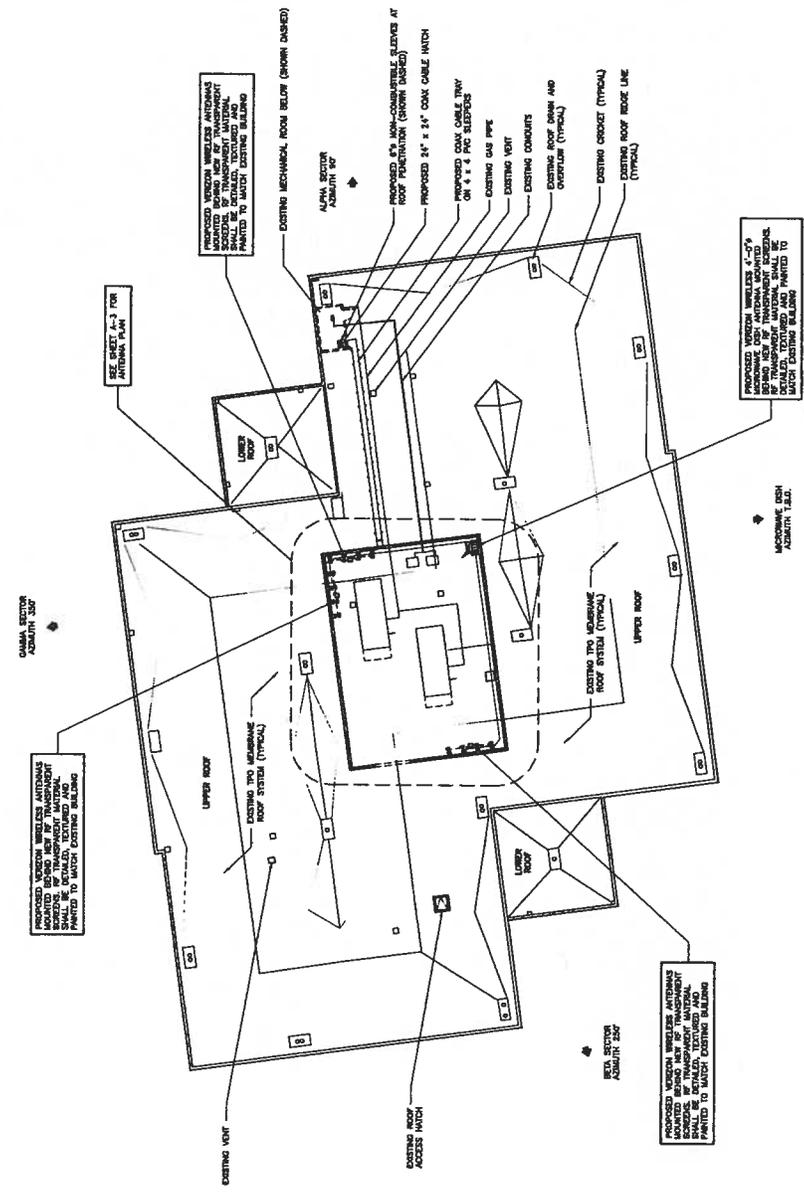
PROJECT NAME
OLD GROVE ROAD
 1278 ROCKY POINT DR.
 OCEANSIDE, CA 92056
 SAN DIEGO COUNTY

DRAWING DATES

DATE	REVISION
10/07/13	1000 2D (1)
10/09/13	1000 2D (2)
10/09/13	1000 2D REVISION 1 (2)
10/16/13	1000 2D REVISION 2 (2)

SHEET TITLE
ROOF PLAN

PROJECT NUMBER
 13271



ROOF PLAN
 SCALE 1/8" = 1'-0"



PREPARED FOR



P.O. BOX 18709
 IRVINE, CALIFORNIA 92614
 (949) 288-7000

APPROVALS

DATE	DATE
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PROJECT NAME

OLD GROVE ROAD
 1278 ROCKY POINT DR.
 OCEANSIDE, CA 92056
 SAN DIEGO COUNTY

DRAWING DATES

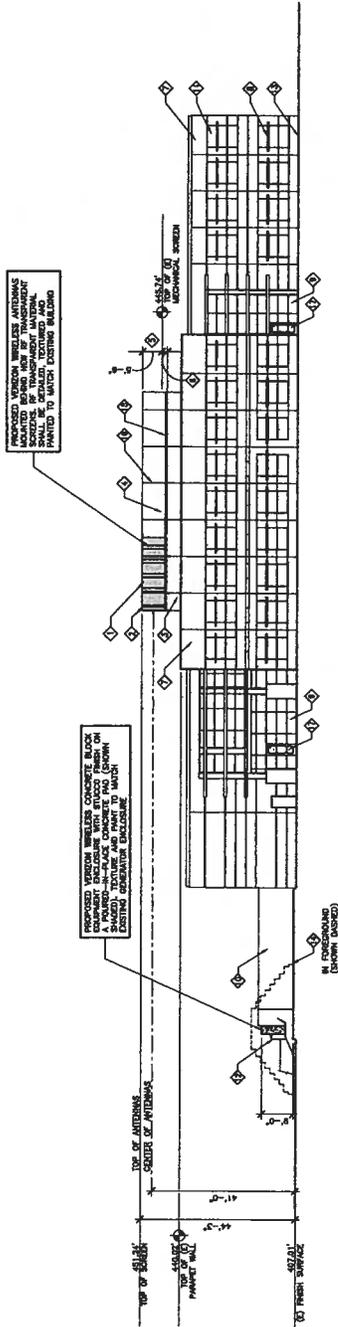
16/07/13	1008 2D (A)
16/09/13	1008 2D (A) REVISION 1 (A)
16/10/13	1008 2D REVISION 1 (A)
16/10/13	1008 2D REVISION 2 (A)
16/10/13	1008 2D REVISION 3 (A)

SHEET TITLE

EXTERIOR ELEVATIONS

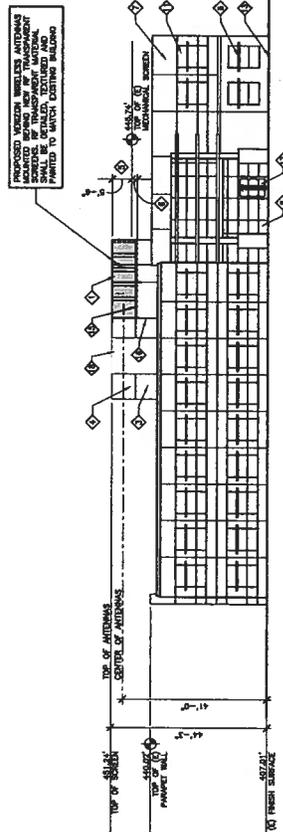
PROJECT: VERIZONA 13271

A-5



NORTH ELEVATION
 SCALE 1/8" = 1'-0"

- ELEVATION NOTES:**
- ◇ PROPOSED TRANSPARENT SCREENS, IF TRANSPARENT SCREEN MATERIAL SHALL BE INSTALLED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING (SHOWN SHADDED)
 - ◇ PROPOSED VERIZON WIRELESS ANTENNAS LOCATED BEHIND NEW TRANSPARENT SCREENS SHALL BE INSTALLED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING
 - ◇ EXISTING MECHANICAL SCREEN (SHOWN SHADDED)
 - ◇ TOP OF EXISTING MECHANICAL SCREEN
 - ◇ TOP OF MECHANICAL SCREEN, SCREEN EXTENSION, TEXTURE AND PAINT TO MATCH EXISTING BUILDING
 - ◇ REMOVE 1" OF EXISTING MECHANICAL SCREEN AT PROPOSED TRANSPARENT SCREEN LOCATION
 - ◇ EXISTING CONCRETE TILT UP WALL
 - ◇ EXISTING STAINLESS STEEL (TYPICAL)
 - ◇ EXISTING METAL SHAMPOO (TYPICAL)
 - ◇ EXISTING DOME BLOCK CONDENSATOR ENCLOSURE
 - ◇ EXISTING WINDOW (TYPICAL)
 - ◇ RELOCATED CONCRETE BLOCK FINISH ENCLOSURE
 - ◇ EXISTING CONCRETE BLOCK RETURNING WALL
 - ◇ EXISTING CONCRETE BLOCK RETURNING WALL
 - ◇ EXISTING REINFORCING JOINT (TYPICAL)
 - ◇ EXISTING DOOR (TYPICAL)
 - ◇ PROPOSED OPENINGS IN MECHANICAL SCREEN FOR ACCESS

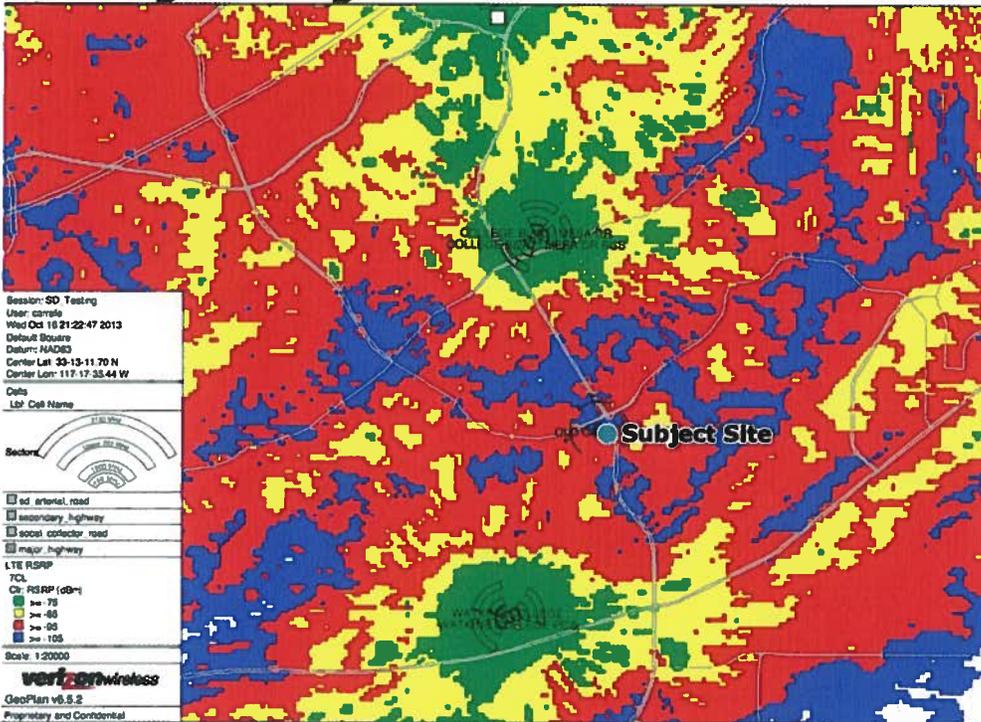


WEST ELEVATION
 SCALE 1/8" = 1'-0"

Old Grove Road
 1278 Rocky Point Dr.
 Oceanside, CA 92056



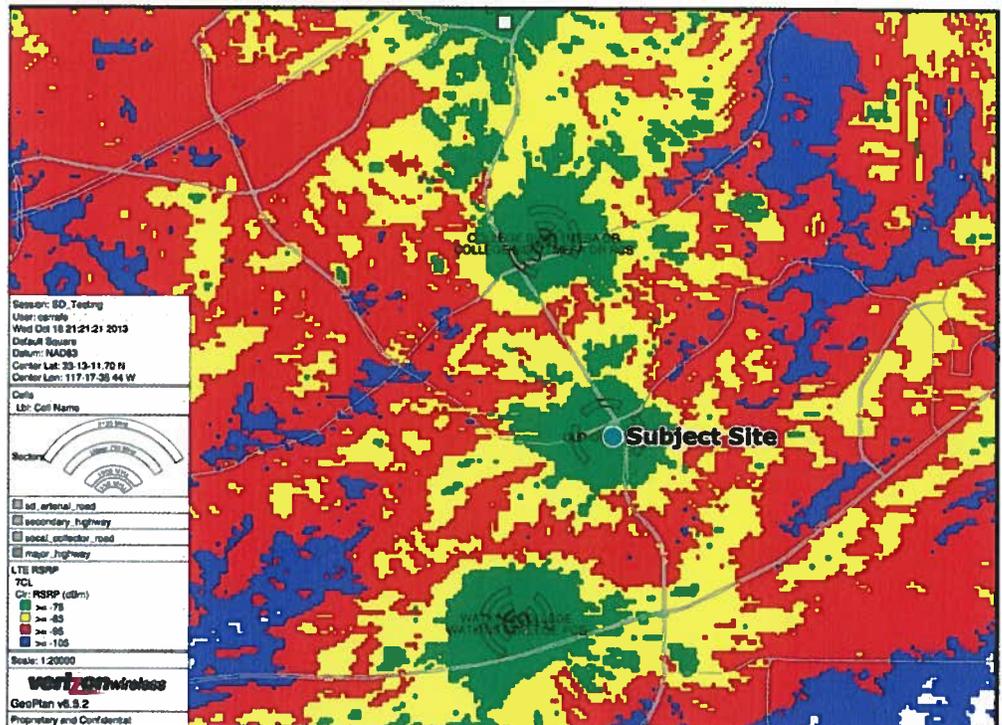
Existing coverage



Coverage Levels:

