

AGENDA NO. 4

PLANNING COMMISSION



STAFF REPORT

DATE: March 23, 2015 (Continued from the February 23, 2015 Planning Commission meeting)

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **ADOPTION OF A RESOLUTION UPHOLDING CITY PLANNER'S APPROVAL OF ADMINISTRATIVE CONDITIONAL USE PERMIT (ACUP 14-00012) TO PERMIT THE UPGRADE AND CONTINUED OPERATION OF AN EXISTING WIRELESS COMMUNICATIONS FACILITY AT 547 VISTA BELLA. – APPLICANT: VERIZON WIRELESS**

RECOMMENDATION

Staff recommends that the Planning Commission, by motion:

- (1) Confirm issuance of a Class One (1), Categorical Exemption, "Existing Facilities"; and,
- (2) Adopt Planning Commission Resolution No. 2015-P10 upholding City Planner's approval of Administrative Conditional Use Permit ACUP14-00012.

PROJECT DESCRIPTION AND BACKGROUND

The 2.62-acre property is located in the Oceana Neighborhood and is improved with two single-story commercial buildings. The majority of the commercial suites are currently utilized for services associated with a religious assembly land use. In addition, the site supports wireless communications facilities by Verizon, Sprint and Cricket.

On August 21, 2014, Verizon Wireless submitted a request to consider Administrative Conditional Use Permit (ACUP14-00012) to allow the upgrade and continued operation of their existing wireless communications facility at 547 Vista Bella. Verizon Wireless proposes to remove and replace six (6) panel antennas, install four (4) Raycaps, three (3) remote radio units (RRUs) and three (3) radio interface units (RIUs), and install one (1) Raycap within the existing equipment enclosure. This facility was originally approved under ACUP-11-03, which expired August 30, 2009.

The subject proposal was conditionally approved by the City Planner on January 20, 2015. An appeal to the City Planner's decision was filed by an area resident on January 29, 2015. The appeal cited several reasons, which are discussed under the analysis section of this report.

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

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

ANALYSIS

APPEAL ISSUES

Issue 1:

Appellant stated that the radio frequency report for the project did not take into account all on-site wireless facilities.

Response:

Staff and applicant performed an on-site investigation and determined that three wireless telecommunications facilities are located on-site: Verizon's, Cricket's and Sprint's. The original radio frequency report prepared on behalf of Verizon did not take into account the Sprint facility. The applicant was directed to revise and resubmit the report for review by the City's third party consultant, Telecom Law Firm, P.C. Verizon's updated report was submitted on February 23, 2015.

Zoning Ordinance Section 3913(A) (6) states that proposed telecom facilities must meet all current standards and regulations of the Federal Communications Commission (FCC) as to radio frequency emissions. The updated report asserts that from nearby areas readily accessible to residents and workers on the subject site, cumulative electromagnetic radiation emitted from the proposed facilities would not exceed the maximum permitted exposure allowed under federal law. These findings regarding public exposure to radio frequency were validated through third-party review, as conducted by the engineering firm Telecom Law Firm, P.C.

Issue 2:

Appellant requested an additional test that takes into account "the homes across the street that are situated on a berm which places them at the level of the antennas on the roof."

Response:

The nearest homes to the wireless facilities are approximately 300 feet to the east of the wireless facilities and are not located within the “controlled zones” that exceed the FCC general population maximum permissible exposure. Beyond these “controlled zones” the FCC has determined that the radiation exposure levels drop off so significantly as to be no danger to the human population. The City consultant’s evaluation shows that the “controlled zones” extend horizontally outward from the front of the antennas as follows: Verizon - 37 feet; Sprint - 26 feet; Cricket - 22 feet. Therefore conducting additional testing is not warranted.

OTHER KEY PLANNING ISSUES

1. General Plan conformance

The property’s General Plan designation is GC – General Commercial. With approval of a conditional use permit, the proposed project is consistent with this land use designation and the associated goals and objectives of the City’s General Plan, as follows:

Land Use Element

Goal 2.726: Communication Systems

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

Policies:

- A. The City shall encourage planning for the future communication system needs of individual land developments or uses and the City in general.
- B. Communication facilities shall be required to conform visually to surrounding land uses and/or natural features.
- C. The City shall require the consolidation and joint-use of communication facilities and structures whenever possible.

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

The project site is located in a developed area on the roof of an existing commercial building. Commercial properties have proven to be ideal locations for wireless

communications facilities because the antenna use can easily be integrated into the operation of the building without impacting on-site or surrounding land uses. The proposed antenna upgrades would be completely concealed from public view by a parapet wall. Therefore, the Planning Division finds that the proposed project is consistent with General Plan policies pertaining to the efficient operation and aesthetics of communication systems within the City.

2. Zoning Ordinance Compliance

The property is zoned CL – Limited Commercial and is subject to Article 39 of the City's Zoning Ordinance, which lists operation and maintenance standards, wireless communication facility standards, locational and site development standards, and safety and monitoring standards.

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

Among facility design standards is the requirement to employ camouflage design techniques in order to minimize visual impacts. As noted earlier, the proposed project would be on an existing rooftop screened by a parapet.

Locational and siting standards establish an order of preference for properties on which wireless communications facilities are proposed. The most preferred locations for such facilities are City-owned sites and the least preferred locations are those within residential districts. The proposed project would be located within a commercial district, which is the third most desirable location out of seven. The location of the antennas behind an existing parapet wall mitigates any potentially adverse visual impacts to the surrounding environment.

Zoning Ordinance Section 3913(A) (1) declares that the maximum height of proposed telecom facilities may be 10 feet above the maximum height allowed in the zoning district in which the facilities are located. In the CL zone, the maximum allowed building height is 50 feet. The roof-mounted antennas will be mounted slightly lower than the 23-foot tall parapet wall. As designed and conditioned, the proposed antennas will not extend beyond the height of the parapet wall.

3. State of California Government Code 65850

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

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the City Planner determined the project to be categorically exempt from CEQA as a Class 1, Section 15301, Existing Facilities, categorical exemption as it involves the upgrade of an existing wireless communications 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.

SUMMARY

The proposed Administrative Conditional Use Permit, as conditioned, is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. As such, staff recommends that the Planning Commission uphold and confirm the City Planner's approval of Administrative Conditional Use Permit, ACUP14-00012 by adopting Planning Commission Resolution No. 2015-P10.

PREPARED BY:


Martin Miller
Consulting Assistant

SUBMITTED BY:


Jeff Hunt
Interim City Planner

MM/JH/file

Attachments:

1. Plans/Site Photos/Coverage Maps
2. Planning Commission Resolution No. 2015-P10
3. Record of Administrative Approval for ACUP14-00012
4. Appeal of Approval of ACUP14-00012
5. Dtech's Radio Frequency Electromagnetic Fields Exposure Report, dated 2/17/2015, for ACUP14-00012
6. Telecom Law Firm's review of the 2/17/2015 Dtech report, dated 2/25/2015
7. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

SITE PLAN KEYNOTES

- 1 (C) VIEW LAKE AREA.
- 2 (C) VIEW ANTENNA TO REPLACE (C) ANTENNA BEHIND VIEW PARKLET (8 TOTAL).
- 3 (C) VIEW CABLE TRAY.
- 4 (C) VIEW 12'-0" ACCESS EXHAUST.
- 5 (C) TREE, TYP.
- 6 (C) BUILDING.
- 7 (C) PARKING LOT.
- 8 (C) PORCHHOUSE.
- 9 (C) ACCESS HATCH.
- 10 (C) MECHANICAL EQUIPMENT.
- 11 (C) OTHER CARRIER CABLE TRAY.
- 12 (C) OTHER CARRIER ANTENNAS.

STORM WATER QUALITY NOTES

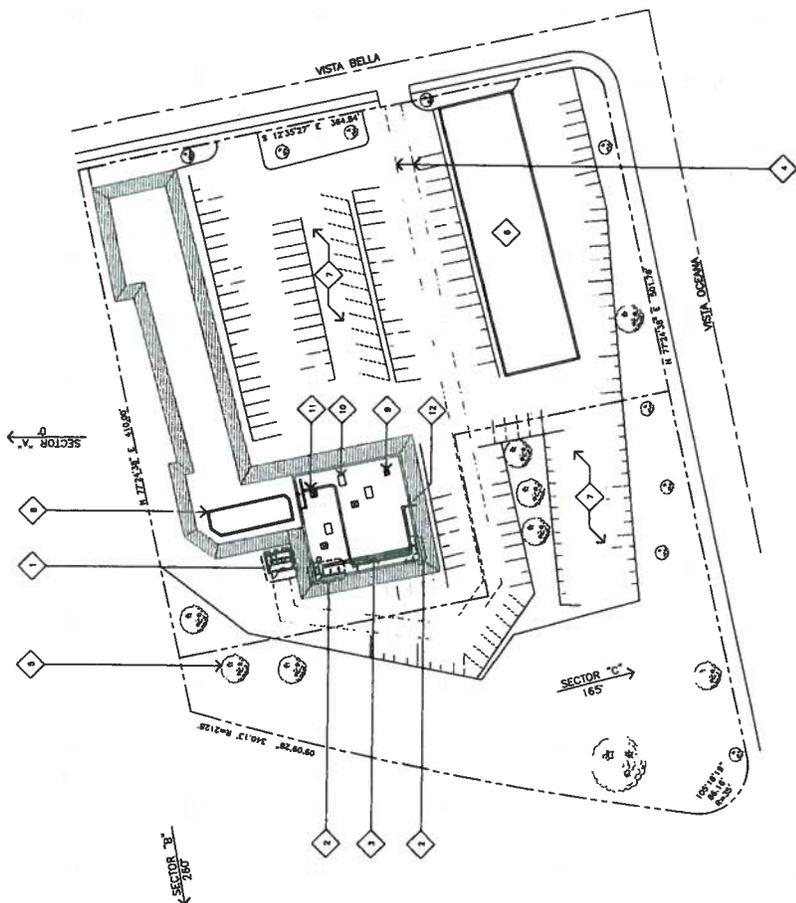
CONSTRUCTION BMP'S
 THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMITS; ORDER NO. 20010111 IMPRES NO. C05010015 AND THE CITY OF SAN DIEGO PERMITS AND ORDINANCES (WWW.CASANDEBARRER.COM/RESOURCES/STORMWATERQUALITY).
 PERMITS SUBJECT-00001 (S10000000)

NOTES 1-8 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. CONSTRUCTION BMP'S MUST BE INSTALLED TO PREVENT SILT, AND OR OTHER POLLUTANTS FROM ENTERING THE STORM WATER DRAINAGE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER SOURCE OF POLLUTION. BMP'S SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESTORED TO ORIGINAL CONDITION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
2. ALL CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE PLACED IN PLACE ON THE SITE.
3. ALL SITES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
4. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

NOTES:

1. INTEGRATE ALL (N) INSTALLATIONS WITH (C) EQUIPMENT.
2. ALL SPACE SHOULD BE SURVEYED BY THE GC BEFORE INSTALLATION.



<p>Jeffrey Romo ASSOCIATES 11500 SAN DIEGO AVENUE SUITE 100 SAN DIEGO, CA 92121 TEL: 619.594.1117 FAX: 619.594.1118 WWW.JEFFREYROMO.COM</p>	<p>PROPOSED FOR 15000 SAN DIEGO AVENUE WING, CALIFORNIA 92121</p>		<p>APPROVALS _____ _____ _____ _____ _____</p>	<p>SITE NAME HWY 76/EL CAMINO REAL</p> <p>647 VISTA BELLA COVADILLA, CALIFORNIA 92084</p>	<p>ISSUING DATES 05/09/14 05/09/14 05/14/14</p> <p>PROJECT NO. 1000 201 2 (3)</p>	<p>SHEET TITLE SITE PLAN</p>	<p>A-0</p>
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SCALE: 1"=40'
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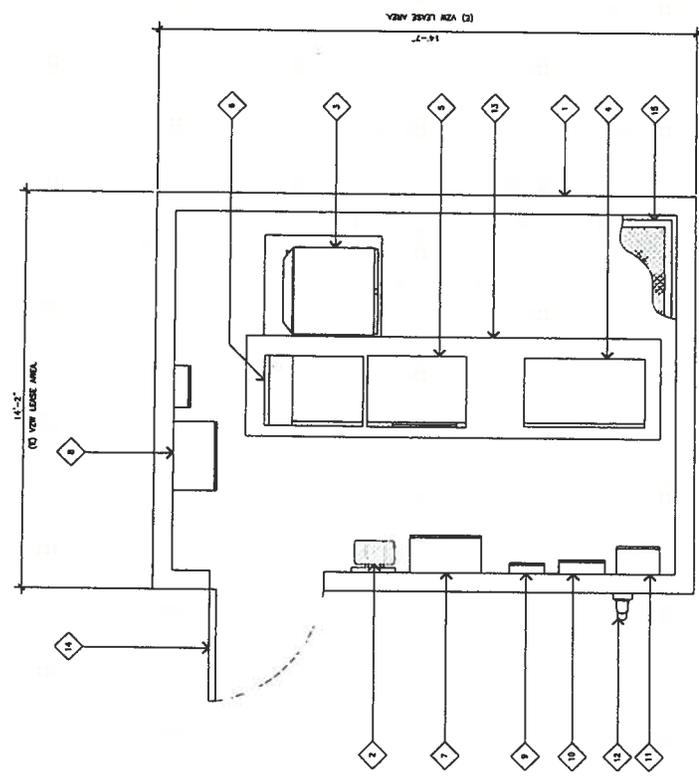
SITE PLAN

1



EQUIPMENT PLAN KEYNOTES

- 1 (E) VOR EQUIPMENT ENCLOSURE.
- 2 (E) VOR RINCAP MOUNTED TO (E) UNDERFLOOR (E) WALL.
- 3 (E) 72" TALL VOR BATTERY/POWER PLANT.
- 4 (E) VOR 6001 LTE CABINET.
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Jeffrey Romo
ASSOCIATES

