PLANNING COMMISSION

AGENDA NO. 4

CITY OF OCEANSIDE

DATE: January 12, 2015

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF TWO CONDITIONAL USE PERMITS (CUP14-00014 AND CUP14-00015) FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY LOCATED ON CITY-OWNED PROPERTY AT 5131 TEAL WAY – AT&T AT LUISENO PARK – APPLICANT: AT&T MOBILITY**

## RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class Two (2), Categorical Exemption "Replacement or Reconstruction of Existing Structures and Facilities"; and,

(2) Adopt Planning Commission Resolution No. 2015-P01 approving Conditional Use Permits CUP14-00014 and CUP14-00015 with findings and conditions of approval attached herein.

## PROJECT DESCRIPTION AND BACKGROUND

**Site Review:** The site is located at the intersection of Douglas Drive and Vandergrift Road within the northern portion of Luiseno Park a public recreation facility that was developed as part of the Morro Hills Master Planned Community. Luiseno Park is a fully developed 10.42-acre public park that consists of two softball fields, two tennis courts, a playground area, public restrooms, and an on-site parking lot for citizens utilizing the park. The property has a land use designation of Single-Family-Master Plan-1-96 (SF-MP-1-96) on the Land Use Map and is zoned Open Space – Master Plan (OS-MP-1) on the official zoning map.

Surrounding land uses include dedicated open space along the south, with single-family residential to the north, east, and west. Beyond the residential to the north lies Marine Corps Base Camp Pendleton.

**Project Description**: The project application is comprised of two entitlements: Conditional Use Permit CUP14-00014 represents a request for the following:

(a) The establishment and operation of a wireless telecommunication facility consisting of replacement of two existing 69'-0"-foot tall athletic field lighting poles with sturdier poles of the same height that will support 36" Radome enclosures, the top of which will be 62'-0" above ground level, for the purpose of completely screening six panel antennas per pole (12 total) and 12 Remote Radio Units per pole (RRUs – 24 total) from public view. Ancillary facilities proposed include doubling an existing 256-square-foot equipment building constructed by Verizon Wireless and designed in a manner that is architecturally consistent with the public bathrooms located with the park. The expanded equipment enclosure will be a total of 512 square feet in size.

Article 39 of the City's Zoning Ordinance (Wireless Communications Facility, Satellite Dish and Antenna Standards) allows free-standing telecommunications facilities through issuance of a Conditional Use Permit. Article 15 (Open Space District) identifies wireless telecommunications facilities as major utilities and requires issuance of a Conditional Use Permit for such facilities in Open Space zoning districts. Approval of wireless telecommunications facilities is contingent upon standards, findings, and conditions articulated in Article 39 (Wireless Telecommunication Ordinance) and Article 41 (Use Permits and Variances) of the City's Zoning Ordinance.

Conditional Use Permit CUP14-00015 represents a request for the following:

(a) To exceed the allowable height of the zoning district by 11'-0". The allowable maximum height for wireless communications facilities on City-owned or controlled property is 51'-0", 15'-0" above the maximum building height of 36'-0" for the abutting residential zoning districts. Allowance of an increased height in excess of the development standard established in the zoning ordinance will permit the establishment of wireless telecommunication facility antennas that are 62'-0" above ground level on 69'-0" light standards, but consistent with the overall height of all other athletic field lighting standards established within Luiseno Park. Maintaining consistency with the height of all light standards will further integrate the facility into the existing built environment and provide a more stealth type appearance.

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

1. General Plan
2. Zoning Ordinance
3. State of California Government Code 65850
4. CEQA

## ANALYSIS

KEY PLANNING ISSUES

### 1. General Plan conformance

The General Plan Land Use Map designation for the subject property is Residential Single-Family-Master Plan-1-96 (SF-MP-1-96). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

Land Use Element

Goal 2.726: Communication Systems

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

Policies:

A. The City shall encourage planning for the future communication system needs of individual land developments or uses and the City in general.

B. Communication facilities shall be required to conform visually to surrounding land uses and/or natural features.

C. The City shall require the consolidation and joint-use of communication facilities and structures whenever possible.

AT&T Mobility seeks to construct and operate a new wireless telecommunication facility integrated into existing athletic field light standards in order to mitigate substantial gaps in signal coverage throughout Morro Hills master planned community and along the Douglas Drive and Vandegrift corridors. Signal coverage maps illustrating current signal deficiencies and anticipated coverage improvements are attached to this staff report.

The placement of 36" Radomes toward the upper portion of the poles is intended to camouflage the antennas through architectural and site integration. Ancillary equipment associated with the wireless facility would be located within an equipment enclosure building attached to the existing Verizon equipment building and designed in an architectural manner consistent with existing restroom facilities within the park. In order to minimize visual impacts of the new structure as seen from off-site, the equipment enclosure would be located approximately 10'-0" below grade of Douglas Drive and would be tucked into the slope and within the existing mature landscape on-site. Overall height of the equipment enclosure would not exceed 13'-6" to the top of the roof. The existing cupola will be removed, at the request of Parks and Recreation Division, in order to integrate the building with existing buildings.

It is staff's position that the athletic field light standards to be replaced will include 36" radomes to screen a maximum of 12 panel antennae and will sufficiently camouflage the facility within the surrounding built environment of Luiseno Park. Field assessment by Planning Division and Engineering Division staff determined that the proposed wireless telecommunication facility would have minimal visibility impacts from adjacent residential uses. Photo simulations illustrating the visibility of the proposed wireless telecommunication facility and equipment enclosure from within Luiseno Park are attached.

In an effort to reduce the visual impacts of multiple wireless telecommunications facilities on the same site, local zoning standards and state law encourage stand-alone projects such as these to be made available as co-user facilities in the event other wireless providers seek to establish facilities on the same site. Though co-location facilities are encouraged, staff has determined that the subject wireless facility would be less of an impact to the park than the development of a co-user facility. Development of a new co-user facility would create greater visual massing impacts due to the inability to adequately provide an architecturally integrated facility such as the custom designed light standard.

## 2. Zoning Ordinance Compliance

As noted above, the project is subject to Article 39 of the City's Zoning Ordinance, which lists submittal requirements, required findings, standard conditions of operation and maintenance standards, locational and site standards, site development standards, facilities design standards, and conditions of approval for wireless telecommunications facilities.

Among the facility design standards is the requirement to employ camouflage design techniques in order to minimize visual impacts. As noted earlier, the proposed project incorporates camouflage design techniques through the customized design of a Musco Lighting standard that incorporates 36" Radomes for concealment of all 12 antennae on two light standards.

Locational and siting standards establish an order of preference for properties on which wireless telecommunications facilities are proposed. The most preferred locations for such facilities are City-owned or controlled land. The least preferred locations for such facilities are those within residential districts. The proposed project would be implemented on a City-owned site surrounded by a residential district. It is staff's position that, because the proposed facilities would be more than 200 feet removed from the residential neighborhoods to the north, east, and west the facility would be sufficiently separated from the surrounding residential zone districts. Furthermore, the stealth type design of the proposed facility, coupled with the presence of mature landscape, would mitigate any potentially adverse visual impacts on residential uses in the vicinity or persons utilizing Luiseno Park.

Site development standards for wireless communications facilities include height limitations that specify that such facilities on City-owned sites cannot be more than 15 feet taller than the height limit of the surrounding zone. While no height limit is prescribed for the OS zoning district, the height limit for the adjacent residential zone district is 36 feet. The maximum height allowed per code in this situation is 51'-0". In order to achieve optimal coverage, a request to allow a maximum height of 62'-0", the top of the radome structures, has been submitted. In accordance with Article 39, a wireless telecommunication facility can exceed the maximum height standards subject to approval of a Conditional Use Permit. Staff has made findings that would allow the facility to exceed the maximum height based upon the fact that lowering the athletic light pole to conform to the development standard would be inconsistent with the existing built environment, would impact field lighting, and would not adequately address coverage gaps.

The proposed facilities would be consistent with all other applicable development standards for the adjacent residential zone, including minimum setbacks from property lines.

### 3. State of California Government Code 65850

California State Government Code 65850.6(b) states that a city shall not unreasonably limit the duration of any permit for a communication facility. Limits of less than 10 years are presumed to be unreasonable absent public safety reasons or substantial land use reasons. The proposed site has been given a 10-year limit with conditions that assure the City of Oceanside has the ability to request technological enhancements and aesthetic analyses of the site if they are found to be necessary.

## DISCUSSION

*Issue: Land use compatibility with surrounding residential neighborhoods*

The Federal Communications Commission (FCC) has established thresholds for human exposure to electromagnetic radiation emitted by wireless telecommunications facilities. The Planning Division requires that applications for such facilities include radiofrequency emissions/exposure compliance reports prepared by licensed engineers. These compliance reports are evaluated by a third-party consultant (Telecom Law Firm) to ensure that radiofrequency emissions/exposure have been properly measured and that emissions/exposure levels do not exceed federal thresholds. The compliance report submitted by AT&T Mobility and reviewed by Telecom Law Firm indicates that radiofrequency emissions from the proposed project, combined with those from existing sources on the subject site, would result in human exposure of less than the maximum allowable human exposure under federal law. Thus, staff finds that the proposed project is in compliance with FCC regulations and does not present a risk to public health and safety.

Furthermore, the proposed project would not have adverse visual impacts on adjacent residential neighborhoods, in light of the proposed camouflage design, the distance between the proposed facilities and the nearest residential uses, and the intervening topography and landscape on the subject site.

For the reasons established above, the proposed wireless telecommunications facility would be compatible with surrounding residential land uses. The proposed project would not jeopardize the health or safety of nearby residents, nor would it diminish the aesthetic value of the surrounding area.

**4. Section 6409(a) Applicability**

The project's RF report was reviewed by Telecom Law Firm, P.C., the City's third party telecom consultant, for compliance with applicable federal law. The consultant recommends that the City "specifically designate...that the replacement light standards retain their primary use and designation as light standards", and not be considered wireless towers for any purpose. The consultant made this recommendation to ensure that the light standards retain their status as light standards and that they "fall outside of the scope of Section 6409(a) for any possible future changes" that may be desired by the applicant. To that end, a finding and a condition are included in the resolution of approval that specify that the primary use of the replacement poles are as light standards, and not as telecommunications towers.

## ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project constitutes replacement of existing structures and is, therefore a Class 2 exemption as "Replacement or Reconstruction of Existing Structures and Facilities" (Section 15302).

## PUBLIC NOTIFICATION

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

## SUMMARY

The request for approval of two Conditional Use Permits to allow the establishment and operation of a Wireless Telecommunication Facility within Luiseno Park is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets all applicable development standards and will not impact existing land

uses in the immediate area. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

-- Confirm issuance of a Class Two (2), Categorical Exemption "Replacement or Reconstruction of Existing Facilities or Structures"; and,

-- Adopt Planning Commission Resolution No. 2015-P01 approving Conditional Use Permits CUP14-00014 and CUP14-00015 with findings and conditions of approval attached herein.

PREPARED BY:

Martin Miller
Consulting Assistant

SUBMITTED BY:

Jeff Hunt
Interim City Planner

JH/ML/fil

Attachments:
1. Plans
2. Planning Commission Resolution No. 2015-P01
3. Radio Frequency Electromagnetic Fields Exposure Report
4. Photo Simulations
5. Signal Coverage Maps
6. Other Attachments (Application Page, Description and Justification, Legal Notice, Notice of Exemption)

CUP14-00014/CUP14-00015

| APPROVAL | DATE | SIGNATURE |
|---|---|---|
| P.M. : | | |
| C.M. : | | |
| S.A.C. : | | |
| R.F. : | | |
| ZONING : | | |

at&t Mobility

# SITE NUMBER: SD0833
# SITE NAME: LUISENO PARK

## DRAWING INDEX

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| 9 | SHEETS TOTAL | |

## CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)
3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
5. 2013 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
7. 2013 CALIFORNIA GREEN CODE
8. 2013 CALIFORNIA REFERENCES STANDARDS CODE
9. APPLICABLE LOCAL CODES

## DIRECTIONS

FROM AT&T SAN DIEGO OFFICE

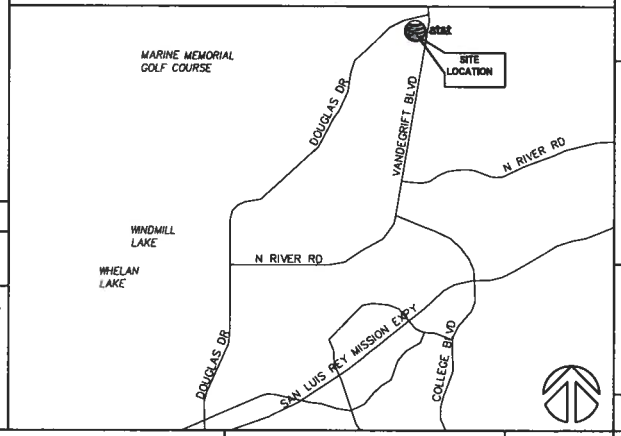
7337 TRADE STREET, SAN DIEGO, CA 92121

1. HEAD I-805 N FROM CAMINO SANTA FE AND MIRAMAR RD
2. TAKE I-5 N TO CA-76 E/SAN LUIS REY MISSION EXPY IN OCEANSIDE. TAKE THE CA-76 E EXIT FROM I-5 N
3. FOLLOW CA-76 E/SAN LUIS REY MISSION EXPY AND DOUGLAS DR TO TEAL WAY
4. MERGE ONTO CA-76 E/SAN LUIS REY MISSION EXPY
5. TURN LEFT ONTO DOUGLAS DR
6. TURN RIGHT ONTO TEAL WAY

DESTINATION WILL BE ON THE LEFT
5131 TEAL WAY OCEANSIDE, CA 92057

## VICINITY MAP

THOMAS GUIDE 1087-A




## DEVELOPMENT SUMMARY

### PROJECT SCOPE OF WORK:

THIS PROJECT ENTAILS THE INSTALLATION OF:
1. EXPANSION OF EXISTING TELECOM FACILITY BY 2 TO ACCOMMODATE AT&T EQUIPMENT
2. REPLACE TO TWO EXISTING LIGHT POLES WITH TWO NEW 69'H LIGHT POLES
3. (12) ANTENNAS TOTAL, (6) PER POLE
4. (24) RRUs TOTAL (1 RRUS-11, 6 RRUS-12, 1 RRUS-32 PER SECTOR)
5. (2) DC SURGE SUPPRESSORS MOUNTED ON 69'H STADIUM LIGHT POLES, (1) PER POLE
6. (2) GPS ANTENNAS MOUNTED ON EQUIPMENT BUILDING

### BUILDING CODE INFORMATION:

EXISTING BUILDING/STRUCTURE:
- OCCUPANCY = N/A
- CONSTRUCTION TYPE = N/A
- SPRINKLER SYSTEM = N/A
- (E) BLDG. CONSTRUCTED = N/A

PROPOSED STRUCTURE:
- OCCUPANCY = S-2
- CONSTRUCTION TYPE = V-B
- SPRINKLER SYSTEM = N/A

### PROPERTY INFORMATION:

LEGAL DESCRIPTION:
LOT A OF MORENO HILLS VILLAGE "A" IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14389, MAY 10, 2002

| | |
|---|---|
| ASSESSOR PARCEL NUMBER: | 122-502-01-00 |
| TOTAL SITE AREA: | 10.11 ACRES |
| PROPOSED AT&T EQUIPMENT ROOM: | 256 SQ. FT. |
| EXISTING WIRELESS FACILITIES: | VERIZON |

### PROJECT TEAM:

| | |
|---|---|
| CONSTRUCTION: | GAVIN "TAI" IRISH |
| PHONE: | (972) 421-5871 |
| SITE ACQUISITION: | TIM HENION |
| PHONE: | (503) 519-8591 |
| PLANNING: | TIM HENION |
| PHONE: | (503) 519-8591 |
| ARCHITECT: | D.K. DO, RA |
| PHONE: | (949) 475-1000 |

### OWNER:

| | |
|---|---|
| OWNER: | CITY OF OCEANSIDE |
| ADDRESS: | 300 NORTH COAST HIGHWAY<br>OCEANSIDE, CA 92054 |
| CONTACT: | ROSA A. JONES<br>DEVELOPMENT SERVICES DEPARTMENT<br>CITY OF OCEANSIDE |
| ADDRESS: | 300 NORTH COAST HWY<br>OCEANSIDE, CA 92054 |
| PHONE: | (760) 435-5176 |
| FAX: | (760) 435-6172 |
| E-MAIL: | |

### ACCESSIBILITY NOTE

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

ADA COMPLIANCE:
N/A (UNMANNED COMMUNICATIONS FACILITY)

### ZONING AND GENERAL PLAN INFORMATION

| | |
|---|---|
| JURISDICTION: | CITY OF OCEANSIDE |
| ZONING DISTRICT: | OS-MP-1 |
| GENERAL PLAN DESIGNATION | SF (SINGLE FAMILY) |
| LATITUDE: | 33° 16' 23.106" N |
| LONGITUDE: | 117° 17' 48.5874" W |
| TOP OF (E) STRUCTURE: | N/A |
| BASE OF STRUCTURE: | 157 FEET A.M.S.L. |

### NOTE:

SCALES SHOWN ON SET OF DRAWINGS ARE REPRESENTATIVE OF FULL SIZE 24"x36" DRAWINGS. IF THIS SET OF DRAWINGS IS LESS THAN 24"x36", IT IS A REDUCED SET.


at&t Mobility
7337 TRADE STREET, 3 EAST, ROOM 3084
SAN DIEGO, CA 92121-4202

Depratti inc.


LUISENO PARK
SD0833

5131 TEAL WAY,
OCEANSIDE, CA 92057


DCI PACIFIC
AIEIC WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
12 EXECUTIVE PARK | SUITE 250 | IRVINE | CA 92614
T 949.475.1300 | 949.475.1301 F


CITY'S PROJECT CASE #:
CUP 14-00014
CUP 14-00015

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|---|---|---|---|---|---|
| 3 | 08/20/14 | REVISED PER PLANNING COMMENTS | VT | BOK | DKD |
| 2 | 05/13/14 | REVISED PER DRM COMMENTS (5-9-14) | IP | BOK | DKD |
| 1 | 04/30/14 | REVISED PER DRM COMMENTS (4-25-14) | IP | BOK | DKD |
| 0 | 04/23/14 | REVISED PER DRM COMMENTS (4-11-14) | IP | BOK | DKD |
| A | 04/08/14 | ISSUED FOR ZD REVIEW AND COMMENTS | IP | BOK | DKD |

SCALE: AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T01

REDUCED PLANS DO NOT SCALE THIS DRAWING

EXIDE TECHNOLOGIES

## MATERIAL SAFETY DATA SHEET

### I. PRODUCT IDENTIFICATION

MANUFACTURER
Exide Technologies Industrial Energy
[illegible] Avenue
Atlanta, [illegible] 30314

CHEMICAL/TRADE NAME
see used on labels

MARATHON V-0 and
SPIRITUS V-0
Valve Regulated Lead Acid Battery

FOR INFORMATION
Primary MSDS: Engineering and Consulting, Inc.
Attention: Johann Cochran (770) 421-1463
Secondary: Environmental, Safety & Health
Attention: Lt. Murray (800) 352-9225 or Fred Gassner (404) 921-4262

CHEMICAL FAMILY/
CLASSIFICATION

Sealed Storage Battery
Metallic type

DATE ISSUED
January, 2000

FOR EMERGENCY
CHEMTREC (within U.S.A.) 800
24-hour Emergency Response Contact
Call for Environmental Conditions

CHEMTREC INTERNATIONAL (703) 527-3887 – Collect

### II. HAZARDOUS INGREDIENTS/IDENTITY INFORMATION

| Components | CAS Number | % by Wt. | Approximate Air Exposure Limits (ug/m³) OSHA | ACGIH | NIOSH |
|---|---|---|---|---|---|
| Inorganic components of: | | | | | |
| Lead | 7439-92-1 | 71-76 | 50 | 50 | 50 |
| Antimony Oxide | 1345 36 9 | < 0.6 | 500 | 500 | 500 |
| Calcinated Clay | N/A | < 1.2 | N/A | N/A | N/A |
| Tin | 1440 31 5 | 0.2-0.5 | 2000 | 2000 | 2000 |
| Copper | 1440-50 8 | < 0.1 | 1000 | 1000 | 1000 |
| Electrolyte sulfuric acid | 7664-93-9 | 16-18 | 1000 | 200 | 1000 |
| Case Material | | | | | |
| Polypropylene | 9003-07-0 | 6-7 | N/A | N/A | N/A |
| Plate separator material | | | | | |
| Other | N/A | 2-3 | N/A | N/A | N/A |

NOTE: Inorganic lead and electrolyte (as acid solution) are the primary components of every battery manufactured by Exide Technologies or its subsidiaries. Other ingredients may be present dependent upon battery type. Polypropylene is the principal case material of automotive and commercial batteries.

### III. PHYSICAL DATA

| | | | |
|---|---|---|---|
| Boiling Point (Electrolyte) | 280° F (at 760 mm Hg) | Specific Gravity (H2O=1) | 1.280 to 1.350 |
| Melting Point | Not Applicable | Vapor Pressure (mm Hg at 20 °C) | 10 |
| Solubility in Water | 100% | Vapor Density (AIR=1) | Greater than 1 |
| Evaporation Rate (Butyl acetate=1) | Less Than 1 | % Volatiles by Weight | Not Applicable |
| Appearance and Odor | A clear liquid with a sharp, penetrating, pungent odor. A battery is a manufactured article; no apparent odor | | |


ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

### IV. FIRE AND EXPLOSION HAZARD DATA

Flash Point: Not Applicable
Flammable Limits: LEL = 4.1% (Hydrogen Gas in air) UPL = 74.2%
Extinguishing media: $CO_2$, foam, dry chemical
Special Fire Fighting Procedures:
Use positive pressure, self-contained breathing apparatus. Remove of acid mixture during water application and wear acid-resistant clothing, gloves, face and eye protection. If batteries are on charge, shut off power to the charging equipment, but, note that charges of series connected batteries may still pose risk of electric shock even when charging equipment is shut down.
Unusual Fire and Explosion Hazards:
In operation or when on charge, batteries generate hydrogen and oxygen gases (hydrogen is highly flammable and oxygen supports combustion). They must always be assumed to contain these gases which, if ignited by burning cigarettes, naked flames or sparks, may cause battery explosions with dispersion of cycling fragments and corrosive liquid electrolyte. Carefully follow manufacturer's instructions for installation and service. Keep away all sources of gas ignition, ensure that adequate ventilation is provided, and do not allow metallic articles or conductors to contact the negative and positive terminals of a battery.