- Excellent
- Good/Variable
- Poor

10/17/2013



Proposed coverage

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PLANNING COMMISSION
RESOLUTION NO. 2014-P28

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: CUP13-00031
APPLICANT: Verizon Wireless
LOCATION: 1278 Rocky Point Drive

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 commercial financial office and bank building as described in the Description and Justification and shown on plans dated June 4, 2014;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 3rd day of November 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 (CUP13-00031):

- 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 telecommunication facility will accommodate necessary fourth generation (4G)
9 wireless technologies and improve signal coverage for the residents of Oceanside.
- 10 2. The proposal demonstrates a reasonable attempt to minimize stand-alone facilities, is
11 designed to protect the visual quality of the City, and will not have an undue adverse
12 impact on historic resources, scenic views, or other natural or man-made resources. The
13 project site is within a developed commercial office and industrial area, separated from
14 residential uses by 300 feet or more. The proposed equipment upgrades would not
15 decrease the aesthetics of the existing building design and would provide additional
16 screening that would shield the antennas from public view.
- 17 3. Coverage maps were provided by the applicant demonstrating the need to maintain the
18 subject facility on the service grid as it currently exists. It was clearly shown that requiring
19 the removal of this site would negatively impact signal coverage in the vicinity. The
20 existing facility has not generated community concern and allowing it to remain in its
21 current location is the least visually impactful means of providing continued coverage in
22 the area.
- 23 4. All applicable requirements and standards of Article 39 will be met by the proposed project
24 either as designed or as implemented in accordance with the Conditions of Approval.

25 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
26 approve Conditional Use Permit (CUP13-00031) 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. A complete Soils Report, Structural Calculations, and Energy
9 Calculations/documentation shall be required at time of submittal.
- 10 6. The following note shall be added to the plans: "All electrical equipment shall be UL
11 listed."
- 12 7. The developer shall monitor, supervise, and control all building construction and
13 supporting activities so as to prevent these activities from causing a public nuisance,
14 including, but not limited to, strict adherence to the following:
 - 15 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
16 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
17 that is not inherently noise-producing. Examples of work not permitted on
18 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
19 producing nature. No work shall be permitted on Sundays and Federal Holidays
20 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
21 Christmas Day) except as allowed for emergency work under the provisions of the
22 Oceanside City Code Chapter 38 (Noise Control Ordinance).
 - 23 b) The construction site shall be kept reasonably free of construction debris as
24 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
25 approved solid waste containers shall be considered in compliance with this
26 requirement. Small amounts of construction debris may be stored on-site in a neat,
27 safe manner for short periods of time pending disposal.

26 **Fire:**

- 27 8. The quantity of lead acid batteries and their electrolyte volume(s) shall be indicated on
28 the construction plans.

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

9 **Planning:**

- 10 12. Conditional Use Permit (CUP13-00031) is granted for the establishment and operation of a
11 wireless communications facility located on the rooftop of an existing financial office
12 building and behind a parapet wall with associated equipment located within an enclosure
13 at 1278 Rocky Point Road. Any substantial change in the use or expansion of the wireless
14 communications facility beyond that approved by the Planning Commission shall require a
15 revision of the Conditional Use Permit or a new Conditional Use Permit.
- 16 13. Conditional Use Permit CUP13-00031 shall expire November 3, 2016 unless the applicant
17 has obtained a building permit and has requested an initial building inspection.
- 18 14. Conditional Use Permit CUP13-00031 grants the operations for the use of the
19 telecommunication facility by this resolution, and the use of the facility shall be valid until
20 November 3, 2024. The continued operations of the facility after October 20, 2024 will
21 require the approval of a new Conditional Use Permit.
- 22 15. Unless expressly waived, all current zoning standards and City ordinances and policies in
23 effect at the time of building permit issuance shall be met by this project. The approval of
24 this project, as conditioned herein, constitutes the applicant's agreement with all statements
25 in the project Description and Justification and other materials and information submitted
26 with this application, unless specifically waived by an adopted condition of approval.
- 27 16. The wireless communications facility permitted by this Resolution shall be operated and
28 maintained in compliance with Article 39.
- 29 17. No wireless communications facility may, by itself or in conjunction with other wireless
communications facilities, generate radio frequency (RF) emissions in excess of the

1 standards for permissible human exposure, as provided by applicable federal regulations
2 including 47 C.F.R. 1.1307 *et seq.*

3 18. Prior to the issuance of building permits the applicant shall submit to the City certification
4 in a form acceptable to the City that the facility will operate in compliance with all
5 applicable Federal Communications Commission (FCC) regulations including, but not
6 limited to, RF emission limitations. At the City's sole discretion, a qualified independent
7 RF engineer, selected by and under contract to the City, may be retained to review said
8 certifications for compliance with FCC regulations. All costs associated with the City's
9 review of these certifications shall be the responsibility of the applicant. FCC compliance
10 certifications shall be subject to review and approval by the City Planner.

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

18 20. Upon any proposed increase of at least 10 percent in the effective radiated power or any
19 proposed change in frequency use, the applicant shall submit updated certifications for
20 review by the City. Updated certifications shall be subject to review and approval by the
21 City Planner.

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

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

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

1 28. 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.

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

29 30. The wireless communications facility and the site on which it is located shall be maintained
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 31. 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 32. 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 33. 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 34. 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 00031 shall be evaluated against the existing land use policies and any site area and
18 neighborhood changes.

19 35. Conditional Use Permit CUP13-00031 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 36. 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 37. Failure to meet any conditions of approval for this development shall constitute a violation
26 of this Conditional Use Permit. Conditional Use Permit CUP13-00031 may be revoked
27 pursuant to Article 47 of the Zoning Ordinance.

28 38. 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 39. If the use of this facility is discontinued, it shall be considered abandoned 90 days
2 following the final day of a use.
- 3 40. 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 41. The wireless communications facility shall be subject to, and governed by, any and all
9 licensing authorities and any governmental agencies having jurisdiction over the property
10 and/or use. The City's local approval of the facility shall not exempt the permittee(s) from
11 any such pre-emptive regulations.
- 12 42. Prior to the transfer of ownership and/or operation of the 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 43. A covenant or other recordable document approved by the City Attorney shall be prepared
17 by the applicant and recorded prior to the issuance of building permits. The covenant shall
18 provide that the property is subject to this resolution, and shall generally list the conditions
19 of approval.
- 20 44. The RF safety signage and the exclusion zones shall be incorporated into construction
21 drawings as shown on the project plans dated May 5, 2014. This includes examples of the
22 required signage along with mounting locations and mounting methods as well as detailed
23 plans of the methods used to establish the required exclusion zone that are consistent with
24 the methods discussed in the RF report.
- 25 45. A measurement survey of RF levels in areas accessible by the General Public shall be
26 completed and submitted to the City within 30 days of the commencement of operation of
27 the facility, as per Section 3908 (Standard Conditions of Approval) of the Zoning
28 Ordinance. The measurements survey shall consist of spot measurements around the site in
29 the locations where the highest RF levels from the system are expected up to 100 feet from
the base of the antennas. If the measurements show RF levels within 75 percent of the

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

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

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

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1 48. If compliance with conditions of approval 44 and 46 have been achieved, an “Existing
2 Conditions and Operations Report” shall be prepared and submitted to the City Planner on
3 an annual basis documenting the existing facilities and current total RF emissions at the site
4 to verify that the sit/facility is operating as it was permitted and is within the current FCC
5 regulations. If the site is not operating as permitted and/or is not in compliance with FCC
6 regulations, the City Planner shall be notified immediately and operations shall cease until
7 the issue is corrected.

8 PASSED AND ADOPTED Resolution No. 2014-P28 on November 3, 2014 by the
9 following vote, to wit:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14
15 _____
16 Robert Neal, Chairperson
17 Oceanside Planning Commission

18 ATTEST:

19 _____
20 Marisa Lundstedt, Secretary

21 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
22 that this is a true and correct copy of Resolution No. 2014-P28.

23 Dated: November 3, 2014
24
25
26
27
28
29

RECEIVED

JUL 04 2014

JERROLD T. BUSHBERG Ph.D., DABMP, DABSNM, FAAPM
◆HEALTH AND MEDICAL PHYSICS CONSULTING◆

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

7784 Oak Bay Circle Sacramento, CA 95831
(800) 760-8414–jbushberg@hampc.com

Krystal Patterson
PlanCom Inc.
302 State Place
Escondido, California 92029-1362

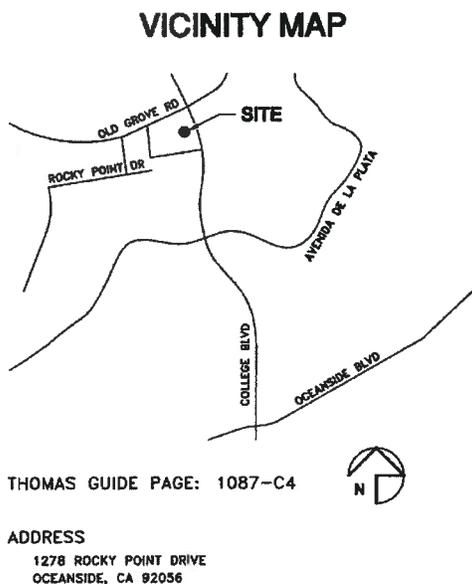
April 20, 2014

Subject: Revision to Radio Frequency Electromagnetic Fields Exposure Report Prepared for PlanCom Inc. On November 2, 2013 for Verizon Wireless, (Site ID Old Grove Road), 1278 Rocky Point Drive Oceanside, CA 92056. The City of Oceanside application number for this project is ACUP13-00031.

Introduction

This report is designed to determine compliance with Federal Communications Commission (FCC) regulations for maximum permissible exposure (MPE) to radiofrequency (RF) energy from the proposed Verizon wireless telecommunications site, (referenced as Old Grove Road), to be located at 1278 Rocky Point Drive Oceanside, CA 92056, (see location maps below). The project plans are appended to this report as attachment one.

Location Maps



Project Description

The project proposes the installation of twelve (12) new antennas in three sectors (four per sector), one four foot diameter microwave dish and associated equipment to support improvements to the Verizon wireless telecommunications network. The antennae and microwave dish are proposed to be mounted behind RF transparent screens at the roof of the subject building with their radiation center at 39 feet above grade level (AGL). Additional work will be performed and equipment installed for these new antennas, however, these aspects of the project do not affect RF exposure levels. There are no other wireless carriers co-located with the proposed Verizon facility.

A 4 foot diameter microwave dish (Andrew VHLPX4-11-6GF) directed at 170 degrees true north and operating at 10.7 GHz with an input power of 1.26 watts will be used as a network data link. The details of the Verizon panel antennae including the mounting height, azimuth, transmission frequency band, input power, gain and effective radiated power (ERP) are shown in table one. This information was provided by Verizon's RF engineer Fernando Carranza. He can be reached by phone at 619-908-2706 or by email at fernando.carranza@vzw.com. The manufacturer's specifications of the antennae to be utilized for the Verizon facility are provided in attachment two. The maximum RF exposure from this facility, expressed as a percentage of the FCC public MPE, is provided in this report.

