AGENDA NO. 3

PLANNING COMMISSION *STAFF REPORT*

DATE: January 12, 2015

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP14-00007) FOR CONSTRUCTION OF A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A MONOPALM AND METAL STRUCTURE AND CMU ENCLOSURE FOR AN EMERGENCY GENERATOR AT 851 WILSHIRE ROAD – VERIZON @ 851-B WILSHIRE ROAD – APPLICANT: VERIZON WIRELESS**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class Three (3), Categorical Exemption "New Construction or Conversion of Small Structures"; and

(2) Adopt Planning Commission Resolution No. 2015-P02 approving Conditional Use Permit CUP14-00007 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: Comprising 14.96 acres, the subject site lies within an Agriculture (A) zoning district in the Morro Hills Neighborhood Planning Area. Maintaining roughly 481 feet of frontage along the west side of Wilshire Road and extending to a depth of over 1,325 feet, the property exhibits a steady upward slope from front to back (south to north), with the grade at the rear property line approximately 70 feet above that at the street frontage. The site accommodates agricultural fields, greenhouses and other farming operations, as well as workforce housing. Owned and managed by Mellano and Company, the site is devoted primarily to the production of ornamental crops. The surrounding area is mostly rural, with nearby properties ranging in size from 2.5 acres to more than 40 acres. To the north, south and east, the subject site abuts other agricultural uses. To the west, the site abuts a private golf course. Several single-family homes adjacent to the golf course lie within 350 feet of the subject site's western boundary, but well over 500 feet from the location of the proposed monopalm.

Project Description: On April 11, 2011, the Planning Commission approved a conditional use permit for a similar wireless telecommunication (telecom) facility on the subject site (CUP10-00002 – T-Mobile @ 851-A Wilshire Road), which is located approximately 175 feet to the southwest of the proposed facility.

Located approximately 720 feet westward of the property's street frontage and over 100 feet from workforce dwelling units, the project consists of installing and operating: 1) A 15'-4" x 14'-8" concrete block enclosure with stucco finish to enclose a 30kW emergency standby generator; 2) an 11'-6" x 16'-10" prefabricated firebond equipment shelter containing electronic equipment and supporting two E/911 GPS antennas; and, 3) a 45-foot tall monopalm that will support 12 panel antennas in 3 sectors, a 4-foot diameter microwave antenna, 4 Remote Radio Unites (RRUs) per sector (total of 12), and various supports, brackets, cables, etc. The panel antennas will be camouflaged to the fullest extent possible by the monopalm's fronds.

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

1. General Plan
2. Zoning Ordinance
3. California Government Code Sections 65850 and 65964

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is Agricultural (A). With approval of a conditional use permit, the proposed project is consistent with this land use designation and the associated goals and objectives of the City's General Plan, as follows:

Land Use Element

Goal 2.726: Communication Systems

Objective: 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.

By means of a coverage gap analysis, the applicant has demonstrated that adequate signal coverage in the vicinity is contingent upon instillation of this facility. The proposed project would ensure continued signal coverage for Verizon Wireless subscribers and other cellular telephone users in the area and thereby provide for the City's ongoing telecommunication needs.

The proposed facility would conform visually to surrounding land uses and natural features, being camouflaged by the monopalm tower. Moreover, visual impacts on adjacent properties and the public right-of-way would be negligible given the facility's remote location (the nearest single-family residence lies over 500 feet to the west). Approval of the proposed project would be conditioned to require that the aesthetic quality of the facility be maintained, thereby ensuring that the project will remain visually compatible with the subject site and surrounding properties.

Verizon Wireless investigated co-locating on the T-Mobile monopalm and found it infeasible because the re-engineering of that monopalm is not practical for several reasons. First, monopalms do not lend themselves to co-locations, as for instance faux eucalyptus trees, where the 10-foot vertical separation between carrier's antennas can be accomplished more easily and additional limbs added without making the faux tree look anymore unnatural than it already does. If another set of panel antennas were attached 10 feet above the existing antennas on a monopalm, a second row of fronds would also have to be attached to camouflage the panels, and natural palm trees do not grow in this manner. This would be an unnatural addition and would draw attention to a facility that is supposed to blend in with its surroundings. Second, any re-engineering would necessitate that the monopalm be increased in height by at least 10 feet, thus making it stick out well above the existing live palms. Such changes would produce visual impacts contrary to practical implementation of the General Plan and Zoning Ordinance.

Land Use Element

Goal 2.5: Agriculture

Objective: Identify, conserve and enhance Oceanside's agricultural areas.

Policies:

C. The City shall, in all proposed actions converting agricultural lands to other land uses, consider the loss of those lands to the potential agricultural productivity to the community; and shall assure that land use compatibility to agricultural lands is fully defined and assured.

D. Land use compatibility is of primary importance to agricultural areas, since land use conflicts between agricultural and non-agricultural uses can force the economic non-viability of agricultural areas.

The proposed telecom facility would be situated on a portion of the subject property not accommodating agricultural uses. More specifically, the monopalm and equipment cabinets would be located in line with a row of natural palm trees in proximity to a cluster of workforce housing units and atop a manufactured slope that separates the row of natural palm trees and housing units from an on-site service road. The proposed facility thus would not impinge upon existing crop production or other agricultural activity.

Confined to a total area of about 420 square feet and wholly removed from crop production and processing activities, the proposed facility would not conflict with primary land uses on the subject site. Furthermore the proposed facility, being unmanned and requiring minimal maintenance, would not generate vehicle traffic or other activity with the potential to disrupt farming operations or ancillary uses (e.g. workforce housing).

2. Zoning Ordinance Compliance

The subject site has a zoning designation of Agriculture (A). In Agriculture zoning districts, wireless telecommunication facilities (categorized as "major utilities") are conditionally permitted land uses.

Article 39 of the Zoning Ordinance establishes the review process for telecom facilities and enumerates standard conditions of approval intended to maintain aesthetic values and land use compatibility. In accordance with Zoning Ordinance Section 3904, the proposed project requires issuance of a Conditional Use Permit because it does not constitute a co-located facility and is not sited on property owned or controlled by the City. The proposed project is considered to be a stand-alone facility which requires a conditional use permit.

Zoning Ordinance Section 3911(D)(3)(a) states that monopole telecom facilities shall be situated so as to utilize existing natural or man-made features including topography, vegetation, buildings or other structures to provide the greatest amount of visual screening. The proposed facility would be substantially screened from the nearest single-family home sites located in the adjacent Arrowood master-planned community more than 500 feet to the west by existing structures and landscaping on the subject site, as well as, by the intervening topography which undulates between these home sites and the proposed facility. Visual impacts following implementation of the proposed project would essentially be the same as the existing natural palm trees.

Zoning Ordinance Section 3911(D)(3)(b) states that monopole telecom facilities shall be treated with exterior coatings of a color and texture to match the predominant visual background so as to visually blend in with the surrounding area. Designed as a faux

palm, the proposed monopole is visually compatible in height, form and texture to nearby queen palms that effectively surround the monopole. Additionally, the panel antennas would be painted to match the fronds.

Zoning Ordinance Section 3913(A)(1) declares that the maximum height of proposed telecom facilities may be 10 feet above the maximum height allowed in the zoning district in which the facilities are located. Zoning Ordinance Section 1430 establishes that development standards in Agriculture zones shall be specified by a Conditional Use Permit. Accordingly, the height of the proposed facility shall be limited to that proposed: 50 feet, as measured from the natural undisturbed ground surface below the center of the base of the monopole to the highest antenna or piece of equipment attached thereto. The Verizon monopalm is proposed to be about 45 feet to the top-most frond.

Zoning Ordinance Section 3913(A)(6) declares that proposed telecom facilities must meet all current standards and regulations of the Federal Communications Commission (FCC) as to radio frequency emissions. In accordance with submittal requirements, the applicant has furnished a radio frequency emissions information report prepared by a licensed electrical engineer. This report asserts that from nearby areas readily accessible to residents and workers on the subject site, exposure to electromagnetic radiation emitted from the proposed facilities would not exceed the maximum permitted exposure allowed under federal law. These findings regarding public exposure to radio frequency were validated through third-party review, as conducted by the engineering firm Telecom Law Firm, P.C.

Zoning Ordinance Section 3913(A)(7) states that proposed telecom facility shall be designed, located and operated to avoid interference with the quiet enjoyment of adjacent properties, and at a minimum, shall be subject to the noise standards of Article 38 of the Oceanside Municipal Code. The proposed facility will not generate noise in excess of City standards because the emergency generator will be muffled and the air conditioning units will be located behind CMU walls. Both will be located about 140 feet from workforce housing.

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 and aesthetic analyses of the site as deemed necessary.

4. State of California Government Code 65964

California State Government Code 65964 requires the adoption of co-user communication facility requirements when approving a stand-alone communication facility application. Accordingly, a condition of approval has been established that

requires the applicant to reasonably accommodate future co-user communication facilities. Proposed co-locations would be subject to the policies and standards of Article 39 of the Zoning Ordinance.

DISCUSSION

Issue: *Land use compatibility with surrounding areas*

Recommendation: The following table identifies land uses on adjacent properties:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	A	A	Agriculture, Workforce Housing
North	A	A	Agriculture
East	A	A	Agriculture, Single-Family Residential
South	A	A	Agriculture, Single-Family Residential
West	RE-A-MP-1	RE-A-MP-1	Golf Course, Single-Family Residential

It is staff's position that the proposed Verizon telecomm facility would be compatible with surrounding land uses, both on and off-site. As illustrated in the above table, the surrounding area is predominantly agricultural, with residential uses dispersed among expansive growing grounds and other farming facilities. Suburban residential development to the west is largely buffered from the subject site and other agricultural properties by portions of the Arrowood Golf Course.

For reasons previously established in this staff report, existing agricultural operations would not be impacted by the proposed project; nor would the health or safety of residents of nearby workforce housing be compromised, as established in the radio frequency exposure report provided by the applicant and validated by third-party expert review.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA per Class 3 Section 15303, "New Construction or Conversion of Small Structures", as it involves the construction of a new, small structure that will house the equipment and a back-up generator for the monopalm.

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 proposed Conditional Use Permit, as conditioned, is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project has been conditioned to meet or exceed all applicable development and performance standards. 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 adopt Planning Commission Resolution No. 2015-P02 approving Conditional Use Permit CUP14-00007, with findings and conditions of approval attached herein.

PREPARED BY:

Martin Miller
Consulting Assistant

SUBMITTED BY:

Jeff Hunt
Interim City Planner

JF/MM/fil

Attachments:

1. Site Plan and Elevations
2. Planning Commission Resolution No. 2015-P02
3. Site Photos/Coverage Map
4. Radio Frequency Report
5. Antenna Specifications
6. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

verizon wireless

PAPAGALLO
851 WILSHIRE ROAD
OCEANSIDE, CA 92057

VICINITY MAP

THOMAS GUIDE PAGE: 1367 - C5

ADDRESS
851 WILSHIRE ROAD
OCEANSIDE, CA 92057

DIRECTIONS:
(FROM VZW'S OFFICES IN IRVINE). FROM 13000 SAND CANYON AVENUE, IRVINE, CA 92618, HEAD SW ON SAND CANYON AVENUE TOWARD WATERWORKS WAY, KEEP LEFT AT THE FORK, MERGE ONTO I-405 VIA RAMP TO SD, MERGE ONTO I-5 SOUTH, HEAD EAST ON HIGHWAY 76
LEFT ON COLLEGE BLVD.
RIGHT ON VANDERBILT BLVD.
FIRST RIGHT ONTO N. RIVER ROAD.
LEFT ON WILSHIRE ROAD, WITH RIGHT AFTER BUFFY AND CONTINUE ON WILSHIRE ROAD.
SITE WILL BE ON LEFT HAND SIDE IN 1.5 MILES.
LOOK FOR EXISTING MONOPALM ON THE SITE.

PERMITS REQUIRED

- CONDITIONAL USE PERMIT

SCALE

THE DRAWING SCALES SHOWN ON THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8388 (FAX)

LEASING/PLANNING:
PLANCOM, INC.
BUFFY CALDWERTY
382 STATE PLACE
ESCONDIDO CA 92029
(929) 340-2930

SURVEYOR:
JBM CIVIL ENGINEERS
232 ANDENA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4683

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES

PART 2: THE 2013 CALIFORNIA BUILDING CODE (CBC) IS BASED ON THE 2012 IBC, BUT INCLUDES NUMEROUS STATE OF CALIFORNIA AMENDMENTS.

PART 2.5: THE 2013 CALIFORNIA RESIDENTIAL CODE (CRC) IS BASED ON THE 2012 IRC, BUT INCLUDES NUMEROUS STATE OF CALIFORNIA AMENDMENTS AND DOES NOT INCLUDE THE ELECTRICAL, ENERGY, MECHANICAL, OR PLUMBING PORTIONS OF THE IRC, AND INSTEAD PARTS 3 THROUGH 8 OF TITLE 24 AS LISTED BELOW APPLY.

PART 3: THE 2013 CALIFORNIA ELECTRICAL CODE (CEC) IS BASED ON THE 2011 NEC WITH STATE OF CALIFORNIA AMENDMENTS

PART 4: THE 2013 CALIFORNIA MECHANICAL CODE (CMC) IS BASED ON THE 2012 UMC WITH STATE OF CALIFORNIA AMENDMENTS

PART 5: THE 2013 CALIFORNIA PLUMBING CODE (CPC) IS BASED ON THE 2012 UPC WITH STATE OF CALIFORNIA AMENDMENTS.

PART 6: THE 2013 CALIFORNIA ENERGY CODE IS CURRENTLY BASED ON THE 2013 BUILDING ENERGY EFFICIENCY STANDARDS, AND PLEASE VISIT THE CALIFORNIA ENERGY COMMISSION WEB SITE AT http://www.energy.ca.gov/title24/2013standards/ WHERE ADDITIONAL INFORMATION CAN BE FOUND AND COMPLIANCE MANUALS CAN BE DOWNLOADED FOR FREE. EFFECTIVE DATE JULY 1, 2014.

PART 9: THE 2013 CALIFORNIA FIRE CODE (CFC) IS BASED ON THE 2012 IFC WITH STATE OF CALIFORNIA AMENDMENTS.

PART 11: THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE) THIS PART 11, KNOWN AS THE CALIFORNIA GREEN BUILDING STANDARDS CODE, AND IS ES INTENDED THAT IT SHALL ALSO BE KNOWN AS THE CALGREEN CODE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: BUFFY CALDWERTY
PHONE: (925) 340-2930

OWNER: 851 WILSHIRE ROAD, LLC "WELLANO FAMILY"
734 WILSHIRE ROAD
OCEANSIDE, CA 92057
SITE CONTACT: MICHELLE CASTELLANO-KEELER
PHONE: (760) 433-8320 X-122

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW 11'-6" x 16'-10" THERMOSET PREFABRICATED S-BUILT ON A POURED-IN-PLACE CONCRETE PAD. EXPOSED AGGREGATE FINISH, COLOR: TAN
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED TO A NEW 46'-6" HIGH MONO PALM TREE
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRH UNITS PER SECTOR (TOTAL OF TWELVE (12) RRU'S) MOUNTED BEHIND PROPOSED ANTENNAS
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0" x AEROBLADE GPS ANTENNA FOR TELCO SERVICE FIELD MOUNTED TO PROPOSED 46'-6" HIGH MONO PALM TREE
- INSTALLATION OF (3) TWO VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF A 30kW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD INSIDE A NEW 15'-4" x 14'-8" CONCRETE BLOCK WALL ENCLOSURE. STUCCO FINISH COLOR: TAN
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING UTILITY POLE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION
- RELOCATION OF TWO (2) EXISTING PALM TREES ON SITE (NO OTHER PLANTING OR LANDSCAPE IS PROPOSED)

PROJECT ADDRESS:	851 WILSHIRE ROAD OCEANSIDE, CA 92057
ASSESSORS PARCEL NUMBER:	APN 122-020-35 & 122-020-34
EXISTING ZONING:	A-AGRICULTURE
TOTAL SITE AREA:	648,434 S.F. = 14.8 ACRES
PARCEL 1 (AFFECTED PARCEL)	436,800 S.F. = 9.88 ACRES
PROPOSED PROJECT AREA:	
EQUIPMENT BUILDING:	144 SF
CONCRETE BLOCK ENCLOSURE:	77 SF
PROPOSED TYPE OF CONSTRUCTION:	TYPE VB
PROPOSED OCCUPANCY	U

NOTE: THERE ARE EXISTING TELECOMMUNICATIONS FACILITIES ON THIS SITE

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EXTERIOR ELEVATIONS AND PALM TREE LOCATIONS
A-3	SHELTER ELEVATIONS
A-4	MONO-PALM ELEVATION, ANTENNA PLAN & DETAILS
C-1	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 5, 1881.

PARCEL 2:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 5, 1881.

EXCEPTING THEREFROM THE SOUTH 15 ACRES OF THE NORTH 3/4 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF OCEANSIDE, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED APRIL 19, 1989 AS INSTRUMENT NO. 89-203453 OF OFFICIAL RECORDS.