### V. REACTIVITY DATA

Stability: Stable X Unstable ___
Conditions to Avoid: Prolonged overcharging and overheating cause gassing and other sources of ignition.
Incompatibility (materials to avoid):
Electrolyte: Contact of sulfuric acid with combustibles and organic materials may cause fire and explosion. Also causes violently with strong reducing agents, some metals, carbides, chlorates, nitrates, and picrates, sulfur trioxide gas, strong oxidizers, and water. Contact with metals may produce toxic sulfur dioxide fumes and may release flammable hydrogen gas.
Lead compounds: Avoid contact with strong acids, bases, halides, halogenates, permanganate, nitrate, permanganate, peroxides, nascent hydrogen, potassium, carbides, sulfides, phosphates, sulfur and reducing agents.
Hazardous Decomposition Products:
Electrolyte: Sulfur dioxide, carbon monoxide, sulfuric acid mist, sulfur dioxide, hydrogen sulfide, hydrogen.
Lead compounds: Temperatures above the melting point are likely to produce toxic metal fumes, vapor, or dust, contact with strong acid or base or presence of nascent hydrogen may generate highly toxic arsine gas.
Hazardous Polymerization: May Occur ___ Will Not Occur X

### VI. HEALTH HAZARD DATA

Routes of Entry:
Inhalation: Harmful by all routes of entry. Under normal conditions of use, sulfuric acid vapors and mist are not generated. Sulfuric acid vapors and mist may be generated when product is overheated, overfilled, or otherwise processed or damaged.
Lead compounds: Under normal conditions lead dust, vapors, and fumes are not generated. Hazardous exposure can occur only when product is heated above the melting point, overheated or otherwise processed or damaged to create dust, vapor, or fumes.
Ingestion:
Electrolyte: Swallowing of sulfuric acid vapors or mists may cause severe respiratory irritation
Lead compounds: Inhalation of lead dust or fumes may cause irritation of upper respiratory tract and lungs
Ingestion:
Electrolyte: May cause an acute irritation of mouth, throat, esophagus, and stomach.
Lead compounds: Acute ingestion may cause abdominal pain, nausea, vomiting, diarrhea, and severe cramping. This may lead rapidly to systemic toxicity. Acute ingestion should be treated by physician
Skin Contact/Skin Absorption
Electrolyte: Causes irritation, burns, and ulceration. Sulfuric acid is not readily absorbed through the skin.
Lead compounds: Not readily absorbed through the skin.
Eye Contact:
Electrolyte: Causes irritation, burns, serious damage, blindness
Lead compounds: May cause eye irritation.


ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

### VI. HEALTH HAZARD DATA (CONTINUED)

Effects of Overexposure - Acute:
Electrolyte: Severe skin irritation, burns, damage to corneas may cause blindness, upper respiratory irritation
Lead compounds: Headache, fatigue, abdominal pain, loss of appetite, nausea, vomiting, diarrhea, muscular aches and weakness, sleep disturbances, and irritability.
Effects of Overexposure - Chronic:
Electrolyte: Possible reduction of tooth enamel, inflammation of nose, throat, and bronchial tubes, and vomiting of the crowns.
Lead compounds: Anemia, neuropathy, particularly of the motor nerves, with total chronic kidney damage, reproductive disorders in both males and females.
Carcinogenicity:
Electrolyte: The National Toxicology Program (NTP) and the International Agency for Research on Cancer (IARC) have classified "strong inorganic acid mist containing sulfuric acid" as a substance that is carcinogenic to humans. This classification does not apply to sulfuric acid solutions in static liquid state or to electrolyte in batteries. Batteries subjected to chronic charging or excessively high currents for prolonged periods of time without vent caps in place may create a corrosive atmosphere of the sulfuric or strong inorganic acid mist containing sulfuric acid.
Lead compounds: Listed as a 2B carcinogen, likely to animals at extreme doses. Proof of carcinogenicity in humans is lacking at present.
Medical Conditions Generally Aggravated by Exposure:
Overexposure to sulfuric acid may cause lung damage and aggravate pulmonary conditions. Contact of electrolyte (mixture and sulfuric acid solution) with skin may aggravate skin disorders such as eczema and contact dermatitis. Contact of electrolyte (mixture and sulfuric acid solution) with eyes may damage corneas and or cause blindness. Lead and its compounds can aggravate some forms of kidney, liver, and neurologic diseases.
Emergency and First Aid Procedures:
Inhalation:
Electrolyte: Remove to fresh air immediately. If breathing is difficult, give oxygen.
Lead compounds: Remove from exposure, gargle, wash nose, eyes, and force consult physicians.
Ingestion:
Electrolyte: Give large quantities of water; do not induce vomiting; consult physician
Lead compounds: Consult physicians immediately.
Skin:
Electrolyte: Flush with large amounts of water for at least 15 minutes; remove contaminated clothing completely, including shoes and do not wear clothes again until cleaned. If acid is splashed on shoes, remove and discard or they contain leather
Lead compounds: Wash immediately with soap and water. Lead compounds are not readily absorbed through the skin.
Eyes: Electrolyte and Lead compounds: Flush immediately with large amounts of water for at least 15 minutes; contact physician immediately.

### VII. PRECAUTIONS FOR SAFE HANDLING AND USE

Handling and Storage:
Store batteries under cover in cool, dry, well-ventilated areas that are separated from incompatible materials and from operations which may create flames, sparks, or heat. Keep away from metallic objects that could bridge the terminals on a battery and create a dangerous short circuit. Single batteries pose no risk of electric shock but there may be excessive risk of electric shock from strings of connected batteries exceeding four 12-volt units.
Charging:
There is a possible risk of electric shock from charging equipment and from strings of series connected batteries, whether or not being charged. Shut-off power to chargers whenever not in use and before detachment of any charge connections. Batteries being charged will generate and release flammable hydrogen gas. Charging space should be ventilated. Keep battery vent caps in position. Prohibit smoking and avoid creation of flames and sparks nearby. Wear face and eye protection when near batteries being charged.
Spill or Leak Procedures:
Remove combustible materials and all sources of ignition. Stop flow of material and contain spill by diking with inert soils, etc. Carefully neutralize spill with soda ash, etc. Make certain mixture is neutral then collect residue and place in a drum or other suitable container with a label specifying "contains hazardous waste" for if treatment and disposition regarding proper labeling procedures). Dispose of as hazardous waste. If battery is leaking, place battery in a heavy duty plastic bag. Wear acid resistant boots, face shield, chemical splash goggles and acid resistant gloves. DO NOT RELEASE UNSEALED ACID.


ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

### VII. PRECAUTIONS FOR SAFE HANDLING AND USE (CONTINUED)

Waste Disposal Methods:
Sulfuric Acid: Neutralize as described above for spills, collect in drums and place in a container labeled as containing hazardous waste. Dispose of as a hazardous waste. If neutralize above labeling procedures, call your local battery distributor or local carrier. DO NOT FILL THE LEAD CONTAMINATED ACID TO DISPOSE
Spent batteries: Send to secondary lead smelter for recycling following applicable federal, state and local regulations.
Precautionary Labeling:
POISON: CAUSES SEVERE BURNS
DANGER: EXPLOSIVE GASES
CORROSIVE: FOR FARE BALPUSE AGED
KEEP AWAY FROM CHILDREN

### VIII. CONTROL MEASURES

Engineering Controls and Work Practices:
Store and handle in well-ventilated area. If mechanical ventilation is used, components must be acid-resistant.
Handle batteries cautiously. Make certain vent caps are on securely. If battery case is damaged, avoid bodily contact with internal components. Wear protective clothing, eye and face protection, when charging or handling batteries. Follow all manufacturers' recommendations when stacking or palletizing. Do not allow metallic materials to simultaneously contact both the positive and negative terminals of the batteries. Use a battery stacker or lift a battery or place hands in opposite corners to avoid spilling acid through the vents. Avoid contact with internal components of the batteries.
Hygiene Practices:
Wash hands thoroughly before eating, drinking or smoking after handling batteries.
Respiratory Protection:
None required under normal conditions. If an overheating or overfilling condition exists and concentration of sulfuric acid mist or fumes is suspected to exceed PEL, use NIOSH or MSHA-approved respiratory protection
Protective Clothing:
None required under normal conditions. If battery case is damaged, use rubber or plastic acid-resistant gloves with elbow-length gauntlet, acid-resistant apron, clothing, and boots.
Eye Protection:
None required under normal conditions. If battery case is damaged, chemical goggles or face shield.
Emergency Planning:
In areas where water and electrolyte and acid solutions are handled in concentrations greater than 1%, emergency eyewash stations and showers should be provided with unlimited water supply.

### IX. OTHER REGULATORY INFORMATION

NFPA Hazard Rating for Sulfuric acid:
Flammability (Red) = 0 Health (Blue) = 3 Reactivity (Yellow) = 2
TRANSPORTATION
Not regulated pursuant to 49 CFR Parts 171 to 178 of the DOT Hazardous Materials Regulations, 49 CFR Part 173 (UN packaging exception) NON-SPILLABLE or "NONSPILLABLE BATTERY" for air shipments, reference IATA Dangerous Goods Regulations Special Provision A67. For ocean shipments, reference IMDG Special Provision P238
Note, Exide Technologies batteries which have met the test requirements for "nonspillable batteries" in shipment must be protected against short circuit and securely packaged.
LOCAL NONSPILLABLE
RCRA: Spent lead acid batteries are not regulated as hazardous waste when recycled. Spilled sulfuric acid is a characteristic hazardous waste. EPA hazardous waste number D002 is assigned.


ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

### IX. OTHER REGULATORY INFORMATION (CONTINUED)

CERCLA (Superfund) and EPCRA:
(a) Reportable Quantity (RQ) for spilled 100% sulfuric acid under CERCLA (Superfund) and EPCRA (Emergency Planning and Community Right to Know Act) is 1,000 lbs. State and local reportable quantities for spilled sulfuric acid may vary.
(b) Sulfuric acid is a listed "Extremely Hazardous Substance" under EPCRA, with a Threshold Planning Quantity (TPQ) of 1,000 lbs.
(c) If EPCRA 311/312 notification is required if 1,000 lbs or more of sulfuric acid is present at one site. An average automotive commercial battery contains approximately 5 lbs of sulfuric acid. Contact your Exide representative for additional information.
(d) SPCRA Section 313 Tier Two reporting is required for non-automotive batteries of sulfuric acid is present in quantities of 500 lbs or more and/or if lead is present in quantities of 10,000 lbs or more.
(e) Supplier Notification
This product contains a toxic chemical or chemicals subject to the reporting requirements of section 313 of (Title) III of the Superfund Amendments and Reauthorization Act of 1986 and 40 CFR Part 372.

| Chemical | CAS | Percent by Weight |
|---|---|---|
| Lead (0%) | 7439-92-1 | 71-76 |
| Electrolyte: Sulfuric Acid | 7664-93-9 | 16-18 |

If you distribute this product to other manufacturers in SIC Codes 20 through 39, this information must be provided with the first shipment of each calendar year.
Note: The Section 313 supplier notification requirement does not apply to batteries that are "consumer products".
C.A.A: Exide Technologies supports preventative action concerning ozone depletion in the atmosphere due to emissions of CFC's and other ozone depleting chemicals (ODC's) defined by the USEPA as Class I substances. Pursuant to Section 611 of the Clean Air Act Amendment (CAAA) of 1990, finalized on January 19, 1993, Exide established a policy to eliminate the use of Class I ODC's prior to the May 15, 1993 deadline.
TSCA: Each ingredient chemical listed in Section II of this MSDS is also listed on the TSCA Registry.
CANADIAN REGULATIONS: All chemical substances in this product are listed on the CEPA DSL/NDSL or are exempt from list requirements.
CALIFORNIA PROPOSITION 65:
"WARNING: This product contains lead, a chemical known to the State of California to cause cancer, or both defects or other reproductive harm."

PREPARED BY: EXIDE TECHNOLOGIES INDUSTRIAL ENERGY
[illegible] SERVICE AVENUE
ALBURIA, IL 60504-7932
(800) 872-0411

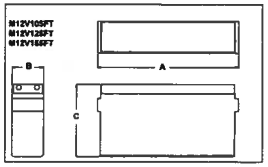
VENDEE AND THIRD PERSONS (GROUP) THE RISK OF INJURY PROXIMATELY CAUSED BY THE MATERIAL IF REASONABLE SAFETY PROCEDURES ARE NOT FOLLOWED AS PROVIDED FOR IN THE DATA SHEET, AND VENDOR SHALL NOT BE LIABLE FOR INJURY TO VENDEE OR THIRD PERSONS PROXIMATELY CAUSED BY ABNORMAL USE OF THE MATERIAL EVEN IF REASONABLE PROCEDURES ARE FOLLOWED.
ALL PERSONS USING THE PRODUCT, ALL PERSONS WORKING IN AN AREA WHERE THE PRODUCT IS USED, AND ALL PERSONS HANDLING THE PRODUCT MUST BE FAMILIAR WITH THE CONTENT OF THE DATA SHEET. THE INFORMATION SHOULD BE MADE EFFECTIVELY AVAILABLE TO EMPLOYEES AND OTHERS WHO MIGHT COME IN CONTACT WITH THE PRODUCT.
WHILE THE INFORMATION ACCUMULATED AND SET FORTH HEREIN IS BELIEVED TO BE ACCURATE AS OF THE DATE HEREOF, EXIDE TECHNOLOGIES MAKES NO WARRANTY WITH RESPECT THERETO AND DISCLAIMS ALL LIABILITY FROM RELIANCE THEREON. RECIPIENTS ARE ADVISED TO CONFIRM IN ADVANCE OF NEED THAT THE INFORMATION IS CURRENT, APPLICABLE, AND SUITABLE FOR THEIR PARTICULAR CIRCUMSTANCES.


ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

MARATHON™

**MARATHON™ Front Terminal Specifications**

| Model Number | Voltage | Capacity AHR 0.05 To 1.75 VPC @ 25°C | 90 To 1.60 VPC @ 25°C | Nominal Dimensions Inches A | B | C | Millimeters A | B | C | Nominal Weight Ibs. | Kgs |
|---|---|---|---|---|---|---|---|---|---|---|---|
| M12V105FT | 12 | 104 | 109 | 30.12 | 4.33 | 8.38 | 811 | 110 | 213 | 79 | 35.8 |
| M12V125FT | 12 | 125 | 121 | 22.88 | 4.99 | 11.18 | 808 | 124 | 283 | 105 | 47.6 |
| M12V155FT | 12 | 155 | 158 | 22.88 | 4.99 | 11.18 | 808 | 124 | 283 | 119 | 53.9 |




**Float Voltage & Charging**

Recommended voltage charging is recommended
Recommended float voltage: 13.7 VPC @ 25°C (77°F)
Float Voltage Range: 2.25 to 2.35 VPC @ 25°C (77°F)
Equalize voltage: 2.35 VPC for 24 Hours

**MARATHON™ Front Terminal Electrical Data**

| Model Number | Short Circuit Current | Internal Resistance Milliohms |
|---|---|---|
| M12V105FT | 2126 | 4.0 |
| M12V125FT | 2234 | 3.3 |
| M12V155FT | 2883 | 2.9 |

UPS Group and/or qualified subject charge characteristics if available, also contact your local UPS representative for distribution.

## HAZMAT CALCULATION

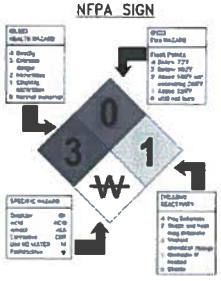
Battery: GNB Marathon 12MV155FT

| | |
|---|---|
| Number of Strings | 2 |
| Modules per String | 4 |
| Total Modules | 8 |
| Unpacked Weight per Module | 119 lbs |

| Material | Pounds |
|---|---|
| Lead 74% (avg) per MSDS | 74% |
| Total Lead | 704 |

| Material | Gals |
|---|---|
| Electrolyte per Module (17% by wt.) | 2.5 |
| Total Electrolyte | 20.2 |

## NFPA SIGN




## FIRE DEPARTMENT NOTES:

A. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION (2) DAYS IN ADVANCE.

B. A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.

C. A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.

D. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE AT LEAST 1" IN HEIGHT AND IN CLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING:

CORROSIVE LIQUID
WATER REACTIVE 1 LIQUID
TOXIC LIQUID

E. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.

F. BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.

G. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE 2010 CFC SECTION 568 (TABLE 2 & 3) AND LOCAL FIRE DEPARTMENT REQUIREMENTS; PLACEMENT IS SUBJECT TO APPROVAL FROM THE FIRE INSPECTOR

H. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH CA FIRE CODE REGULATIONS.

I. EXISTING DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

J. ADDRESS NUMBERS SHALL BE A MINIMUM 6" HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.

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SAN DIEGO, CA 92121-4202

Deprattis

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SD0833
5131 TEAL WAY,
OCEANSIDE, CA 92057

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
[illegible] STREET, SUITE 1 [illegible] CA 92[illegible]
[illegible] 619.475.[illegible] | 949.413.[illegible]

CITY'S PROJECT CASE #:
CUP 14-00014
CUP 14-00015

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|---|---|---|---|---|---|
| 3 | 08/20/14 | REVISED PER PLANNING COMMENTS | VT | BOK | DKD |
| 2 | 05/13/14 | REVISED PER DRM COMMENTS (3-8-14) | IP | BOK | DKD |
| 1 | 04/30/14 | REVISED PER DRM COMMENTS (4-25-14) | IP | BOK | DKD |
| 0 | 04/23/14 | REVISED PER DRM COMMENTS (4-11-14) | IP | BOK | DKD |
| A | 04/08/14 | ISSUED FOR ZD REVIEW AND COMMENTS | IP | BOK | DKD |

SCALE: AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: MATERIAL SAFETY DATA SHEET, LEAD ACID BATTERY

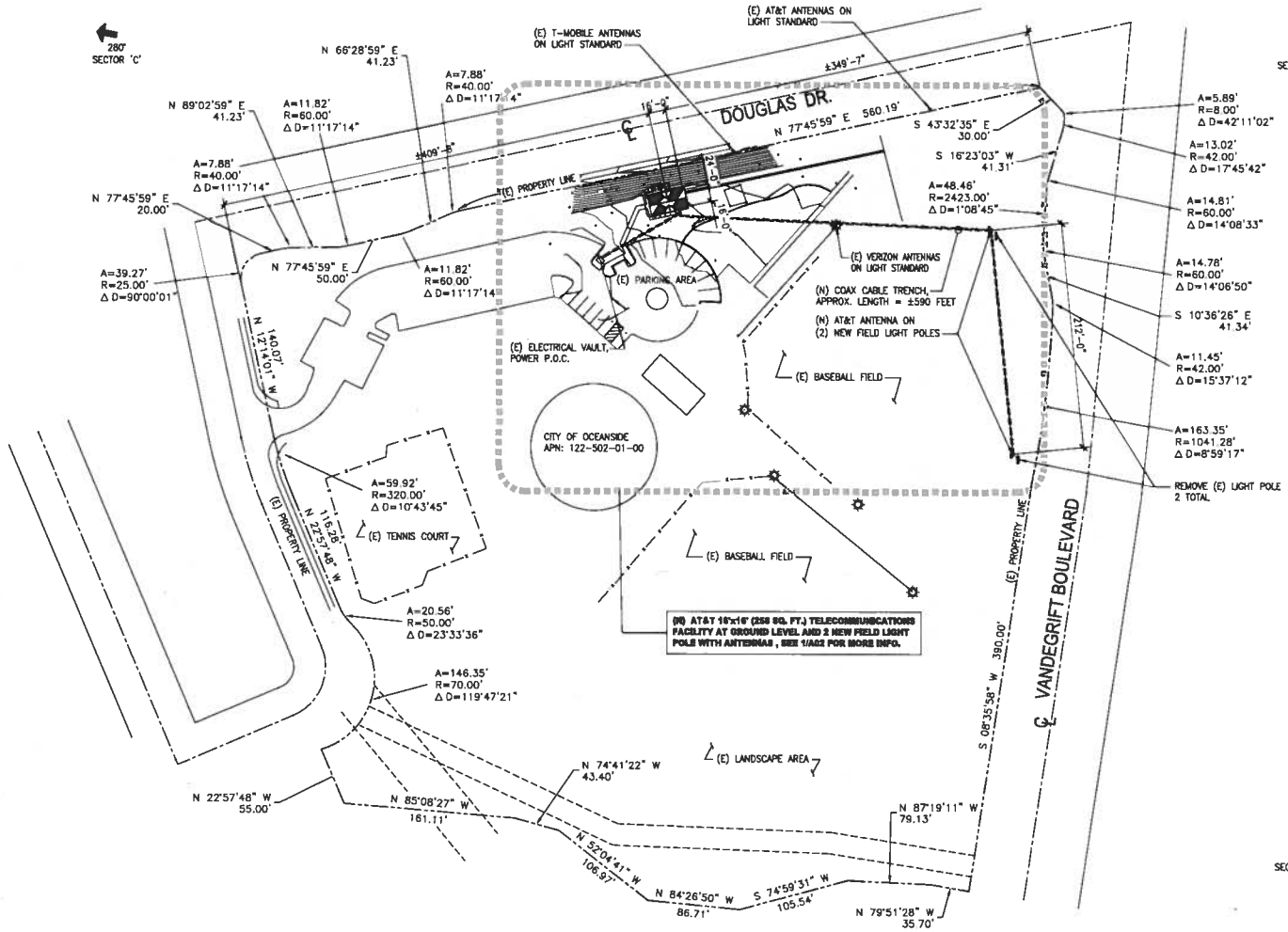
SHEET NUMBER: T02

REDUCED PLANS DO NOT SCALE THE DRAWING

NOTE:
1. ALL OUTDOOR LIGHTING SHALL MEET CHAPTER 39 OF THE CITY CODE (LIGHT POLLUTION ORDINANCE) AND SHALL BE SHIELDED APPROPRIATELY.
2. ALL ELECTRICAL, COMMUNICATION, CATV, ETC. SERVICE LINES WITHIN THE EXTERIOR LINES OF THE PROPERTY SHALL BE UNDERGROUND (CITY CODE SEC. 6.30)
3. COMPLIANCE WITH THE FEDERAL CLEAN WATER ACT (BMP's)
4. 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 7AM AND 6PM MONDAY THROUGH FRIDAY, AND ON SATURDAY FROM 7AM TO 6AM TO 6PM FOR WORK THAT IS NOT INHERENTLY NOISE-PRODUCING. NO WORK SHALL BE PERMITTED ON SUNDAYS AND FEDERAL HOLIDAYS 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.




## RF FREQUENCY INFORMATION

| Frequency (MHz) | Technology |
|---|---|
| 704-722 | LTE |
| 1975-1990 | LTE |
| 869.2-874.0 | UMTS |
| 1965-1990 | UMTS |
| 874.0-879.8 | UMTS |
| 1970-1975 | UMTS |
| 704-722 | LTE |
| 1975-1990 | LTE |

## LANDSCAPE NOTES:

1. ALL EXISTING PLANT MATERIALS, SPECIFICALLY TREES, SHRUBS, GROUND COVER AND TURF DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN-KIND AND IN-SIZE.
2. DAMAGED EXISTING TURF SHALL BE REPLACED WITH SOD OF THE SAME VARIETY AND IS NOT BE INSTALLED TO MEET OR EXCEED STANDARD LANDSCAPE INSTALLATION PRACTICES.
3. AN EFFORT SHALL BE MADE TO TRENCH OR EXCAVATE AWAY FROM THE DRIP LINE OF ALL EXISTING TREES. ANY NECESSARY TRENCHING/EXCAVATION ADJACENT TO AND/OR AROUND THE DRIP LINE OF EXISTING TREES SHALL BE HAND-DUG (EXCAVATED) AND TUNNELED BELOW THE ROOT SYSTEM TO AVOID CUTTING INTO ROOTS. IN PARTICULARLY ROOTS WITH DIAMETERS OF 2-INCHES OR GREATER. ONCE UNDERGROUND CABLES AND WIRING ARE LAID, BACKFILL AND COMPACT SOIL, WATER-IN BACKFILL AND REPLACE ADDITIONAL SOIL IF NEEDED TO EXISTING GRADE. TREES SHALL NOT BE REMOVED WITHOUT PRIOR PERMISSION FROM THE PARKS SUPERINTENDENT.
4. ALL TRENCHING AND EXCAVATION SHALL BE KEPT TO A MINIMUM OF 5-FOOT AWAY FROM ALL NATIVE AMERICAN RELICS, INTERRUPTIVE ART, BOULDERS, SEATING AND OTHER COMPONENTS OR AMENITIES.
5. NEW CURBS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED FROM THE CLOSEST JOINT TO THE CLOSEST TERMINATED JOINT ON THE PORTION THAT WAS DESTROYED.
6. ANY DAMAGED/DISTURBANCE TO THE EXISTING BLACK VINYL COATED CHAIN LINK FENCE PARALLEL TO DOUGLAS DRIVE SHALL BE REPLACED IN-KIND.
7. ALL IRRIGATION DAMAGED BY CONSTRUCTION ACTIVITIES, INCLUDING WIRING, MAINLINE AND LATERAL PIPES, SPRAY NOZZLES AND OTHER SUCH COMPONENTS SHALL BE REQUIRED TO BE REPAIRED AND/OR REPLACED IN-KIND.

