



DATE: April 7, 2015

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF DEVELOPMENT PLAN (D13-00015) AND CONDITIONAL USE PERMIT (CUP13-00033) FOR THE CONSTRUCTION AND OPERATION OF A STAND ALONE WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 428 SLEEPING INDIAN ROAD – VERIZON AT 428 SLEEPING INDIAN RD. – APPLICANT: VERIZON WIRELESS**

### **RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class Three (3), Categorical Exemption “New Construction or Conversion of Small Structures”; and,
- (2) Adopt Planning Commission Resolution No. 2015-P12 approving Development Plan (D13-00015) and Conditional Use Permit (CUP13-00033) with findings and conditions of approval attached herein.

### **PROJECT DESCRIPTION AND BACKGROUND**

**Site Review:** The proposed project site is located two parcels north of the northeast corner of North River Road and Sleeping Indian Road within the southern portion of a 2.47-acre Agricultural zoned parcel developed with a Single-Family Residence and two freestanding Mono-Palm wireless telecommunications facilities. The property has a land use designation of Agricultural (A) on the Land Use Map and holds a corresponding zoning designation of Agricultural (A) on the official zoning map.

Surrounding land uses include a mix of Agricultural type land uses to the east, west, south, and to the north. Although agricultural activities, mainly growing grounds dominate the immediate area, it should be noted that some properties adjacent to the site function as single-family residences developed on large lots (Minimum 2.5 Acres).

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

Development Plan D13-00015 represents a request for the following:

- (a) For the construction of a freestanding, 35'-0" high, circa 1940's faux water tower constructed of an RF transparent screening material textured and finished to mimic weathered wood. The circa 1940's faux water tower would be used for the purpose of concealing a wireless telecommunication facility consisting of 12 panel antennas designed with 4 antennae per array on three arrays, 12 Remote Radio Units (RRU's), a four-foot diameter microwave dish, and two 911 GPS antennas. In addition to the circa 1940's faux water tower, the project proposes to construct a new 442-square foot freestanding custom built CMU block equipment enclosure to house all associated equipment cabinets necessary to operate the facility, along with a backup generator for emergency purposes.

Article 14 (Agricultural District) identifies wireless telecommunications facilities as major utilities and any proposed development of freestanding structures requires review and approval of a Development Plan for such facilities in Agricultural zoning districts.

Conditional Use Permit CUP13-00033 represents a request for the following:

- (a) The establishment and operation of a wireless telecommunication facility designed into a circa 1940's faux water tower. The faux water tower would be a custom design necessary to provide a stealth type design that is appropriate to the agricultural area where it would be located. Ancillary facilities proposed to support the telecommunication facility would include a 442-square foot equipment enclosure building designed in a manner that is architecturally consistent with the property's non-residential accessory buildings functioning as a pool house, care-takers residence, and other wireless facility equipment enclosures. Existing landscaping in and around the area of the proposed faux water tower and equipment enclosure building has been established naturally and would be enhanced through drought tolerant plantings in and around the newly proposed facilities.

Article 39 of the City's Zoning Ordinance (Wireless Communications Facility, Satellite Dish and Antenna Standards) allows free-standing telecommunications facilities through issuance of a Conditional Use Permit. Approval of wireless telecommunications facilities is contingent upon standards, findings, and conditions articulated in Article 39 (Wireless Telecommunication Ordinance) and Article 41 (Use Permits and Variances) of the City's Zoning Ordinance.

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

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

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan conformance**

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

#### **Land Use Element**

#### **Goal 2.726: Communication Systems**

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

#### **Policies:**

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

Verizon seeks to construct and operate a new wireless telecommunication facility integrated into the agricultural area through implementation of a circa 1940's faux water tower. The proposed facility is necessary to mitigate substantial gaps in signal coverage throughout the eastern portions of the City of Oceanside and in the vicinity of Sleeping Indian Road, North River Road, and south to State Route 76 corridors. Signal coverage maps illustrating current signal deficiencies and anticipated coverage improvements are attached to this staff report.

The circa 1940's faux water tower to be customized to mimic a time period sensitive design is intended to camouflage the antennae through architectural and site integration, and in a manner that is in keeping with the rural feel of the surrounding community. Ancillary equipment associated with the wireless facility would be located within an equipment enclosure building designed in an architectural manner consistent with the existing non-residential accessory buildings functioning as a pool house, care-takers residence, and other wireless facility equipment enclosures established within the 2.47-acre site. It is staff's position that the circa 1940's faux water tower to be customized in a manner that is time period sensitive in design and construction would sufficiently camouflage the facility within the surrounding rural environment. Other carriers in the area have constructed telecommunication facilities disguised as mono-palms on-site and provide no ability to allow for co-location. Field assessment by Planning Division and Engineering Division staff determined that the proposed wireless telecommunication facility would have minimal visibility impacts as seen from adjacent properties due to the camouflage techniques and appropriate locational siting of the facility and all associated mechanical equipment within the developed portion of the property. Photo simulations illustrating the visibility of the proposed wireless telecommunication facility and equipment enclosure from on and off site are attached for consideration.

The Planning Division finds that the proposed project is consistent with the General Plan policies regarding visual conformity to the surrounding built and natural environment. Furthermore, standard conditions of approval will ensure that the proposed facilities remain in good repair and free of debris, litter, and graffiti, and that any damage or blight be corrected within five days of written notice by the City.

In an effort to reduce the visual impacts of multiple wireless telecommunications facilities on the same site, both local zoning standards and state law encourage stand-alone projects such as these to be made available as co-user facilities in the event other wireless providers seek to establish facilities on the same site. Staff has reviewed other telecommunication facilities established within the area and have determined that no co-location potential exists. Though co-location facilities are encouraged, staff has determined that the subject wireless facility could potentially be modified in a manner that would allow the faux water tower to function as a co-user facility in the future.

## **2. Zoning Ordinance Compliance**

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

Among the facilities design standards is the requirement to employ camouflage design techniques in order to minimize visual impacts. As noted earlier, the proposed project incorporates camouflage design techniques through the customized design of a freestanding, 35'-0" high, circa 1940's faux water tower for the purpose of concealing a

wireless telecommunication facility consisting of 12 panel antennas designed with 4 antennae per array on three arrays, 12 Remote Radio Units (RRU's), a four-foot diameter microwave dish, within the faux water tower, and two 911 GPS antennas attached to the facilities equipment enclosure.

Locational and siting standards establish an order of preference for properties on which wireless telecommunications facilities are proposed. The most preferred locations for such facilities are City-owned sites. The least preferred locations for such facilities are those within residential districts. The proposed project would be implemented on an agricultural zoned parcel surrounded by other agricultural zoned parcels, and per the order of preference contained within Article 39 the subject facility would be located on a parcel that is in a less than preferred zone district. Though the site is a less than preferred zone district, the applicant has submitted convincing evidence within the projects Description and Justification that analyzes alternate site locations and co-location possibilities and an analysis that conveys a significant gap in coverage. It is staff's position that, because the proposed facility would be more than 100 feet removed from the closest residence developed in the agricultural zoned areas to the north, south, east, and west, the facility has been sited in a manner that sufficiently addresses separation from residential land uses. Furthermore, the stealth type design of the proposed facility, coupled with the location and topographic features of the area, would provide a wireless telecommunication facility that mitigates any potentially adverse visual impacts on surrounding agricultural land uses in the vicinity or persons transiting along Sleeping Indian Road or North River Road.

Site development standards for wireless communications facilities include height limitations that specify that such facilities cannot be more than 10 feet taller than the height limit of the zone district upon which it would be located. Agricultural zoning establishes a maximum height of 35'-0" based upon the Residential Estate – A (RE-A) development standards, thus limiting the maximum height of the faux water tower to 45'-0", where the proposed facility would be limited to 35'-0".

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

### **3. State of California Government Code 65850**

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

## **DISCUSSION**

*Issue: Land use compatibility with surrounding agricultural activities and adjacent larger properties established as single family residences*

*Recommendation: Staff has determined that the proposed project is compatible with the surrounding agricultural land uses and single family homes located on adjacent properties. As noted earlier, the subject site is surrounded by agricultural land uses dominated by growing fields, with intermittent single-family residential uses adjacent to the site and north along Sleeping Indian Road. Alternative site locations were analyzed, and were determined that coverage gaps could not be adequately addressed and/or would interfere with other facilities in close proximity.*

In evaluating the compatibility of the proposed project with adjacent agricultural land uses dominated by growing fields, with some single-family residential homes on large agricultural zoned lots, staff has considered the following:

- Compliance with FCC regulations for Health and safety concerns associated with radiofrequency emissions;
- Visual impacts of the proposed antenna towers and its ancillary facilities;
- Noise impacts from construction and operation of the proposed facilities;

The Federal Communications Commission (FCC) has established thresholds for human exposure to electromagnetic radiation emitted by wireless telecommunications facilities. The Planning Division requires that applications for such facilities include radiofrequency emissions/exposure compliance reports prepared by licensed electrical engineers. These compliance reports are evaluated by a third-party consultant (Telecom Law Firm) to ensure that radiofrequency emissions/exposure have been properly measured and that emissions/exposure levels do not exceed federal thresholds. The compliance report submitted by Verizon Wireless and approved by Telecom Law Firm indicates that radiofrequency emissions from the proposed project, combined with those from existing Sprint and T-Mobile sources on the subject site, would result in a maximum exposure at ground level equal to 42.2 percent of the maximum exposure level and at the nearest resident on-site equal to 0.7 percent of the maximum exposure level allowable for human exposure under federal law. Thus, staff finds that the proposed project would be in compliance with FCC regulations and does not present a risk to public health and safety. Furthermore, the project would be conditioned to create controlled access zones on site to further ensure that public does not inadvertently enter areas in close proximity to the telecommunication facilities.

Staff finds that the proposed project would not have adverse visual impacts on adjacent agricultural areas, surrounding single family residences, or persons transiting along roadways in the vicinity. The proposed camouflage design, the distance between the proposed facilities and the nearest residential uses, and the intervening topography and landscape on the subject site works comprehensively to provide the best possible location for said facility and is supported by staff.

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

### **ENVIRONMENTAL DETERMINATION**

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project is categorically exempt per Section 15303, Class 3, "New Construction or Conversion of Small Structures".

### **PUBLIC NOTIFICATION**

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

### **SUMMARY**

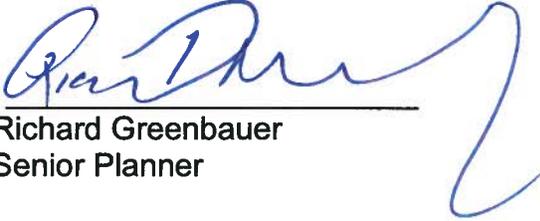
The request for approval of a Development Plan and Conditional Use Permit to allow the establishment and operation of a wireless telecommunication facility within an Agricultural zoned parcel developed with a single family residence and two freestanding wireless telecommunication facilities is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets all applicable development standards and will not impact existing land uses in the immediate area. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution.

Staff recommends that the Planning Commission by motion:

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

- (2) Adopt Planning Commission Resolution No. 2015-P12 approving Development Plan (D13-00015) and Conditional Use Permit (CUP13-00033) with findings and conditions of approval attached herein.

PREPARED BY:



Richard Greenbauer  
Senior Planner

SUBMITTED BY:



Jeff Hunt  
Interim City Planner

JH/RG/fil

Attachments:

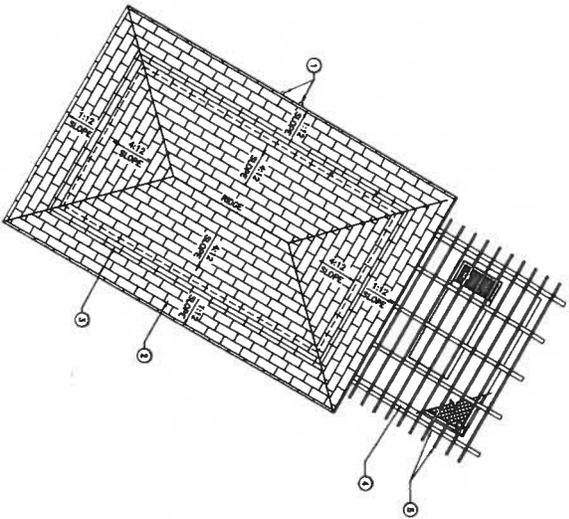
1. Site Plan and Elevations
2. Planning Commission Resolution No. 2015-P12
3. Coverage Maps/Site Photos/Photo Sims
4. Radio Frequency Emissions Information Report dated 08/18/2014, prepared by Health and Medical Physics Consulting
5. Review of Health and Medical Physics Consulting Radio Frequency Emissions Information by Telecom Law Firm, 2/2/2015
6. Other Attachments (Application Page, Description and Justification, Legal Notice, Notice of Exemption)







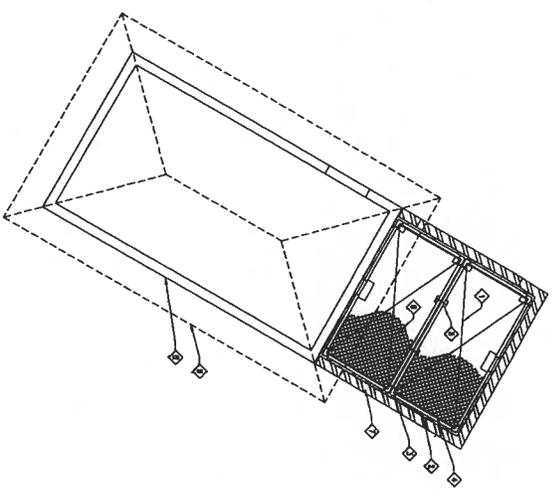




**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



- ROOF PLAN NOTES:**
- 1 PROPOSED 2X11/12S MEMBERS LOCATED TO ROOF EDGE (TYPICAL OF 2)
  - 2 PROPOSED 2X12S MEMBERS LOCATED TO ROOF EDGE (TYPICAL OF 2)
  - 3 PROPOSED 2X12S MEMBERS LOCATED TO ROOF EDGE (TYPICAL OF 2)
  - 4 PROPOSED 2X12S MEMBERS LOCATED TO ROOF EDGE (TYPICAL OF 2)
  - 5 PROPOSED 2X12S MEMBERS LOCATED TO ROOF EDGE (TYPICAL OF 2)



**CHAIN LINK LID PLAN**  
SCALE: 1/8" = 1'-0"



- CHAIN LINK LID PLAN NOTES:**
- 1 PROPOSED 2X12S MEMBERS LOCATED TO CHAIN LINK LID
  - 2 PROPOSED 2X12S MEMBERS LOCATED TO CHAIN LINK LID
  - 3 PROPOSED 2X12S MEMBERS LOCATED TO CHAIN LINK LID
  - 4 PROPOSED 2X12S MEMBERS LOCATED TO CHAIN LINK LID
  - 5 PROPOSED 2X12S MEMBERS LOCATED TO CHAIN LINK LID

**Booth & Staley**  
ARCHITECTURE INCORPORATED  
311 CALIFORNIA BUILDING BAYVIEW, SUITE 400  
CALIFORNIA, CA 94060 (415) 431-4272

PREPARED FOR  
**verizon**wireless  
P.O. BOX 193707  
IRVINE, CA 92619-3707  
(949) 258-7000

APPROVALS

DATE	DATE

PROJECT NAME  
**NORTH RIVER**  
428 SLEEPING HUMAN ROAD  
OCEANSIDE, CA 92057  
SAN DIEGO COUNTY

DRAWING DATES

10/24/13	10/24/13	10/24/13
11/11/13	11/11/13	11/11/13
02/27/14	02/27/14	02/27/14
09/23/14	09/23/14	09/23/14

SHEET TITLE  
**ROOF PLAN AND CHAIN LINK LID PLAN**  
PROJECT VERSION: 1.000  
**A-3**



PREPARED FOR

APPROVALS

AKC	DATE
RE	DATE
RF	DATE
TR	DATE
EL/IN	DATE
OPS	DATE
EL/OUT	DATE

PROJECT NAME  
**NORTH RIVER**  
 428 SLEEPING INDIAN ROAD  
 OCEANSIDE, CA 92057  
 SAN DIEGO COUNTY

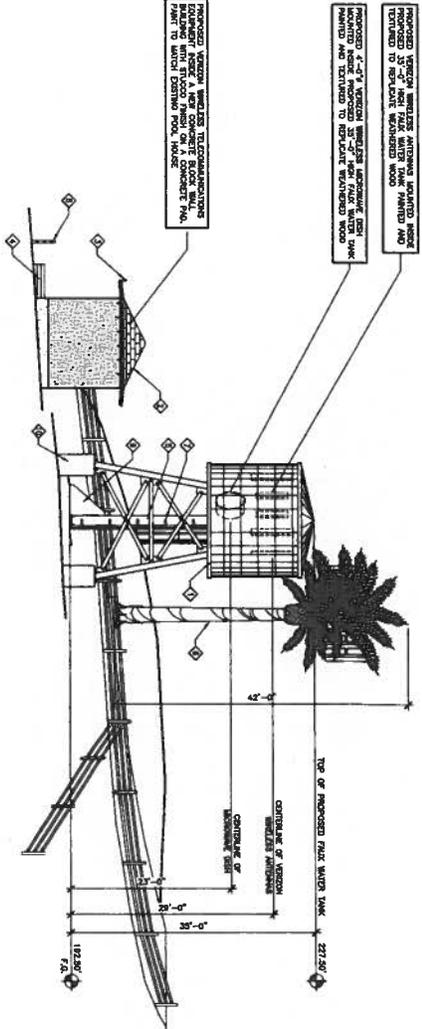
DRAWING DATES

10/23/13	98% TO (S)
10/24/13	100% TO (S)
11/17/13	100% TO (S)
11/21/13	100% TO (S)
02/27/14	100% TO (S)