Table 1: Antenna & RF Transmission Specifications

Ant Number	Sector	Carrier	Frequency (MHz)	Antenna		Antenna Type	Total Input Power (W)	Antenna Gain (dBd)	ERP (W)	Rad Center (feet)	Data For Rooftop Exposures					
				Manufacturer	Model						X (ft)	Y (ft)	Z (ft)	Type	Aper (ft)	BWdth: Pt Dtr
1	A	Verizon	746	Kathrein	80010764	Panel	61.81	13.2	1276.6	39.0	59.5	96.8	5.3	Panel	6.0	68;250
2	A	Verizon	2140	Ericsson	AIR 21	Panel	56.63	15.4	1941.1	39.0	59.5	100.8	5.9	Panel	4.7	65;250
3	A	Verizon	1985	Kathrein	80010765	Panel	75.17	16.4	3243.7	39.0	59.5	104.8	5.3	Panel	6.0	62;250
4	A	Verizon	880	Kathrein	80010765	Panel	81.87	13.7	1897.3	39.0	59.5	108.8	5.3	Panel	6.0	65;250
1	B	Verizon	746	Kathrein	80010764	Panel	61.81	13.2	1276.6	39.0	116.0	122.0	5.3	Panel	6.0	68;90
2	B	Verizon	2140	Ericsson	AIR 21	Panel	56.63	15.4	1941.1	39.0	116.0	126.0	5.9	Panel	4.7	65;90
3	B	Verizon	1985	Kathrein	80010765	Panel	75.17	16.4	3243.7	39.0	116.0	130.0	5.3	Panel	6.0	62;90
4	B	Verizon	880	Kathrein	80010765	Panel	81.87	13.7	1897.3	39.0	116.0	134.0	5.3	Panel	6.0	65;90
1	C	Verizon	746	Kathrein	80010764	Panel	61.81	13.2	1276.6	39.0	113.0	135.0	5.3	Panel	6.0	68;350
2	C	Verizon	2140	Ericsson	AIR 21	Panel	56.63	15.4	1941.1	39.0	109.0	135.0	5.9	Panel	4.7	65;350
3	C	Verizon	1985	Kathrein	80010765	Panel	75.17	16.4	3243.7	39.0	105.0	135.0	5.3	Panel	6.0	62;350
4	C	Verizon	880	Kathrein	80010765	Panel	81.87	13.7	1897.3	39.0	101.0	135.0	5.3	Panel	6.0	65;350

Note: Z is the distance from the bottom of the antenna to the roof deck

Calculation Methodology, Results & Recommendations

Calculations were made in accordance with the recommendations contained in the Federal Communications Commission, Office of Engineering and Technology Bulletin 65 (edition 97-01, page 24, equation 10 and page 27, equations 11-12) entitled "Evaluating Compliance with FCC-Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields." Several assumptions were made in order to provide the most conservative or "worse case" projections of power densities. Calculations were made assuming that all channels were operating simultaneously at their maximum design effective radiated power. Attenuation (weakening) of the signal that would result from surrounding foliage or buildings was ignored. Buildings can reduce the signal strength by a factor of 10 (i.e., 10 dB) or more depending upon the construction material. The ground or other surfaces were considered to be perfect reflectors (which they are not) and the RF energy was assumed to overlap and interact constructively at all locations (which they would not) thereby resulting in the calculation of the maximum potential exposure. In fact, the accumulations of all these very

conservative assumptions will significantly overestimate the actual exposures that would typically be expected from such a facility. However, this method is a prudent approach that errs on the side of safety.

Access to this site property at ground level is open to the general public. Roof access to the antennas is not open to the general public however maintenance workers or other incidental employees may on occasion work on the roof top. The maximum RF exposure at ground level will be less than 4.7% of the FCC public MPE (appendix A). The maximum RF exposure at the roof top is 258% of the public MPE. Thus notice and informational signage (appendix B-1) as well as public exclusion zones, (appendix B-2) are required in order to inform individuals of the presence of these active antennae and to prevent unnecessary RF exposure above the public MPE limit or service disruption. The maximum RF exposure at the same elevation as the antenna at the location of the closest residence, (approximately 230 feet from the proposed site, see appendix C), will be less than 1.2% of the FCC public MPE. The maximum public exposure directly in front of the microwave dish specified for this project will be less than 43.2% of the FCC public MPE, thus exclusion zones are not required at this location. However, informational signage as shown in appendix B-1 is recommended in order to inform individuals of the presence of these active antennae and to prevent unnecessary RF exposure or service disruption. Note that the input parameters for RF exposure modeling of the panel antenna are provided in table one on page two. Similar data for the microwave dish is provided in paragraph two on page two. Equation 10, 11 and 12 are not reproduced here but are available in OET 65 at: http://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf

RF Safety Standards

The two most widely recognized standards for protection against RF field exposure are those published by the American National Standards Institute (ANSI) C95.1 and the National Council on Radiation Protection and measurement (NCRP) report #86.

The NCRP is a private, congressionally chartered institution with the charge to provide expert analysis of a variety of issues (especially health and safety recommendations) on radiations of all forms. The scientific analyses of the NCRP are held in high esteem in the scientific and regulatory community both nationally and internationally. In fact, the vast majority of the radiological health regulations currently in existence can trace their origin, in some way, to the recommendations of the NCRP.

All RF exposure standards are frequency-specific, in recognition of the differential absorption of RF energy as a function of frequency. The most restrictive exposure levels in the standards are associated with those frequencies that are most readily absorbed in humans. Maximum absorption occurs at approximately 80 MHz in adults. The NCRP maximum allowable continuous occupational exposure at this frequency is 1,000 $\mu\text{W}/\text{cm}^2$. This compares to 5,000 $\mu\text{W}/\text{cm}^2$ at the most restrictive of the PCS frequencies (~1,800 MHz) that are absorbed much less efficiently than exposures in the VHF TV band.

The traditional NCRP philosophy of providing a higher standard of protection for members of the general population compared to occupationally exposed individuals, prompted a two-tiered safety standard by which levels of allowable exposure were substantially reduced for "uncontrolled" (e.g., public) and continuous exposures. This measure was taken to account for the fact that workers in an industrial environment are typically exposed no more than eight hours a day while members of the general population in proximity to a source of RF radiation may be exposed continuously. This additional protection factor also provides a greater margin of safety for children, the infirmed, aged, or others who might be more sensitive to RF exposure. After several years of evaluating the national and international scientific and biomedical literature, the members of the NCRP scientific committee selected 931 publications in the peer-reviewed scientific literature on which to base their recommendations. The current NCRP recommendations limit continuous public exposure at PCS frequencies to 1,000 $\mu\text{W}/\text{cm}^2$.

The 1992 ANSI standard was developed by Scientific Coordinating Committee 28 (SCC 28) under the auspices of the Institute of Electrical and Electronic Engineers (IEEE). This standard, entitled "IEEE Standards for Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz" (IEEE C95.1-1991), was issued in April 1992 and subsequently adopted by ANSI. A revision of this standard (C95.1-2005) was completed in October 2005 by SCC 39 the IEEE International Committee on Electromagnetic Safety. Their recommendations are similar to the NCRP recommendation for the maximum permissible exposure (MPE) to the public PCS frequencies ($950 \mu\text{W}/\text{cm}^2$ for continuous exposure at 1,900 MHz) and incorporates the convention of providing for a greater margin of safety for public as compared with occupational exposure. Higher whole body exposures are allowed for brief periods provided that no 30 minute time-weighted average exposure exceeds these aforementioned limits.

On August 9, 1996, the Federal Communications Commission (FCC) established a RF exposure standard that is a hybrid of the current ANSI and NCRP standards. The maximum permissible exposure values used to assess environmental exposures are those of the NCRP (i.e., maximum public continuous exposure at PCS frequencies of $1,000 \mu\text{W}/\text{cm}^2$). The FCC issued these standards in order to address its responsibilities under the National Environmental Policy Act (NEPA) to consider whether its actions will "significantly affect the quality of the human environment." In as far as there was no other standard issued by a federal agency such as the Environmental Protection Agency (EPA), the FCC utilized their rulemaking procedure to consider which standards should be adopted. The FCC received thousands of pages of comments over a three-year review period from a variety of sources including the public, academia, federal health and safety agencies (e.g., EPA & FDA) and the telecommunications industry. The FCC gave special consideration to the recommendations by the federal health agencies because of their special responsibility for protecting the public health and safety. In fact, the maximum permissible exposure (MPE) values in the FCC standard are those recommended by EPA and FDA. The FCC standard incorporates various elements of the 1992 ANSI and NCRP standards which were chosen because they are widely accepted and technically supportable. There are a variety of other exposure guidelines and standards set by other national and international organizations and governments, most of which are similar to the current ANSI/IEEE or NCRP standard, figure one.

The FCC standards "Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation" (Report and Order FCC 96-326) adopted the ANSI/IEEE definitions for controlled and uncontrolled environments. In order to use the higher exposure levels associated with a controlled environment, RF exposures must be occupationally related (e.g., PCS company RF technicians) and they must be aware of and have sufficient knowledge to control their exposure. All other environmental areas are considered uncontrolled (e.g., public) for which the stricter (i.e., lower) environmental exposure limits apply. All carriers were required to be in compliance with the new FCC RF exposure standards for new telecommunications facilities by October 15, 1997. These standards applied retroactively for existing telecommunications facilities on September 1, 2000.

The task for the physical, biological, and medical scientists that evaluate health implications of the RF data base has been to identify those RF field conditions that can produce harmful biological effects. No panel of experts can guarantee safe levels of exposure because safety is a null concept, and negatives are not susceptible to proof. What a dispassionate scientific assessment can offer is the presumption of safety when RF-field conditions do not give rise to a demonstrable harmful effect.

Summary & Conclusions

The proposed Verizon wireless facility operating with the characteristics as specified above will be in full compliance with FCC RF public safety exposure standards. Wireless telecommunications transmitters, by design and operation, are low-power devices. Even under maximal exposure conditions in which all the channels from all antennas are operating at full design basis power, the maximum RF exposure at ground level will not be in excess of 4.7% of the FCC public MPE. This maximum exposure is approximately 22 times lower than the FCC public exposure standards for these frequencies. The maximum RF exposure at ground level will be less than 4.7% of the FCC public MPE (appendix A).

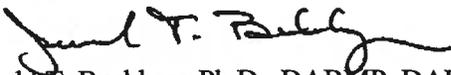
The maximum RF exposure at the roof top is 258% of the public MPE. Thus notice and informational signage (appendix B-1) as well as public exclusion zones, (appendix B-2) are required. The maximum RF exposure at the same elevation as the antenna at the location of the closest residence will be less than 1.2% of the FCC public MPE. The maximum public exposure directly in front of the microwave dish specified for this project will be less than 43.2% of the FCC public MPE, thus exclusion zones are not required at this location. However, informational signage as shown in appendix B-1 is recommended in order to inform individuals of the presence of these active antennae and to prevent unnecessary RF exposure or service disruption.

A chart of the electromagnetic spectrum and a comparison of RF power densities from various common sources is presented in figures two and three respectively in order to place exposures from wireless telecommunications systems in perspective. It is important to realize that the FCC maximum allowable exposures are not set at a threshold between safety and known hazard but rather at 50 times below a level that the majority of the scientific community believes may pose a health risk to human populations. Thus the previously mentioned maximum ground level exposure from the site represent a "safety margin" from this threshold of potentially adverse health effects of more than 1,060 times.

Given the low levels of radiofrequency fields that would be generated from this facility, and given the evidence on biological effects in a large data base, there is no scientific basis to conclude that harmful effects will attend the utilization of the proposed wireless telecommunications facility. This conclusion is supported by a large numbers of scientists that have participated in standard-setting activities in the United States who are overwhelmingly agreed that RF radiation exposure below the FCC exposure limits has no demonstrably harmful effects on humans.

These findings are based on my professional evaluation of the scientific issues related to the health and safety of non-ionizing electromagnetic radiation and my analysis of the technical specification as provided by Verizon. The opinions expressed herein are based on my professional judgement and are not intended to necessarily represent the views of any other organization or institution. Please contact me if you require any additional information.