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PREPARED FOR

verizon wireless
15000 SAND CANYON ROAD
IRVING, CALIFORNIA 92618

APPROVALS

DATE

DATE

DATE

DATE

DATE

DATE

SITE NAME

HWY 76/EL CAMINO REAL

547 WEST BELLA
OCEANSIDE, CALIFORNIA 92054

ISSUING DATES

05/09/14
05/16/14
05/22/14
05/29/14
06/05/14

EQUIPMENT PLAN

A-1

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APPROVALS

DATE: _____

DESIGNER: _____

CONTRACTOR: _____

SITE ACQUISITION: _____

CITY APPROVAL: _____

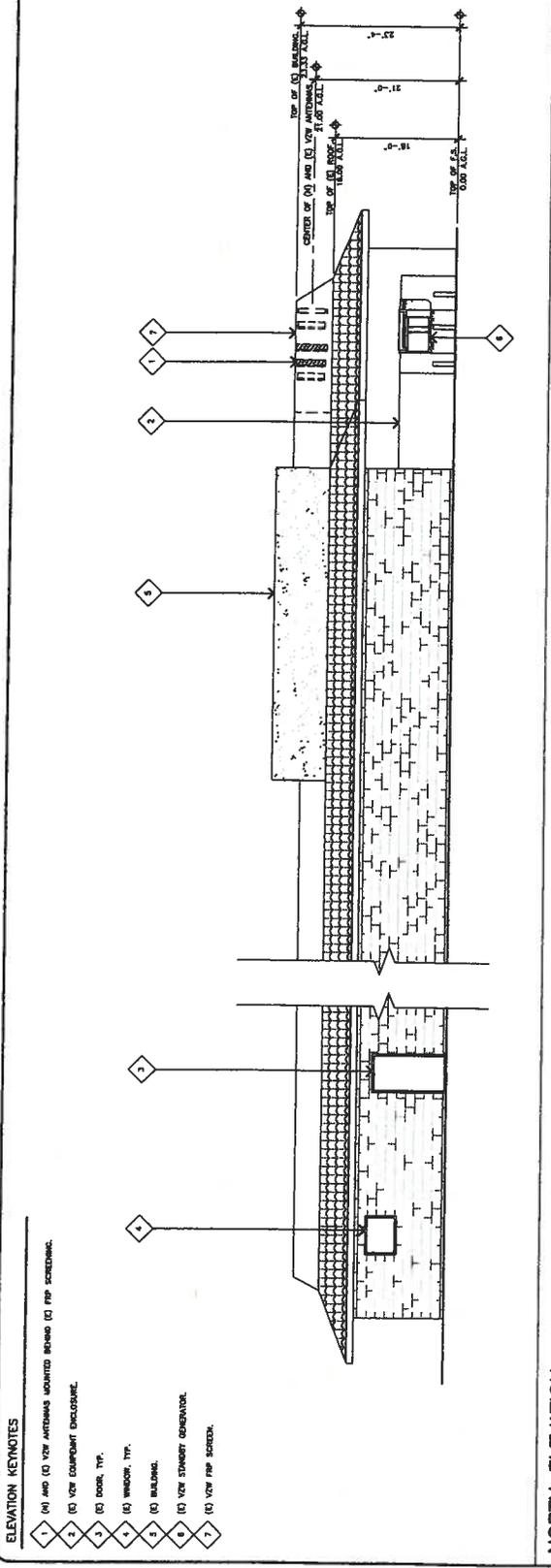
SITE NAME
HWY 76/EL CAMINO REAL

15000 W. CAMINO REAL
 IRVINE, CALIFORNIA 92618

DRAWING DATES
 05/09/14 PERMITS 205 (P1)
 05/09/14 PERMITS 205 (P2)
 05/16/14 (BOOK 205 (P3))

SHEET TITLE
ELEVATIONS

A-2



NORTH ELEVATION

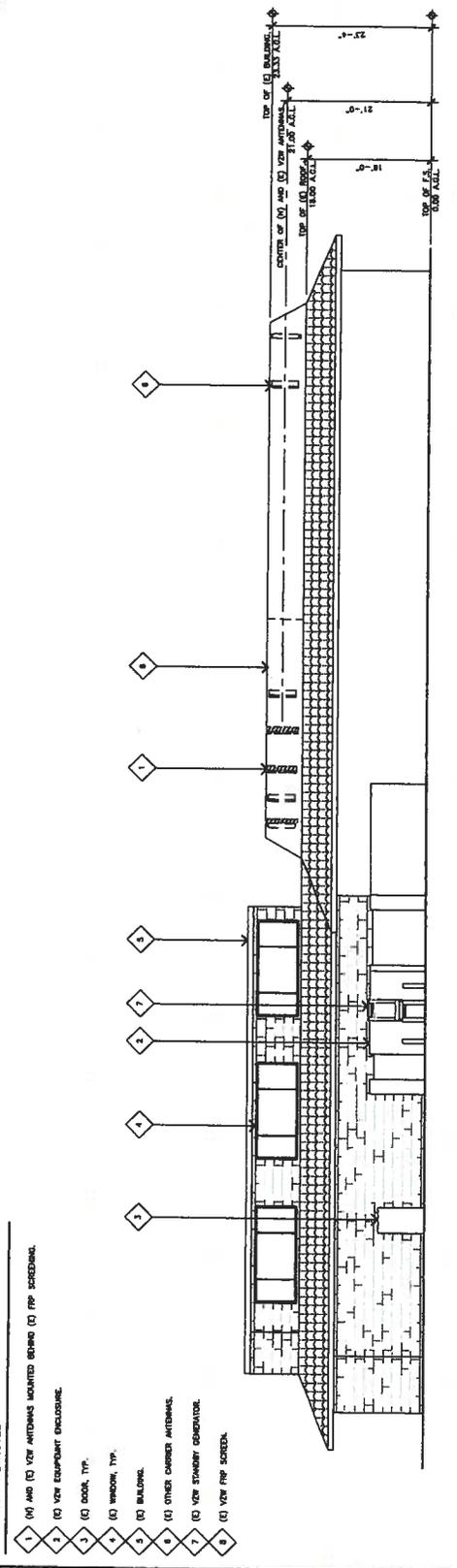
SCALE: 1/8"=1'-0"

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- ELEVATION KEYNOTES**
- 1 (N) AND (E) VIEW ANTENNAS MOUNTED BEHIND (E) FRP SCREENING.
 - 2 (E) VIEW EQUIPMENT ENCLOSURE.
 - 3 (E) DOOR, TYP.
 - 4 (E) WINDOW, TYP.
 - 5 (E) BUILDING.
 - 6 (E) VIEW STANDBY GENERATOR.
 - 7 (E) VIEW FRP SCREEN.

- ELEVATION KEYNOTES**
- 1 (N) AND (E) VIEW ANTENNAS MOUNTED BEHIND (E) FRP SCREENING.
 - 2 (E) VIEW EQUIPMENT ENCLOSURE.
 - 3 (E) DOOR, TYP.
 - 4 (E) WINDOW, TYP.
 - 5 (E) BUILDING.
 - 6 (E) OTHER CARRIER ANTENNAS.
 - 7 (E) VIEW STANDBY GENERATOR.
 - 8 (E) VIEW FRP SCREEN.



WEST ELEVATION

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

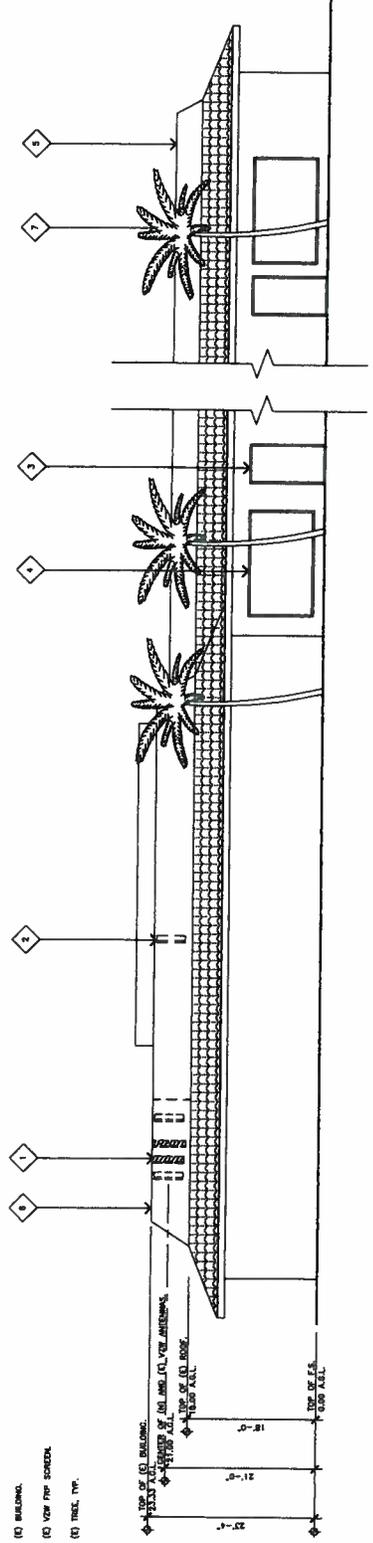
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- ELEVATION KEYNOTES**
- 1 (N) AND (E) VIEW ANTENNAS MOUNTED BEHIND (E) FRP SCREENING.
 - 2 (E) VIEW EQUIPMENT ENCLOSURE.
 - 3 (E) DOOR, TYP.
 - 4 (E) WINDOW, TYP.
 - 5 (E) BUILDING.
 - 6 (E) OTHER CARRIER ANTENNAS.
 - 7 (E) VIEW STANDBY GENERATOR.
 - 8 (E) VIEW FRP SCREEN.

ELEVATION KEYNOTES

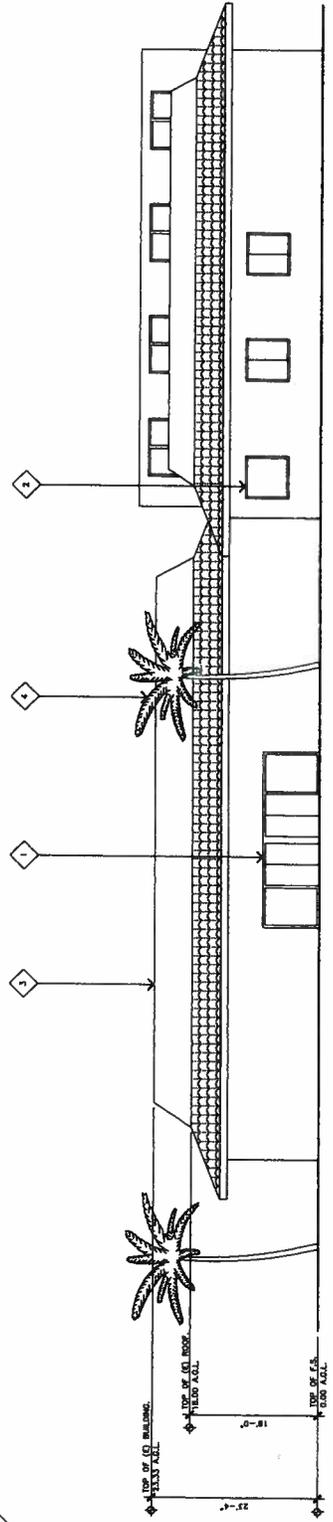
- 1 (R) AND (L) VIEW ANTENNAS MOUNTED BEHIND (O) FFP SCREENING.
- 2 (R) OTHER CARRIER ANTENNAS.
- 3 (O) DOOR, TYP.
- 4 (O) WINDOW, TYP.
- 5 (O) BUILDING.
- 6 (O) VIEW FROM SCREEN.
- 7 (O) TREE, TYP.



SOUTH ELEVATION

ELEVATION KEYNOTES

- 1 (O) DOOR, TYP.
- 2 (O) WINDOW, TYP.
- 3 (O) BUILDING.
- 4 (O) TREE, TYP.



EAST ELEVATION

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PREPARED FOR
verizon wireless
10000 VERIZON DRIVE
DENVER, COLORADO 80231



APPROVALS

DATE: _____

ZONING: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

OWNER APPROVAL: _____

SITE NAME
HWY 76/EL CAMINO REAL

847 VISTA BELLA
OCCIDENTAL, CALIFORNIA 92024

DRAWING DATE
05/06/14
05/06/14
05/10/14

PROJ# 2012 (P1)
PROJ# 2012 (P2)
ISSUE 2012 (P3)

SHEET TITLE
ELEVATIONS

A-2.1

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 15000 15th Canyon Avenue
 Irvine, California 92618