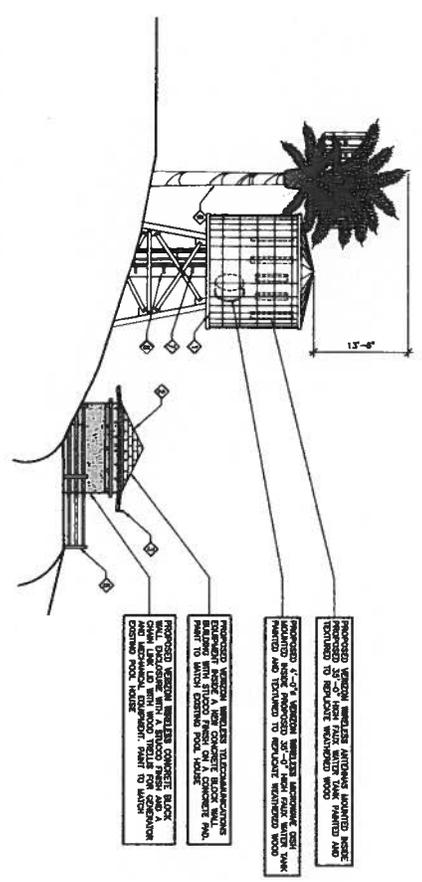
SHEET TITLE  
**EXTERIOR ELEVATIONS**

**A-5**

- ELEVATION NOTES:**
- ◆ PROPOSED 3/4" x 4" PAUL FALK WATER TANK PAINTED AND FINISHED TO REPLICATE WOODGRAIN WOOD. COLOR: TB0
  - ◆ PROPOSED 2" x 4" WOOD SHIMMER TILDCOMMANUFACTURING PAINT TO MATCH EXISTING
  - ◆ PROPOSED 2x11 (GSI ANTIWIND) MOUNTED TO ROOF JOIST (TYPICAL OF 2)
  - ◆ PROPOSED CONCRETE LAMINA & STOPS
  - ◆ EXISTING WOOD FRACE
  - ◆ EXISTING LAMINUM
  - ◆ PROPOSED LUGS WITH SECURITY DOOR AND SWEET CASE
  - ◆ PROPOSED GALVANIZED STEEL CENTER PIPE COAX CABLE CASE
  - ◆ PROPOSED COAX CABLE SHROUD WITH ACCESS PANEL
  - ◆ PROPOSED MAIN WATER TANK CUSTOM FINISHING (TYPICAL OF 4)



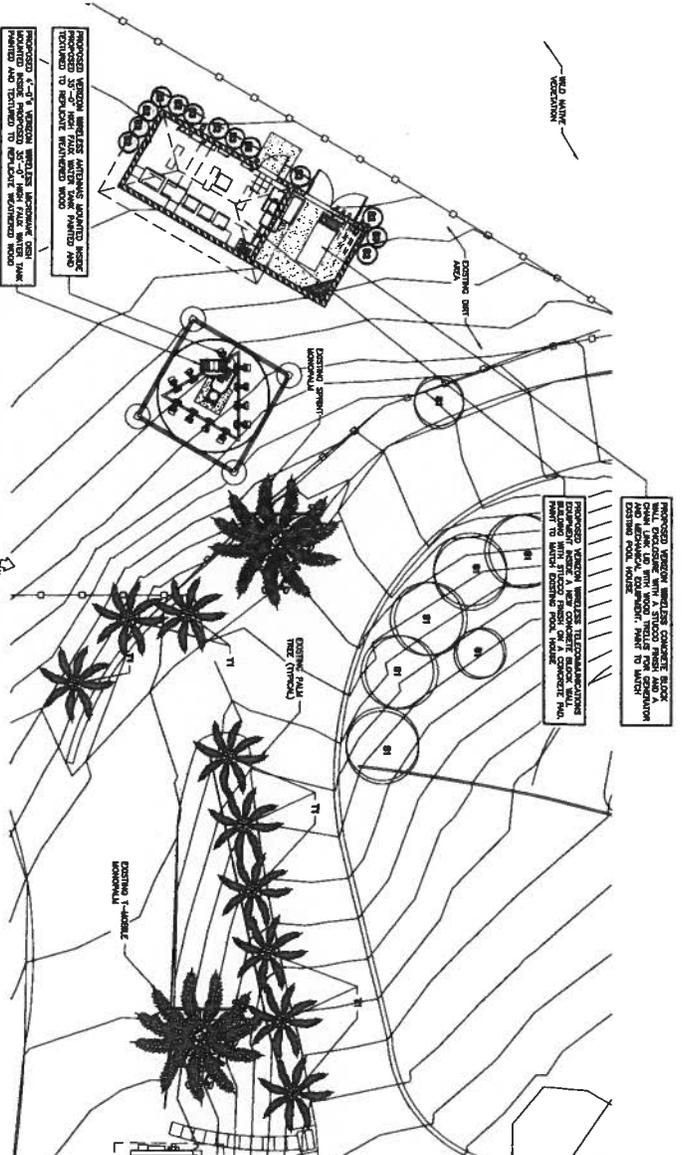
NOTE: THESE ARE PROPOSED ELEVATIONS FOR CLARITY  
**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



NOTE: THESE ARE PROPOSED ELEVATIONS FOR CLARITY  
**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMIT	10/23/13	MM	MM	MM
2	REVISION 1	11/27/13	MM	MM	MM
3	REVISION 2	12/10/13	MM	MM	MM
4	REVISION 3	01/27/14	MM	MM	MM
5	REVISION 4	02/10/14	MM	MM	MM
6	REVISION 5	02/27/14	MM	MM	MM
7	REVISION 6	03/10/14	MM	MM	MM
8	REVISION 7	03/27/14	MM	MM	MM
9	REVISION 8	04/10/14	MM	MM	MM
10	REVISION 9	04/27/14	MM	MM	MM
11	REVISION 10	05/10/14	MM	MM	MM
12	REVISION 11	05/27/14	MM	MM	MM
13	REVISION 12	06/10/14	MM	MM	MM
14	REVISION 13	06/27/14	MM	MM	MM
15	REVISION 14	07/10/14	MM	MM	MM
16	REVISION 15	07/27/14	MM	MM	MM
17	REVISION 16	08/10/14	MM	MM	MM
18	REVISION 17	08/27/14	MM	MM	MM
19	REVISION 18	09/10/14	MM	MM	MM
20	REVISION 19	09/27/14	MM	MM	MM
21	REVISION 20	10/10/14	MM	MM	MM
22	REVISION 21	10/27/14	MM	MM	MM
23	REVISION 22	11/10/14	MM	MM	MM
24	REVISION 23	11/27/14	MM	MM	MM
25	REVISION 24	12/10/14	MM	MM	MM
26	REVISION 25	12/27/14	MM	MM	MM
27	REVISION 26	01/10/15	MM	MM	MM
28	REVISION 27	01/27/15	MM	MM	MM
29	REVISION 28	02/10/15	MM	MM	MM
30	REVISION 29	02/27/15	MM	MM	MM
31	REVISION 30	03/10/15	MM	MM	MM
32	REVISION 31	03/27/15	MM	MM	MM
33	REVISION 32	04/10/15	MM	MM	MM
34	REVISION 33	04/27/15	MM	MM	MM
35	REVISION 34	05/10/15	MM	MM	MM
36	REVISION 35	05/27/15	MM	MM	MM
37	REVISION 36	06/10/15	MM	MM	MM
38	REVISION 37	06/27/15	MM	MM	MM
39	REVISION 38	07/10/15	MM	MM	MM
40	REVISION 39	07/27/15	MM	MM	MM
41	REVISION 40	08/10/15	MM	MM	MM
42	REVISION 41	08/27/15	MM	MM	MM
43	REVISION 42	09/10/15	MM	MM	MM
44	REVISION 43	09/27/15	MM	MM	MM
45	REVISION 44	10/10/15	MM	MM	MM
46	REVISION 45	10/27/15	MM	MM	MM
47	REVISION 46	11/10/15	MM	MM	MM
48	REVISION 47	11/27/15	MM	MM	MM
49	REVISION 48	12/10/15	MM	MM	MM
50	REVISION 49	12/27/15	MM	MM	MM
51	REVISION 50	01/10/16	MM	MM	MM
52	REVISION 51	01/27/16	MM	MM	MM
53	REVISION 52	02/10/16	MM	MM	MM
54	REVISION 53	02/27/16	MM	MM	MM
55	REVISION 54	03/10/16	MM	MM	MM
56	REVISION 55	03/27/16	MM	MM	MM
57	REVISION 56	04/10/16	MM	MM	MM
58	REVISION 57	04/27/16	MM	MM	MM
59	REVISION 58	05/10/16	MM	MM	MM
60	REVISION 59	05/27/16	MM	MM	MM
61	REVISION 60	06/10/16	MM	MM	MM
62	REVISION 61	06/27/16	MM	MM	MM
63	REVISION 62	07/10/16	MM	MM	MM
64	REVISION 63	07/27/16	MM	MM	MM
65	REVISION 64	08/10/16	MM	MM	MM
66	REVISION 65	08/27/16	MM	MM	MM
67	REVISION 66	09/10/16	MM	MM	MM
68	REVISION 67	09/27/16	MM	MM	MM
69	REVISION 68	10/10/16	MM	MM	MM
70	REVISION 69	10/27/16	MM	MM	MM
71	REVISION 70	11/10/16	MM	MM	MM
72	REVISION 71	11/27/16	MM	MM	MM
73	REVISION 72	12/10/16	MM	MM	MM
74	REVISION 73	12/27/16	MM	MM	MM
75	REVISION 74	01/10/17	MM	MM	MM
76	REVISION 75	01/27/17	MM	MM	MM
77	REVISION 76	02/10/17	MM	MM	MM
78	REVISION 77	02/27/17	MM	MM	MM
79	REVISION 78	03/10/17	MM	MM	MM
80	REVISION 79	03/27/17	MM	MM	MM
81	REVISION 80	04/10/17	MM	MM	MM
82	REVISION 81	04/27/17	MM	MM	MM
83	REVISION 82	05/10/17	MM	MM	MM
84	REVISION 83	05/27/17	MM	MM	MM
85	REVISION 84	06/10/17	MM	MM	MM
86	REVISION 85	06/27/17	MM	MM	MM
87	REVISION 86	07/10/17	MM	MM	MM
88	REVISION 87	07/27/17	MM	MM	MM
89	REVISION 88	08/10/17	MM	MM	MM
90	REVISION 89	08/27/17	MM	MM	MM
91	REVISION 90	09/10/17	MM	MM	MM
92	REVISION 91	09/27/17	MM	MM	MM
93	REVISION 92	10/10/17	MM	MM	MM
94	REVISION 93	10/27/17	MM	MM	MM
95	REVISION 94	11/10/17	MM	MM	MM
96	REVISION 95	11/27/17	MM	MM	MM
97	REVISION 96	12/10/17	MM	MM	MM
98	REVISION 97	12/27/17	MM	MM	MM
99	REVISION 98	01/10/18	MM	MM	MM
100	REVISION 99	01/27/18	MM	MM	MM
101	REVISION 100	02/10/18	MM	MM	MM
102	REVISION 101	02/27/18	MM	MM	MM
103	REVISION 102	03/10/18	MM	MM	MM
104	REVISION 103	03/27/18	MM	MM	MM
105	REVISION 104	04/10/18	MM	MM	MM
106	REVISION 105	04/27/18	MM	MM	MM
107	REVISION 106	05/10/18	MM	MM	MM
108	REVISION 107	05/27/18	MM	MM	MM
109	REVISION 108	06/10/18	MM	MM	MM
110	REVISION 109	06/27/18	MM	MM	MM
111	REVISION 110	07/10/18	MM	MM	MM
112	REVISION 111	07/27/18	MM	MM	MM
113	REVISION 112	08/10/18	MM	MM	MM
114	REVISION 113	08/27/18	MM	MM	MM
115	REVISION 114	09/10/18	MM	MM	MM
116	REVISION 115	09/27/18	MM	MM	MM
117	REVISION 116	10/10/18	MM	MM	MM
118	REVISION 117	10/27/18	MM	MM	MM
119	REVISION 118	11/10/18	MM	MM	MM
120	REVISION 119	11/27/18	MM	MM	MM
121	REVISION 120	12/10/18	MM	MM	MM
122	REVISION 121	12/27/18	MM	MM	MM
123	REVISION 122	01/10/19	MM	MM	MM
124	REVISION 123	01/27/19	MM	MM	MM
125	REVISION 124	02/10/19	MM	MM	MM
126	REVISION 125	02/27/19	MM	MM	MM
127	REVISION 126	03/10/19	MM	MM	MM
128	REVISION 127	03/27/19	MM	MM	MM
129	REVISION 128	04/10/19	MM	MM	MM
130	REVISION 129	04/27/19	MM	MM	MM
131	REVISION 130	05/10/19	MM	MM	MM
132	REVISION 131	05/27/19	MM	MM	MM
133	REVISION 132	06/10/19	MM	MM	MM
134	REVISION 133	06/27/19	MM	MM	MM
135	REVISION 134	07/10/19	MM	MM	MM
136	REVISION 135	07/27/19	MM	MM	MM
137	REVISION 136	08/10/19	MM	MM	MM
138	REVISION 137	08/27/19	MM	MM	MM
139	REVISION 138	09/10/19	MM	MM	MM
140	REVISION 139	09/27/19	MM	MM	MM
141	REVISION 140	10/10/19	MM	MM	MM
142	REVISION 141	10/27/19	MM	MM	MM
143	REVISION 142	11/10/19	MM	MM	MM
144	REVISION 143	11/27/19	MM	MM	MM
145	REVISION 144	12/10/19	MM	MM	MM
146	REVISION 145	12/27/19	MM	MM	MM
147	REVISION 146	01/10/20	MM	MM	MM
148	REVISION 147	01/27/20	MM	MM	MM
149	REVISION 148	02/10/20	MM	MM	MM
150	REVISION 149	02/27/20	MM	MM	MM
151	REVISION 150	03/10/20	MM	MM	MM
152	REVISION 151	03/27/20	MM	MM	MM
153	REVISION 152	04/10/20	MM	MM	MM
154	REVISION 153	04/27/20	MM	MM	MM
155	REVISION 154	05/10/20	MM	MM	MM
156	REVISION 155	05/27/20	MM	MM	MM
157	REVISION 156	06/10/20	MM	MM	MM
158	REVISION 157	06/27/20	MM	MM	MM
159	REVISION 158	07/10/20	MM	MM	MM
160	REVISION 159	07/27/20	MM	MM	MM
161	REVISION 160	08/10/20	MM	MM	MM
162	REVISION 161	08/27/20	MM	MM	MM
163	REVISION 162	09/10/20	MM	MM	MM
164	REVISION 163	09/27/20	MM	MM	MM
165	REVISION 164	10/10/20	MM	MM	MM
166	REVISION 165	10/27/20	MM	MM	MM
167	REVISION 166	11/10/20	MM	MM	MM
168	REVISION 167	11/27/20	MM	MM	MM
169	REVISION 168	12/10/20	MM	MM	MM
170	REVISION 169	12/27/20	MM	MM	MM
171	REVISION 170	01/10/21	MM	MM	MM
172	REVISION 171	01/27/21	MM	MM	MM
173	REVISION 172	02/10/21	MM	MM	MM
174	REVISION 173	02/27/21	MM	MM	MM
175	REVISION 174	03/10/21	MM	MM	MM
176	REVISION 175	03/27/21	MM	MM	MM
177	REVISION 176	04/10/21	MM	MM	MM
178	REVISION 177	04/27/21	MM	MM	MM
179	REVISION 178	05/10/21	MM	MM	MM
180	REVISION 179	05/27/21	MM	MM	MM
181	REVISION 180	06/10/21	MM	MM	MM
182	REVISION 181	06/27/21	MM	MM	MM
183	REVISION 182	07/10/21	MM	MM	MM
184	REVISION 183	07/27/21	MM	MM	MM
185	REVISION 184	08/10/21	MM	MM	MM
186	REVISION 185	08/27/21	MM	MM	MM
187	REVISION 186	09/10/21	MM	MM	MM
188	REVISION 187	09/27/21	MM	MM	MM
189	REVISION 188	10/10/21	MM	MM	MM
190	REVISION 189	10/27/21	MM	MM	MM
191	REVISION 190	11/10/21	MM	MM	MM
192	REVISION 191	11/27/21	MM	MM	MM
193	REVISION 192	12/10/21	MM	MM	MM
194	REVISION 193	12/27/21	MM	MM	MM
195	REVISION 194	01/10/22	MM	MM	MM
196	REVISION 195	01/27/22	MM	MM	MM
197	REVISION 196	02/10/22	MM	MM	MM
198	REVISION 197	02/27/22	MM	MM	MM
199	REVISION 198	03			

# LANDSCAPE DEVELOPMENT PLAN



SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	EXISTING HEIGHT & SPREAD	PLANTING HEIGHT & SPREAD
⊙	YUCCA ELEPHANTERA	SPAGHETTI YUCCA	EXISTING	-	-	10' HEIGHT 12' SPREAD
⊙	QUERUS CORYMBA	CALIFORNIA JUNCOSIN TREE	5'-6" DIAM	7	-	8' HEIGHT 8' SPREAD
⊙	RAJIA INTERMEDIA	LEUCOPHYA SCOPY BUSH	6'-8" DIAM	8	-	10' HEIGHT 12' SPREAD
⊙	WASHINGTONIA ROSEATA	IRIDOPHILA PALM	EXISTING	-	-	70' HEIGHT 12' SPREAD
⊙	MELISSA LYMBRA	LAVENDER BUSH	EXISTING	-	-	20' HEIGHT 20' SPREAD

## PLANTING LEGEND

## WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE SHALL COMPLY WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND MAINTENANCE SCHEDULE. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO BE WATER EFFICIENT AND TO CONSERVE WATER.
2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO BE WATER EFFICIENT AND TO CONSERVE WATER.
3. LANDSCAPE DESIGN SHALL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS TO PREVENT WATER LOGGING AND SOIL SALINIZATION.
4. ALL AREAS SHALL BE IRRIGATED, MAINTAINED AND TILLED TO CONFORM TO REGULATIONS AND STANDARDS FOR IRRIGATION SYSTEMS AND TO PREVENT WATER LOGGING AND SOIL SALINIZATION.
5. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED AND WEEDY FREE CONDITION.
6. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE MADE AT THE OWNER'S EXPENSE.
7. IRRIGATION SYSTEMS SHALL BE DESIGNED FOR OPTIMAL PERFORMANCE. THIS SHALL INCLUDE PROVISION FOR A FLOW CONTROL SYSTEM, VALVES, AND OTHER NECESSARY COMPONENTS.
8. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS FOR IRRIGATION SYSTEMS AND TO PREVENT WATER LOGGING AND SOIL SALINIZATION.
9. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS FOR IRRIGATION SYSTEMS AND TO PREVENT WATER LOGGING AND SOIL SALINIZATION.
10. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS FOR IRRIGATION SYSTEMS AND TO PREVENT WATER LOGGING AND SOIL SALINIZATION.
11. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS FOR IRRIGATION SYSTEMS AND TO PREVENT WATER LOGGING AND SOIL SALINIZATION.
12. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS FOR IRRIGATION SYSTEMS AND TO PREVENT WATER LOGGING AND SOIL SALINIZATION.

## PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS FOR PLANTING.
2. TREES SHALL BE LOCATED AT LEAST 10 FEET FROM ANY SHARED FLOW LINE.
3. TREES SHALL BE LOCATED AT LEAST 10 FEET FROM ANY ELECTRICAL CONDUIT.
4. TREES SHALL BE LOCATED AT LEAST 10 FEET FROM ANY EXISTING OR PROPOSED FOUNDATION.
5. TREES SHALL BE LOCATED AT LEAST 10 FEET FROM ANY EXISTING OR PROPOSED CURB, WALL, OR CONCRETE CURB STOP.
6. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED AND WEEDY FREE CONDITION.
7. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED AND WEEDY FREE CONDITION.
8. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED AND WEEDY FREE CONDITION.
9. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED AND WEEDY FREE CONDITION.
10. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED AND WEEDY FREE CONDITION.
11. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED AND WEEDY FREE CONDITION.
12. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED AND WEEDY FREE CONDITION.
13. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED AND WEEDY FREE CONDITION.
14. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED AND WEEDY FREE CONDITION.

**BOOTH SQUARE 8**  
 ARCHITECTURE & INTERIORS  
 315 CALHOUN BLVD. SUITE 200  
 CARLSBAD, CA 92008 (760) 431-4248

PREPARED FOR  
**verizon wireless**  
 P.O. BOX 11707  
 IRVINE, CA 92611  
 (949) 288-7000

APPROVALS

DATE	SIGNATURE

PROJECT NAME  
**NORTH RIVER**  
 428 SLEEPING INDIAN ROAD  
 OCEANSIDE, CA 92057  
 SAN DIEGO COUNTY

DRAWING DATES

10/24/13	REV. 20 (L-1)
11/21/13	REV. 21 (L-1)
11/21/13	REV. 22 (L-1)
11/21/13	REV. 23 (L-1)
11/21/13	REV. 24 (L-1)
11/21/13	REV. 25 (L-1)
11/21/13	REV. 26 (L-1)
11/21/13	REV. 27 (L-1)
11/21/13	REV. 28 (L-1)
11/21/13	REV. 29 (L-1)
11/21/13	REV. 30 (L-1)

LANDSCAPE DEVELOPMENT PLAN  
 PROJECT VERSION 1.01A  
**L-1**



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

PLANNING COMMISSION  
RESOLUTION NO. 2015-P12

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

---

APPLICATION NO: D13-00015 and CUP13-00033  
APPLICANT: Verizon Wireless, LLC.  
LOCATION: 428 Sleeping Indian Road

---

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan and Conditional Use Permit under the provisions of Articles 14, 39, 41, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

the establishment and operation of a wireless telecommunication facility designed into a circa 1940's faux water tower for the purpose of concealing 12 panel antennas designed with 4 antennae per array on three arrays, 12 Remote Radio Units (RRU's), a four-foot diameter microwave dish, and two 911 GPS antennas, all supported by a 442-square foot equipment enclosure for housing equipment cabinets and an emergency backup generator; on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 7<sup>th</sup> day of April, 2015 conduct a duly advertised public hearing as prescribed by law to consider said application;

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Inclusionary Housing	Oceanside Municipal Code	\$1,000 plus \$100 per unit
Administration Fee	Chapter 14C.9	
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$0.713 per square foot or \$713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is \$37,205 for a 2" meter.
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$23,358 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside

1 City Code and the City expressly reserves the right to amend the fees and fee calculations  
2 consistent with applicable law;

3 WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee,  
4 dedication, reservation or other exaction to the extent permitted and as authorized by law;

5 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that  
6 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction  
7 described in this resolution begins on the effective date of this resolution and any such protest must  
8 be in a manner that complies with Section 66020;

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

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

13 FINDINGS:

14 For the Development Plan:

- 15 1. The proposed location of the freestanding wireless telecommunication facility use is in  
16 accord with the objectives of this ordinance and the purposes of the agricultural district  
17 in which the site is located in that the site plan and physical design of the project that  
18 would allow the establishment of a freestanding, 35'-0" high, circa 1940's faux water  
19 tower to conceal all proposed equipment consisting of 12 panel antennas designed with 4  
20 antennae per array on three arrays, 12 Remote Radio Units (RRU's), a four-foot diameter  
21 microwave dish, two 911 GPS antennas, and a new 442-square foot freestanding custom  
22 built CMU block equipment enclosure to house all associated equipment cabinets  
23 necessary to operate the facility, along with a backup generator for emergency purposes  
24 will provide for a communication facility necessary to close gaps in coverage that  
25 ultimately results in improvements to wireless service. The project design and its  
26 physical aspects pertaining to site design, landscaped areas, and location meets or  
27 exceeds the applicable zoning criteria and development standards as specified within  
28 Article 14 of the 1992 Oceanside Zoning Ordinance where applicable. The project will  
29 provide a wireless telecommunication facility that is properly integrated into the existing

1 agricultural environment and that is sensitive to adjacent residents in the area; as well as,  
2 view corridors along Sleeping Indian Road and North River Road.

3 2. The establishment and operation of a wireless telecommunication facility camouflaged  
4 within a circa 1940's water tower conforms to the General Plan Land Use Element for  
5 Agricultural designated properties in that the facility will be of a high quality stealth type  
6 design that draws attributes from past agricultural architectural elements and that will  
7 allow additional wireless service facilities to better serve the citizens and visitors of  
8 Oceanside.

9 3. That the area covered by the Development Plan can be adequately, reasonably and  
10 conveniently served by existing and planned public services, utilities, and public  
11 facilities. The project will utilize existing infrastructure in place and would not require  
12 any additional services or utilities beyond what exist as part of the overall developed  
13 site. In addition the proposed facility would install an emergency backup generator to  
14 supply power in the event of an outage in this particular part of the City.

15 4. The establishment and operation of a wireless telecommunication facility camouflaged  
16 within a circa 1940's water tower and ancillary 442-square foot equipment enclosure is  
17 compatible with existing and potential development on adjoining properties and the  
18 surrounding Morro Hills Neighborhood. The site is a developed residential parcel that is  
19 surrounded predominately by agricultural growing fields and other agricultural zoned  
20 properties developed as larger single family residences. The proposed development will  
21 visually enhance the existing site context by providing a camouflage technique for the  
22 wireless telecommunication facility that draws from historical architectural elements of  
23 past agricultural operations. The major utility type land use would provide a facility that  
is sensitive to surrounding properties and view corridors along arterial roadways.

24 5. That the site plan and physical design of the project is consistent with the policies  
25 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the  
26 Development Guidelines for Hillsides, and Section 3039 of the Oceanside Zoning  
27 ordinance, because the site while containing sloping areas would locate and site the  
28 wireless telecommunication facility on a relatively flat pad area.  
29

1 For the Conditional Use Permit:

- 2 1. That the establishment and operation of the wireless telecommunications (telecom)  
3 facility is consistent with the objectives of the Zoning Ordinance and the purposes of the  
4 Agriculture district in which the subject site is located. As per Oceanside Zoning  
5 Ordinance Section 1420 telecom facilities, defined as major utilities, are permitted  
6 within Agriculture districts through approval of a Conditional Use Permit.
- 7 2. That the proposed location of the conditional use and the proposed conditions under  
8 which it would be operated or maintained are consistent with the General Plan. The  
9 existing telecom facility will not be detrimental to the public health, safety or welfare of  
10 persons residing or working in the vicinity; and will not be detrimental to properties or  
11 improvements in the vicinity or to the general welfare of the City. The facility will  
12 comply with federal standards for maximum public exposure to radio frequency  
13 emissions, as determined by a radio frequency emissions report prepared by a licensed  
14 engineer and validated through third-party expert review. The facility complies with all  
15 applicable building and safety standards intended to ensure the structural integrity of the  
16 circa 1940's water tower and its ancillary equipment enclosure. Electrical equipment is  
17 safely housed within locked cabinets, accessible only to qualified personnel. Noise  
18 emitted by the facility is within parameters established by the Oceanside Municipal Code  
19 and as denoted in the acoustical analysis prepared by a licensed acoustical engineer.
- 20 3. That the conditional use will comply with the provisions of the Zoning Ordinance and  
21 Agriculture District in which the property is located, including any specific condition  
22 required for the proposed conditional use in the Agriculture District.
- 23 4. The establishment and operation of the telecom facility in this location is necessary for the  
24 provision of wireless services to City residents, businesses, and their owners, customers,  
25 guests or other persons traveling in or about the City, as determined by gap coverage  
26 analysis furnished by the applicant.
- 27 5. The request for a conditional use permit by the applicant demonstrates a reasonable attempt  
28 to establish and operate a stealth/camouflaged type facility that is compliant with local  
29 regulations, is designed to protect the visual quality of the City, and does not have an  
undue adverse impact on historic resources, scenic views, or other natural or man-made

1 resources. The telecom facility is intended to service a relatively remote area within the  
2 City where service gaps exist for the carrier Verizon. The telecom facility is sufficiently  
3 screened and camouflaged to mitigate any off-site visual impacts and is sited in the most  
4 appropriate location based upon a submitted alternative site analysis report.

5 6. The applicant has demonstrated that a significant gap in signal coverage would exist if the  
6 facility did not exist, and that the establishment and operation of the facility constitutes the  
7 least intrusive means of keeping the gap in coverage closed.

8 7. All applicable requirements and standards of Article 39 will be met by the proposed project  
9 either as designed or as implemented in accordance with the Conditions of Approval.

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

12 **Planning:**

13 1. This Development Plan and Conditional Use Permit shall expire on April 7, 2025.

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

20 3. The telecom facility shall be operated and maintained in compliance with Article 39 of the  
21 Oceanside Zoning Ordinance.

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

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

- 1 6. Any proposed new signs shall be in conformance with the Oceanside Sign Ordinance  
2 Guidelines and shall be submitted to the Planning Division for review and approval.
- 3 7. Applicant shall install and at all times maintain in good condition an "RF Notice" and  
4 "Network Operations Center Information" sign at the access point(s) to the equipment  
5 enclosure. Applicant shall install the signs required under this condition so that a person  
6 may clearly see and understand the sign before he or she accesses the enclosure.
- 7 8. Applicant shall install and at all times maintain in good condition an "RF Notice" and  
8 "Network Operations Center Information" on the monopalm base. Applicant shall install  
9 the sign required under this condition so that a person may clearly see and understand the  
10 sign as he or she approaches the monopalm.
- 11 9. Applicant shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2  
12 for color, symbol, and content conventions. All such signage shall at all times provide a  
13 working local or toll-free telephone number to its network operations center, and such  
14 telephone number shall be able to reach a live person who can exert transmitter power-  
15 down control over this site as required by the FCC.
- 16 10. A covenant or other recordable document approved by the City Attorney shall be prepared  
17 by the applicant and recorded within 60 days of Planning Commission approval. The  
18 covenant shall provide that the property is subject to this resolution, and shall generally list  
19 the conditions of approval.
- 20 11. Within 60 days of Planning Commission approval, compliance with the applicable  
21 provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code)  
22 shall be reviewed and approved by the Planning Division. These requirements, including  
23 the obligation to remove or cover with matching paint all graffiti within 24 hours shall  
24 be recorded in the form of a covenant affecting the subject property.
- 25 12. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
26 written copy of the application, staff report and resolution for the project to the new owner  
27 and/or operator. This notification's provision shall run with the life of the project and shall  
28 be recorded as a covenant on the property.
- 29 13. Failure to meet any conditions of approval for this development shall constitute a violation  
of the Development Plan and Conditional Use Permit.

- 1 14. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
2 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
3 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
4 annul an approval of the City, concerning Development Plan (D13-00015) and Conditional  
5 Use Permit (CUP13-00033). The City will promptly notify the applicant of any such  
6 claim, action or proceeding against the City and will cooperate fully in the defense. If  
7 the City fails to promptly notify the applicant of any such claim action or proceeding or  
8 fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible  
9 to defend, indemnify or hold harmless the City.
- 10 15. The approval of this project constitutes the applicant's agreement with all statements in the  
11 Description and Justification and other materials and information submitted with this  
12 application, unless specifically waived by an adopted condition of approval.
- 13 16. This Development Plan and Conditional Use Permit shall be called for review by the  
14 Planning Commission if complaints are filed and verified as valid by the Code  
15 Enforcement Office concerning the violation of any of the approved conditions or  
16 assumptions made by the application.
- 17 17. The applicant will ensure that the wireless telecommunication facility continues to be  
18 maintained and camouflaged from public view through the use of state-of-the-art screening  
19 and finish materials consistent with the circa 1940's water tower design.
- 20 18. Application for renewal of this entitlement after the above-noted expiration date of April 7,  
21 2025 shall include a structural analysis of the existing circa 1940's water tower design to  
22 determine the water towers wherewithal to accommodate future co-located facilities.

22 **Building:**

- 23 19. The granting of approval under this action shall in no way relieve the applicant/project  
24 from compliance with all Current State and local building codes.

25 2013 Triennial Edition of CCR, Title 24

26 The 2013 triennial edition of the California Code of Regulations, Title 24 (California  
27 Building Standards Code) applies to all occupancies that applied for a building permit on  
28 or after January 1, 2014, and remains in effect until the effective date of the 2016 triennial  
29 edition which will be January 1, 2017. The California Building Standards Commission

1 website at <http://www.bsc.ca.gov/codes.aspx> has links to where the codes can be viewed  
2 online as well as information on where the codes can be purchased; Parts 6, 11, and 12 can  
3 be directly downloaded for free.

4 There are 12 parts to Title 24 and the applicable parts for most Building Division permit  
5 applications are listed below.

6 • Part 2: The 2013 California Building Code (CBC) is based on the 2012 IBC, but  
7 includes numerous State of California amendments.

8 • Part 2.5: The 2013 California Residential Code (CRC) is based on the 2012 IRC,  
9 but includes numerous State of California amendments and does not include the electrical,  
10 energy, mechanical, or, plumbing portions of the IRC, and instead parts 3 through 6 of  
11 Title 24 as listed below apply.

12 • Part 3: The 2013 California Electrical Code (CEC) is based on the 2011 NEC with  
13 State of California amendments.

14 • Part 4: The 2013 California Mechanical Code (CMC) is based on the 2012 UMC  
15 with State of California amendments.

16 • Part 5: The 2013 California Plumbing Code (CPC) is based on the 2012 UPC with  
17 State of California amendments.

18 • Part 6: The 2013 California Energy Code is currently based on the 2013 Building  
19 Energy Efficiency Standards, and please visit the California Energy Commission website at  
20 <http://www.energy.ca.gov/title24/2013standards/> where additional information can be  
21 found and Compliance manuals can be downloaded for free. Effective Date July 1, 2014.

22 • Part 9: The 2013 California Fire Code (CFC) is based on the 2012 IFC with State  
23 of California amendments.

24 • Part 11: The 2013 California Green Building Standards Code (CALGreen Code)  
25 This Part is known as the California Green Building Standards Code, and it is intended that  
26 it shall also be known as the CALGreen Code.

27 • Amendments to the City of Oceanside Administrative Code for Building  
28 Regulations Ordinance No. 13-ORO752-1 Effective Date 01/01/2014 a copy of which can  
29 be downloaded from the Building Division website at  
<http://www.ci.oceanside.ca.us/gov/dev/bldg/codes.asp>

- 1 20. The building plans for this project shall be prepared by a licensed architect or engineer and  
2 shall be in compliance with this requirement prior to submittal for building plan review.
- 3 21. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)  
4 and shall be shielded appropriately. Where color rendition is important high-pressure  
5 sodium, metal halide or other such lights may be utilized and shall be shown on final  
6 building and electrical plans.
- 7 22. All electrical, communication, CATV, etc. service lines within the exterior lines of the  
8 property shall be underground (City Code Sec. 6.30).
- 9 23. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the  
10 plans. Separate/unique addresses may be required to facilitate utility releases. Verification  
11 that the addresses have been properly assigned by the City's Planning Division shall  
12 accompany the Building Permit application.
- 13 24. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation  
14 shall be required at time of plans submittal to the Building Division for plan check.
- 15 25. All Equipment shall be UL listed.
- 16 26. The developer shall monitor, supervise and control all building construction and supportive  
17 activities so as to prevent these activities from causing a public nuisance, including, but not  
18 limited to, strict adherence to the following:
- 19 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m.  
20 Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that  
21 is not inherently noise-producing. Examples of work not permitted on Saturday are  
22 concrete and grout pours, roof nailing and activities of similar noise-producing  
23 nature. No work shall be permitted on Sundays and Federal Holidays (New Year's  
24 Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day)  
25 except as allowed for emergency work under the provisions of the Oceanside City  
26 Code Chapter 38 (Noise Ordinance).
- 27 b) The construction site shall be kept reasonably free of construction debris as specified  
28 in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid  
29 waste containers shall be considered compliance with this requirement. Small

1 amounts of construction debris may be stored on-site in a neat, safe manner for  
2 short periods of time pending disposal.

3 **Engineering:**

4 27. Please obtain building permit for the proposed 12'-8"x12'-0" concrete block wall enclosure,  
5 and the proposed emergency generator new concrete block wall enclosure. Please obtain a  
6 building permit for the proposed tank. Submit a geotechnical report to Building Division  
7 prior to issuance of any building permit.