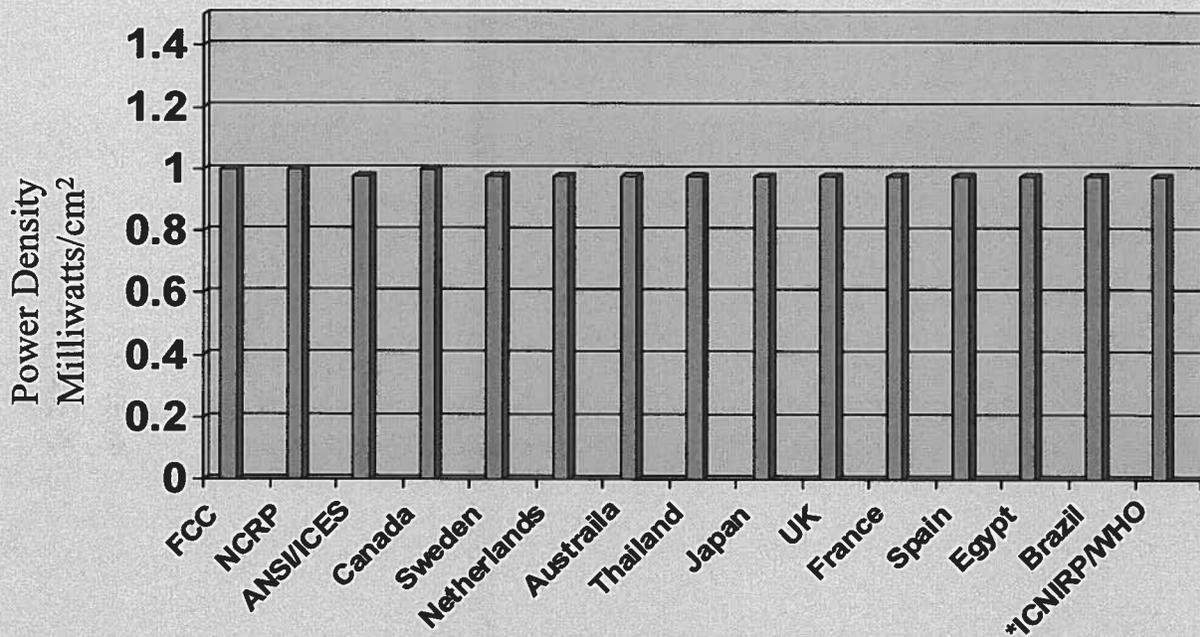
Sincerely,



Jerrold T. Bushberg Ph.D., DABMP, DABSNM, FAAPM
Diplomate, American Board of Medical Physics (DABMP)
Diplomate, American Board of Science in Nuclear Medicine (DABSNM)
Fellow, American Association of Physicists in Medicine (FAAPM)

Enclosures: Figures 1-3; Attachments 1, 2; Appendices A-C and Statement of Experience.

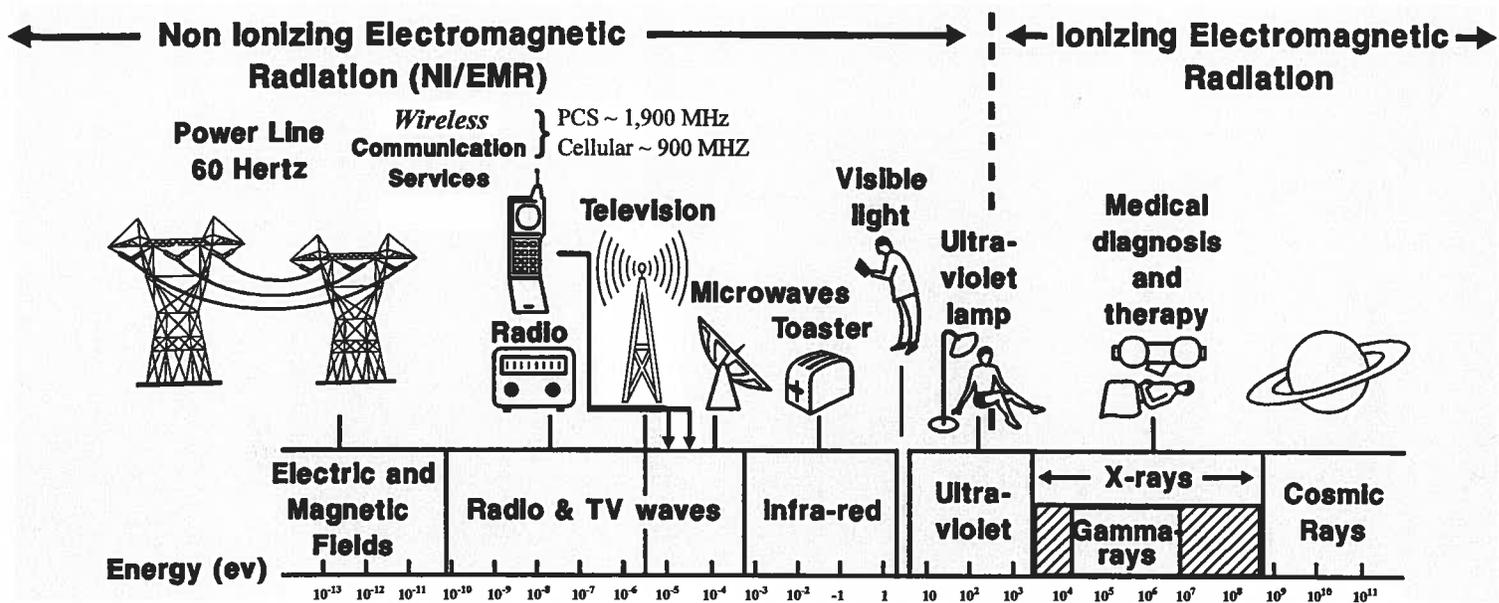
National and International Public RF Exposure Standards (PCS @ 1,950 MHz)



***International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Safety Exposure Standard. ICNIRP standard recommended by the World Health Organization (WHO). Members of the ICNIRP Scientific Committee were from:**

- Australia • Finland • France • Germany • Hungary
- Italy • Sweden • Japan • United Kingdom • United States

Figure 1



The Electromagnetic Spectrum

Figure 2

Typical Exposure from Various Radio Frequency / Microwave Sources

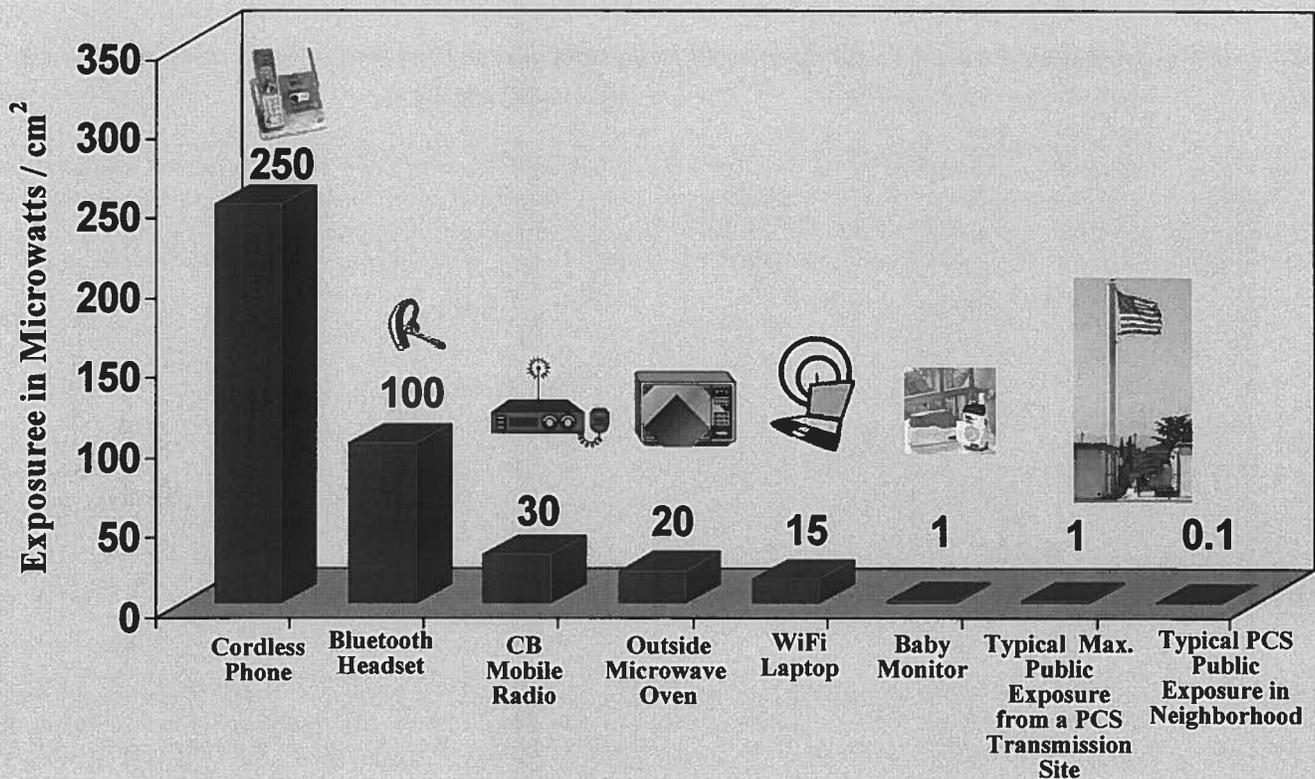
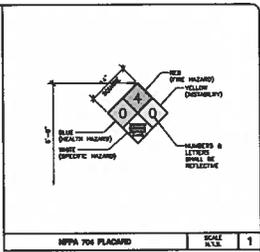
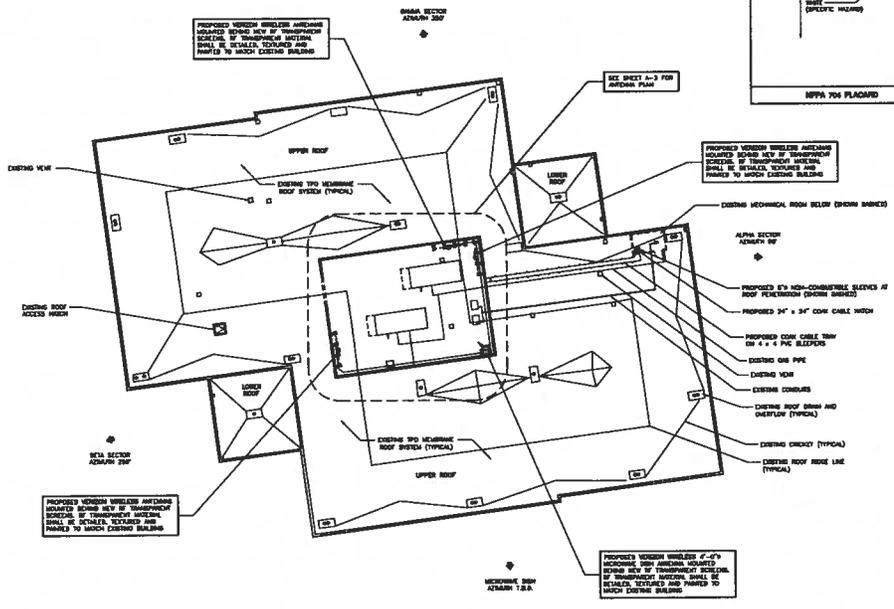


Figure 3

Attachment 1

Site Specifications



ROOF PLAN
SCALE 1/8" = 1'-0"

Booth & Suartz
ARCHITECTS & ENGINEERS
201 CALLENDOR PARKWAY SUITE 100
COSTA MESA, CA 92626 (714) 441-8474

PREPARED FOR
verizon wireless

P.O. BOX 18797
IRVINE, CA 92613-8797
(849) 236-7800

APPROVALS

SAC	DATE
SE	DATE
SW	DATE
SJF	DATE
TL/WH	DATE
SPS	DATE
TL/WH	DATE

PROJECT NAME
OLD GROVE ROAD
1278 ROCKY POINT DR.
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

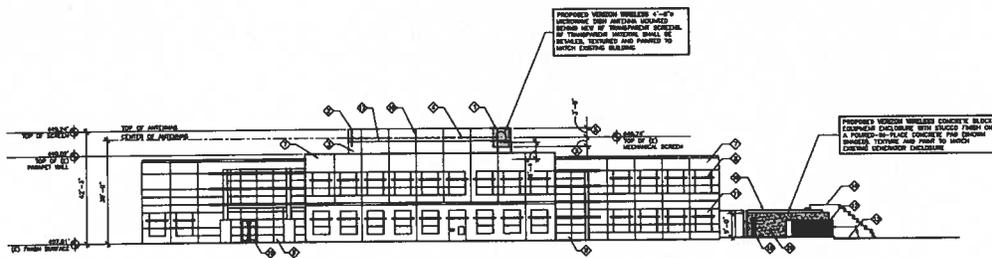
DRAWING DATES

10/17/10	ISSUE 00 (S)
10/18/10	ISSUE 01 (S)
10/19/10	ISSUE 02 REVISION 1 (S)
10/20/10	ISSUE 03 REVISION 2 (S)
10/21/10	ISSUE 04 REVISION 3 (S)
12/28/10	ISSUE 05 REVISION 4 (S)
04/11/11	ISSUE 06 REVISION 5 (S)
04/11/11	ISSUE 07 REVISION 6 (S)
04/14/11	ISSUE 08 REVISION 7 (S)