# OVERALL SITE PLAN

SCALE: 1"=50'-0" 0 10' 20' 30' | 1

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12 CORPORATE PLAZA | SUITE 110 | NEWPORT | CA 92660
T 949.475.1900 | F 949.475.1901

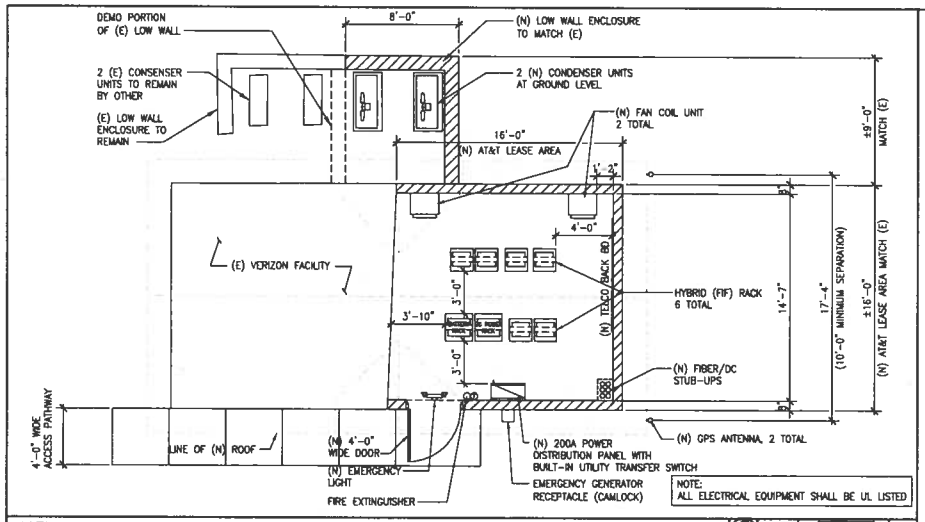
CITY'S PROJECT CASE #:
CUP 14-00014
CUP 14-00015

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|---|---|---|---|---|---|
| 3 | 08/20/14 | REVISED PER PLANNING COMMENTS | VT | BOK | DKD |
| 2 | 05/13/14 | REVISED PER DRM COMMENTS (5-9-14) | IP | BOK | DKD |
| 1 | 04/30/14 | REVISED PER DRM COMMENTS (4-25-14) | IP | BOK | DKD |
| 0 | 04/23/14 | REVISED PER DRM COMMENTS (4-11-14) | IP | BOK | DKD |
| A | 04/08/14 | ISSUED FOR ZD REVIEW AND COMMENTS | IP | BOK | DKD |

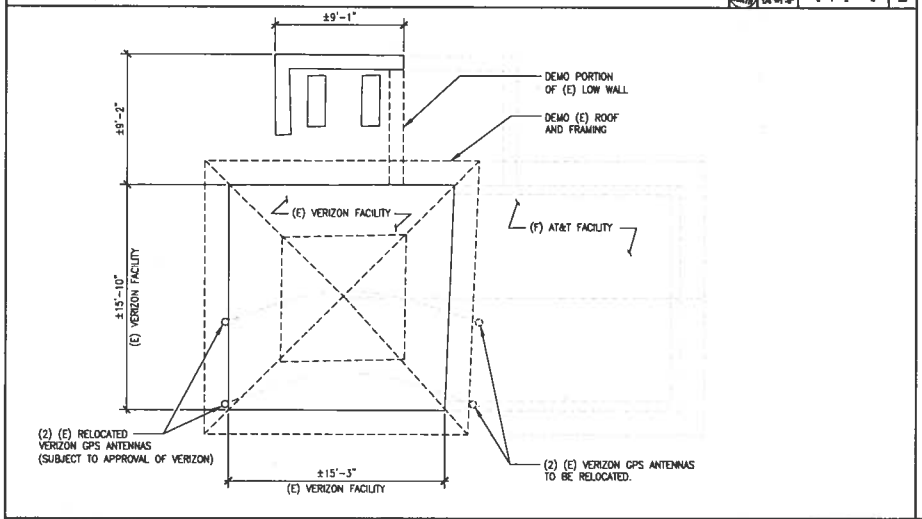
SCALE AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: OVERALL SITE PLAN
SHEET NUMBER: A01

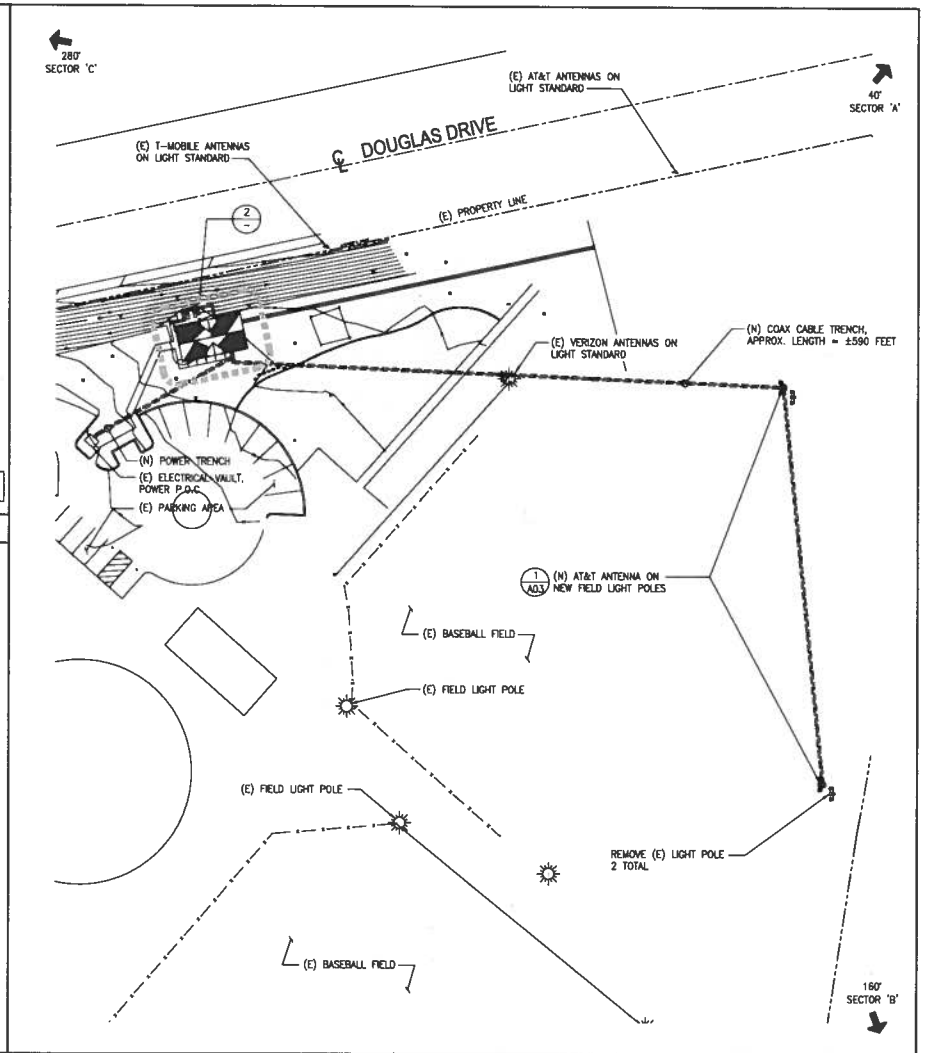
REVISED PLAN, DO NOT SCALE THIS DRAWING




NEW EQUIPMENT LAYOUT PLAN — SCALE: 1/4"=1'-0" — 2




EXISTING EQUIPMENT SHELTER – VERIZON — SCALE: 1/4"=1'-0" — 3




ENLARGED SITE PLAN — SCALE: 1"=30'-0" — 1

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12 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.153.2001 | 949.423.3061 F

CITY'S PROJECT CASE #:
CUP 14-00014
CUP 14-00015

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|---|---|---|---|---|---|
| 3 | 08/20/14 | REVISED PER PLANNING COMMENTS | VT | BOK | DKD |
| 2 | 05/13/14 | REVISED PER DRM COMMENTS (5-9-14) | IP | BOK | DKD |
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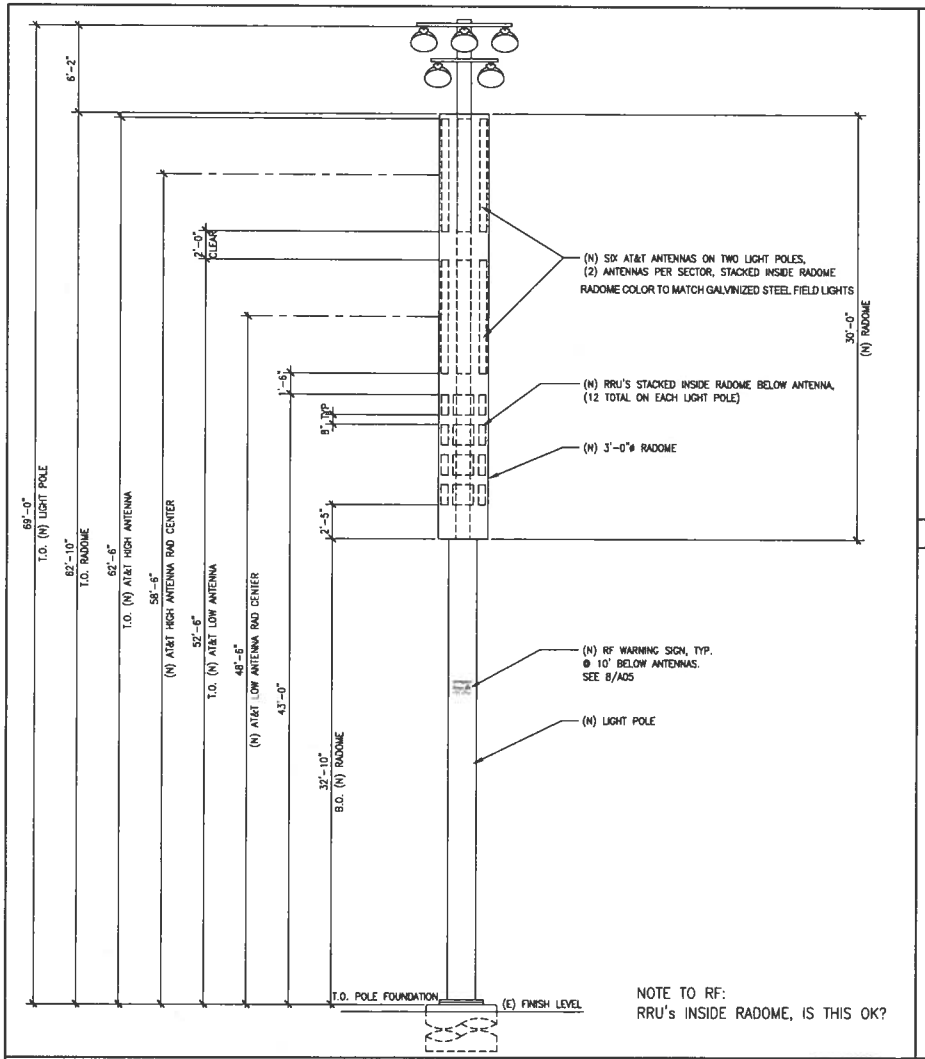
| A | 04/08/14 | ISSUED FOR ZD REVIEW AND COMMENTS | IP | BOK | DKD |

SCALE: AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: ENLARGED SITE PLAN AND EQUIPMENT LAYOUT PLAN

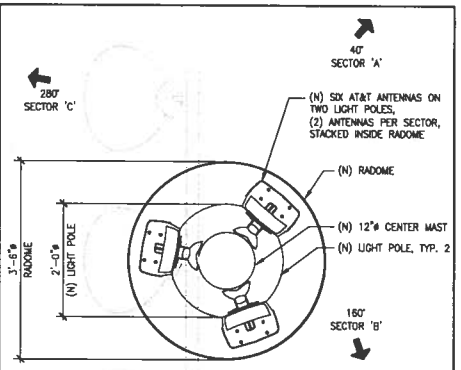
SHEET NUMBER: A02

REDUCED PLANS DO NOT SCALE THIS DRAWING



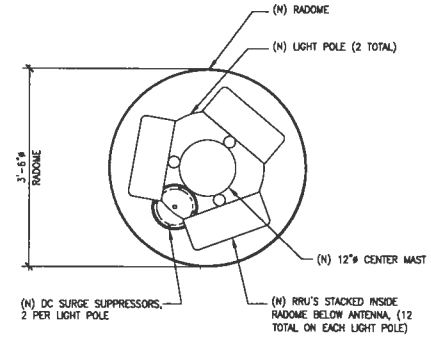

NOTE TO RF:
RRU's INSIDE RADOME, IS THIS OK?

FIELD LIGHT POLE ELEVATION SCALE: 1/4"=1'-0" 6




NOTE:
1. OPEN AT TOP AND BOTTOM FOR VENTILATION
2. PROVIDE BIRD SCREENS AS REQUIRED

3 ANTENNA LAYOUT PLAN SCALE: 1"=1'-0" 1




NOTE:
1. OPEN AT TOP AND BOTTOM FOR VENTILATION
2. PROVIDE BIRD SCREENS AS REQUIRED

4 RRU LAYOUT PLAN SCALE: 1"=1'-0" 2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CITY'S PROJECT CASE #:
CUP 14-00014
CUP 14-00015

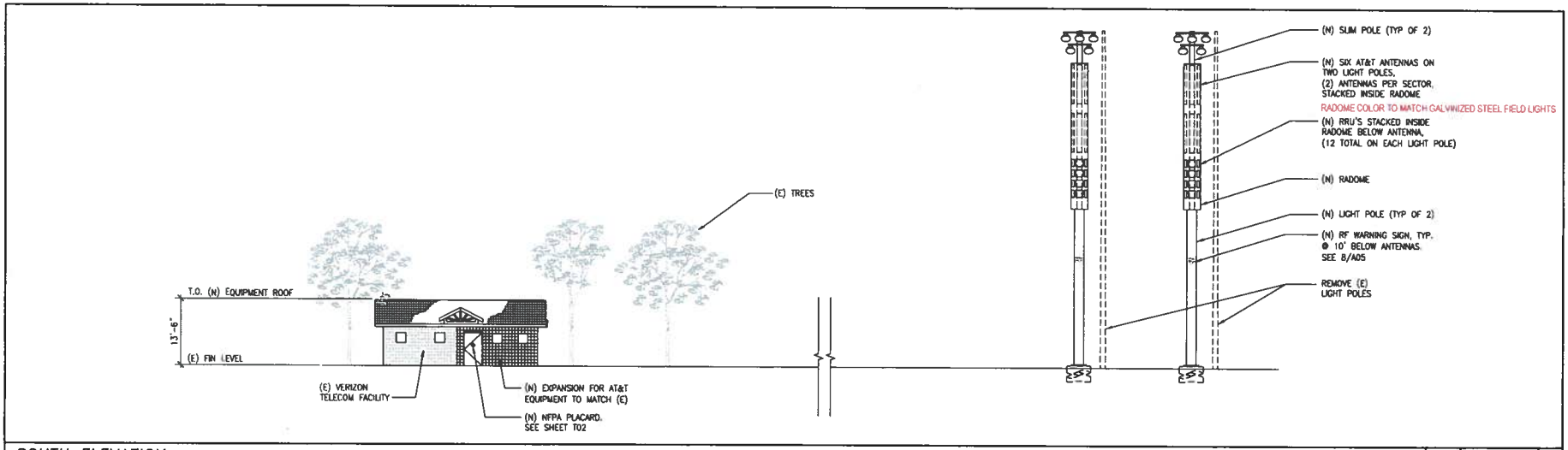
| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|---|---|---|---|---|---|
| 3 | 08/20/14 | REVISED PER PLANNING COMMENTS | VT | BOK | DKD |
| 2 | 05/13/14 | REVISED PER DRW COMMENTS (5-6-14) | IP | BOK | DKD |
| 1 | 04/30/14 | REVISED PER DRW COMMENTS (4-25-14) | IP | BOK | DKD |
| 0 | 04/23/14 | REVISED PER DRW COMMENTS (4-11-14) | IP | BOK | DKD |
| A | 04/08/14 | ISSUED FOR ZD REVIEW AND COMMENTS | IP | BOK | DKD |

SCALE AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: ANTENNA LAYOUT PLAN AND FIELD LIGHT POLE ELEVATION

SHEET NUMBER: A03

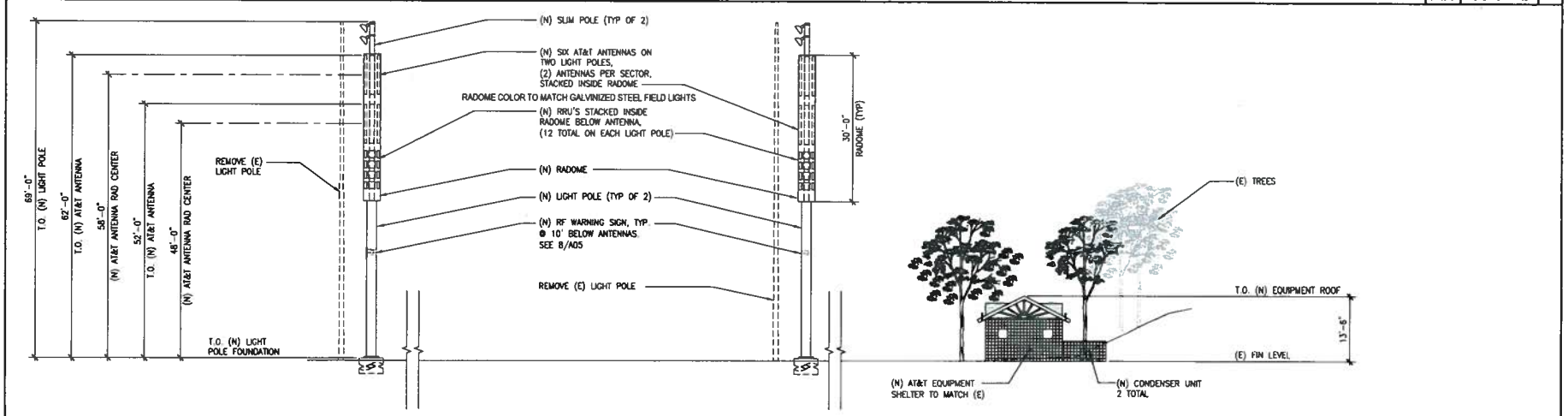
REDUCED PLANS ON ANSI FULL SIZE DRAWINGS




SOUTH ELEVATION

SCALE: 1"=10'-0" 0 2' 5' 10'

1




EAST ELEVATION

SCALE: 1"=10'-0" 0 2' 5' 10'

2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ARCHITECTURE | ENGINEERING | CONSULTING


CITY'S PROJECT CASE #:
CUP 14-00014
CUP 14-00015

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|---|---|---|---|---|---|
| 3 | 08/20/14 | REVISED PER PLANNING COMMENTS | VT | BOK | DKD |
| 2 | 05/13/14 | REVISED PER DRM COMMENTS (5-9-14) | IP | BOK | DKD |
| 1 | 04/30/14 | REVISED PER DRM COMMENTS (4-25-14) | IP | BOK | DKD |
| B | 04/23/14 | REVISED PER DRM COMMENTS (4-11-14) | IP | BOK | DKD |
| A | 04/08/14 | ISSUED FOR ZD REVIEW AND COMMENTS | IP | BOK | DKD |

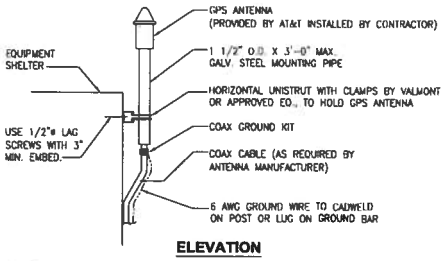
SCALE AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A04

REDACTED

NOTE:
1. GPS ANTENNA WT. = 1.5 LBS. MAX.
2. INSTALL GPS ANTENNAS WITH 10FT SEPARATION

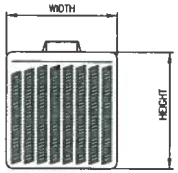



**ELEVATION**

NOTES:
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

**E911-GPS ANTENNA PIPE MOUNT**

GPS ANTENNA | SCALE: N.T.S | 7




| | |
|---|---|
| RRU MODEL | RRUS-11 |
| DIMENSIONS INC. SUN SHIELD | 17.8" x 17.3" x 7.2" |
| DIMENSIONS EXCL. SUN SHIELD | 15.9" x 16.3" x 5.8" |
| INPUT VOLTAGE | -48VDC OR AC (INDOOR) |
| FUSE SIZE | 13 - 32A (RECOMMENDED 25A) |
| BAND 12 FREQUENCY | LOWER 700 MHz |
| BAND 12 WEIGHT | 50 LBS |
| BAND 4 FREQUENCY | AWS, 17/2100 MHz |
| BAND 4 WEIGHT | 44 LBS |
| MIN. CLEARANCE ABOVE | 16" |
| MIN. CLEARANCE BELOW | 8" |
| MIN. CLEARANCE SIDE | 0" |

REMOTE RADIO UNIT | 5

| ANTENNA SECTOR | | ANTENNA | | | | | RRU AT ANTENNA LEVEL | | CABLE LENGTH (SEE FIBER AND DC INFORMATION BELOW) |
|---|---|---|---|---|---|---|---|---|---|
| | | AZIMUTH | MODEL | RAD CENTER | DOWNTILT | SKEW | MODEL | QTY | |
| ALPHA | A1 | 40 | SBNNH-1D65B (6') | 58'-0" | 0 | 0 deg | RRUS-11 | 2 | 500/580+/- FT |
| | A2 | | SBNNH-1D65B (6') | 58'-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | A3 | | SBNNH-1D65B (6') | 48'-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | A4 | | SBNNH-1D65B (6') | 48'-0" | 0 | 0 deg | RRUS-11 | 2 | |
| BETA | B1 | 160 | SBNNH-1D65B (6') | 58'-0" | 0 | 0 deg | RRUS-11 | 2 | 500/580+/- FT |
| | B2 | | SBNNH-1D65B (6') | 58'-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | B3 | | SBNNH-1D65B (6') | 48'-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | B4 | | SBNNH-1D65B (6') | 48'-0" | 0 | 0 deg | RRUS-11 | 2 | |
| GAMMA | C1 | 280 | SBNNH-1D65B (6') | 58'-0" | 0 | 0 deg | RRUS-11 | 2 | 500/580+/- FT |
| | C2 | | SBNNH-1D65B (6') | 58'-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | C3 | | SBNNH-1D65B (6') | 48'-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | C4 | | SBNNH-1D65B (6') | 48'-0" | 0 | 0 deg | RRUS-11 | 2 | |
| DELTA | D1 | N/A | - | - | - | - | - | 0 | |
| | D2 | | - | - | - | - | - | 0 | |
| | D3 | | - | - | - | - | - | 0 | |
| | D4 | | - | - | - | - | - | 0 | |
| | | | | | | | | 26 | |

