AGENDA NO. 4

PLANNING COMMISSION *STAFF REPORT*

DATE: January 26, 2015

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP14-00019) FOR THE CONTINUED OPERATION OF A PREVIOUSLY APPROVED WIRELESS TELECOMMUNICATION FACILITY AT 851-A WILSHIRE ROAD – T-MOBILE @ 851-A WILSHIRE ROAD (MELLANO FARMS) – APPLICANT: CROWN CASTLE/T-MOBILE WEST CORPORATION**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Adopt Planning Commission Resolution No. 21015-P04 approving Conditional Use Permit (CUP14-00019) with findings and conditions of approval attached herein.

PROJECT BACKGROUND AND DESCRIPTION

Site Review: Comprising 14.84 acres, the subject site lies within an Agriculture (A) zoning district in the Morro Hills Neighborhood Planning Area. Maintaining roughly 481 feet of frontage along the west side of Wilshire Road and extending to a depth of over 1,325 feet, the property exhibits a steady upward slope from front to back, with the grade at the rear property line approximately 70 feet above that at the street frontage. The site accommodates agricultural fields, greenhouses and other farming operations, as well as workforce housing. Owned and managed by Mellano and Company, the site is devoted primarily to the production of ornamental crops. The surrounding area is mostly rural, with nearby properties ranging in size from 2.5 acres to more than 40 acres. To the north, south and east, the subject site abuts other agricultural uses. To the west, the site abuts a private golf course. Several single-family homes adjacent to the golf course lie within 350 feet of the subject site's western boundary.

Background: On April 26, 1999, the Planning Commission approved a wireless telecommunication (telecom) facility on the subject site by means of a Conditional Use Permit (C-1-99). The project was renewed under authority of CUP10-00002, Resolution No. 2011-P12, on March 12, 2012. The applicant was given the option to extend

CUP10-00002, which expired April 11, 2014, for two years, but instead opted to apply for a new CUP for a 10-year term. Hence, Crown Castle/T-Mobile submitted this application to allow the continued use of the existing wireless communications facility.

Project Description: Located approximately 720 feet westward of the property's street frontage and within 30 feet of workforce dwelling units, the facility consists of a 50-foot "monopalm" tower to which six panel antennas are affixed, along with three ground-mounted equipment cabinets that together occupy roughly 53 square feet at the base of the tower. While the entitlement expired on March 12, 2014, the telecom facility has continued to operate up to the present date. In order to continue current operations in accordance with City standards, the existing facility requires issuance of a new Conditional Use Permit, which would remain in effect for 10 years from the date of approval. There are no physical changes proposed to the project.

ANALYSIS

The project is subject to the following Ordinances, City policies, and the State of California Government Code, and Federal Communications Commission (FCC) regulations:

1. General Plan
2. Zoning Ordinance
3. California Government Code Sections 65850 and 65964
4. FCC Regulations Applicability: Sections 332(c)(7) or 6409(a)

KEY PLANNING ISSUES

1. General Plan Conformance

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

Land Use Element

Goal 2.726: Communication Systems

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

Policies:

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

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

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

By means of a coverage gap analysis, the applicant has demonstrated that adequate signal coverage in the vicinity is contingent upon maintenance of the existing facility. The project ensures continued signal coverage for T-Mobile subscribers and other cellular telephone users in the area and thereby provides for the City's ongoing telecommunication needs.

The facility conforms visually to surrounding land uses and natural features, being camouflaged by the "monopalm" tower and the vine-supporting trellis, and because the monopalm is located in a stand of living palm trees. Moreover, visual impacts on adjacent properties and the public right-of-way would be negligible given the facility's remote location (the nearest single-family residence lies roughly 615 feet to the west). Approval of the project is conditioned to require that the aesthetic quality of the facility be maintained, thereby ensuring that the project will remain visually compatible with the subject site and surrounding properties.

Approval of the project is also conditioned upon the applicant's consent to allow, to the extent feasible, other communication providers to co-locate additional facilities on the existing "monopalm". Requests for such co-location would require City Planner review and approval through the Administrative Conditional Use Permit (ACUP) process. However, because of the difficulty of co-locating additional sectors on a monopalm, Verizon Wireless chose to construct a separate facility on the same property. The Verizon project was approved by the Planning Commission on January 12, 2015 (CUP14-00007).

Land Use Element

Goal 2.5: Agriculture

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

Policies:

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

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

The existing telecom facility is situated on a portion of the subject property currently accommodating ancillary land uses: more specifically, the monopalm and equipment cabinets are located adjacent to a cluster of workforce housing units, atop a manufactured slope that separates these housing units from an on-site service road. The existing facility thus does not impinge upon existing crop production or other agricultural activity.

Confined to a total area of less than 200 square feet and wholly removed from crop production and processing activities, the existing facility does not conflict with primary land uses on the subject site. Furthermore the facility, being unmanned and requiring minimal maintenance, does not generate vehicle traffic or other activity with the potential to disrupt farming operations or ancillary uses (e.g. workforce housing).

2. Zoning Ordinance Compliance

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

Article 39 of the Zoning Ordinance establishes the review process for telecom facilities and enumerates standard conditions of approval intended to maintain aesthetic values and land use compatibility. In accordance with Zoning Ordinance Section 3904, the project requires issuance of a Conditional Use Permit as it does not constitute a co-located facility and is not sited in the public right-of-way or on property owned or controlled by the City.

Zoning Ordinance Section 3911(D)(3)(a) states that monopole telecom facilities shall be situated so as to utilize existing natural or man-made features including topography, vegetation, buildings or other structures to provide the greatest amount of visual screening. The existing facility is substantially screened from the nearest home sites (more than 600 feet to the west) by existing structures and landscaping on the subject site, as well as by the intervening topography, which undulates between these home sites and the facility. Two photographs (Attachment 3) are included with this staff report to illustrate the visual impacts of the existing facility upon the nearest home sites (located in the adjacent Arrowood master-planned community).

Zoning Ordinance Section 3911(D)(3)(b) states that monopole telecom facilities shall be treated with exterior coatings of a color and texture to match the predominant visual background so as to visually blend in with the surrounding area. Designed as a faux palm, the existing monopole is visually compatible in height, form and texture to nearby queen palms that effectively surround the monopole to the north, south and west. Additionally, the panel antennas are painted to match the new fronds.

Zoning Ordinance Section 3913(A)(1) declares that the maximum height of proposed telecom facilities can exceed the maximum height allowed in the zoning district in which the facilities are located by 10 feet. Zoning Ordinance Section 1430 establishes that development standards in Agriculture zones shall be specified by a Conditional Use

Permit. Accordingly, the height of the existing facility is limited to that proposed: 50 feet, as measured from the natural undisturbed ground surface below the center of the base of the monopole to the highest antenna or piece of equipment attached thereto. The existing monopalm is 47'-3" tall, thus complying with Section 3931(A)(1).

Zoning Ordinance Section 3913(A)(6) declares that proposed telecom facilities must meet all current standards and regulations of the Federal Communications Commission (FCC) as to radio frequency emissions. In accordance with submittal requirements, the applicant has furnished a radio frequency electromagnetic fields exposure report, prepared by SiteSafe dated August 4, 2014 (Attachment 4). This report asserts that from nearby areas readily accessible to residents and workers on the subject site, exposure to electromagnetic radiation emitted from the existing facility does not exceed the maximum permitted exposure allowed under federal law. The findings regarding public exposure to radio frequency were validated through third-party review, as conducted by the City's consultant, Telecom Law Firm, in their review dated October 9, 2014 (Attachment 5).

Zoning Ordinance Section 3913(A)(7) states that proposed telecom facilities shall be designed, located and operated to avoid interference with the quiet enjoyment of adjacent properties, and at a minimum shall be subject to the noise standards of Article 38 of the Oceanside Municipal Code. The facility does not generate noise in excess of City standards.

3. State of California Government Code 65850

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

B. California State Government Code 65964 requires the adoption of co-user communication facility requirements when approving a stand-alone communication facility application. Accordingly, a condition of approval has been established that requires the applicant to reasonably accommodate future co-user communication facilities. Proposed co-locations would be subject to the policies and standards of Article 39 of the Zoning Ordinance.

4. Federal Communications Commission Section 332(c)(7) or 6409(a)

This project falls under the provisions of FCC Section 332(c)(7) because a discretionary action is required on part of the City of Oceanside in order for the facility to legally operate within corporate limits. More specifically, the previous Conditional Use Permits (C-1-99 and CUP10-00002) expired March 12, 2014 and the facility has been operating without the benefit or protection of an approved conditional use permit. Section 6409(a)

applies to existing facilities that are otherwise compliant with local regulations but only require minor changes that do not alter the character of the structure onto which they are attached (e.g., a building).

DISCUSSION

Issue: *Land use compatibility with surrounding areas*

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

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

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

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

ENVIRONMENTAL DETERMINATION

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA per Class 1 Section 15301, as it is an Existing Facility.

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. As of January 20, 2015 no communication regarding the request had been received.

SUMMARY

Conditional Use Permit (CUP14-00019), as conditioned, is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project has been conditioned to meet or exceed all applicable development and performance standards. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

-- Adopt Planning Commission Resolution No. 2015-P04 approving Conditional Use Permit C14-00019, with findings and conditions of approval listed therein.

PREPARED BY:

Martin Miller
Consulting Assistant

SUBMITTED BY:

Jeff Hunt
Interim City Planner

JH/MM/fil

Attachments:

1. Site Plan and Elevations
2. Planning Commission Resolution No. 2015-P04
3. Coverage Maps/Site Photos
4. Radio Frequency Emissions Information Report dated 08/04/2014, prepared by SiteSafe
5. Review of SiteSafe's Radio Frequency Emissions Information by Telecom Law Firm, 10/9/2014
6. Other Attachments (Application Page, Description and Justification, Legal Notice, Notice of Exempt)

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 THE LATEST EDITIONS OF THE FOLLOWING CODES:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE
2. 2013 CALIFORNIA BUILDING CODE (CBC) (2013 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS)
3. 2012 CALIFORNIA ELECTRICAL CODE (CEC) (2012 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS)
4. 2012 CALIFORNIA ENERGY CODE
5. 2012 CALIFORNIA MECHANICAL CODE (CMC) (2012 INTERNATIONAL MECHANICAL CODE WITH CALIFORNIA AMENDMENTS)
6. 2013 CALIFORNIA PLUMBING CODE (CPC) (2006 INTERNATIONAL PLUMBING CODE WITH CALIFORNIA AMENDMENTS)
7. ANSI/TIA-222-G LIFE SAFETY CODE NFPA-101
8. LOCAL BUILDING CODE AND AMENDMENTS
9. CITY/COUNTY ORDINANCES