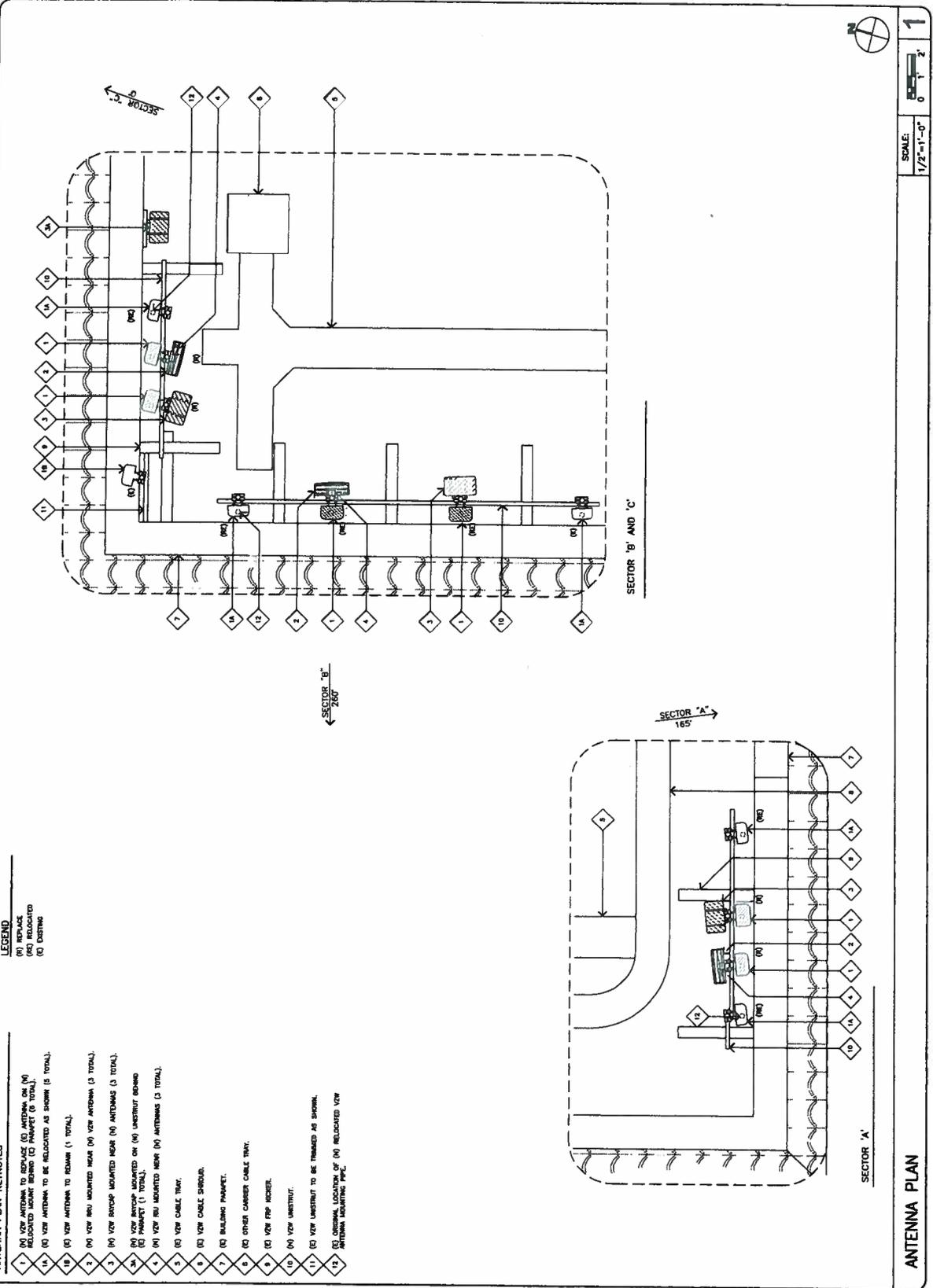
APPROVALS
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 CONSTRUCTION _____
 SITE ACQUISITION _____
 OWNER APPROVAL _____

SITE NAME
HWY 76/EL CAMINO REAL
 547 WEST BELLA
 OCEANSIDE, CALIFORNIA 92054

DRAWING DATES
 05/09/14 PRELIM 20'x (P.1)
 06/10/14 PRELIM 20'x (P.2)
 05/14/14 100% 20'x (P.3)

SHEET TITLE
ANTENNA PLAN

A-3



LEGEND

- (M) REPLACE
- (R) RELOCATED
- (C) CHANGING

ANTENNA PLAN KEYNOTES

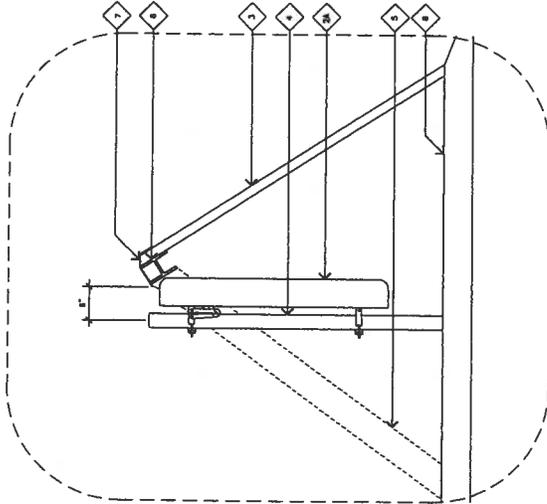
- 1 (M) VZW ANTENNA TO REPLACE (R) ANTENNA ON (M) RELOCATED MOUNT HARDWARE (C) PARAMET (S TOTAL)
- 2 (M) VZW ANTENNA TO BE RELOCATED AS SHOWN (S TOTAL)
- 3 (C) VZW ANTENNA TO REMAIN (S TOTAL)
- 4 (M) VZW 18U MOUNTED NEAR (M) VZW ANTENNA (S TOTAL)
- 5 (M) VZW 18U MOUNTED NEAR (M) ANTENNAS (S TOTAL)
- 6 (M) VZW 18U MOUNTED NEAR (M) ANTENNAS (S TOTAL)
- 7 (M) VZW 18U MOUNTED NEAR (M) ANTENNAS (S TOTAL)
- 8 (M) VZW 18U MOUNTED NEAR (M) ANTENNAS (S TOTAL)
- 9 (M) VZW 18U MOUNTED NEAR (M) ANTENNAS (S TOTAL)
- 10 (M) VZW 18U MOUNTED NEAR (M) ANTENNAS (S TOTAL)
- 11 (C) VZW UNMOUNTED TO BE THINDED AS SHOWN
- 12 (C) ORIGINAL LOCATION OF (M) RELOCATED VZW ANTENNA INDICATING P.P.C.

SCALE: 1/2"=1'-0"
 SHEET NO. 1

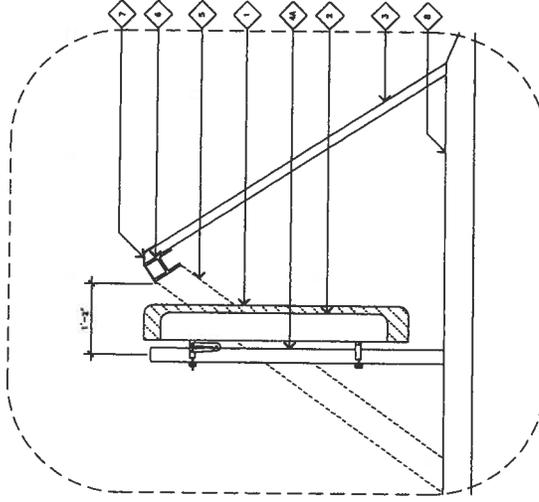
ANTENNA PLAN

ANTENNA SECTION KEYNOTES

- 1 (A) VIEW ANTENNAS MOUNTED BOARD (C) FRP SCREENING ON RELOCATED MOUNTING PIPE
- 2 (E) VIEW ANTENNAS MOUNTED BOARD (D) FRP SCREENING ON RELOCATED MOUNTING PIPE
- 3 (E) VIEW ANTENNAS MOUNTED BOARD (E) FRP SCREENING
- 4 (E) VIEW FRP SCREEN
- 5 (E) VIEW ANTENNA MOUNTING PIPE LOCATION
- 6 (A) LOCATION OF RELOCATED VIEW ANTENNA MOUNTING PIPE
- 7 (E) VIEW FRP WICKER
- 8 (E) VIEW FRP 1" MESH
- 9 (E) METAL FLASHING
- 10 (E) ROOF DECK



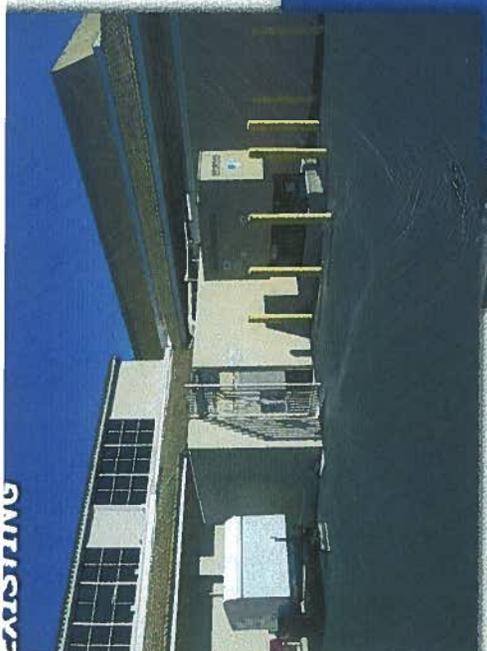
EXISTING ANTENNA SECTION DETAIL



PROPOSED ANTENNA SECTION DETAIL

 <p>Jeffrey Remon ARCHITECT</p> <p>14150 S. DE SOTO AVE SUITE 100 DUBLIN, CA 94568 TEL: 925.835.1111 FAX: 925.835.1112</p>	<p>PREPARED FOR</p>  <p>15850 BAYVIEW AVENUE IRVINE, CALIFORNIA 92618</p>		<p>APPROVALS</p> <p>DATE: _____</p> <p>BY: _____</p> <p>CONSTRUCTION: _____</p> <p>SITE ACQUISITION: _____</p> <p>UTILITY APPROVAL: _____</p>	<p>SITE NAME</p> <p>HWY 76/EL CAMINO REAL</p> <p>645 WEST BOLA OCCANDELL, CALIFORNIA 92654</p>	<p>DRAWING DATES</p> <p>04/06/14 PRELIM 20% (P1) 05/02/14 PRELIM 30% (P2) 05/16/14 100% 30% (P3)</p>	<p>SHEET TITLE</p> <p>ANTENNA SECTION</p>	<p>A-3.1</p>
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EXISTING

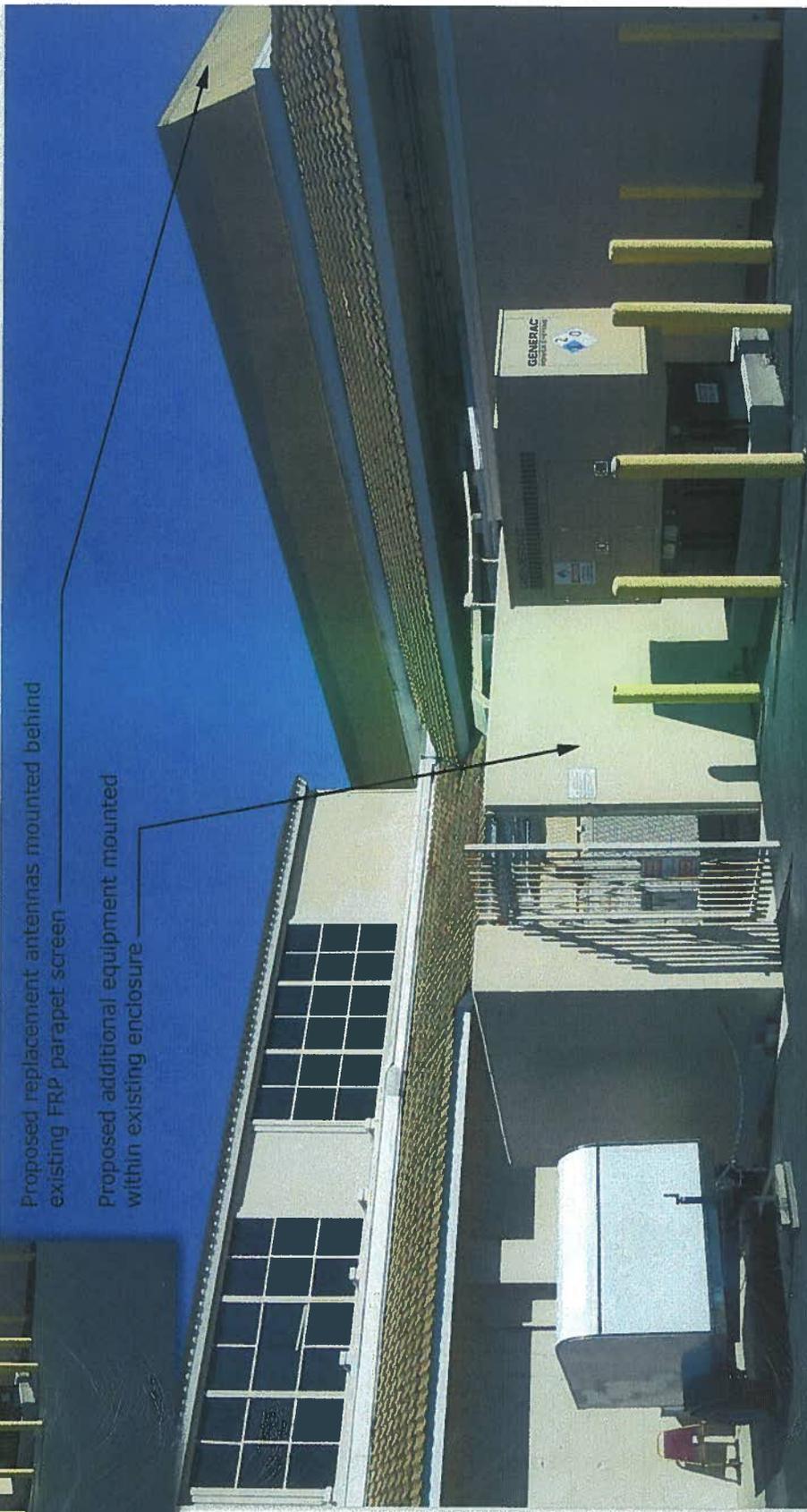


547 Vista Bella
Oceanside, CA 92054



Proposed replacement antennas mounted behind existing FRP parapet screen

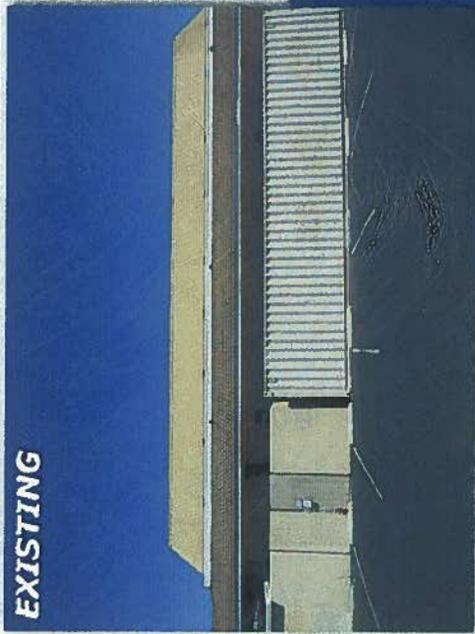
Proposed additional equipment mounted within existing enclosure