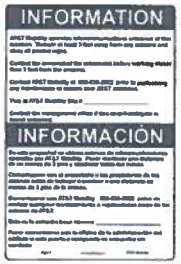
| | | | | |
|---|---|---|---|---|
| GPS | GPS #1 | N/A | KATHREIN OG-860/1930/GPS-A | INSTALL (2) 1/2" COAX PER GPS, L= 20' |
| | GPS #2 | N/A | KATHREIN OG-860/1930/GPS-A | INSTALL (2) 1/2" COAX PER GPS, L= 20' |

**FIBER AND DC INFORMATION:**

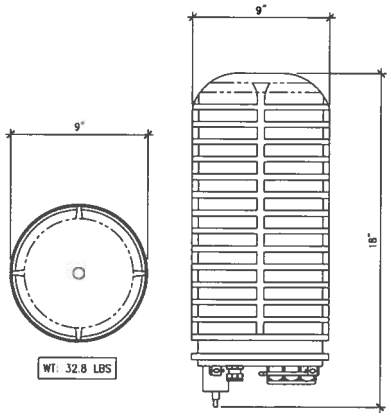
| | | |
|---|---|---|
| TOTAL FIBER INNERDUCTS FROM LEASE AREA TO SURGE SUPPRESSOR = | 4 | 2" DIAMETER INNERDUCT (STANDARD) |
| TOTAL DC-6 (SQUID) = | 4 | PCS (STANDARD) |
| TOTAL NUMBER OF CONDUIT FOR DC (ONE PER SQUID) = | 4 | 2" DIAMETER INNERDUCT (STANDARD) |
| TOTAL REQUIRED FIBER RIBBONS FROM SURGE SUPPRESSOR TO RRUs = | 48 | RIBBONS |
| TOTAL DC LINES FROM SURGE SUPPRESSOR TO RRUs = | 24 | PAIRS |

| | | |
|---|---|---|
| EACH FIBER INNERDUCT CONTAINS 24 FIBER RIBBONS, MAXIMUM RIBBONS = | 96 | RIBBONS AVAILABLE |
| | 48 | RIBBONS REQUIRED |
| | 48 | RIBBONS SPARE |
| EACH CONDUIT FOR DC CABLES CONTAINS 6 PAIRS DC LINES, MAXIMUM DC LINES = | 24 | PAIRS AVAILABLE |
| | 24 | PAIRS REQUIRED |
| | 0 | PAIRS SPARE |

NOTE:
THESE TWO TO BE AFFIXED ON (N) LIGHT STANDARD @ 10' BELOW ANTENNA LEVEL



RF WARNING SIGNS | 8




**RAYCAP DC6-48-60-18-8F**
**DC POWER SURGE PROTECTION**

DC SURGE SUPPRESSOR | SCALE: N.T.S | 6

Product Specifications COMMSCOPE

Antenna Solutions

Three Band RF Antenna under one radome

Integrated Beam Steering for Downtilts

Electrical Specifications

| Frequency Band, MHz | 698–806 | 806–896 | 1710–2690 | 1710–2690 | 1710–2690 | 1710–2690 |
|---|---|---|---|---|---|---|
| Gain, dBi | 14.2 | 14.6 | 17.2 | 17.2 | 16.8 | 16.1 |
| Beamwidth, Horizontal, degrees | 68 | 64 | 70 | 67 | 66 | 69 |
| Beamwidth, Vertical, degrees | 12.8 | 10.7 | 8.7 | 8.4 | 4.8 | 4.5 |
| Beam Tilt, degrees | 0-14 | 0-14 | 0-7 | 0-7 | 0-7 | 0-7 |
| USLS, typical, dB | 15 | 15 | 14 | 14 | 14 | 14 |
| Front-to-Back Ratio, Co-polarization 180° ± 20°, dB | 26 | 27 | 26 | 29 | 29 | 28 |
| CPR at boresight, dB | 20 | 18 | 18 | 20 | 18 | 16 |
| CPR at Sector, dB | 10 | 10 | 10 | 8 | 10 | 7 |
| Isolation, dB | 28 | 28 | 29 | 29 | 25 | 29 |
| Isolation, MIM Hydra, dB | 30 | 30 | 30 | 30 | 30 | 28 |
| Port 1 Return Loss, dB | 18.5 \| 14.3 | 18.5 \| 14.3 | 18.5 \| 14.8 | 18.5 \| 14.8 | 18.5 \| 14.8 | 18.5 \| 14.0 |
| PIM, 3rd Order, 2 x 20 W, dBc | -150 | -150 | -150 | -150 | -150 | -150 |
| Input Power per Port, maximum, watts | 400 | 400 | 350 | 350 | 350 | 350 |
| Polarization | 45°/-45° | 45°/-45° | 45°/-45° | 45°/-45° | 45°/-45° | 45°/-45° |
| Impedance | 50 ohm | 50 ohm | 50 ohm | 50 ohm | 50 ohm | 50 ohm |
| Lightning Protection | dc Ground | dc Ground | dc Ground | dc Ground | dc Ground | dc Ground |

Mechanical Specifications

| | |
|---|---|
| Color | Radome Natural |
| Connector Interface | 4.3-10 Female \| Bottom \| 2 |
| Wind Loading, maximum | 62.1 N @ 150 km/h<br>139.6 lbf @ 150 mph |
| Wind Speed, maximum | 241 km/h \| 150 mph |

Dimensions

| | |
|---|---|
| Depth | 181.0 mm \| 7.1 in |
| Width | 1220.00 mm \| 48.00 in |
| Height | 326.00 mm \| 12.83 in |
| Net Weight | 22.00 kg \| 50.71 lb |

Remote Electrical Tilt (RET) Information

| | |
|---|---|
| Antenna Input Interface | 8 pin |
| Power Consumption, idle state, maximum | 2.0 W |
| Power Consumption, operating state, maximum | 10 W |
| Power Input | 10-30 Vdc |
| Protocol | 3GPP/CPI 2.0 Multi-RET |

ANTENNA SPECIFICATION | 2


at&t Mobility
7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

Depratti Inc.

LUISENO PARK
SD0833

5131 TEAL WAY,
OCEANSIDE, CA 92057

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING


CITY'S PROJECT CASE #:
CUP 14-00014
CUP 14-00015

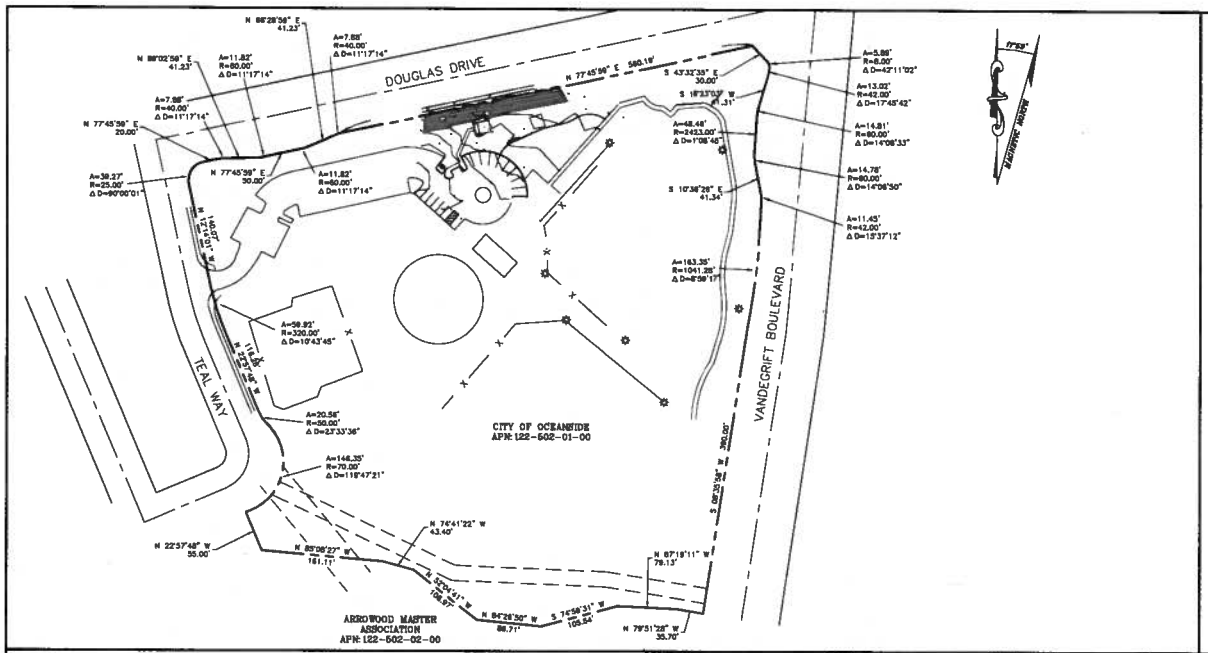
| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|---|---|---|---|---|---|
| 3 | 08/20/14 | REVISED PER PLANNING COMMENTS | VT | BOK | DKD |
| 2 | 05/13/14 | REVISED PER DRM COMMENTS (5-9-14) | IP | BOK | DKD |
| 1 | 04/30/14 | REVISED PER DRM COMMENTS (4-25-14) | IP | BOK | DKD |
| 0 | 04/23/14 | REVISED PER DRM COMMENTS (4-11-14) | IP | BOK | DKD |
| A | 04/08/14 | ISSUED FOR ZD REVIEW AND COMMENTS | IP | BOK | DKD |

SCALE: AS SHOWN | DESIGNED | DRAWN

SHEET TITLE: ANTENNA AND RRU SPECIFICATION

SHEET NUMBER: A05

REPRODUCTION, OR USE FOR OTHER PURPOSES

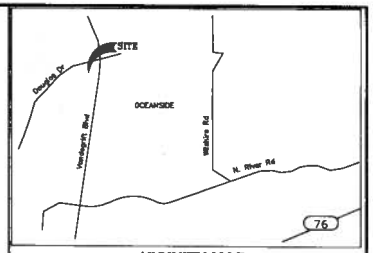



## OVERALL SITE PLAN

SCALE: 1"=80' (80 40 0 80)

## TOWER DETAIL

SCALE: 1"=XX'




## VICINITY MAP

## LEGEND

These standard symbols will be found in the drawing.

- BULLARD
- BUSH
- ELECTRIC BOX
- HANDY CAP SYMBOLE
- IRRIGATION VALVE
- LIGHT POLE
- LIGHT GROUND
- FOUND MONUMENT
- TELEPHONE BOX
- TOP OF ANTENNA
- TREE DECIDUOUS
- WATER VALVE

| | |
|---|---|
| AC | AIR CONDITIONER UNIT |
| ANT | ANTENNA |
| BC | BOTTOM OF CURB |
| ELPN | ELECTRICAL PANEL |
| ELVA | ELECTRICAL VAULT |
| FNCP | FENCE TOP |
| LP | LIGHT POLE TOP |
| NG | GROUND SPOT ELEVATION |
| PS | PAINT STRIPING |
| RFOH | ROOF OVERHANG |
| RTOE | ROOF TOE |
| RTOP | ROOF TOP |
| SW | SIDEWALK |
| TC | TOP OF CURB |
| TRTP | TREE TOP DECIDUOUS |
| TW | WALL TOP |

- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X FENCE LINE

(WAITING FOR TITLE)

## PROPERTY LEGAL DESCRIPTION

(WAITING FOR TITLE)

## TITLE REPORT NOTES

(WAITING FOR TITLE)

## TITLE REPORT NOTES

OWNER'S NAME: CITY OF OCEANSIDE

ASSESSOR'S PARCEL NUMBER(S) 122-502-01-00

BASIS OF BEARINGS: (NAD 83; Epoch 2010)

THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA STATE PLANE COORDINATE SYSTEM – ZONE 6, AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: (NAVD 1988)

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) PL05, ELEVATION = 45.07' AND 2) BILL, ELEVATION = 1650.81' WITH GEOID 2012 CORRECTIONS APPLIED.

## SITE DATA

FEMA FLOOD ZONE DESIGNATION: *National Flood Insurance Program:*
County: San Diego Effective Date: 5/16/2012
Map/Panel: 06073C0458H
*The Flood Zone Designation for this site is:* ZONE: X

## FEMA FLOOD ZONE INFORMATION

## LEGEND

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on APRIL 1, 2014.

## GENERAL NOTES


FLOYD SURVEYING
28936 OLD TOWN FRONT ST
SUITE 203
TEMECULA, CA 92590
OFFICE: (951) 694-5847
EMAIL: fs@floydsurveying.com

DCI PACIFIC
A|E|C WORKS
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32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
PHONE: (949) 475-1000 FAX: (949) 475-1001


LUISENO PARK
SD0883

5131 TEAL WAY
OCEANSIDE, CA 92057

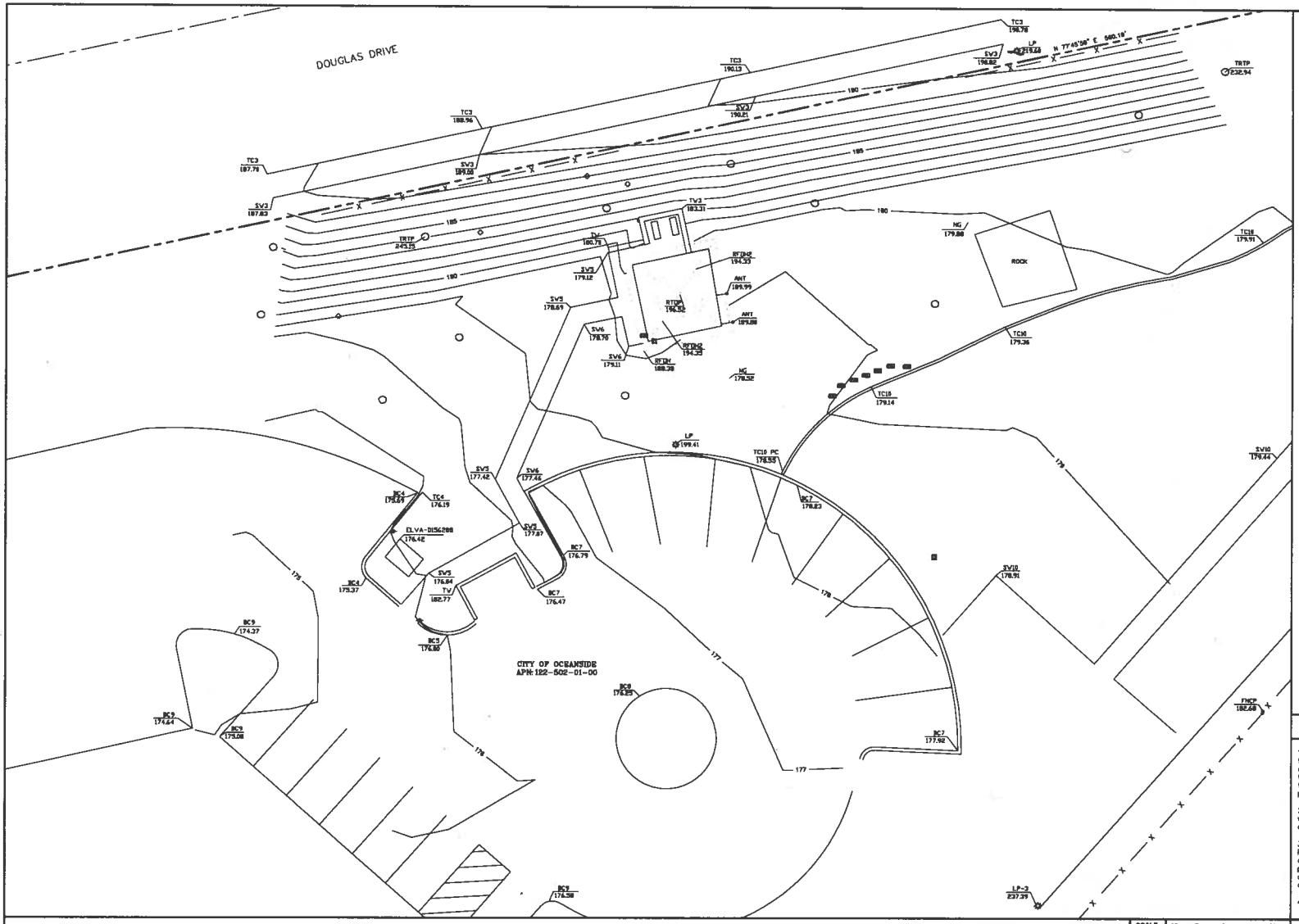
at&t Mobility
7337 TRADE STREET
3 EAST, ROOM 3684
SAN DIEGO, CA 92121

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|---|---|---|---|---|---|
| A | 4/03/14 | ISSUED FOR ZONING SUBMITTAL | DAF | DAF | DAF |

SCALE AS SHOWN | DESIGNED | DRAWN

PROFESSIONAL LAND SURVEYOR — David A. Floyd — EXP. 12/31/2014 — No. 7676 — STATE OF CALIFORNIA

| SHEET TITLE | SHEET NUMBER |
|---|---|
| TOPOGRAPHIC SURVEY | B01 |



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- X FENCE LINE

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4) Field survey completed on APRIL 1, 2014.

## DETAIL SITE PLAN

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

## GENERAL NOTES

FLOYD SURVEYING
28936 OLD TOWN FRONT ST
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TEMECULA, CA 92590
OFFICE: (951) 694-8847
EMAIL: fsi@floydsurveying.com

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7337 TRADE STREET
3 EAST, ROOM 3684
SAN DIEGO, CA 92121

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|---|---|---|---|---|---|
| A | 4/03/14 | ISSUED FOR ZONING SUBMITTAL | DAF | DAF | DAF |

SCALE AS SHOWN | DESIGNED | DRAWN

PROFESSIONAL LAND SURVEYOR — David A. Floyd — EXP: 12/31/2014 — No. 7676 — STATE OF CALIFORNIA

| SHEET TITLE | SHEET NUMBER |
|---|---|
| TOPOGRAPHIC SURVEY | B02 |

PLANNING COMMISSION
RESOLUTION NO. 2015-P01

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

---

| | |
|---|---|
| APPLICATION NO: | CUP14-00014 and CUP14-00015 |
| APPLICANT: | AT&T @ Luiseno Park |
| LOCATION: | 5131 Teal Way |

---

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 two Conditional Use Permits under the provisions of Articles 15, 39, and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

> construction and operation of a wireless communications facility, consisting of the replacement of two existing 69'-0" tall athletic field light standards with new custom 69'-0" tall athletic field light standards with 36" radomes concealing a total of 12 panel antennas and 24 Remote Radio Units (RRUs) and a 256-square-foot ancillary equipment enclosure attached to an existing equipment shelter;

on certain 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 Article 19, Section 15302 Replacement or Reconstruction of Existing Structures and Facilities, Class 2(c); 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 to Establish a Wireless Telecommunication Facility in Accordance with Section 3907, State Law and Federal Regulations:

1. The proposed wireless telecommunications facility is consistent with the objectives of the Zoning Ordinance and the purposes of the Open Space – Master Plan (OS-MP-1) zoning district in which the subject site is located. As per Oceanside Zoning Ordinance Section 1520, wireless communications facilities, defined as major utilities, are permitted within Open Space – Master Plan zoned areas (OS-MP-1) subject to approval of a Conditional Use Permit. Through appropriate siting and design, the proposed project would preserve the character and visual quality found throughout Luiseno Park and within the adjacent residential neighborhoods while providing essential wireless services to City residents, businesses, and their owners, customers, guests or other persons traveling in or about the city.

2. The proposed location of the conditional use, and the proposed conditions under which it would be operated or maintained, will be consistent with the General Plan. The proposed 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. 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 facilities will comply with all applicable building and safety standards intended to ensure the structural integrity of the attendant structures. Electrical equipment will be safely housed within secured enclosures, accessible only to qualified personnel. Noise emitted by the proposed facilities will be within parameters established by the Oceanside Municipal Code.

3. The proposed conditional use will comply with the provisions of the Zoning Ordinance and Open Space District in which the property is located, including any specific condition required for the proposed conditional use in the Open Space district in which it is located.

4. The placement and construction of the proposed telecommunication facility is a secondary use to the function of the light standards and the overall use of the land as a public park and 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, in that it has been demonstrated to the City's satisfaction that joint use within an established facility with another provider is not a viable option, because existing facilities in the immediate area were not developed to allow for joint use. The proposal will be sufficiently screened and camouflaged to protect the visual quality of the City, and will not have an adverse visual impact on historic resources, scenic views, or other natural or man-made resources because the 36" radomes on each light standard will provide a stealth type facility.

6. That granting the application is consistent with the requirements of Section 65911 of the Government Code, and will not conflict with General Plan policies governing orderly growth and development and the preservation and conservation of open-space lands.

7. The proposal does not meet the applicable standards of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 and it is therefore inapplicable to this project.

<u>For the Conditional Use Permit to exceed the allowable height of the zoning district:</u>

1. The applicant has demonstrated that a gap in signal coverage exists, and that the proposed facility constitutes the least intrusive means of closing the gap in coverage. The design of the facility will be integrated within a light standard structure, which will render minimal change in the environment, and which could only be achieved at the current location which is noted as the most preferred location for siting wireless communications facilities in accordance with Article 39.

2. The additional height in excess of 15 feet above the maximum building height, in accordance with Section 3913.A.3, for the applicable zone district is reasonably necessary to create a stealth type facility that is integrated into and consistent with the existing athletic lighting established throughout Luiseno Park.

3. No negative impacts regarding implementation of the proposed wireless facility have been identified and appropriate conditions have been formulated to ensure that should an impact arise, staff will have the ability to require modifications necessary to adequately mitigate said impacts.

In accordance with Section 4105 and on the basis of the application, plans, materials, and testimony submitted, the Planning Commission hereby finds:

1. That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located in that neighboring areas were considered but rejected because of locational issues, specifically them being residential and the priority is for wireless communications facilities to locate on City-owned property.
2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city in that the proposed wireless communications facility will be located on City-owned light standards in a public park and will not displace other land uses.
3. That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located, in that the wireless communications facility will comply with all provision of Article 39 and be compliant with FCC regulations.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permits (CUP14-00014 and CUP14-00015) 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. Applicant shall add a note to the plans indicating that "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, and

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. The total quantity of electrolyte solution shall be indicated on the plans. Quantity includes all carriers in the building.

10. A final inspection shall be conducted by the Fire Department prior to operation of the facility.

11. If the total quantity of electrolyte solution in the structure is 10 gallons or greater, visible hazard identification signs as specified in NFPA 704 shall be placed at entrance to battery storage room.

**Planning:**

12. This Conditional Use Permit shall expire on January 12, 2017 unless implemented as required by the Zoning Ordinance.

13. The primary use of the replacement light standards that support the wireless communications antennas shall not change and they shall be considered primarily as light standards, and the wireless communications facility shall be considered as a secondary use thereto.

14. This Conditional Use Permit approves only the wireless communications facilities 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 amendment of the Conditional Use Permits or new Conditional Use Permits.

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

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

17. AT&T shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" sign on each light standard between at least 10 feet below the radome. AT&T 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 pole-mounted equipment.

18. AT&T 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.

19. A measurement survey of RF levels in areas accessible by the General Public shall be completed and submitted to the City within 30 days of the commencement of operation of the wireless telecom facility. This submittal is subject to Article 39 of the Oceanside Zoning Ordinance. The measurement survey shall consist of spot measurements around the site in the locations where the highest RF Levels from the system are expected up to 100 feet from the base of the antenna. If the measurements show RF Levels within 75 percent of the FCC General Population Exposure Limits five additional measurements will be performed at those locations on five different days at different times during expected peak usage periods. If measurements show RF levels exceeding the FCC General Population Exposure Limits, all transmitters shall cease operations and the City shall be notified immediately. The transmitters may not operate, except for testing, until cause of the exceedance is determined and corrected.