ASSESSORS PARCEL NUMBER: 122-020-35 AND 122-020-34

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS FCC TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008

PREPARED FOR

verizon wireless
P.O. BOX 19701
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&E	DATE
RE	DATE
RF	DATE
OPS	DATE
OPS	DATE
EE/OSP	DATE

PROJECT NAME
PAPAGALLO
851 WILSHIRE RD
OCEANSIDE, CA 91057
CITY OF OCEANSIDE PROJECT NAME:
VERIZON AT 851 WILSHIRE ROAD
CASE No.: CUP14-00007
SAN DIEGO COUNTY

DRAWING DATES

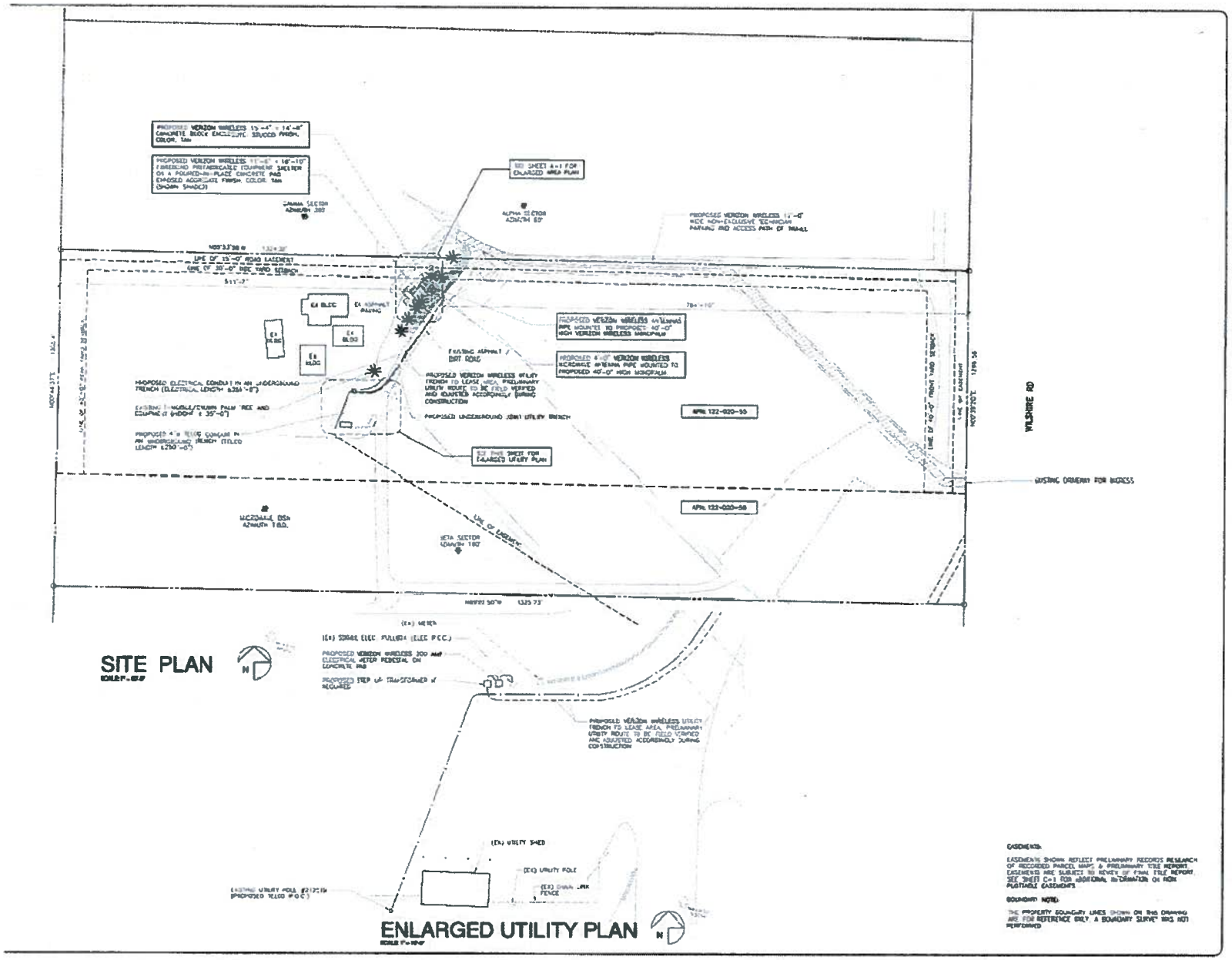
12/16/13	90% ZD (PRE)
12/27/13	100% ZD
01/03/14	100% ZD REVISION 1 (RE)
01/13/14	100% ZD REVISION 2 (RE)
01/23/14	100% ZD REVISION 3 (RE)
02/14/14	100% ZD REVISION 4 (RE)
03/03/14	100% ZD REVISION 5 (AA)
03/14/14	100% ZD REVISION 6 (RE)
06/30/14	100% ZD REVISION 7 (RE)

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

PROJECTS\VERIZON\21370

T-1



BOOTH & SUAREZ
ARCHITECTURE INCORPORATED

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-1707
(949) 286-7000

APPROVALS

A&E	DATE
RE	DATE
RF	DATE
INT	DATE
CE/IN	DATE
OPS	DATE
CE/OUT	DATE

PROJECT NAME

PAPAGALLO

851 WILSHIRE RD
OCEANSIDE, CA 92057
CITY OF OCEANSIDE PROJECT NAME
VERIZON AT 851 WILSHIRE ROAD
CASE No.: CUP14-00007
SAN DIEGO COUNTY

DRAWING DATES

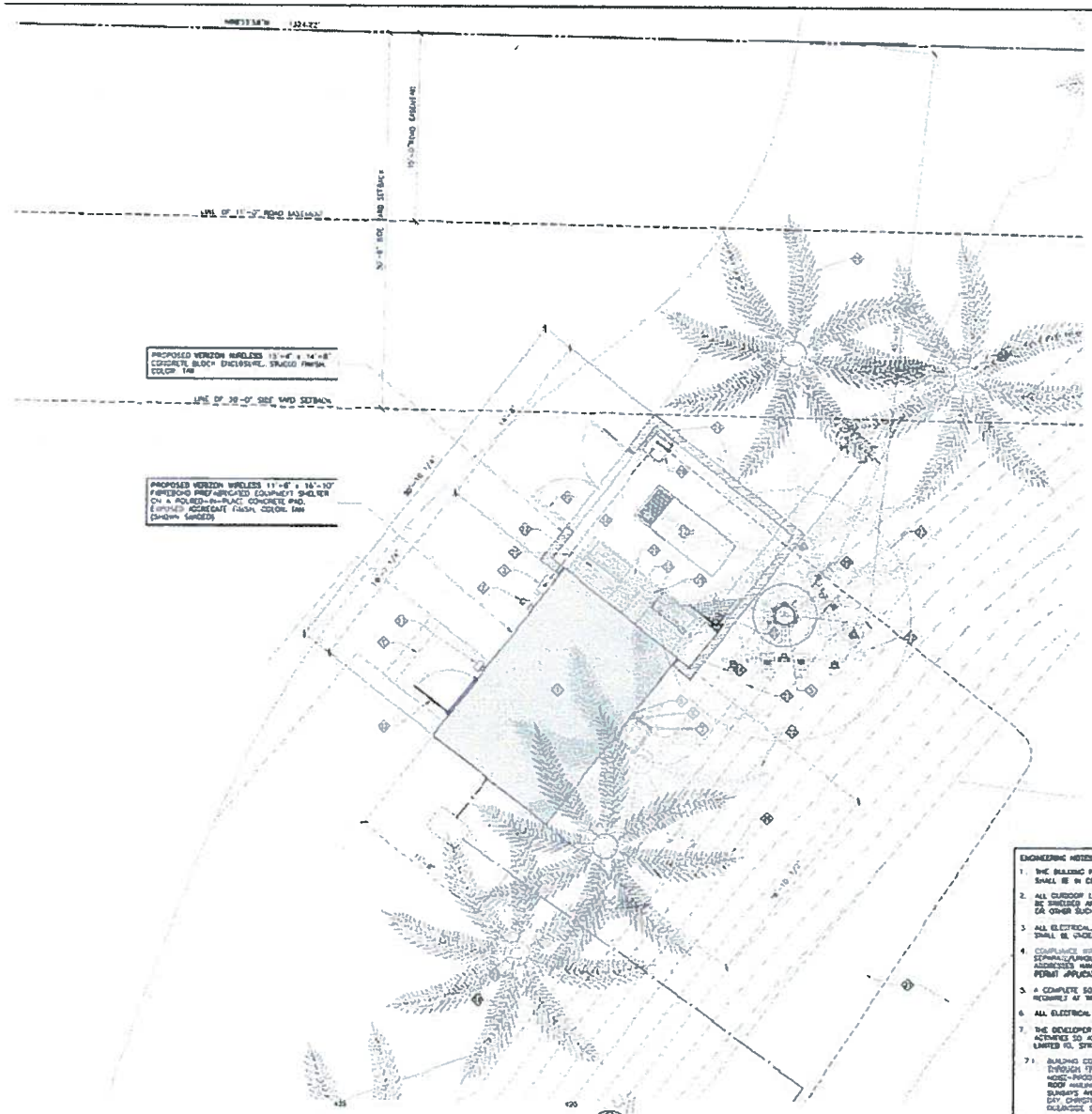
12/16/13	100% ZD (mm)
12/21/13	100% ZD (ht)
01/23/14	100% ZD REVISION 1 (ha)
01/13/14	100% ZD REVISION 2 (ht)
01/28/14	100% ZD REVISION 3 (ha)
02/14/14	100% ZD REVISION 4 (ha)
05/12/14	100% ZD REVISION 5 (ha)
05/16/14	100% ZD REVISION 6 (ht)
06/28/14	100% ZD REVISION 7 (ha)

SHEET TITLE

SITE PLAN

PROJECTS\VERIZON\13170

A-0



ENLARGED AREA PLAN

SCALE: 1/8"=1'-0"

ENLARGED AREA PLAN NOTES:

1. PROPOSED VERIZON WIRELESS FIBERBOND PREFABRICATED EQUIPMENT SHELTER ON A POURED-IN-PLACE CONCRETE PAD EXPOSED AGGREGATE FINISH, COLOR: TAN
2. PROPOSED VERIZON WIRELESS ADVERTISE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO PREFABRICATED EQUIPMENT SHELTER
3. PROPOSED FUSED DISCONNECT MOUNTED TO PREFABRICATED EQUIPMENT SHELTER
4. PROPOSED UNDERGROUND ADAP UTILITY TRENCH (ELECTRICAL & TELCO)
5. PROPOSED 40'-0" HIGH MONO-PALM TREE
6. PROPOSED COAX CABLE MECHANICAL ENTRY PORT
7. PROPOSED VERIZON WIRELESS COAX CABLE SHROUD WITH CONCRETE ANCHOR
8. PROPOSED E911/GPS ANTENNAS MOUNTED TO CABLE SHROUD (TYPICAL OF 2)
9. PROPOSED CONCRETE STEPS & LANDING
10. PROPOSED STEEL DOOR AND FRAME WITH VERIZON WIRELESS SIGNAGE
11. PROPOSED WALL MOUNTED EXTERIOR LIGHT FIXTURE PROVIDED WITH EQUIPMENT SHELTER
12. PROPOSED WALL MUNG AIR CONDITIONING UNITS PROVIDED WITH EQUIPMENT SHELTER (TYPICAL OF 2). "MAGIC" MODELS 12CNC3 WITH 81 dBA SOUND LEVEL OF EQUIVALENT SIZED UNITS
13. PROPOSED BRYWALL
14. PROPOSED CONCRETE BLOCK WALL ENCLOSURE STUCCO FINISH, COLOR: TAN
15. PROPOSED PAIR 4'-0" WIDE STEEL GATES & FRAME
16. INSTALL 2" LAYER OF 3/4" CRUSHED GRAVEL OVER FIRST CROTCH BARRIER WITHIN LEASE EQUIPMENT COMPOUND
17. PROPOSED VERIZON WIRELESS 30kW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "GENERAC" SD030 GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 68 DBA AT A REFERENCE DISTANCE OF 23 FEET
18. GRADE CONTOURS AT 1'-0" INTERVALS
19. PROPOSED MONO-PALM CONCRETE FOOTING
20. OUTLINE OF PROPOSED MONO-PALM CANOPY (SHOWN DASHED)
21. EXISTING ASPHALT / DIRT ROAD
22. RELOCATE EXISTING PALM TREE (TYPICAL OF 2)
23. EXISTING PALM TREE TO REMAIN
24. PROVIDE 6" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYPICAL OF 2)
25. PROPOSED CHAIN LINK GATE
26. RELOCATED PALM TREE
27. PROPOSED COAX CABLE TRENCH
28. PROPOSED VERIZON WIRELESS STEP-DOWN TRANSFORMER ON A PREFABRICATED PAD
29. PROPOSED STEEL FRAME AND EXPANDED METAL MESH A/E FACE WITH LIT OUT PANELS (SHOWN DASHED) PAINT TO MATCH EQUIPMENT SHELTER

NOTE: PROVIDE (2) RAYCAP DC SURGE PROTECTION UNITS INSIDE PREFABRICATED EQUIPMENT SHELTER. LOCATION OF UNITS INSIDE SHELTER TO BE DETERMINED BY VERIZON WIRELESS.

MODULAR EQUIPMENT SHELTER NOTES

MODULAR EQUIPMENT SHELTER MANUFACTURED BY:

FIBERBOND CORPORATION
1338 DAVENPORT DRIVE
MINDEN, LOUISIANA 71055
(318) 377-1130V (800) 824-26-4
(318) 371-4391 (FAX)

MODULAR BUILDING WILL ARRIVE WITH A COACH TAG.

THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSIGNIA OF APPROVAL MUST BE ATTACHED TO ALL COMMERCIAL COACH UNITS AS EVIDENCE OF COMPLIANCE WITH THE APPLICABLE REGULATIONS FOR CONSTRUCTION AND INSPECTION

APPROVAL AGENCY:
NTA, INC.
HAPPANEL, INDIANA

PLAN APPROVAL FEBCO13014-S1
DATE APPROVED JANUARY 28, 2014
EXPIRATION DATE APRIL 28, 2015

ENGINEERING NOTES:

1. THE BUILDING PLANS FOR THIS PROJECT SHALL BE PREPARED BY A LICENSED ARCHITECT OR ENGINEER AND SHALL BE IN COMPLIANCE WITH THE REQUIREMENT PRIOR TO SUBMITTAL FOR BUILDING PLAN REVIEW.
2. ALL OUTDOOR LIGHTING SHALL MEET CHAPTER 39 OF THE CITY CODE (LIGHT POLLUTION ORDINANCE) AND SHALL BE SHIELDED APPROPRIATELY. WHERE COLOR RENDITION IS IMPORTANT HIGH-PRESSURE SODIUM, METAL HALIDE OR OTHER SUCH LIGHTS MAY BE UTILIZED AND SHALL BE SHOWN ON FINAL BUILDING AND ELECTRICAL PLANS.
3. ALL ELECTRICAL, COMMUNICATION, CABLE, ETC. SERVICE LINES WITHIN THE EXTERIOR LINES OF THE PROPERTY SHALL BE UNDERGROUND (CITY CODE SEC. 6.3X)
4. COMPLIANCE WITH THE FEDERAL CLEAN WATER ACT (BMPS) SHALL BE DEMONSTRATED ON THE PLANS. SEWRAGE/SURFACE AGREEMENTS MAY BE REQUIRED TO FACILITATE UTILITY RELEASES. VERIFICATION THAT THE ADDRESSES HAVE BEEN PROPERLY ASSIGNED BY THE CITY'S PLANNING DIVISION SHALL ACCOMPANY THE BUILDING PERMIT APPLICATION
5. A COMPLETE SOILS REPORT, STRUCTURAL CALCULATIONS & ENERGY CALCULATIONS/DOCUMENTATION SHALL BE REQUIRED AT TIME OF PLANS SUBMITTAL TO THE BUILDING DIVISION FOR PLAN CHECK.
6. ALL ELECTRICAL EQUIPMENT SHALL BE U.L. LISTED
7. THE DEVELOPER SHALL MONITOR, SUPERVISE AND CONTROL ALL BUILDING CONSTRUCTION AND SUPPORTING ACTIVITIES SO AS TO PREVENT THESE ACTIVITIES FROM CAUSING A PUBLIC NUISANCE, INCLUDING BUT NOT LIMITED TO, STRICT ADHERENCE TO THE FOLLOWING:

7.1 BUILDING CONSTRUCTION WORK HOURS SHALL BE LIMITED TO BETWEEN 7 A.M. AND 6 P.M. MONDAY THROUGH FRIDAY, AND 8A SATURDAY FROM 7 A.M. TO 6 P.M. FOR WORK THAT IS NOT INHERENTLY NOISE-PRODUCING. EXAMPLES OF WORK NOT PERMITTED ON SATURDAY ARE CONCRETE AND GROUT POURS, ROOF NAILING AND ACTIVITIES OF SIMILAR NOISE-PRODUCING NATURE. NO WORK SHALL BE PERMITTED ON SUNDAYS AND FEDERAL HOLIDAYS (NEW YEAR'S DAY, MEMORIAL DAY, JULY 4TH, LABOR DAY, THANKSGIVING DAY, CHRISTMAS DAY) EXCEPT AS ALLOWED FOR EMERGENCY WORK UNDER THE PROVISIONS OF THE OCEANSIDE CITY CODE CHAPTER 38 (NOISE ORDINANCE)

7.2 THE CONSTRUCTION SITE SHALL BE KEPT REASONABLY FREE OF CONSTRUCTION DEBRIS AS SPECIFIED IN SECTION 13.17 OF THE OCEANSIDE CITY CODE. STORAGE OF DEBRIS IN APPROVED SOLID WASTE CONTAINERS SHALL BE CONSIDERED COMPLIANCE WITH THIS REQUIREMENT. SMALL AMOUNTS OF CONSTRUCTION DEBRIS MAY BE STORED ON SITE IN A NEAT, SAFE MANNER FOR SHORT PERIODS OF TIME PENDING REMOVAL.

BOOTH & SUAREZ
ARCHITECTURE :: INCORPORATED
351 CONSTITUTION AVENUE SUITE 100 MPN 83
CHANDLER, CA 92020 (949) 488-8470

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-1707
(949) 286-7000

APPROVALS

ABC	DATE
RC	DATE
RF	DATE
MT	DATE
CE/TM	DATE
GPS	DATE
CE/OUR	DATE

PROJECT NAME

PAPAGALLO

851 WILSHIRE RD
OCEANSIDE, CA 92057

CITY OF OCEANSIDE PROJECT NAME:
VERIZON AT 851 WILSHIRE ROAD

CASE No.: CUP14-00007

SAN DIEGO COUNTY

DRAWING DATES

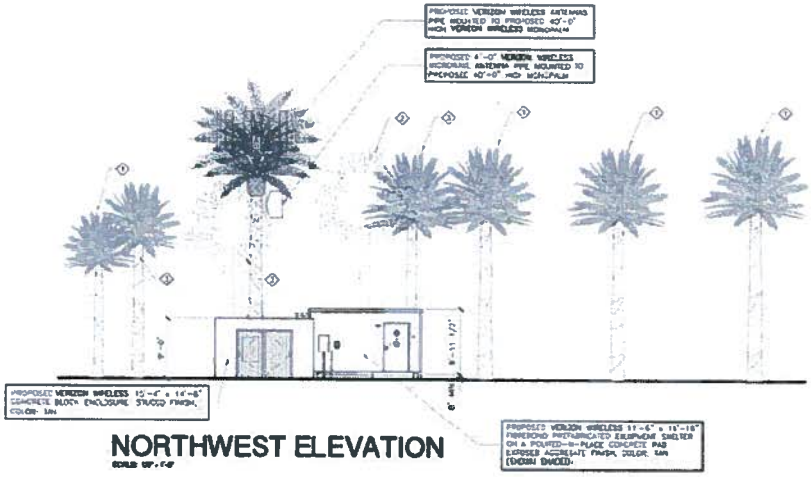
12/18/13	60% ZD (mf)	
12/21/13	100% ZD (mf)	
04/02/14	100% ZD REVISION 1	(mf)
04/15/14	100% ZD REVISION 2	(mf)
01/22/14	100% ZD REVISION 3	(mf)
02/14/14	100% ZD REVISION 4	(mf)
02/22/14	100% ZD REVISION 5	(mf)
03/14/14	100% ZD REVISION 6	(mf)
06/20/14	100% ZD REVISION 7	(mf)