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

PROPOSED

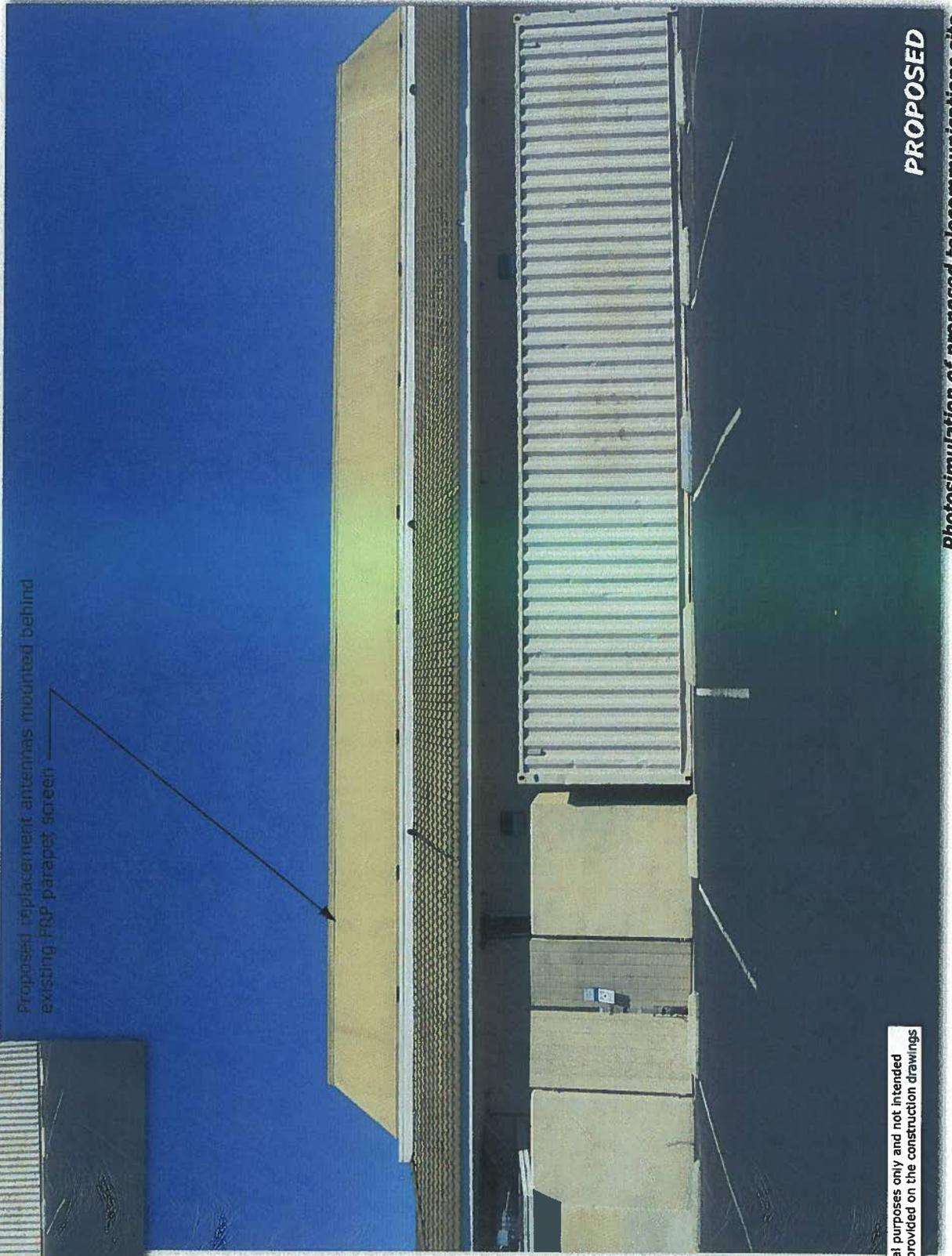
EXISTING



Hwy 76/ El Camino Real
547 Vista Bella
Oceanside, CA 92054



Proposed replacement antennas mounted behind existing FRP parapet screen



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

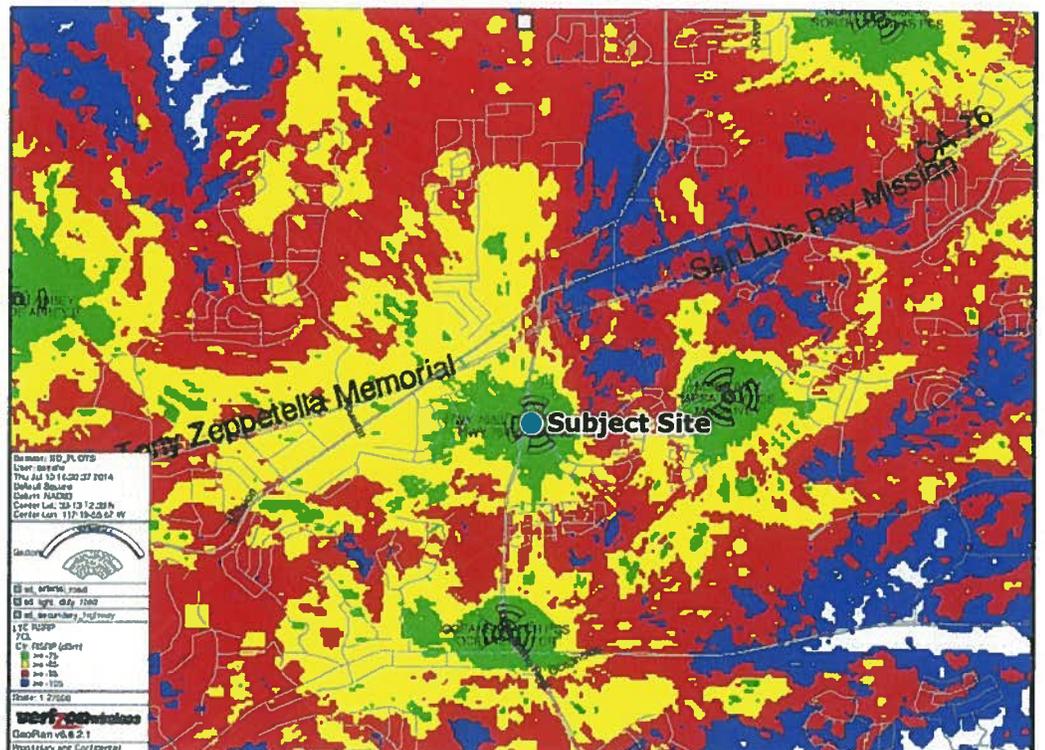
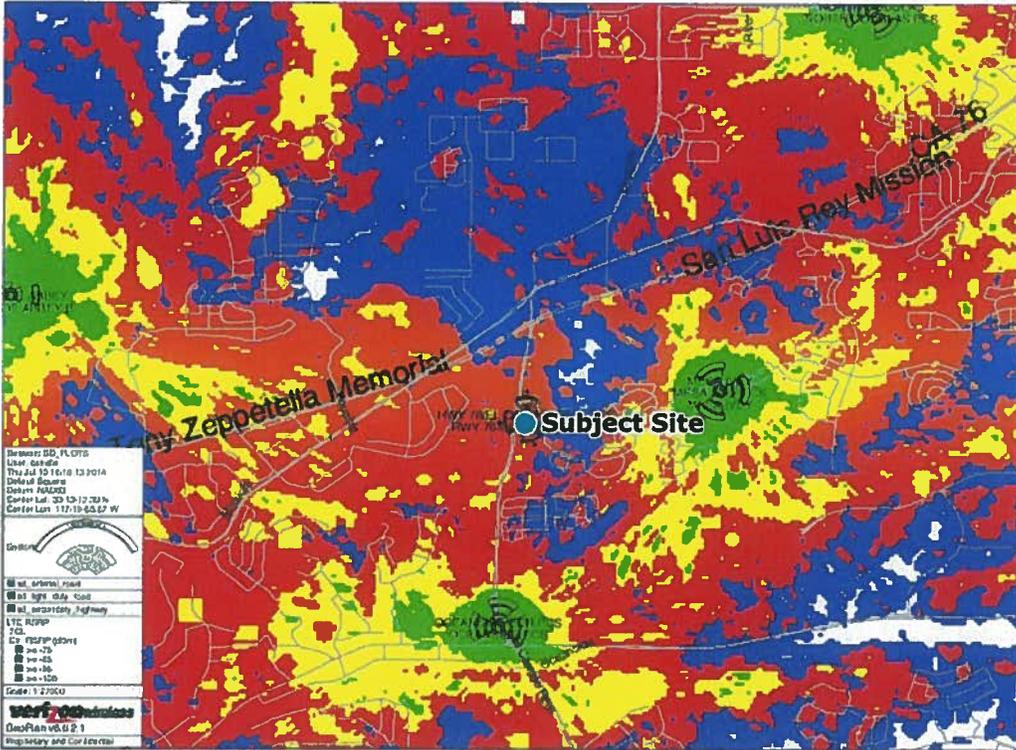
7/15/2014

PROPOSED
Photosimulation of proposed telecommunications site

Hwy 76/ El Camino Real
 547 Vista Bella
 Oceanside, CA 92054



Coverage Without site



Coverage Levels:

- Excellent
- Good/Variable
- Poor

8/6/2014

Coverage With Site

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PLANNING COMMISSION
RESOLUTION NO. 2015-P10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DENYING AN APPEAL AND AFFIRMING THE CITY PLANNER'S ACTION APPROVING AN ADMINISTRATIVE CONDITIONAL USE PERMIT FOR CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: ACUP14-00012
APPLICANT: Verizon Wireless
LOCATION: 547 Vista Bella

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 approval of an Administrative Conditional Use Permit under the provisions of Articles 39 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

The removal and replacement of six (6) panel antennas, the installation of four (4) Raycaps, three (3) remote radio units (RRUs) and three (3) radio interface units (RIUs), and the installation one (1) Raycap within the existing equipment enclosure on certain real property described in the project description; and,

WHEREAS, the City Planner did approve ACUP14-00012 on January 20, 2015; and

WHEREAS, the City Planner's approval was appealed on January 29, 2015; and,

WHEREAS, on February 23, 2015 the Planning Commission did open and continue a public hearing on the appeal; and,

WHEREAS, the Planning Commission, after giving the required notice, did on the 23th day of March, 2015 conduct a duly advertised public hearing as prescribed by law to consider said appeal and application for a wireless communications facility; 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 15301, Existing Facilities; and,

1 WHEREAS, the documents or other material which constitutes the record of
2 proceedings upon which the decision is based are maintained by the City of Oceanside Planning
3 Division, 300 North Coast Highway, Oceanside, California 92054; and,

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

7 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
8 deny Appellant's appeal in that the applicant, Verizon Wireless, submitted a radio frequency
9 emissions report prepared by Dtech Communications dated February 17, 2015, that demonstrates
10 individual and cumulative compliance with Federal Communications Commission regulations and
11 standards; and the Dtech Communications conclusion was verified by the City's third party
12 consultant, Telecom Law Firm, PC, on February 25, 2015.

13 BE IT FURTHER RESOLVED that the Planning Commission does hereby uphold and
14 confirm the City Planner's approval of Administrative Conditional Use Permit (ACUP14-00012).

15 PASSED AND ADOPTED Resolution No. 2015-P10 on March 23, 2015 by the
16 following vote, to wit:

17 AYES:

18 NAYS:

19 ABSENT:

20 ABSTAIN:

21 _____
22 Robert Neal, Chairperson
23 Oceanside Planning Commission

24 ATTEST:

25 _____
26 Jeff Hunt, Interim Secretary

27 I, JEFF HUNT, Secretary of the Oceanside Planning Commission, hereby certify that this is a
28 true and correct copy of Resolution No. 2015-P10.

29 Dated: March 23, 2015



RECORD OF ADMINISTRATIVE APPROVAL

City of Oceanside, California

ADMINISTRATIVE CONDITIONAL USE PERMIT (ACUP14-00012) VERIZON @ 547 VISTA BELLA

1. **APPLICANT:** Verizon Wireless, LLC.
2. **APPLICANT REP:** Ms. Candace Chu, PlanCom, Inc.
3. **ADDRESS/ PHONE NUMBER:** 302 State Place, Escondido, CA 92029 / (408) 667-2791
4. **PROJECT MANAGER:** Martin Miller, Consulting Assistant
5. **APPLICATION LOG NO. & NAME:** ACUP14-00012 – Verizon @ 547 Vista Bella
6. **LOCATION/ADDRESS:** 547 Vista Bella, Oceanside, CA 92054
7. **PROJECT DESCRIPTION:** A request for approval of an Administrative Conditional Use Permit (ACUP14-00012) to allow for the upgrade and continued operation of an existing wireless communications facility operated by Verizon Wireless at 547 Vista Bella. This facility was originally approved under ACUP-11-03, which expired August 30, 2009.

Under authority of ACUP-11-03 the applicant, Verizon Wireless, architecturally integrated a wireless communications facility mounted behind a six-foot high radio frequency transparent screen material. The original approval was for three sectors of four panel antennas, a four-foot diameter parabolic dish antenna and a 266-square-foot equipment shelter located on the east side of the building. The current request is to remove and replace six of the 12 previously approved antennas, install four Raycaps, three remote radio units (RRUs), and three radio interface units (RIUs), all of which will continue to be concealed behind the existing screening or installed in the equipment shelter. There will be no exterior changes to the building.

SITE DESCRIPTION: The property consists of an existing 2.62-acre site containing a 32,953-square-foot single-story commercial building. The architectural style is contemporary with stucco facades with window glazing details and corniced parapets.

BACKGROUND: The building was finished in 1973 and since its construction has been used as a commercial center. In addition, it has been used as a support for a wireless communications facility by Verizon since 2004 under authority of ACUP-11-03. The property's General Plan designation is GC – General Commercial, while its zoning designation is CL – Limited Commercial. Subject parcel is located in the Oceana Neighborhood.

DISCUSSION: The project is subject to Article 39 of the City's Zoning Ordinance, which lists operation and maintenance standards, wireless communication facility standards, locational and site development standards, and safety and monitoring standards.