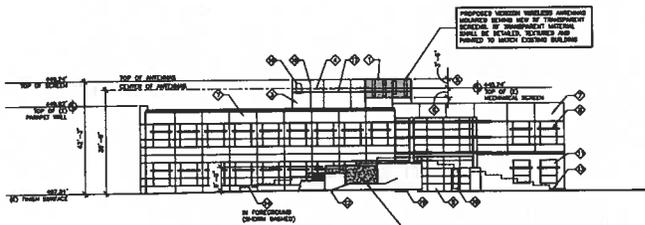
SHEET TITLE
ROOF PLAN

PROJECT NUMBER: 13271

A-2



SOUTH ELEVATION
SOUTH WP - PP



EAST ELEVATION
EAST WP - PP

ELEVATION NOTES:

- ◇ PROPOSED BY TRANSPARENT SCREEN BY TRANSPARENT SCREEN. ALL DETAILS, TYPING AND FINISHES TO MATCH EXISTING SCREEN. (SEE PP-01)
- ◇ PROPOSED VERTICAL WIRELESS ANTENNA ENCLASURE WITH STUCCO FINISH ON A FORM-IN-PLACE CONCRETE FRAME WITH BRICKER TYPING AND PAINT TO MATCH EXISTING ENCLASURE ENCLOSURE.
- ◇ EXISTING MECHANICAL SCREEN
- ◇ TOP OF EXISTING MECHANICAL SCREEN
- ◇ PROPOSED MECHANICAL SCREEN EXTENSION REMOVE AND PAINT TO MATCH EXISTING.
- ◇ REMOVE 2'-0" OF EXISTING MECHANICAL SCREEN AS PROVIDED BY TRANSPARENT SCREEN LOCATION.
- ◇ EXISTING CONCRETE TILT UP WALL
- ◇ EXISTING METAL BANDING (TYPICAL)
- ◇ EXISTING SANDSTONE BRICK (TYPICAL)
- ◇ EXISTING CONCRETE BLOCK RETAINING ENCLOSURE WITH STUCCO FINISH
- ◇ EXISTING WINDOW (TYPICAL)
- ◇ RELOCATED CONCRETE BLOCK WITH ENCLOSURE AND BRICK
- ◇ EXISTING FROM SURFACE
- ◇ EXISTING CONCRETE BLOCK RETAINING WALL
- ◇ PROPOSED 2'-0" OF SIDE STEEL WALK & FRAME TO SCREEN
- ◇ PROPOSED VERTICAL WIRELESS 4'-0" ANTENNA ENCLASURE WITH STUCCO FINISH ON A FORM-IN-PLACE CONCRETE FRAME WITH BRICKER TYPING AND PAINT TO MATCH EXISTING ENCLASURE ENCLOSURE.
- ◇ EXISTING RETAIL (TYPICAL)
- ◇ EXISTING EXPOSURE JOINT (TYPICAL)
- ◇ EXISTING ROOF (TYPICAL)
- ◇ PROPOSED VERTICAL WIRELESS REMOVE BRICKER TYPING AND PAINT TO MATCH EXISTING ENCLASURE ENCLOSURE.

Booth & Suarez

ARCHITECTURE & INTERIORS
200 CALIFORNIA STREET, SUITE 100
CULVER CITY, CA 90230

PH: 310-206-1814

PREPARED FOR



P.O. BOX 18707
IRVINE, CA 92613-8707
(949) 266-7000

APPROVALS

DATE	DATE

PROJECT NAME

OLD GROVE ROAD

1278 ROCKY POINT DR.
OCEANSIDE, CA 92056
SAN DIEGO COUNTY

DRAWING DATES

06/07/13	ISSUE 01 (S)
06/06/13	ISSUE 02 (S)
06/06/13	ISSUE 03 REVISION 1 (S)
06/06/13	ISSUE 04 REVISION 2 (S)
06/07/13	ISSUE 05 REVISION 3 (S)
02/08/13	ISSUE 06 REVISION 4 (S)
06/07/13	ISSUE 07 REVISION 5 (S)
06/07/13	ISSUE 08 REVISION 6 (S)
06/14/13	ISSUE 09 REVISION 7 (S)

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT/VERSION/1327

A-4

Attachment 2

Antenna Specifications

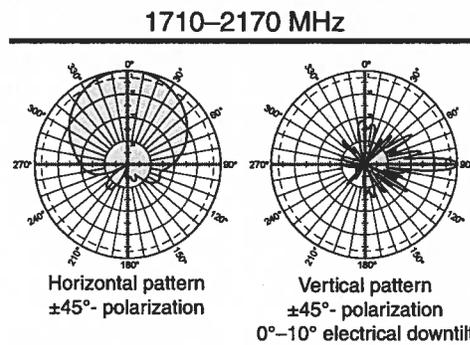
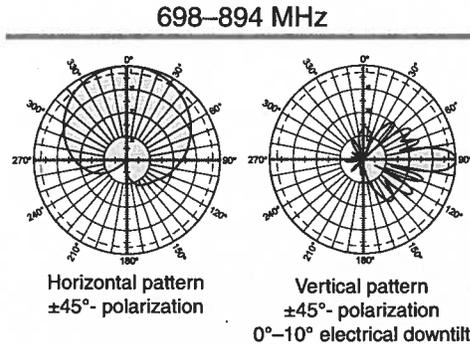
- X-polarized (+45° and -45°).
- UV resistant fiberglass radomes.
- Wideband vector dipole technology.
- DC Grounded metallic parts for impulse suppression.
- RET motor housed inside the radome and field replaceable.

General specifications:

Frequency range	698–894 MHz // 1710–2170 MHz
Impedance	50 ohms
VSWR	<1.5:1
Intermodulation (2x20w)	IM3:< -150 dBc
Polarization	+45° and -45°
Connector	4 x 7-16 DIN female (long neck)
Isolation	intrasystem >30 dB // intersystem >35 dB
<i>See reverse for order information.</i>	

IRT specifications:

Logical interface ex factory ¹⁾	AISG 1.1
Protocols	AISG 1.1 and 3GPP/AISG 2.0 compliant
Hardware interface ²⁾	2 x 8pin connector acc. IEC 60130-9; according to AISG: – RCUin (male): Control / Daisy chain in – RCUout (female): Daisy chain out
Power supply	10–30 V
Power Consumption	<1 W (standby); <8.5 W (motor activated)
Adjustment time (full range)	40 seconds
Adjustment cycles	>50,000
Certification	FCC 15.107 Class B Computing Devices



¹⁾ The protocol of the logical interface can be switched from AISG 1.1 to 3GPP/AISG 2.0 and vice versa with a vendor specific command. Start-up operation of the RCU 86010149 is possible in an RET system supporting AISG 1.1 or supporting 3GPP/AISG 2.0 after performing a layer 2 reset before address assignment. The protocol can also be changed as follows: AISG 1.1 to 3GPP: Enter "3GPP" into the additional data field "Installer's ID" and perform a layer 7 reset or a power reset. 3GPP to AISG 1.1: Enter "AISG 1" into the additional datafield "Installer's ID" and perform a layer 2 reset or a power reset. After switching the protocol any other information can be entered into the "Installer's ID" field.

²⁾ The tightening torque for fixing the connector must be 0.5 – 1.0 Nm ("hand-tightened"). The connector should be tightened by hand only!

Specifications:	698–806 MHz	824–894 MHz	1710–1755 MHz	1850–1990 MHz	2110–2170 MHz
Gain	15.3 dBi	15.8 dBi	18 dBi	18.5 dBi	18 dBi
Front-to-back ratio	>30 dB (co-polar) 34 dB (average)	>30 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 34 dB (average)
Maximum input power per input	500 watts (at 50°C)	500 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)
+45° and -45° polarization horizontal beamwidth	68° (half-power)	65° (half-power)	63° (half-power)	62° (half-power)	63° (half-power)
+45° and -45° polarization vertical beamwidth	11.8° (half-power)	10.8° (half-power)	5.8° (half-power)	5.8° (half-power)	5.8° (half-power)
Electrical downtilt continuously adjustable	0°–10°	0°–10°	0°–10°	0°–10°	0°–10°
Min sidelobe suppression for first sidelobe above main beam average	0° 5° 10° T 16 16 18 dB 18 20 20 dB	0° 5° 10° T 18 18 16 dB 20 22 20 dB	0° 5° 10° T 18 18 18 dB 20 22 20 dB	0° 5° 10° T 18 18 18 dB 20 22 20 dB	0° 5° 10° T 18 18 18 dB 20 22 20 dB
Cross polar ratio					
Main direction	0°	25 dB (typical)	20 dB (typical)	25 dB (typical)	30 dB (typical)
Sector	±60°	>10 dB, 16 dB (avg)	>10 dB, 14 dB (avg)	>8 dB, 15 dB (avg)	>10 dB, 15 dB (avg)
Tracking	1.0 db	1.5 db	1.5 db	1.0 db	1.5 db
Squint	±2.5°	±3°	±3°	±2.5°	±3°

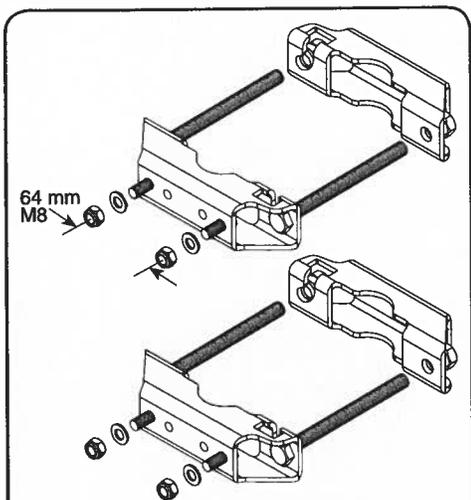


RoHS

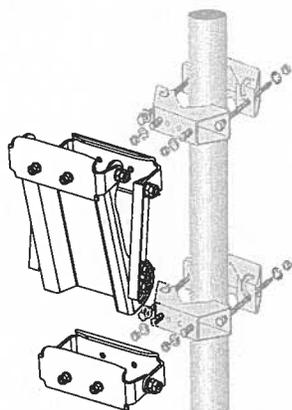


11224-D Feb 22, 2011
936.4134





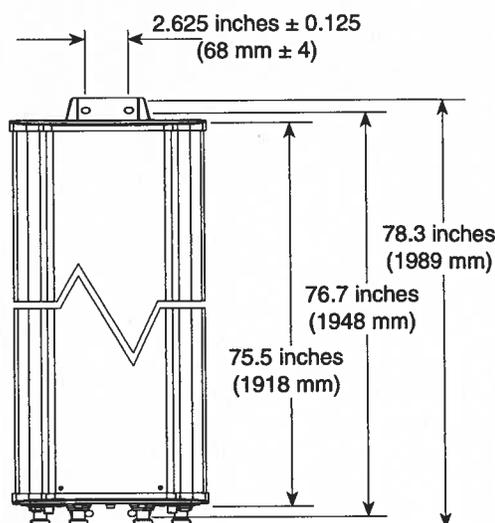
Mounting Brackets
for use with 2-point mount antennas
Mast dia. 2–4.5 inches (50–115 mm)
Weight: 4.4 lb (2 kg)



Mechanical Tilt Brackets
for use with 2-point mount antennas
Weight: 13 lb (5.9 kg)
(Model 850 10007)

Mechanical specifications:

Weight	51.8 lb (23.5 kg)
Dimensions	75.5 x 11.8 x 6 inches (1918 x 300 x 152 mm)
Wind load	at 93 mph (150kph)
Front/Side/Rear	214 lbf / 81 lbf / 221 lbf (950 N) / (360 N) / (980 N)
Mounting category	H (Heavy)
Wind survival rating	150 mph (240 kph)
Shipping dimensions	85.3 x 12.7 x 7.5 inches (2166 x 322 x 190 mm)
Shipping weight	62 lb (28.1 kg)
Mounting	Mounting hardware included for 2 to 4.6 inch (50 to 115 mm) OD masts.

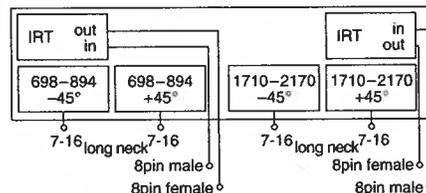
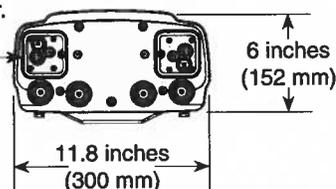


KATHREIN 860 10149

FC Tested To Comply With FCC Standards

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

Note: Refer to part number 860 10149 for the specifications of the remote control actuator.