SHEET TITLE

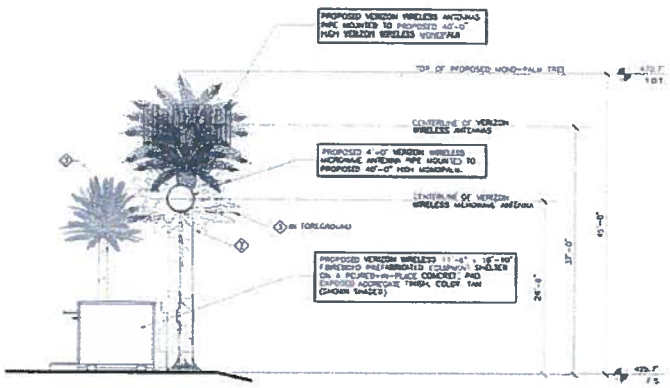
ENLARGED AREA PLAN

PROJECT: VERIZON: 13.20

A-1



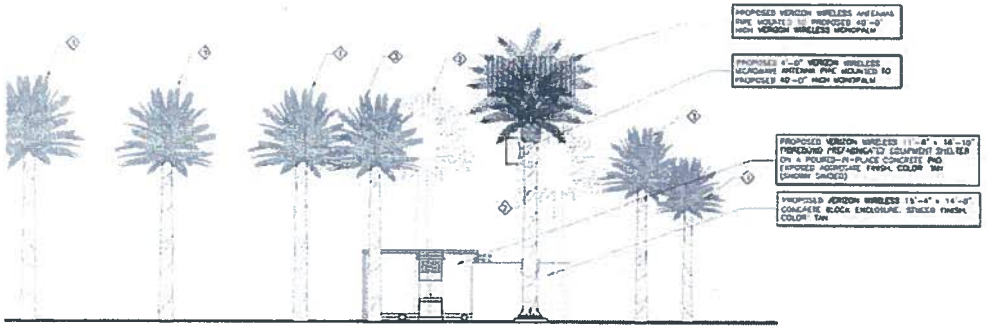
NORTHWEST ELEVATION



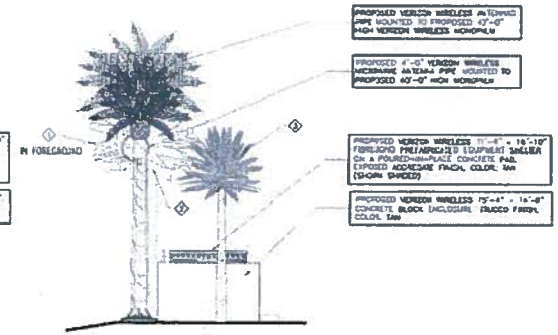
SOUTHWEST ELEVATION

TREE LOCATION NOTES:

1. EXISTING PALM TREE TO REMAIN
2. RELOCATE EXISTING PALM TREE (TYPICAL OF 3)
3. RELOCATED PALM TREE



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
INF	DATE
EE/IN	DATE
OPS	DATE
SE/OBT	DATE

PROJECT NAME

PAPAGALLO

851 WILSHIRE RD
OCEANSIDE, CA 92357
CITY OF OCEANSIDE PROJECT NAME
VERIZON AT 851 WILSHIRE ROAD
CASE No.: CUP14-00007
SAN DIEGO COUNTY

DRAWING DATES

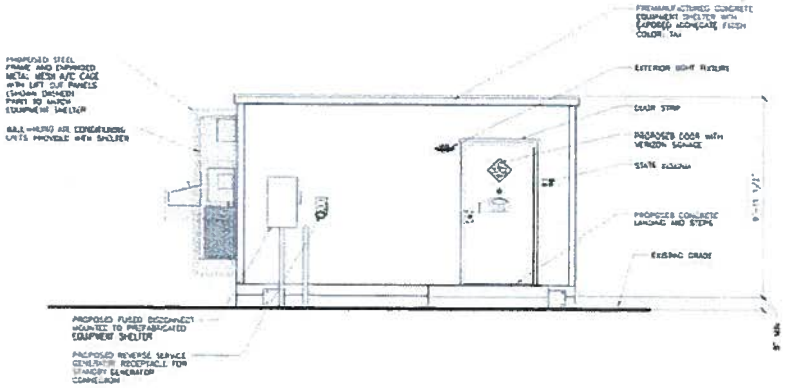
12/18/13	90% ZD (mar)
12/21/13	100% ZD (ac)
01/03/14	100% ZD REVISION 1 (ac)
01/10/14	100% ZD REVISION 2 (ac)
01/20/14	100% ZD REVISION 3 (ac)
02/14/14	100% ZD REVISION 4 (ac)
03/12/14	100% ZD REVISION 5 (ac)
03/14/14	100% ZD REVISION 6 (ac)
08/30/14	100% ZD REVISION 7 (ac)

SHEET TITLE

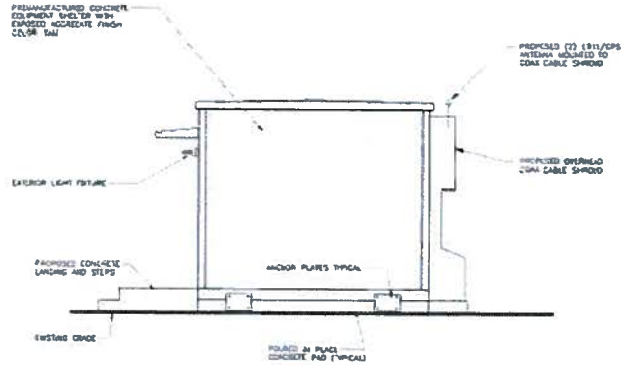
EXTERIOR ELEVATIONS AND PALM TREE LOCATIONS

PROJECTS\VERIZON\13170

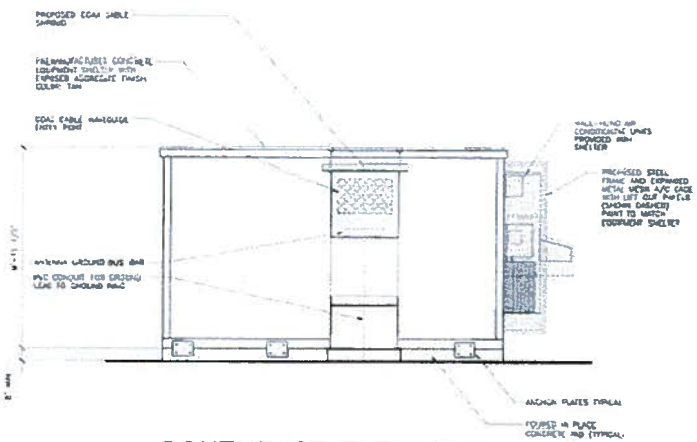
A-2



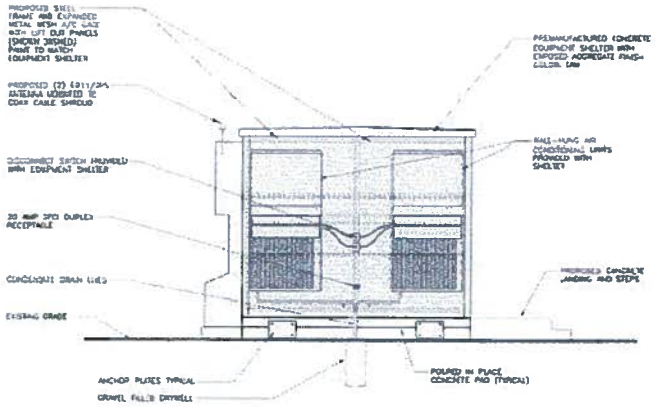
NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED

PREPARED FOR

verizon wireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7080

APPROVALS

ARC	DATE
PE	DATE
RF	DATE
MR	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

PAPAGALLO

851 WILSHIRE RD
OCEANSIDE, CA 92057
CITY OF OCEANSIDE PROJECT NAME
VERIZON AT 851 WILSHIRE ROAD
CASE No.: CUP14-00007
SAN DIEGO COUNTY

DRAWING DATES

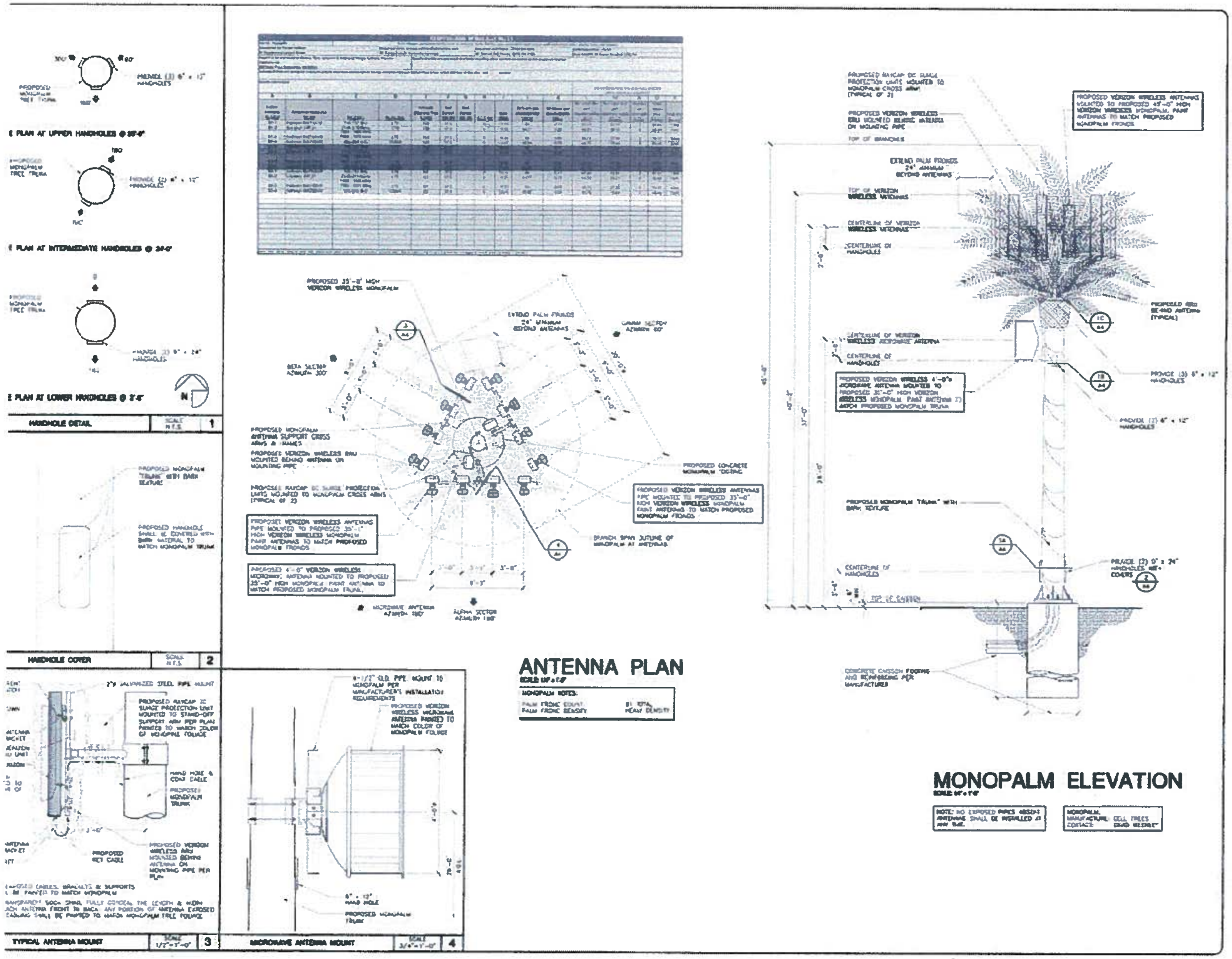
12/13/13	100% ZD (mar)
12/21/13	100% ZD (ac)
01/13/14	100% ZD REVISION 1 (ac)
01/15/14	100% ZD REVISION 2 (ac)
01/28/14	100% ZD REVISION 3 (ac)
02/14/14	100% ZD REVISION 4 (ac)
03/12/14	100% ZD REVISION 5 (ac)
05/14/14	100% ZD REVISION 6 (ac)
06/30/14	100% ZD REVISION 7 (ac)

SHEET TITLE

SHELTER ELEVATIONS

PROJECTS\VERIZON\13170

A-3



BOOTH & SUAREZ
ARCHITECTURE INCORPORATED

PREPARED FOR

verizonwireless

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&E	DATE
RF	DATE
UP	DATE
INT	DATE
CE/PM	DATE
OPS	DATE
CE/BUY	DATE

PROJECT NAME

PAPAGALLO

851 WILSHIRE RD
OCEANSIDE, CA 92057
CITY OF OCEANSIDE PROJECT NAME:
VERIZON AT 851 WILSHIRE ROAD
CASE No.: CUP14-00007
SAN DIEGO COUNTY

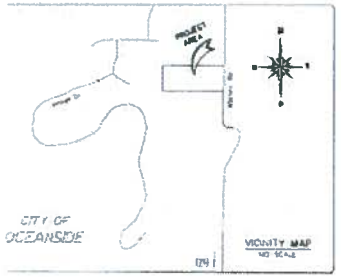
DRAWING DATES

12/ 9/13
12/21/13
01/13/14
01/ 3/14
01/28/14
02/ 4/14
02/12/14
05/ 4/14
06/20/14

SHEET TITLE

MONOPALM ELEVATION, ANTENNA PLAN & DETAILS

A-4



BOUNDARY NOTE:

THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSOR'S PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY. VARIATIONS AND OTHER ISSUES OF RECORD MAY AFFECT THE LOCATION OF THE BOUNDARY LINES.

ASSESSOR'S PARCEL NUMBER

122-020-55 AND 122-020-56

LEGEND:

ACU	- AIR CONDITIONING UNIT
APN	- ASSESSOR'S PARCEL NUMBER
E	- EAST
FD	- FOUND
LT&T	- LEAD, TACK & TAG
N	- NORTH
NG	- NATURAL GROUND
NO	- NUMBER
PM	- PARCEL MAP
TF	- TOP OF PIPE
(TYP)	- TYPICAL
UB	- UTILITY BOX

DATE OF SURVEY

DECEMBER 4, 2013

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 3, 1891

PARCEL 2:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 3, 1891

EXCEPTING THEREFROM THE SOUTH 15 ACRES OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF OCEANSIDE, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED APRIL 19, 1989 AS INSTRUMENT NO. 89-202637 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 122-020-55 AND 122-020-56

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: COMMONWEALTH LAND TITLE COMPANY
4100 NEWPORT PLACE DR., SUITE 120
NEWPORT BEACH, CA 92660
(949) 724-3140

FILE NO: 00070008
TITLE OFFICER: CHRIS WALSH
DATED: NOVEMBER 19, 2013

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED TO THIS MAP. CONNAMES, CONDITIONS, RESTRICTIONS, RIGHTS, AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMERIC LOCATIONS THAT AFFECT THE SUBJECT PROPERTY, CONTAINS MUST BE REVIEWED TO DETERMINE SPECIFICS.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON
2. AN EASEMENT FOR ROAD RECORDED MARCH 17, 1930 IN BOOK 1748, PAGE 198 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON
3. AN EASEMENT FOR PUBLIC HIGHWAY RECORDED MAY 19, 1932 IN BOOK 124, PAGE 176 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON
4. AN EASEMENT FOR PUBLIC UTILITIES, POLES AND FIXTURES RECORDED DECEMBER 22, 1948 IN BOOK 3034, PAGE 126 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND THE CENTERLINE IS PLOTTED HEREON
5. AN EASEMENT FOR PUBLIC UTILITIES, POLES AND FIXTURES RECORDED OCTOBER 25, 1954 IN BOOK 5488, PAGE 438 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON
7. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 14, 1989 AS INSTRUMENT NO. 1989-0244233 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON
8. TERMS, COVENANTS, CONDITIONS AND PROVISIONS RECORDED SEPTEMBER 10, 2020 AS INSTRUMENT NO. 2020-0500013 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON

ITEMS NOT SHOWN HEREON ARE STATED AS EXCEPTIONS ON AN AS-DELIVERED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

DATUM STATEMENT:

BASIS OF BEARINGS:

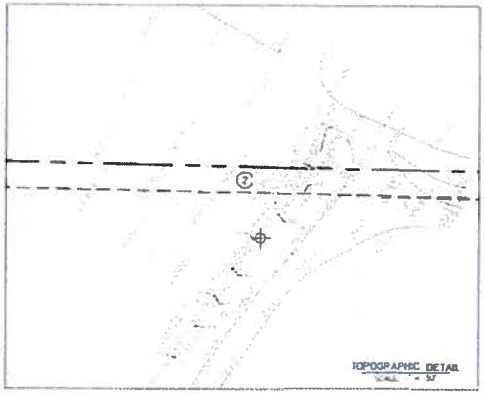
THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, ZONE 6, AS DERIVED LOCALLY THROUGH STATIC GPS OBSERVATIONS CONSTRAINED TO GPS CORS SITES CGIT AND CGIV.

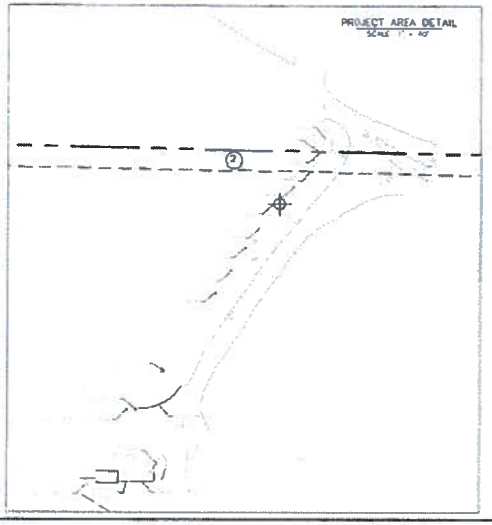
BENCHMARK:

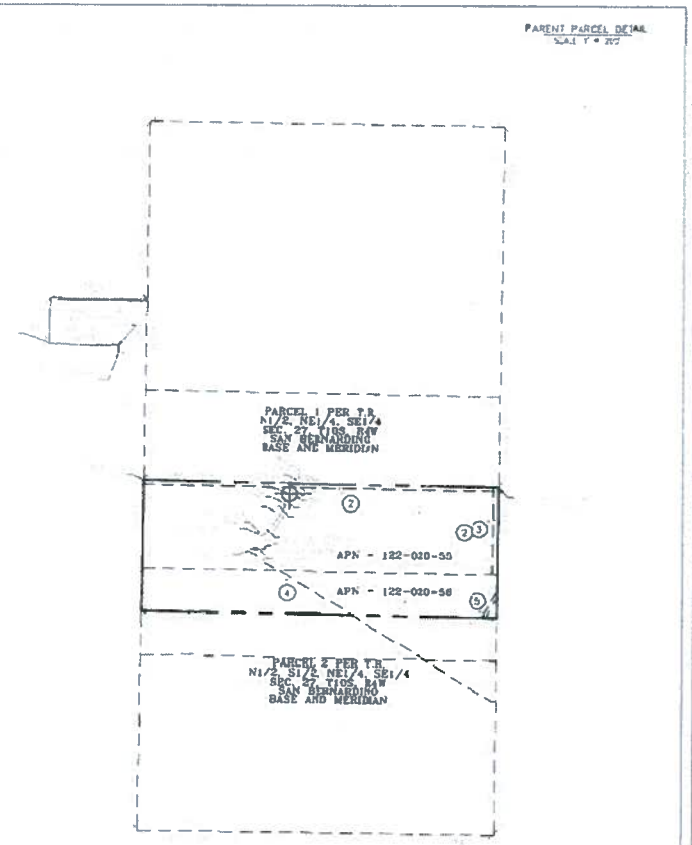
THE BENCHMARK FOR THIS SURVEY IS CORS CGIS GPS STATION.