8 **Landscaping:**

9 28. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and  
10 Specifications for Landscape Development (latest revision), Water Conservation  
11 Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and  
12 ordinances, including the maintenance of such landscaping, shall be reviewed and  
13 approved by the City Engineer prior to the issuance of building permits. Landscaping shall  
14 not be installed until bonds have been posted, fees paid, and plans signed for final  
15 approval. In addition, a refundable cash deposit for the preparation of the final As-built/  
16 Maintenance Guarantee shall be secured with the City prior to the final approval of the  
17 landscape construction plan. A landscape pre-construction meeting shall be conducted by  
18 the landscape architect of record, Public Works Inspector, developer or owner's  
19 representative and landscape contractor prior to commencement of the landscape and  
20 irrigation installation. The following landscaping items shall be required prior to plan  
approval and certificate of occupancy:

- 21 a) Final landscape plans shall accurately show placement of all plant material such as  
22 but not limited to trees, shrubs, and groundcovers.
- 23 b) Landscape Architect shall be aware of all utility, sewer, gas, water, and storm drain  
24 lines and utility easements and place planting locations accordingly to meet City of  
25 Oceanside requirements.
- 26 c) All required landscape areas shall be maintained by owner, project association,  
27 homeowner association or successor of the project. The landscape areas shall be  
28 maintained per City of Oceanside requirements.

- 1 d) The As-built/ Maintenance Guarantee (refundable cash deposit) shall not be  
2 released until the as-built drawings have been approved on the original approved  
3 Mylar landscape plan and the required maintenance period has been successfully  
4 terminated.
- 5 e) Proposed landscape species shall fit the site and meet climate changes indicative to  
6 their planting location. The selection of plant material shall also be based on  
7 cultural, aesthetic, and maintenance considerations. In addition proposed landscape  
8 species shall be low water users as well as meet all fire department requirements.
- 9 f) All planting areas shall be prepared and implemented to the required depth with  
10 appropriate soil amendments, fertilizers, and appropriate supplements based upon a  
11 soils report from an agricultural suitability soil sample taken from the site.
- 12 g) Ground covers or bark mulch shall fill in between the shrubs to shield the soil from  
13 the sun, evapotranspiration and run-off. All the flower and shrub beds shall be  
14 mulched to a 3" depth to help conserve water, lower the soil temperature and  
15 reduce weed growth.
- 16 h) The shrubs shall be allowed to grow in their natural forms. All landscape  
17 improvements shall follow the City of Oceanside Guidelines.
- 18 i) Root barriers shall be installed adjacent to all paving surfaces, where a paving  
19 surface is located within 6 feet of a trees trunk on site (private) and within 10 feet  
20 of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in  
21 each direction from the centerline of the trunk, for a total distance of 10 feet. Root  
22 barriers shall be 24 inches in depth. Installing a root barrier around the tree's root  
23 ball is unacceptable.
- 24 j) The structure(s) (equipment vault and faux water tower) shall be required to  
25 provide screen plant material to visually buffer the proposed equipment structure  
26 and base of the faux water tower. The screening shall be provided and focused on  
27 areas in the line of sight with in public view along the roads and corner of North  
28 River Road and Sleeping Indian.  
29

- 1 k) These proposed planting areas around the concrete block wall enclosure and base  
2 of the faux water tower shall be planted with medium to tall shrubs to screen the  
3 mass of split face block and the base of the tower.
- 4 l) An alternative for the required the block wall enclosure only, shall be to plant low  
5 to medium height shrubs along the base of the three sides with the addition of a self  
6 clinging vine to attach to the split face block wall for visual screening.
- 7 m) All screening shrubs shall be 15 gallon size minimum nursery stock. All screening  
8 trees shall be 24" box size minimum nursery stock. Variations to these nursery  
9 stock minimum plant material sizes shall be at the discretion of the City Engineer.
- 10 n) The maintenance responsibilities worked out between the home owner and the  
11 applicant for this project shall be clearly shown on the required landscape plan set.
- 12 o) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall  
13 obtain Planning Division approval for these items in the conditions or application  
14 stage prior to 1st submittal of working drawings.
- 15 p) For the planting and placement of trees and their distances from hardscape and  
16 other utilities/ structures the landscape plans shall follow the City of Oceanside's  
17 (current) Tree Planting Distances and Spacing Standards.
- 18 q) An automatic irrigation system shall be installed to provide coverage for all  
19 planting areas shown on the plan. Low volume equipment shall provide sufficient  
20 water for plant growth with a minimum water loss due to water run-off.
- 21 r) Irrigation systems shall use high quality, automatic control valves, controllers and  
22 other necessary irrigation equipment. All components shall be of non-corrosive  
23 material. All drip systems shall be adequately filtered and regulated per the  
24 manufacturer's recommended design parameters.
- 25 s) All irrigation improvements shall follow the City of Oceanside Guidelines and  
26 Water Conservation Ordinance.
- 27 t) The landscape plans shall accurately show diagrammatically on the plan set as well  
28 with notation(s) where the irrigation water source is coming from to irrigate the  
29 proposed landscape. In the event that the water source is being made available  
from the residential water meter, a letter shall be provided to the city from the

1 homeowner stating that permission has been granted to tie into the existing  
2 residential irrigation system prior to landscape plan approval.

- 3 u) The landscape plans shall match all plans affiliated with the project.
- 4 v) Landscape construction drawings are required to implement approved Fire  
5 Department regulations, codes, and standards at the time of plan approval.
- 6 w) Landscape plans shall comply with Biological and/or Geotechnical reports, as  
7 required, shall match the grading and improvement plans, comply with SWMP  
8 Best Management Practices and meet the satisfaction of the City Engineer.
- 9 x) Existing landscaping on and adjacent to the site shall be protected in place and  
10 supplemented or replaced to meet the satisfaction of the City Engineer.
- 11 y) The landscape maintenance period shall be that of Verizon Wireless or the  
12 contractor representative for a period of 90 days after installation. After the  
13 termination of the 90-day maintenance period, Verizon Wireless or the contractor  
14 representative shall obtain a written statement from the homeowner that the  
15 installed landscape and irrigation has been accepted for maintenance in perpetuity  
16 or per the agreement settled on between the two parties. The landscape areas shall  
17 be maintained per City of Oceanside requirements. Please note the above  
18 mentioned information on the required landscape improvement plans.
- 19 z) Note on the required landscape improvement plan set: Landscape Improvement  
20 plan set and installation are required to implement all approved Fire Department  
21 regulations, codes, and standards at the time of project approval.

22 29. All landscaping, fences, walls, enhanced hardscape etc. on the site, along the northern  
23 landscape planter against the building facing the alley way, and within any adjoining public  
24 parkways shall be permanently maintained by the owner, project association, homeowner  
25 association his assigns or any successors-in-interest in the property. The maintenance  
26 program shall include: a) normal care and irrigation of the landscaping b) repair and  
27 replacement of plant materials (including interior trees and street trees) c) irrigation  
28 systems as necessary d) general cleanup of the landscaped and open areas e) parking lots  
29 and walkways, walls, fences, etc. f) pruning standards for street trees shall comply with the  
International Society of Arboriculture (ISA) Standard Practices for Tree Care Operations –

1 ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning  
2 Guidelines, Appendix F (most current edition). Failure to maintain landscaping shall result  
3 in the City taking all appropriate enforcement actions including but not limited to citations.  
4 This maintenance program condition shall be recorded with a covenant as required by this  
5 resolution.

6 30. In the event that the conceptual landscape plan (CLP) does not match the conditions of  
7 approval, the resolution of approval shall govern.

8 **Fire:**

9 31. Cell sites are required to have a final inspection by the Fire Department.

10 32. Fire Department Plan Review will require the quantity of lead acid batteries proposed. In  
11 addition, the electrolyte volume will need to be provided for the batteries. Please indicate  
12 the amounts on the plans.

13 33. Stationary Storage Battery Systems. The Stationary Storage Battery Systems has an  
14 electrolyte capacity of more than 50 gallons for flooded lead acid, nickel cadmium and  
15 valve regulated lead acid, or 1000 pounds for lithium-ion, used for facility standby power,  
16 emergency power or uninterrupted power supplies shall comply with Section 608 of the  
17 California Fire Code current edition, and Table 608.1

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

20 35. Provide information on battery type and quantity of electrolyte solution proposed in battery  
21 racks.

21 //////////////

22 //////////////

23 //////////////

24 //////////////

25 //////////////

26 //////////////

27 //////////////

28 //////////////

29 //////////////

1 **Water Utilities:**

2 36. The developer will be responsible for developing all water and sewer utilities necessary to  
3 develop the property. Any relocation of water and/or sewer utilities is the responsibility of  
4 the developer and shall be done by an approved licensed contractor at the developer's  
5 expense.

6 PASSED AND ADOPTED Resolution No. 2015-P12 on April 7, 2015 by the following  
7 vote, to wit:

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12 \_\_\_\_\_  
13 Robert Neal, Chairperson  
14 Oceanside Planning Commission

15 ATTEST:

16 \_\_\_\_\_  
17 Jeff Hunt, Secretary

18 I, JEFF HUNT, Secretary of the Oceanside Planning Commission, hereby certify that this is a  
19 true and correct copy of Resolution No. 2015-P12.

20 Dated: April 7, 2015

21  
22 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees  
23 may be required as stated herein:

24 \_\_\_\_\_ Date: \_\_\_\_\_  
25  
26  
27  
28  
29

# verizon wireless

NORTH RIVER  
428 SLEEPING INDIAN ROAD  
OCEANSIDE, CA 92057



**1** EQUIPMENT BUILDING ROOF:  
"ZAPONE" INTERLOCKING COPPER SHINGLE  
WITH STARTER STRIP, HIP/RIDGE CAP  
AND 1-1/4" SILICON-BRONZE NAILS  
(TO MATCH EXISTING POOL HOUSE ROOF)

PROPOSED VERIZON WIRELESS ANTENNAS  
WALL MOUNTED INSIDE NEW 3.5'-0" HIGH  
FAUX WATER TANK PAINTED AND TEXTURED  
TO REPLICATE WEATHERED WOOD

EXISTING MONOPALM

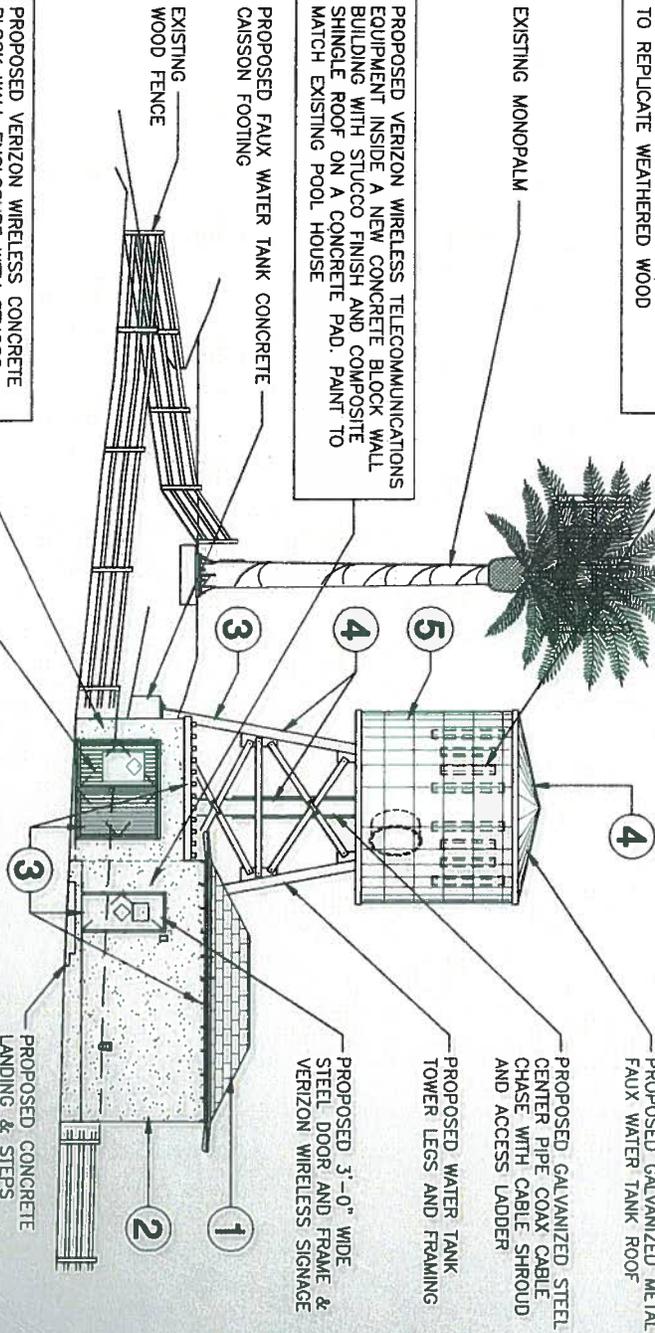
PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS  
EQUIPMENT INSIDE A NEW CONCRETE BLOCK WALL  
BUILDING WITH STUCCO FINISH AND COMPOSITE  
SHINGLE ROOF ON A CONCRETE PAD. PAINT TO  
MATCH EXISTING POOL HOUSE

PROPOSED FAUX WATER TANK CONCRETE  
CAISSON FOOTING

EXISTING  
WOOD FENCE

PROPOSED VERIZON WIRELESS CONCRETE  
BLOCK WALL ENCLOSURE WITH STUCCO  
FINISH AND WOOD TRELLIS FOR GENERATOR  
AND MECHANICAL EQUIPMENT. PAINT TO  
MATCH EXISTING POOL HOUSE

PROPOSED PAIR 4'-0" WIDE STEEL GATES  
& FRAME W/ SIGNAGE



COLOR AND MATERIAL BOARD

WEST ELEVATION

**Booth & Suarez**  
ARCHITECTURE INCORPORATED

305 CALISBAO VILLAGE DRIVE SUITE-D9  
CARLSBAD, CA 92008 (760) 434-8474



**2** TELECOMMUNICATIONS EQUIPMENT BUILDING,  
MECHANICAL AND GENERATOR ENCLOSURE:  
BUILDING & ENCLOSURE TEXTURE: STUCCO  
CHASE, SHROUD, AND LADDER TEXTURE: SMOOTH  
COLOR: "SHERWIN-WILLIAMS" SANDS OF TIME  
SW6101. PAINT TO MATCH EXISTING POOL  
HOUSE BUILDING COLOR



**3** DOOR, GATES, TRIM, ENCLOSURE TRELLIS:  
TEXTURE: SMOOTH  
COLOR: "SHERWIN-WILLIAMS" RENEYARD SW634B.  
PAINT TO MATCH EXISTING POOL HOUSE  
TRIM COLOR



**4** FAUX WATER TANK TOWER LEGS AND FRAMING,  
ROOF, COAX CABLE CHASE, CABLE SHROUD,  
AND ACCESS LADDER:  
MATERIAL: GALVANIZED METAL  
TEXTURE: SMOOTH  
COLOR: "SHERWIN-WILLIAMS" TEA CHEST SW6103



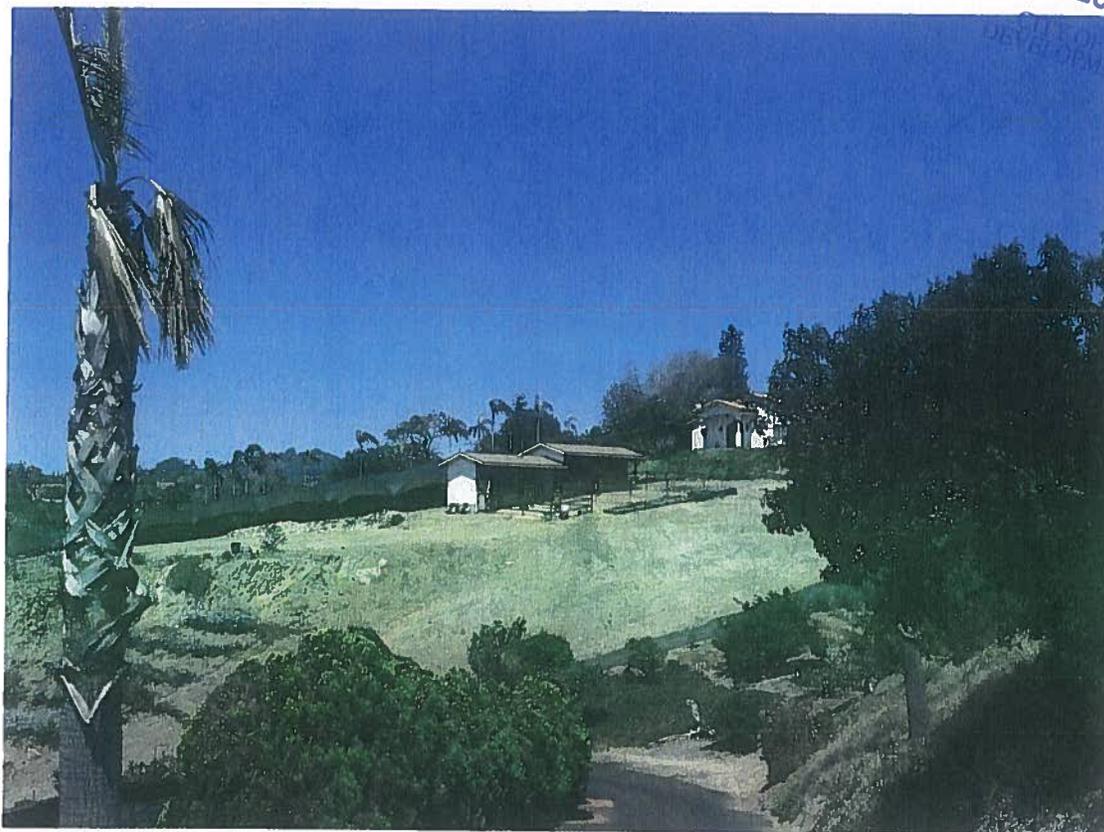
**5** FAUX WATER TANK RF TRANSPARENT SCREENING:  
RF SCREENING TEXTURE AND COLOR:  
WEATHERED WOOD

**Verizon Wireless  
Photo Study  
North River**

**RECEIVED**

**DEC 12 2013**

**CITY OF OCEANSIDE  
DEVELOPMENT SERVICES**



**Looking North from site**



**Looking East from site**

**Verizon Wireless  
Photo Study  
North River**



**Looking West from site**



**Looking South from site**

**Verizon Wireless  
Photo Study  
North River**



**Looking West towards site**



**Aerial image of site location**

**ALTERNATE SITE ANALYSIS  
VERIZON WIRELESS TELECOMMUNICATION FACILITY  
NORTH RIVER  
428 SLEEPING INDIAN ROAD  
OCEANSIDE, CA 92057**

**AERIAL VIEW OF PROJECT SITE**



Project Site—Sleeping Indian Road  
1. Mission Vista High School

**ALTERNATE SITE ANALYSIS  
VERIZON WIRELESS TELECOMMUNICATION FACILITY  
NORTH RIVER  
428 SLEEPING INDIAN ROAD  
OCEANSIDE, CA 92057**

**ALTERNATE SITES ANALYZED**

The surrounding area is primarily rural residential, with many parcels engaged in an agriculture enterprise or equestrian related uses. Possible alternate sites would also be zoned agriculture and similar in use to the project site. The project site offers the best view of the coverage area, as demonstrated by the fact that there are already additional carriers on the property.