20. The City shall be notified of any proposed changes to the operating parameters of the installation (e.g., power transmission in excess of the values assumed in the RF Emissions Report, or operation of the "spare" antennas) prior to the change being implemented. A revised RF compliance report subject to Article 39 of the Zoning Ordinance shall be

submitted at the time of notification of the proposed change and demonstrate compliance with the FCC RF Exposure Limits.

21. Upon one year of operation of said facility an "Existing Conditions and Operations Report" shall be prepared and submitted to the City Planner documenting the existing facilities and current total RF emissions at the site to verify that the site/facility is operating as it was permitted and is within FCC Regulations. This submittal is subject to Article 39 of the City of Oceanside Zoning Ordinance. If the site is not operating in compliance with FCC regulations the City Planner shall be notified immediately and operations shall cease until the issue is corrected.

22. The "Existing Conditions and Operations Report" shall be prepared and submitted to the City Planner on an annual basis documenting the existing facilities and current total RF emissions at the site to verify that the site/facility is operating as it was permitted and is within the current FCC Regulations. This submittal is subject to Article 39 of the City of Oceanside Zoning Ordinance.

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

24. Any proposed new signs not required by FCC regulations shall be in conformance with the Oceanside Sign Ordinance Guidelines and shall be submitted to the Planning Division.

25. 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.

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

27. Prior to the transfer of ownership and/or operation of the facilities the owner shall provide a written copy of the applications, staff report and resolution for the project to the new

owner and or operator. This notification provision shall run with the life of the project and shall be recorded as a covenant on the property.

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

29. 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 CUP14-00014 and CUP14-00015. 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.

30. The two CUPs shall be limited to an operational term of 10 years from the date of this approval, with an expiration date of January 12, 2025. However, the Conditional Use Permit may be revised or renewed in accordance with the provisions of the Zoning Ordinance. The application for Conditional Use Permit revision shall also be evaluated against the existing land use policies and any site area and neighborhood changes at the time of submission.

31. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued 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, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

32. These Conditional Use Permits 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.

33. Prior to final building permit sign-off, a post construction photometric analysis shall be prepared and submitted to the City Planner for review and approval. The subject photometric shall clearly illustrate that the 36" Radome housing 12 panel antennas does

not create shadowing on the athletic field. Should the analysis reveal impacts to field lighting then the applicant will be responsible for correcting the issue prior to final sign-off and start up operation of the telecommunication facility.

34. In the event of incidental discovery of archaeological resources, the applicant shall follow the state-prescribed notification process outlined in Public Resources Code Section 5097.98, California Government Code 27491 and Health and Safety Code Section 7050.5.

35. Equipment will use available noise suppression devices and properly maintained mufflers. Construction noise will be reduced by using quiet or "new technology", equipment, particularly the quieting of exhausts noises by use of improved mufflers where feasible. All internal combustion engines used at the project site will be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment will be maintained in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components.

36. During all site preparation, grading and construction, contractors shall minimize the staging of construction equipment and unnecessary idling of equipment in the vicinity of residential land uses.

37. The equipment staging area will be situated so as to provide the greatest distance separation between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

38. Temporary walls/barriers/enclosures will be erected around stationary construction equipment when such equipment will not be operated for an extended period of time and where there are noise sensitive receptors substantially affected. Noise barriers and enclosures will consist of absorptive material in order to prevent impacts upon other land uses due to noise reflection. In addition, complete enclosure structures will close or secure any openings where pipes, hoses or cables penetrate the enclosure structure.

39. Notification will be given to residences within 300 feet of planned construction activities thirty (30) days prior to commencement of demolition activity, and will include a brief description of the project, the overall duration of the various construction stages, noise abatement measures that will be taken, and the name and phone number of the construction site supervisor or his designee to report any violation of a noise or mitigation standard.

**Water Utilities:**

40. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

41. No trees, structures or building overhang shall be located within any water or wastewater utility easement.

**Landscape:**

42. Landscape work shall meet the criteria of the City of Oceanside Landscape Guidelines and Specifications for Landscape Development, Water Conservation Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the maintenance of such landscaping. The following landscaping requirements shall be implemented to the satisfaction of the City Engineer:

    a) Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced, to the satisfaction of the City Engineer.

    b) All irrigation systems damaged by construction activities, including wiring, mainline and lateral pipes, spray nozzles and other such components shall be required to be repaired and/or replaced in-kind and shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.

    c) All existing plant materials, specifically trees, shrubs, ground cover, and turf damaged by construction activities shall be replaced in-kind and in-size.

    d) Damaged existing turf shall be replaced with sod of the same variety and shall meet or exceed standard landscape installation practices.

    e) An effort shall be made to trench or excavate away from the dripline of all existing trees. Any necessary trenching/excavation adjacent to and/or around the dripline of existing trees shall be hand-dug (excavated) and tunneled below the root system to avoid cutting into roots, in particularly roots with diameters of 2 inches or greater. Once underground cables and wiring are laid, backfill and compact soil, water-in backfill and replace additional soil if needed to existing grade. Trees shall not be removed without prior permission from the Parks Superintendent.

f) All trenching and excavation shall be kept to a minimum of 5-foot away from all Native American relics, interruptive art, boulders, seating and other components or amenities.

g) Mow curbs damaged by construction activities shall be replaced from the closest joint to the closest terminated joint on the portion that was damaged.

h) Any damaged/disturbance to the existing black vinyl coated chain link fence parallel to Douglas Dr. shall be replaced in-kind.

PASSED AND ADOPTED Resolution No. 2015-P01 on January 12, 2015 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Robert Neal, 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-P01.

Dated: January 12, 2015

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

_____ _____
Applicant/Representative Date

Dtech communications

YOUR RF SAFETY PARTNER

# RADIO FREQUENCY ELECTROMAGNETIC FIELDS EXPOSURE REPORT

**Prepared for AT&T**

**c/o DePratti, Inc.**

| | |
|---|---|
| **Site Name:** | **Luiseno Park** |
| **Site ID:** | **SD0833** |
| **USID:** | **TBD** |
| **FA ID:** | **12826850** |
| **Site Type:** | **Ball-Field Lights** |

**Located at:**

**5131 Teal Way**
**Oceanside, CA 92057**
**Latitude: 33.2726 / Longitude: -117.2964**

**Report Date: 5/23/2014**

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## 1. GENERAL SUMMARY

Dtech Communications, LLC ("Dtech") has been retained by DePratti, Inc., contractors to AT&T, to determine whether its wireless communications facility complies with the Federal Communications Commission ("FCC") Radio Frequency ("RF") Safety Guidelines. This report contains a computer-simulated analysis of the Electromagnetic Fields ("EMF") exposure resulting from the facility. The table below summarizes the result at a glance:

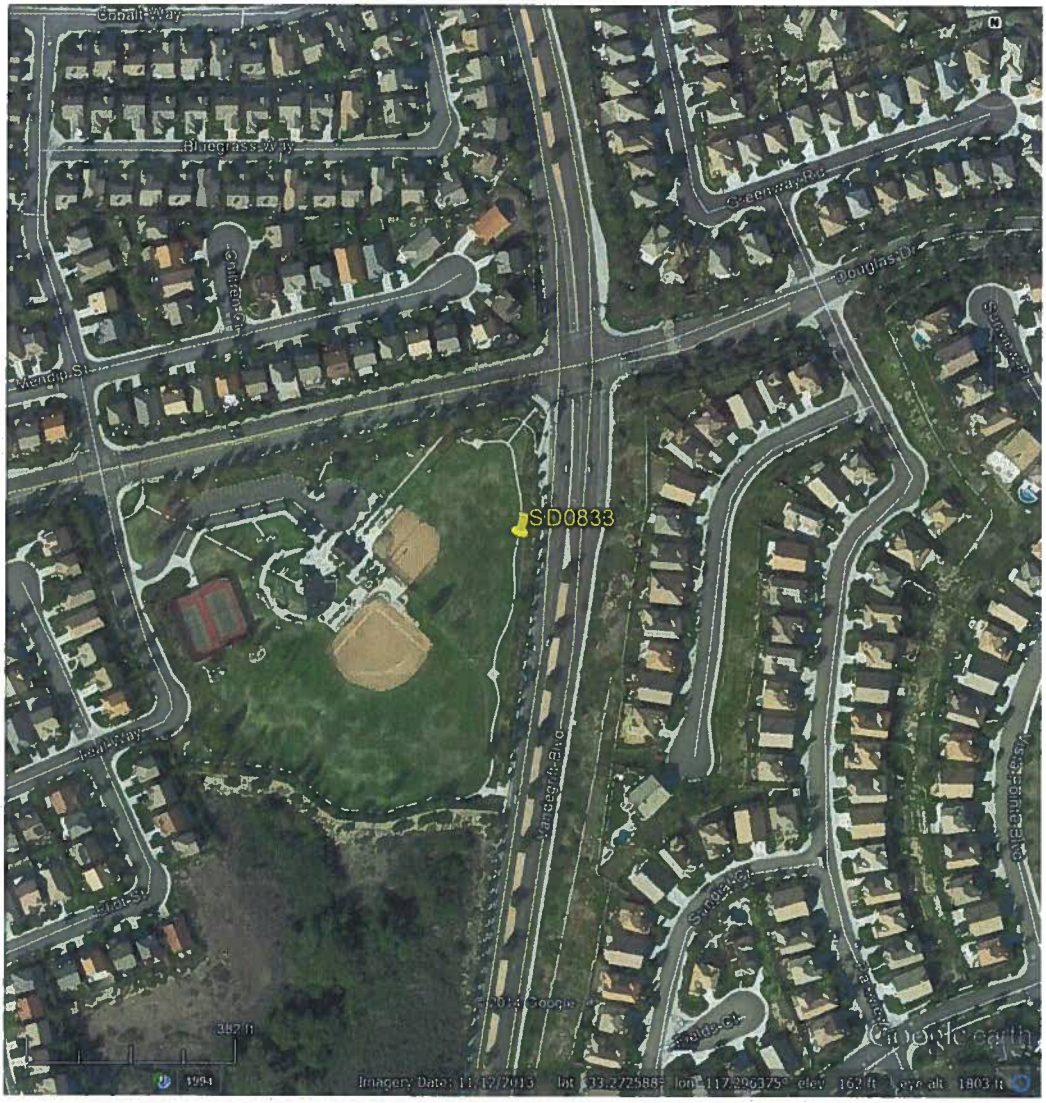
*Table 1: EMF Summary*

| AT&T | Summary |
|---|---|
| **Access to antennas locked** | NA |
| **RF Sign(s) @ access point(s)** | Information 2, Caution (recommended) |
| **RF Sign(s) @ antennas** | None |
| **Barrier(s) @ sectors** | NA |
| **Max cumulative EMF level for AT&T on ground** | 5.5% General Population |
| **Max cumulative EMF level for facility on ground** | 8.7% General Population (Verizon) |
| **Max cumulative EMF level for AT&T at antenna height** | 3697.4% General Population |
| **Max cumulative EMF level for facility at antenna height** | 6494.8% General Population (Verizon) |
| **FCC & AT&T Compliant** | Yes-with recommendations |

The wireless telecommunication facility is located on the ground. The antennas are mounted on ball-field light towers and connected to the equipment via coaxial cables.

## 2. SITE MAP

*Figure 1: Site Map*



## 3. ANTENNA INVENTORY

Technical specifications provided below are gathered from physical field surveys where possible, provided drawings and/or other documents provided by our clients, site/building managers and other licensees at this facility. "Generic", "Others", "Unknown" and conservative estimates are used where information is not available.

Verizon and T-Mobile are co-located at this facility.

*Table 2: Site Technical Specifications*

| Antenna ID | Operator | Antenna Mfg | Antenna Model | Type | Frequency (MHz) | Orientation (°T) | Horizontal BWdth (°) | Antenna Aperture (ft) | Antenna Gain (dBd) | 3G/UMTS Radios | 4G/LTE Radios | Total ERP (Watts) | Bottom Tip Height Above Ground (Z) (ft) | Bottom Tip Height Ant Level (Z) (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1 | AT&T | Andrew | SBNHH-1D65B | Panel | 700 | 40 | 68 | 6 | 12.5 | | 1 | 676 | 55.0 | 0.0 |
| A1 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 40 | 66 | 6 | 15.7 | | 1 | 1862 | 55.0 | 0.0 |
| A2 | AT&T | Andrew | SBNHH-1D65B | Panel | 850 | 40 | 66 | 6 | 12.4 | 1 | | 661 | 45.0 | 0.0 |
| A2 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 40 | 66 | 6 | 15.7 | 1 | | 1862 | 45.0 | 0.0 |
| A3 | AT&T | Andrew | SBNHH-1D65B | Panel | 850 | 40 | 66 | 6 | 12.4 | 1 | | 661 | 45.0 | 0.0 |
| A3 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 40 | 66 | 6 | 15.7 | 1 | | 1862 | 45.0 | 0.0 |
| A4 | AT&T | Andrew | SBNHH-1D65B | Panel | 700 | 40 | 68 | 6 | 12.5 | | 1 | 676 | 55.0 | 0.0 |
| A4 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 40 | 66 | 6 | 15.7 | | 1 | 1862 | 55.0 | 0.0 |
| B1 | AT&T | Andrew | SBNHH-1D65B | Panel | 700 | 160 | 68 | 6 | 12.5 | | 1 | 676 | 55.0 | 0.0 |
| B1 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 160 | 66 | 6 | 15.7 | | 1 | 1862 | 55.0 | 0.0 |
| B2 | AT&T | Andrew | SBNHH-1D65B | Panel | 850 | 160 | 66 | 6 | 12.4 | 1 | | 661 | 45.0 | 0.0 |
| B2 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 160 | 66 | 6 | 15.7 | 1 | | 1862 | 45.0 | 0.0 |
| B3 | AT&T | Andrew | SBNHH-1D65B | Panel | 850 | 160 | 66 | 6 | 12.4 | 1 | | 661 | 45.0 | 0.0 |
| B3 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 160 | 66 | 6 | 15.7 | 1 | | 1862 | 45.0 | 0.0 |
| B4 | AT&T | Andrew | SBNHH-1D65B | Panel | 700 | 160 | 68 | 6 | 12.5 | | 1 | 676 | 55.0 | 0.0 |
| B4 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 160 | 66 | 6 | 15.7 | | 1 | 1862 | 55.0 | 0.0 |
| C1 | AT&T | Andrew | SBNHH-1D65B | Panel | 700 | 280 | 68 | 6 | 12.5 | | 1 | 676 | 55.0 | 0.0 |
| C1 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 280 | 66 | 6 | 15.7 | | 1 | 1862 | 55.0 | 0.0 |
| C2 | AT&T | Andrew | SBNHH-1D65B | Panel | 850 | 280 | 66 | 6 | 12.4 | 1 | | 661 | 45.0 | 0.0 |
| C2 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 280 | 66 | 6 | 15.7 | 1 | | 1862 | 45.0 | 0.0 |
| C3 | AT&T | Andrew | SBNHH-1D65B | Panel | 850 | 280 | 66 | 6 | 12.4 | 1 | | 661 | 45.0 | 0.0 |
| C3 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 280 | 66 | 6 | 15.7 | 1 | | 1862 | 45.0 | 0.0 |
| C4 | AT&T | Andrew | SBNHH-1D65B | Panel | 700 | 280 | 68 | 6 | 12.5 | | 1 | 676 | 55.0 | 0.0 |
| C4 | AT&T | Andrew | SBNHH-1D65B | Panel | 1900 | 280 | 66 | 6 | 15.7 | | 1 | 1862 | 55.0 | 0.0 |
| A1 | Verizon | Antel | HTXCW631518R000 | Panel | 880 | 110 | 63 | 5 | 12.8 | Unknown | Unknown | 3307 | 58.8 | 0.0 |
| A1 | Verizon | Antel | HTXCW631518R000 | Panel | 1965 | 110 | 63 | 5 | 15.9 | Unknown | Unknown | 1925 | 58.8 | 0.0 |
| A2 | Verizon | Antel | BXA-70063-4CF | Panel | 745 | 110 | 63 | 4 | 13 | Unknown | Unknown | 535 | 53.0 | 0.0 |
| A3 | Verizon | Antel | HTXCW631518R000 | Panel | 880 | 110 | 63 | 5 | 12.8 | unused | unused | 0 | 47.0 | 0.0 |
| A3 | Verizon | Antel | HTXCW631518R000 | Panel | 1965 | 110 | 63 | 5 | 15.9 | unused | unused | 0 | 47.0 | 0.0 |
| A4 | Verizon | Antel | HTXCW631518R000 | Panel | 880 | 110 | 63 | 5 | 12.8 | unused | unused | 0 | 41.0 | 0.0 |
| A4 | Verizon | Antel | HTXCW631518R000 | Panel | 1965 | 110 | 63 | 5 | 15.9 | unused | unused | 0 | 41.0 | 0.0 |
| B1 | Verizon | Antel | HTXCW631518R000 | Panel | 880 | 230 | 63 | 5 | 12.8 | Unknown | Unknown | 3307 | 58.8 | 0.0 |
| B1 | Verizon | Antel | HTXCW631518R000 | Panel | 1965 | 230 | 63 | 5 | 15.9 | Unknown | Unknown | 1925 | 58.8 | 0.0 |
| B2 | Verizon | Antel | BXA-70063-4CF | Panel | 745 | 230 | 63 | 4 | 13 | Unknown | Unknown | 535 | 53.0 | 0.0 |
| B3 | Verizon | Antel | HTXCW631518R000 | Panel | 880 | 230 | 63 | 5 | 12.8 | unused | unused | 0 | 47.0 | 0.0 |
| B3 | Verizon | Antel | HTXCW631518R000 | Panel | 1965 | 230 | 63 | 5 | 15.9 | unused | unused | 0 | 47.0 | 0.0 |
| B4 | Verizon | Antel | HTXCW631518R000 | Panel | 880 | 230 | 63 | 5 | 12.8 | unused | unused | 0 | 41.0 | 0.0 |
| B4 | Verizon | Antel | HTXCW631518R000 | Panel | 1965 | 230 | 63 | 5 | 15.9 | unused | unused | 0 | 41.0 | 0.0 |
| C1 | Verizon | Antel | HTXCW631518R000 | Panel | 880 | 0 | 63 | 5 | 12.8 | Unknown | Unknown | 3307 | 58.8 | 0.0 |
| C1 | Verizon | Antel | HTXCW631518R000 | Panel | 1965 | 0 | 63 | 5 | 15.9 | Unknown | Unknown | 1925 | 58.8 | 0.0 |
| C2 | Verizon | Antel | BXA-70063-4CF | Panel | 745 | 0 | 63 | 4 | 13 | Unknown | Unknown | 535 | 53.0 | 0.0 |
| C3 | Verizon | Antel | HTXCW631518R000 | Panel | 880 | 0 | 63 | 5 | 12.8 | unused | unused | 0 | 47.0 | 0.0 |
| C3 | Verizon | Antel | HTXCW631518R000 | Panel | 1965 | 0 | 63 | 5 | 15.9 | unused | unused | 0 | 47.0 | 0.0 |
| C4 | Verizon | Antel | HTXCW631518R000 | Panel | 880 | 0 | 63 | 5 | 12.8 | unused | unused | 0 | 41.0 | 0.0 |
| C4 | Verizon | Antel | HTXCW631518R000 | Panel | 1965 | 0 | 63 | 5 | 15.9 | unused | unused | 0 | 41.0 | 0.0 |
| A1 | T-Mobile | Andrew | HBX-6516DS-VTM | Panel | 1900 | 0 | 65 | 5 | 15.9 | Unknown | Unknown | 1000 | 20.0 | 0.0 |
| B1 | T-Mobile | Andrew | HBX-6516DS-VTM | Panel | 1900 | 120 | 65 | 5 | 15.9 | Unknown | Unknown | 1000 | 20.0 | 0.0 |
| C1 | T-Mobile | Andrew | HBX-6516DS-VTM | Panel | 1900 | 240 | 65 | 5 | 15.9 | Unknown | Unknown | 1000 | 20.0 | 0.0 |

## 4. EMISSIONS PREDICTIONS

*Figure 2: Results- The top (bird's eye) view of the resulting FCC General Population MPE (Maximum Permissible Exposure) map surrounding the facility.*