The facility would be unmanned, requiring approximately one maintenance visit per month. Standard conditions of approval will ensure that the facility remains in good repair and free of debris, litter, and graffiti, and that any damage or blight shall be corrected upon written notice by the City.

Zoning ordinance design standards require that wireless communications facilities employ camouflage design techniques in order to minimize visual impacts. The existing Verizon facility is already architecturally integrated into the building, and no exterior changes will be made to the building as the results of the proposed upgrades.

Locational and siting standards establish an order of preference for properties on which wireless communications facilities are proposed. The most preferred locations for such facilities are City-owned sites and the least preferred locations are those within residential districts. The proposed project is located on privately owned property in a commercial zone (CL Zone), which is the third tier preference.

After studying other sites in the vicinity, Verizon chose the current site as the preferred location because it was well located within the coverage area and has sufficient building height, offering coverage along El Camino Real and the surrounding business and residential communities. Sufficient equipment space was also available on the property.

At all times, wireless communications facilities are required to comply with the most current regulatory and operational standards including RF radiation exposure standards adopted by the Federal Communications Commission (FCC). As proposed, the project would be in compliance with FCC standards.

FCC guidelines establish separate maximum permissible exposure (MPE) limits for "general population/uncontrolled exposure" and for "occupational/controlled exposure." The general population/uncontrolled limits set the maximum exposure to which most people may be subjected. People in this group include the general public not associated with the installation and maintenance of the

transmitting equipment. Higher exposure limits are permitted under the "occupation/controlled exposure" category, but only for persons who are exposed as a consequence of their employment (e.g., wireless radio engineers, technicians). To qualify for the occupational/controlled exposure category, exposed persons must be made fully aware of the potential for exposure (e.g., through training), and they must be able to exercise control over their exposure. In addition, people passing through a location, who are made aware of the potential for exposure, may be exposed under the occupational/controlled criteria.

The MPE limits adopted by the FCC for occupational/controlled and general population/uncontrolled exposure incorporate a substantial margin of safety and have been established to be well below levels generally accepted as having the potential to cause adverse health effects.

The compliance documentation submitted by Verizon Wireless indicates that based on worst-case predictive modeling there are no areas at ground level that exceed MPE limits. There would be no access to the roof top by the general public.

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. For this facility to be classified as an Occupational/Controlled environment pursuant to the FCC's RF Safety Guidelines, certain measures must be met. These include restricting access to the site, installing visual or physical barriers around the antenna sectors, and posting advisory signage. With access to the rooftop restricted, appropriate signage posted and with the implementation of the conditions of approval, the proposed project will be in compliance with FCC regulations.

ENVIRONMENTAL

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA). Based on that review, staff finds that the proposed project qualifies as existing structures and has determined that the project is categorically exempt per Class 1, "Existing Facilities" (Section 15301).

FINDINGS

For Administrative Conditional Use Permit (ACUP14-00012):

1. The placement, construction, or modification of the wireless communications facility in the proposed location is necessary for the provision of wireless services to City residents, businesses, and their owners, customers, guests or other persons traveling in or about the City. The facility will accommodate necessary new

technologies and facilitate the operation of a wireless communications facility at a critical location in the City.

2. The proposal demonstrates a reasonable attempt to minimize stand-alone facilities, is designed to protect the visual quality of the City, and will not have an undue adverse impact on historic resources, scenic views, or other natural or man-made resources. The project site is in a developed area and is architecturally integrated into the existing building, thus screening it from public view.
3. The surrounding area is commercial and residential. Given the options available in the area the project site was chosen due to its superior location in the coverage area, and the ability to keep the proposed upgraded facility architecturally integrated into the existing building.
4. All applicable requirements and standards of Article 39 will be met by the project either as designed or as implemented in accordance with the Conditions of Approval.

ADMINISTRATIVE DETERMINATION: Article 41 "Use Permits and Variances", Section 4102 of the Oceanside Zoning Ordinance grants the City Planner express authority to administratively approve certain types of use permits. Article 39, Section 3905 of the Zoning Ordinance allows for approval of an Administrative Conditional Use Permit for proposed wireless communication facilities co-located on buildings that have other approved wireless facilities. The City Planner has reviewed the project and finds that the proposed project is consistent with applicable portions of the General Plan and Oceanside Zoning Ordinance. The City Planner hereby administratively approves ACUP14-00012 on January 20, 2015, subject to the following condition(s):

Planning:

1. Approval of Administrative Conditional Use Permit ACUP14-00012 allows the following: the upgrade and continued operation of an existing Verizon wireless communications facility consisting of the removal and replacement of six of the 12 previously approved antennas, installation of four Raycaps, three remote radio units (RRUs), and three radio interface units (RIUs), all of which will continue to be concealed behind the existing screening or installed in the equipment shelter. Any substantial change in the use or expansion of the wireless communications facility beyond that, which is approved by the City Planner, shall require a revision to the Administrative Conditional Use Permit or new Administrative Conditional Use Permit. Exterior changes to the building are not approved under ACUP14-00012.

2. Entitlements granted for Administrative Conditional Use Permit (ACUP14-00012) and approved by this Record of Administrative Approval, shall be valid until January 20, 2025.
3. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time of building permits issuance shall be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the project Description and Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.
4. The facility permitted by this Record of Administrative Approval shall be operated and maintained in compliance with Article 39.
5. No wireless communications facility may, by itself or in conjunction with other wireless communications facilities generate radio frequency (RF) emissions in excess of the standards for permissible human exposure, as provided by applicable federal regulations, including 47 C.F.R. 1.1307 *et seq.*
6. Upon any proposed increase of a least 10 percent in the effective radiated power or any proposed change in frequency use, the applicant/operator shall submit to the City updated certification in a form acceptable to the City that the facility will operate in compliance with all applicable Federal Communications Commission (FCC) regulations including, but not limited to, RF emission limitations. Updated certifications shall be subject to review and approval by the City Planner. At the City's sole discretion, a qualified independent RF engineer, selected by and under contract to the City, may be retained to review said certifications for compliance with FCC regulations. All costs associated with the City's review of these certifications shall be the responsibility of the applicant/operator.
7. The applicant/operator shall maintain the most current information from the FCC regarding the allowable RF emissions and all other applicable regulations and standards. The applicant/operator shall file an annual report to the permit file advising the City of any regulatory changes that require modifications to the facility and of the measures taken by the applicant/operator to comply with such regulatory changes.
8. Absent any modifications to the wireless communications facility that would cause a change to the effective radiated power or frequency use, the applicant/operator shall submit an annual letter to the City Planner certifying that no such changes have been made to the site and that the facility continues to operate within the range allowed by FCC regulations.

9. Any substantial change in the type of antenna and/or facility installed in a particular location shall require the prior approval of the City Planner or his designee. Failure to obtain the prior approval of the City Planner or his designee may be grounds for initiation of revocation proceedings as well as grounds to initiate any other enforcement action available under federal, state, or local law.
10. Public access to the subject wireless facility shall be restricted. Required security measures shall, at a minimum, include the following:
 - a) Verizon Wireless shall keep the access point(s) to the rooftop area locked at all times, except when active maintenance is being performed on the rooftop;
 - b) Verizon Wireless shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" sign at the access point(s) to the rooftop area. Verizon Wireless shall install the signs required under this condition so that any person may clearly see and understand the sign before he or she accesses the rooftop;
 - c) Verizon Wireless shall install, and at all times maintain in good condition a "Network Operations Center Information" sign at the access point(s) to the equipment enclosure area. Verizon Wireless shall install the signs required under this condition so that any person may clearly see and understand the sign as he or she approaches the enclosure access point(s);
 - d) Verizon Wireless shall install and at all times maintain in good condition an "RF Notice" beneath the mansard roof on all three sides of the cupola accessible from the rooftop. Verizon Wireless shall install the signs required under this condition so that any person may clearly see and understand the sign as he or she approaches the antenna sectors;
 - e) Verizon Wireless 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. The permittee shall exercise a good-faith effort to incorporate the best available equipment technology to effect a reduction in the visual presence of the approved antennas and equipment. Any modifications requested to this facility shall permit the City Planner or his designee to review the existing facility to determine whether requiring new equipment or applying new screening techniques that reduce visual impacts is appropriate, if technically feasible. Upon the City's request and discretion, the permittee(s) shall be required to provide an

independently prepared technical analysis demonstrating compliance with this condition. The permittee's inability to demonstrate the use of current technologies may be grounds for the initiation of revocation proceedings of the Administrative Conditional Use Permit.

12. Co-location of wireless communications facilities pursuant to Article 39 shall be required whenever feasible. The permittee(s) shall exercise a good-faith effort to cooperate with other communication providers and services in the operation of a multiple-provider facility, provided such shared usage does not impair the operation of the approved facility. Upon the City's request and discretion, the permittee(s) shall provide an independently prepared technical analysis to substantiate the existence of any technical prohibitions against the operation of a co-use facility. The permittee's non-compliance with this requirement may be grounds for the initiation of revocation proceedings of the Administrative Conditional Use Permit.
13. The facility shall include signage approved by the City Planner identifying the name and phone number of a party to contact in the event of an emergency. Such signage must comply with any applicable provisions of Article 39 and Article 33 (sign ordinance).
14. The facility and the site on which it is located shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be corrected within five (5) days of written notice by the City. Graffiti shall be removed as soon as practicable, and in no event longer than 48 hours after notice by the City.
15. Temporary power may be allowed during major repair of the facility for the minimal amount of time necessary to complete the work. The operator shall provide a timeline to the City Planner and keep staff updated as to the time of completion.
16. The facility shall be maintained in compliance with the requirements of the Uniform Building Code, National Electrical Code, noise ordinance, and other applicable codes, as well as other restrictions specified in Article 39. The facility operator and the property owner shall be responsible for maintaining the facility in good condition, which shall include but is not be limited to regular cleaning, painting, and general upkeep and maintenance of the site.
17. This Administrative Conditional Use Permit may be revised in accordance with the provisions of the Zoning Ordinance. Any application for a revision to ACUP14-00012 shall be evaluated against the existing land use policies and any site area and neighborhood changes.

18. The Administrative Conditional Use Permit may be called for review by the City Planner if complaints are filed and verified as valid by the City Planner or Code Enforcement Officer concerning the violation of any of the approved conditions or the project assumptions demonstrated under the application approval.
19. All costs reasonably incurred by the City in verifying compliance and in extending or revoking an approval shall be borne by the applicant and/or permit holder.
20. Failure to meet any conditions of approval for this application shall constitute a violation of Administrative Conditional Use Permit. ACUP14-00012 and may be revoked pursuant to Article 47 of the Zoning Ordinance.
21. If the operator of this facility intends to abandon or discontinue the use of this facility, the City shall be notified of such intention no less than 60 days prior to the final day of use.
22. If the use of this facility is discontinued, it shall be considered abandoned 90 days following the final day of use.
23. All abandoned facilities shall be physically removed by the operator no more than 90 days following the final day of use or of determination that the facility has been abandoned, whichever occurs first. When a wireless communications facility has been abandoned, but not removed, the City may cause such facilities to be removed and charge all expenses incurred in such removal to the provider.
24. The approved facility shall be subject to, and governed by, any and all licensing authority by any governmental agency having jurisdiction. The City's local approval of a wireless communication facility shall not exempt the permittee from any such pre-emptive regulations.
25. 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 "unused" antennas) prior to the change being implemented. A revised RF compliance report subject to Article 39 and Section 3025 of the Zoning Code shall be submitted at the time of notification of the proposed change that demonstrates compliance with the FCC RF Exposure Limits.
26. 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 communications facility. This submittal is subject to Article 39 of the Zoning Code. The measurements 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 will cease operation and the City shall be notified immediately. The transmitters may not operate, except for testing, until cause of the exceedance is determined and corrected.

27. 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. Note that this report shall include RF levels measured up to at least three antenna mounting heights from each sector of antennas and regular intervals between this distance and the antennas. 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.
28. 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 FCC Regulations at the time the report is to be prepared. 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.
30. Prior to the transfer of ownership and/or operation of the use, the owner and/or operator shall provide a written copy of the application, staff report, and resolution for the project to the new owner and/or operator. This notification requirement shall run with the life of the project.
31. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded within 45 days of approval. The covenant or other recordable document shall provide that the property is subject to this Record of Administrative Approval, and shall generally list the conditions of approval. A copy of this Record of Administrative Approval may be attached to the recorded covenant or other recordable document.

Fire:

32. If quantity of electrolyte solution is 10 gallons or greater, visible hazard identification signs as specified in NFPA 704 shall be placed at entrance to battery storage room. On the appropriate plans and/or documents indicate that signs will be placed as required or note that signs are not required because the quantity of electrolyte solution is less than 10 gallons.

33. The cell site shall not be operated until a final inspection has been performed by the Fire Department.

Building:

34. The granting of approval under this action shall in no way relieve the applicant from compliance with all Current State and local building codes.
35. 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.
36. 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.
37. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
38. 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.
39. As determined by the Building Official, complete Soils Report, Structural Calculations, & Energy Calculations/documentation shall be required at time of plans submittal to the Building Division for plan check.
40. Add a note to the plans: "All electrical equipment shall be UL listed."
41. 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.

APPROVED AND ADOPTED this 20th of January, 2015:



Jeff Hunt, Interim City Planner

Pursuant to the Oceanside Zoning Ordinance Article 41 Section 4104(A.), Administrative Decision, the City Council has delegated administrative approval authority to the City Planner for certain types of Use Permit Applications. Any aggrieved person may file an appeal of the City Planner's administrative approval. Pursuant to Article 46 Section 4603 "Time Limits for Appeals and Calls for Review," and 4604, "Initiation of Appeals and Calls for Review" of City Planner decisions, any appeal of the City Planner's decision must be filed in writing with the Planning Division within ten (10) days of the "APPROVED AND ADOPTED" date. The appeal period for this administrative approval shall end on January 30, 2015 at 4:00 p.m. The filing of an appeal stays the administrative approval until Planning Commission determination on the appeal.