**CO-LOCATION ON EXISTING MONOPALMS ON THE PROJECT PROPERTY**

Consideration was given to co-locating on the existing monopalms on the property. A co-location on either monopalm will require a re-engineering of the structure of the monopalm and the addition of 12 more antennas. Given the opportunity to locate a faux eucalyptus with 12 antennas concealed within the foliage, it was determined that the proposed faux eucalyptus is a lesser visual impact than the co-location option on either of the existing monopalms.

**MISSION VISTA HIGH SCHOOL**

One alternate candidate was identified on the south side of the San Luis Rey River—Mission Vista High School. Mission Vista is approximately .5 mile south of the project site on State Route 76 across the San Luis Rey River. A site visit was conducted at the school but a project design was not finalized. The coverage from the Sleeping Indian property was deemed superior to the school site, according to the project radio frequency engineer.

# Verizon Wireless

RECEIVED  
DEC 12 2013  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

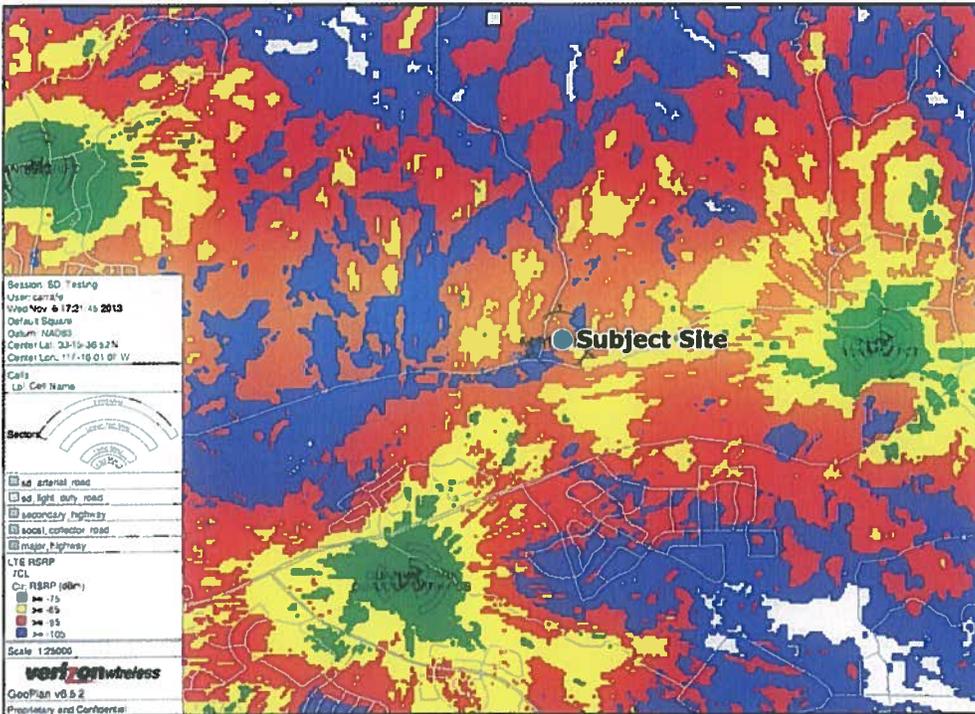
## **OPERATION & MAINTENANCE**

Once constructed and operational, the communications facility will provide 24-hour service to its users seven (7) days a week. Apart from initial construction activity, a VZW technician will service the facility on an as-needed basis. Generally, this is likely to occur once per month during normal working hours, although a computer may handle much of the operational adjustments remotely. A VZW technician in a service van or pickup truck-size vehicle will perform the routine maintenance operation. Beyond this routine maintenance service, VZW typically requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted during an emergency.

North River  
 428 Sleeping Indian Rd.  
 Oceanside, CA 92057



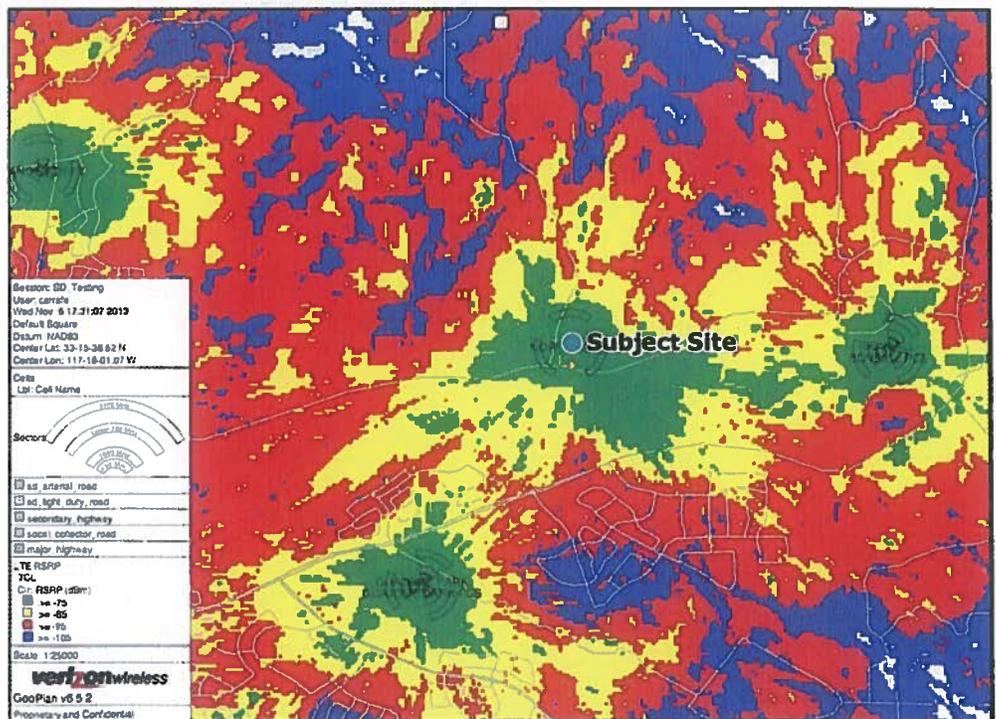
**Existing coverage**



RECEIVED  
 DEC 12 2013  
 CITY OF OCEANSIDE  
 DEVELOPMENT SERVICES

**Coverage Levels:**

- Excellent
- Good/Variable
- Poor



**Proposed coverage**

12/2/2013

**EILAR ASSOCIATES, INC.**  
**ACOUSTICAL & ENVIRONMENTAL CONSULTING**

**RECEIVED**  
DEC 12 2013  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

March 16, 2007

PlanCom, Incorporated  
Attention: Karen Adler  
302 State Place  
Escondido, California 92029  
Phone: 760-807-1850

Job #A70229N1

**SUBJECT:    NOISE PLANNING FOR VERIZON EQUIPMENT SHELTER USING  
              GENERAC SD030 DIESEL GENERATOR, EQUIPPED WITH A SERIES 2000/ LEVEL 2  
              SOUND ATTENUATED0 NOISE CONTROL CABINET**

**Comparable Equipment Noise Emission Measurements**

This report was originally prepared for a Generac SD30/ SD030 generator equipped with a series 2000/ Level 2 Sound Attenuated noise control cabinet. The manufacturer's model information has been changed; this unit is now identified as an SD030 with a Level 2 Sound Attenuated enclosure. These are the same unit and can be identified dependant on the date of manufacture, with either designation.

This report applies to any Verizon wireless facility to be equipped with a Generac SD30/ SD030 diesel generator with a Series 2000/ Level 2 Sound Attenuated noise control cabinet, or a series SD030 with a Level 2 Sound Attenuated enclosure. The manufacturer's data sheet lists the noise emission levels for this unit as 66 dBA at 23 feet.

The noise emission levels of an existing, similar Generac SD30/ SD030 diesel generator equipped with a Series 2000/ Level 2 Sound Attenuated noise control cabinet were measured on Friday September 24, 2004 at 7:30 a.m., at an existing Verizon wireless site located in Vista, California. The unit was measured at 10 feet in eight locations starting with the radiator end of the engine and moving around the unit in a counter clockwise direction at 45 degree intervals. The unit had different noise levels and octave band contributions at these different angles. These eight measurements obtained were used to produce a composite worst-case octave measurement presented in Table 1.

Table 1. Sound Pressure Levels ( $S_{PL}$ ) of One Generac 30 Kw John Deere Turbocharged Diesel Generator Equipped with Series 2000 Noise Control Cabinet at 10 Feet With Composite Worst-Case Noise Levels									
Octave Frequency (Hz)	63	125	250	500	1K	2K	4K	8K	dBA $L_{EQ}$
Radiator	84.2	74.9	73.4	68.8	64.0	57.6	53.9	47.9	70.7
45 Degrees	84.6	72.4	73.7	66.9	58.2	54.6	49.4	43.9	69.0
Left Side	84.0	72.7	73.2	66.5	58.0	54.0	46.2	40.7	68.5
135 Degrees	84.7	73.2	73.8	70.1	64.0	57.9	51.7	47.3	71.7
Generator	81.8	72.7	73.0	65.5	58.0	54.0	47.5	40.5	68.0
225 Degrees	86.3	74.0	73.9	68.2	58.5	54.7	47.3	41.1	69.7
Right Side	86.4	73.7	73.8	68.2	58.1	62.2	46.5	41.5	70.4
315 Degrees	85.4	75.1	72.9	68.4	59.9	56.9	48.8	42.5	69.7
Worst-Case	86.4	75.1	73.9	70.1	64.0	62.2	53.9	47.9	71.8

\*Octave values are not A-weighted.

<sup>1</sup> The backup generator operates on an automatic cycle once a week, during daytime hours, for 15 minutes. The unit only operates during nighttime hours when there is a power failure. For a worst-case scenario, this analysis will assume a continuous 24-hour per day operation.

The manufacturer's data for the unit specifies a worst-case noise of 66 dBA  $L_{EQ}$  at 23 feet from the engine CENTROID. The measured overall value is within 1 dBA of the same.

Table 2 provides the distances for a measured noise level of 71.8  $L_{EQ}$  dBA at 10 feet to attenuate to normal ordinance levels.

Table 2. Generac SD30/ SD030 Diesel Generator Equipped with a Series 2000/ Level 2 Sound Attenuated Cabinet Attenuation Distances					
Distance	10 Feet	39 Feet	70 Feet	123 Feet	219 Feet
PTAC Noise Level	71.8 $L_{EQ}$ dBA	60 $L_{EQ}$ dBA	55 $L_{EQ}$ dBA	50 $L_{EQ}$ dBA	45 $L_{EQ}$ dBA

No consideration is given in the above Table for shielding or directional attributes.

EILAR ASSOCIATES



Charles Terry, Senior Acoustical Consultant

EXISTING



RECEIVED

SEP 04 2014

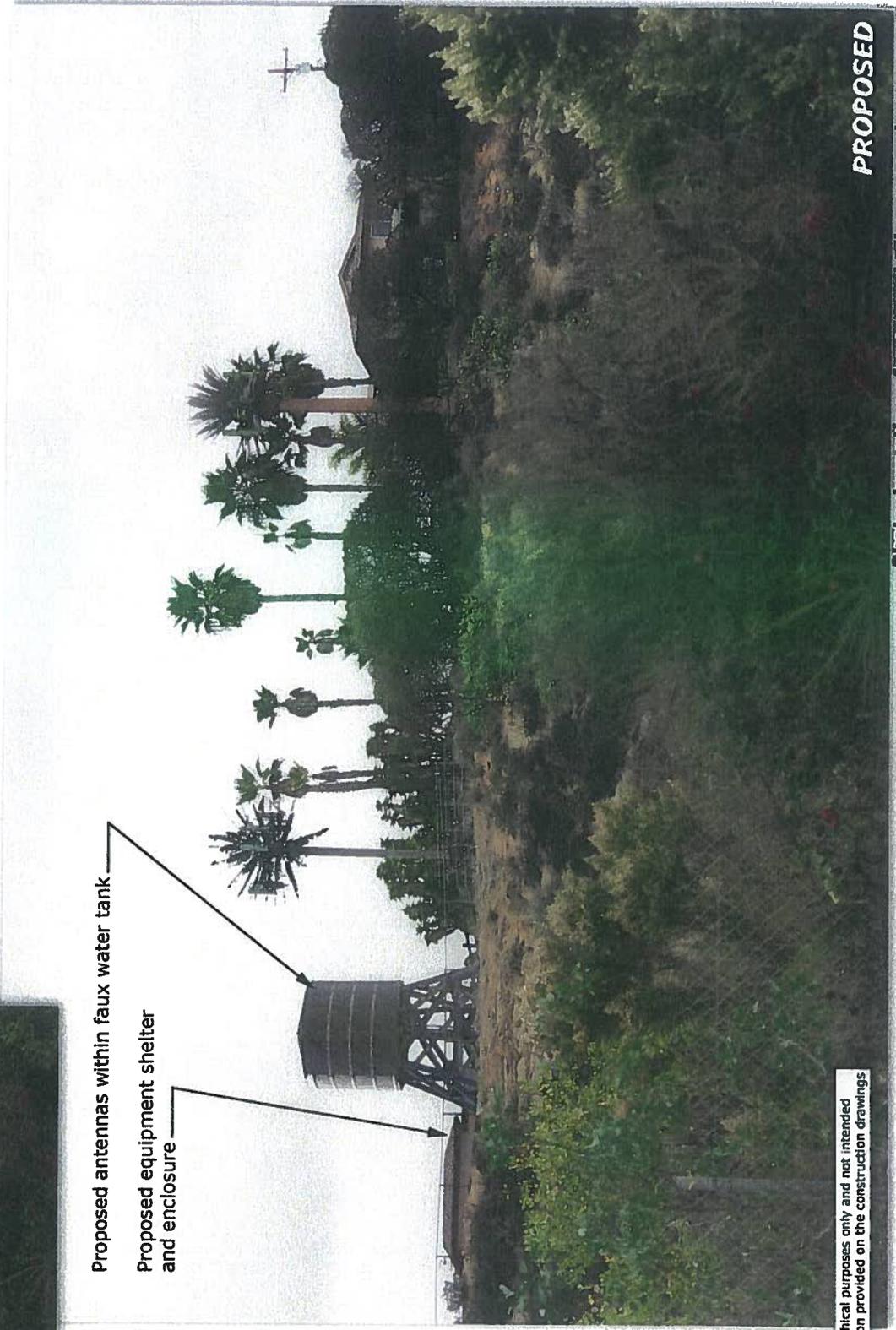
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

North River  
428 Sleeping Indian Rd.  
Oceanside, CA 92057



Proposed antennas within faux water tank

Proposed equipment shelter  
and enclosure



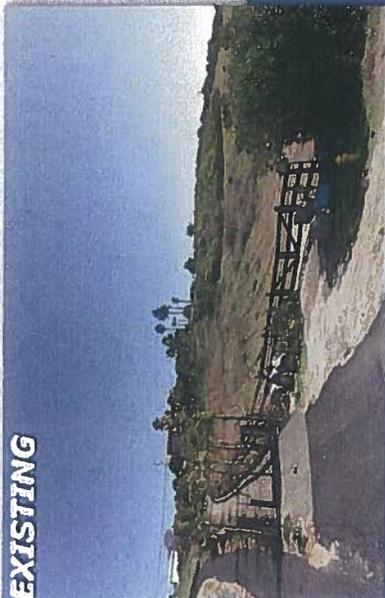
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings.

PROPOSED

Photosimulation of proposed telecommunications site

6/19/2014

**EXISTING**



**North River**  
428 Sleeping Indian Rd.  
Oceanside, CA 92057



Proposed antennas within faux water tank  
Proposed equipment shelter and enclosure  
Proposed landscaping

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

**PROPOSED**

*Photosimulation of proposed telecommunications site*

6/19/2014

# Developer Deposit Account

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

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

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

August 18, 2014

RECEIVED  
SEP 04 2014  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

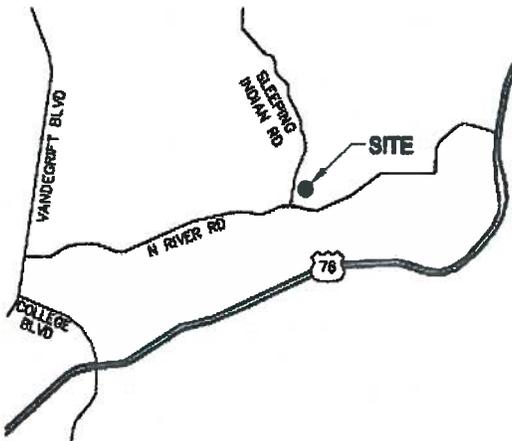
Subject: Radio Frequency Electromagnetic Fields Exposure Report Prepared for PlanCom Inc. for Verizon Wireless, (Site ID North River), 428 Sleeping Indian Rd. Oceanside, CA 92057. The City of Oceanside application number for this project is CUP13-00033.

## Introduction

This report is designed to determine compliance with Federal Communications Commission (FCC) regulations for maximum permissible exposure (MPE) to radiofrequency (RF) energy from the proposed Verizon wireless telecommunications site, (referenced as North River), to be located at 428 Sleeping Indian Rd. Oceanside, CA 92057. (See location maps below). The project plans are appended to this report as attachment one. The proposed project site is located on a private residential property on Sleeping Indian Road in the South Morro Hills neighborhood. The primary use of the property is a single family residence on a two-acre parcel. There are two wireless carriers currently on the property, Sprint PCS and T-Mobile, both located on monopolms; equipment is located within a storage building. The surrounding land uses are agriculture and estate residential.