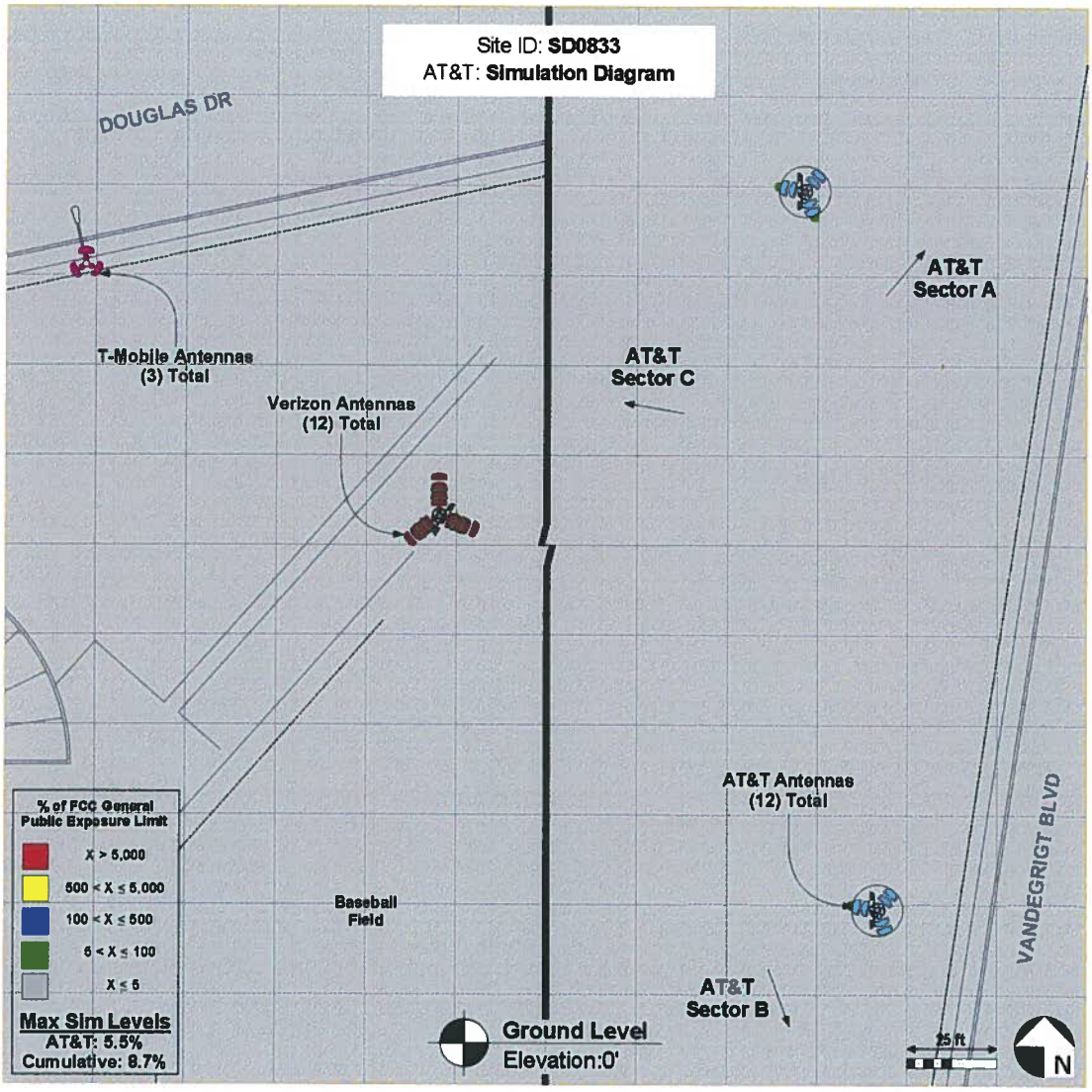
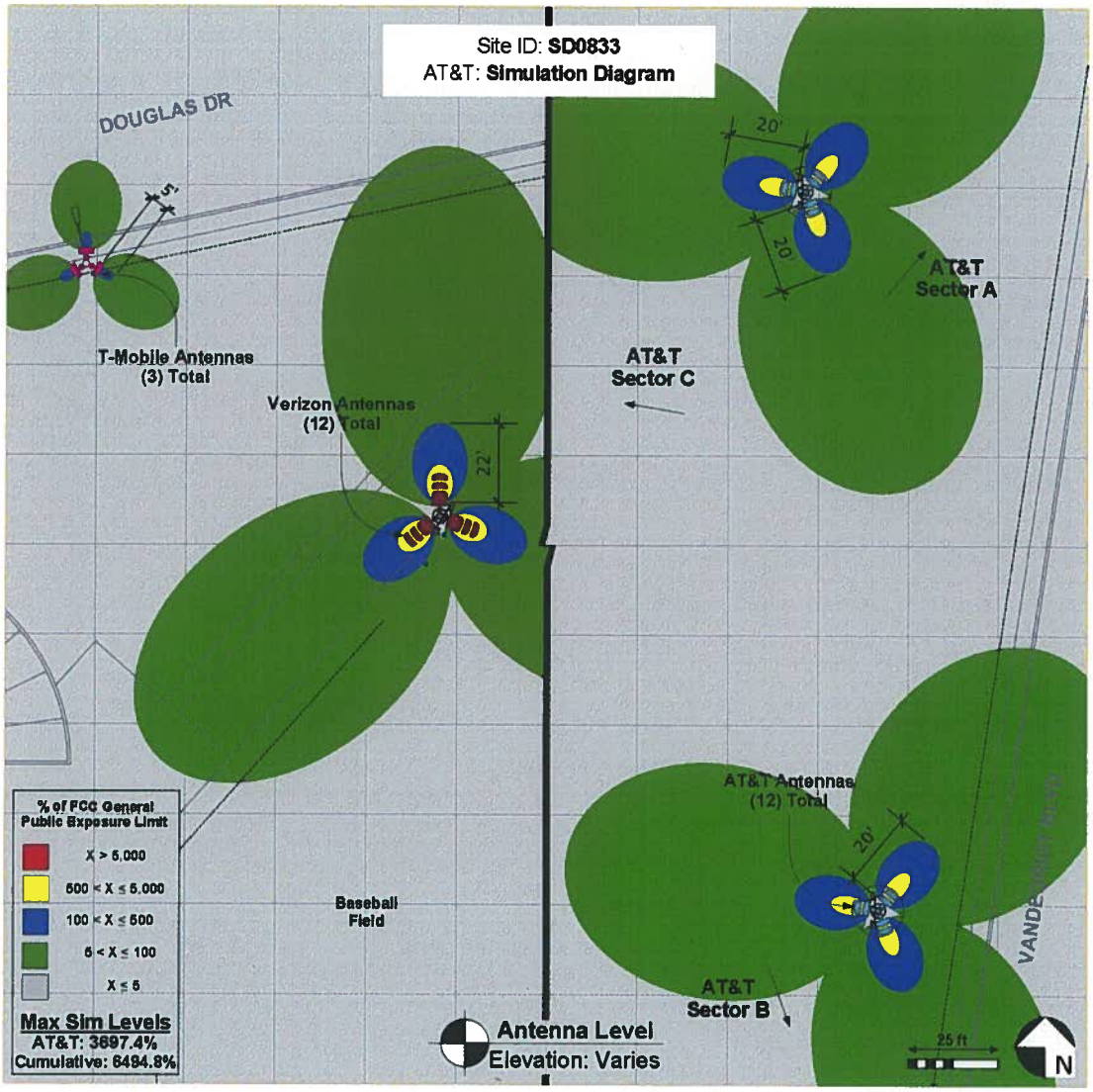


*Figure 3: Results- The top (bird's eye) view of the resulting FCC General Population MPE (Maximum Permissible Exposure) map surrounding the facility.*



## 5. STATEMENT OF COMPLIANCE

On the ground, calculations for AT&T's site including contributions from existing carriers resulted in exposure levels below the FCC's most stringent General Population MPE Limits in accessible areas.

At antenna elevation (worst case scenario), the highest calculated exposure level is above the FCC's General Population MPE Limits near the AT&T antennas (see figure 3). The overexposed (blue) areas extend 20-feet from the front face of each AT&T antenna. From the provided drawings, there are no other buildings or surrounding structures within 20 feet of the AT&T antennas. At 20 feet and beyond, exposure levels are predicted to be below the FCC's most stringent General Population MPE Limits.

### 5.1 Recommendation(s)

Since the antennas are mounted on tall towers and therefore not accessible by the general public, it is presumed that AT&T employees and facility owners are aware of the transmitting antennas and will take appropriate precautions when working near them. However, there may be situations where workers i.e. light standard personnel, etc. may find themselves directly in front of the antennas. The following action(s) are recommended in accordance with the FCC's and AT&T's RF Safety Guidelines[1] (see figure 4):

1) If possible, CAUTION Sign(s) and INFORMATION Sign 2(s) should be placed near/on the antennas or at each tower climbing access point, where they will be clearly visible to tower climbers and light standard personnel.
    a. If signage cannot be placed near or on each sector of antennas, then signage should be mounted no lower than 9-10 feet above ground level to minimize unnecessary public alarm.
    b. Reduced-dimension versions of the signs may be used.
2) Individuals climbing the towers or working near/in front of antennas must receive appropriate RF safety training[2] and be made aware of the HotZones (areas where RF exposure may potentially exceed FCC safety limits). In addition, contact information should be made available in the event work is required within the HotZones.

Compliance actions, if necessary, for the other carrier(s) at this site have not been determined as part of this study since estimates were used for their site specifications.

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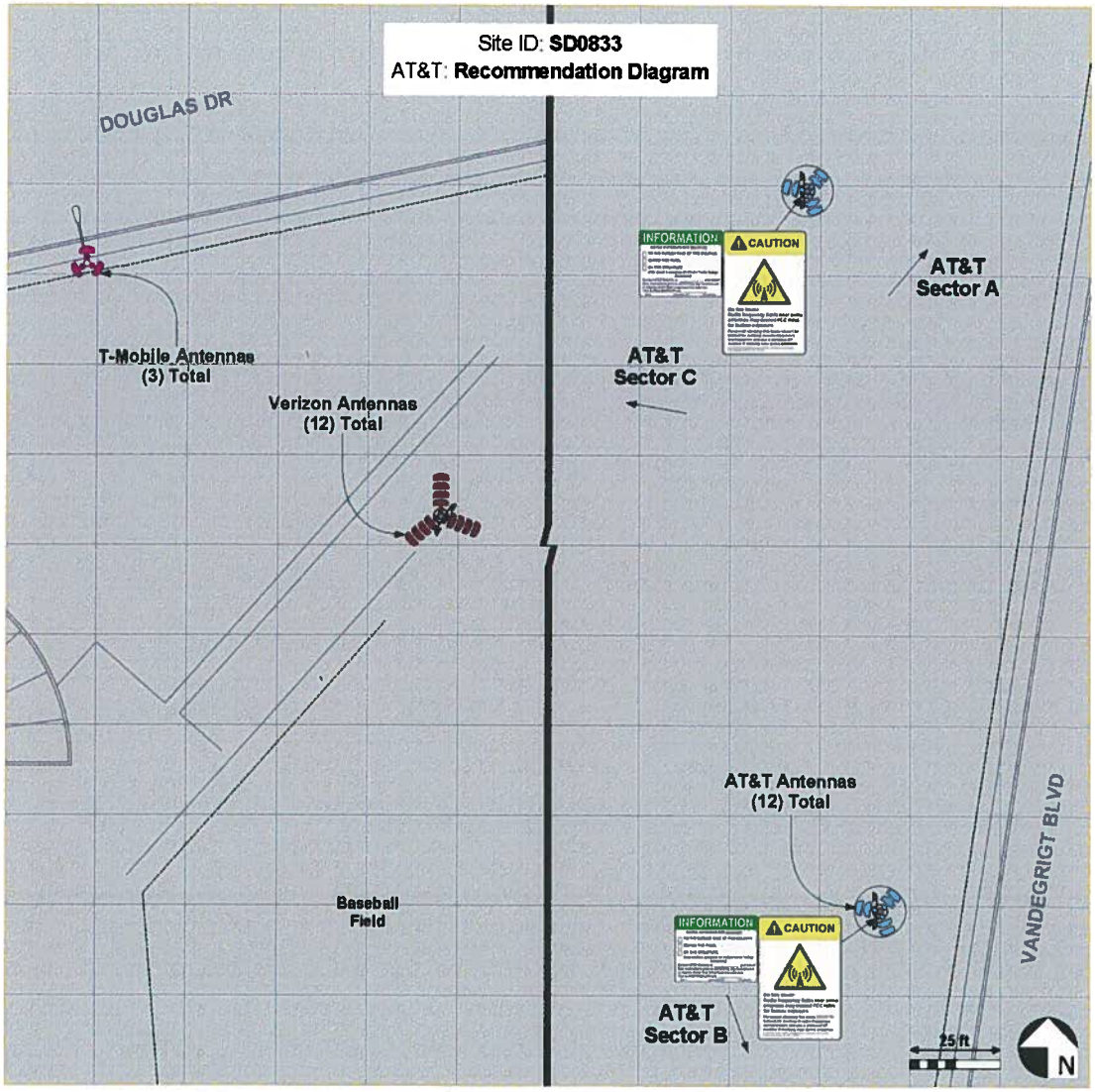
[1] ND-00059 RF Exposure: Responsibilities, Procedures & Guidelines – 5.0 September 2010
[2] See Appendix E for Dtech Communication's RF Safety training program - AntennaView

*Figure 4: Recommendation(s)*



### 5.2 Conclusion

Based on the above results, analysis and recommendation(s), it is the undersigned's professional opinion that AT&T Mobility including contributions from existing carriers will be compliant with the FCC's RF Safety Guidelines.

### 5.3 Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000, with renewal date of 06/30/15.

Darang Tech, P.E.

REGISTERED PROFESSIONAL ENGINEER
DARANG TECH
# 16000
Exp. 06/30/15
ELECTRICAL
STATE OF CALIFORNIA

## Appendix A: Background

Dtech uses the FCC's guidelines described in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". The table below summarizes the current Maximum Permissible Exposure ("MPE") safety limits classified into two groups: General population and Occupational.

*Table 3: FCC MPE Limits (from OET-65)*

| Frequency (Mhz) | General Population/ Uncontrolled MPE ($mW/cm^2$) | Averaging Time (minutes) | Occupational/ Controlled MPE ($mW/cm^2$) | Averaging Time (minutes) |
|---|---|---|---|---|
| 30 - 300 | 0.2 | 30 | 1.0 | 6 |
| 300 - 1500 | Frequency (Mhz)/1500 (0.2 – 1.0) | 30 | Frequency (Mhz)/300 (1.0 – 5.0) | 6 |
| 1500 - 100,000 | 1.0 | 30 | 5.0 | 6 |

***General population/uncontrolled*** limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

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

It is important to understand that the FCC guidelines specify *exposure* limits not *emission* limits. For a transmitting facility to be out of compliance with the FCC's RF safety guidelines an area or areas where levels exceed the MPE limits must, first of all, be in some way *accessible* to the public or to workers. When accessibility to an area where excessive levels is appropriately restricted, the facility or operation can certify that it complies with the FCC requirements.

## Appendix B: Measurement and/or Computer Simulation Methods

Spatial averaging measurement technique is used. An area between 2 and 6 feet, approximately the size of an average human, is scanned in single passes from top to bottom in multiple planes. When possible, measurements were made at very close proximity to the antennas and inside the main beam where most of the energy is emitted. The spatial averaged values were recorded.

Dtech uses an industry standard power density prediction computer model[3] to assess the worse-case, cumulative EMF impact of the surrounding areas of the subject site. For purposes of a cumulative study, nearby transmitters are included where possible. In addition, the analysis is performed at 100% duty cycle-all transmitters are active at all times and transmitting at maximum power. The result is a surrounding area map color-coded to percentages of the applicable FCC's MPE Limits. A result higher than 100% exceeds the Limits.

## Appendix C: Limitations

Dtech performed this analysis based on data provided by our clients that Dtech believes to be true and correct. Estimates where noted, are based on common industry practices and our best interpretation of available information. As mobile technologies continuously change, these data and results may also change. Therefore, Dtech disclaims all other warranties either expressed or implied. Any use of this document constitutes an agreement to hold Dtech and its employees harmless and indemnify it for any and all liability, claims, demands, litigation expenses and attorneys fees arising from such use. This is a technical document and may contain minor grammatical and/or spelling errors.

[3] RoofView Version 4.15, Richard Tell Associates, Inc. © 1996-2000.

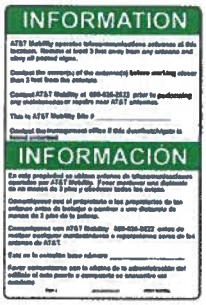
## Appendix D: AT&T RF advisory signs

Notice Sign

Warning Sign

Caution Sign

Caution Sign Alternate for Towers




Information Sign 1

Information Sign 2

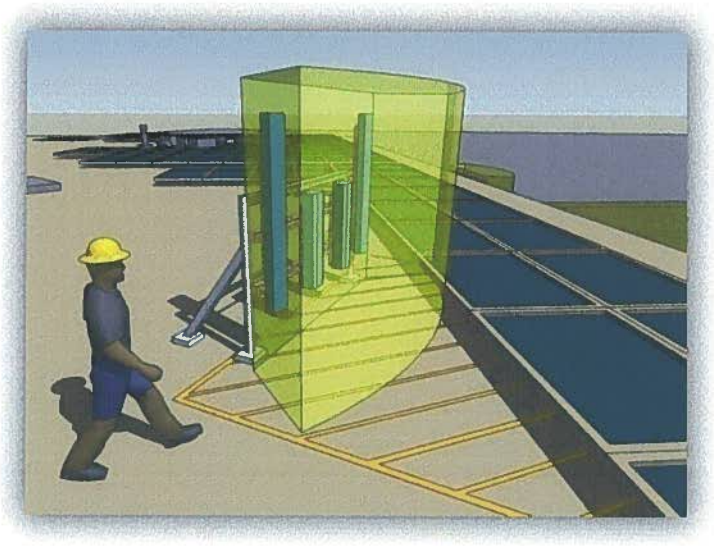
Information Sign 3

Information Sign 4

## Appendix E: AntennaView®

Dtech Communications offers a unique, online tool (AntennaView®) to train, identify and inform individuals of site-specific HotZones – areas that exceed the FCC's Safety Limits. AntennaView® is an online, interactive training tool that will educate nontechnical people in about ten minutes. It is a site-specific, RF safety training program that requires the end user to sign an online agreement thereby limiting the liability to the landlord and carriers. Some of the advantages include:

- Virtual walk-through in 3-D with corresponding photographs
- Site-specific, interactive, simple to understand
- Delivers pertinent information i.e. HotZones (areas exceeding FCC safety limits), site owners and contact numbers.
- User online agreement = accountability



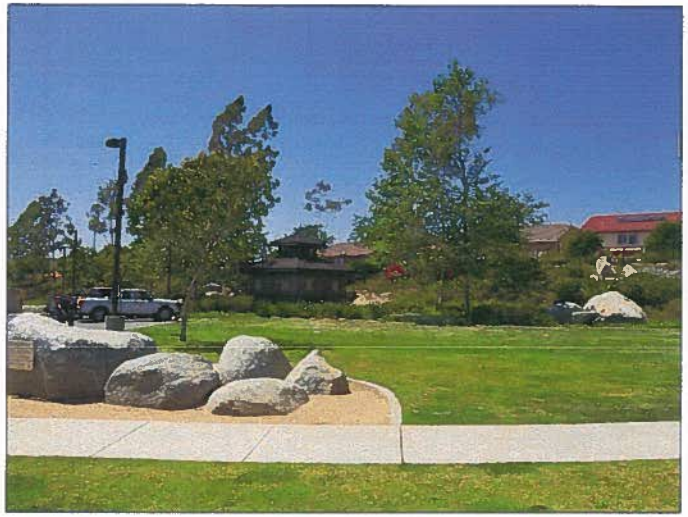
We invite you to take a quick tour at www.AntennaView.com and see how easy to understand and informative AntennaView® is.

*Under Article 47 CFR § 1.1307(b), the FCC & OSHA mandates wireless operators/facility owners to have an RF survey completed including a safety plan and training to ensure that their tenants, employees and contractors who work in or around RF sites are aware of the potential risks posed by RF radiation. Most cell sites are located on building rooftops where HVAC contractors, window washers, painters, etc. routinely work and generally do not know what antennas even look like. Dtech Communications can help with ongoing FCC/OSHA compliance and provide practical training that is easy to understand by anyone regardless of their technical background.*

## AERIAL MAP

COPYRIGHT: GOOGLE MAPS, 2014

## EXISTING



## PROPOSED

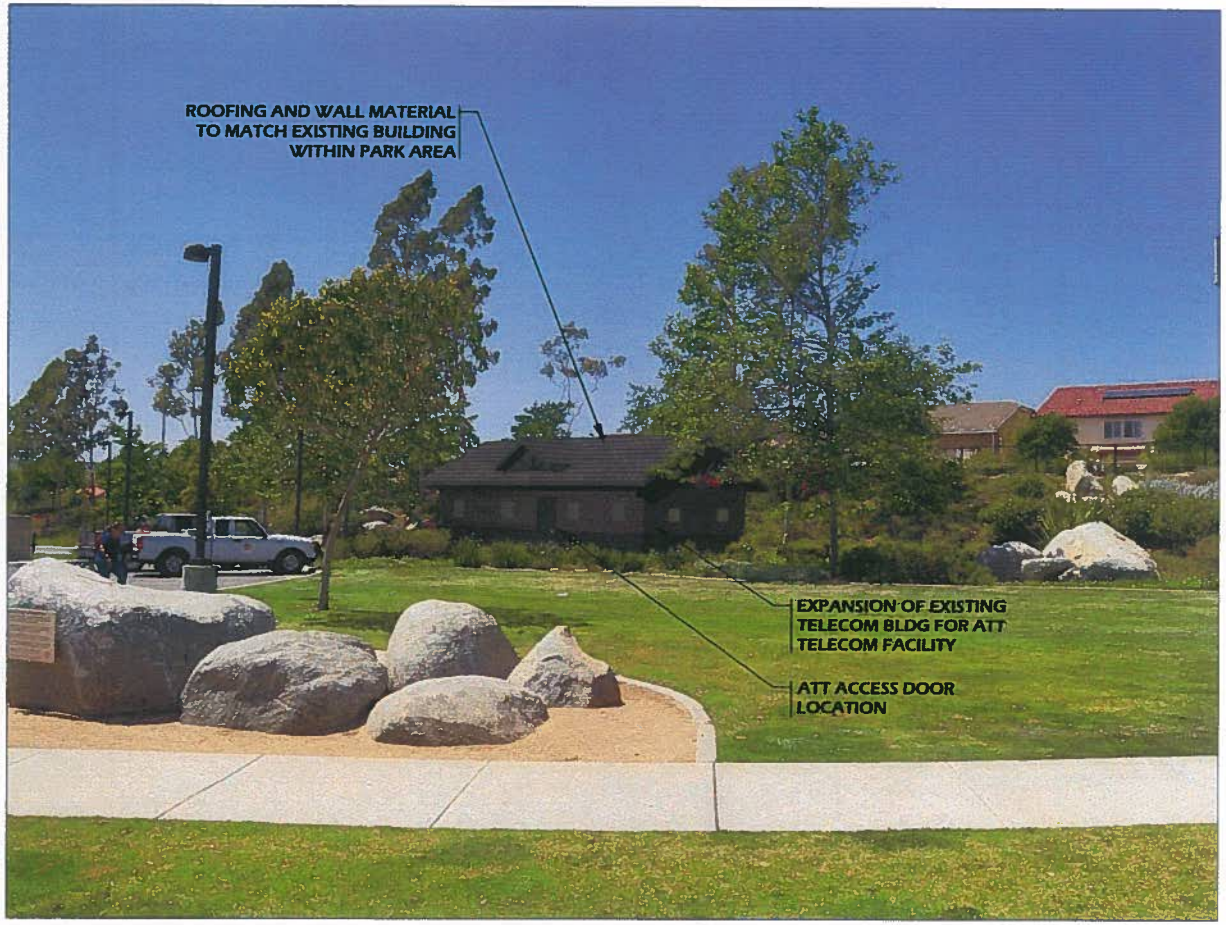
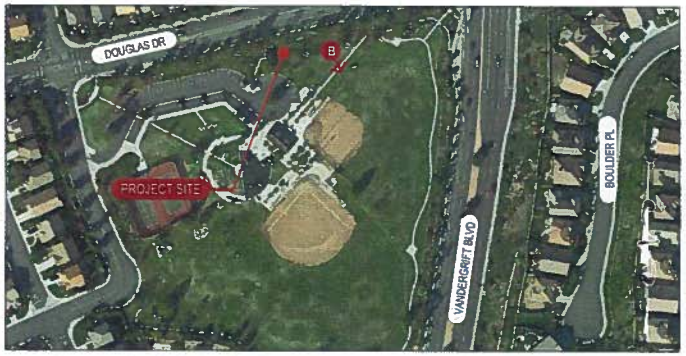



PHOTO PROVIDED BY: DCI PACIFIC

| | | | | |
|---|---|---|---|---|
| DCI PACIFIC<br>A\|E\|C WORKS<br>ARCHITECTURE \| ENGINEERING \| CONSULTING<br>32 EXECUTIVE PARK \| SUITE 110 \| IRVINE \| CA 92614<br>T 949.475.1000 \| 949.475.1001 F | at&t | LUISENO PARK<br>[redacted]<br>5131 TEAL WAY<br>OCEANSIDE, CA 92057 | VIEW<br>A | SHEET<br>1 / 2 |