Attachments:

1. Plans
2. Photo analysis
3. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

cc: Project file: ACUP14-00012 – Verizon @ 547 Bella Vista

marge collins

From: "marge collins" <jcollins35@cox.net>
 To: "marge collins" <jcollins35@cox.net>
 Sent: Friday, January 30, 2015 2:54 PM
 Subject: Cell Towers
 From: [Eileen and Bob Costa](#)
 Sent: Thursday, January 29, 2015 3:50 PM
 To: [Martin Miller](#)
 Cc: JHunt@ci.oceanside.ca.us
 Subject: Re: ACUP14-00012 - Verizon @ 547 Vista Bella

RECEIVED

FEB 02 2015

CITY OF OCEANSIDE
DEVELOPMENT SERVICE

Dear Mr. Miller, and Mr. Hunt:

Please confirm your receipt of this email as the deadline is tomorrow, January 30, 2015.

I read the reports Mr. Miller sent regarding ACUP14-00012 for Verizon at 547 Bella Vista in Oceanside. Unfortunately, the mandatory FCC cumulative RF analysis of the total emissions of the multiple carriers turned

on at the same time at high frequency (maximum) co-located at this site was never planned or accomplished.

It may be that the tests were done according to the rules and regulations

for a single carrier rather than multiple carriers which are different requirements.

I strongly object to the approval of this project and request that it not be allowed until all the mandatory FCC

requirements for a multiple carrier site are met. Another test I request is one that takes into consideration the

homes across the street that are situated on a berm which places them at the level of the antennas on the roof.

A test needs to be performed to ascertain whether they are in any danger zone whether minimal or high danger.

Please respond to this email with your confirmation that these tests to be done by all carriers at the same time

at full force will be done.

Thank you for your help,

Eileen Mary Costa
 3621 Vista Campana South
 Unit 91
 Oceanside, California 92057

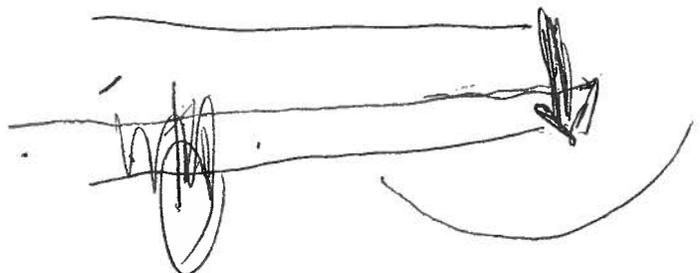
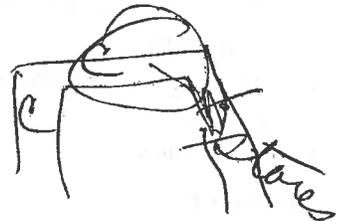
Name	Address
Margaret Collins	3875-31 Vista Campana S. Oceanside CA 92057
Joyce B. Ray	3655-9 Vista Campana N. Oceanside, CA 92057
A. Gordon	
Marijona Evans	3655-1 Vista Campana N Oceanside 92057
Leslie Cross	3655-4 Vista Campana N.
Justa	3875 Vista Campana So #30
Constance McFarland	3875 Vista Campana So. #20 Oceanside 92057
Muriel Tracy	3875 Vista Campana So. #21 Oceanside 92057
Lee Jacob Urbiztondo	3875 Vista Campana Unit 18 Oceanside 92057
Vivian Webster	3875 VISTA CAMPANA S. OCEANSIDE CA 92057
Art...	3655 Vista Campana N. #6 92057

1/30/2015

Please check visibility of signage
on ground in back of church
no signs in front of church

Most people do not know antennas
are there.

Check radars



marge collins

From: "marge collins" <jcollins35@cox.net>
To: "marge collins" <jcollins35@cox.net>
Sent: Friday, January 30, 2015 2:54 PM
Subject: Cell Towers
From: Eileen and Bob Costa
Sent: Thursday, January 29, 2015 3:50 PM
To: Martin Miller
Cc: JHunt@ci.oceanside.ca.us
Subject: Re: ACUP14-00012 - Verizon @ 547 Vista Bella

RECEIVED

FEB 02 2015

**CITY OF OCEANSIDE
DEVELOPMENT SERVICES**

Dear Mr. Miller, and Mr. Hunt:

Please confirm your receipt of this email as the deadline is tomorrow, January 30, 2015.

I read the reports Mr. Miller sent regarding ACUP14-00012 for Verizon at 547 Bella Vista in Oceanside. Unfortunately, the mandatory FCC cumulative RF analysis of the total emissions of the multiple carriers turned

on at the same time at high frequency (maximum) co-located at this site was never planned or accomplished.

It may be that the tests were done according to the rules and regulations for a single carrier rather than multiple carriers which are different requirements.

I strongly object to the approval of this project and request that it not be allowed until all the mandatory FCC

requirements for a multiple carrier site are met. Another test I request is one that takes into consideration the

homes across the street that are situated on a berm which places them at the level of the antennas on the roof.

A test needs to be performed to ascertain whether they are in any danger zone whether minimal or high danger.

Please respond to this email with your confirmation that these tests to be done by all carriers at the same time

at full force will be done.

Thank you for your help,

Eileen Mary Costa
 3621 Vista Campana South
 Unit 91
 Oceanside, California 92057

Name	Address
Raymond Carmon	3660 VISTA CAMPANA N #41, OCEANSIDE, CA 92057
Marcia Terry	" " " " " "
Delores L Wylie	3660 VCN #37 " " " "
Vickie Rene Mitchell	3660 Vista Campana N:39
Carol Misernay	3660 Vista Campana N
Louaine Stone	3660 Vista Campana N #36
Sandra Barber	3660 Vista Campana N # 35
Francis Warren	3660 VISTA CAMPANA N # 34
Jane Bradley	3660 Vista Campana N #32
James L. Bailey	3660 VISTA CAMPANA R. #30
Mary J. Miller	3660 Vista Campana #24
Patricia Hulse	3660 Vista Campana #23
Barbara Johnston	3660 Vista Campana N, Oceanside #21 (m.a.) 1/30/2015

Jeanne Daves	3660 ⁻¹⁸ N Vista Campana
Clayton Daves	3660 N Vista Campana
Richard Medina	3660 N. #20 Vista Campana,
Wade May	3660 V. Campana # 11
Samy Schwartz	3660 V. Campana #9
Audrey A Cox	3660 V. Campana N # 7
Sheila Hale	3660 Campana N # 12
Bonnie L. Brown	3660 Vista Campana North #30 92057
Erleen Costa	3621 Vista Campana So. #91 92057
A. Costa	3621 Vista Campana SO #91 92057



YOUR RF SAFETY PARTNER

RADIO FREQUENCY ELECTROMAGNETIC FIELDS EXPOSURE REPORT

Prepared for Verizon

c/o PlanCom, Inc.

Site Name: Hwy 76 / El Camino Real
Site Type: Rooftop

Located at:

547 Vista Bella
Oceanside, CA 92054
Latitude: 33.2171 / Longitude: -117.3315

Report Date: 2/17/2015
Report By: Jamie Santos

Based on FCC Rules and Regulations, Verizon Wireless will be compliant provided recommendation(s) are implemented.

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1. GENERAL SUMMARY

Dtech Communications, LLC (“Dtech”) has been retained by PlanCom Inc., contractors to Verizon, 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:

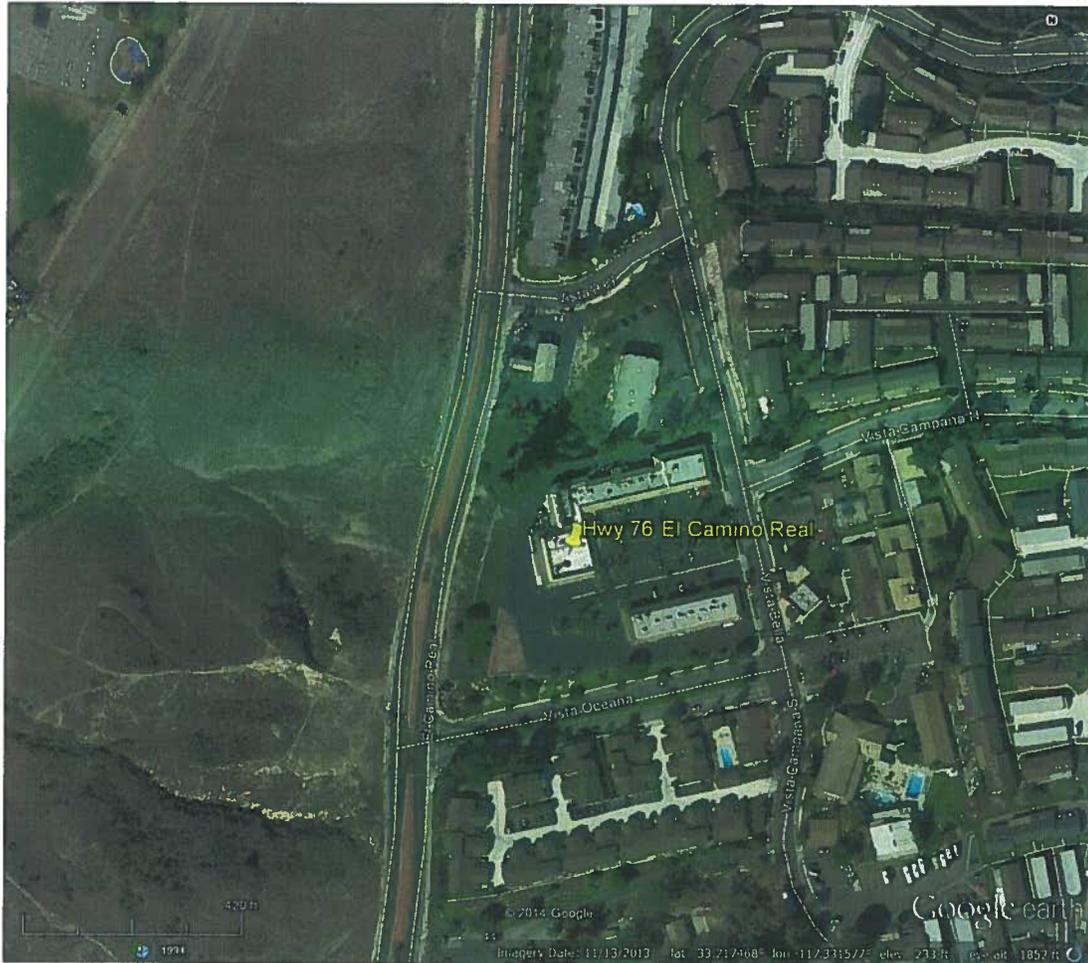
Table 1: EMF Summary

Verizon	Summary
Access Type	Hatch
Access to antennas locked	Recommended
RF Sign(s) @ access point(s)	NOC Information, Guidelines, Caution (recommended)
RF Sign(s) @ antennas	Guidelines, Caution (recommended)
Barrier(s) @ sectors	NA
Max cumulative EMF level for Verizon on Ground	41.4% General Population
Max cumulative EMF level for facility on Ground	41.7% General Population
Max cumulative EMF level for Verizon on Roof	2767.9% General Population (553.6% Occupational) (away from roof deck)
Max cumulative EMF level for facility on Roof	2789.6% General Population (557.9% Occupational) (away from roof deck)

The wireless telecommunication facility is located on a building rooftop. The antennas are mounted behind the parapet walls on the main roof 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.

Sprint and Cricket are co-located at this facility.

Table 2: Site Technical Specifications

Antenna ID	Operator	Antenna Mfg	Antenna Model	Type	Frequency (MHz)	Orientation (°T)	Horizontal BWidth (°)	Antenna Aperture (ft)	Antenna Gain (dBi)	CDMA Radios	LTE Radios	Total ERP (Watts)	Bottom Tip Height Above Ground (2) (ft)	Bottom Tip Height Above Roof (2) (ft)
A1	Verizon	Antel	RWA 80014CF	Panel	850	185	82	4	14	6		2057	19.0	1.0
A2	Verizon	Ericsson	AIR 21	Panel	1900	185	85	4.5	15.4		2	2547	18.8	0.8
A2	Verizon	Ericsson	AIR 21	Panel	2100	185	85	4.5	15.4		2	2547	18.8	0.8
A3	Verizon	Commscope	SBNH-1D8585A	Panel	700	185	71	4.3	11.2		2	805	18.9	0.9
A4	Verizon	Antel	RWA 80014CF	Panel	850	185	82	4	14	0		0	19.0	1.0
B1	Verizon	Antel	RWA 80014CF	Panel	850	280	82	4	14	6		2361	19.0	1.0
B2	Verizon	Ericsson	AIR 21	Panel	1900	280	85	4.5	15.4		2	2547	18.8	0.8
B2	Verizon	Ericsson	AIR 21	Panel	2100	280	85	4.5	15.4		2	2547	18.8	0.8
B3	Verizon	Commscope	SBNH-1D8585A	Panel	700	280	71	4.3	11.2		2	914	18.9	0.9
B4	Verizon	Antel	RWA 80014CF	Panel	850	280	82	4	14	0		0	19.0	1.0
C1	Verizon	Antel	RWA 80014CF	Panel	850	0	82	4	14	6		2361	19.0	1.0
C2	Verizon	Ericsson	AIR 21	Panel	1900	0	85	4.5	15.4		2	2547	18.8	0.8
C2	Verizon	Ericsson	AIR 21	Panel	2100	0	85	4.5	15.4		2	2547	18.8	0.8
C3	Verizon	Commscope	SBNH-1D8585A	Panel	700	0	71	4.3	11.2		2	914	18.9	0.9
C4	Verizon	Antel	RWA 80014CF	Panel	850	0	82	4	14	0		0	19.0	1.0
1	Sprint	Andrew	DHHT85B-3XR	Panel	1900	0	88	6	14.9	Generic	Generic	578.4	19.0	1.0
2	Sprint	RFS	APXV14-C-120	Panel	2500	0	85	4.6	15.9	Generic	Generic	1309.2	19.0	1.0
3	Sprint	Andrew	DHHT85B-3XR	Panel	2500	0	80	6	14.9	Generic	Generic	1309.2	19.0	1.0
4	Sprint	Andrew	DHHT85B-3XR	Panel	1900	140	88	6	14.9	Generic	Generic	578.4	19.0	1.0
5	Sprint	RFS	APXV14-C-120	Panel	2500	140	85	4.6	15.9	Generic	Generic	1309.2	19.0	1.0
6	Sprint	Andrew	DHHT85B-3XR	Panel	2500	140	80	6	14.9	Generic	Generic	1309.2	19.0	1.0
7	Sprint	Andrew	DHHT85B-3XR	Panel	1900	280	88	6	14.9	Generic	Generic	578.4	19.0	1.0
8	Sprint	RFS	APXV14-C-120	Panel	2500	280	85	4.6	15.9	Generic	Generic	1309.2	19.0	1.0
9	Sprint	Andrew	DHHT85B-3XR	Panel	2500	280	80	6	14.9	Generic	Generic	1309.2	19.0	1.0
1	Cricket	Generic	Generic	Panel	1900	0	80	4	15	Generic	Generic	750	19.0	1.0
2	Cricket	Generic	Generic	Panel	1900	185	80	4	15	Generic	Generic	750	19.0	1.0
3	Cricket	Generic	Generic	Panel	1900	280	80	4	15	Generic	Generic	750	19.0	1.0

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.