ORTHOMETRIC ELEVATION: 102.87

DATUM: NAVD88







JEFFERY L. MAYS
EXP. 12/31/14

L.S. NO. 8370

PROFESSIONAL LAND SURVEYOR
JEFFERY L. MAYS
EXP. 12/31/2014
No. 8370
STATE OF CALIFORNIA

COORDINATES:

LATITUDE: 33°16'28.98" N
LONGITUDE: 117°18'34.79" W

DATUM: NAD83

PREPARED FOR

verizon

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7900

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
DHR	DATE
EE/MH	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

PAPACALLO

851 WILSHIRE RD
OCEANSIDE, CA 92057

CITY OF OCEANSIDE PROJECT NAME:
VERIZON AT 851 WILSHIRE ROAD

CASE No: CUP14-00007

SAN DIEGO COUNTY

DRAWING DATES
4/26/14 revised

SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECT: VERIZON, 13276

C-1

PLANNING COMMISSION
RESOLUTION NO. 2015-P02

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

APPLICATION NO:	CUP14-00007
APPLICANT:	Verizon Wireless
LOCATION:	851 Wilshire Road

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 11, 39 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

> construction and operation of a new wireless telecommunications facility consisting of a 15'-4" x 14'-8" concrete block enclosure with stucco finish to enclose a 30kW emergency standby generator; an 11'-6" x 16'-10" prefabricated firebond equipment shelter containing electronic equipment and supporting two E/911 GPS antennas; and a 45-foot tall monopalm that will support 12 panel antennas in 3 sectors, a 4-foot diameter microwave antenna, 4 Remote Radio Units (RRUs) per sector (total of 12), and various supports, brackets, cables, and similar equipment;

on certain real property described in the project description; and

WHEREAS, the Planning Commission, after giving the required notice, did on the 12th day of January 2015, conduct a duly advertised public hearing as prescribed by law to consider said application; and,

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project is categorically exempt from CEQA per Class 3 Section 15303 "New Construction or Conversion of Small Structures"; and,

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

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

FINDINGS:

For the Conditional Use Permit:

1. That the proposed wireless communications (telecom) facility is consistent with the objectives of the Zoning Ordinance and the purposes of the Agriculture District in which the subject site is located. As per Oceanside Zoning Ordinance Section 1420 telecom facilities, defined as major utilities, are permitted within Agriculture districts through approval of a Conditional Use Permit.
2. That the proposed location of the facility and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan. The proposed telecom facility will not be detrimental to the public health, safety or welfare of persons residing or working in the vicinity; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City, in that the proposed facility will comply with federal standards for maximum public exposure to radio frequency emissions, as determined by a radio frequency emissions report prepared by a licensed engineer and validated through third-party expert review. The proposed facility will comply with all applicable building and safety standards intended to ensure the structural integrity of the monopalm and attendant structure. Electrical equipment will be safely housed within locked structures accessible only to qualified personnel. Noise emitted by the proposed facilities will be within parameters established by the Oceanside Municipal Code.
3. That the proposed conditional use will comply with the provisions of the Zoning Ordinance and Agricultural District in which the property is located, including any specific condition required for the proposed conditional use in the Agriculture district in which it is located.
4. The placement and construction of the proposed telecom facility in the proposed location is necessary for the provision of wireless services to City residents, businesses, and their owners, customers, guests or other persons traveling in or about the City, as determined by gap coverage analysis furnished by the applicant.

5. The proposal demonstrates a reasonable attempt to minimize stand-alone facilities, is designed to protect the visual quality of the City, and will not have an undue adverse impact on historic resources, scenic views, or other natural or man-made resources. The proposed Verizon facility is intended to service a relatively remote area within the City where other such Verizon facilities do not currently exist. The proposed telecom facility will be sufficiently screened and camouflaged to mitigate any off-site visual impacts.
6. The applicant has demonstrated that a significant gap in signal coverage exists, and that the proposed facility constitutes the least intrusive means of closing the significant gap in coverage.
7. The proposal meets all applicable requirements of Article 39 of the Oceanside Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permit (CUP14-00007) subject to the following conditions:

Building:

1. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all Current State and local building codes.
2. The building plans for this project shall be prepared by a licensed architect or engineer and shall be in compliance with this requirement prior to submittal for building plan review.
3. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans.
4. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
5. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.

6. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation shall be required at time of plans submittal to the Building Division for plan check.

7. Add a note to all plans: "All electrical equipment shall be UL listed."

8. The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:

   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.

Fire:

9. Cell sites shall have a final inspection by the Fire Department prior to beginning day-to-day operations.

Planning

10. This Conditional Use Permit shall expire on January 12, 2025.

11. This Conditional Use Permit approves only the telecom facility and associated improvements as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

12. The telecom facility shall be erected, operated and maintained in compliance with Article 39 of the Oceanside Zoning Ordinance.

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

14. Co-location of telecom facilities pursuant to Article 39 of the Oceanside Zoning Ordinance shall be required whenever feasible.

15. Any proposed new signs shall be in conformance with Federal, State requirements, and the Oceanside Sign Ordinance Guidelines.

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

17. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti regulations (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours shall recorded in the form of a covenant affecting the subject property.

18. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

19. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permit.

20. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or

proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Conditional Use Permits CUP14-00007. The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

21. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are applied for and/or issued, as determined by the appropriate City Department/Division, are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, Management Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

22. This Conditional Use Permit shall be called for review by the Planning Commission if complaints are filed and verified as valid by the Code Enforcement Office concerning the violation of any of the approved conditions or assumptions made by the application.

23. The applicant will ensure that the facility's hardware elements are camouflaged from public view to the maximum extent feasible without signal interference, through the use of state-of-the-art screening materials consistent with the monopalm design. To enhance the realistic appearance of the monopalm and adequately conceal the panel antennas, the camouflaging fronds will extend beyond the panel antennas a minimum horizontal distance of six feet. Prior to issuance of final building permits, camouflaging elements shall be field inspected and approved by the Planning Division.

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24. Application for renewal of this entitlement after the above-noted expiration date of January 12, 2025 shall include a structural analysis of the existing monopalm to determine the monopalm's wherewithal to accommodate future co-located facilities.

PASSED AND ADOPTED Resolution No. 2015-P02 on January 12, 2015 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Robert Neil, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Jeff Hunt, Secretary

I, JEFF HUNT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2015-P02.

Dated: January 12, 2015

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

_____ _____
Applicant's Representative Date

PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Papagallo"
851 Wilshire Road
Oceanside, CA 92057

Prepared for:
City of Oceanside

Prepared by:

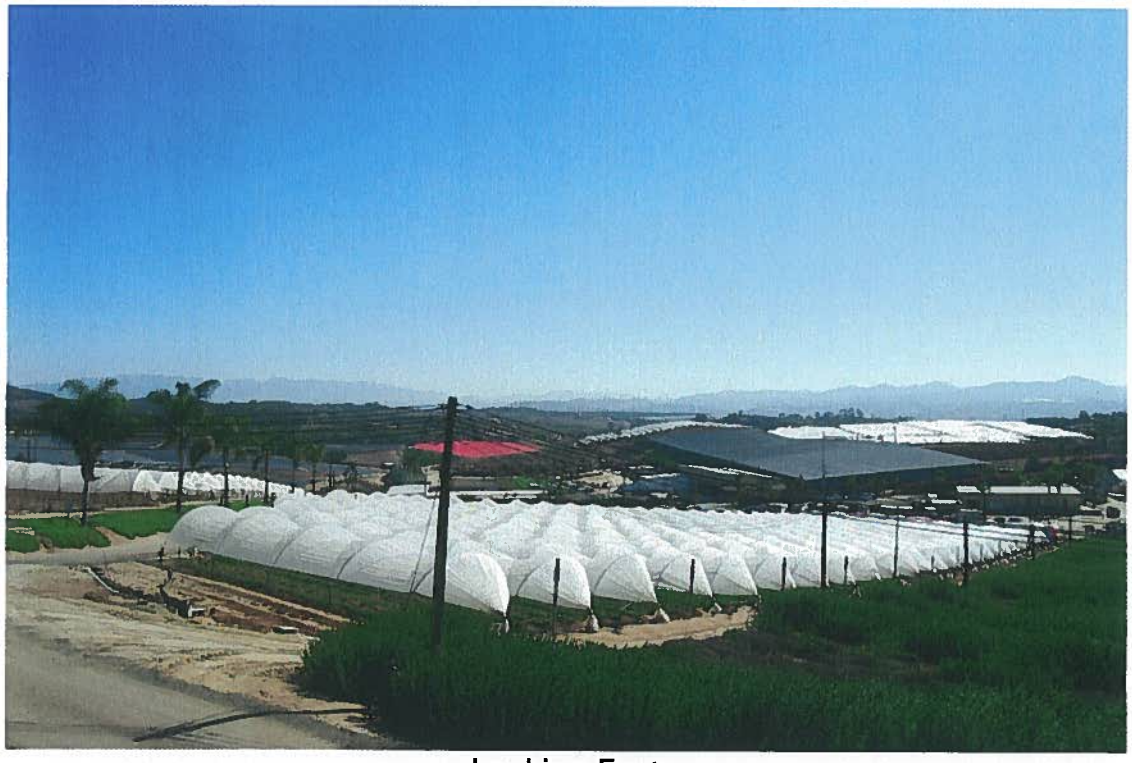
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Margie Sullivan, Planning Consultant
(760) 613-3488

February 11, 2014

Looking North

Looking South



Looking East

Looking West

South View of Site

Aerial View of Site & Surroundings

Papagallo
851 Wilshire Road
Oceanside, CA 92057

verizon

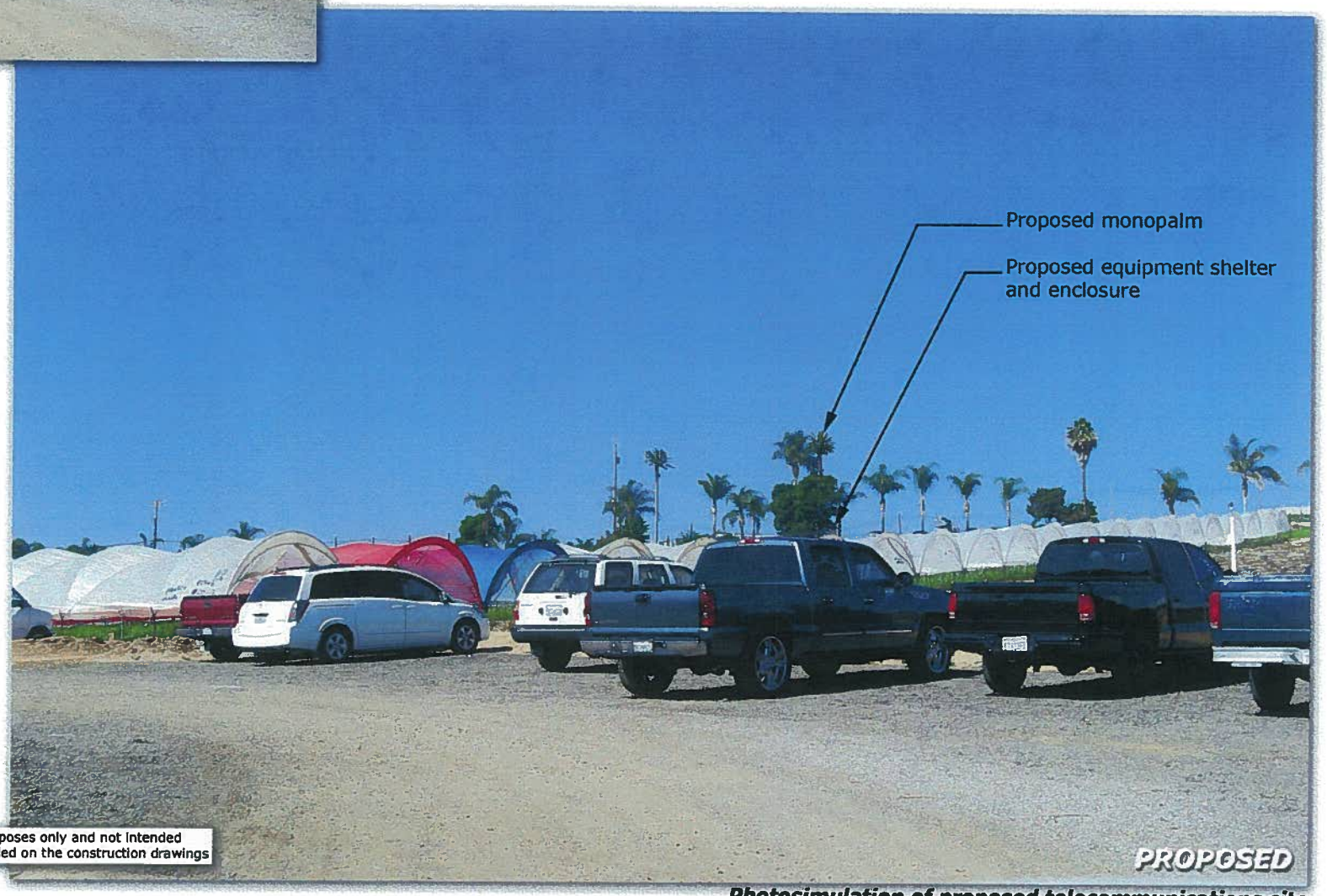
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

2/14/2014

Photosimulation of proposed telecommunications site

Papagallo
851 Wilshire Road
Oceanside, CA 92057

verizon



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

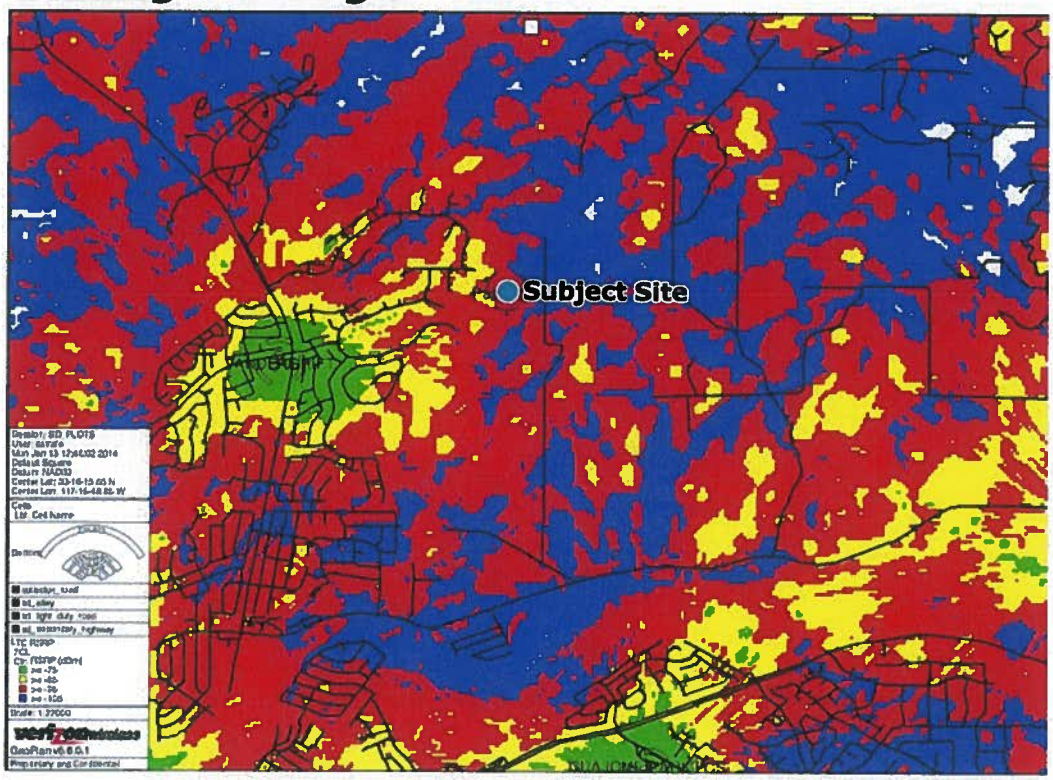
2/14/2014

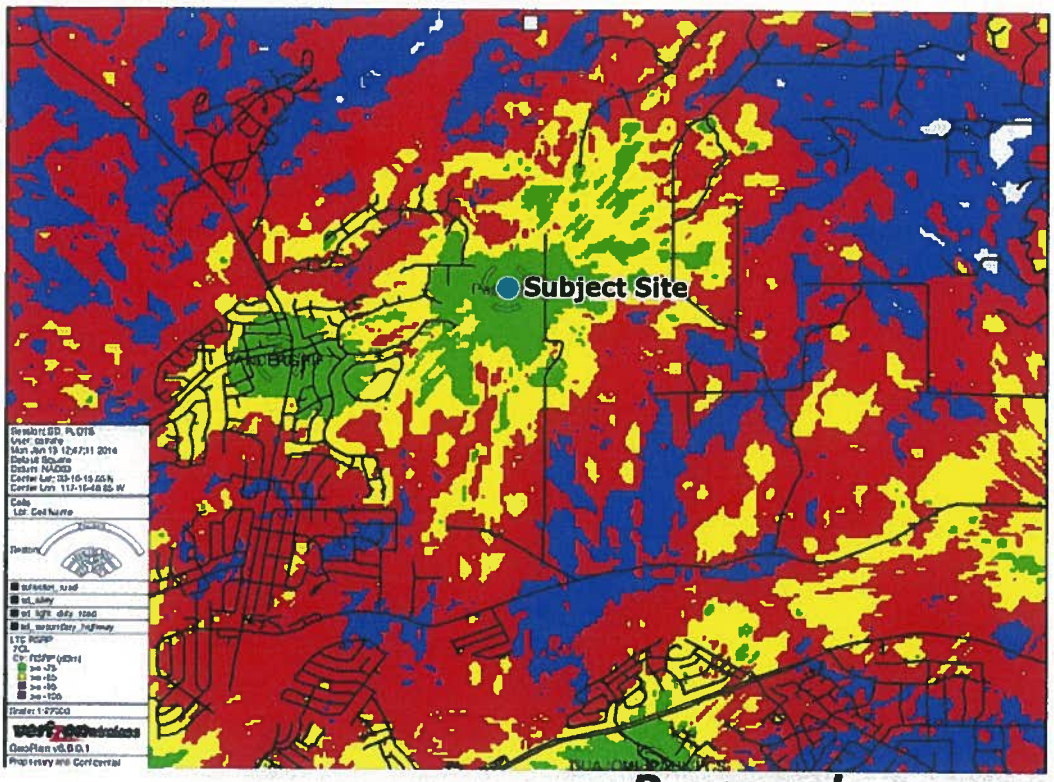
Photosimulation of proposed telecommunications site

Papagallo
851 Wilshire Road
Oceanside, CA 92057

verizon wireless

Existing coverage





Coverage Levels:

- Excellent
- Good/Variable
- Poor

2/14/2014

Proposed coverage

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

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

Margie Sullivan
PlanCom Inc.
302 State Place
Escondido, California 92029-1362

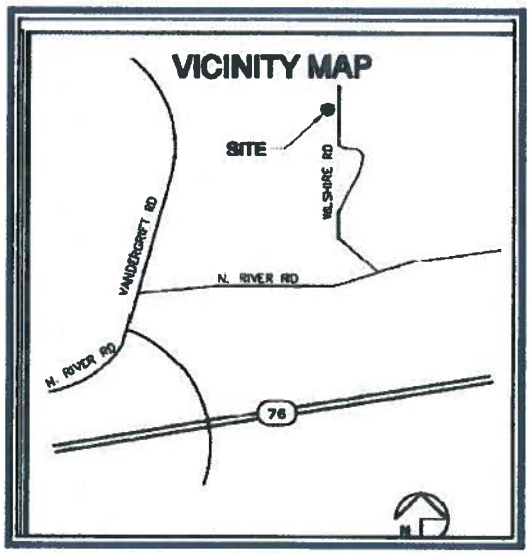
July 23, 2014

Subject: Radio Frequency Electromagnetic Fields Exposure Report Prepared for PlanCom Inc. for Verizon Wireless, (Site ID Papagallo), 851 Wilshire Road, Oceanside, CA 92057. The City of Oceanside application number for this project CUP14-00007. Revision required by L&B letter of March 25, 2014 have been incorporated.