## AERIAL MAP




COPYRIGHT: GOOGLE MAPS, 2014

## EXISTING

## PROPOSED

PHOTO PROVIDED BY: DCI PACIFIC

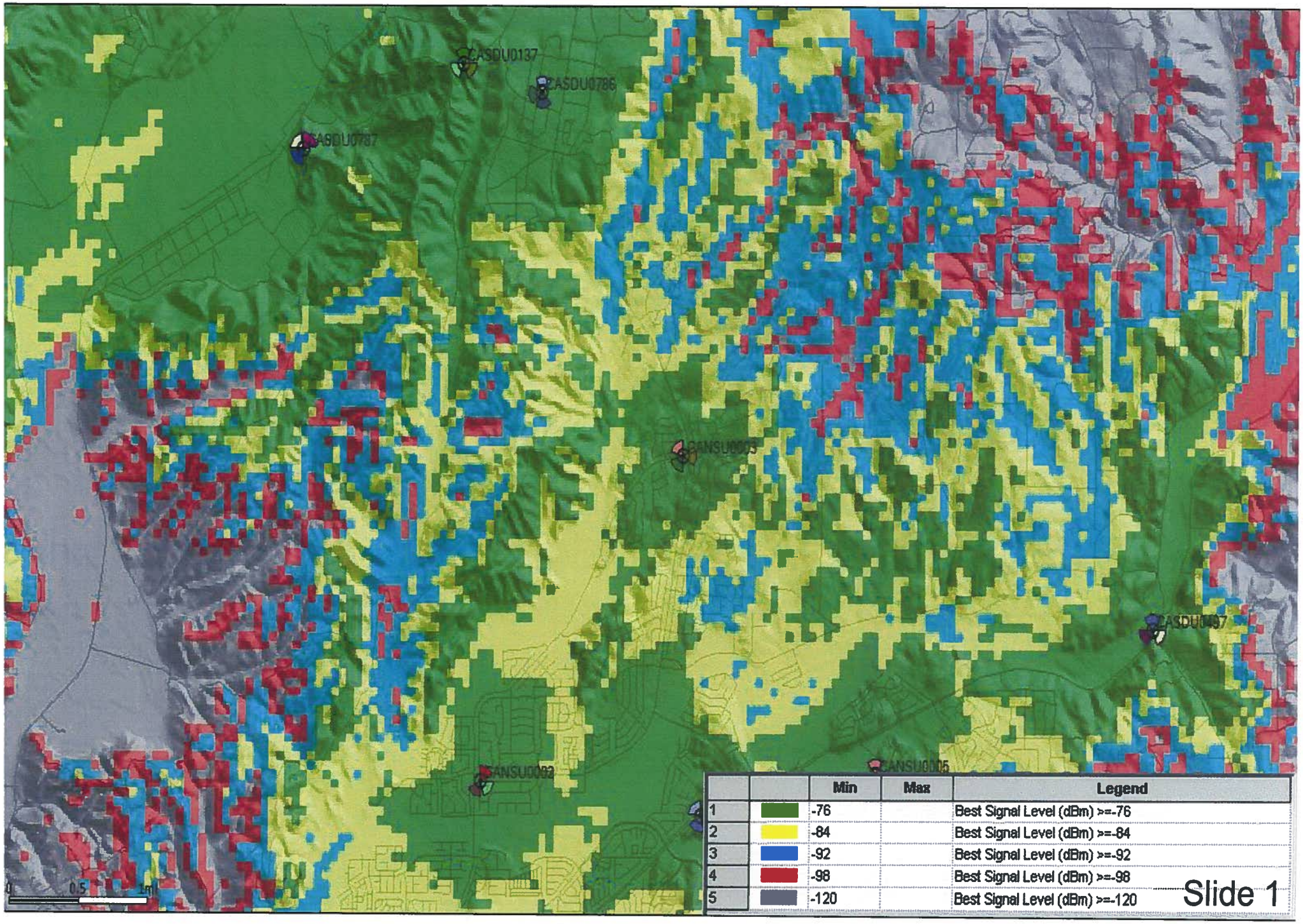
| | | | | |
|---|---|---|---|---|
| DCI PACIFIC<br>A\|E\|C WORKS<br>ARCHITECTURE \| ENGINEERING \| CONSULTING<br>32 EXECUTIVE PARK \| SUITE 110 \| IRVINE \| CA 92614<br>T 949 475.1000 \| 949 475.1001 F | at&t | LUISENO PARK<br>[redacted]<br>5131 TEAL WAY<br>OCEANSIDE, CA 92057 | VIEW<br>B | SHEET<br>2 / 2 |

Rethink Possible

# AT&T Luiseno Park SD0883 RF Coverage Maps

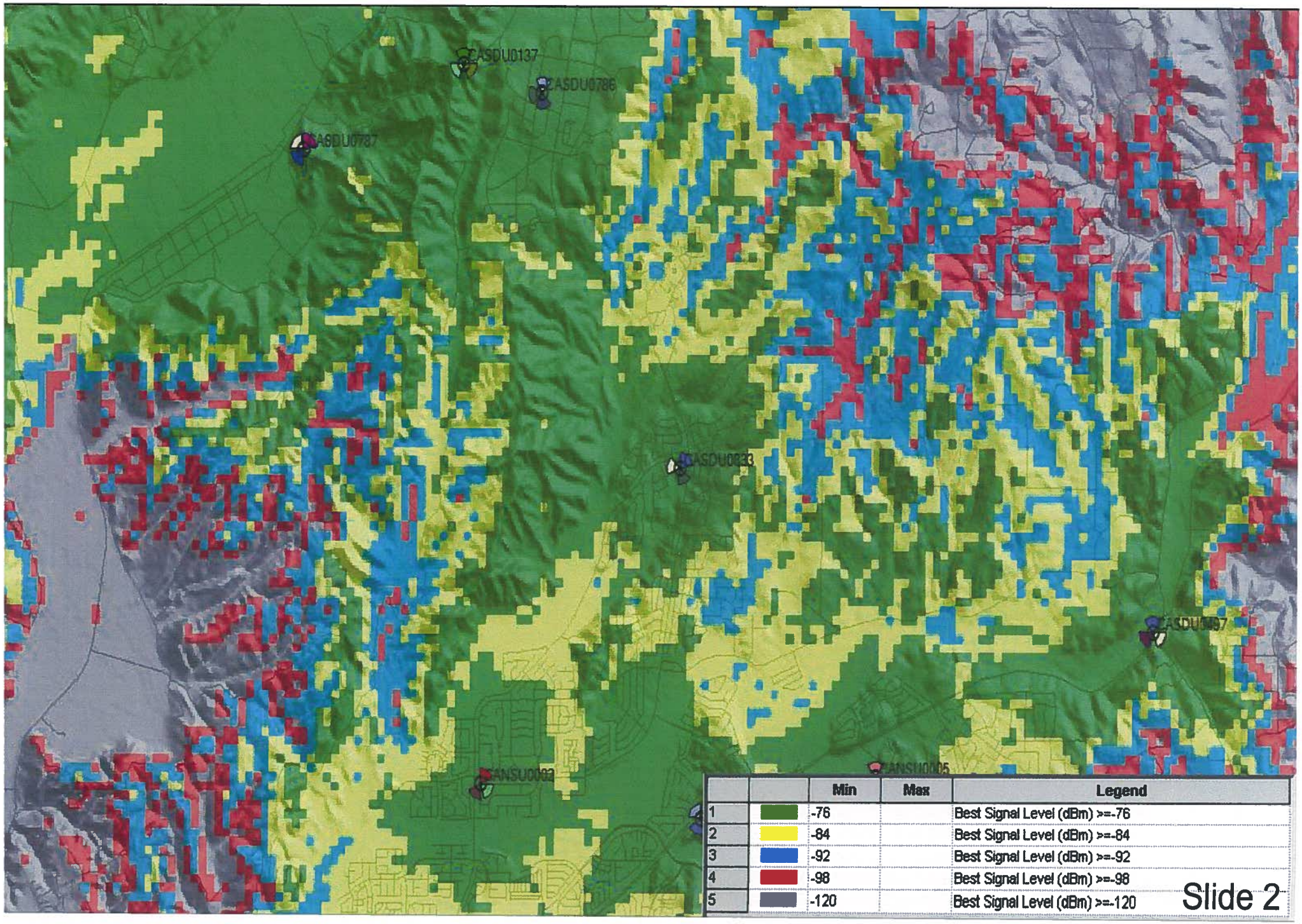
- Slide #1 shows the existing coverage in the area with the current Right of Way site on Vandergrift, a Micro Cells site mounted to a street light. MicroCell sites do not have upgrade capabilities to add LTE 4G.
- Slide #2 shows the existing coverage with the proposed installation of 2 Field lights with 62' Antenna tip height or 58' RAD center
- Slide #3 shows the existing coverage with the proposed site location and the antennas lower than proposed at 48' RAD center heights and the decreased coverage area which would require additional site(s) to provide similar coverage of the 58' height
- Slide #4 shows the stand alone coverage of the AT&T proposed site with 58' RAD center heights
- Slide #5 shows the stand alone coverage of the AT&T proposed site with 48' RAD center and the decreased coverage area which would require additional site(s) to provide similar coverage of the 58' height

# EXISTING NS0003 COVERAGE WITH 25' RAD CENTER

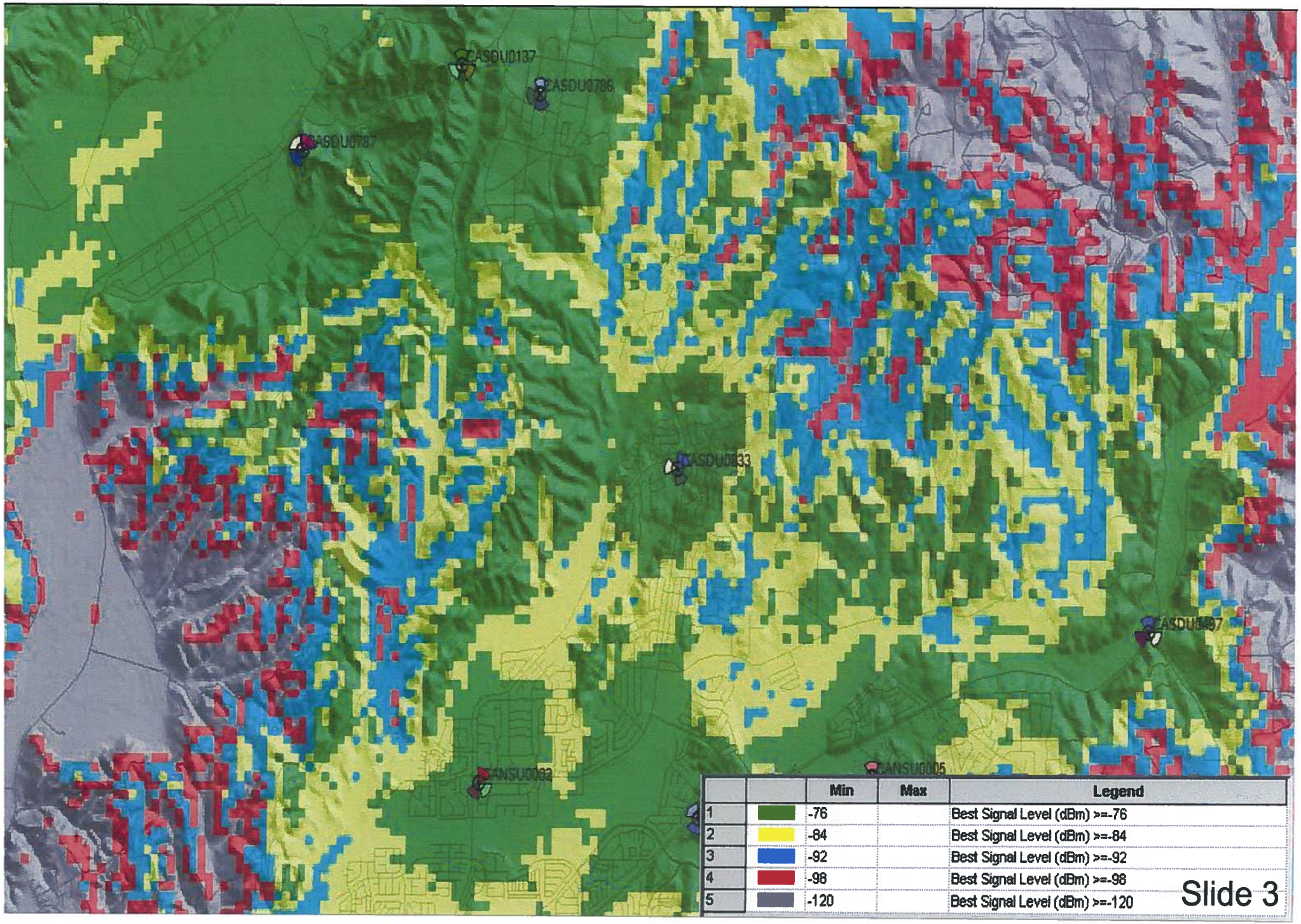



Slide 1

# SD0833 COVERAGE WITH 58' RAD CENTER

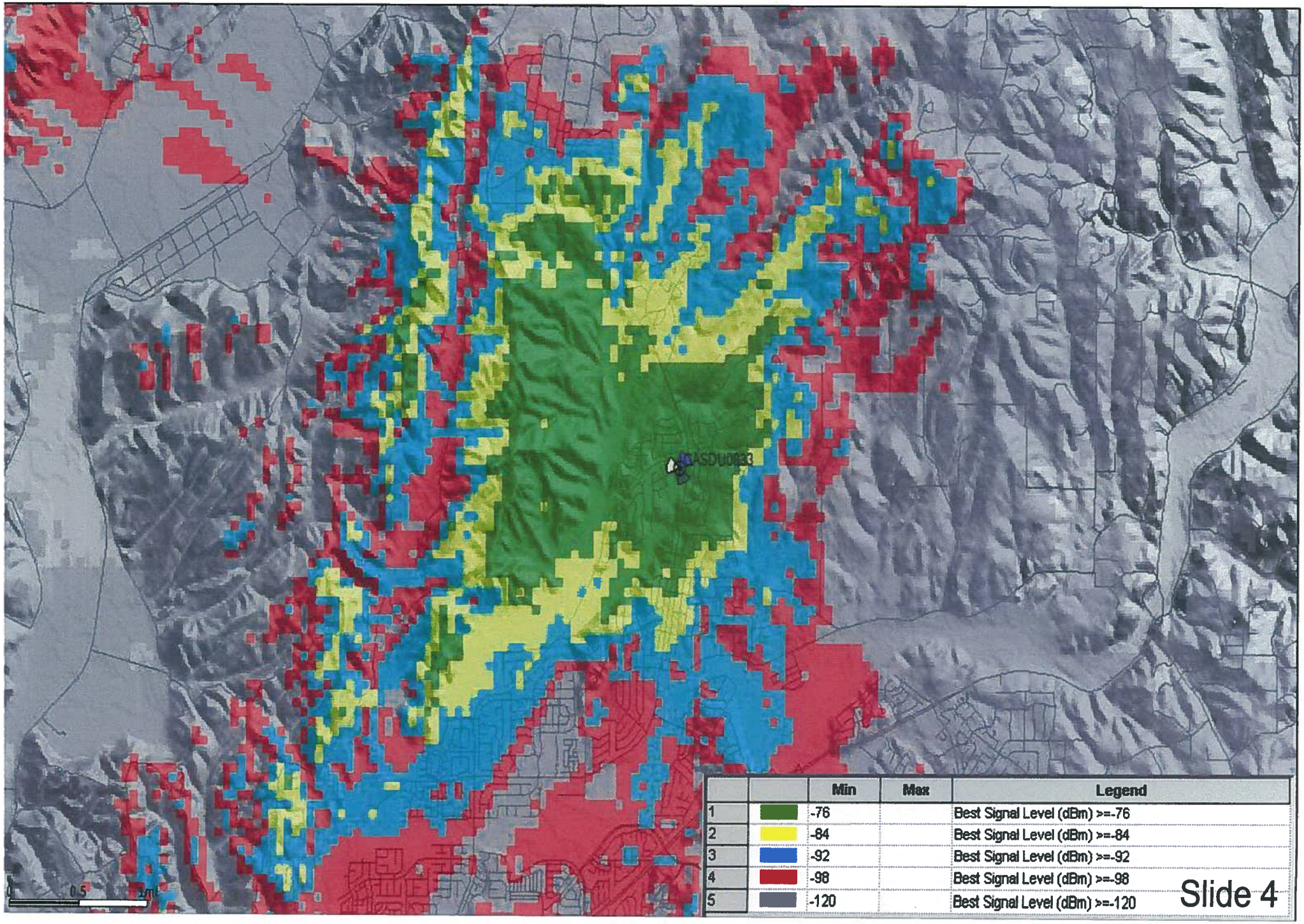


# SD0833 COVERAGE WITH 48' RAD CENTER




Slide 3

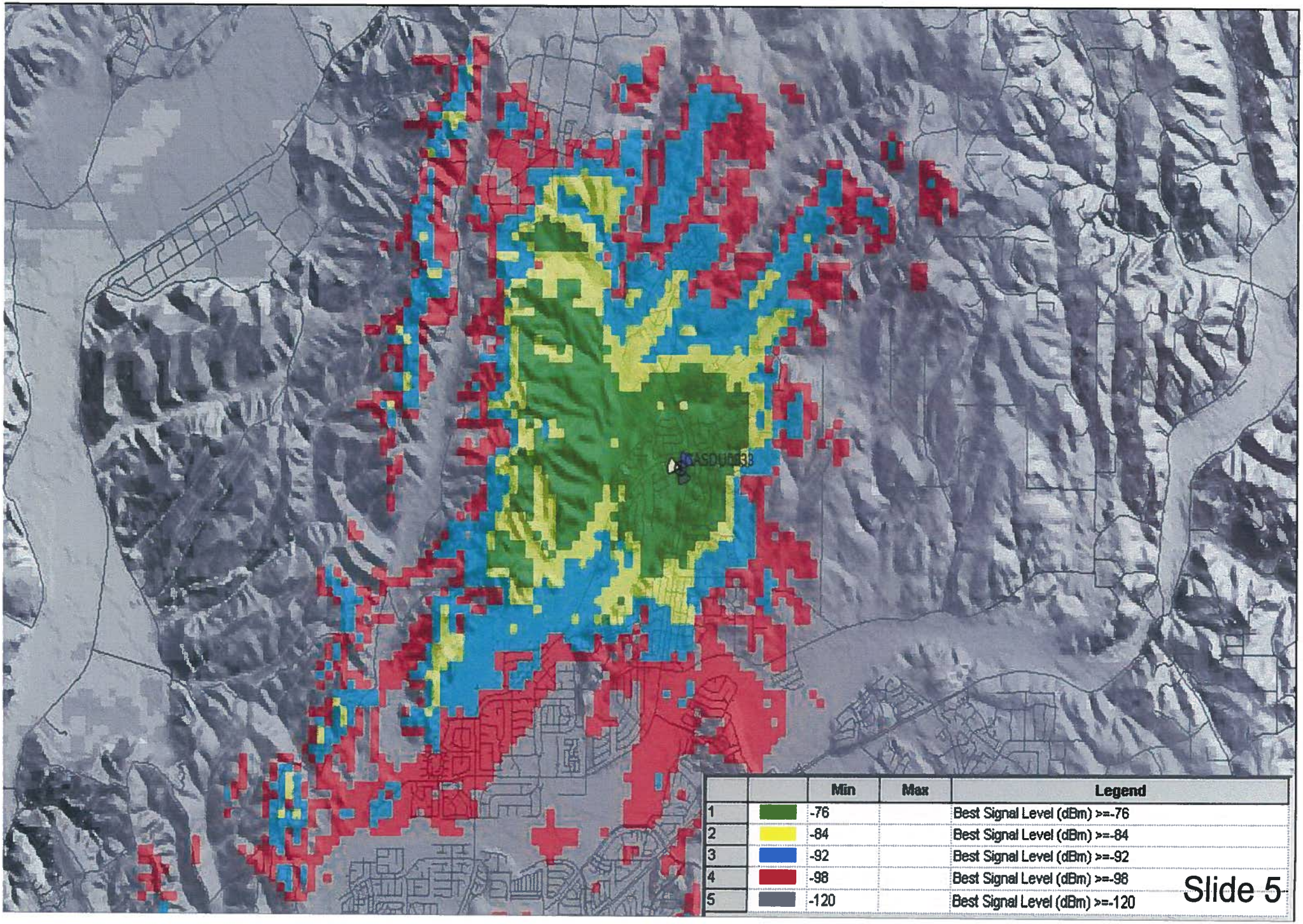
# SD0833 COVERAGE WITH 58' RAD CENTER




| | | Min | Max | Legend |
|---|---|---|---|---|
| 1 | | -76 | | Best Signal Level (dBm) >=-76 |
| 2 | | -84 | | Best Signal Level (dBm) >=-84 |
| 3 | | -92 | | Best Signal Level (dBm) >=-92 |
| 4 | | -98 | | Best Signal Level (dBm) >=-98 |
| 5 | | -120 | | Best Signal Level (dBm) >=-120 |

Slide 4

# SD0833 COVERAGE WITH 48' RAD CENTER



# Application for Discretionary Permit

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

**STAFF USE ONLY**

ACCEPTED RECEIVED JUN 03 2014 CITY OF OCEANSIDE DEVELOPMENT SERVIC

BY MM DHW

**Please Print or Type All Information**

HEARING

| | |
|---|---|
| GPA | |
| MASTER/SP.PLAN | |
| ZONE CH. | |
| TENT. MAP | |
| PAR. MAP | |
| DEV. PL. | |
| C.U.P. ~~ACUP14-00006~~ | |
| VARIANCE CUP14-00014 ~~CUP14-00015~~ | |
| COASTAL | |
| O.H.P.A.C. | |

**PART I – APPLICANT INFORMATION**

1. APPLICANT
**AT&T Mobility**

2. STATUS

3. ADDRESS
1264 Basswood Ave., Carlsbad, CA 92008

4. PHONE/FAX/E-mail
503-519-8591
thenion@deprattiinc.com

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Tim Henion/ DePratti Inc

6. ADDRESS
1264 Basswood Ave., Carlsbad, CA 92008

7. PHONE/FAX/E-mail
503-519-8591-
thenion@deprattiinc.com

**PART II – PROPERTY DESCRIPTION**

8. LOCATION
5131 Teal Way, Oceanside, CA 92057

9. SIZE
10.42 Acres

10. GENERAL PLAN

11. ZONING
Open Space OS-MP-1

12. LAND USE
Single Family Master Plan 1-96

13. ASSESSOR'S PARCEL NUMBER
122-502-01

14. LATITUDE 33.2726

15. LONGITUDE -117.2964

**PART III – PROJECT DESCRIPTION**

16. GENERAL PROJECT DESCRIPTION AT&T proposed to install a new equipment enclosure 16' x 16' to butt up against the Verizon Wireless site with a continuous roof across both buildings. AT&T also proposed to replace (2) existing 68' field lights with (2) new 68' field lights that will also hold AT&T antennas a total of (6) antennas stacked and (12) RRU's per pole, total of (12) antennas and (24) RRU's inside radomes on

| 17. PROPOSED GENERAL PLAN | 18. PROPOSED ZONING | 19. PROPOSED LAND USE | 20. NO. UNITS | 21. DENSITY |
|---|---|---|---|---|
| no change | no change | no change | NA | NA |

| 22. BUILDING SIZE | 23. PARKING SPACES | 24. % LANDSCAPE | 25. % LOT COVERAGE or FAR |
|---|---|---|---|
| 16' x 16' | NA | | |

**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 |
|---|---|---|---|
| Tim Henion | 6/3/14 | Tim Henion Agent | 6/3/2014 |

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.**

**Tim Henion**
DePratti Inc

AT&T Mobility
Luiseno Park
5131 Teal Way
Oceanside, CA 92057
APN 122-502-01

## PROJECT LOCATION

The project site is an existing City of Oceanside public park located at the intersection of Douglas Drive and Vandergrift Boulevard in the City of Oceanside. The project site totals 10.11 acres in size. It is located on the south side of Douglas Drive between Vandergrift Boulevard and Teal Way. Zoning of the site is OS-MP-1 (Open Space-Master Plan).

The proposed wireless facility is located at Luiseno Park. Luiseno Park is a public park owned by the City of Oceanside and operated by the Department of Parks and Recreation. The park was opened in 2004 and consists of two multi-purpose fields, two play structures, two tennis courts, restrooms, parking area and related improvements. There is a Verizon wireless facilities located within the park and there are also facilities within the adjacent public right-of-way.