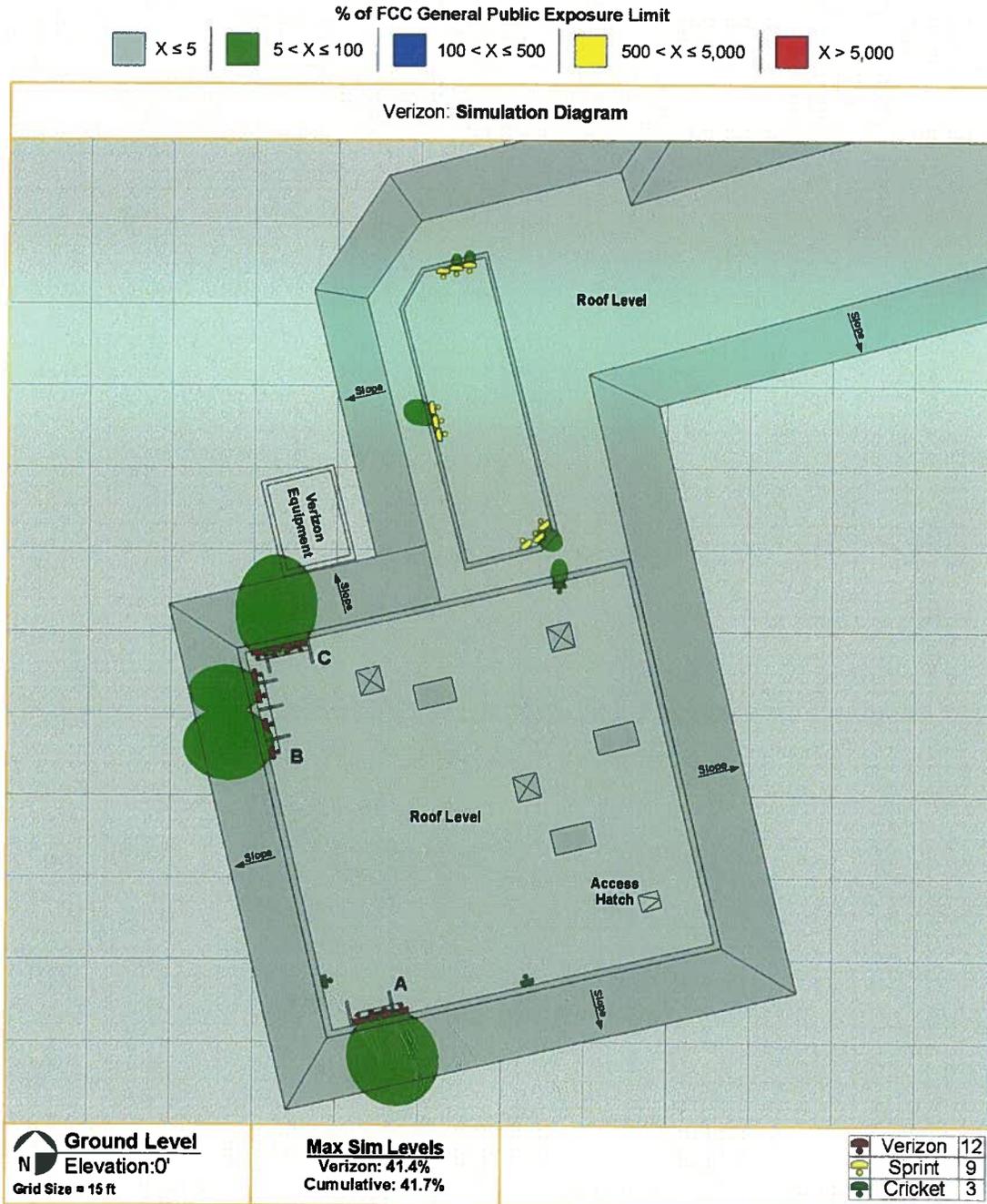
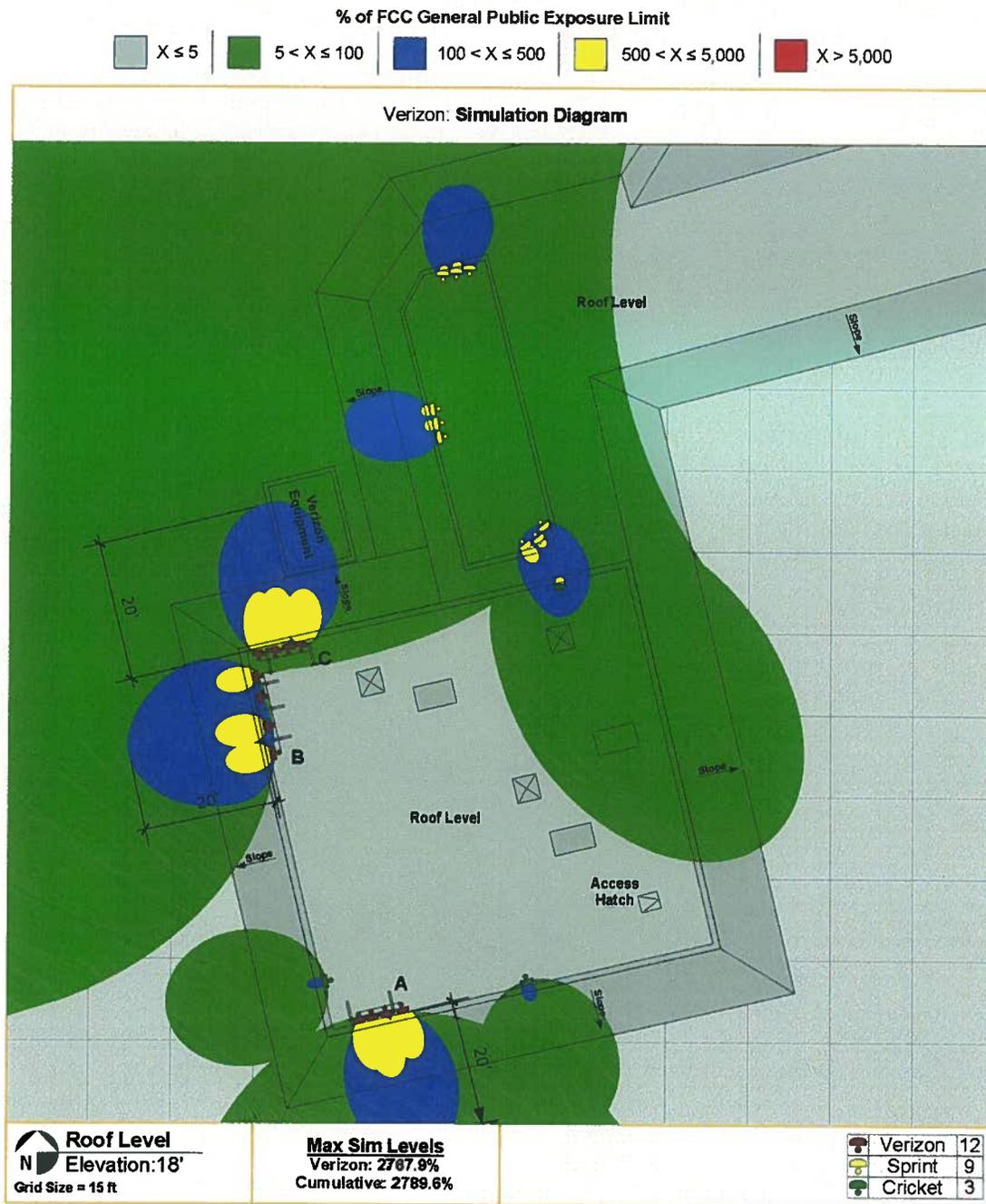


Figure 3: Results- The top (bird's eye) view of the resulting FCC General Population MPE (Maximum Permissible Exposure) map surrounding the facility.



5. STATEMENT OF COMPLIANCE

On the ground, calculations for Verizon's site including contributions from existing carriers resulted in exposure levels below the FCC's most stringent General Population MPE Limits.

At roof elevation, the highest calculated exposure level is above the FCC's General Population MPE Limits near the Verizon antennas (see figure 3). The overexposed (blue) areas extend 20-feet from the front face of each Verizon sector. From the provided drawings, there are no other buildings or surrounding structures within 20-feet of the Verizon antennas. Beyond 20-feet, exposure levels are predicted to be below the FCC's most stringent General Population MPE Limits.

5.1 Recommendation(s)

Physical barriers are not feasible since the over-exposed areas are in the air, at or away from the roof edge. However, there may be situations where workers i.e. roofers, window washers, painters, etc. may find themselves directly in front of the antennas. The following action(s) are recommended in accordance with the FCC's and Verizon's RF Safety Guidelines¹ (see figure 4):

- 1) Access to the roof deck must be kept locked to restrict routine access by the general public.
- 2) Install CAUTION Sign(s), NOC INFORMATION Sign(s) and GUIDELINES Sign(s) at antenna access points, gate entrances or climbing access points.
- 3) Install CAUTION Sign(s) and GUIDELINES Sign(s) on or near all sectors.
- 4) Individuals entering the site or working near/in front of antennas must receive appropriate RF safety training² 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.

¹ Verizon Radio Frequency Compliance (RFC) Signage & Demarcation Policy – December 2012

² See Appendix E for Dtech Communication's RF Safety training program - AntennaView

5.2 Conclusion

Based on the above results, analysis and recommendation(s), it is the undersigned's professional opinion that Verizon Wireless' site including contributions from existing carriers will be compliant with the FCC's RF Safety Guidelines provided recommendation(s) are implemented.

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.



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 model³ 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: Verizon RF advisory signs



GUIDELINES Sign



NOC INFORMATION Sign



NOTICE Sign



CAUTION Sign

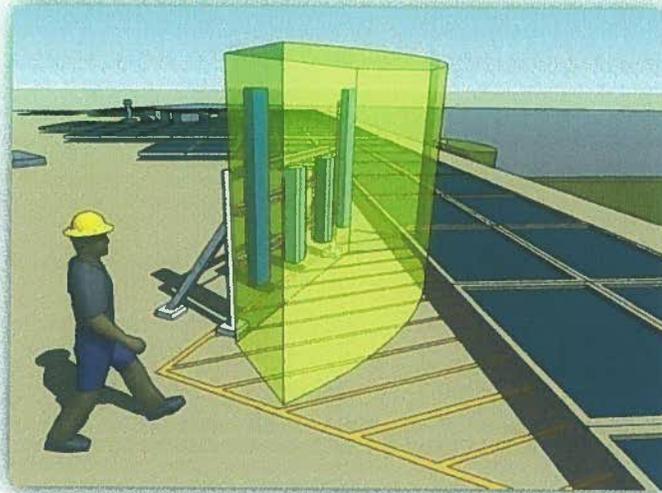


WARNING Sign

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.

PLANNING MEMORANDUM

TO: Martin Miller
FROM: Tripp May
REVIEWED BY: Jonathan Kramer
DATE: February 25, 2015

RE: ACUP 14-00012 (Verizon Wireless); Proposed Wireless Site located at 547 Vista Bella, Oceanside, California 92056

On September 30, 2014, this firm submitted a memorandum ("**September Memorandum**") to the City of Oceanside ("**City**") that reviewed the Verizon Wireless ("**Verizon**") proposal to upgrade its rooftop wireless site located at 547 Vista Bella. .

The September Memorandum concluded that the proposed emissions could demonstrate planned compliance with the federal standards found at 47 C.F.R. §§ 1.1307 *et seq.* and FCC Office of Engineering and Technology Bulletin 65 (collectively, the "**FCC Rules**") based on information the applicant provided in its radio frequency ("**RF**") compliance report ("**First RF Report**").¹ However, based on new information discovered after the September Memorandum, the City discovered that the First RF Report did not account for all transmitters on the rooftop. Accordingly, the City required the applicant to submit a new RF compliance report.

In response, Verizon resubmitted a revised RF compliance report ("**Second RF Report**").² The City requested another review. This memorandum limits its analysis to whether the Verizon site as analyzed in the Second RF Report shows planned compliance with the FCC Rules.

1. Project Description

Verizon proposes to remove six (6) panel antennas (mounted at approximately 21 feet above ground at the centerline) and replace them with six (6) new panel antennas. Also, Verizon proposes to install three (3) Remote Radio Units to be mounted behind the antennas. All these changes will occur on the rooftop behind the parapet screening. In addition, Verizon proposes to

¹ See Dtech Communications, Inc., *Radio Frequency Electromagnetic Fields Exposure Report* at 5 (July 2, 2014) [hereinafter "**First RF Report**"].

² See Dtech Communications, Inc., *Radio Frequency Electromagnetic Fields Exposure Report* (Feb. 17, 2015) [hereinafter "**Second RF Report**"].

install five (5) Raycaps. One of them will be situated within the existing equipment room and the remaining four will be situated near the antennas behind the parapet.