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 Papagallo), to be located at 851 Wilshire Road, Oceanside, CA 92057, (see location maps below). The project plans are appended to this report as attachment one.

Location Maps



Project Description

The proposed project site is located on a 9.8 acre agricultural property on Wilshire Road in the South Morro Hills neighborhood. The primary use of the property is a horticulture nursery operation with a packing shed, maintenance building, and residential units. The project site is approximately 160 feet northeast of the residential units, which are used for farm labor housing; the maintenance building and packing shed are approximately 200 feet west of the project site. The majority of the property to the east of the project site is utilized by covered horticulture, or greenhouses. The closest off-site residence to the project site is 753 feet northwest. There is one wireless carrier currently on the property, T-Mobile, located on a monopalm approximately 175 feet south of the proposed project.

The project proposed the installation of twelve (12) new antennas in three sectors (four per sector) and associated equipment to support improvements to the Verizon wireless telecommunications network. The antennae are proposed to be mounted a 45-foot tall faux palm tree, or monopalm on the subject property with their radiation center at least 37.0 ft. above grade level (AGL). A four-foot diameter microwave dish mounted within the same structure with a centerline of 26.0 ft. AGL is also specified for this project. 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 is one other wireless carrier (T-Mobile) located on the same property as the proposed Verizon facility with the radiation center of their antennae at least 27.0 ft. AGL. The site plans, showing the location of the proposed Verizon and existing T-Mobile facility are depicted in attachment one. No changes to the T-Mobile installation are proposed.

The details of the Verizon 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. To the extent it was available, this information is provided for the T-Mobile facility in table one as well. The T-Mobile data was provided by the city's RF consultant. When specific information was not available, reasonable assumptions were made based on previous experience with site designs for this carrier. The manufacturer's specifications of the antennae to be utilized for the Verizon facility are provided in attachment two. The maximum cumulative RF exposure from all carriers operating simultaneously, (expressed as a percentage of the FCC public MPE), is provided in this report.

Table 1: Antenna & RF Transmission Specifications:

Carrier Sector-Antenna #	Antennae Make and Model	Frequency (MHz)	Azimuth (Degrees True North)	Ant Bottom AGL (ft)	Gain (dBd)	Total Input Pwr (Watts)	Total ERP (Watts)
VZ 1-1	Kathrein 800765V01	746	180	34.0	13.15	67.61	1396
VZ 1-2	Ericsson AIR 21	2140	180	34.6	15.35	56.63	1941
VZ 1-3	Kathrein 800765V01	1985	180	37.0	16.35	75.17	3244
VZ 1-4	Kathrein 800765V01	880	180	37.0	13.65	89.98	2085
VZ 2-1	Kathrein 800765V01	746	300	34.0	13.15	67.61	1396
VZ 2-2	Ericsson AIR 21	2140	300	34.6	15.35	56.63	1941
VZ 2-3	Kathrein 800765V01	1985	300	37.0	16.35	75.17	3244
VZ 2-4	Kathrein 800765V01	880	300	37.0	13.65	89.98	2085
VZ 3-1	Kathrein 800765V01	746	60	34.0	13.15	67.61	1396
VZ 3-2	Ericsson AIR 21	2140	60	34.6	15.35	56.63	1941
VZ 3-3	Kathrein 800765V01	1985	60	37.0	16.35	75.17	3244
VZ 3-4	Kathrein 800765V01	880	60	37.0	13.65	89.98	2085
TMO A-1	AIR21 B2A/B4P	1900	330	24.5	15.35	60.05	2082
TMO A-2	AIR21 B2A/B4P	2100	330	24.5	15.35	55.83	1936
TMO A-3	AIR21 B2A/B4P	1900	330	24.5	15.35	0.00	0
TMO A-4	AIR21 B2A/B4P	2100	330	24.5	15.35	59.70	2070
TMO B-1	AIR21 B2A/B4P	1900	120	24.5	15.35	60.05	2082
TMO B-2	AIR21 B2A/B4P	2100	120	24.5	15.35	55.83	1936
TMO B-3	AIR21 B2A/B4P	1900	120	24.5	15.35	0.00	0
TMO B-4	AIR21 B2A/B4P	2100	120	24.5	15.35	59.70	2070
TMO C-1	AIR21 B2A/B4P	1900	240	24.5	15.35	60.05	2082
TMO C-2	AIR21 B2A/B4P	2100	240	24.5	15.35	55.83	1936
TMO C-3	AIR21 B2A/B4P	1900	240	24.5	15.35	0.00	0

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) 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 at ground level is open to the general public however access to the antennas is not open to the general public or incidental employees as all the antennae will be mounted to a mono-palm on the subject property with their radiation center at least 37.0 ft. AGL and thus access is restricted by virtue of their mounting location AGL. The maximum RF exposure at ground level from the Verizon facility at all locations will be less than 5.7% of the FCC public MPE (appendix A). The maximum cumulative RF exposure at ground level from the Verizon and T-Mobile wireless facilities at all locations will be less than 11.5% of the FCC public MPE. The maximum cumulative RF exposure at rooftop of the surrounding structures, located approximately 136 ft and 41feet from the Verizon and T-Mobile facilities respectively will be less than 4.5% of the FCC public MPE (appendix B). There is effectively no public exposure from the microwave dish specified for this project. This is due to the low input power, the mounting height, azimuth and the geometry of the microwaves transmitted from the dish in which virtually all the transmitted energy is confined to a very narrow beam that is emitted from the center of the dish and parallel to the ground.

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 uW/cm^2. This compares to 5,000 uW/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 uW/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 at PCS frequencies (950 uW/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 uW/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, from both carriers (Verizon and T-Mobile), are operating at full design basis power, the maximum cumulative RF exposure at ground level will be less than 11.5% of the FCC public safety standard at all publically accessible locations. This maximum exposure is approximately 9 times lower than the FCC public exposure standard for these frequencies.

The maximum potential cumulative RF exposure on the rooftop of the surrounding buildings will be 4.5% of the FCC public MPE. Access to the radiating surface of the antennas is not open to the general public or incidental employees as all the antennae will be mounted to a mono-palm on the subject property with their radiation center at least 37.0 ft. AGL and thus access is restricted by virtue of their mounting location AGL. However, a minimum of three RF safety signs should be mounted on the mono-palm approximately 10 feet below the antennae. In addition, RF safety Information signage should be placed on the equipment enclosure identifying the site and the Verizon contact information (appendix C). These safety measures will help to prevent RF exposures in excess of the safety standard. Given the low power density at publicly accessible locations and the relative inaccessibility of the radiating surface of antennae, no physical barrier beyond what is already described in the project plans are required for the Verizon facility.

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 potential ground level exposure from the site represents a "safety margin" from this threshold of potentially adverse health effects of more than 430 times.

Given the low levels of radiofrequency fields that would be generated from this facility at publicly accessible locations, 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 number 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.

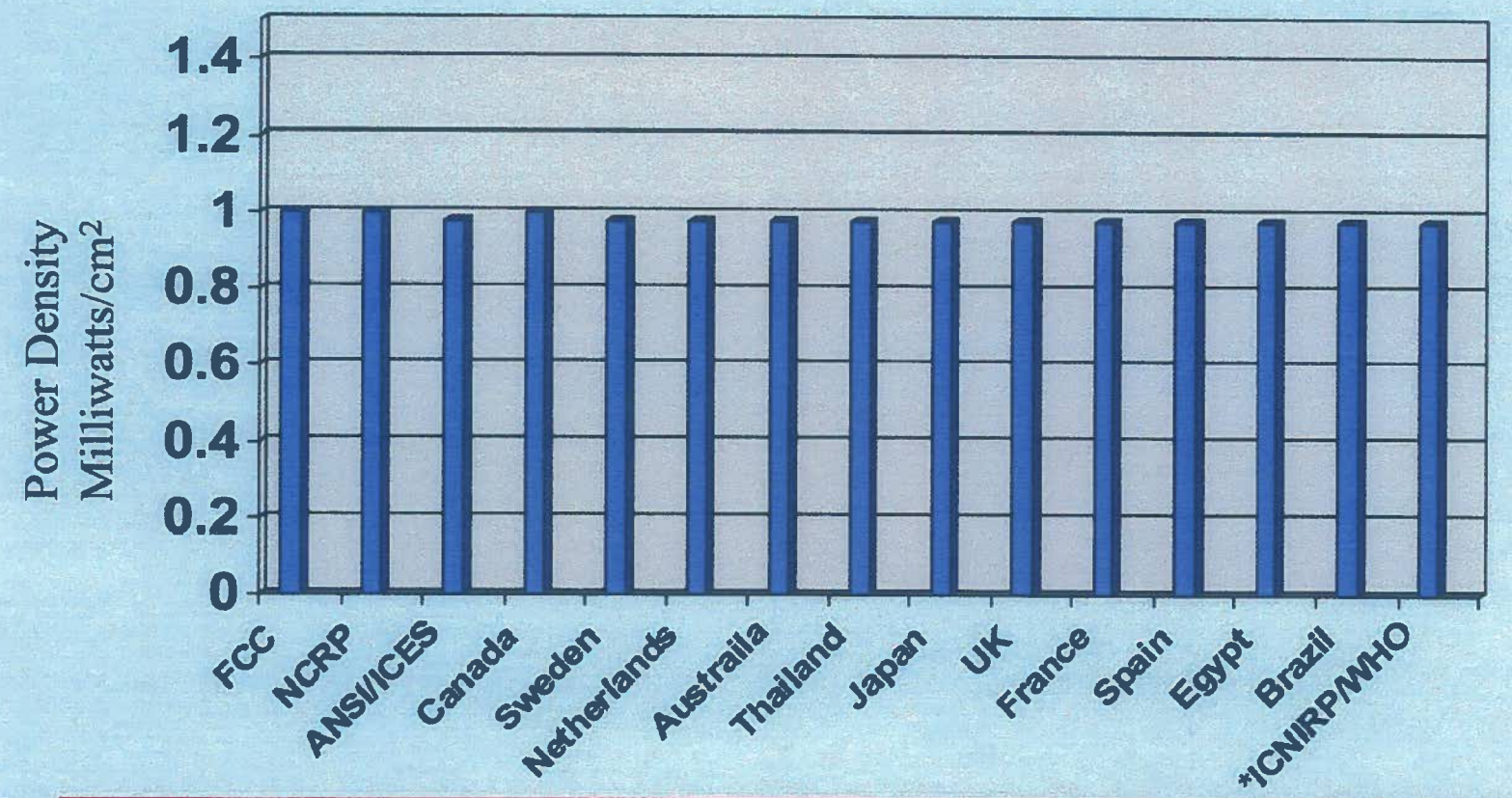
These findings are based on my professional evaluation of the scientific issues related to the health and safety of non-ionizing electromagnetic radiation and my analysis of the technical specification as provided by Verizon. The opinions expressed herein are based on my professional judgement and are 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

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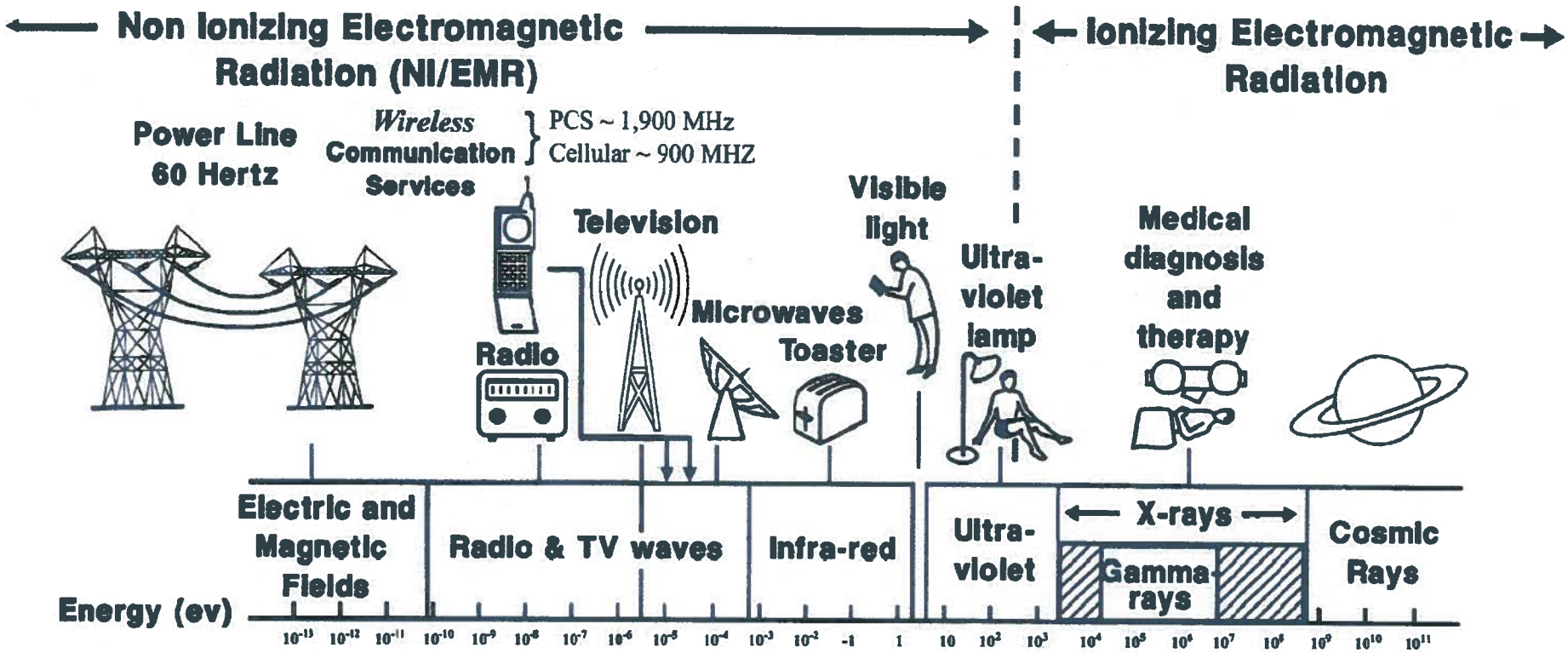


The Electromagnetic Spectrum

Figure 2

MPC 2008 All Rights Reserved

Typical Exposure from Various Radio Frequency / Microwave Sources

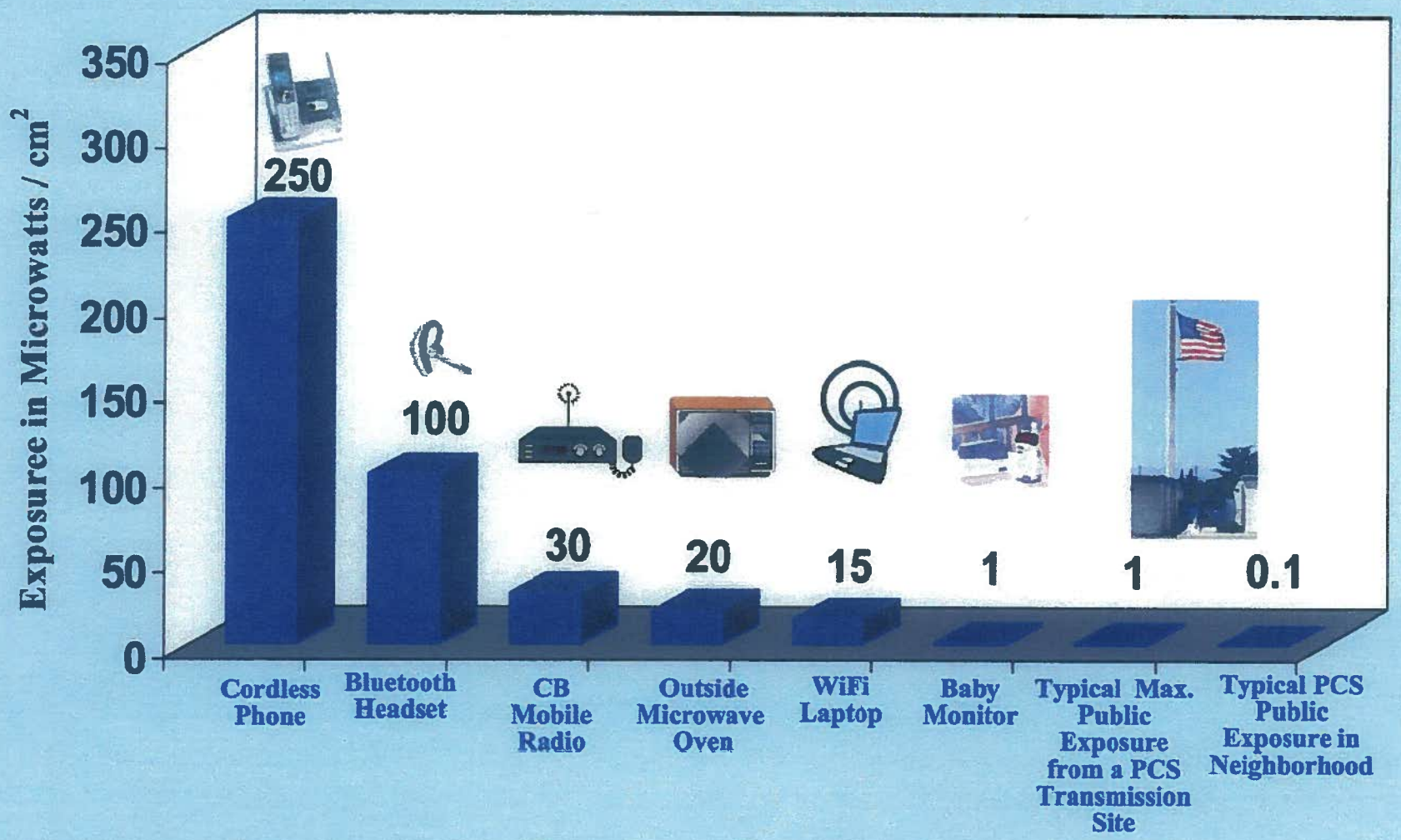


Figure 3

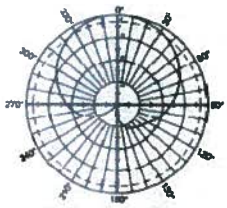
MPC 2008 All Rights Reserved

KATHREIN
SCALA DIVISION

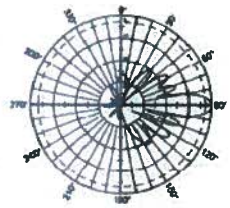
800 10765
Dual Band Broadband 6', 65 Degree Antenna RET

- 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.