Order Information:

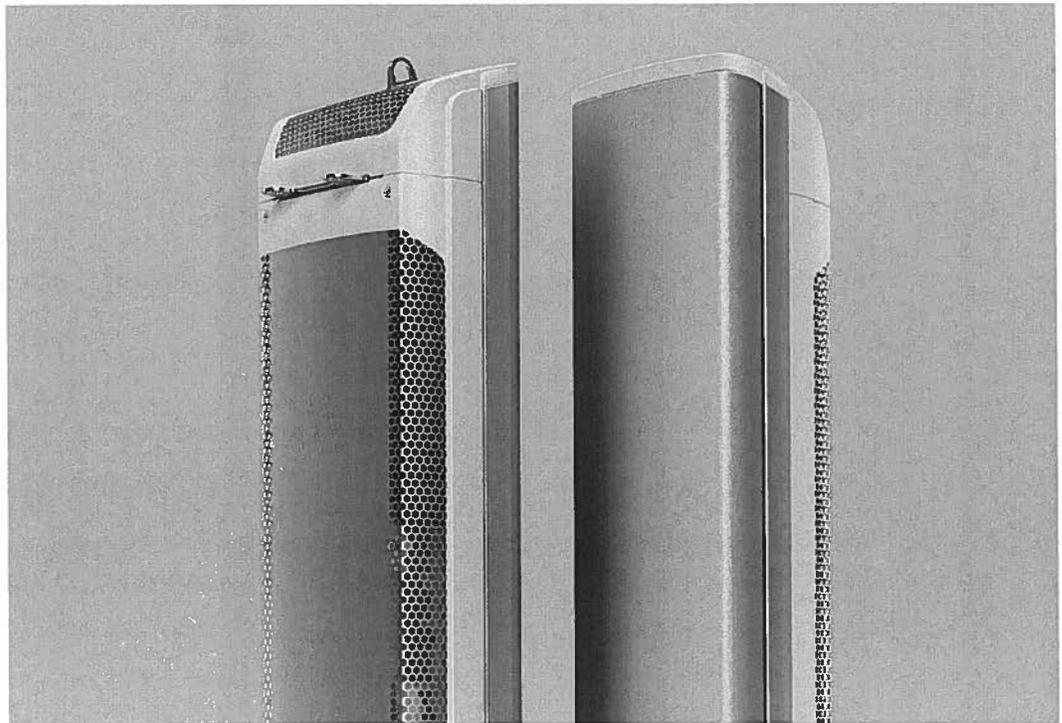
Model	Description
800 10765	Dualband antenna with mounting bracket 0°–10° // 0°–10° electrical downtilt
800 10765 K	Dualband antenna with mounting bracket and mechanical tilt bracket 0°–10° // 0°–10° electrical downtilt

*Mechanical design is based on environmental conditions as stipulated in TIA-222-G-2 (December 2009) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.

All specifications are subject to change without notice. The latest specifications are available at www.kathrein-scala.com.



DATA-SHEET FOR
AIR 21, 1.3 M,
B2A B4P



The Antenna-Integrated Radio (AIR) is a single tower-mounted unit that can replace the antenna/s and radio for one sector. Additional electronics such as ASC? and a RET Actuator and control are also included. A passive antenna function for an extra band is optional.

ericsson.
com

ANTENNA-INTEGRATED RADIO

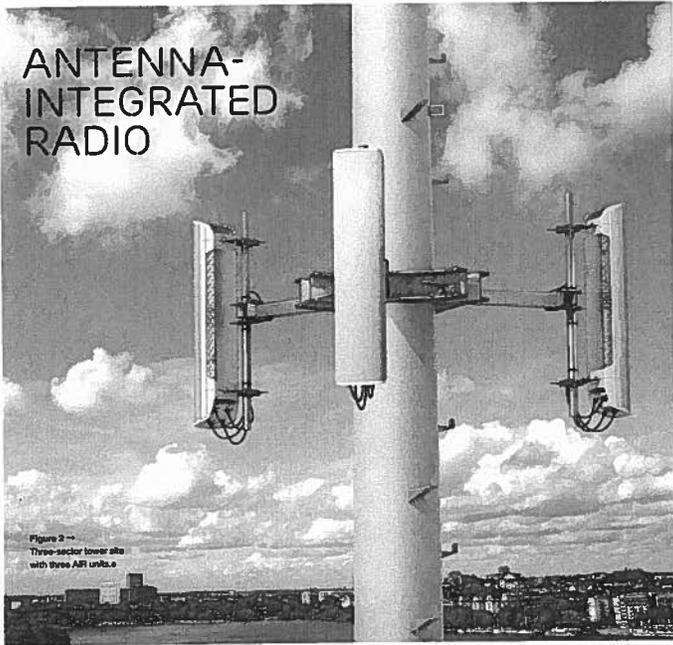


Figure 2
Three-sector tower site with three AIR units.

The Antenna-Integrated Radio (AIR) is a single tower-mounted unit that can replace the antenna/s and radio for one sector. Additional electronics such as ASC? and a RET Actuator and control are also included. A passive antenna function for an extra band is optional. (The option has to be specified when ordering, retrofit is not possible). The height and width are the same as for a passive antenna with similar characteristics. The depth is increased to house the radios' electronics. Digital Units (DUs) from Ericsson's RBS 6000 family provide the baseband function and support GSM, WCDMA and LTE.

Digital Units (DUs) from Ericsson's RBS 6000 family provide the baseband function and support GSM, WCDMA and LTE.

One or two DUs, depending on capacity and the standards to be supported, are needed for a three-sector site with AIR units.

The AIR is especially suited for state of the art mobile broadband basestations utilizing advanced MIMO techniques. Less tower-mounted equipment is required and the unit's attractive appearance enables it to blend in well with other existing equipment. The same applies to sites with multiple access technologies on different frequency bands. With Air, it is only necessary to swap antennas in order to add new 3G/4G technology on-site or at a new site. The AIR also saves power compared to traditional macro RBSs that use long feeders for antenna connections.

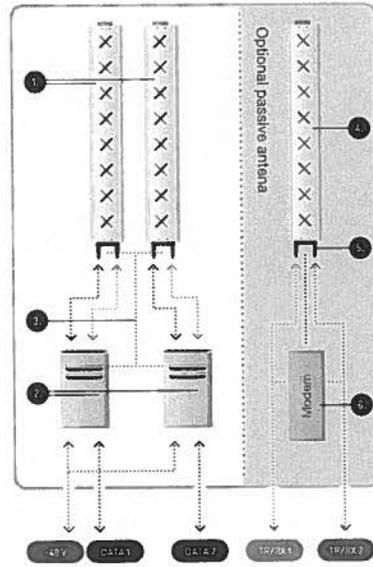


Figure 2
Example of hardware that a single AIR unit can replace

Functionality for the AIR unit
Figure 2 shows an example of the hardware that a single AIR unit can replace. The function of the AIR unit is the same, but the implementation is different. The AIR unit's active band has two radios (2) connected to a pair of cross-polarized antenna arrays (1). Remote electrical tilt (3) is included. Air supports 2 TX for the down-link and 4 RX for the up-link. The passive antenna function on the frequency band not used by the AIR unit's active part is optional. The passive function includes an antenna array (4) and a RET motor (5) with a modem to control it (6). The tilts for the active part and the passive part are controlled independently, but each band has the same tilt for both arrays and for both polarizations.

Configuration Example

Figure 3 shows a typical configuration with WCDMA with 2 x 2 MIMO for Band 1. One AIR unit is deployed in each sector. A common base band unit with a DUW inside provides base band processing and back-haul. The AIR units can be specified with passive antennas for Band 4.

Figure 3
Three sector configuration example: RBS 6001 with three AIR units.

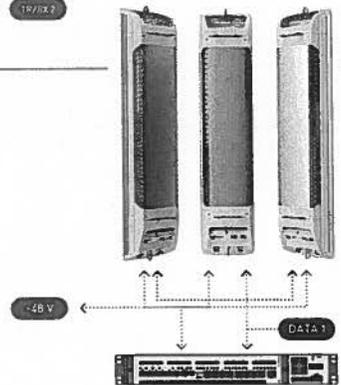
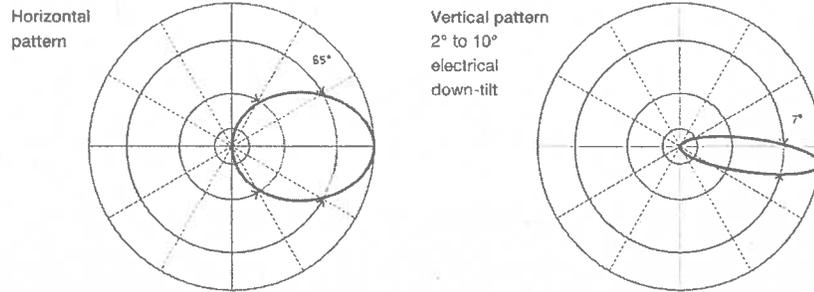


Figure 4
Antenna
Characteristics



Technical Specification

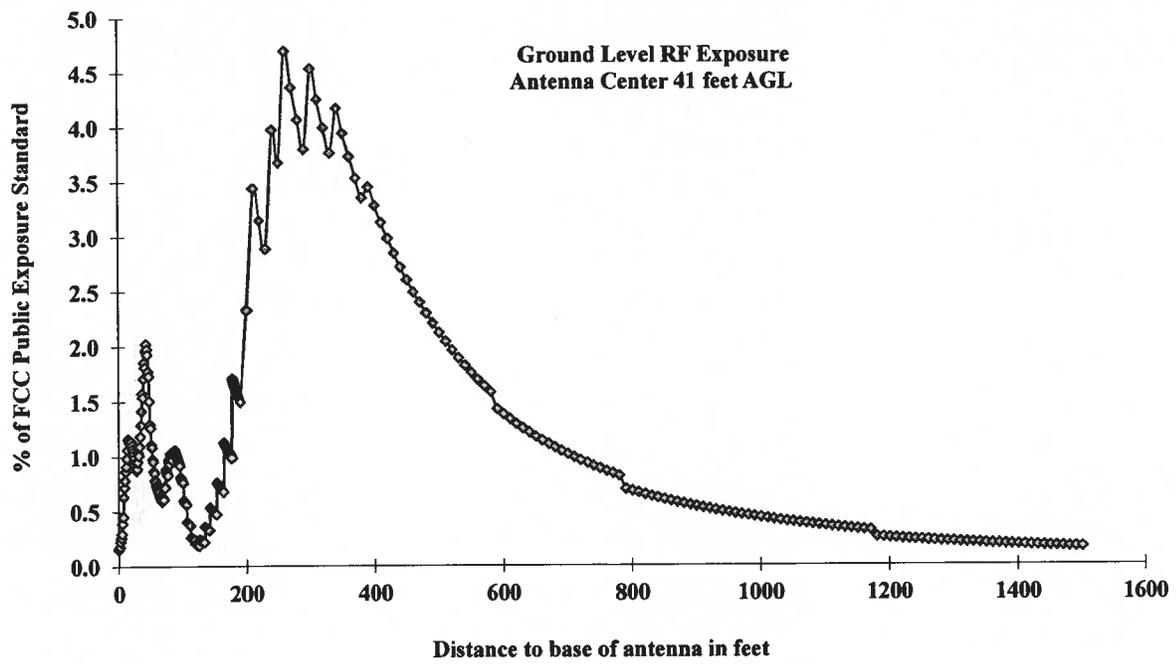
RADIO	
Active frequency band	Band 2 (1850-1910 / 1930-1990 MHz)
Passive frequency band (optional)	Band 4 (1710-1755 / 2110-2155 MHz)
Downlink EIRP in bore-sight direction for the active band	2 x 63 dBm
Uplink sensitivity	TBD*
Remote electrical tilt	-2° to -12°, independently controlled per frequency band
MIMO	2 x 2 for DL 4 RX branches to be used for diversity/beam-steering
Instantaneous bandwidth	20 MHz
Capacity (single standard per sector)	Up to 8 carriers GSM Up to 4 carriers WCDMA with 2 x 2 DL MIMO Up to 20 MHz LTE with 2 x 2 DL MIMO
Multi-RAT capability	Single standard or two simultaneous standards (Capacity above is reduced for multi-RAT)
Bore-sight antenna gain for passive antenna option	17.5 dBi
Nominal beam-width, azimuth	65°
Nominal beam-width, elevation	7°
Additional antenna parameters	See Figure 3
MECHANICAL	
Weight	32 kg (70 lb) for active only 38 kg (83 lb) for active and passive
Size (H x W x D)	56" x 12" x 8" (1422 mm x 300 mm x 200 mm)
Wind load (frontal/lateral/rear-side) @ 150 km/h wind speed	580 N / 300 N / 720 N
INTERFACES	
AIR – DU	DATA 1, Data 2: CPRI links (SFP modules with LC socket + flanges that match protective cover TYCO C20611458)
Power	- 48V DC (TYCO/Ericsson RPT 447 04)
Passive antenna (option)	TX/RX 1, TX/RX 2: RF connectors (7/16 female)
SUPPORTING BASE-BAND	
RBS 6601	One or two units depending on configuration.