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DIGALERT

DIAL TOLL FREE 811 AT LEAST TWO WORKING DAYS BEFORE YOU DIG

USA NORTH UNDERGROUND SERVICE ALERT SERVING CENTRAL/NORTHERN CALIFORNIA AND NEVADA

SITE INFORMATION

PROPERTY OWNER:	851 WILSHIRE ROAD LLC
ADDRESS:	777 WILSHIRE ROAD OCEANSIDE, CA 92057
APPLICANT:	OCTAIL LLC (AKA, CROWN CASTLE)
ADDRESS:	510 CASTILLO STREET, SUITE 302 SANTA BARBARA, CA 93101
APPLICANT REPRESENTATIVE:	JON DOHM, ZONING MANAGER, CROWN CASTLE
ADDRESS:	510 CASTILLO STREET, SUITE 302 SANTA BARBARA, CA 93101
LATITUDE (NAD 83):	33° 16' 38.3" N
LONGITUDE (NAD 83):	117° 18' 58.0" W
LONGITUDE/LATITUDE TYPE:	NAD 83
APN #:	122-020-50-00
ZONING JURISDICTION:	CITY OF OCEANSIDE
ZONING:	AG 2.5
OCCUPANCY:	UNMANNED TELECOMMUNICATIONS FACILITY
CARRIER:	T-MOBILE USA JOE THOMPSON (949) 350-5378

PROJECT TEAM

PROJECT MANAGER:
CROWN CASTLE
510 CASTILLO STREET, SUITE 302
SANTA BARBARA, CA 93101
CONTACT: JON DOHM AICP
PHONE: (805) 957-1829

PERMITTING:
CROWN CASTLE
510 CASTILLO STREET, SUITE 302
SANTA BARBARA, CA 93101
CONTACT: JON DOHM AICP
PHONE: (805) 957-1829

ENGINEERING:
NATIONAL ENGINEERING & CONSULTING, INC.
27 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
PHONE: (949) 716-9990
FAX: (949) 716-9997

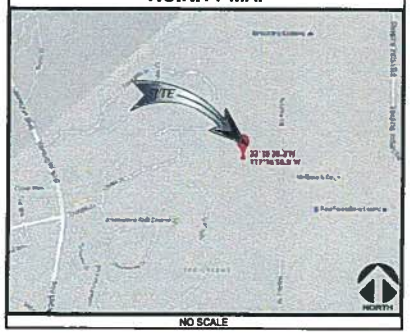
CROWN CASTLE

SITE NAME:
MELLANO FARMS
SITE NUMBER:
825933

PROJECT TYPE:
CONDITIONAL USE PERMIT (RENEWAL)

PROJECT ADDRESS:
851-A WILSHIRE ROAD
OCEANSIDE, CA 92057

VICINITY MAP



NO SCALE

DRIVING DIRECTIONS

FROM CROWN CASTLE OFFICE:

1. HEAD SOUTHEAST ON CASTILLO ST TOWARD W HALEY ST.
2. TURN LEFT TO MERGE ONTO US-101 S.
3. MERGE ONTO US-101 S.
4. TAKE THE EXIT ONTO I-405 S./SAN DIEGO FWY.
5. TAKE THE EXIT ONTO CA-73 S. TOWARD SAN DIEGO (PARTIAL TOLL ROADS)
6. TAKE THE EXIT ONTO I-5 S.
7. TAKE THE EXIT ONTO CA-76 E./SAN LUIS REY MISSION EXPY.
8. MERGE ONTO CA-76 E./SAN LUIS REY MISSION EXPY.
9. TURN LEFT ONTO COLLEGE BLVD.
10. TURN RIGHT ONTO WANDERGRIT BLVD.
11. TAKE THE 2nd RIGHT ONTO N. RIVER RD.
12. TURN LEFT ONTO WILSHIRE RD.
13. TAKE THE 1st RIGHT TO STAY ON WILSHIRE RD.
    DESTINATION WILL BE ON THE LEFT
    851 WILSHIRE ROAD, OCEANSIDE, CA 92057

APPROVALS

APPROVAL	SIGNATURE	DATE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
SITE ACQUISITION		
PLANNING CONSULTANT		
PROPERTY OWNER		
CROWN CASTLE REPRESENTATIVE		

PROJECT DESCRIPTION

THE PURPOSE OF THESE DRAWINGS IS TO REFLECT THE AS-BUILT CONDITIONS OF THE SUBJECT SITE IN ORDER TO OBTAIN A CUP RENEWAL. THERE WILL BE NO NEW WORK.

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ANTENNA LAYOUT PLANS
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL ELEVATIONS

ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL NOT BE TO SCALE

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PLANS PREPARED FOR:

CROWN CASTLE
510 CASTILLO ST., SUITE 302
SANTA BARBARA, CA 93101

PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
1	03/19/14	90% ZONING	YD
2	05/06/14	CLIENT REVISIONS	SA

LICENSURE:

SITE INFORMATION:

825933
MELLANO FARMS

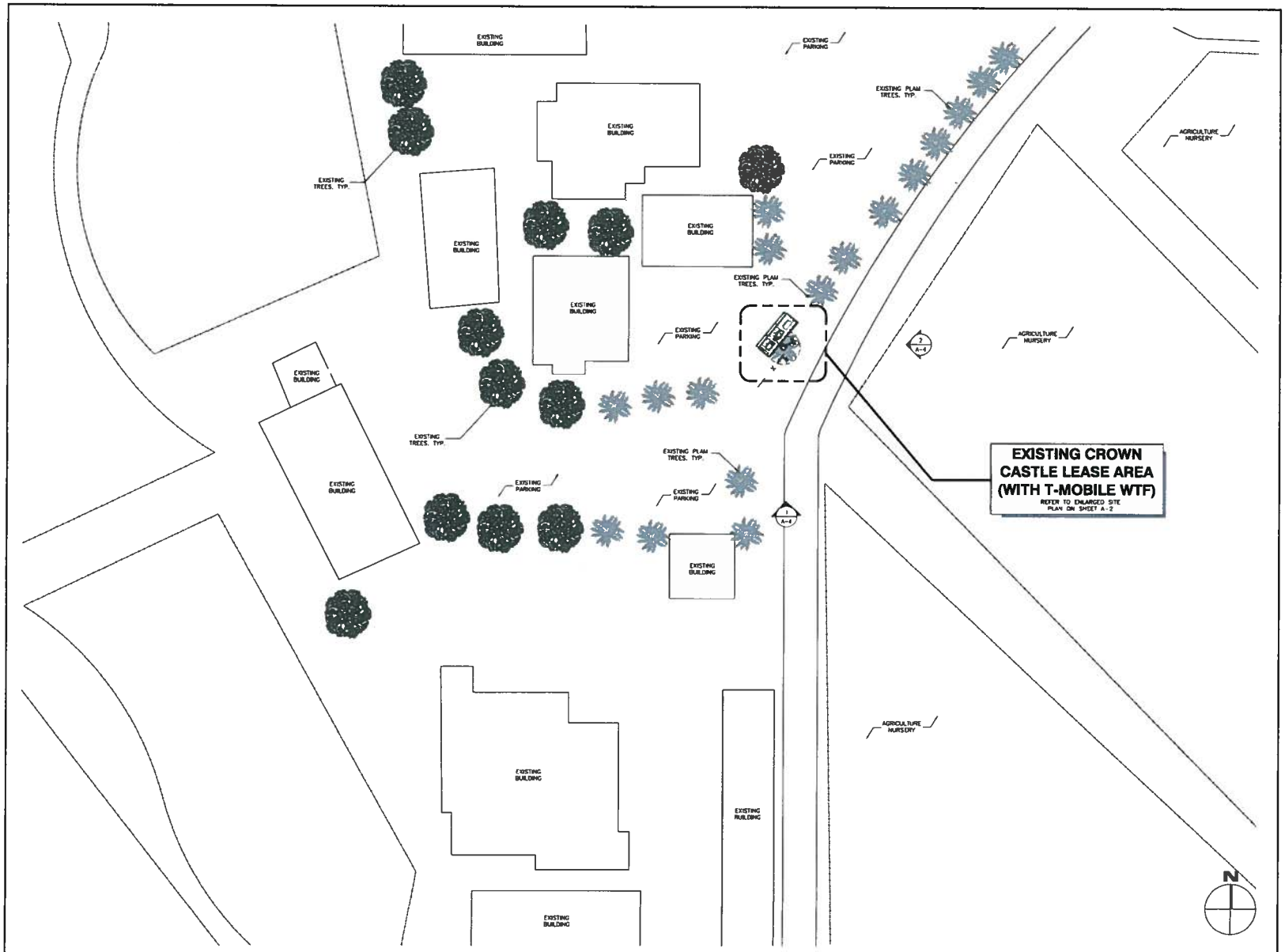
851-A WILSHIRE ROAD
OCEANSIDE, CA 92057

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



SITE PLAN

SCALE: 1"=20'

1

PLANS PREPARED FOR:

CROWN CASTLE
510 CASTILLO ST., SUITE 302
SANTA BARBARA, CA 93101

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
1	03/19/14	90% ZONING	YD
2	05/06/14	CLIENT REVISIONS	SA

LICENSURE:

SITE INFORMATION:

825933
MELLANO FARMS

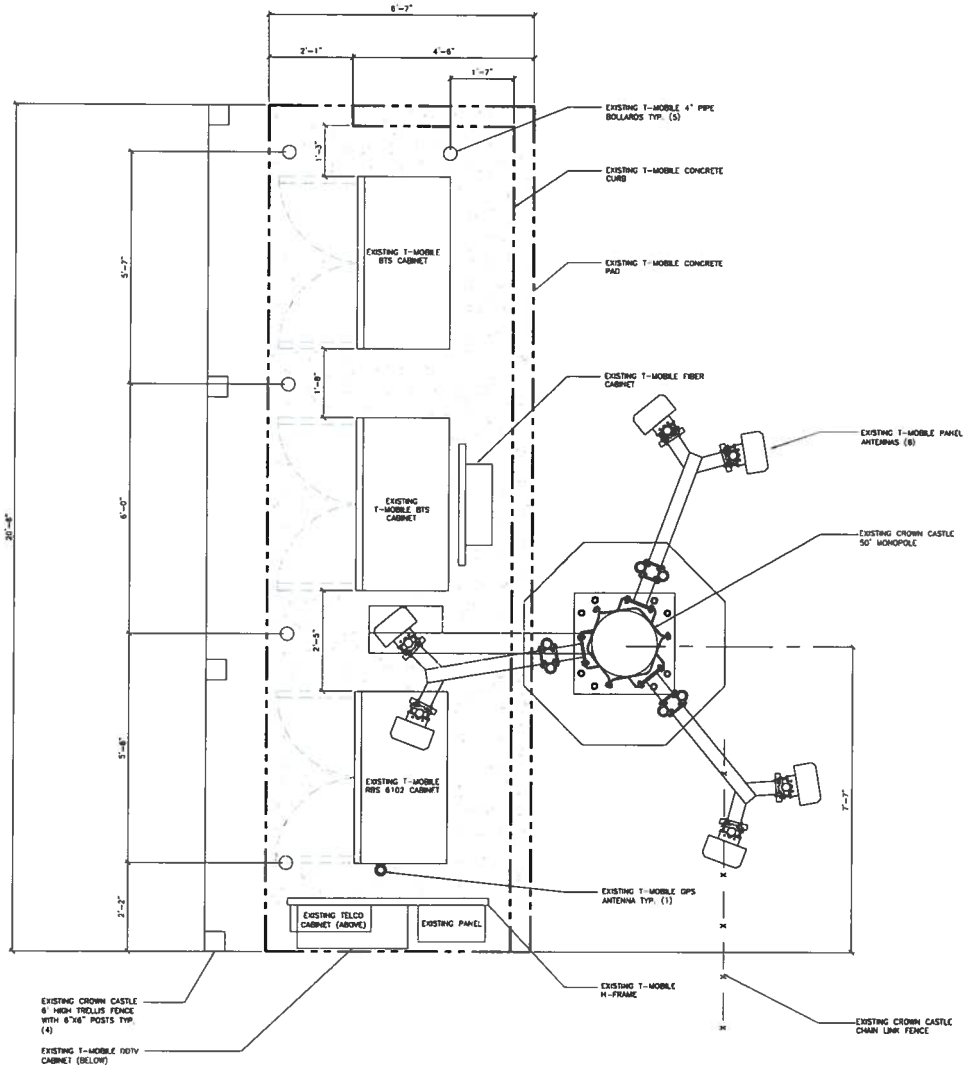
851-A WILSHIRE ROAD
OCEANSIDE, CA 92057

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



NOTE:
FAUX PALM FRONDS NOT SHOWN FOR CLARITY

ENLARGED SITE PLAN

SCALE: 3/4"=1'-0" | 1

PLANS PREPARED FOR:

CROWN CASTLE
510 CASTILLO ST., SUITE 302
SANTA BARBARA, CA 93101

PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSULTING, INC.
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REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
1	03/19/14	90% ZONING	YD
2	05/06/14	CLIENT REVISIONS	SA

LICENSURE:

SITE INFORMATION:

825933
MELLANO FARMS

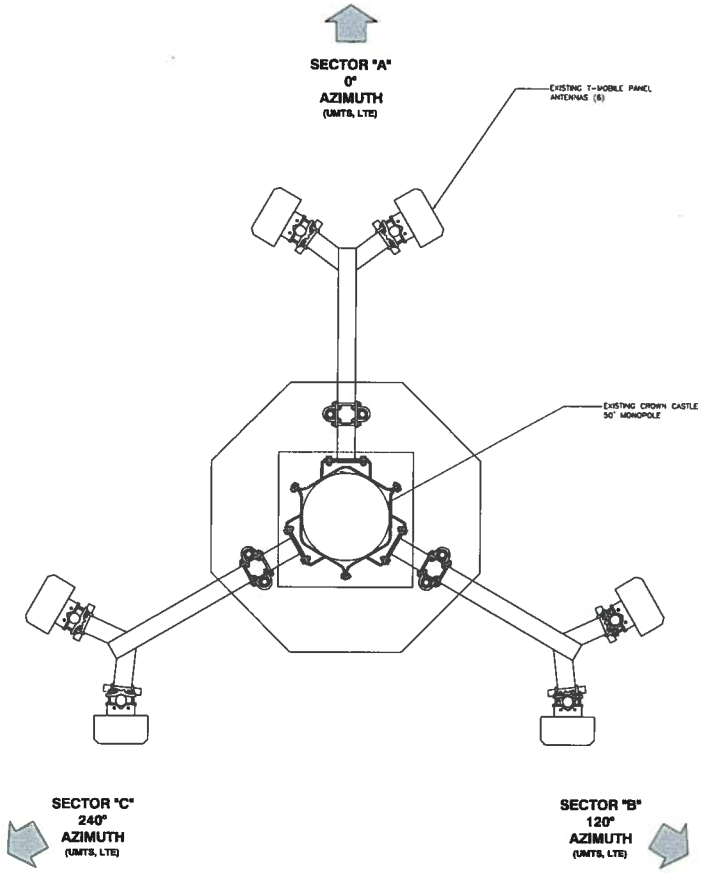
851-A WILSHIRE ROAD
OCEANSIDE, CA 92057

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2



NOTE:
FAUX PALM FRONDS NOT SHOWN FOR CLARITY

EXISTING ANTENNA LAYOUT

SCALE: 1"=1'-0" | 1

NOT USED

SCALE: N.T.S. | 2

PLANS PREPARED FOR:

CROWN CASTLE
510 CASTILLO ST., SUITE 302
SANTA BARBARA, CA 93101

PLANS PREPARED BY:

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REVISIONS

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1	03/19/14	90% ZONING	YD
2	05/06/14	CLIENT REVISIONS	SA

LICENSURE:

SITE INFORMATION:

825933
MELLANO FARMS

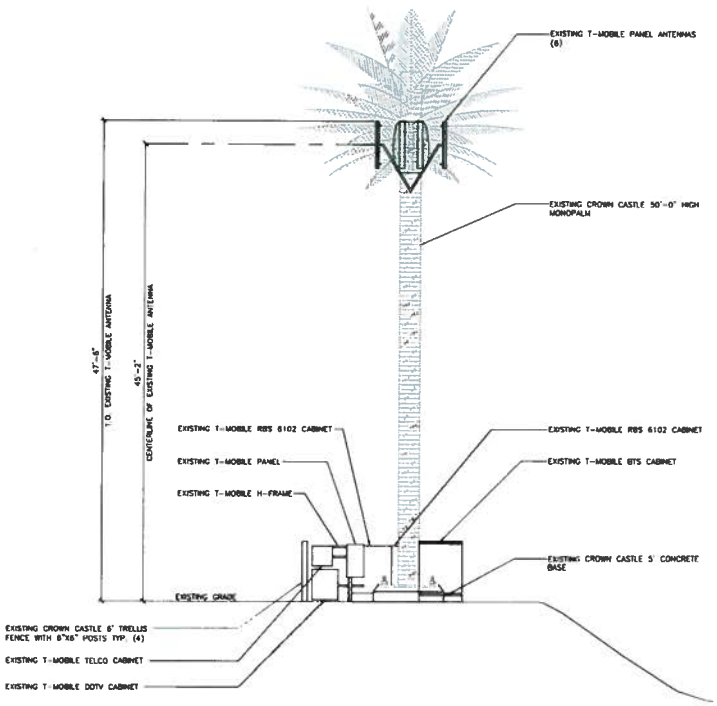
851-A WILSHIRE ROAD
OCEANSIDE, CA 92057

SHEET TITLE:

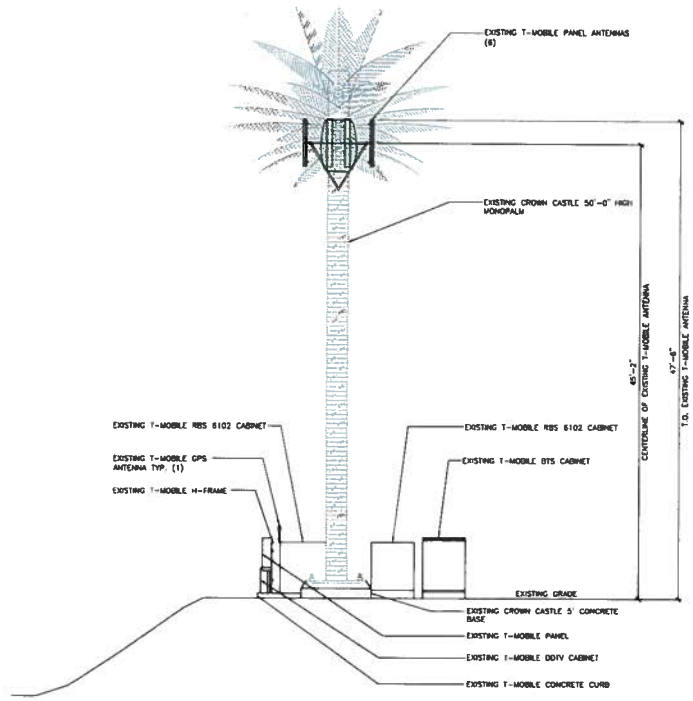
ANTENNA LAYOUT PLANS

SHEET NUMBER:

A-3



EXISTING SOUTH ELEVATION SCALE: 3/16"=1'-0" 1



EXISTING EAST ELEVATION SCALE: 3/16"=1'-0" 2

PLANS PREPARED FOR:

CROWN CASTLE
510 CASTILLO ST., SUITE 302
SANTA BARBARA, CA 93101

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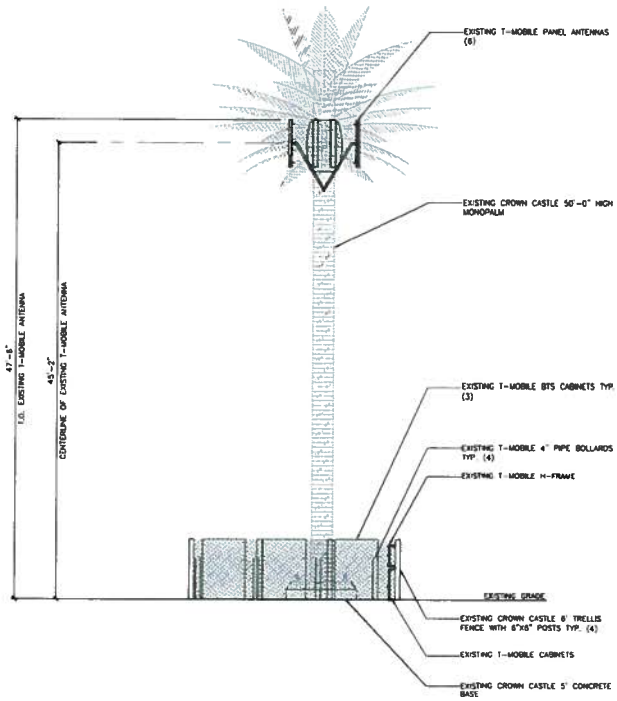
851-A WILSHIRE ROAD
OCEANSIDE, CA 92057

SHEET TITLE:

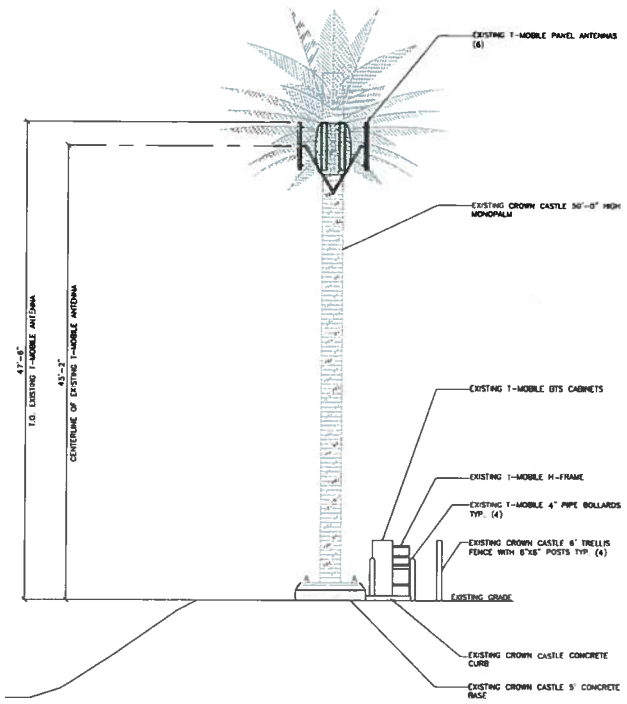
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