## Location Maps

### VICINITY MAP



## Project Description

The project proposed the installation of twelve (12) new antennas in three sectors (four per sector) and associated equipment to support improvements to the Verizon wireless telecommunications network. The antennae are proposed to be mounted within a faux water tank with their radiation center at least 20ft. above grade level (AGL). While the plans show the radiation center at 29 ft AGL the 20 ft AGL specification takes into account elevated terrain immediately adjacent to the proposed facility. A four-foot diameter microwave dish mounted within the same structure with a centerline of 23 ft. AGL is also specified for this project. Additional work will be performed and equipment installed for these new antennas, however, these aspects of the project do not affect RF exposure levels. There are two other wireless carriers (Sprint and T-Mobile) located on the same property as the proposed Verizon facility with the radiation center of their antennae at least 32 and 31.8 ft. AGL respectively. The site plans, showing the location of the proposed Verizon and existing Sprint and T-Mobile facilities are depicted in attachment one. No changes to the Sprint or T-Mobile installation are proposed.

The details of the Verizon antennae including the mounting height, azimuth, transmission frequency band, input power, gain and effective radiated power (ERP) are shown in table one. This information was provided by Verizon's RF engineer Fernando Carranza. He can be reached by phone at 619-908-2706 or by email at fernando.carranza@vzw.com. The manufacturer's specifications of the antennae to be utilized for the Verizon facility are provided in attachment two. The information for the Sprint and T-Mobile facilities was provided by the city's RF consultants and is also included in table one as well. The manufacturer's specifications of the antennae to be utilized for the Verizon facility are provided in attachment two. The maximum cumulative RF exposure from all carriers operating simultaneously, (expressed as a percentage of the FCC public MPE), is provided in this report.

Table 1: Antenna & RF Transmission Specifications

Specification Number	Ant ID	Carrier	Frequency (MHz)	Antenna Manufacturer	Model	Antenna Location				Antenna Type	Antenna Length (ft)	Beam Width (°)	Total Input Power (W)	Antenna Gain (dBi)	ERP (W)	
						X (ft)	Y (ft)	Z (ft) Above Ground Level (Verizon)	Relative Z (ft) Ground Level of Residence							Relative Z (ft) Roof Level of Residence
V1	A-1	Verizon	746	Kathrein	300785V01	48	61	17.0	2	14.0	Panel	6	62.00	13.2	1282	
V2	A-2	Verizon	2140	Ericsson	AIR 21	61	61	17.7	2	14.0	Panel	4.7	62.0	28.31	19.4	971
V3	A-3	Verizon	2140	Ericsson	AIR 21	64	61	17.7	2	14.0	Panel	4.7	62.0	28.31	19.4	971
V4	A-4	Verizon	800	Kathrein	300785V01	67	61	17.0	2	14.0	Panel	6	62.0	31.07	13.7	1897
V5	A-4	Verizon	1800	Kathrein	300785V01	67	61	17.0	2	14.0	Panel	6	62.0	31.07	13.7	1897
V6	D-1	Verizon	746	Kathrein	300785V01	67	60	17.0	2	14.0	Panel	6	62.100	31.07	13.7	1897
V7	D-2	Verizon	2140	Ericsson	AIR 21	64	66	17.7	2	14.0	Panel	4.7	62.100	28.31	19.4	971
V8	D-3	Verizon	2140	Ericsson	AIR 21	61	64	17.7	2	14.0	Panel	4.7	62.100	28.31	19.4	971
V9	D-4	Verizon	800	Kathrein	300785V01	48	62	17.0	2	14.0	Panel	6	62.100	31.07	13.7	1897
V10	D-4	Verizon	1800	Kathrein	300785V01	48	62	17.0	2	14.0	Panel	6	62.100	31.07	13.7	1897
V11	C-1	Verizon	746	Kathrein	300785V01	47	62	17.0	2	14.0	Panel	6	62.240	31.07	13.2	1282
V12	C-2	Verizon	2140	Ericsson	AIR 21	46	65	17.7	2	14.0	Panel	4.7	62.240	28.31	19.4	971
V13	C-3	Verizon	2140	Ericsson	AIR 21	48	66	17.7	2	14.0	Panel	4.7	62.240	28.31	19.4	971
V14	C-4	Verizon	800	Kathrein	300785V01	44	61	17.0	2	14.0	Panel	6	62.240	31.07	13.7	1897
V15	C-4	Verizon	1800	Kathrein	300785V01	44	61	17.0	2	14.0	Panel	6	62.240	31.07	13.7	1897
T-1	A1	T-Mobile	1800	Ericsson	AIR21 B2A/B4P	141	61	20.5	12.5	2.2	Panel	4.7	65.240	18.43	19.4	2414
T-2	A1	T-Mobile	2100	Ericsson	AIR21 B2A/B4P	141	61	20.5	12.5	2.2	Panel	4.7	65.240	18.43	19.4	2414
T-3	A2	T-Mobile	1800	Ericsson	AIR21 B2A/B4P	144	66	20.5	12.5	2.2	Panel	4.7	65.240	18.43	19.4	2414
T-4	A2	T-Mobile	2100	Ericsson	AIR21 B2A/B4P	144	66	20.5	12.5	2.2	Panel	4.7	65.240	18.43	19.4	2414
T-5	B1	T-Mobile	1800	Ericsson	AIR21 B2A/B4P	144	65	20.5	12.5	2.2	Panel	4.7	65.140	18.07	19.4	2175
T-6	B1	T-Mobile	2100	Ericsson	AIR21 B2A/B4P	144	65	20.5	12.5	2.2	Panel	4.7	65.140	18.07	19.4	2175
T-7	B2	T-Mobile	1800	Ericsson	AIR21 B2A/B4P	134	60	20.5	12.5	2.2	Panel	4.7	65.140	18.07	19.4	2175
T-8	B2	T-Mobile	2100	Ericsson	AIR21 B2A/B4P	134	60	20.5	12.5	2.2	Panel	4.7	65.140	18.07	19.4	2175
T-9	G1	T-Mobile	1800	Ericsson	AIR21 B2A/B4P	130	61	20.5	12.5	2.2	Panel	4.7	65.245	18.43	19.4	2414
T-10	G1	T-Mobile	2100	Ericsson	AIR21 B2A/B4P	130	61	20.5	12.5	2.2	Panel	4.7	65.245	18.43	19.4	2414
T-11	G2	T-Mobile	1800	Ericsson	AIR21 B2A/B4P	132	61	20.5	12.5	2.2	Panel	4.7	65.245	18.43	19.4	2414
T-12	G2	T-Mobile	2100	Ericsson	AIR21 B2A/B4P	132	61	20.5	12.5	2.2	Panel	4.7	65.245	18.43	19.4	2414
SPT-1	A1	SPT/NEX	800	RFS	6PXV8PP18-C-A20	63	78	29.7	20	4.0	Panel	4.5	65.240	16.67	13.40	369
SPT-2	A1	SPT/NEX	1800	RFS	6PXV8PP18-C-A20	63	78	29.7	20	4.0	Panel	4.5	65.240	16.67	13.40	369
SPT-3	B2	SPT/NEX	800	RFS	6PXV8PP18-C-A20	60	60	29.7	20	4.0	Panel	4.5	65.140	16.60	13.40	370
SPT-4	B2	SPT/NEX	1800	RFS	6PXV8PP18-C-A20	60	60	29.7	20	4.0	Panel	4.5	65.140	16.60	13.40	370
SPT-5	G2	SPT/NEX	800	RFS	6PXV8PP18-C-A20	61	71	29.7	20	4.0	Panel	4.5	65.235	16.90	13.40	370
SPT-6	G2	SPT/NEX	1800	RFS	6PXV8PP18-C-A20	61	71	29.7	20	4.0	Panel	4.5	65.235	16.90	13.40	370

Notes: Z (ft) Above Ground Level (Verizon) includes the conservative assumption that the base of all carriers are at the same elevation. Relative Z (ft) Ground Level and Roof Level of Residence have been adjusted to account for differences in terrain elevation and they add for worst case exposure to be calculated at the residence.

## Calculation Methodology, Results & Recommendations

Calculations were made in accordance with the recommendations contained in the Federal Communications Commission, Office of Engineering and Technology Bulletin 65 (edition 97-01, page 24, equation 10) entitled "Evaluating Compliance with FCC-Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields." RF exposure analysis was performed using Roofview®, version 4.15 program in order to determine the maximum potential RF exposure at ground level and at the ground level and roof of the closest residential structure. Several moderating assumptions are built into the Roofview® analysis in order to provide conservative projections of power densities. For example, calculations were made assuming that all channels were operating simultaneously at their maximum design effective radiated power. In fact, the use of these and other conservative assumptions will significantly overestimate the actual exposures that would typically be expected from such a facility. However, this method is a prudent approach that errs on the side of safety.

Access to this site property at ground level is open to the general public however access to the antennas is not open to the general public or incidental employees as the antennas are mounted on a 35 foot high faux water tower, with restricted access. The maximum cumulative RF exposure at ground level from the Verizon, Sprint and T-Mobile facilities will be less than 42.2% of the FCC public MPE (appendix A-1). The maximum cumulative RF ground level exposure at the closest residence, located approximately 100 ft. to the northeast of the site will be less than 0.7% of the FCC public MPE (appendix A-2). The maximum cumulative RF rooftop level exposure at the closest residence will be less than 9.1% of the FCC public MPE (appendix A-3). There is effectively no public exposure from the microwave dish specified for this project. This is due to the low input power, the mounting height, azimuth and the geometry of the microwaves transmitted from the dish in which virtually all the transmitted energy is confined to a very narrow beam that is emitted from the center of the dish and parallel to the ground.

### RF Safety Standards

The two most widely recognized standards for protection against RF field exposure are those published by the American National Standards Institute (ANSI) C95.1 and the National Council on Radiation Protection and measurement (NCRP) report #86. The NCRP is a private, congressionally chartered institution with the charge to provide expert analysis of a variety of issues (especially health and safety recommendations) on radiations of all forms. The scientific analyses of the NCRP are held in high esteem in the scientific and regulatory community both nationally and internationally. In fact, the vast majority of the radiological health regulations currently in existence can trace their origin, in some way, to the recommendations of the NCRP.

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

The traditional NCRP philosophy of providing a higher standard of protection for members of the general population compared to occupationally exposed individuals, prompted a two-tiered safety standard by which levels of allowable exposure were substantially reduced for "uncontrolled" (e.g., public) and continuous exposures. This measure was taken to account for the fact that workers in an

industrial environment are typically exposed no more than eight hours a day while members of the general population in proximity to a source of RF radiation may be exposed continuously. This additional protection factor also provides a greater margin of safety for children, the infirmed, aged, or others who might be more sensitive to RF exposure. After several years of evaluating the national and international scientific and biomedical literature, the members of the NCRP scientific committee selected 931 publications in the peer-reviewed scientific literature on which to base their recommendations. The current NCRP recommendations limit continuous public exposure at PCS frequencies to 1,000  $\mu\text{W}/\text{cm}^2$ .

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

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

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

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

### **Summary & Conclusions**

The proposed Verizon wireless facility, operating with the characteristics as specified above, will be in full compliance with FCC RF public safety exposure standards. Wireless telecommunications transmitters, by design and operation, are low-power devices. Even under maximal exposure conditions in which all the channels from all antennas from all three carriers (Verizon, T-Mobile and Sprint) are operating at full design basis power, the maximum cumulative RF exposure at ground level will be less than 42.2% of the FCC public safety standard at all publically accessible locations. This maximum exposure is approximately 2 times lower than the FCC public exposure standard for these frequencies. The maximum cumulative RF exposure at the ground and rooftop of the closest residence will be less than 0.7% and 9.1% of the FCC public MPE respectively. Given the low power density at publicly accessible locations and the inaccessibility of the antennae, no additional physical barriers are required for the Verizon facility.

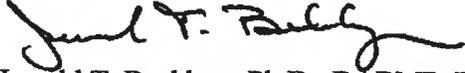
Access to the radiating surface of the antennas is not open to the general public or incidental employees as all the antennae will be mounted behind RF transparent screens located near the top of the faux water tank, access to which, is restricted by the property owner. However, RF safety signage indicating the presence of the antennae, the potential for RF exposures in excess of the FCC public and occupational exposure limit near the outward-facing surface of these antennas along with the site identification and carrier contact information will help to prevent RF exposures in excess of the safety standard (appendix B). Given the low power density at publicly accessible locations and the relative inaccessibility of the radiating surface of antennae, no physical barrier beyond what is already described in the project plans are required for the Verizon facility.

A chart of the electromagnetic spectrum and a comparison of RF power densities from various common sources is presented in figures two and three respectively in order to place exposures from wireless telecommunications systems in perspective. It is important to realize that the FCC maximum allowable exposures are not set at a threshold between safety and known hazard but rather at 50 times below a level that the majority of the scientific community believes may pose a health risk to human populations. Thus, the previously mentioned maximum potential ground level exposure from the site represents a "safety margin" from this threshold of potentially adverse health effects of more than 100 times.

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

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

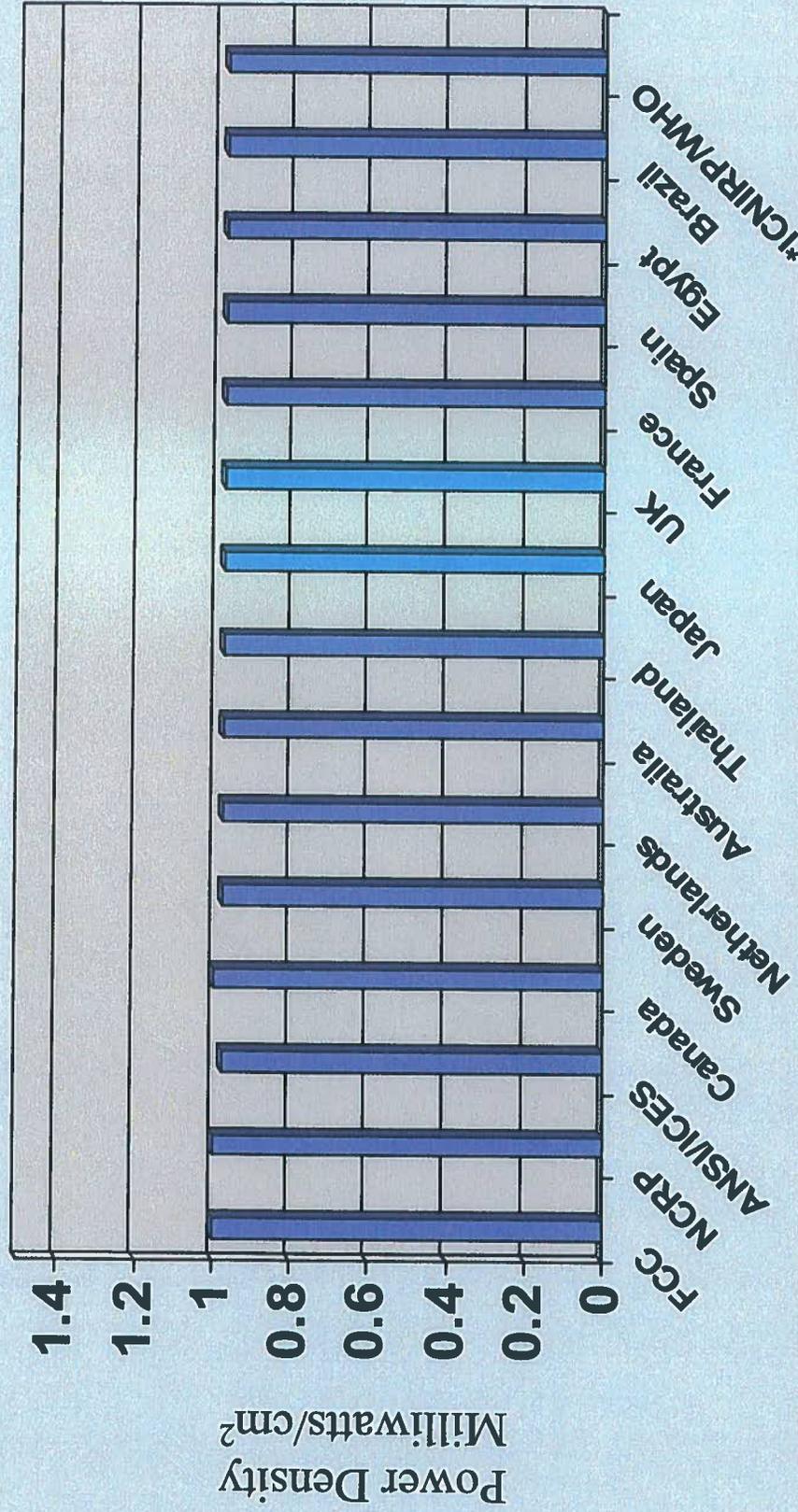
Sincerely,



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

Enclosures: Figures 1-3; Attachments 1, 2; Appendices A1-A3 & B and Statement of Experience