* Target: 1 dB better than best-in-class RRU connected to same size best-in-class antenna

** Other base-band configurations are available

Appendix A

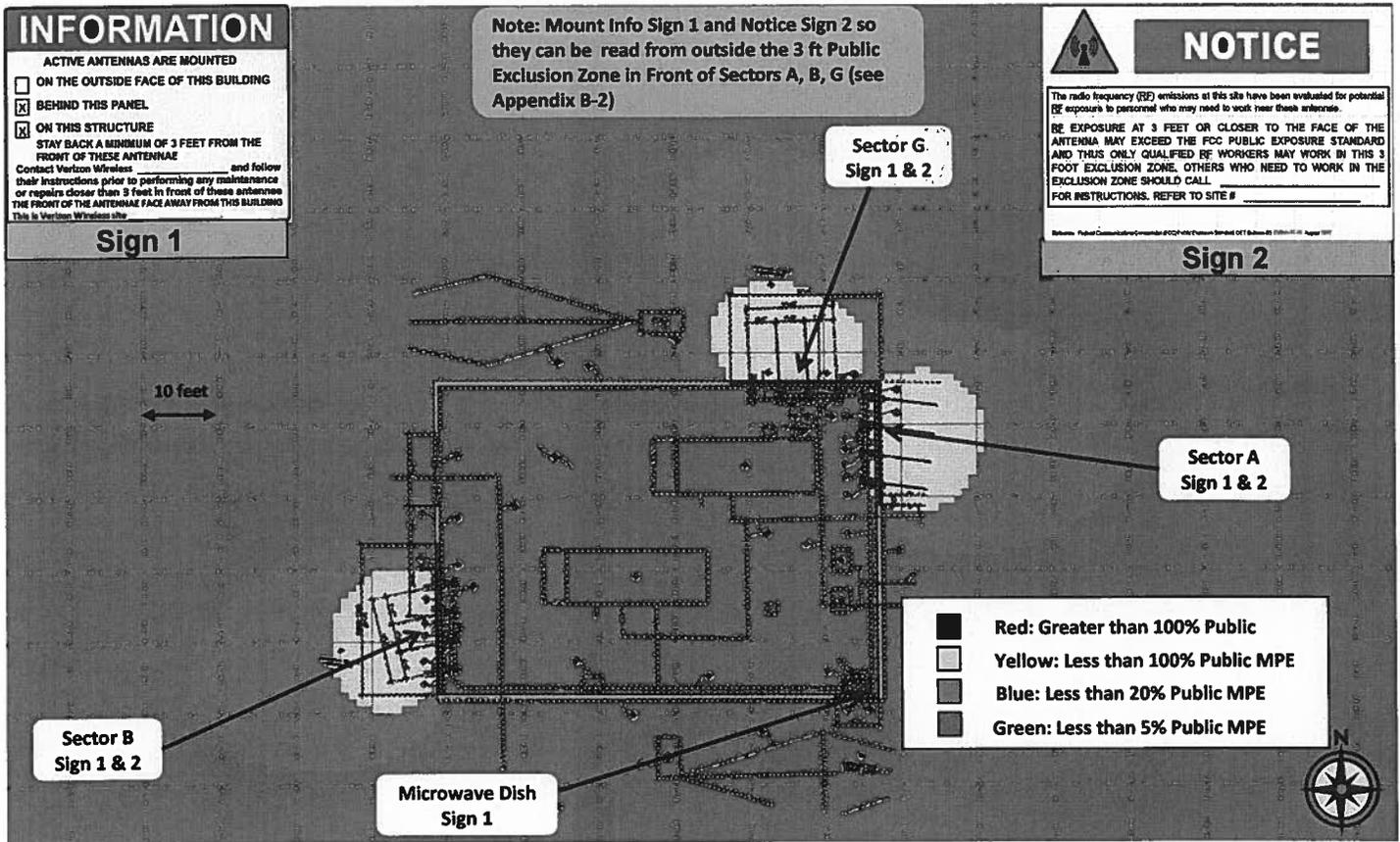
Public RF Exposure At Ground Level



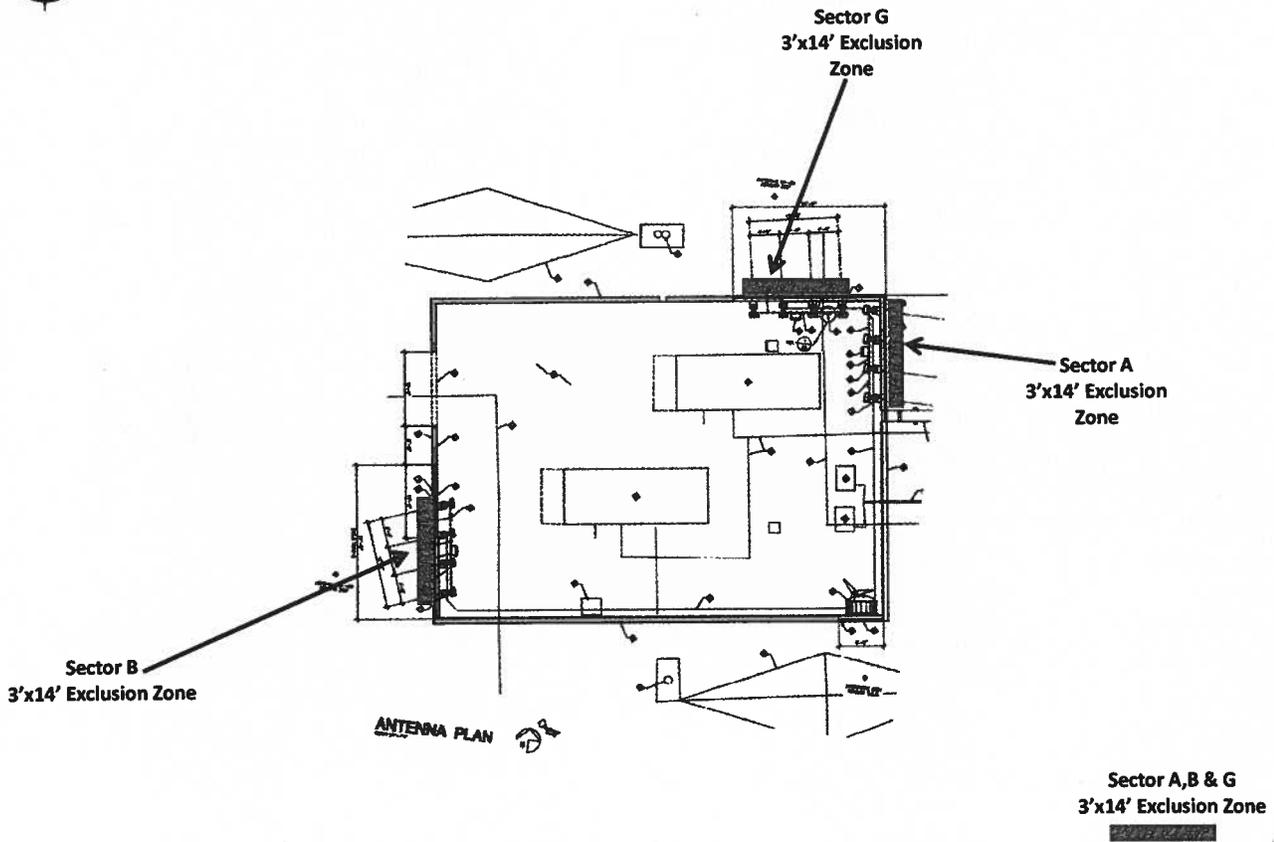
Appendix B

**RF Exposure on Rooftop of Subject Building,
Signage and Exclusion Zone Recommendations**

Appendix B-1: MAXIMUM ROOFTOP LEVEL RF EXPOSURE PERCENTAGE OF FCC MAXIMUM PUBLIC EXPOSURE (MPE) LIMIT SIGNAGE RECOMMENDATIONS



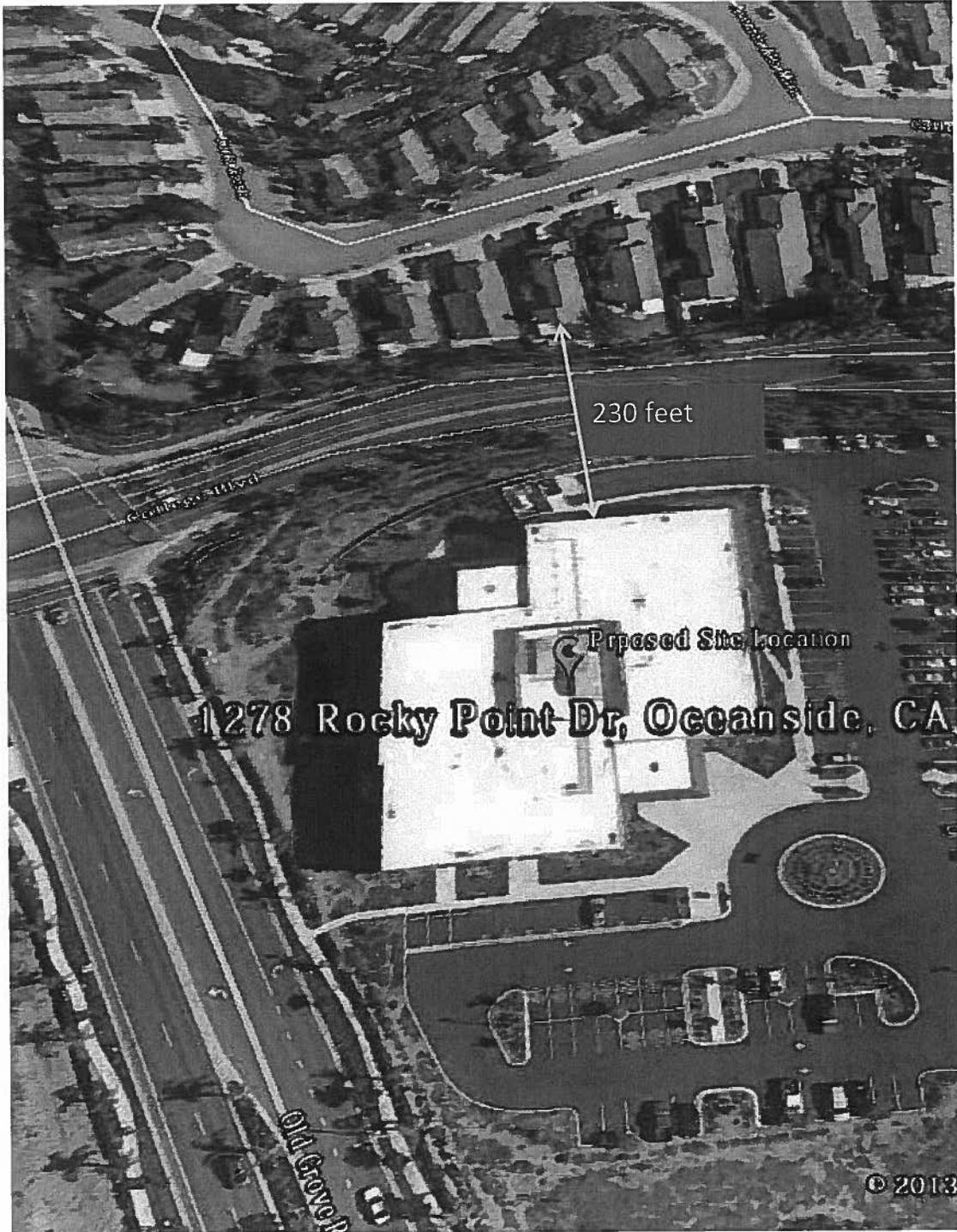
Appendix B-2 Public Exclusion Zone Location



Appendix C

Location of the Closest Residence to Proposed Site

Appendix C



STATEMENT OF EXPERIENCE

Jerrold Talmadge Bushberg, Ph.D., DABMP, DABSNM, FAAPM
(800) 760-8414 jrbushberg@hampc.com

Dr. Jerrold Bushberg has performed health and safety analysis for RF & ELF transmissions systems since 1978 and is an expert in both health physics and medical physics. The scientific discipline of Health Physics is devoted to radiation protection, which, among other things, involves providing analysis of radiation exposure conditions, biological effects research, regulations and standards as well as recommendations regarding the use and safety of ionizing and non-ionizing radiation. In addition, Dr. Bushberg has extensive experience and lectures on several related topics including medical physics, radiation protection, (ionizing and non-ionizing), radiation biology, the science of risk assessment and effective risk communication in the public sector.