698–894 MHz

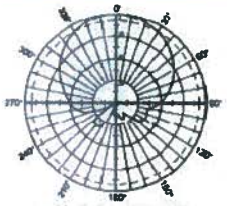


Horizontal pattern
±45°- polarization

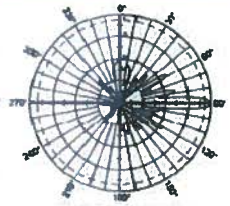


Vertical pattern
±45°- polarization
0°–10° electrical downtilt

1710–2170 MHz



Horizontal pattern
±45°- polarization



Vertical pattern
±45°- polarization
0°–10° electrical downtilt

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

See reverse for order information.

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 filed "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 tightning 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° Sector ±60°	25 dB (typical) >10 dB, 16 dB (avg)	20 dB (typical) >10 dB, 14 dB (avg)	25 dB (typical) >8 dB, 15 dB (avg)	30 dB (typical) >10 dB, 15 dB (avg)	25 dB (typical) >8 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°

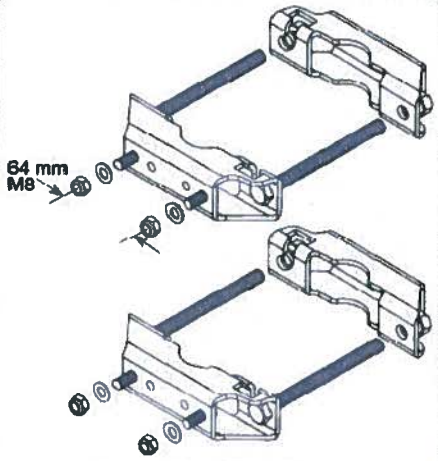
TÜV 11224-D
936.4134
RoHS Lead-Free
Feb 22, 2011

AISG Antenna Interface Standards Group

Kathrein Inc., Scala Division Post Office Box 4580 Medford, OR 97501 (USA) Phone: (541) 779-6500 Fax: (541) 779-3991

KATHREIN
SCALA DIVISION

800 10765
Dual Band Broadband 6', 65 Degree Antenna RET

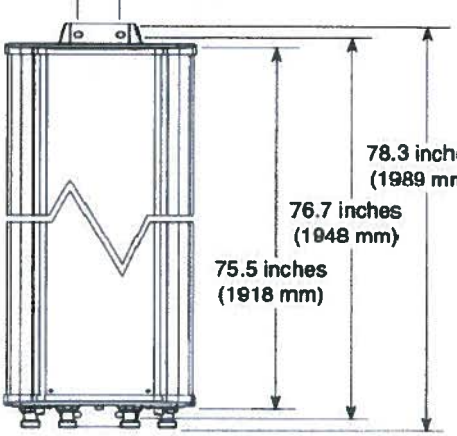


Mounting Brackets
for use with 2-point mount antennas
Mast dia. 2–4.5 inches (50–115 mm)
Weight: 4.4 lb (2 kg)

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 Front/Side/Rear Mounting category	at 93 mph (150kph) 214 lbf / 81 lbf / 221 lbf (950 N) / (360 N) / (980 N) 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.

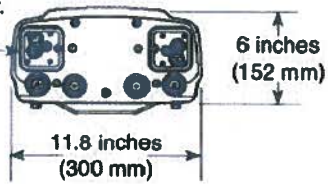


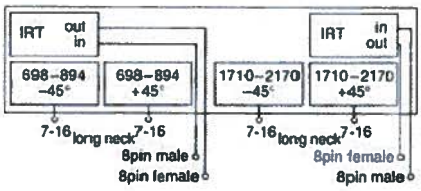
KATHREIN 860 10149

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.

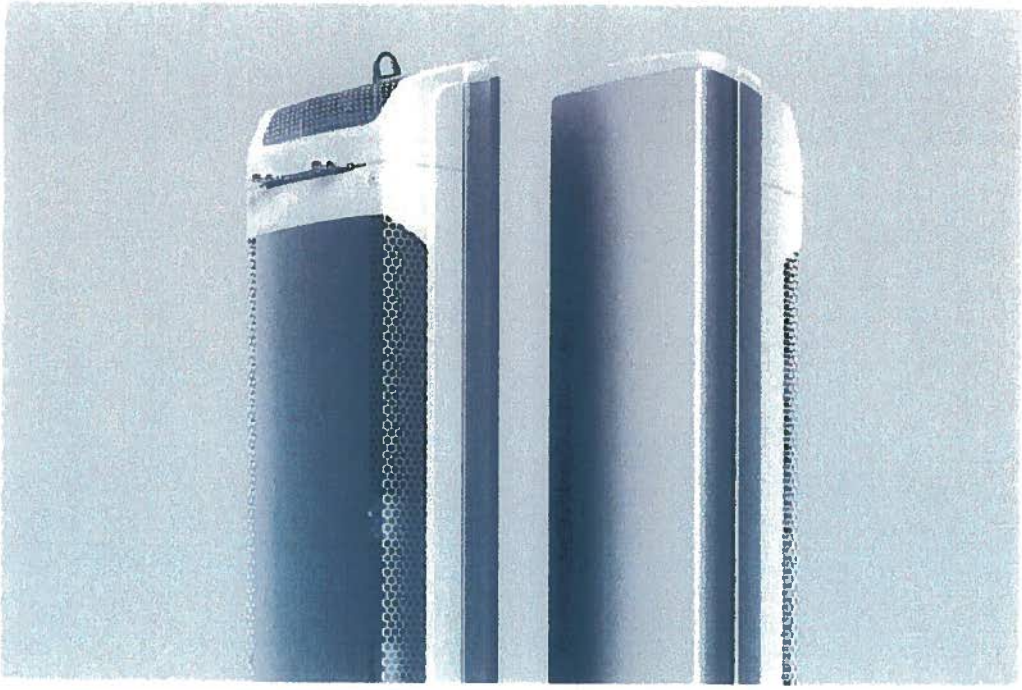
All specifications are subject to change without notice. The latest specifications are available at www.kathrein-scala.com.

Kathrein Inc., Scala Division Post Office Box 4580 Medford, OR 97501 (USA) Phone: (541) 779-6500 Fax: (541) 779-3991

ERICSSON

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

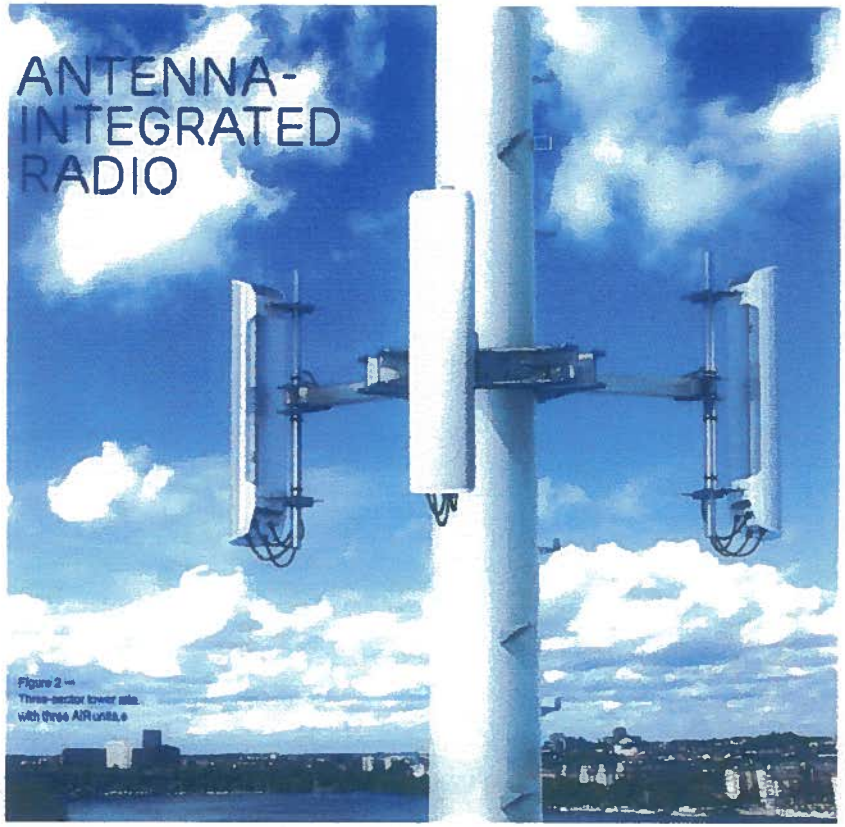


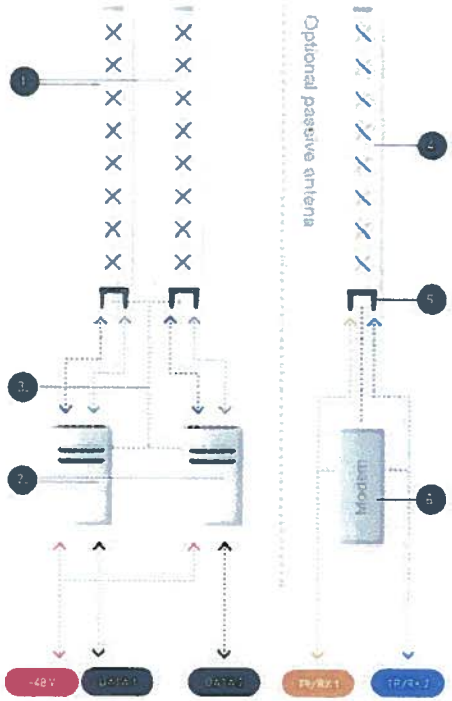
Figure 2 →
Three-sector tower site with three AIR units.

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

ital Units (DUs) from Ericsson's RBS 6000 family provide
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 DJW inside provides base band processing and back-haul. The AIR units can be specified with passive antennas for Band 4.

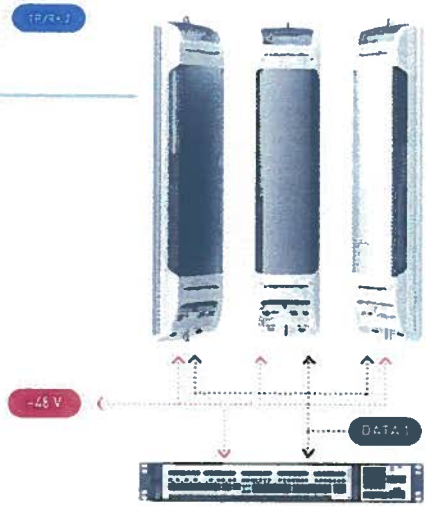
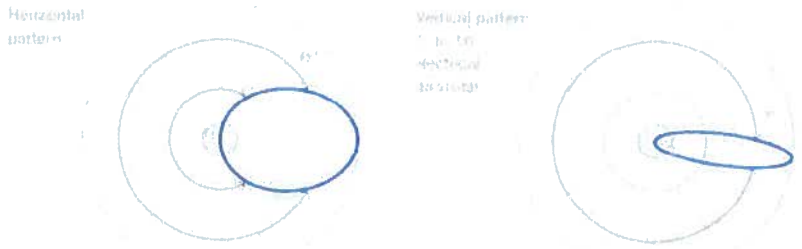


Figure 3 →
Three sector configuration example: RBS 6601 with three AIR units.

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	- 48 V 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

MAXIMUM POTENTIAL CUMULATIVE RF EXPOSURE AT GROUND LEVEL
EXPRESSED AS A PERCENTAGE OF THE FCC MAXIMUM PUBLIC EXPOSURE (MPE) LIMIT

Appendix A-1

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> Roof View Export Ground Level.xls
Done on 7/26/2014 at 4:30:31 PM.
Use this format to prepare other data sets for the RoofView workbook file.
You may use as many rows in this TOP header as you wish.
The critical point are the cells in COLUMN CNE that read 'Start...' (eg. StartMapDefinition)
If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
The very next row will be considered the start of that data block.
The first row of the data block can be a header (as shown below), but this is optional.
When building a text file for import, Add the Map Info first, then the Antenna data, followed by the symbol data.
All rows above the first marker line 'Start...' will be ignored, no matter how many there are.
This area is for you use for documentation.
End of help comments.

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

StartMapDefinition

Roof Max X	Roof Max Y	Map Max X	Map Max Y	Y Offset	X Offset	Number of envelope	
210	210	210	210	0	0	1	$K$11:$HL $K$11:$HL$220

List Of Areas
$K$11:$HL$220

StartSettingsData

Standard	Method	Uptime	Scale Factc	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
4	2	1	1	3	1	20	4	100	2	3	1.5	2

StartAntennaData It is advisable to provice an ID (ant 1) for all antennas

ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	3Wdth Pt Dir	Uptime Profile	ON flag
VZ 1-1	Verizon	746	746	10	200	2-1/4 Air	0	57.61297	67.61297	Kathrein	800765V01	160	160	34	Panel	6	13.15	68;180		ON•
VZ 1-2	Verizon	2140	2140	10	200	2-1/4 Air	0	56.62784	56.62784	Ericsson	AIR 21	163	160	34.6	Panel	4.8	15.35	60;180		ON•
VZ 1-3	Verizon	1985	1985					75.16748	75.16748	Kathrein	800765V01	166	160	34	Panel	6	16.35	62;180		ON•
VZ 1-4	Verizon	880	880	10	200	2-1/4 Air	0	89.98109	89.98109	Kathrein	800765V01	169	160	34	Panel	6	13.65	65;180		ON•
VZ 2-1	Verizon	746	1965	10	200	2-1/4 Air	0	57.61297	67.61297	Kathrein	800765V01	158	162	34	Panel	6	13.15	68;300		ON•
VZ 2-2	Verizon	2140	746					56.62784	56.62784	Ericsson	AIR 21	160	165	34.6	Panel	4.8	15.35	60;300		ON•
VZ 2-3	Verizon	1985	2140	10	200	2-1/4 Air	0	75.16748	75.16748	Kathrein	800765V01	162	168	34	Panel	6	16.35	62;300		ON•
VZ 2-4	Verizon	880	1985	10	200	2-1/4 Air	0	89.98109	89.98109	Kathrein	800765V01	164	171	34	Panel	6	13.65	65;300		ON•
VZ 3-1	Verizon	746	880	10	200	2-1/4 Air	0	57.61297	67.61297	Kathrein	800765V01	167	171	34	Panel	6	13.15	68;60		ON•
VZ 3-2	Verizon	2140	1965	10	200	2-1/4 Air	0	56.62784	56.62784	Ericsson	AIR 21	169	168	34.6	Panel	4.8	15.35	60;60		ON•
VZ 3-3	Verizon	1985	746					75.16748	75.16748	Kathrein	800765V01	171	165	34	Panel	6	16.35	62;60		ON•
VZ 3-4	Verizon	880	2140					89.98109	89.98109	Kathrein	800765V01	173	162	34	Panel	6	13.65	65;60		ON•
TMO A-1	TMO	1900	1985	10	200	2-1/4 Air	0	50.04554	60.04554	AIR2182A/B4P		85	45	24.5	Panel	4.8	15.35	65;330		ON•
TMO A-2	TMO	2100	880	10	200	2-1/4 Air	0	55.83	55.83	AIR2182A/B4P		88	45	24.5	Panel	4.8	15.35	55;330		ON•
TMO A-3	TMO	1900	1965					0	0	AIR2182A/B4P		91	45	24.5	Panel	4.8	15.35	65;330		ON•
TMO A-4	TMO	2100	1900	10	200	2-1/4 Air	0	59.7	59.7	AIR2182A/B4P		94	45	24.5	Panel	4.8	15.35	65;330		ON•
TMO B-1	TMO	1900	1900	10	200	2-1/4 Air	0	50.04554	60.04554	AIR2182A/B4P		92	60	24.5	Panel	4.8	15.35	65;120		ON•
TMO B-2	TMO	2100	1900					55.83	55.83	AIR2182A/B4P		94	57	24.5	Panel	4.8	15.35	65;120		ON•
TMO B-3	TMO	1900	1900	10	200	2-1/4 Air	0	0	0	AIR2182A/B4P		96	54	24.5	Panel	4.8	15.35	65;120		ON•
TMO B-4	TMO	2100	1900	10	200	2-1/4 Air	0	59.7	59.7	AIR2182A/B4P		98	51	24.5	Panel	4.8	15.35	65;120		ON•
TMO C-1	TMO	1900	1900	10	200	2-1/4 Air	0	50.04554	60.04554	AIR2182A/B4P		83	51	24.5	Panel	4.8	15.35	65;240		ON•
TMO C-2	TMO	2100	2100	10	200	2-1/4 Air	0	55.83	55.83	AIR2182A/B4P		85	54	24.5	Panel	4.8	15.35	65;240		ON•
TMO C-3	TMO	1900	2100					0	0	AIR2182A/B4P		87	57	24.5	Panel	4.8	15.35	65;240		ON•
TMO C-4	TMO	2100	2100					59.7	59.7	AIR2182A/B4P		89	60	24.5	Panel	4.8	15.35	65;240		ON•

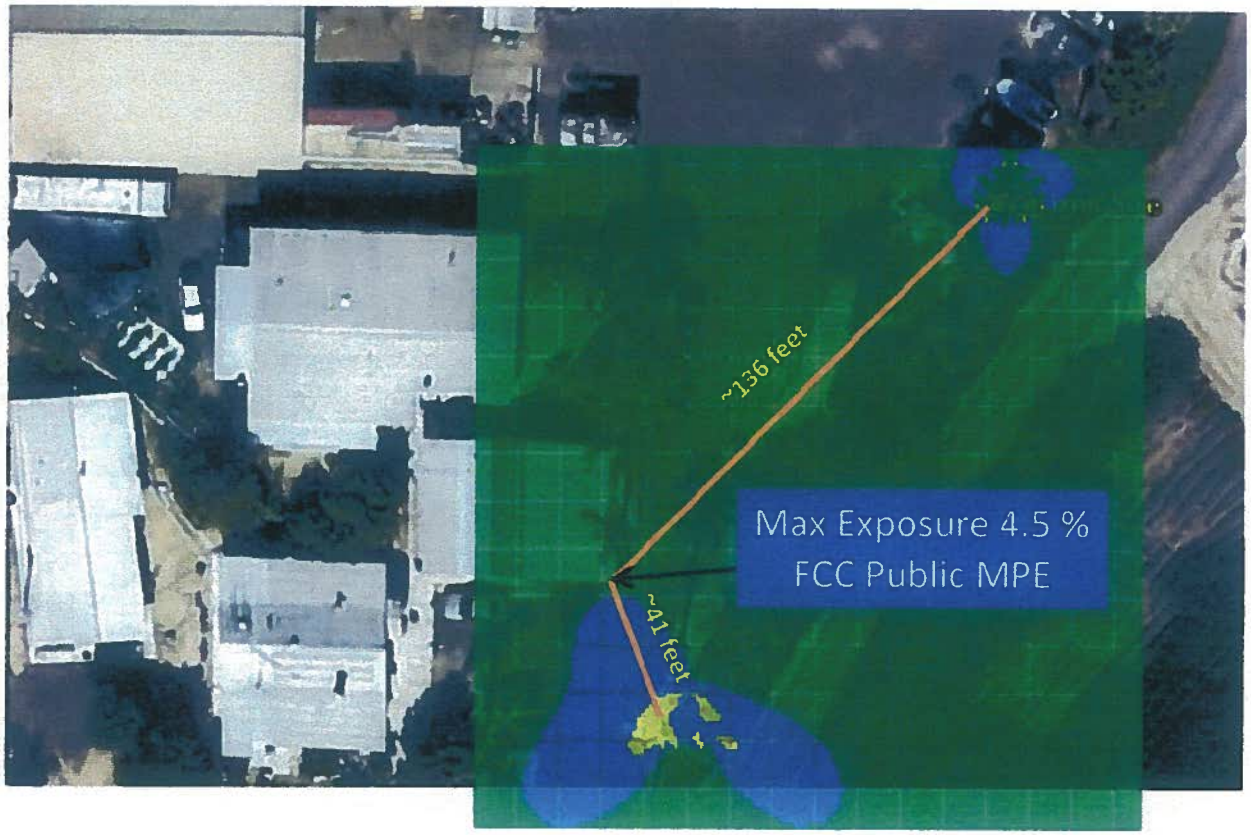
StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

Appendix B

Maximum RF Exposure on Surrounding Elevated Surfaces

MAXIMUM POTENTIAL CUMULATIVE RF EXPOSURE ON THE ROOFTOP OF (AND ELEVATED SURFACES SURROUNDING) THE SUBJECT BUILDING EXPRESSED AS A PERCENTAGE OF FCC MAXIMUM PUBLIC EXPOSURE (MPE) LIMIT



- Red: Greater than 100% Public MPE
- Yellow: Less than 100% Public MPE
- Blue: Less than 20% Public MPE
- Green: Less than 5% Public MPE

Appendix B

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> Roof View Export Ground Level.xls
Done on 7/26/2014 at 4:33:22 PM.
Use this format to prepare other cata sets for the RoofView workbook file.
You may use as many rows in this TOP header as you wish.
The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)
If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
The very next row will be considered the start of that data block.
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This area is for you use for documentation.
End of help comments.