A-4



EXISTING WEST ELEVATION | SCALE: 3/16"=1'-0" | 1



EXISTING NORTH ELEVATION | SCALE: 3/16"=1'-0" | 2

PLANS PREPARED FOR:

CROWN CASTLE
510 CASTILLO ST., SUITE 302
SANTA BARBARA, CA 93101

PLANS PREPARED BY:

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REVISIONS

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851-A WILSHIRE ROAD
OCEANSIDE, CA 92057

SHEET TITLE:

ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

A-5

PLANNING COMMISSION
RESOLUTION NO. 2015-P04

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

APPLICATION NO: CUP14-00019
APPLICANT: Crown Castle/T-Mobile
LOCATION: 851-A Wilshire Road

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Conditional Use Permit under the provisions of Articles 14, 39 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

> the continued operation of a previously approved wireless telecommunications facility, including six new panel antennas and one GPS antenna attached to an existing 47-foot monopalm tower, supported by three ground-mounted equipment cabinets;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 26th day of January, 2015 conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project is categorically exempt from CEQA per Class 1, Section 15301 "Existing Facilities";

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;

///////////////

///////////////

///////////////

///////////////

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

FINDINGS:

For the Conditional Use Permit:

1. That the continued operation of the existing wireless telecommunications (telecom) facility is consistent with the objectives of the Zoning Ordinance and the purposes of the Agriculture district in which the subject site is located. As per Oceanside Zoning Ordinance Section 1420 telecom facilities, defined as major utilities, are permitted within Agriculture districts through approval of a Conditional Use Permit. The project will continue utilizing the existing monopalm tower and maintain an overall building footprint of the previously approved telecom facility.
2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the General Plan. The existing telecom facility will not be detrimental to the public health, safety or welfare of persons residing or working in the vicinity; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The 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 facility complies with all applicable building and safety standards intended to ensure the structural integrity of the monopalm and attendant structure. Electrical equipment is safely housed within locked cabinets, accessible only to qualified personnel. Noise emitted by the facility is within parameters established by the Oceanside Municipal Code.
3. That the conditional use will comply with the provisions of the Zoning Ordinance and Agriculture District in which the property is located, including any specific condition required for the proposed conditional use in the Agriculture District.
4. The continued operation of the telecom facility in the current location is necessary for the provision of wireless services to City residents, businesses, and their owners, customers, guests or other persons traveling in or about the City, as determined by gap coverage analysis furnished by the applicant.

5. The request for a conditional use permit by the applicant demonstrates a reasonable attempt to bring an existing non-compliant facility into compliance with local regulations, is designed to protect the visual quality of the City, and does not have an undue adverse impact on historic resources, scenic views, or other natural or man-made resources. The existing telecom facility is intended to service a relatively remote area within the City where other such facilities have not existed. The telecom facility is sufficiently screened and camouflaged to mitigate any off-site visual impacts.
6. The applicant has demonstrated that a significant gap in signal coverage would exist if the facility did not exist, and that the continued operation of the facility constitutes the least intrusive means of keeping the gap in coverage closed.
7. The proposal meets all applicable requirements of Article 39 of the Oceanside Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permit (CUP14-00019) subject to the following conditions:

Planning:

1. This Conditional Use Permit shall expire on January 26, 2025.
2. This Conditional Use Permit approves only the telecom facility and associated improvements as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.
3. The telecom facility shall be operated and maintained in compliance with Article 39 of the Oceanside Zoning Ordinance.
4. Within 30 calendar days following the installation of the telecom facility, the applicant shall provide FCC documentation to the City Planner indicating that the facility has been inspected and tested in compliance with FCC standards. Such documentation shall include the make and model (or other identifying information) of the equipment tested, the date and time of the inspection, the methodology used to make the determination, the name and title of the person(s) conducting the tests, and a certification that the equipment is properly installed and working within applicable FCC standards.

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

6. Screening of ground-mounted equipment cabinets shall be maintained by means of a six-foot wooden trellis supporting existing vegetation, and shall be irrigated per approved planting and irrigation plans.

7. Any proposed new signs shall be in conformance with the Oceanside Sign Ordinance Guidelines and shall be submitted to the Planning Division.

8. Applicant 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. Applicant 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.

9. Applicant shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" on the monopalm base. Applicant shall install the sign required under this condition so that a person may clearly see and understand the sign as he or she approaches the monopalm.

10. Applicant 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.

11. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded within 60 days of Planning Commission approval. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

12. Within 60 days of Planning Commission approval, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours shall recorded in the form of a covenant affecting the subject property.

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

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

15. 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 Permit CUP14-00019. 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.

16. 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.

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

18. The applicant will ensure that the panel and GPS antennas continue to be camouflaged from public view to the maximum extent feasible without signal interference, through the use of state-of-the-art screening materials consistent with the monopalm design. To enhance the realistic appearance of the monopalm and adequately conceal the panel antennas, the camouflaging fronds will extend beyond the panel antennas a minimum horizontal distance of six feet.

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19. Application for renewal of this entitlement after the above-noted expiration date of January 26, 2025 shall include a structural analysis of the existing monopalm to determine the monopalm's wherewithal to accommodate future co-located facilities.

PASSED AND ADOPTED Resolution No. 2015-P04 on January 26, 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-P04.