Dr. Bushberg's doctoral dissertation at Purdue University was on various aspects of the biological effects of microwave radiation. He has maintained a strong professional involvement in this subject and has served as consultant or appeared as an expert witness on this subject to a wide variety of organizations/institutions including, local governments, school districts, city planning departments, telecommunications companies, the California Public Utilities Commission, the California Council on Science and Technology, national news organizations, and the U.S. Congress. In addition, his consultation services have included detailed computer based modeling of RF exposures as well as on-site safety inspections. Dr. Bushberg has performed RF & ELF environmental field measurements and recommend appropriate mitigation measures for numerous transmission facilities in order to assure compliance with FCC and other safety regulations and standards. The consultation services provided by Dr. Bushberg are based on his professional judgement as an independent scientist, however they are not intended to necessarily represent the views of any other organization.

Dr. Bushberg is a member of the main scientific body of International Committee on Electromagnetic Safety (ICES) which reviews and evaluates the scientific literature on the biological effects of nonionizing electromagnetic radiation and establishes exposure standards. He also serves on the ICES Risk Assessment Working Group that is responsible for evaluating and characterizing the risks of nonionizing electromagnetic radiation. Dr. Bushberg was appointed and is serving as a member of the main scientific council of the National Council on Radiation Protection and Measurements (NCRP). He is also the Senior Scientific Vice-President of the NCRP and chairman of the NCRP Board of Directors. Dr. Bushberg has served as chair of the NCRP committee on Radiation Protection in Medicine and he continues to serve as a member of this committee as well as the NCRP scientific advisory committee on Non-ionizing Radiation Safety. The NCRP is the nation's preeminent scientific radiation protection organization, chartered by Congress to evaluate and provide expert consultation on a wide variety of radiological health issues. The current FCC RF exposure safety standards are based, in large part, on the recommendations of the NCRP. Dr. Bushberg was elected to the International Engineering in Medicine and Biology Society Committee on Man and Radiation (COMAR) which has as its primary area of responsibility the examination and interpreting the biological effects of non-ionizing electromagnetic energy and presenting its findings in an authoritative and professional manner. Dr. Bushberg also served for several years as a member of a six person U.S. expert delegation to the international scientific community on Scientific and Technical Issues for Mobile Communication Systems established by the FCC and the FDA Center for Devices and Radiological Health.

Dr. Bushberg is a full member of the Bioelectromagnetics Society, the Health Physics Society and the Radiation Research Society. Dr. Bushberg received both a Masters of Science and Ph.D. from the Department of Bionucleonics at Purdue University. Dr. Bushberg is a fellow of the American Association of Physicists in Medicine and is certified by several national professional boards with specific sub-specialty certification in radiation protection and medical physics. Prior to coming to California, Dr. Bushberg was on the faculty of Yale University School of Medicine.

100733

 <p>Application for Discretionary Permit Development Services Department / Planning Division (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885</p>			STAFF USE ONLY	
			ACCEPTED 12/3/13	BY SN ! TG
Please Print or Type All Information			HEARING	
PART I – APPLICANT INFORMATION			GPA	
1. APPLICANT Verizon Wireless		2. STATUS		MASTER/SP.PLAN
3. ADDRESS 15505 Sand Canyon Ave. Irvine, CA 92618		4. PHONE/FAX/E-mail 760-613-3488		ZONE CH.
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Margie Sullivan, Agent		7. PHONE/FAX/E-mail margie.sullivan@plancominc.com		TENT. MAP
6. ADDRESS 302 State Place, Escondido, CA 92029		7. PHONE/FAX/E-mail margie.sullivan@plancominc.com		PAR. MAP
PART II – PROPERTY DESCRIPTION			DEV. PL.	
8. LOCATION 1278 Rocky Point Drive, Oceanside, CA 92056			9. SIZE 346 s.f.	
10. GENERAL PLAN n/a	11. ZONING PD-1	12. LAND USE commercial building	13. ASSESSOR'S PARCEL NUMBER 161-512-35	
14. LATITUDE			15. LONGITUDE	
PART III – PROJECT DESCRIPTION				
16. GENERAL PROJECT DESCRIPTION Installation of ¹² 46 antennas, ¹² 16 RRU's, 1 microwave dish antenna, and 4 surge protectors mounted behind new RF transparent screens on roof of existing building. Installation of outdoor equipment cabinets inside a concrete block equipment enclosure on a concrete pad with 2 surge protectors, 3 GPS antennas, and 10kw emergency generator				
17. PROPOSED GENERAL PLAN no change	18. PROPOSED ZONING no change	19. PROPOSED LAND USE no change	20. NO. UNITS n/a	21. DENSITY n/a
22. BUILDING SIZE 345 s.f.	23. PARKING SPACES n/a	24. % LANDSCAPE 48	25. % LOT COVERAGE or FAR 20	
PART IV – ATTACHMENTS				
<input checked="" type="checkbox"/> 26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 28. TITLE REPORT		
<input checked="" type="checkbox"/> 29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 31. PLOT PLANS		
<input checked="" type="checkbox"/> 32. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 33. CERTIFICATION OF POSTING	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): Margie Sullivan, Agent		36. DATE 10/14/13	37. OWNER (Print) Michelle A. Denton	38. DATE 11/21/13
Sign: <i>Margie Sullivan, Agent</i>		Sign: <i>Madenton</i>		
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.				

VERIZON WIRELESS
OLD GROVE
1278 ROCKY POINT, OCEANSIDE, CA 92056
PROJECT DESCRIPTION AND JUSTIFICATION

PROJECT DESCRIPTION

The proposed project site is located on an office building in the Rancho del Oro planned development on Rocky Point Drive, west of College Boulevard. The primary use of the property is a credit union branch office building. The proposed project will extend the existing rooftop mechanical screen 3'6" in order to create a screen for the 12 sectorized panel antennas (four per sector), 12 remote radio units (RRU), and one microwave dish antenna. The microwave dish provides a redundant technology for a landline telephone connection (telco) in the event of an emergency when a landline connection for telco becomes unavailable. A microwave dish for the telco connection may be necessary when a landline connection is not available to activate a cell site; however, this is not the case for the proposed project. The antennas will be concealed from views of the surrounding properties and roadways. Additional antenna and details are shown on the zoning drawings submitted with the application.

The radio equipment, consisting of three radio cabinets with GPS antennas mounted on each cabinet (total of three), two battery back-up cabinets, a 10kW emergency back-up generator powered by natural gas, and two Raycap surge protectors will be installed within a 12' x 30' concrete block wall enclosure with stucco finish, painted to match the existing building. The enclosure wall will be nine feet high. The existing trash enclosure will be relocated and the equipment enclosure will be placed between the new trash enclosure and the existing generator enclosure for the credit union building on site. Details of the enclosure and equipment are included on the plans submitted with the application.

ALTERNATE SITES ANALYZED

The surrounding area is primarily residential. The Rancho del Oro business and industrial park is located generally west of College Boulevard and south of Old Grove Road along College Boulevard, with the project site being the closest office commercial use to College Boulevard at Old Grove Road. Since the project site was the only non-residential use in the area, no other alternate sites were analyzed. Other non-residential uses along College Boulevard occur further south and are at lower elevations, approximately 80 feet lower, and do not cover the target coverage areas.

EXISTING VERIZON SITES IN THE AREA

The closest Verizon site is located at the Lighthouse Church on Mesa Drive and College Boulevard, approximately .65 mile north of the project site. The closest Verizon site to the south is approximately .75 mile away on Calle Platino at an industrial manufacturing building.

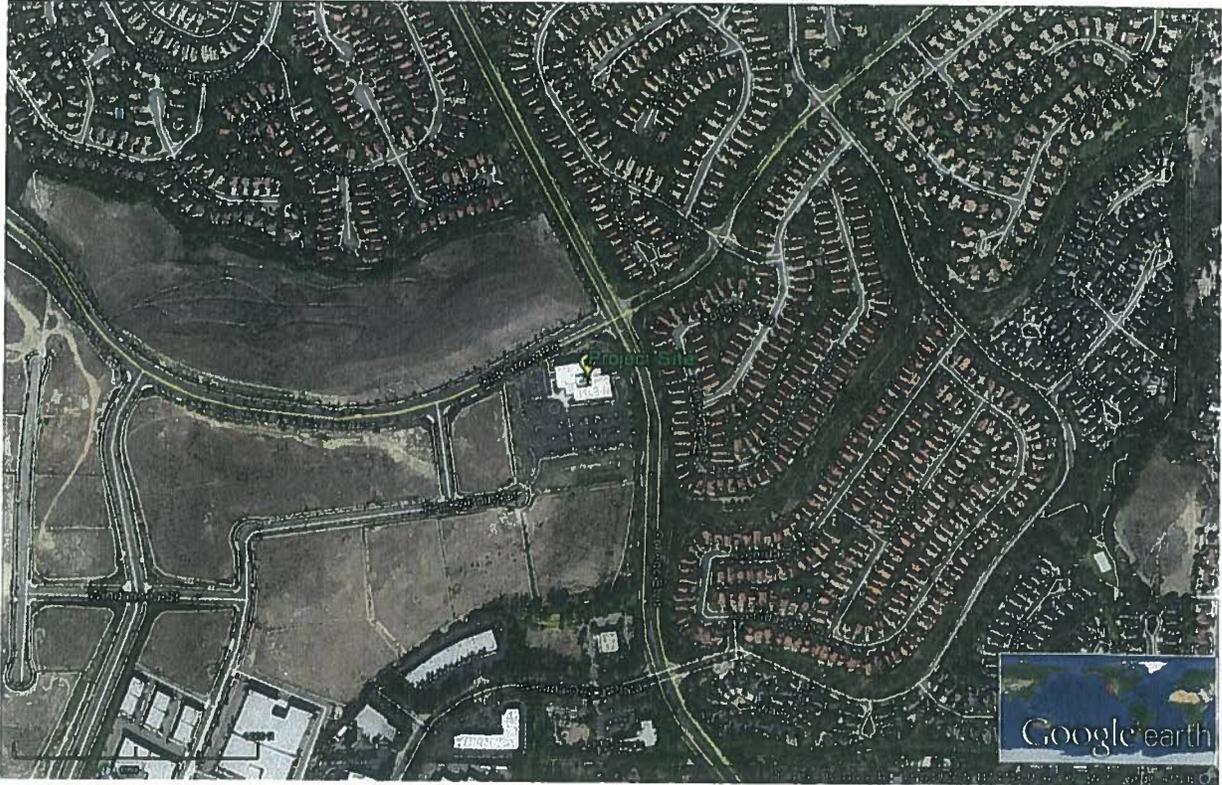
RECEIVED

JUN 04 2014

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

**VERIZON WIRELESS
OLD GROVE
1278 ROCKY POINT, OCEANSIDE, CA 92056
PROJECT DESCRIPTION AND JUSTIFICATION**

AERIAL VIEW OF PROJECT SITE



File No: 08020273

EXHIBIT "A"

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

Parcel 25 of Parcel Map No. 20306, in the City of Oceanside, County of San Diego, State of California, according to Map thereof Filed in the Office of the County Recorder of San Diego County, July 24, 2007 and Amended by Certificate of Correction recorded June 20, 2008 as Document No. 2008-0333755 of Official Records.

Assessor's Parcel Number: **161-512-35**



NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

- 1. **APPLICANT:** Verizon Wireless
- 2. **ADDRESS:** 115505 San Canyon Ave. Irvine, CA. 92618
- 3. **PHONE NUMBER:** (760) 613-3488 Margie Sullivan (Applicant)
- 4. **LEAD AGENCY:** City of Oceanside
- 5. **PROJECT MGR.:** Scott Nightingale, Planner II
- 6. **PROJECT TITLE:** Verizon @ PMCU (CUP13-00031)
- 7. **DESCRIPTION:** A request for approval a Conditional Use Permit for the establishment and operation of a wireless telecommunication facility attached to the roof of an existing financial building with associated ground equipment within an equipment enclosure. A total of 12 sector panel antennas (four per sector), 12 remote radio units (RRU), and one microwave dish antenna would be constructed at the center of the building. The existing building exist at a maximum height of 39-feet to the top of the parapet wall and the extension of the parapet by 3.3-feet allows the proposed antennas and associated equipment to be screened from public view. The proposed parapet extension would provide an architectural articulation that would provide symmetry and balance to the building design, while providing the required screening.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Therefore, the Planning 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: October 20, 2014

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