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and selecting rows.

StartMapDefinition

Roof Max X	Roof Max Y	Map Max X	Map Max Y	Y Offset	X Offset	Number of envelope	
210	210	210	210	0	0	1	$K$11:$HL $K$11:$HL$220

List Of Areas
$K$11:$HL$220

StartSettingsData

Standard	Method	Uptime	Scale Factc	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht	Mult Ap Ht	Method
4	2	1	1	5	1	20	4	100	2	3	1.5	2	

StartAntennaData It is advisable to provice an ID (ant 1) for all antennas

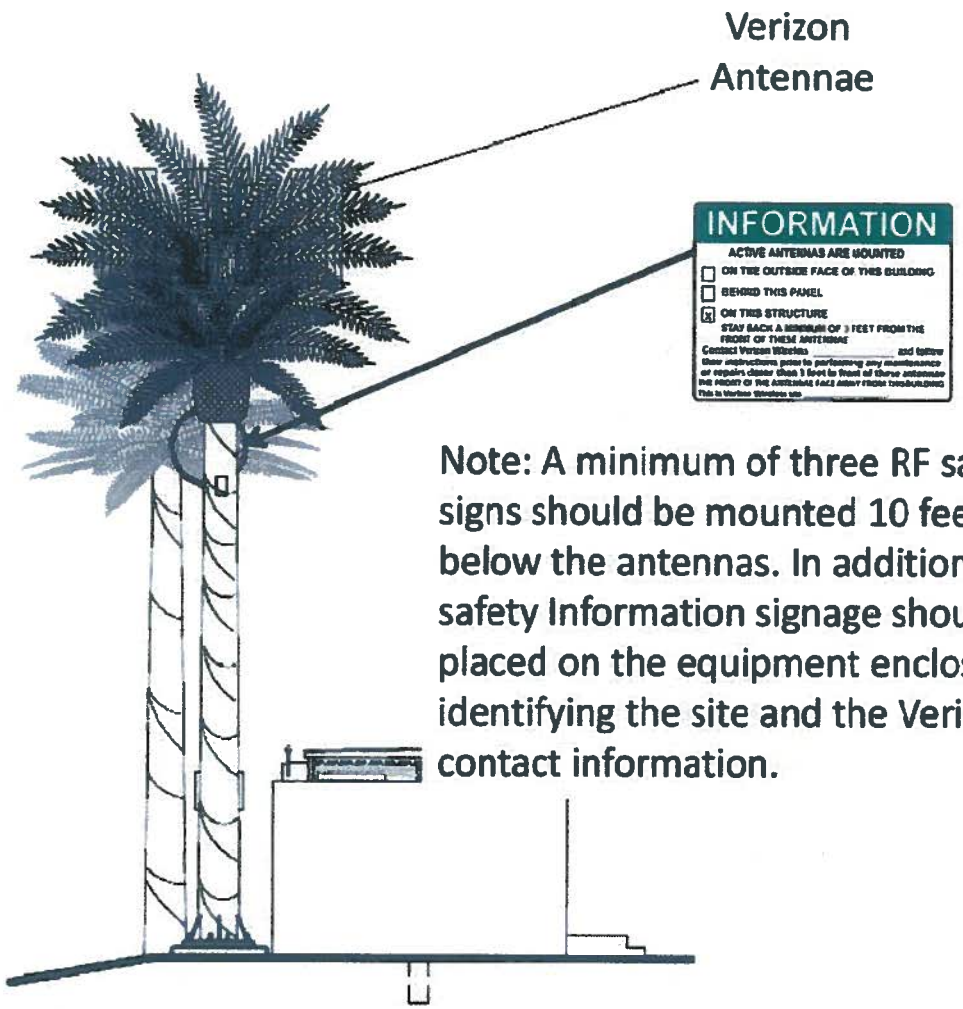
ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	3Width Pt Dir	Uptime Profile	ON flag
VZ 1-1	Verizon	746	746	10	200	2-1/4 Air	0	57.61297	67.61297	Kathrein	800765V01	160	160	18	Panel	6	13.15	68;180		ON•
VZ 1-2	Verizon	2140	2140	10	200	2-1/4 Air	0	56.62784	56.62784	Ericsson	AIR 21	163	160	18.6	Panel	4.8	15.35	60;180		ON•
VZ 1-3	Verizon	1985	1985					75.16748	75.16748	Kathrein	800765V01	166	160	18	Panel	6	16.35	62;180		ON•
VZ 1-4	Verizon	880	880	10	200	2-1/4 Air	0	89.98109	89.98109	Kathrein	800765V01	169	160	18	Panel	6	13.65	65;180		ON•
VZ 2-1	Verizon	746	1965	10	200	2-1/4 Air	0	67.61297	67.61297	Kathrein	800765V01	158	162	18	Panel	6	13.15	68;300		ON•
VZ 2-2	Verizon	2140	746					56.62784	56.62784	Ericsson	AIR 21	160	165	18.6	Panel	4.8	15.35	60;300		ON•
VZ 2-3	Verizon	1985	2140	10	200	2-1/4 Air	0	75.16748	75.16748	Kathrein	800765V01	162	168	18	Panel	6	16.35	62;300		ON•
VZ 2-4	Verizon	880	1985	10	200	2-1/4 Air	0	89.98109	89.98109	Kathrein	800765V01	164	171	18	Panel	6	13.65	65;300		ON•
VZ 3-1	Verizon	746	880	10	200	2-1/4 Air	0	67.61297	67.61297	Kathrein	800765V01	167	171	18	Panel	6	13.15	68;60		ON•
VZ 3-2	Verizon	2140	1965	10	200	2-1/4 Air	0	56.62784	56.62784	Ericsson	AIR 21	169	168	18.6	Panel	4.8	15.35	60;60		ON•
VZ 3-3	Verizon	1985	746					75.16748	75.16748	Kathrein	800765V01	171	165	18	Panel	6	16.35	62;60		ON•
VZ 3-4	Verizon	880	2140					89.98109	89.98109	Kathrein	800765V01	173	162	18	Panel	6	13.65	65;60		ON•
TMO A-1	TMO	1900	1985	10	200	2-1/4 Air	0	60.04554	60.04554	AIR2182A/B4P		85	45	8.5	Panel	4.8	15.35	65;330		ON•
TMO A-2	TMO	2100	880	10	200	2-1/4 Air	0	55.83	55.83	AIR2182A/B4P		88	45	8.5	Panel	4.8	15.35	65;330		ON•
TMO A-3	TMO	1900	1965					0	0	AIR2182A/B4P		91	45	8.5	Panel	4.8	15.35	65;330		ON•
TMO A-4	TMO	2100	1900	10	200	2-1/4 Air	0	59.7	59.7	AIR2182A/B4P		94	49	8.5	Panel	4.8	15.35	65;330		ON•
TMO B-1	TMO	1900	1900	10	200	2-1/4 Air	0	60.04554	60.04554	AIR2182A/B4P		92	60	8.5	Panel	4.8	15.35	65;120		ON•
TMO B-2	TMO	2100	1900					55.83	55.83	AIR2182A/B4P		94	57	8.5	Panel	4.8	15.35	65;120		ON•
TMO B-3	TMO	1900	1900	10	200	2-1/4 Air	0	0	0	AIR2182A/B4P		96	54	8.5	Panel	4.8	15.35	65;120		ON•
TMO B-4	TMO	2100	1900	10	200	2-1/4 Air	0	59.7	59.7	AIR2182A/B4P		98	51	8.5	Panel	4.8	15.35	65;120		ON•
TMO C-1	TMO	1900	1900	10	200	2-1/4 Air	0	60.04554	60.04554	AIR2182A/B4P		83	51	8.5	Panel	4.8	15.35	65;240		ON•
TMO C-2	TMO	2100	2100	10	200	2-1/4 Air	0	55.83	55.83	AIR2182A/B4P		85	54	8.5	Panel	4.8	15.35	65;240		ON•
TMO C-3	TMO	1900	2100					0	0	AIR2182A/B4P		87	57	8.5	Panel	4.8	15.35	65;240		ON•
TMO C-4	TMO	2100	2100					59.7	59.7	AIR2182A/B4P		89	60	8.5	Panel	4.8	15.35	65;240		ON•

StartSymbolData

Sym	Map Mark•	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

Appendix C

Recommended RF Safety Signage



Note: A minimum of three RF safety signs should be mounted 10 feet below the antennas. In addition, RF safety Information signage should be placed on the equipment enclosure identifying the site and the Verizon contact information.

Appendix C

STATEMENT OF EXPERIENCE

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

Planning
Memorandum

To:	Mr. Martin Miller
From:	Tripp May
Reviewed by:	Jonathan L. Kramer
Date:	September 19, 2014
RE:	CUP14-00007 (Verizon Wireless) 851 Wilshire Road, Oceanside, California 92056

The City of Oceanside ("**City**") requested a review of the Verizon Wireless ("**Verizon**") permit request to construct and operate a new wireless site semi-camouflaged as a faux palm tree (*i.e.*, a "monopalm"). The project site is at an agricultural nursery located at 851 Wilshire Road.

1. Current Project

The proposed facility consists of a 40-foot tall monopalm with an 11'-6" by 16'-10" tan color fiber bond prefabricated equipment shelter situated below and adjacent to the monopalm.

Verizon proposes three sectors of four panel antennas each for a total of twelve antennas, as well as four remote radio units ("**RRUs**") per sector for a total of twelve RRU's. Also, at the 26-foot level of the monopalm, Verizon proposes an un-camouflaged four-foot diameter microwave dish. Additionally two GPS antennas will be mounted on the cable shroud at the west side of the equipment building.

Verizon proposes a 255' electrical conduit in an underground trench, where the utility lines will run through an existing SDG&E ("**San Diego Gas and Electric**") pull box to the monopalm. At the pull box location, Verizon proposes to install a 200 AMP electrical meter pedestal on a concrete pad, as well as a step up transformer if needed.

2. Section 6409(a) Analysis

As a threshold matter, the City must determine whether Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. § 1455(a) ("**Section 6409(a)**"), governs this permit request. Generally, Section 6409(a) requires that local governments "may not deny, and shall approve," certain requests to collocate with or modify an existing wireless tower or base station so long as that request will not "substantially change the physical dimensions" of the existing facilities.[1] Thus, Section 6409(a) may be outcome-determinative.

Telecom Law Firm, PC

Telecommunications Technology
Counsel for Government Agencies
and Private Institutions

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Suite 306
2001 S. Barrington Avenue
Los Angeles, California
90025-5379

[1] Section 6409(a) states in full:

(a) FACILITY MODIFICATIONS.—

(1) IN GENERAL.—Notwithstanding Section 704 of the Telecommunications Act of 1996 (Public Law 104–104) or any other provision of law, a State or local government may not deny, and

To determine whether Section 6409(a) applies, the City must apply the two-prong test to the permit request as described below.

Section 6409(a) applies only when:

(1) the applicant requests to collocate, remove, or replace transmission equipment from an existing tower or base station; and

(2) the proposed project will not "substantially change the physical dimensions" of that tower or base station.

Critically, Section 6409(a) applies only when the applicant demonstrates that both prongs are true. The statute does not apply when the applicant desires to construct an entirely new wireless communication facility or when the applicant desires to modify an existing site that substantially changes the physical dimensions of the existing tower or base station. Thus, local governments must apply these prongs in the correct order.

Here, Verizon did not submit an eligible facilities request. Rather than collocate with the existing T-Mobile tower, Verizon proposes to construct an entirely new monopalm site (wireless tower) and a new base station. Accordingly, Verizon has not submitted a request to collocate, remove, or replace transmission equipment at an *existing* wireless tower or base station.

We conclude that Section 6409(a) does not apply to this permit request because Verizon did not submit an eligible facilities request. The City can conclude that Section 6409(a) does not apply without inquiry into whether the proposal would result in a substantial change.

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shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

(2) ELIGIBLE FACILITIES REQUEST.—For purposes of this subsection, the term "eligible facilities request" means any request for modification of an existing wireless tower or base station that involves—

(A) collocation of new transmission equipment;
(B) removal of transmission equipment; or
(C) replacement of transmission equipment.

(3) APPLICABILITY OF ENVIRONMENTAL LAWS.—Nothing in paragraph (1) shall be construed to relieve the Commission from the requirements of the National Historic Preservation Act or the National Environmental Policy Act of 1969.

This conclusion does not mean that the City should deny the permit request; only that Section 6409(a) does not mandate the City's approval of this project. Accordingly, the City should review this permit request under its established wireless permit standards and procedures.

3. Significant Gap & Least Intrusive Means Analysis

Under the federal Telecommunications Act of 1996 ("Telecom Act"), a State or local government (1) must allow a wireless service provider to close a "significant gap" in the provider's own service, but (2) may require the provider to adopt the "least intrusive means" to close the gap. The provider bears the burden to demonstrate that a significant gap exists and, regardless of whether a significant gap exists, that its proposal represents the least intrusive means to achieve its service goals. This section discusses both issues.

3.1. *Significant Gap*

To demonstrate significant gap in service exists, the applicant must show that a specific permit denial would actually or effectively prohibit that particular applicant from providing its own service.

The law does not precisely define what a "significant gap" means because this "extremely fact-specific [question] def[ies] any bright-line legal rule."[2] A relatively weak coverage level might not rise to a significant gap in a sparsely populated area, whereas that same signal level might indicate a significant gap in lower Manhattan. Even in densely populated communities, small areas with less-than-perfect or even some small complete coverage gaps may not rise to a significant gap because "the [Telecommunications Act] does not guarantee wireless service providers coverage free of small 'dead spots' . . . ."[3] Therefore, contextual facts about the alleged gap area are important.

In this case, Verizon asserts that provides "no cell . . . coverage in this area" but does not explicitly describe this area as a significant gap.[4] To support its claim, Verizon submitted a signal propagation map (reproduced in Figure 1, below) that show the current service coverage in the subject area. This map depicts the current service coverage in objectively verifiable units (dBm) and we therefore rely on them for our analysis.

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[2] *See MetroPCS, Inc. v. City and Cnty. of San Francisco*, 400 F.3d 715, 733 (9th Cir. 2005).
[3] *Id.*
[4] *See* Margie Sullivan, *Ocean Hills Project Description and Justification* (June 30, 2014) page 1, on file with City.

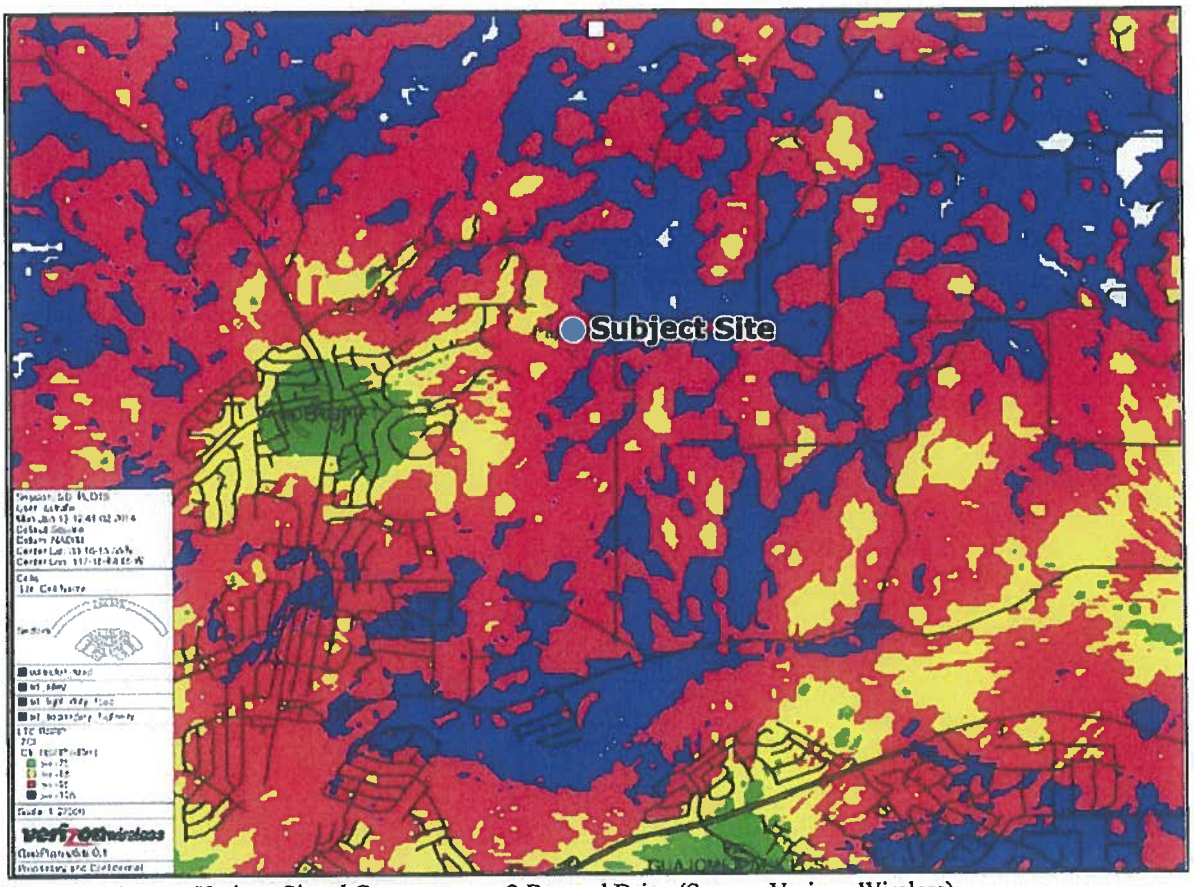

Figure 1: Current Verizon Signal Coverage near 2 Barnard Drive (Source: Verizon Wireless).