## PROPOSED PROJECT

AT&T Mobility requests approval for (2) conditional use permits (1) for a wireless communication facility, including the equipment building and (1) for the antennas to exceed the maximum allowable height including installation of three antenna sectors of four panel antennas each (a total of 12 antennas) mounted to (2) two-replacement 69-foot high light standard.

The existing 69-foot taillight standard will be removed and a new 69-foot tall light standard will be installed approximately 5 feet to the south in both locations. The antennas will be mounted inside a new 48-inch diameter radome. The radome will fully enclose the antennas. The new light standard, radome will be detailed and painted to match the existing light standards in the park.

The existing stadium light fixtures located on the existing pole will be relocated to the new pole. The existing electric panel will also be relocated to the new light standards.

Equipment associated with the proposed facility will be installed within a new equipment shelter that measures 16 feet by 16 feet and incorporated into the existing Verizon Wireless design extending the building to the east to double in length. A concrete block wall enclosure will be located to the north of the shelter. This enclosure will contain two air conditioning units. The design of the shelter has been coordinated with City Park staff to match the design, color and finish of the existing restrooms.

1264 Basswood Avenue, Carlsbad, CA 92008 Mobile (503) 519-8591 email: thenion@deprttiinc.com

## SITE SELECTION

The wireless communication facility is proposed at this location in order to provide improved service for existing and future users within the vicinity of the proposed site. An existing gap in coverage exists along Douglas Drive to the southwest of the proposed site and on Vandergrift Boulevard to the north and south of the proposed site. The attached figure shows the existing coverage in the area and identifies the gap in coverage.

The existing sites nearest to the coverage objective are the Camp Pendleton site to the north, the Bonsall site to the east and the North Douglas site to the southwest. These existing sites do not have the ability to provide coverage to the existing gap due primarily to intervening topography. The location of these surrounding sites is shown on the attached figure.

The existing zoning and land use within the proposed coverage area is either residential, open space or parks. There is one water tank site to the east located just outside the coverage area. There are no preferred zones within the area that could meet the coverage objectives of the site. The tank site located to the east would not provide adequate coverage to the western portions of Douglas Drive and could potentially interfere with the existing Verizon site to the southeast. Existing land uses within the site area are shown on the attached figure.

The proposed site was selected because it met the City of Oceanside selection preference as a City-owned property, has existing structures with sufficient height to provide service over a large area and met the coverage objectives of the project.

The existing coverage for AT&T within the vicinity of the proposed site is shown on the attached RF coverage plots. AT&T Currently has a Right of Way site located on a City of Oceanside Streetlight. This is a micro cell installation and these types of configurations are not capable of upgrading to LTE or 4G. The projected coverage with the proposed site in use is also shown. With the proposed facility in operation there is a significant increase in available coverage within the coverage objective area.

## CO-LOCATION

The City of Oceanside encourages co-location of telecom facilities to the fullest extent feasible. In the review of the search ring for potential candidates, opportunities for co-location were looked for. There are no existing telecommunications facilities within the designated search areas that would provide co-location opportunities.

## FEDERAL COMMUNICATIONS COMMISSION COMPLIANCE

The City of Oceanside has established standards for wireless communication facilities in Article 39 of the Zoning Ordinance. Section 3909 paragraph G states: *No Wireless Communication Facility may, by itself or in conjunction with other Wireless*

*Communication Facilities generate radio frequency emissions in excess of the standards for permissible human exposure, as provided by applicable federal regulations including 47 CF.R. 1.1307 etseq.*

Section 3914 paragraph B of the same article require that prior to activation of any wireless communication facility, the applicant provide the City with certification that the facility will operate in compliance with all applicable FCC regulations including, but not limited to radio frequency (RF) emission limitations.

Compliance with these established requirements as set forth in the City of Oceanside Zoning Ordinance will insure that the proposed facility operates in conformance with all applicable regulations.

## REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT

*Section 4105 of the Zoning Ordinance requires that proof be submitted in support of the following statements:*

*(a) That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.*

The proposal is permitted in the Zoning Ordinance by means of a conditional use permit. The proposed installation also meets the development standards for the OS zone.

*{b) That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; ·ill not be detrimental to the public health, safety or welfare ofpersons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare ofthe City.*

The proposed wireless communication facility as proposed and conditioned will be completed in accordance with the Oceanside Municipal Code, which is consistent with the Oceanside General Plan. The proposed facility is a stealth design and will be blend with existing structures on the property, so will have negligible visual impact on the surrounding area and will therefore preserve the aesthetic quality of the surrounding community. The project is constructed in accordance with FCC regulations for radio-frequency and does not therefore pose a detriment to the health and safety of the community, and it will be installed in accordance with all state and local building, fire, and electrical codes. Furthermore, the proposed wireless communication facility will enhance the quality of communications coverage available to the residents and commuters in the surrounding area and will therefore benefit the community.

*(c) That the proposed conditional use will comply with the provisions o.fthis ordinance.*

*including any specific condition required for the proposed conditional use in the district in which it would be located.*

The proposed conditional use will comply with the provisions of the Oceanside Zoning Ordinance because the proposed wireless communications facility is allowed by conditional use permit in the Ordinance and the operational conditions set forth by the conditional use permit process will ensure that the proposed facility will remain in compliance with the Ordinance.

## REQUIRED FINDINGS FOR VARIANCE

Section 4306 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

a) *That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance;*

The proposed use is permitted in the Zoning Ordinance by means of a conditional use permit. The proposed installation also meets the development standards for the OS zone.

bj *That the Development Plan as proposed conforms to the General Plan of the City;*

The proposed wireless communication facility as proposed and conditioned will be completed in accordance with the Oceanside Municipal Code, which is consistent with the Oceanside General Plan.

c) *That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities;*

All public services and utilities are available to serve the proposed use.

d) *That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.;*

The height of the facility is consistent with the existing light standards at the park. The proposed project will replace one light standard with a new light standard of the same height and design. The proposed antennas and related equipment will be fully screened and not visible to the surrounding properties.

e) *That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan. the Development Guidelines for Hillsides, and Section 3039 of this*

*ordnance.*

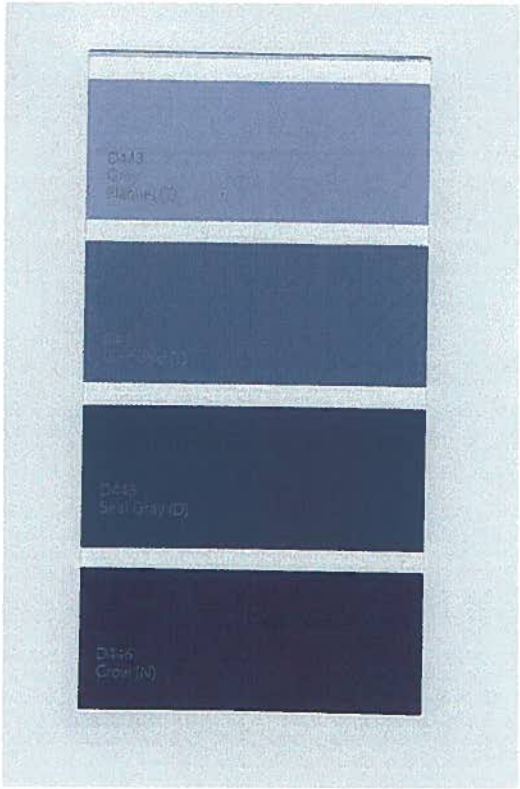
The proposed site plan and design of the project is consistent with the applicable policies of the General Plan. The project site is not subject to the Development Guidelines for Hillsides.

CONSTRUCTION TIME FRAME FOR THE EQUIPMENT ENCLOSURE 3906.B.4:

The timing of the equipment room construction is estimated at 8-10 weeks. This will include building the AT&T room as well as replacing the existing Verizon hipped roof with a new gable end type roof to match the other buildings in the park. The roof replacement is being done at the request of Oceanside Parks Department.

MATERIALS AND COLOR INFORMATION 3906.B.5:

Color swatches (top D443 Gray Flannel) are included to show the pole and radome color which will match the existing Musco field light. The equipment building will utilize the same decorative block that is currently installed on the Verizon Shelter and various other out buildings at the park.



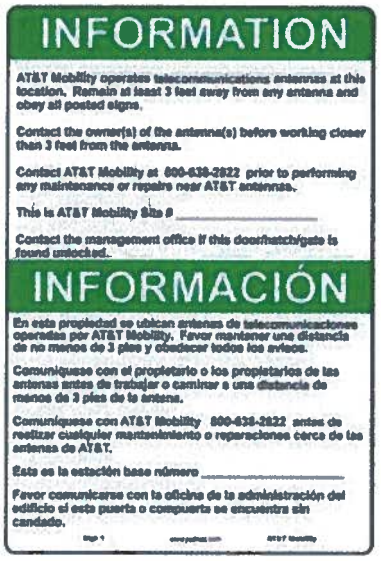
1264 Basswood Avenue, Carlsbad, CA 92008 Mobile (503) 519-8591 email: thenion@deprttiinc.com

DESCRIPTION OF NOISE/ACOUSTICAL INFORMATION 3906.B.8:

The project will require (2) 4 ton ac units by Carrier Model# 38HDR (specs included), the units are low level sound producing and will be placed within block walk area to also dampen the sound and to match the existing Verizon Wireless installation.

DESCRIPTION OF SAFTEY SIGNAGE 3906.B.4:

Per the D-Tech RF report and revised site plans which now include the proposed signage for the antenna structures place 10' below the antenna level on the field ligh



**Planning**
**Memorandum**

| | |
|---|---|
| To: | Mr. Martin Miller |
| From: | Tripp May |
| Reviewed by: | Jonathan L. Kramer |
| Date: | September 19, 2014 |
| RE: | CUP14-00014 / CUP14-00015 (AT&T Mobility)<br>5131 Teal Way, Oceanside, California 92056 |

The City of Oceanside ("**City**") requested we review AT&T Mobility's ("**AT&T**") permit request to partially collocate a new wireless site with an existing Verizon Wireless site located at Luiseno Park (5131 Teal Way, Oceanside).

## 1. Current Project

The current project proposes to remove two existing 69-foot tail light standards and to replace them with two new 69-foot tall light standards designed to support AT&T's proposed antennas. The two proposed light poles will be located approximately 5 feet to the south of the two existing light standards to be removed.

AT&T proposes to install three antenna sectors of four panel antennas each (a total of twelve antennas). The antennas will be mounted inside two new 48-inch diameter radomes which will be detailed and painted to match the existing light standards in the park. AT&T proposes to relocate the existing stadium light fixtures and electric panels onto the new light standards.

To house its base station and related electrical equipment, AT&T proposes to extend Verizon's existing equipment shelter by 16 feet by 16 feet. The AT&T extension will be constructed to blend in with the existing Verizon Wireless building design.

## 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

www.TelecomLawFirm.com

Main Office:
Kramer@TelecomLawFirm.com
Tel +1 (310) 312 9900
Fax +1 (310) 473 5900

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 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.

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

Section 6409(a) applies only when the applicant demonstrates both prongs are true. That 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. Accordingly, the two prongs must be tested in the correct order.

### 2.1. *Prong 1: Did the Applicant Submit an "Eligible Facilities Request"?*

First, the applicant must demonstrate that its proposed project constitutes an eligible facilities request. Section 6409(a) defines an "eligible facilities request" as a permit application to collocate, remove, or replace transmission equipment on an existing wireless tower or base station.

The FCC defined a "collocation" in its *Shot Clock Order* as a permit request that does not result in substantial increase in size of a wireless tower.[2] The FCC also defines a "wireless tower" as a structure solely or primarily constructed to support FCC-licensed antennas and their associated facilities.[3] This particular definition from an earlier rulemaking does not fit Section 6409(a) given that the second prong in the statutory analysis itself depends on whether the proposal results in substantial increase in size of a wireless tower; the test becomes

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(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.

[2] *See* In the Matter of Petition for Declaratory Ruling to Clarify Provisions of Section 332(C)(7)(B) to Ensure Timely Siting Review and to Preempt Under Section 253 State and Local Ordinances That Classify All Wireless Siting Proposals as Requiring a Variance, *Declaratory Ruling*, 24 FCC Rcd. 13994, 14012 ¶ 46 (rel. Nov. 18, 2009).

[3] *See id.*

hopelessly circular. However, the basic premise from that rule, that a collocation involves a less impactful change than a new site because one carrier shares space with another under a previously issued valid wireless permit, provides a reasoned basis to distinguish a collocation from a new site.

Here, AT&T very likely submitted an "eligible facilities request" because it proposes to collocate its base station equipment with the Verizon equipment shelter. Although AT&T does not propose to collocate its antennas or tower-mounted equipment with Verizon, an expanded equipment shelter arguably results in a less impactful change than an entirely new and separate structure. Accordingly, AT&T very likely submitted an eligible facilities request that satisfies the first prong in this analysis.

### 2.2. *Prong 2: Does the Applicant Propose to "Substantially Change the Physical Dimensions of the Existing Wireless Tower or Base Station"?*

Even when an applicant submits an eligible facilities request, Section 6409(a) does not mandate approval unless the request will not substantially change the physical dimensions of the wireless tower or base station. In other words, the City need not approve a project merely because it qualifies as an eligible facilities request.

As of the date of this memorandum, no authoritative source has articulated any standard to determine whether a proposed design constitutes a substantial change in the physical dimensions of an existing wireless tower or base station. Without an authoritative statutory definition, local governments may apply the phase "substantial change in physical dimensions" in a manner consistent with its plain dictionary meaning. Merriam-Webster defines "substantial" as "large in amount, size, or number; important or essential." The phrase "physical dimensions" fairly includes weight, height, width, visibility, depth and/or density. Thus, a substantial change would likely occur when an applicant seeks a large, important, or essential change in the weight, height, width, visibility, depth and/or density of its facilities or equipment.

Additionally, local governments may elect to follow nonbinding and informal policy guidance from the Federal Communications Commission's ("**FCC**") Wireless Telecommunications Bureau ("**Informal Guidance**"), which sets out four individually sufficient criteria for a substantial change.[4] Under the Informal Guidance standard, a substantial change occurs when:

[4] *See* Wireless Telecommunication Bureau Offers Guidance on Interpretation of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, *Public Notice*, DA 12-2047 (rel. Jan. 25, 2013).

> **[1]** [t]he mounting of the proposed antenna on the tower would increase the existing height of the tower by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to avoid interference with existing antennas; or
>
> **[2]** [t]he mounting of the proposed antenna would involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four, or more than one new equipment shelter; or
>
> **[3]** [t]he mounting of the proposed antenna would involve adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable; or
>
> **[4]** [t]he mounting of the proposed antenna would involve excavation outside the current tower site, defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site.

The Informal Guidance does not represent the formal policy of the FCC and therefore does not carry the force of law and does not preempt local standards consistent with the plain meaning of "substantially change the physical dimensions."[5] Indeed, the Informal Guidance seems particularly unreliable given that it considers only increases in physical dimensions when the plain words in Section 6409(a) explicitly refer to "remov[als]" which are decreases. Nevertheless, a local government may consider these factors when it evaluates whether a given eligible facilities request "substantially changes the physical dimensions of the existing wireless tower or base station."

Here, AT&T proposes to substantially change the existing Verizon base station building by an addition measuring 16' x 16', and adding new light standards whether the City analyzes the change under a plain-meaning approach or under the Informal Guidance. This proposed project will essentially change the existing

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[5] *See Christensen v. Harris Cnty.*, 529 U.S. 576, 587–88 (2000) (citing *Skidmore v. Swift & Co.*, 323 U.S. 134, 140 (1944)).

structures because it involves two new radomes, each approximately 288 cubic feet in volume, and an approximately 349 square foot equipment enclosure. The fact that AT&T will expand the AT&T shelter cannot mitigate the large, substantial physical changes to the base station and the light standards.

Even when analyzed under the Informal Guidance, the proposed equipment would substantially change the base station. AT&T's proposal also fails the second and third sufficient conditions for a less-than-substantial change because it will need to excavate outside the AT&T lease area to accommodate all six equipment cabinets. Accordingly, the instant proposal would constitute a substantial change under any rubric.

### 2.3. *Section 6409(a) Summary*

Section 6409(a) does not require the City to approve this eligible facilities request because it will substantially change the physical dimensions of the base station. This conclusion does not mean that the City must necessarily deny the permit request, only that federal law does not mandate approval.

We recommend the City review this application under its established standards and procedures in the Oceanside Municipal Code and find that Section 6409(a) is inapplicable for this project.

### 2.4. *Section 6409(a) Recommendation*

Presuming the City permits the instant project, without specific protections, the two replacement light standards could each be considered a "wireless tower" within the meaning of Section 6409(a).

Because the two new poles are actually replacements of existing light standards, we recommend the City specifically designate in the staff report on the conditions of approval that the two replacement light standards retain their primary use and designation as light standards, and are not considered to be wireless towers for any purpose. This will make it clear that those replacement light standard structures will fall outside of the scope of Section 6409(a) for any possible future changes that might be desired by AT&T.

## 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."[6] 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 coverage may not rise to a significant gap because "the [Telecommunications Act] does not guarantee wireless service providers coverage free of small 'dead spots' . . . ."[7] Therefore, contextual facts about the alleged gap area matter and not every gap is a significant.

Here, AT&T asserts that a "gap" exists in its service coverage, but explicitly does not assert a "significant" gap. Moreover, although AT&T indicates that its gap exists in LTE service coverage, the signal propagation maps submitted to support this claim do not distinguish between service bands. Accordingly, the City should conclude that AT&T has not demonstrated a significant gap in its service coverage.

This conclusion does not necessarily mean that AT&T could never demonstrate significant gap in its service coverage, only that the information presented does not on its own provide a sufficient basis to conclude that a significant gap exists. Whether a significant gap exists or not matters only when the carrier asserts that the Telecom Act preempts local discretion in a particular case. Thus, the City could approve the proposed site even if AT&T ultimately did not assert or demonstrate a significant gap.

### 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

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[6] *See MetroPCS, Inc. v. City and Cnty. of San Francisco*, 400 F.3d 715, 733 (9th Cir. 2005).
[7] *Id.*

permit denial would serve. The Oceanside Municipal Code expresses the local values that form the basis for this analysis.[8]

The Code sets out the preferred locations for wireless sites, in hierarchical order, as (1) municipally owned or controlled parcels; (2) industrial districts; (3) commercial districts; (4) public or semi-public districts; (5) open space districts; (6) agricultural districts; and (7) residential districts.[9] In addition, facilities must collocate when technologically feasible and visually superior.[10]

As to required design elements, the Code generally requires all monopole-type structures to (1) utilize natural or man-made features; (2) match the predominant background or architectural feature color and texture; (3) adopt camouflage that disguise the facility.[11] The City may require additional design elements to adequately conceal the site when readily visible from the residential or open space areas.[12]

Here, AT&T potentially proposes the least intrusive means because it seeks to collocate a fully screened design on municipally owned property. AT&T proposes to completely cover the pole-mounted equipment (the antennas and remote radio units) within a radome painted and textured to match the current light standard. Moreover, although the proposed radomes add substantial bulk and visual discontinuity to the light standards, the new facilities do not change the overall height and match the adjacent Verizon radomes.

However, the proposed site will be highly visible from residential areas and therefore the City may determine that additional design measures are necessary to mitigate the visual impacts from the site.[13] We note that the City could require additional measures to adequately camouflage the site such as placing the remote radio units underground adjacent to the poles thereby allowing a reduction in the height of each of the radomes.

**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*

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[8] *See generally* OCEANSIDE, CAL., CODE § 3901 *et seq.*
[9] *See id.* at § 3912(A).
[10] *See id.* at § 3912(C).
[11] *See id.* at § 3911(D)(3).
[12] *See id.* at § 3911(D)(3)(c).
[13] *See id.*

*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.[14]

Here, the FCC Rules do not categorically exclude the proposed antennas because AT&T proposes to mount them on a structure primarily designed to support field lights—not FCC-licensed antennas and accessories. Although AT&T intends to replace the current light standard with one that can structurally support the proposed equipment, the hardened structure does somehow lose its original primary purpose because a secondary purpose is later added. Accordingly, an additional analysis is necessary to determine whether the proposed antennas will comply with the FCC Rules.

AT&T submitted a *Radio Frequency Electromagnetic Fields Exposure Report* conducted by Dtech Communications, Inc. dated May 23, 2014.[15] Dtech is a firm well known and respected for performing these types of reviews for wireless carriers. The Dtech Report concludes that the emissions from the proposed AT&T antennas and all others in the area will comply with the FCC Rules.[16] Dtech also recommends that AT&T install certain signage on the poles below the antennas.[17]

The Dtech Report contains sufficient data to allow an independent analysis of the proposed emissions in light of the FCC Rules. The surveyed antennas modeled in the Dtech Report matches the antenna plan 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 Dtech Report and the AT&T plans, a "controlled access zone" will extend approximately 33 feet from the face of the antennas at approximately the same height. Very little signal will be emitted below or above the horizontal plane of the antenna transmission patterns, which is a normal design characteristic of the panel antennas to be used by AT&T.

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 must affirmatively restrict public access to that area so that members of the gen-

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[14] *See* 47 C.F.R. § 1.1307(b)(1).
[15] *See* Dtech Communications, Inc., *Radio Frequency Electromagnetic Fields Exposure Report* (May 23, 2014), on file with City of Oceanside [hereinafter "Dtech Report"].
[16] *See id.* at 10.
[17] *See id.* at 8.

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

2. AT&T shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" on each light standard between at least 10 feet below the radome. AT&T 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 pole-mounted equipment; and

3. AT&T 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 AT&T complies with the above conditions described in this memorandum, then the City will have no basis to deny or further condition the project on the basis of RF emissions. We reserve the right to amend these recommendations to fit the characteristics of the finally proposed design in the event that AT&T decides to alter the physical orientation of or technical emissions from the antennas.

## 5. Conclusion

Subject to the 640(a), design and RF emissions compliance conditions described above, we recommend that the City advance this permit request to the next stage in the review process.

TM/jlk

# NOTICE OF EXEMPTION
**City of Oceanside, California**

Post Date:
Removal:
(180 days)

1. **APPLICANT:** AT&T Mobility
2. **ADDRESS:** 1264 Basswood Avenue, Carlsbad, CA 92008
3. **PHONE NUMBER:** Tim Henion, (503) 519-8591
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Martin Miller, Consulting Assistant
6. **PROJECT TITLE:** AT&T @ Luiseno Park (CUP14-00014 & CUP14-00015)
7. **DESCRIPTION:** A request for approval of two Conditional Use Permits (CUP14-00014 & CUP14-00015) to allow construction and operation of a wireless communications facility consisting of the replacement of two existing 69'-0" tall athletic field light standard with two new custom 69'-0" tall athletic field light standards each designed with a 36" Radome sleeve that surrounds the light standard trunk from 32'-10" above ground level to 62'-10" above ground level. The two radomes will conceal a total of 12 panel antennas (6 on each light standard) and 24 remote radio units (RRU's)(12 on each light standard). The radomes and antennas will exceed the maximum allowed height for the zoning district. Ancillary equipment associated with the wireless facility will be located within a 16'X16', 256-square foot equipment enclosure that will be architecturally integrated into an existing shelter that supports a Verizon wireless facility already located on-site. This enlarged equipment building will be designed to match the architectural style of the existing restroom facilities located within Luiseno Park.

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 1, Existing Facilities (Section 15301); or,

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

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

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

_____ Date: _____, 2015
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:**

**Lot A of Moreno Hills Village "A", in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 14389, filed in the Office of the County Recorder of San Diego County May 10, 2002.**

Assessor's Parcel Number: **122-502-01**