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



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

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

Figure 1



# Typical Exposure from Various Radio Frequency / Microwave Sources

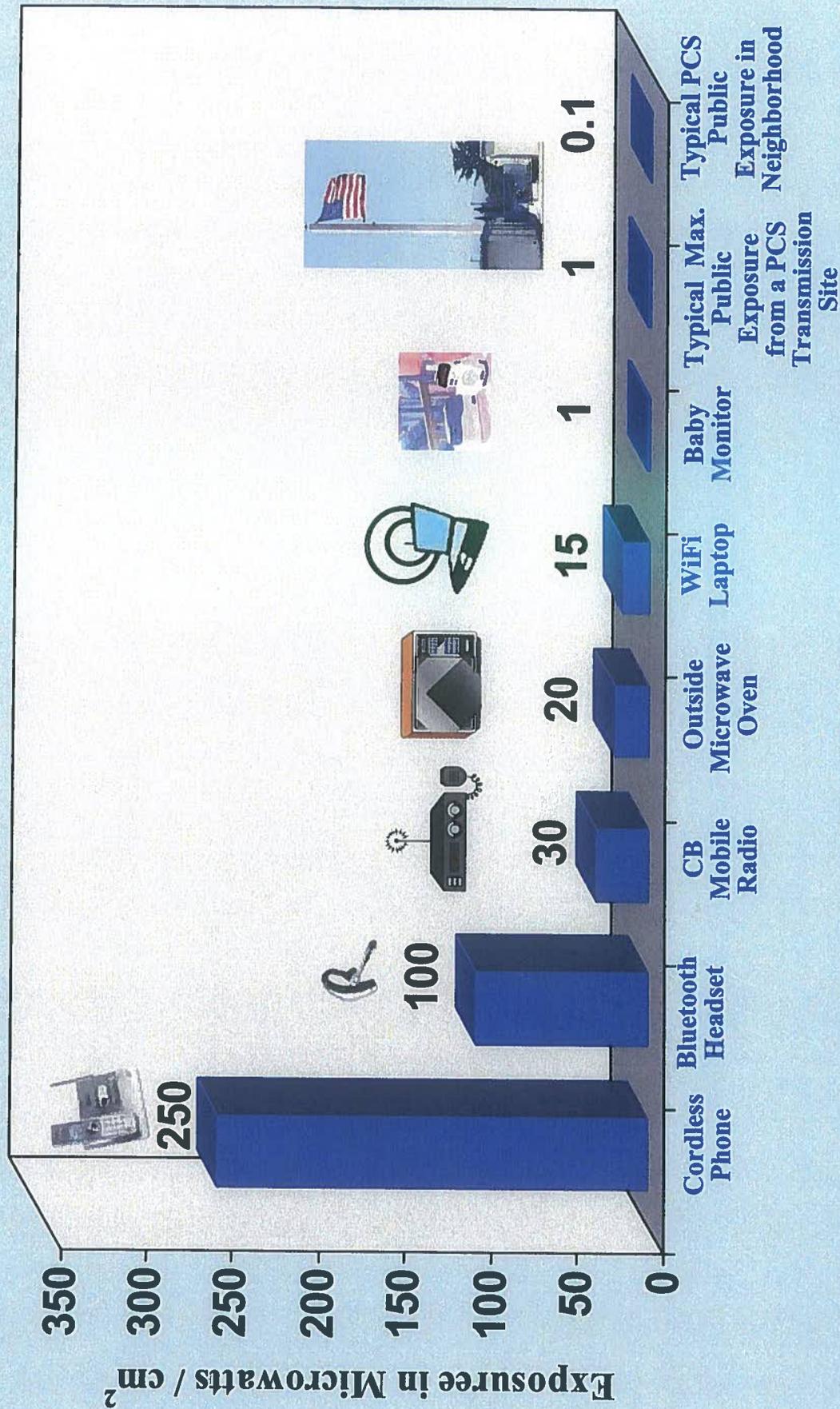


Figure 3

# **Attachment 1**

## **Site Specifications**





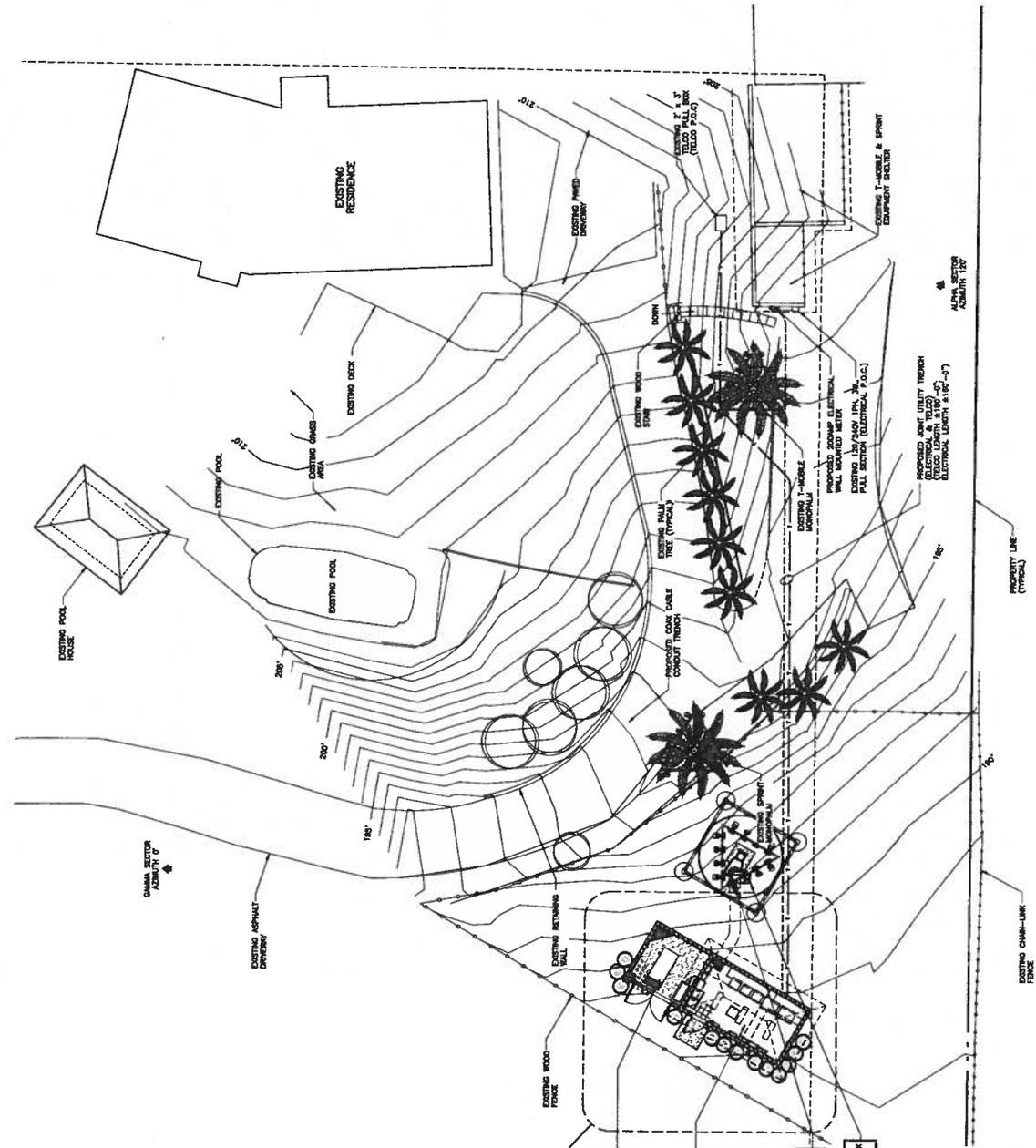
APPROVALS

ABC	DATE

PROJECT NAME  
**NORTH RIVER**  
 428 SLEEPING INDIAN ROAD  
 OCCANSDIE, CA 92057  
 SAN DIEGO COUNTY

DRAWING DATES

NO.	DATE	BY	FOR
10/25/13			
11/11/13			
02/27/14			
05/21/14			



- SEE SHEET A-2 FOR EQUIPMENT PLAN
- PROPOSED VERIZON WIRELESS CONCRETE BLOCK EQUIPMENT HOUSE WITH WOOD TRILLS FOR EXTERIOR FINISH TO MATCH EXISTING POOL HOUSE.
- PROPOSED VERIZON WIRELESS ANTENNA STRUCTURE FINISHED AND RETURNED TO ORIGINAL WEATHERED WOOD.
- PROPOSED 7'-0" VERIZON WIRELESS ANTENNA SHELTER FINISHED AND RETURNED TO ORIGINAL WEATHERED WOOD.



**ENLARGED SITE PLAN**

SCALE: AS SHOWN

PREPARED FOR



P.O. BOX 10707  
 IRVINE, CA 92623-9707  
 (949) 265-7000

APPROVALS

DATE	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE

PROJECT NAME

**NORTH RIVER**  
 428 SLEEPING INDIAN ROAD  
 OCEANSIDE, CA 92057  
 SAN DIEGO COUNTY

DRAWING DATES

10/27/13	1002 20	REVISION 1
11/11/13	1002 20	REVISION 2
02/27/14	1002 20	REVISION 3
05/27/14	1002 20	REVISION 4

SHEET TITLE

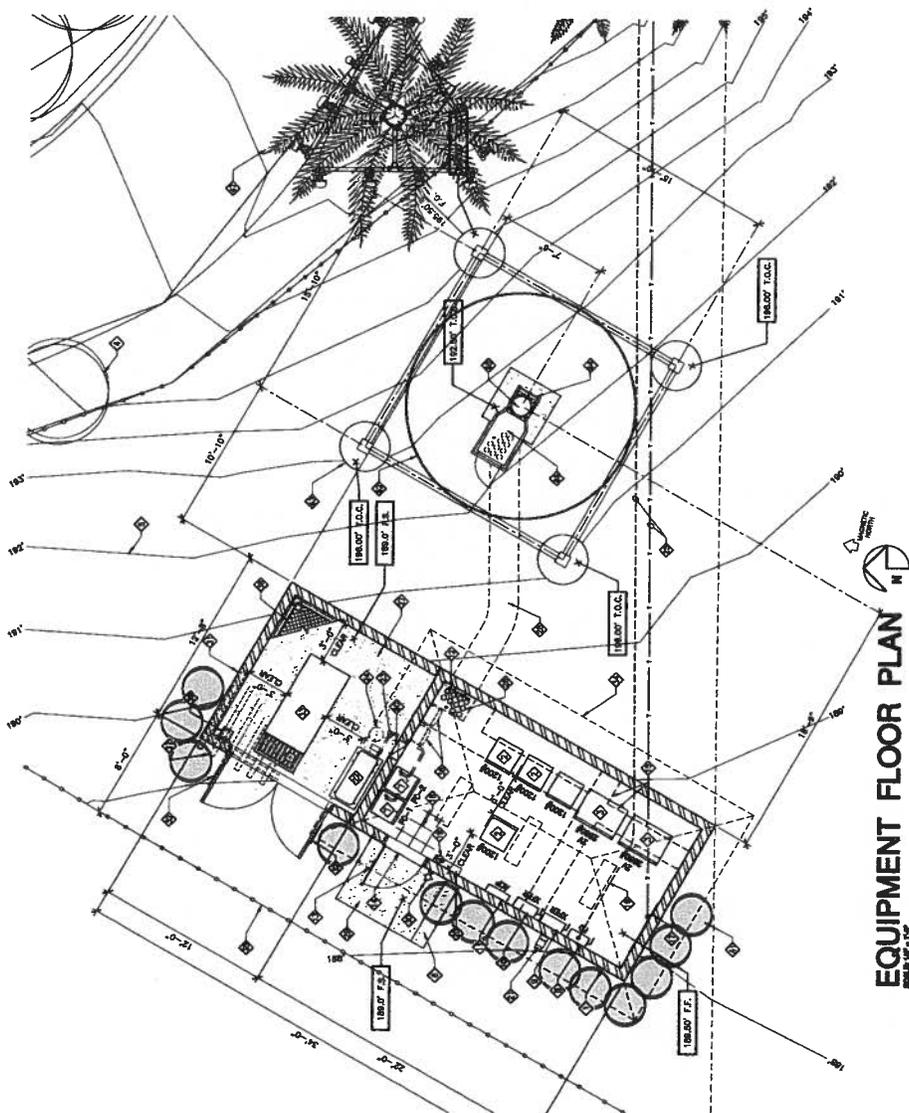
**EQUIPMENT FLOOR PLAN**

PROJECT/VISITORY/13288

**A-2**

**EQUIPMENT FLOOR PLAN NOTES:**

- 1. PROPOSED VERIZON WIRELESS TO COMMUNICATIONS EQUIPMENT WAREHOUSE A NEAR CONCRETE BLOCK WALL BUILDING WITH STUCCO FINISH AND WOOD TRILLETS ON A CONCRETE PAD. PAINT TO MATCH EXISTING BUILDING. (SHOWN SHADDED)
- 2. PROPOSED VERIZON WIRELESS 7V BATTERY RACK, 37" WIDE x 18" DEEP x 23" HIGH. WEIGHT: 2000 LBS.
- 3. PROPOSED VERIZON WIRELESS 7V BATTERY RACK, 37" WIDE x 37.5" HIGH x 23" DEEP. WEIGHT: 2000 LBS.
- 4. EXISTING TREE (TYPICAL)
- 5. PROPOSED CONTOUR LINES AT 1'-0" INTERVALS
- 6. PROPOSED CONCRETE STEPS, 12" TREADS AND 6" RISERS (TYPICAL)
- 7. PROPOSED AIR HANDLERS
- 8. PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9. PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10. PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12. PROPOSED 3" WIDE STEEL DOOR TO BE MOUNTED TO WALL
- 13. PROPOSED 5'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS STORAGE
- 14. PROPOSED ALUMINUM THRESHOLD
- 15. PROPOSED OVERHEAD 18" CHAIN LAMPS @ 8'-7" (SHOWN DASHED)
- 16. PROPOSED SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES (TYPICAL OF 3)
- 17. PROPOSED WALL MOUNTED TELCO BOARD
- 18. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 19. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 20. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 21. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 22. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 23. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 24. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 25. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 26. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 27. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 28. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 29. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 30. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 31. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 32. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 33. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 34. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 35. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 36. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 37. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 38. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 39. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 40. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 41. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 42. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 43. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 44. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 45. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 46. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 47. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 48. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 49. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 50. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 51. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 52. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 53. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 54. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 55. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 56. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 57. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 58. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 59. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 60. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 61. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 62. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 63. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 64. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 65. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 66. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 67. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 68. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 69. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 70. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 71. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 72. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 73. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 74. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 75. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 76. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 77. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 78. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 79. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 80. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 81. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 82. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 83. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 84. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 85. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 86. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 87. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 88. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 89. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 90. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 91. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 92. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 93. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 94. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 95. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 96. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 97. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 98. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 99. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK
- 100. PROPOSED 12" x 12" x 1/2" W/4" W/4" FLOOR WALK



**EQUIPMENT FLOOR PLAN**





PREPARED FOR



P.O. BOX 187197  
 IRVING, CA 92623-9707  
 (949) 286-7000

APPROVALS

DATE	DATE	DATE	DATE	DATE	DATE
AME	DATE	DATE	DATE	DATE	DATE
JE	DATE	DATE	DATE	DATE	DATE
WT	DATE	DATE	DATE	DATE	DATE
EA/PM	DATE	DATE	DATE	DATE	DATE
OPS	DATE	DATE	DATE	DATE	DATE
EA/PM	DATE	DATE	DATE	DATE	DATE

PROJECT NAME  
**NORTH RIVER**  
 428 SLEEPING INDIAN ROAD  
 OCEANSIDE, CA 92037  
 SAN DIEGO COUNTY

DRAWING DATES

10/25/13	REV. 20 (4)
11/11/13	REV. 20 (REVISED)
02/27/14	REV. 20 (REVISED)
05/21/14	REV. 20 (REVISED)
10/08/14	REV. 20 (REVISED)

SHEET TITLE

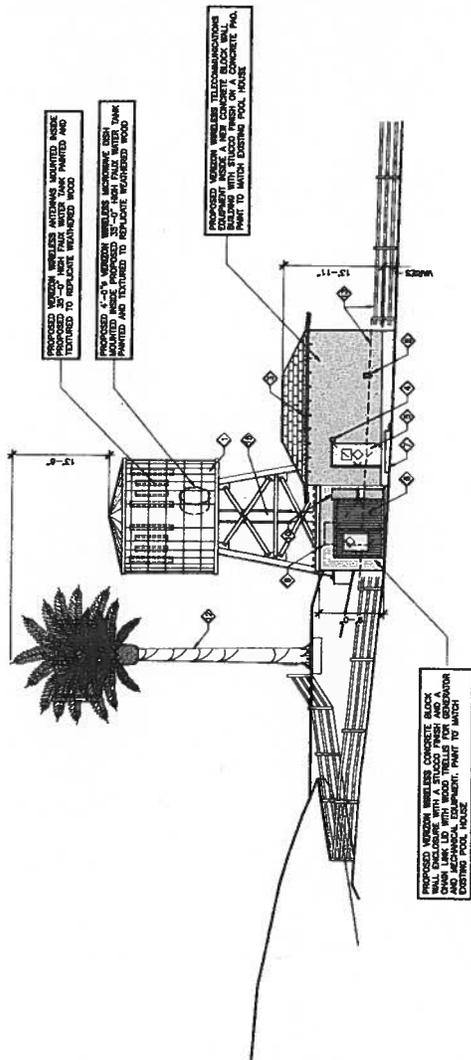
**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\13288

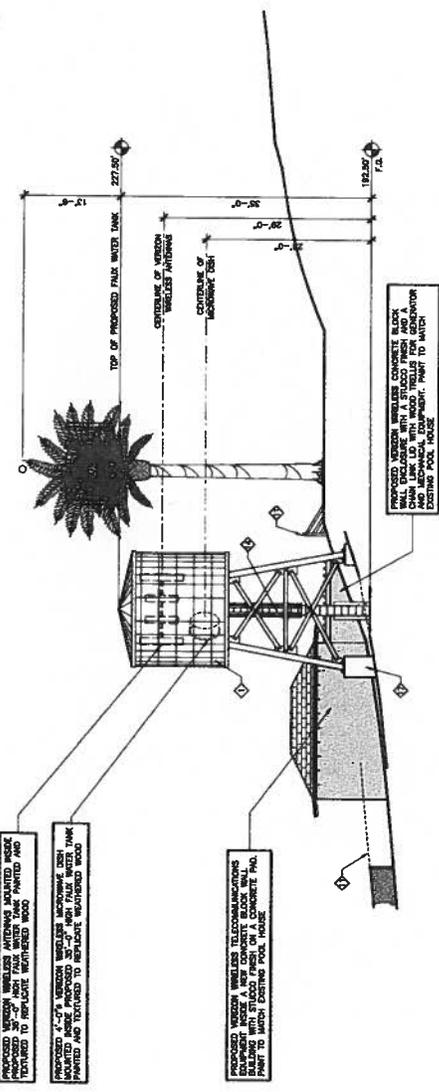
**A-4**

**ELEVATION NOTES:**

- 1. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 2. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 3. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 4. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 5. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 6. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 7. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 8. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 9. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 10. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 11. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 12. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 13. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 14. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 15. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 16. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 17. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 18. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 19. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- 20. PROPOSED 35'-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD.