The signal propagation map in Figure 1 contradicts the claim that "no cell . . . coverage" exists in this area because Verizon generally provides between -95 dBm (shown in red) and -105 dBm (shown in blue). The signal coverage levels shown in Figure 1 demonstrate that Verizon provides coverage in the subject area, but that signal coverage is relatively weak.

Only a few small areas shown in white appear to truly receive no coverage, but small "dead spots" do not necessarily demonstrate a significant gap in service coverage. Thus, the City should discount Verizon's claim that *no* cell coverage exists in this area and conclude instead that the area currently receives relatively weak service coverage.

This conclusion does not necessarily mean that Verizon could never demonstrate significant gap in its service coverage, only that the information presented does not on its own provide a sufficient basis to demonstrate that a significant gap exists. Moreover, the City could approve the proposed site even if Verizon did not assert

or demonstrate a significant gap. Thus, whether a significant gap exists or not matters only when the carrier asserts that the Telecom Act preempts local discretion in a particular case.

3.2. *Least Intrusive Means*

Regardless of whether a wireless service provider demonstrates a significant gap in its own service, a State or local government may require it to adopt the least intrusive means to achieve its service goals. In this context, the "least intrusive means" means the location and design most consistent with the local values that a permit denial would serve.

Here, Verizon proposes to construct a monopalm to match the adjacent palm trees at this proposed location. The plans show on page A-4 that the faux-palm fronds will completely envelop the proposed panel antennas and other tower-mounted equipment, and that Verizon proposes to install faux-bark over the entire faux-trunk. We recommend that the City incorporate these design elements into potential conditions of approval:

- Verizon shall install, and at all times maintain in good condition, faux palm fronds that completely envelop all panel antennas and other tower-mounted equipment. In addition, the faux palm canopy shall extend at least 24 inches from the edge of the panel antennas; and

- Verizon shall install, and at all times maintain in good condition, faux palm bark over the entire faux palm trunk.

Although Verizon proposes to paint the microwave dish antenna to match the monopalm trunk, this unscreened element will materially detract from the otherwise screened equipment. Antennas such as this microwave generally provide "back-haul" support and send the calls and data that flow through the site back to the network switching center. In most cases, these very visible elements can be eliminated, or their visual impact minimized with screening.

We note that the microwave element appears to be optional as the plans specific omit an azimuth for that element. Even if one were provided, it would be necessary to know where that dish is oriented (and the corresponding dish that it is connected to) understand why it is the only means by which Verizon can accomplish its goal(s).

We recommend that the City require Verizon to evaluate designs that either (1) eliminate the microwave dish antenna with an alternative back-haul solution such

as fiber optic or bonded T-carrier wireline services; or (2) fully screen the microwave dish antenna through a size reduction coupled with either additional faux palm fronds, or placing a faux growth pod.

4. RF Emissions Compliance Evaluation

The FCC completely occupies the field of RF safety standards in the United States. State and local governments cannot legally establish or enforce RF emissions standards—whether more strict, more lenient, or the same as the FCC standards. The FCC does, however, permit the City to determine whether a proposed wireless project meets the federal safety standards found at 47 C.F.R. §§ 1.1307 *et seq.* ("**FCC Rules**") and FCC Office of Engineering and Technology Bulletin 65 ("**OET 65**") RF safety requirements.

Wireless antennas generally do not require an in-depth environmental analysis when virtually inaccessible to the general public. The FCC Rules "categorically exclude" wireless antennas for "cellular radiotelephone services" when mounted (1) on a structure constructed solely to support wireless antennas and (2) more than ten meters above ground.[5]

Here, the FCC Rules do not categorically exclude the proposed antennas because Verizon proposes to mount them too low. Although Verizon intends to construct the monopalm solely to support wireless antennas, Verizon proposes to mount the microwave dish antenna approximately 7.3 meters AGL. Accordingly, an additional analysis is necessary to determine whether the proposed antennas will comply with the FCC Rules.

Verizon submitted a "Radio Frequency Electromagnetic Fields Report" by Jerrold T. Bushberg, Ph.D., a recognized expert in this field, dated July 23, 2014 ("**Bushberg Report**"). The Bushberg Report concludes that the proposed site will comply with the FCC Rules without any physical barriers, with some signage.[6]

The Bushberg Report contains sufficient data to allow an independent analysis. The data contained in the Bushberg Report matches the emissions data reported on the plans, and we therefore rely on it as accurate. Based on the proposed antenna frequencies and maximum transmitter power reported in the Bushberg Report and the Verizon plans, a "controlled access zone" will extend approximately 39 feet from the face of the antennas at approximately the same height.

The fact that a site creates a controlled access zone does not necessarily mean that it violates the FCC Rules. Rather, a controlled access zone means that the carrier

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[5] *See* 47 C.F.R. § 1.1307(b)(1).
[6] *See* SiteSafe Report at 7.

must affirmatively restrict public access to that area so that members of the general population (including trespassers) cannot unknowingly enter and be exposed to radio emissions in excess of those allowed by the FCC.

Given the proposed height and location, this controlled access zone will be entirely contained within the generally inaccessible airspace. We concur with Dr. Bushberg in that Verizon must install certain signage to demonstrate planned compliance with the FCC Rules. We therefore recommend that the City require, as conditions of approval, the following:

1. Permittee shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" sign at the access point(s) to the equipment enclosure. Verizon shall install the signs required under this condition so that a person may clearly see and understand the sign before he or she accesses the enclosure area;

2. Permittee shall install and at all times maintain in good condition an "RF Notice" on the monopalm base between three feet and five feet AGL. Verizon shall install the sign required under this condition so that a person may clearly see and understand the sign as he or she approaches the monopalm; and

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

If Verizon complies with the above conditions described in this memorandum, then the City will have no radio frequency emissions basis to deny or further condition the project.

5. Conclusion

The project as defined by Verizon is not likely the least intrusive means to provide its desired coverage. The un-camouflaged 4' diameter microwave element is completely out of character for this type of otherwise-camouflaged site.

Subject to the design and RF emissions compliance conditions described above, we recommend that the City advance this permit request to the next stage in the City's review process.

TM/jlk

Application for Discretionary Permit

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

STAFF USE ONLY	
ACCEPTED 2/25/14	BY SN, MM DW

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P. CUP 14-00067	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: Verizon Wireless	2. STATUS:
3. ADDRESS: 15505 Sand Canyon Ave. Irvine, CA 92618	4. PHONE/FAX/E-mail: 760-613-3488
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): Margie Sullivan, Agent	
6. ADDRESS: 302 State Place, Escondido, CA 92029	7. PHONE/FAX/E-mail: margie.sullivan@plancominc.com

PART II – PROPERTY DESCRIPTION

8. LOCATION: 851 Wilshire Road, Oceanside CA 92057			9. SIZE: 408 s.f.
10. GENERAL PLAN: n/a	11. ZONING: A-Agriculture	12. LAND USE:	13. ASSESSOR'S PARCEL NUMBER: 122-020-55-00; 122-020-49-00
14. LATITUDE:		15. LONGITUDE:	

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION: Installation of 12 antennas, 12 RRU's, and 1 microwave dish antenna mounted to a 40' high mono palm tree with the necessary equipment inside a new prefabricated shelter on a concrete pad. Installation of an emergency generator inside a concrete block wall enclosure with stucco finish.

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY
no change	no change	no change	n/a	n/a

22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR
240 s.f.	n/a	0	0.17

PART IV – ATTACHMENTS

X	26. DESCRIPTION/JUSTIFICATION	X	27. LEGAL DESCRIPTION	X	28. TITLE REPORT
X	29. NOTIFICATION MAP & LABELS	X	30. ENVIRONMENTAL INFO FORM	X	31. PLOT PLANS
X	32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING		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 PAGAES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print):	36. DATE	37. OWNER (Print)	38. DATE
Margie Sullivan, Agent	1/6/14		
Sign: Agent		Sign: Michelle C Keeler	

- 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.

Application for Discretionary Permit

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

STAFF USE ONLY	
ACCEPTED	BY

Please Print or Type All Information

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

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
Verizon Wireless	
3. ADDRESS 15505 Sand Canyon Ave. Irvine, CA 92618	4. PHONE/FAX/E-mail 760-613-3488
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Margie Sullivan, Agent	
6. ADDRESS 302 State Place, Escondido, CA 92029	7. PHONE/FAX/E-mail margie.sullivan@plancominc.com

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
851 Wilshire Road, Oceanside CA 92057	408 s.f.

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
n/a	A-Agriculture	Agricultural	122-020-55-00; 122-020-56-00

14. LATITUDE	15. LONGITUDE

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16. GENERAL PROJECT DESCRIPTION Installation of 12 antennas, 12 RRU's, and 1 microwave dish antenna mounted to a 40' high mono palm tree with the necessary equipment inside a new prefabricated shelter on a concrete pad. Installation of an emergency generator inside a concrete block wall enclosure with stucco finish.

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY
no change	no change	wireless communication facility	n/a	n/a

22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR
408 s.f.	n/a	0	0.17

PART IV – ATTACHMENTS

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

PART V – SIGNATURES

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

35. APPLICANT OR REPRESENTATIVE (Print):	36. DATE	37. OWNER (Print)	38. DATE
Margie Sullivan, Agent	1/6/14	Michelle Castellano-Keeler	
Sign:		Sign:	

- **I DECLARE UNDER PENALTYOF 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
PAPAGALLO
851 WILSHIRE ROAD, OCEANSIDE, CA 92057
PROJECT DESCRIPTION AND JUSTIFICATION

PROJECT DESCRIPTION

The proposed project site is located on a 9.8 acre agricultural property on Wilshire Road in the South Morro Hills neighborhood. The primary use of the property is a horticulture nursery operation with a packing shed, maintenance building, and residential units. The project site is approximately 160 feet northeast of the residential units, which are used for farm labor housing; the maintenance building and packing shed are approximately 200 feet west of the project site. The majority of the property to the east of the project site is utilized by covered horticulture, or greenhouses. The closest off-site residence to the project site is 753 feet northwest. There is one wireless carrier currently on the property, T-Mobile, located on a monopalm approximately 175 feet south of the proposed project.

The proposed project design is a 40-foot tall faux palm tree, or monopalm, with a 11′-6″ by 16′-10″ equipment area immediately below the monopalm. The highest point on the monopalm will be 45′, which includes the extension of the palm fronds. The equipment area will contain a 11′-6″ by 16′-10″ prefabricated equipment shelter with air conditioning units and a 15′-4″ by 14′-8″ concrete block enclosure for a 30kW emergency stand-by generator. The target coverage area of the proposed site is the surrounding residential areas to the northwest, south, and west. Currently, Verizon Wireless has no cell site or coverage in this area.

The project will have three sectors of four antennas each for a total of 12 antennas; each sector will have four remote radio units (RRU) for a total of 12 RRU's. A four-foot diameter microwave dish will be mounted on the monopalm at the 26-foot level and two 911 GPS antennas mounted on the cable shroud on the west side of the equipment building. A small motion-sensor light over the entrance to the prefabricated shelter will be installed.

Additional antenna and equipment details are shown on the zoning drawings submitted with the application.

ALTERNATE SITES ANALYZED

The surrounding area is characterized by a mix of residential uses, with many parcels engaged in an agriculture enterprise, and more urbanized residential uses to the west surrounding the Arrowood golf course. Possible alternate sites would also be zoned agriculture and similar in use to the project site.

WATER TANK ON ARROWOOD PARKING LOT PARCEL

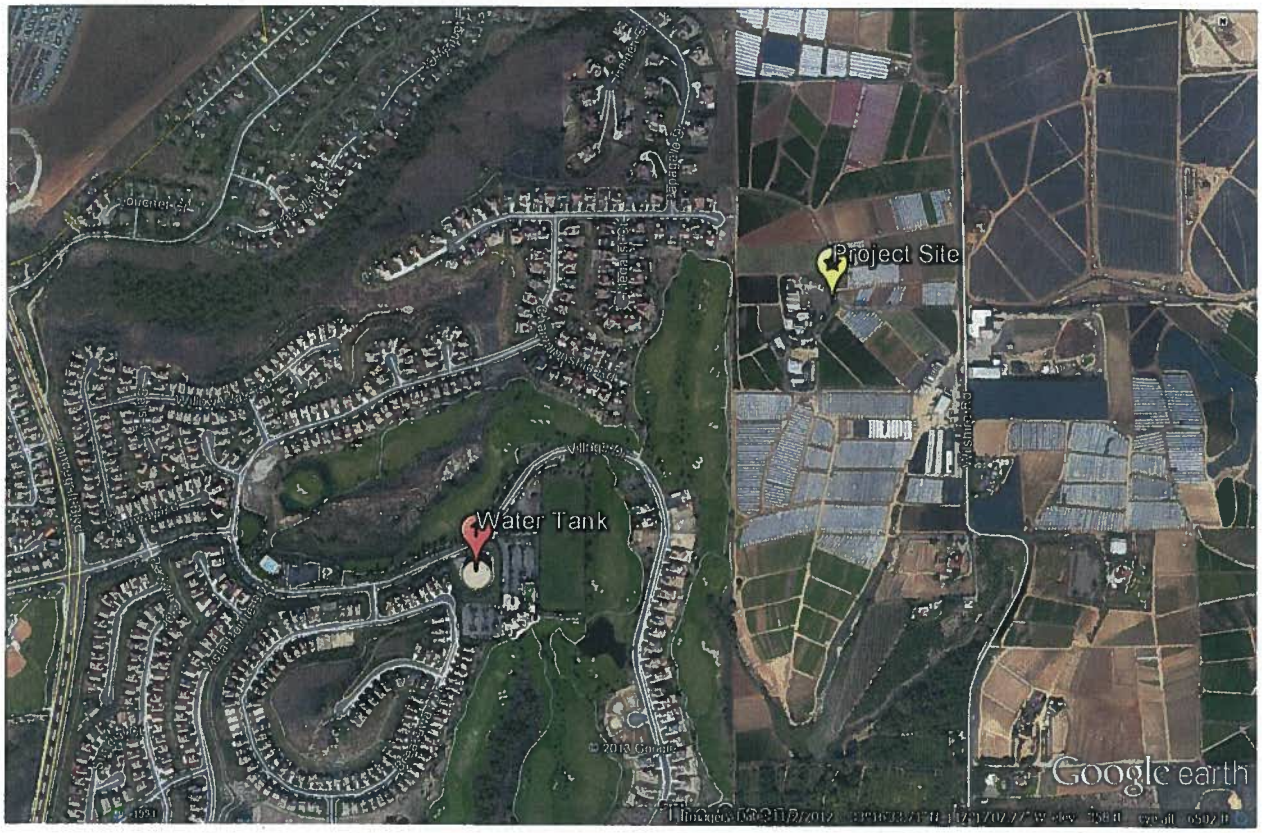
A city-owned water tank is located on the Arrowood Golf course property and was considered as an alternate site. However, the logistics of building a site in the limited area available at this location led to the search for an alternate site.

CO-LOCATION ON EXISTING MONOPALMS ON THE PROJECT PROPERTY

VERIZON WIRELESS
PAPAGALLO
851 WILSHIRE ROAD, OCEANSIDE, CA 92057
PROJECT DESCRIPTION AND JUSTIFICATION

Consideration was given to co-locating on the existing monopalm on the property. A co-location on the monopalm will require a re-engineering of the structure of the monopalm and the addition of 12 more antennas. The opportunity to locate an additional monopalm in the line of palm trees on the site was determined to be a better project and less disruptive to the property.

AERIAL VIEW OF PROJECT SITE



Project Site—851 Wilshire Road
1. Arrowood Water Tank

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Verizon Wireless
2. **ADDRESS:** 1550 Sand Canyon Avenue, Irvine, CA 92618
3. **PHONE NUMBER:** Margie Sullivan, (760) 613-3488
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Martin Miller, Consulting Assistant
6. **PROJECT TITLE:** Verizon @ 851-B Wilshire Road (CUP14-00007)
7. **DESCRIPTION:** A request for approval of a Conditional Use Permit (CUP14-00007) to allow construction and operation of a new wireless telecommunications facility at 851 Wilshire Road, Oceanside, California. More specifically, the proposed project consists of installing a: 1) 15'4" X 14'8" concrete block enclosure with stucco finish to enclose a 30kW emergency standby generator; 2) an 11'6" X 16'10" prefabricated firebond equipment shelter containing electronic equipment and supporting two E/911 GPS antennas; and, 3) a 40 foot tall monopalm that will support 12 panel antennas in 3 sectors, a 4 foot diameter microwave antenna, 4 Remote Radio Unites (RRUs) per sector (total of 12), and various supports, brackets, cables, and similar equipment.

8. **ADMINISTRATIVE DETERMINATION:** Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Therefore, the staff has determined that further environmental evaluation is not required because:

[XX] The project is categorically exempt, Class _3_, New Construction or Conversion of Small Structures (Section 15303); or,

[ ] The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA (Section 15061(b)(3)); or,

[ ] The project is statutorily exempt, Section , <name> (Sections 15260-15277); or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: [DATE], 2014

_____
Martin Miller, Consulting Assistant

cc: [x] Project file [x] Counter file [ ] Library
Posting: [ ] County Clerk $50.00 Admin. Fee

EXHIBIT "A"

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

Parcel A of Certificate of Compliance No. CC-02-91, as per document recorded August 16, 1991 as Instrument No. 1991-0422189 of Official Records, being more particularly described as follows:

The Southeast quarter of the Northeast quarter of Section 27, Township 10 South, Range 4 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California, according to Parcel Map No. 12708 on file in the Office of the County Recorder of said County, more particularly described as follows:

Beginning at the Southeast corner of said Southeast quarter of the Northeast quarter of Section 27; thence along the Southerly, Westerly, Northerly and Easterly line thereof the following courses: North 88°54'04" West 1324.56 feet, (North 89°27'35" West 1324.63 feet per record); thence North 0°45'16" East 1337.76 feet (North 0°11'50" East 1337.66 feet record); thence North 89°09'17" East 1322.06 feet, (South 89°42'44" East 1322.22 feet per record); thence South 0°38'57" West 1343.63 feet (South 01°05'43" West 1343.49 feet per record) to the point of beginning.

Assessor's Parcel Number: **122-020-49**