Per Verizon's project description, there will be no changes to the location of the existing equipment room. All the existing equipment areas are screened from view by an existing landscaped slope and are not visible from the public right of way.

Two other wireless carriers also operate transmitters at this location. Sprint PCS ("**Sprint**") operates a wireless site at this location that generally involves nine panel antennas on the rooftop mounted at approximately 21 feet at the centerline behind existing screen walls. Cricket Wireless, LLC ("**Cricket**") also operates a wireless site at this location that generally involves three panel antennas mounted at approximately the same centerline height.

2. Planned RF Compliance Evaluation

The FCC completely occupies the field of RF exposure standards in the United States. State and local governments cannot legally establish or enforce RF emissions or exposure standards—whether more strict, more lenient, or the same as the FCC standards. However, the FCC does permit the local permitting agencies to determine whether a proposed wireless site demonstrates planned compliance with the FCC Rules.³

Emissions from commercial wireless antennas generally do not require an in-depth environmental analysis when virtually inaccessible to the general public. The FCC Rules "categorically exclude" such wireless antennas for when mounted (1) on a structure constructed solely to support wireless antennas and (2) more than ten meters AGL.⁴

Here, the FCC Rules do not categorically exclude the antennas because Verizon proposes to mount them below ten meters AGL. Accordingly, an additional analysis is needed to demonstrate planned compliance.

The Second RF Report contains sufficient technical information about all transmitters (Verizon, Sprint and Cricket) for an independent analysis. Based on the proposed transmitter frequencies and power levels, a "controlled zone" will horizontally extend outward approximately 37 feet from the face of the Verizon antennas at approximately the same height (21 feet AGL). A different controlled access zone will horizontally extend outward approximately 26 feet from the face of the Sprint antennas at approximately the same height (21 feet AGL). Lastly, a third distinct controlled zone from the Cricket antennas will horizontally extend outward approximately 22

³ Note that localities check for "planned" compliance because the site does not actually exist. A reviewer could determine actual compliance only after normal site operations begin.

⁴ See 47 C.F.R. § 1.1307(b)(1).



feet from the face of the Cricket antennas at approximately the same height AGL as the Cricket antennas (21 feet). Beyond the horizontal distances listed (37, 26 and 22 feet, respectively), the emissions significantly drop to levels below the FCC's maximum permissible exposure for the general population.

The Second RF Report concludes that Verizon can demonstrate planned compliance so long as it excludes the general public from the rooftop and installs certain signage. We generally concur with the recommended actions for compliance in the Second RF Report. The fact that a site (or, as in this case, multiple transmitters at a single 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 Commission. Moreover, when accessible areas exceed the FCC's maximum limit for continuous exposure to the general population, all licensees that contribute more than 5% to the overall exposure must take steps to prevent unknowing exposure.

Here, Verizon proposes to orient the antennas such that the controlled access zone would be contained mostly within the inaccessible air space in front of the antennas but with exposure over some portions of the mansard roof where members of the general population (including roofers and maintenance workers) might be. Given that some emissions from the Sprint and Cricket antennas will create cumulative emissions that exceed the general population exposure limits over accessible portions of the rooftop, the carriers should restrict access to the rooftop area. Accordingly, we recommend that the City require, as conditions of approval, the following:

1. Permittee shall keep all access point(s) the rooftop locked at all times, except when active maintenance is performed on the rooftop;
2. Permittee shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" sign on the access point(s) to the rooftop. Permittee shall install the sign(s) required under this condition so that a person may clearly see and understand the sign before he or she enters into the rooftop;
3. Permittee shall install and at all times maintain in good condition an "RF Notice" sign below the antennas on the outside of the parapet wall in a location visible from the rooftop. Permittee shall install the sign(s) required under this condition so that a person may clearly see and understand the sign as he or she approaches the antennas and before he or she enters onto the mansard roof; and
4. Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol, and content conventions. All such signage shall at all times provide a working local or toll-free telephone number to its network operations center, and such



telephone number shall be able to reach a live person who can exert transmitter power-down control over this site as required by the FCC.

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

3. Conclusion

Subject to the recommended conditions in this memorandum, the proposed emissions from the Verizon site will demonstrate planned compliance with the FCC Rules for RF exposure.

TM/jlk





Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED BY

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT Verizon Wireless	2. STATUS
3. ADDRESS 15505 Sand Canyon Ave. Irvine, CA 92618	4. PHONE/FAX/E-mail 408-667-2791
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Candace Chu, Agent	
6. ADDRESS 302 State Place, Escondido, CA 92029	7. PHONE/FAX/E-mail candace.chu@plancominc.com

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

PART II - PROPERTY DESCRIPTION

8. LOCATION 547 Vista Bella, Oceanside, CA 92054	9. SIZE 32,953 s.f.
10. GENERAL PLAN CG- Commercial General	11. ZONING CL- Limited Commercial
12. LAND USE religious assembly	13. ASSESSOR'S PARCEL NUMBER 160-140-13
14. LATITUDE	15. LONGITUDE

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
Remove and replace 6 previously approved antennas, install 4 Raycaps, 3 RRUs, and 3 RIUs near the antennas. Install 1 Raycap within the existing equipment enclosure.

17. PROPOSED GENERAL PLAN no change	18. PROPOSED ZONING no change	19. PROPOSED LAND USE wireless communications facility	20. NO. UNITS n/a	21. DENSITY n/a
22. BUILDING SIZE 270 s.f.	23. PARKING SPACES n/a	24. % LANDSCAPE 48	25. % LOT COVERAGE or FAR 1.2%	

PART IV - ATTACHMENTS

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

PART V - SIGNATURES

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

35. APPLICANT OR REPRESENTATIVE (Print): Candace Chu, Agent	36. DATE 9/29/14	37. OWNER (Print) SEE ATTACHED LOA	38. DATE
Sign:	Sign:		

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

**VERIZON WIRELESS
HWY 76/ EL CAMINO REAL
VERIZON @ 547 VISTA BELLA, OCEANSIDE, CA 92054
ACUP 14-00012**

**PROJECT DESCRIPTION AND JUSTIFICATION
&
ALTERNATE SITE ANALYSIS**

PROJECT DESCRIPTION

Verizon Wireless (VZW) is applying for a permit for an existing Verizon Wireless communications facility previously approved by the City of Oceanside under Conditional Use Permit ACUP-11-03 on August 30, 2004 at 547 Vista Bella. The permit has expired and VZW is proposing this application for a telecommunications facility consisting of 3 arrays of 4 panel antennas (12 antennas total), one GPS antenna, and one 48" MW dish mounted behind parapet walls with FRP screening at a max height of 24'-2" to the top of wall, and (14'-2" x 14'-7") outdoor CMU equipment enclosure. In the northwest quadrant of the property and not visible from the surrounding property and public view is a ground-mounted emergency generator measuring 3'2" wide x 7'11" long x 59" tall installed on a 5' x 8' concrete pad with a built-in retention curb which was previously approved as Substantial Conformance on August 7, 2008.

Verizon is proposing minor modifications to remove and replace six (6) antennas on the rooftop behind parapet screening. In addition, install three (3) RIU's mounted behind antennas, install three (3) RRU's mounted behind antennas, and install five (5) Raycaps-1 within the existing equipment room and 4 near the antennas behind the parapet. The existing equipment area is screened from view by an existing landscaped slope and is not visible from the public right of way. There are no changes to the location of the existing equipment room. Additional antenna and equipment details are shown on the zoning drawings submitted with the application.

SITE CHARACTERISTICS

The project site is zoned CL (Commercial Limited District) and is located within the Oceana Neighborhood. The subject property is fully improved with a one-story commercial structure consisting of a church and church office use. The property is completely developed with the proposed use being passive and creates no interference to the residence or church operations. Land Use Map of Oceanside shows designations of commercial general to the north, medium density residential to the west, to the south across Oceana Drive and across Vista Bella to the east. The subject property is elevated high above S. El Camino Real that runs along the west side of the property.

The surrounding land uses are as follows:

North:	CG : Commercial General
South:	RM-A : Medium Density Residential
East:	RM-A : Medium Density Residential
West:	RM-A : Medium Density Residential

VERIZON WIRELESS
HWY 76/ EL CAMINO REAL
VERIZON @ 547 VISTA BELLA, OCEANSIDE, CA 92054
ACUP 14-00012
PROJECT DESCRIPTION AND JUSTIFICATION
&
ALTERNATE SITE ANALYSIS

Compliance with Section 3906 B. of the Oceanside Municipal Code

1. Number, size and approximate orientation of antennas—see Sheet A-3 and A-3.1 of plans.
2. Heights of proposed facility—see Sheet A-2.
3. Equipment enclosure type—equipment is outdoor; see Sheet A-1.
4. Construction timeframe for equipment enclosure—normally 45 days; however the equipment enclosure is existing and was previously constructed for this project.
5. Materials and colors of antennas—no change to the building exterior color is proposed; some areas of the parapet have been replaced with fiberglass reinforced polymer (FRP). Antennas are not visible and all changes will be done behind these FRP screens.
6. Description of structures necessary to support the proposed antennas and house ancillary equipment—see Sheets A-2 through A-4.
7. Description of lighting—no new lighting is proposed.
8. Description of noise/acoustical information for equipment such as air conditioning units and back-up generators—now new air conditioning equipment or back-up generator is proposed.
9. Description of identification and safety signage—refer to RF-EME reports; recommended signage will be reflected on plans when available. Rooftop is not accessible to general public and will be subject to occupational accessibility signage.
10. Description of access to facility—equipment will be located on the ground floor in a secured enclosure; rooftop access is provided with a ladder and hatch to the rooftop mechanical well.
11. Description of utility line extensions needed to serve the facility—utilities from the existing electrical room and telephone room within the existing building will be used; no trenching is involved in the project.
12. Back-up power sources—back-up batteries are provided in the equipment room; existing emergency generator is located in the northwest quadrant of the property.
13. Proposed radio frequency emissions information—RF-EME study has been submitted for review.

Compliance with Ordinance Section 3906, Sections C through M of the Oceanside Municipal Code

C. Floor plans and elevations and cross-sections of equipment structure.—see Sheets A-0 through A-4 of plans.

D. Photo-simulations—provided with original submittal.

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E. Landscape plan—no landscaping is proposed for the project. No landscaping is being removed for the project.

F. Maintenance plan—Verizon will maintain its equipment and antennas as installed; the building owner or tenant, whoever is the responsible party will continue to maintain the premises.

G. Proof of existing gap in carrier's service coverage—coverage predictions were submitted with the original application submittal.

H. Justification study for site coverage and potential alternate sites—included in this report, under "Alternate Sites Analyzed." Also, a map of the existing sites in the Verizon network for Oceanside was submitted with the original application submittal.

I. Documentation that the proposed facility complies with all applicable FCC rules, regulations and standards—see RF-EME study provided with original submittal.

J. Statement for co-location—provided in this report under "Co-location."

K. Statement of the services offered by the carrier for the proposed facility—Voice, messaging, data transfer, LTE, 4G, internet services on carrier's proprietary network.

L. Independent third party analysis—provided by city contract.

ALTERNATE SITES ANALYZED

This is an existing wireless communications facility of which the original permit has expired and we are proposing an application for a new permit. In addition to Verizon, T-Mobile, has an existing facility on this property as well.

The project site was chosen in order to provide coverage to the immediate areas surrounding the project location. The site is designed to enhance coverage to the residential and commercial areas along El Camino Real and to vehicular traffic along San Luis Rey Mission Expy (I-76). Coverage plots have been included to demonstrate the proposed coverage in these areas.

EXISTING VERIZON SITES IN THE AREA

The closest Verizon site in relation to the project site is located 2.0 miles east on Rancho Del Oro Drive called Verizon "Mesa Ivey".

**VERIZON WIRELESS
HWY 76/ EL CAMINO REAL
VERIZON @ 547 VISTA BELLA, OCEANSIDE, CA 92054
ACUP 14-00012
PROJECT DESCRIPTION AND JUSTIFICATION
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ALTERNATE SITE ANALYSIS**

AERIAL VIEW OF PROJECT SITE



ACUP14-00012 – Verizon @ 547 Vista Bella
Legal Description

PARCEL 1:

PARCELS A, B AND C, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PAGE 4932, OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 22, 1976.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PARKING AS SET FORTH IN THAT AGREEMENT FOR RECIPROCAL PARKING EASEMENT RECORDED AUGUST 19, 2006 AS INSTRUMENT NO. 2005-0717674 OF OFFICIAL RECORDS.

The Real Property or its address is commonly known as 531-557 Vista Bella, Oceanside, CA 92057. The Assessor's Parcel Number for the Real Property is 160-140-13-00 (PARCEL A), 160-140-14-00 (PARCEL B) AND 160-140-15-00 (PARCEL C)



NOTICE OF EXEMPTION
 City of Oceanside, California

Post Date: 1/20/15
 Removal: (180 days)

1. **APPLICANT:** Verizon Wireless
2. **ADDRESS:** 15505 San Canyon Ave., Irvine, CA 92618
3. **PHONE NUMBER:** Candace Chu, Agent, (408) 667-2791
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Martin Miller, Consulting Assistant
6. **PROJECT TITLE:** Verizon @ 547 Bella Vista (ACUP14-00012)
7. **DESCRIPTION:** A request for approval of an Administrative Conditional Use Permit (ACUP14-00012) to allow the upgrade and continued usage of a wireless communications facility to be located at 547 Bella Vista, Oceanside, California. Under authority of ACUP-11-03, which has since expired, the Verizon Wireless architecturally integrated a wireless communications facility mounted behind a 6-foot high radio frequency transparent screen material. The current request is to remove and replace six (6) of the twelve (12) previously approved antennas, install four (4) Raycaps, three (3) remote radio units (RRUs), and three (3) radio interface units (RIUs), all of which will continue to be concealed behind the existing screening or installed in the equipment shelter. There will be no exterior changes to the building.

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:

- 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).


 Martin Miller, Consulting Assistant

Date: Dec. 22, 2014

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