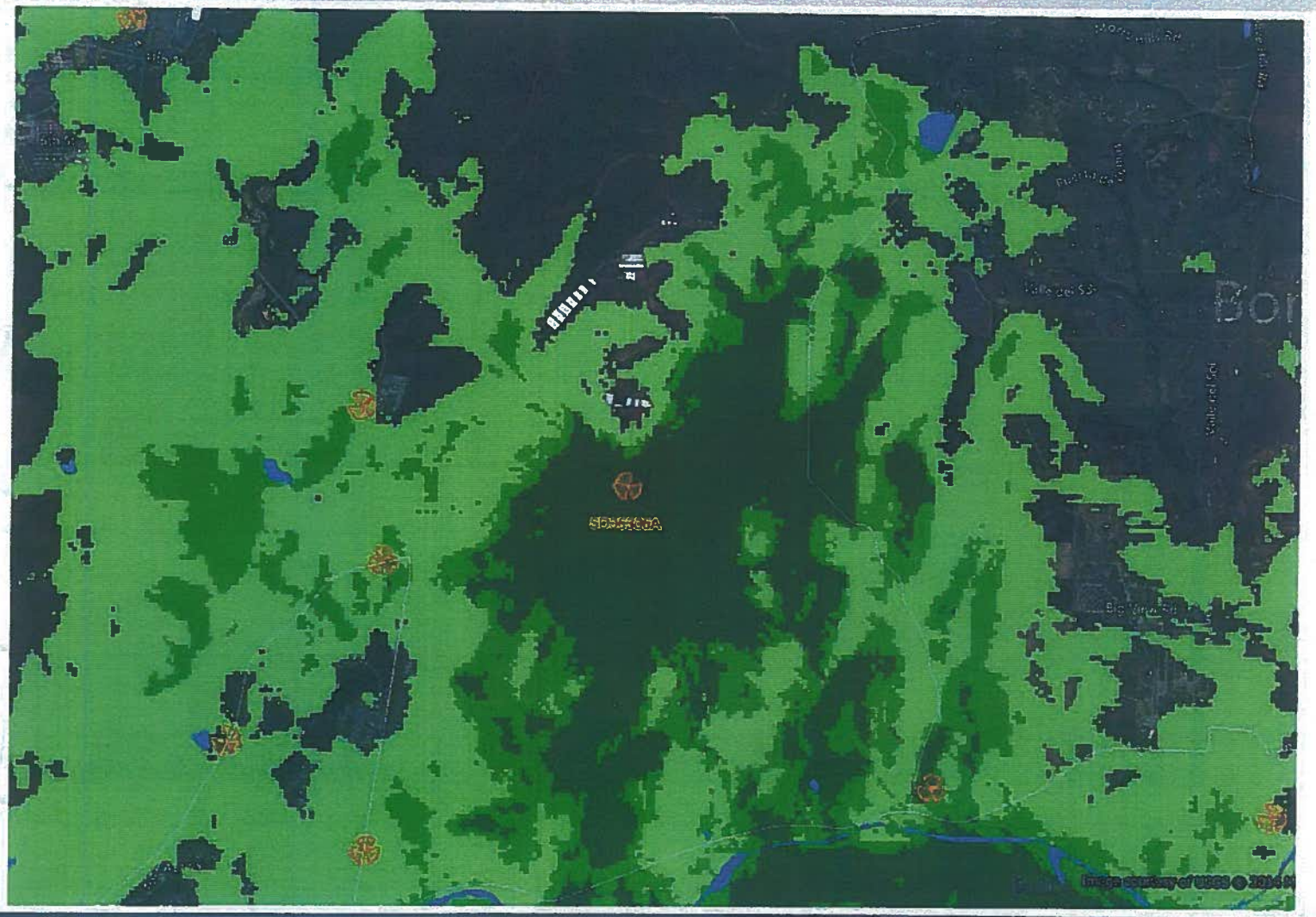
Dated: January 26, 2015

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

_____ Date: _____

T-Mobile

SD06306A coverage

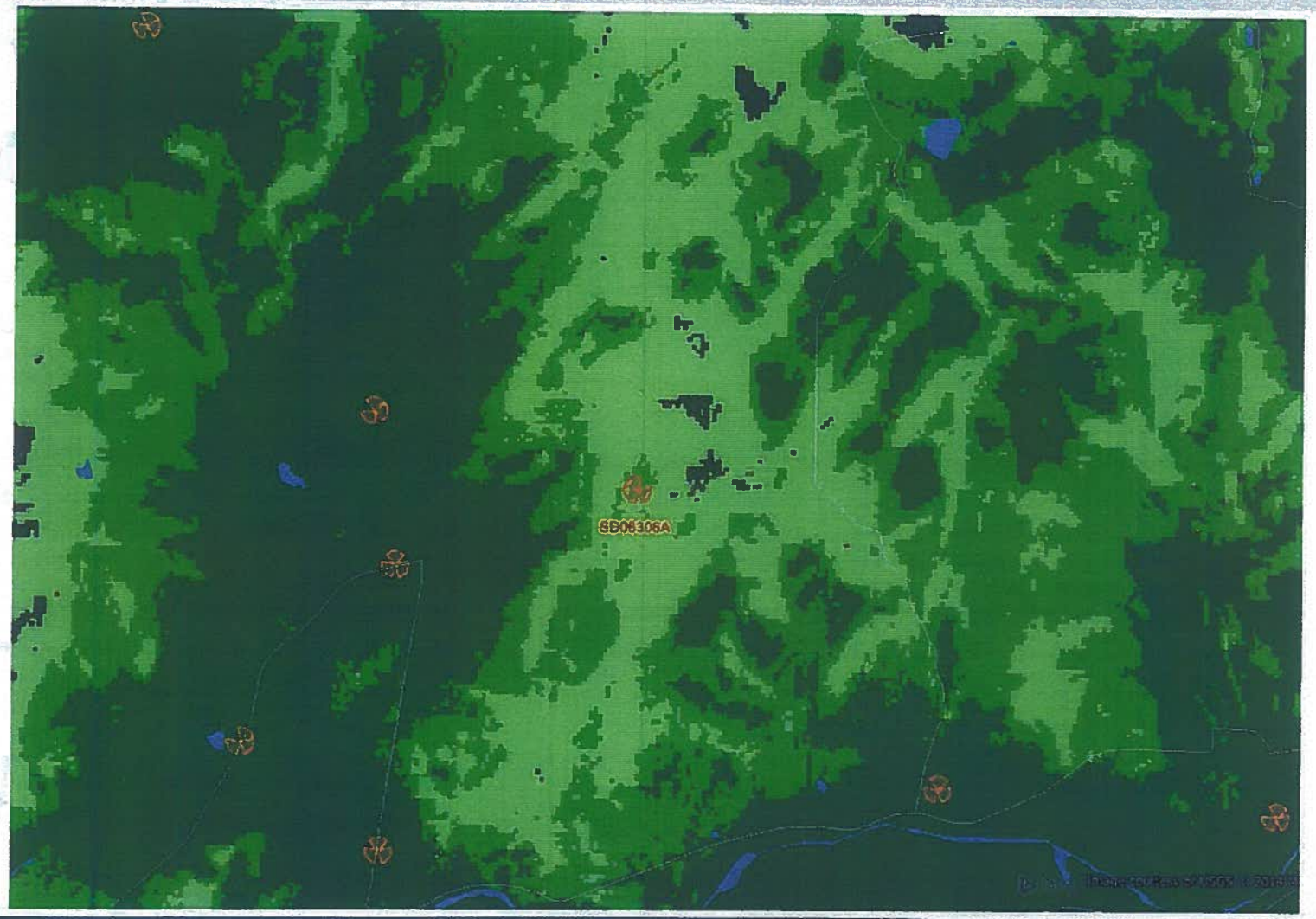


Legend: Coverage Level

- In Building
- In Car
- On Street

T-Mobile

Existing On-Air sites coverage without SD06306A



Legend: Coverage Level

- In Building
- In Car
- On Street

Photographic Survey

Project Location	851 Wilshire Rd, Oceanside CA 92057 APN: 122-020-55 & 122-020-56	Project Description	This project entails the application for a new Conditional Use Permit. The applicant chooses to obtain a new CUP for a 10 year period, rather than renew the existing CUP10-00002 for two years. This new CUP is for the continued operation and maintenance (*with no changes proposed*) of an unmanned Wireless Telecommunications Facility consisting of 6 panel antennas attached to one (1), 50-foot monopalm. The monopalm, associated equipment and (3) ground-mounted cabinets are located within a 140 square foot leasehold area.

View 1

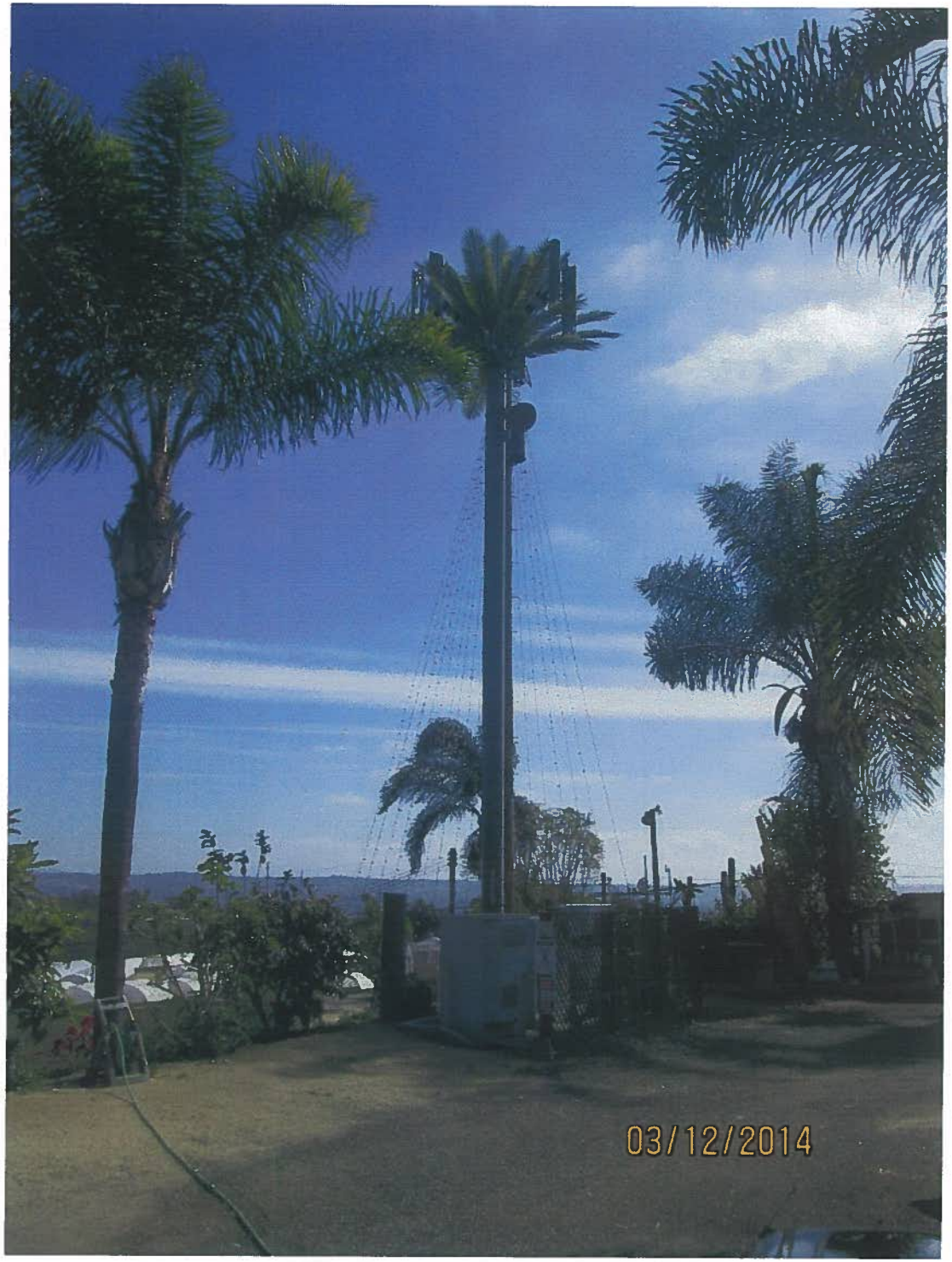
View of Existing Facility from North

View 2

View of Existing Facility from East

View 3

View of Existing Facility from South



View 4

Closer View of Existing Facility from North

View 5

View of existing facility looking west from Wilshire Rd.

View 6

Close up of Antennas

View 7

Close up of Tower Base

sitesafe
rf compliance experts

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703.276.1100 • 703.276.1169 fax
info@sitesafe.com • www.sitesafe.com

Crown Castle on behalf of T-Mobile Crown Castle BU – 825933 Site Name – Mellano Farms Site Compliance Report

851 Wilshire Road
Oceanside, CA 92057

Latitude: N33-16-38.29
Longitude: W117-16-55.83
Structure Type: Monopole

Report generated date: July 31, 2014
Report by: Kobi Thompson
Customer Contact: Jon Dohm

T-Mobile Will Be Compliant based on FCC Rules and Regulations.

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REGISTERED PROFESSIONAL ENGINEER
DAVID CHARLES COTTON, JR.
NO. 18838
EXP. 06/30/2015
ELECTRICAL
STATE OF CALIFORNIA

David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838
Date: 2014-August-04

RECEIVED
AUG 26 2014
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Crown Castle BU-825933
Mellano Farms
Radio Frequency (RF) Site Compliance Report

851 Wilshire Road, Oceanside, CA 92057

200 N. Glebe Road • Suite 1000 • Arlington, VA 22203-3728
703.276.1100 • info@sitesafe.com

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1 Executive Summary

Crown Castle on behalf of T-Mobile has contracted with Sitesafe, Inc. (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the proposed communications site, 825933 - Mellano Farms, located at 851 Wilshire Road, Oceanside, CA, is in compliance with Federal Communication Commission (FCC) Rules and Regulations for RF emissions.

This report contains a detailed summary of the RF environment at the site including:

- diagram of the site;
- inventory of the make / model of all antennas
- theoretical MPE based on modeling.

This report addresses exposure to radio frequency electromagnetic fields in accordance with the FCC Rules and Regulations for all individuals, classified in two groups, "Occupational or Controlled" and "General Public or Uncontrolled." This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

This document and the conclusions herein are based on the information provided by Crown Castle on behalf of T-Mobile.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

2 Regulatory Basis

2.1 FCC Rules and Regulations

In 1996, the Federal Communication Commission (FCC) adopted regulations for the evaluating of the effects of RF emissions in 47 CFR § 1.1307 and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 ("OET Bulletin 65"), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996 the FCC periodically reviews these rules and regulations as per their congressional mandate.

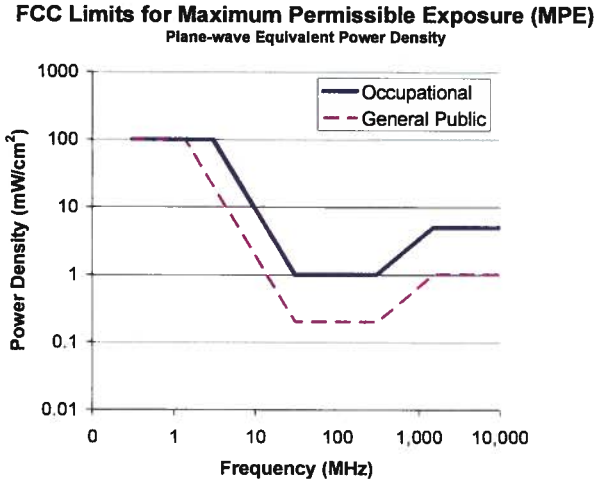
FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Public or "Uncontrolled environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limit. These limits apply to *accessible* areas where workers or the general public may be exposed to Radio Frequency (RF) electromagnetic fields.

Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The Maximum Permissible Exposure (MPE) limits utilized in this analysis are outlined in the following diagram:



Limits for Occupational/Controlled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

Limits for General Population/Uncontrolled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density

2.2 OSHA Statement

The General Duty clause of the OSHA Act (Section 5) outlines the occupational safety and health responsibilities of the employer and employee. The General Duty clause in Section 5 states:

(a) Each employer –

(1) shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees;

(2) shall comply with occupational safety and health standards promulgated under this Act.

(b) Each employee shall comply with occupational safety and health standards and all rules, regulations, and orders issued pursuant to this Act which are applicable to his own actions and conduct.

OSHA has defined Radiofrequency and Microwave Radiation safety standards for workers who may enter hazardous RF areas. Regulation Standards 29 CFR § 1910.147 identify a generic Lock Out Tag Out procedure aimed to control the unexpected energization or start up of machines when maintenance or service is being performed.

3 Site Compliance

3.1 Site Compliance Statement

Upon evaluation of the cumulative RF emission levels from all operators at this site, Sitesafe has determined that:

This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. Any deviation from the T-Mobile's proposed deployment plan could result in the site being rendered non-compliant.

3.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

This site will be compliant with the FCC rules and regulations.

Sitesafe found one or more issues that led to our determination. The site will be made compliant if the following are implemented:

Base of Monopalm

Yellow caution sign required.

T-Mobile Proposed Alpha, Beta and Gamma Sector Location

No action required.

4 Safety Plan and Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

General Maintenance Work: Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.

Training and Qualification Verification: All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a workers understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet based courses).

Physical Access Control: Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna (e.g. Chain link with posted RF Sign)

RF Signage: Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.

Assume all antennas are active: Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.

Maintain a 3 foot clearance from all antennas: There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The further away from an antenna, the lower the corresponding EME field is.

Site RF Emissions Diagram: Section 5 of this report contains an RF Diagram that outlines various theoretical Maximum Permissible Exposure (MPE) areas at the site. The modeling is a worst case scenario assuming a duty cycle of 100% for each transmitting antenna at full power. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.

5 Analysis

5.1 RF Emissions Diagram

The RF diagram(s) below display theoretical spatially averaged percentage of the Maximum Permissible Exposure for all systems at the site unless otherwise noted. These diagrams use modeling as prescribed in OET Bulletin 65 and assumptions detailed in Appendix B.

The key at the bottom of each diagram indicates if percentages displayed are referenced to FCC General Population Maximum Permissible Exposure (MPE) limits. Color coding on the diagram is as follows:

- Gray represents areas predicted to be at 5% of the MPE limits, or below.
- Green represents areas predicted to be between 5% and 100% of the MPE limits.
- Blue represents areas predicted to be between 100% and 500% of the MPE limits.
- Yellow represents areas predicted to be between 500% and 5000% of the MPE limits.
- Red areas indicated predicted levels greater than 5000% of the MPE limits.

General Population diagrams are specified when an area is accessible to the public; i.e. personnel that do not meet Occupational or RF Safety trained criteria, could gain access.

If trained occupational personnel require access to areas that are delineated as **Blue** or above 100% of the limit, Sitesafe recommends that they utilize the proper personal protection equipment (RF monitors), coordinate with the carriers to reduce or shutdown power, or make real-time power density measurements with the appropriate power density meter to determine real-time MPE levels. This will allow the personnel to ensure that their work area is within exposure limits.

The key at the bottom also indicates the level or height of the modeling with respect to the main level. The origin is typically referenced to the main rooftop level, or ground level for a structure without access to the antenna level. For example:

Average from 0 feet above to 6 feet above origin

and

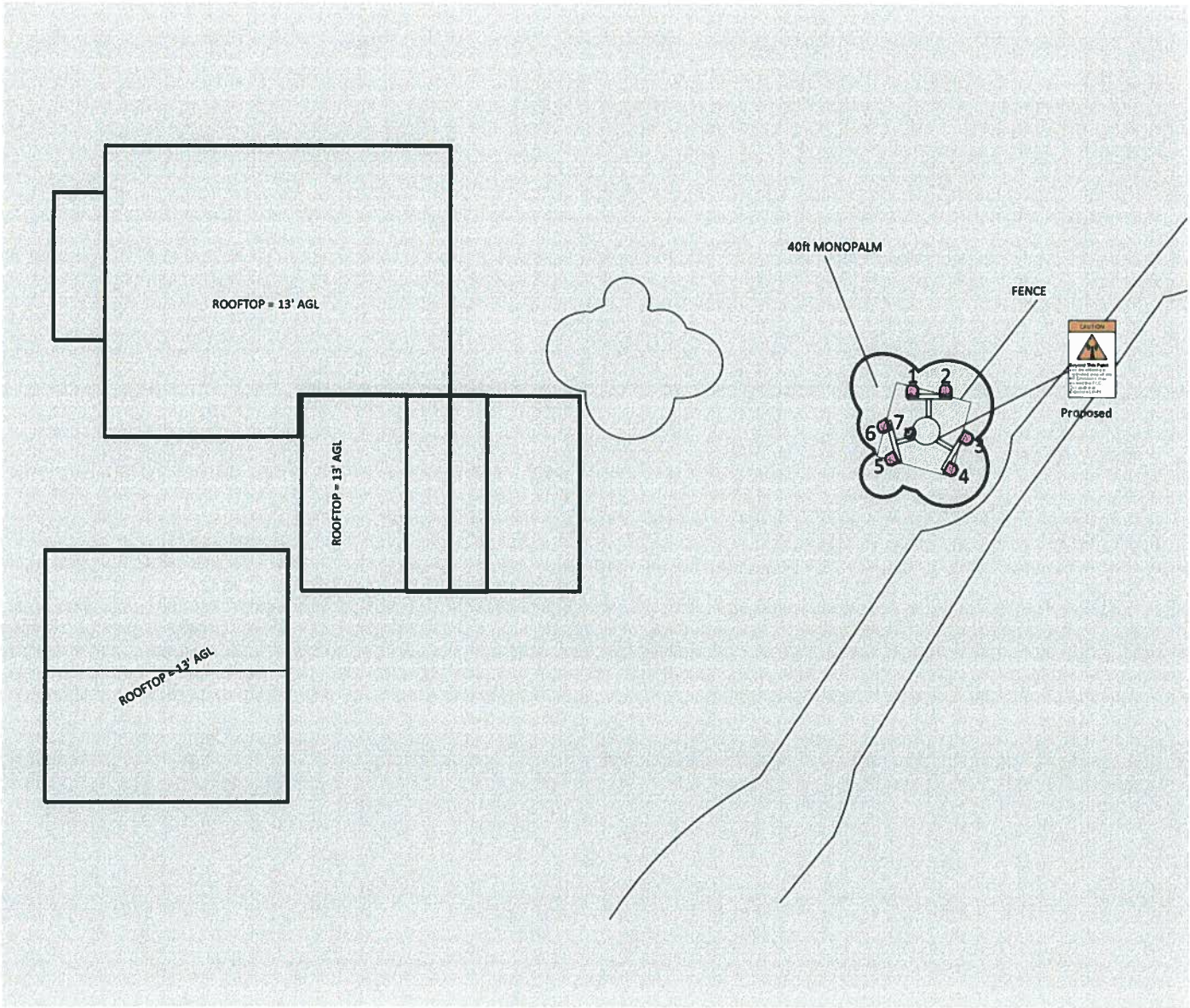
Average from 20 feet above to 26 feet above origin

The first indicates modeling at the main rooftop (or ground) level averaged over 6 feet. The second indicates modeling at a higher level (possibly a penthouse level) of 20 feet averaged over 6 feet.

Abbreviations used in the RF Emissions Diagrams

PH=##'	Penthouse at ## feet above main roof

RF Emissions Simulation For: Mellano Farms



% of FCC Public Exposure Limit
Spatial average 0' - 6'

(Feet)

0 7.5 15

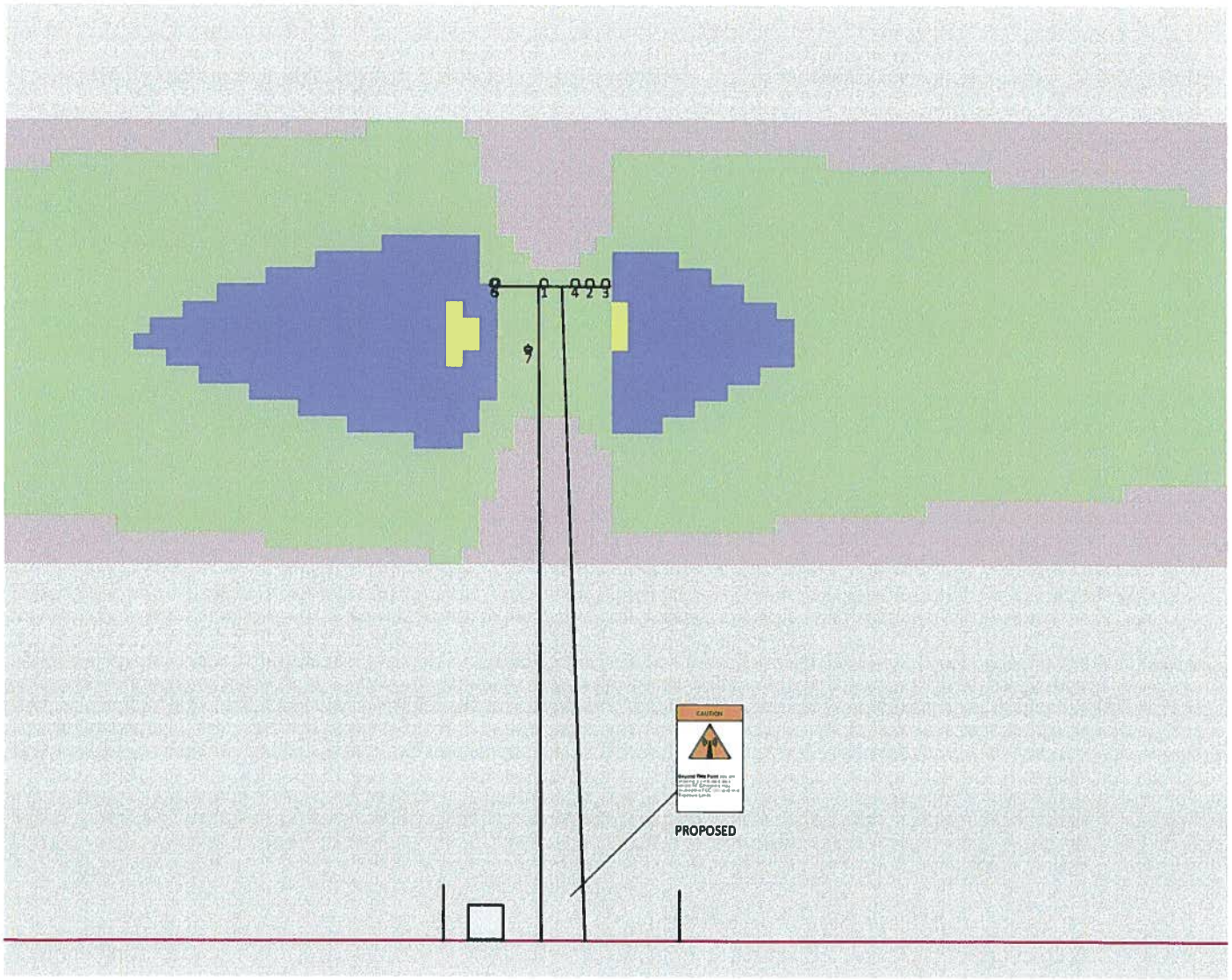
www.sitesafe.com
Site Name:Mellano Farms

>= 5000	>= 500	>= 100	>= 5	< 5

AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance at (703) 276-1100
SitesafeTC Version: 1.0.0.0
7/31/2014 4:41:55 PM

RF Emissions Simulation For: Mellano Farms
ELEVATION VIEW



% of FCC Public Exposure Limit
Spatial average 0' - 6'

(Feet)
0 5 10
www.sitesafe.com
Site Name:Mellano Farms

>= 5000 | >= 500 | >= 100 | >= 5 | < 5

AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance at (703) 276-1100
SitesafeTC Version: 1.0.0.0
7/31/2014 4:53:25 PM

6 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer, and was utilized by Sitesafe to perform theoretical modeling of RF emissions. The inventory coincides with the site diagrams in this report, identifying each antenna's location at 825933 - Mellano Farms. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP") in Watts
- Antenna manufacturer make, model, and gain

For other carriers at this site, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.

The following antenna inventory, on this, was obtained from Crown Castle's cci website and was utilized to create the site model diagrams:

Table 3: Antenna Inventory

Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z (AGL)
1	T-MOBILE	2100	1462.7	15.87	0	Andrew UMWD-09016-XDH	Panel	6.7	90	88.8'	61.7'	40'
2	T-MOBILE	1900	1991.4	15.21	0	Andrew TMBX-6516-R2M	Panel	4.3	65	91.6'	61.7'	40'
3	T-MOBILE	2100	1462.7	15.87	120	Andrew UMWD-09016-XDH	Panel	6.7	90	93.4'	57.7'	40'
4	T-MOBILE	1900	1991.4	15.21	120	Andrew TMBX-6516-R2M	Panel	4.3	65	92.1'	55'	40'
5	T-MOBILE	2100	1462.7	15.87	240	Andrew UMWD-09016-XDH	Panel	6.7	90	87'	55.9'	40'
6	T-MOBILE	1900	1991.4	15.21	240	Andrew TMBX-6516-R2M	Panel	4.3	65	86.4'	58.7'	40'
7	T-MOBILE	17840	556.1	37.66	313	Generic Microwave	Dish	2	2	88.6'	58.2'	36'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates antenna height above the ground level unless otherwise indicated. ERP values provided by the client and used in the modeling may be greater than are currently deployed.

7 Engineer Certification

The professional engineer whose seal appears on the cover of this document hereby certifies and affirms that:

I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am an employee of Sitesafe, Inc., in Arlington, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Kobi Thompson.

July 31, 2014

Appendix A – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e., mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by T-Mobile, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the survey of the subject property or that Sitesafe became aware of during the normal research involved in performing this survey. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.

Appendix B – Assumptions and Definitions

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a *worst-case* analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur, but are shown as a *worst-case* prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

Use of Generic Antennas

For the purposes of this report, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer's published data regarding the antenna's physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna's range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.

Definitions

5% Rule – The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitters produce field strengths or power density levels at the area in question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible taking corrective actions to bring the site into compliance.

Compliance – The determination of whether a site is safe or not with regards to Human Exposure to Radio Frequency Radiation from transmitting antennas.

Decibel (dB) – A unit for measuring power or strength of a signal.

Duty Cycle – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.

Effective (or Equivalent) Isotropic Radiated Power (EIRP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

Effective Radiated Power (ERP) – In a given direction, the relative gain of a transmitting antenna with respect to the maximum directivity of a half wave dipole multiplied by the net power accepted by the antenna from the connecting transmitter.

Gain (of an antenna) – The ratio of the maximum intensity in a given direction to the maximum radiation in the same direction from an isotropic radiator. Gain is a measure of the relative efficiency of a directional antennas as compared to an omni directional antenna.

General Population/Uncontrolled Environment – Defined by the FCC, as an area where RFR exposure may occur to persons who are **unaware** of the potential for exposure and who have no control of their exposure. General Population is also referenced as General Public.

Generic Antenna – For the purposes of this report, the use of "Generic" as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of antenna models to select a worst case scenario antenna to model the site.

Isotropic Antenna – An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.

Maximum Measurement – This measurement represents the single largest measurement recorded when performing a spatial average measurement.

Maximum Permissible Exposure (MPE) – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

Occupational/Controlled Environment – Defined by the FCC, as an area where Radio Frequency Radiation (RFR) exposure may occur to persons who are **aware** of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.

OET Bulletin 65 – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of Radio Frequency radiation on Humans. The guideline was published in August 1997.

***OSHA* (Occupational Safety and Health Administration)** – Under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace for their employees. OSHA's role is to promote the safety and health of America's working men and women by setting and enforcing standards; providing training, outreach and education; establishing partnerships; and encouraging continual process improvement in workplace safety and health. For more information, visit www.osha.gov.

Radio Frequency Radiation – Electromagnetic waves that are propagated from antennas through space.

Spatial Average Measurement – A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy an average sized human body will absorb while present in an electromagnetic field of energy.

Transmitter Power Output (TPO) – The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.

Appendix C – Rules & Regulations

Explanation of Applicable Rules and Regulations

The FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Specific regulations regarding this topic are listed in Part 1, Subpart I, of Title 47 in the Code of Federal Regulations. Currently, there are two different levels of MPE - General Public MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. General Public is defined as anyone who does not meet the conditions of being Occupational. FCC and OSHA Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location of or proximity to the sources of energy.

It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with FCC rules and regulations. Individual licensees that contribute less than 5% MPE to any total area out of compliance are not responsible for corrective actions.

OSHA has adopted and enforces the FCC's exposure guidelines. A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the General Population MPE and ensure that only persons qualified as Occupational are granted access to those areas.

Occupational Environment Explained

The FCC definition of Occupational exposure limits apply to persons who:

- are exposed to RF energy as a consequence of their employment;
- have been made aware of the possibility of exposure; and
- can exercise control over their exposure.

OSHA guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General Public. Compliance is also maintained when any non-occupational individuals (the General Public) are prevented from accessing areas indicated as Red or Yellow in the attached RF Emissions diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.

All T-Mobile employees who require access to this site must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

Appendix D – General Safety Recommendations

The following are *general recommendations* appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

1. All individuals needing access to the main site (or the area indicated to be in excess of General Public MPE) should wear a personal RF Exposure monitor, successfully complete proper RF Safety Awareness training, and have and be trained in the use of appropriate personal protective equipment.

2. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.

3. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:

- adding new antennas that may have been located on the site
- removing of any existing antennas
- changes in the radiating power or number of RF emitters

4. Post the appropriate **NOTICE**, **CAUTION**, or **WARNING** sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Appendix B, to inform <u>everyone</u> who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. The signs below are examples of signs meeting FCC guidelines.

5. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.

6. For a General Public environment the four color levels identified in this analysis can be interpreted in the following manner:

- Gray represents area at below 5% of the General Public MPE limits or below. This level is safe for a worker to be in at any time.
- Green represents areas predicted to be between 5% and 100% of the General Public MPE limits. This level is safe for a worker to be in at any time.

- Blue represents areas predicted to be between 100% and 500% of the General Public MPE limits. This level is safe for a worker to be in at any time.
- Yellow represents areas predicted to be between 500% and 5000% of the General Public MPE limits. This level is safe for a worker to be in.
- Red areas indicated predicted levels greater than 5000% of the General Public MPE limits. This level is not safe for the General Public to be in.

7. For an Occupational environment the four color levels identified in this analysis can be interpreted in the following manner:

- Areas indicated as Gray are at 5% of the Occupational MPE limits or below. This level is safe for a worker to be in at any time.
- Green represents areas predicted to be between 5% and 20% of the Occupational MPE limits. This level is safe for a worker to be in at any time.
- Yellow represents areas predicted to be between 20% and 100% of the Occupational MPE limits. Only individuals that have been properly trained in RF Health and Safety should be allowed to work in this area. This is not an area that is suitable for the General Public to be in.
- Red areas indicated predicted levels greater than 100% of the Occupational MPE limits. This level is not safe for the Occupational worker to be in for prolonged periods of time. Special procedures must be adhered to such as lock out tag out procedures to minimize the workers exposure to EME.

8. Use of a Personal Protective Monitor: When working around antennas, Sitesafe strong recommends the use of a Personal Protective Monitor (PPM). Wearing a PPM will properly forewarn the individual prior to entering an RF exposure area.

Keep a copy of this report available for all persons who must access the site. They should read this report and be aware of the potential hazards with regards to RF and MPE limits.

Additional Information

Additional RF information is available by visiting both www.Sitesafe.com and www.fcc.gov/oet/rfsafety. OSHA has additional information available at: http://www.osha-slc.gov/SLTC/radiofrequencyradiation.

Planning
Memorandum

To:	Martin Miller
From:	Tripp May
Reviewed by:	Jonathan L. Kramer
Date:	October 9, 2014
RE:	CUP14-00019 (T-Mobile USA) 851 Wilshire Road, Oceanside, California 92056

The City of Oceanside ("**City**") requested a review of the T-Mobile USA ("**T-Mobile**") permit request for a new conditional use permit for a previously permitted monopalm wireless site. Given the unique circumstances around this particular permit request, the City requested that this memorandum limit its analysis to whether the emissions demonstrate planned compliance with the federal radio frequency ("**RF**") safety standards.

1. Current Project

As depicted in the plans dated May 6, 2014, T-Mobile currently operates a 50-foot monopalm wireless site at this location that generally involves six panel antennas center-mounted at approximately 45 feet above ground level ("**AGL**") and base station equipment mounted on a concrete pad. A trellis fence screens the ground-mounted equipment from public view.

This permit request does not involve any physical changes to the site. T-Mobile seeks a new ten-year conditional use permit rather than a two-year permit renewal. Thus, the site will remain as depicted in the plans.

2. RF Emissions Compliance Evaluation

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

Wireless antennas generally do not require an in-depth environmental analysis when virtually inaccessible to the general public. The FCC Rules "categorically exclude" wireless antennas for "cellular radiotelephone services" when mounted

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Los Angeles, California
90025-5379

(1) on a structure constructed solely to support wireless antennas and (2) more than ten meters above ground.[1]

Here, the FCC Rules categorically exclude the antennas because T-Mobile mounted them approximately 13 meters AGL on a structure primarily designed to FCC-licensed antennas and accessories. Accordingly, the City could likely conclude that the T-Mobile antennas will comply with the FCC Rules without additional analysis.

Nevertheless, T-Mobile submitted a *Site Compliance Report* dated July 31, 2014 from SiteSafe, Inc. ("**SiteSafe Report**").[2] The SiteSafe Report concludes that the proposed antennas will comply with the FCC Rules so long as T-Mobile maintains appropriate signage.[3]

The SiteSafe contains sufficient data to allow an independent analysis.[4] Based on the proposed antenna frequencies and maximum transmitter power reported in the SiteSafe Report, a "controlled access zone" will extend approximately 22 feet from the face of the antennas at approximately the same height.

The fact that a site creates a controlled access zone does not necessarily mean that it violates the FCC Rules. Rather, a controlled access zone means that the carrier must affirmatively restrict public access to that area so that members of the general population (including trespassers) cannot unknowingly enter and be exposed to radio emissions in excess of those allowed by the FCC.

Given the proposed height and location, this controlled access zone will be entirely contained within the generally inaccessible airspace. Although we concur with the SiteSafe Report that the site requires signage to demonstrate planned compliance with the FCC Rules, we recommend that the City include more specific conditions than those contained in the SiteSafe Report. We therefore recommend that the City require, as conditions of approval, the following:

1. T-Mobile 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. T-Mobile 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. T-Mobile shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" on the monopalm base. T-Mobile shall install the sign required under this condition so that a

[1] *See* 47 C.F.R. § 1.1307(b)(1).
[2] *See* SiteSafe, Inc., *Site Compliance Report* (August 13, 2014), on file with City of Oceanside.
[3] *See id.* at 3.
[4] *See id.* at 12.

person may clearly see and understand the sign as he or she approaches the monopalm; and

3. T-Mobile 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 T-Mobile 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.

3. Conclusion

Subject to the design and RF emissions compliance conditions described above, we conclude that the emissions will comply with the FCC Rules.

TM/jlk

Developer Deposit Account

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 AUG 21 2014 CITY OF OCEANSIDE DEVELOPMENT SERVICES

BY: MM & TM

Please Print or Type All Information

HEARING: GPA / MASTER/SP.PLAN / ZONE CH. / TENT. MAP / PAR. MAP / DEV. PL. / C.U.P. CUP14-00019 / VARIANCE / COASTAL / O.H.P.A.C.

PART I – APPLICANT INFORMATION

1. APPLICANT: Crown Castle, John Dohm
2. STATUS: Zoning Manager
3. ADDRESS: 222 East Carrillo Street, Suite 107, Santa Barbara, CA 93101
4. PHONE/FAX/E-mail: (805) 560-7844
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): Celeste Faber, Black & Veatch, agent for Crown Castle
6. ADDRESS: 12750 Center Court Drive, Suite 600, Cerritos, CA 90703
7. PHONE/FAX/E-mail: (913) 458-1249, FaberC@bv.com

PART II – PROPERTY DESCRIPTION

8. LOCATION: 851 Wilshire Road Oceanside, CA 92057
9. SIZE: 20'-6" x 6'-7" compound with 50' monopole
10. GENERAL PLAN: General Commercial District
11. ZONING: A
12. LAND USE: Agriculture
13. ASSESSOR'S PARCEL NUMBER: 122-020-55 & 122-020-56
14. LATITUDE: 33.277360
15. LONGITUDE: -117.282125

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION: Application for a new CUP for the continued use and operation of a wireless telecommunications facility, with no changes or construction proposed.
17. PROPOSED GENERAL PLAN: General Commercial District
18. PROPOSED ZONING: A
19. PROPOSED LAND USE: agriculture
20. NO. UNITS: N/A
21. DENSITY: N/A
22. BUILDING SIZE: NA
23. PARKING SPACES: NA
24. % LANDSCAPE: NA
25. % LOT COVERAGE or FAR: NA

PART IV – ATTACHMENTS

X	26. DESCRIPTION/JUSTIFICATION	X	27. LEGAL DESCRIPTION	X	28. TITLE REPORT
X	29. NOTIFICATION MAP & LABELS	X	30. ENVIRONMENTAL INFO FORM	X	31. PLOT PLANS
X	32. FLOOR PLANS AND ELEVATIONS	X	33. CERTIFICATION OF POSTING	X	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): Celeste Faber
36. DATE: 8/20/14
37. OWNER (Print): Battista Castellano and Rose Marie Castellano, Co-Trustees of the Battista-Castellano Family Trust
38. DATE:

Sign: Celeste Faber

Sign: SEE ATTACHED LOA

- **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.**

Application for Conditional Use Permit- Project Description and Statements of Support

August 20, 2014

Project Description:

This project entails the application for a new Conditional Use Permit. The applicant chooses to obtain a new CUP for a 10 year period, rather than renew the existing CUP10-00002 for two years. This new CUP is for the continued operation and maintenance (*with no changes proposed*) of an unmanned Wireless Telecommunications Facility consisting of 6 panel antennas attached to one (1), 50-foot monopalm. The monopalm, associated equipment and (3) ground-mounted cabinets are located within a 140 square foot leasehold area.

Applicant:
CCTM1 LLC (aka, "Crown Castle)

Site Name:
Mellano Farms

Site ID:
825933

Project Location:
851 Wilshire Rd., Oceanside CA 92057

APN:
122-020-55 & 122-020-56

BLACK & VEATCH

CELESTE FABER | Senior Zoning Specialist, Telecommunications

Black & Veatch | 12750 Center Court Drive, Suite 600, Cerritos CA 90703

1 913-458-1249 P |

1 773-875-7707 M | FaberC@BV.com

CROWN CASTLE

City of Oceanside, CA
Attention: Martin Miller, Consulting Assistant
Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside CA 92054

Dear Mr. Miller,

Please accept this application and related materials for the application of a new Conditional Use Permit. This new CUP is for the continued operation and maintenance (with no changes proposed) of an unmanned Wireless Telecommunications Facility consisting of 6 panel antennas attached to one (1), 50-foot monopalm. The monopalm, associated equipment and (3) ground-mounted cabinets are located within an approximate 140 square foot leasehold area. The overall building footprint and antenna array will remain the same as was originally approved. The applicant chooses to obtain a new CUP for a 10 year period, rather than renew the existing CUP10-00002, Resolution No. 2011-P12, Dated April 4, 2011 for two years.

The following are our statements of support and justification for a new Conditional Use Permit:

1.) The continued maintenance and operation of the existing wireless telecom facility is consistent with the objectives of the Zoning Ordinance and the purpose of the Agricultural district in which the subject site is located. As referenced in the existing CUP CUP10-00002, per Oceanside Zoning Ordinance Section 1420 telecom facilities, defined as major uses, are permitted within Agricultural districts through approval of a Conditional Use Permit.
2.) The location of the conditional use and conditions under which the facility is operated is not detrimental to the public health, safety or welfare of persons residing or working in the vicinity or to the general welfare of the City.
3.) The continued maintenance and operation of this existing wireless telecom facility complies with the provisions of the Zoning Ordinance and General Commercial District in which the property is located, including any specific condition required for the continued conditional use in the Agriculture district in which it is located.
4.) The continued maintenance and operation of this existing wireless telecom facility is necessary for the provision of wireless service to City residents, business, and their owners, customers, guests, or other persons traveling in or about the City, as determined by gap coverage analysis attached herein.
5.) The continued maintenance and operation of this existing wireless telecom facility minimizes stand-alone facilities is designed to protect the visual quality of the City, and does not have an undue adverse impact on historic resources, scenic views, or other natural or man-made resources. The existing facility services a relatively remote area within the City where other such facilities do not exist. The facility is sufficiently screened and camouflaged to mitigate any off-site visual impacts.

6.) Without the existing facility, there will be a significant gap in signal coverage. The facility constitutes the least intrusive means of closing the significant gap in coverage.

Enclosed in this package please find the following application documents and materials for your review:

- Filing Fees in the amount of $8,000.00
- Existing Entitlement_ CUP10-00002
- Zoning Permit Application-8.20.2014 signed
- Environmental Information Form-signed
- Property Owner Authorization Letter
- Letter of Authorization_Tower Owner
- Project Description and Justification (Form Attached, Substance Herein);
- Plan Sets 20 copies (Site Plan-Elevations-Land Use Map);
- Digital Copy of Plan Set (PDF copy of plans on CD);
- RF Coverage Map
- Title Report
- Print Photographs/Photographic Survey with photo-key map;

Please contact me if you have any questions or comments about this submittal, or the project in general.

We look forward to working with your office to ensure this existing wireless telecommunication facility can continue to provide critical wireless telecommunications services in support of the surrounding areas. Please process this application in the most expeditious manner thereby ensuring the areas public safety services can continue in this area.

Sincerely,

Celeste Faber
Senior Zoning Specialist, Black & Veatch (Authorized agent for Crown Castle and Property Owner and Assignee CCGSPV I, LLC Joshua L. Wade)

Direct: (913) 458-1249
Cell: (773) 875-7707
E-mail: FaberC@bv.com

EXHIBIT "A"

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

Parcel 1:

The North Half of the Northeast Quarter of the Southeast Quarter of Section 27, Township 10 South, Range 4 West, San Bernardino Base and Meridian, in the City of Oceanside, County of San Diego, State of California, according to United States Government Survey approved April 5, 1881.

Parcel 2:

The North Half of the South Half of the Northeast Quarter of the Southeast Quarter of Section 27, Township 10 South, Range 4 West, San Bernardino Base and Meridian, in the City of Oceanside, County of San Diego, State of California, according to United States Government Survey approved April 5, 1881.

Excepting therefrom the South 15 acres of the North ¾ of the Northeast Quarter of the Southeast Quarter of Section 27, Township 10 South, Range 4 West, San Bernardino Base and Meridian, in the City of Oceanside, County of San Diego, State of California, according to the Official Plat thereof.

Also except therefrom that portion conveyed to the City of Oceanside, more particularly described in that certain document recorded April 19, 1989 as Instrument No. 89-202637 of Official Records.

Assessor's Parcel Number: **122-020-55 & 122-020-56**

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Crown Castle/T-Mobile
2. **ADDRESS:** 222 East Carrillo Street, Suite 107, Santa Barbara, CA 93101
3. **PHONE NUMBER:** Celeste Faber, (913) 458-1249
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Martin Miller, Consulting Assistant
6. **PROJECT TITLE:** T-Mobile @ 851-A Wilshire Road (CUP14-00019)
7. **DESCRIPTION:** A request for approval of a Conditional Use Permit (CUP14-00019) to allow the continued operation of an existing wireless telecommunications facility at 851 Wilshire Road, Oceanside, California. More specifically, the existing facility consists of a 50-foot "monopalm" tower to which six panel antennas were affixed, along with three ground-mounted equipment cabinets that together occupy roughly 53 square feet at the base of the tower.

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 Facility (Section 15301); or,

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

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

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

Martin Miller, Consulting Assistant

Date: Jan. 6, 2015

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