NOTE: TILES IN FOREGROUND REQUIRED FOR CLARITY  
**WEST ELEVATION**  
 SCALE 1/8" = 1'-0"



NOTE: TILES IN FOREGROUND REQUIRED FOR CLARITY  
**EAST ELEVATION**  
 SCALE 1/8" = 1'-0"



PREPARED FOR



P.O. BOX 18707  
 IRVINE, CA 92612-8707  
 (949) 284-7000

APPROVALS

ABC	DATE

PROJECT NAME

**NORTH RIVER**  
 428 SLEEPING INDIAN ROAD  
 OCEANSIDE, CA 92057  
 SAN DIEGO COUNTY

DRAWING DATES

10/25/13	REV. 20 (0)
11/15/13	REV. 20 (1)
01/27/14	REV. 20 (2)
02/27/14	REV. 20 (3)
05/21/14	REV. 20 (4)

SHEET TITLE

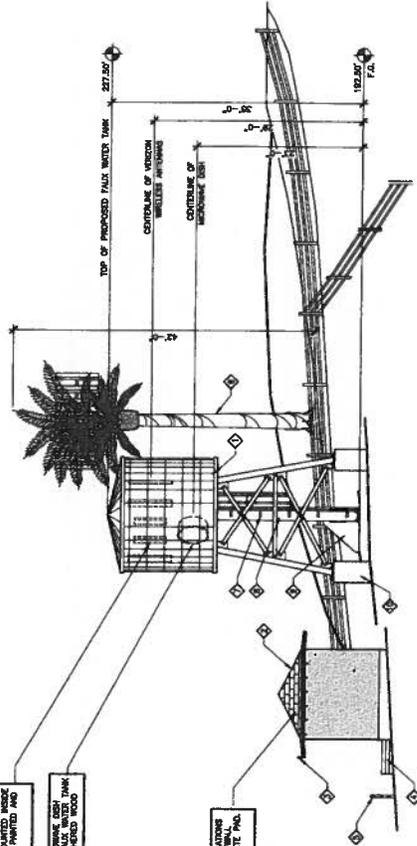
**EXTERIOR ELEVATIONS**

PROJECT: VERIZONA | 13088

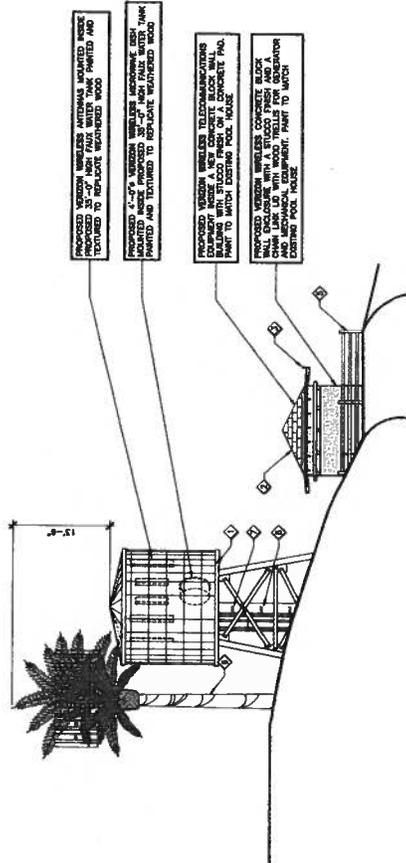
**A-5**

ELEVATION NOTES:

- ① PROPOSED 36"-0" HIGH PAUL WATERS TANK MOUNTED AND TEXTURED TO REPLICATE WEATHERED WOOD COLOR (SD)
- ② PROPOSED 4"-0" VERIZON WIRELESS LOGO MOUNTED TO ROOF EDGE (TYPICAL OF 2)
- ③ PROPOSED 6"-0" VERIZON WIRELESS LOGO MOUNTED TO ROOF EDGE (TYPICAL OF 4)
- ④ EXISTING CONCRETE LANDING & STEPS
- ⑤ EXISTING WOOD FENCE
- ⑥ EXISTING MONOPHILM
- ⑦ PROPOSED LADDER WITH SECURITY DOOR AND SAFETY CAPE
- ⑧ PROPOSED GALVANIZED STEEL CENTER PIPE COAK CABLE CHASE
- ⑨ PROPOSED COAK CABLE SPREAD WITH ACCESS PANEL
- ⑩ PROPOSED PAUL WATERS TANK OCEANFRONT FOOTING (TYPICAL OF 4)



NOTE: TREES IN FOREGROUND REMOVED FOR CLARITY  
**SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"



NOTE: TREES IN FOREGROUND REMOVED FOR CLARITY  
**NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"



APPROVALS

DATE	DATE	DATE	DATE	DATE	DATE

PROJECT NAME  
**NORTH RIVER**  
 428 SLEEPING INDIAN ROAD  
 OCEANSIDE, CA 92057  
 SAN DIEGO COUNTY

DRAWING DATES

10/22/13	11/17/13	02/27/14	05/21/14
REV 01 (A)	REV 02 (B)	REV 03 (C)	REV 04 (D)

SHEET TITLE  
**LANDSCAPE DEVELOPMENT PLAN**

PROJECT: VERIZON 13289

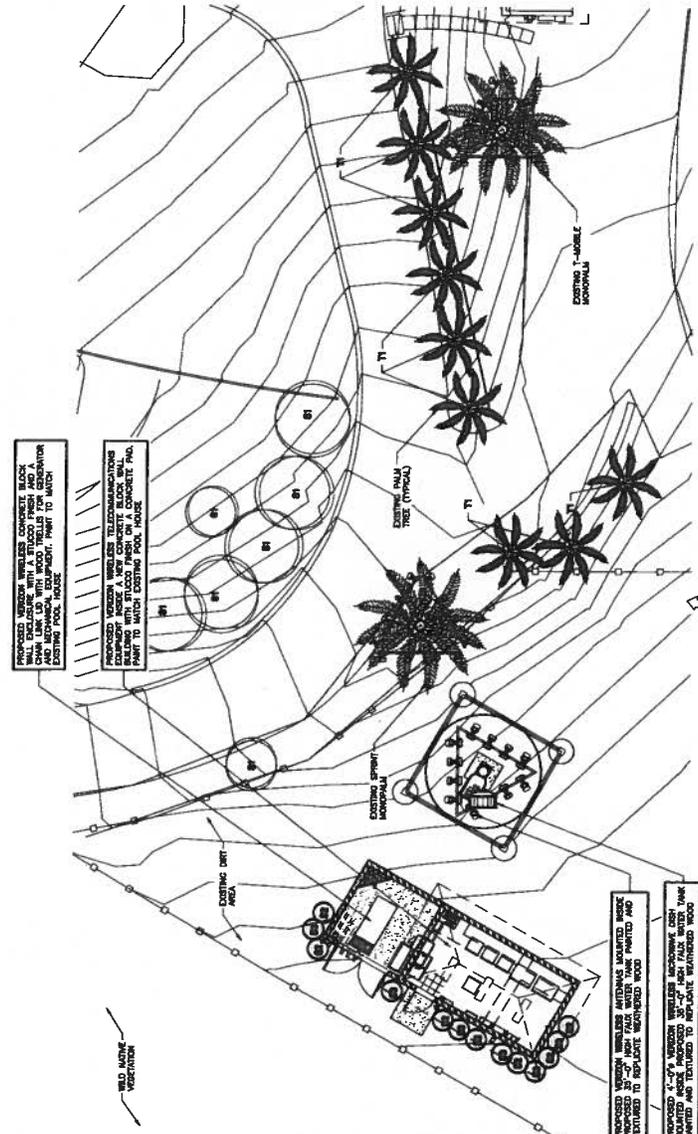
L-1

**WATER CONSERVATION NOTES**

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRRIGATION AND MAINTENANCE HANDBOOKS AND ALL OTHER APPLICABLE TECHNICAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. AREAS THROUGHOUT THE PROJECT AREA WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS TO PREVENT WATER LOGGING AND SOIL SALINITY.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY SPRINKLER AUTOMATIC IRRIGATION. UNDERGROUND IRRIGATION SYSTEMS USING LOW PRESSURE/LOW FLOW AND POP UP SPRINKLERS SHALL BE USED.
5. ALL SLOES WILL BE FURROWED, ANCHORED AND FILLED TO CONFORM TO RECOMMENDATIONS MADE BY A REGISTERED PROFESSIONAL ENGINEER AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIABLE PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A NEED AND DESIRES TREE COVERAGE DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPECIAL HEADS SHALL BE ADJUSTED FOR OPTIMAL PERFORMANCE. THIS SHALL INCLUDE PRESSURE FOR EACH SYSTEM, CONDITIONS THAT CAUSE OVER-SPRAY, PROHIBIT OR OVER-WATER PLANT GROWTH.
9. THE BEST EXISTING POSSIBLE PLANTING, PLANTING, GROUND COVER AND WATER CONTROL TO MAINTAIN THE EXISTING SITE SHALL BE MAINTAINED.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO UNDOUBT OF ELEMENTS OVER-SPRAYING OR OVER-WATERING, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A 1/2" MAIN SECTION.

**PLANTING NOTES**

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY PLANTING MATERIAL. PLANTING MATERIAL SHALL BE INSTALLED AS NEARLY AS POSSIBLE AWAY FROM UTILITIES AND CONDUITS AS TO AVOID DAMAGE TO UTILITIES.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE TOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS INSTALLED WITHIN THE PLANTING AREA. THE BARRIERS SHALL BE INSTALLED IN THE DIRECTION OF DRAINAGE AWAY FROM THE ROOT BALL. THE BARRIERS SHALL BE INSTALLED AT A MINIMUM OF 3 FEET FROM ANY PAVING SURFACE.
4. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.
5. PLANTING INSTALLATION OPERATIONS SHALL BE SELF-SUPPORTING. ROOTY PLANTS WITH AT LEAST ONE WELL DEVELOPED ROOT SHALL BE INSTALLED WITH A BARRIER HEIGHT AND SPREAD OF AT LEAST 18 FEET.
6. ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
7. PLANTING OPERATIONS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. PLANTING OPERATIONS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
9. IRRIGATION AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE SUFFICIENT WATER FOR THE EXISTING VEGETATION.
10. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
11. MAINTENANCE SHALL BE PROVIDED FOR THE PROJECT AREA. ALL PLANTING MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS. ALL PLANTING MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
12. IF ANY REQUIRED LANDSCAPE INCLUDING ANY OF EXISTING PLANTING MATERIAL, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR DESTROYED BY ANY CAUSE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE SAME.
13. IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPERS 4 FEET ABOVE GROUND) ARE DAMAGED OR DESTROYED BY ANY CAUSE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE SAME.
14. ALL PLANTING SHALL COMPLY WITH THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS (NALS) STANDARDS FOR THE PROFESSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE SAME.



**LANDSCAPE DEVELOPMENT PLAN**

**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	EXISTING HEIGHT & SPREAD	MAINTENANCE HEIGHT & SPREAD
B1	YUCCA ELEPHANTICA	SPINELESS YUCCA	EXISTING	-	-	30' HEIGHT 15' SPREAD
B2	CHONDRILLA CONCHA	COASTAL MONARDRA	5-GALLON	7	-	8' HEIGHT 8' SPREAD
B3	RAIS HYDROPHILA	LOWLAND BERRY BUSH	5-GALLON	6	-	10' HEIGHT 15' SPREAD
B4	MORNING GLORY	MORNING GLORY	EXISTING	-	-	75' HEIGHT 12' SPREAD
B5	MELISSA LADINA	LAVENDER	EXISTING	-	-	30' HEIGHT 15' SPREAD



# **Attachment 2**

## **Antenna Specifications**

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

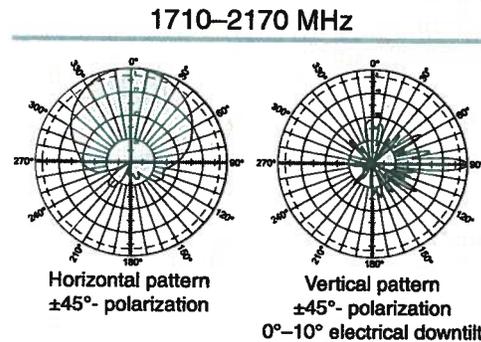
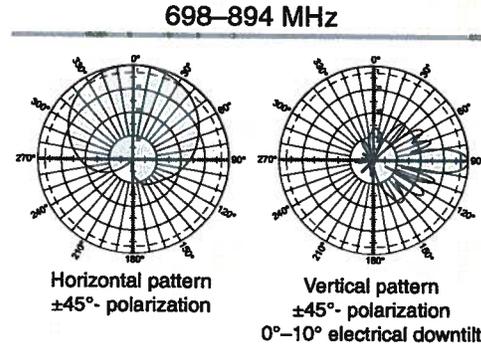
### General specifications:

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

*See reverse for order information.*

### IRT specifications:

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

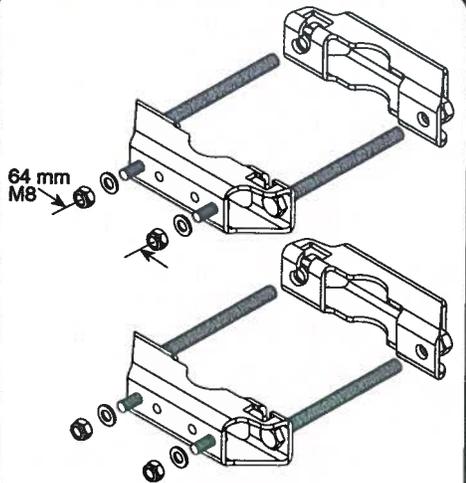


<sup>1)</sup> The protocol of the logical interface can be switched from AISG 1.1 to 3GPP/AISG 2.0 and vice versa with a vendor specific command. Start-up operation of the RCU 86010149 is possible in an RET system supporting AISG 1.1 or supporting 3GPP/AISG 2.0 after performing a layer 2 reset before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

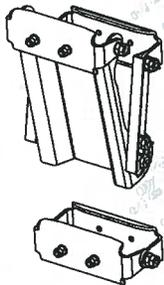
<sup>2)</sup> The tightening torque for fixing the connector must be 0.5 – 1.0 Nm ('hand-tightened'). The connector should be tightened by hand only!

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





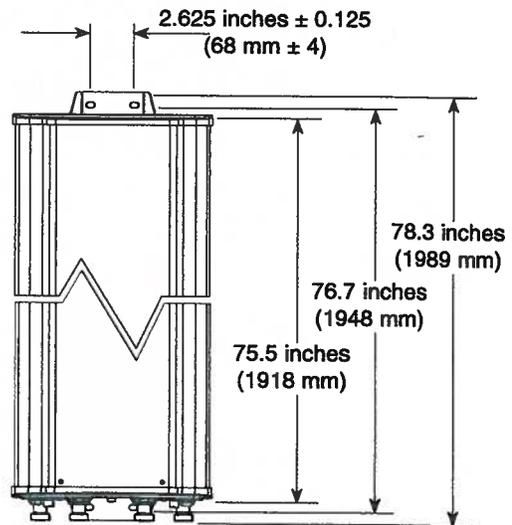
**Mounting Brackets**  
for use with 2-point mount antennas  
Mast dia. 2–4.5 inches (50–115 mm)  
Weight: 4.4 lb (2 kg)



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

**Mechanical specifications:**

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

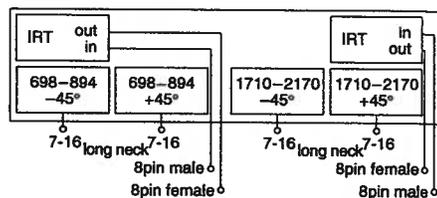
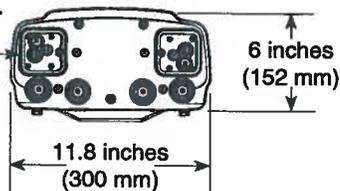


KATHREIN 860 10149

**FC** Tested To Comply With FCC Standards

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

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



**Order Information:**

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

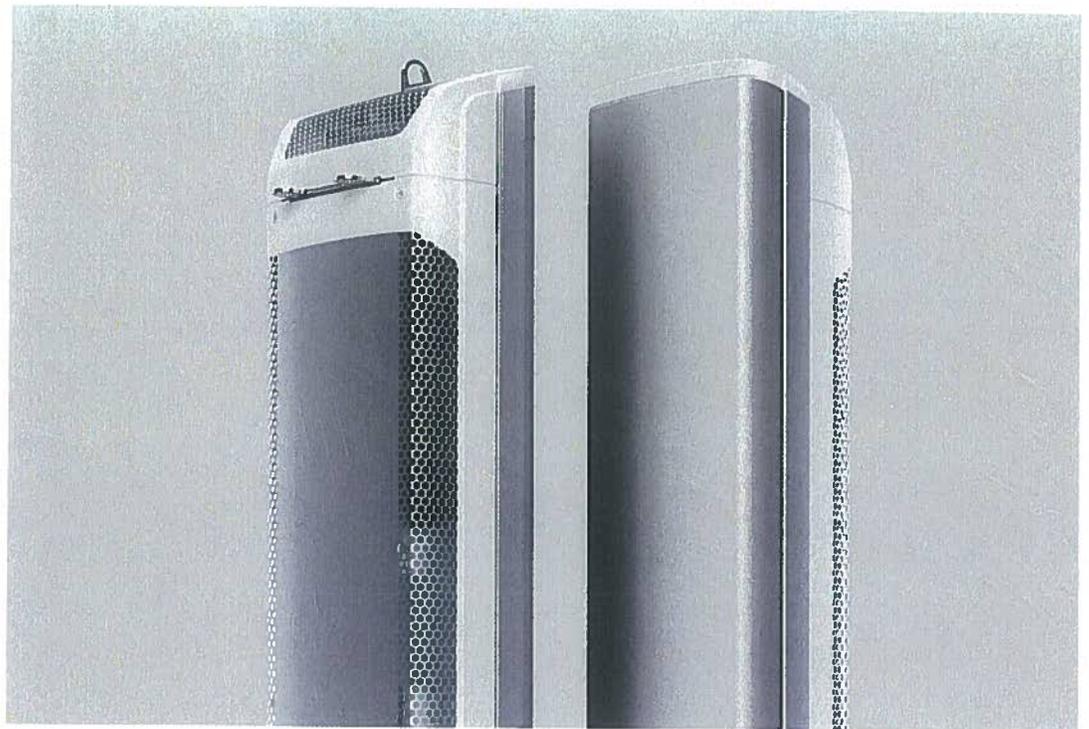
\* Mechanical design is based on environmental conditions as stipulated in TIA-222-G-2 (December 2009) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.

All specifications are subject to change without notice. The latest specifications are available at [www.kathrein-scala.com](http://www.kathrein-scala.com).

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



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



---

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

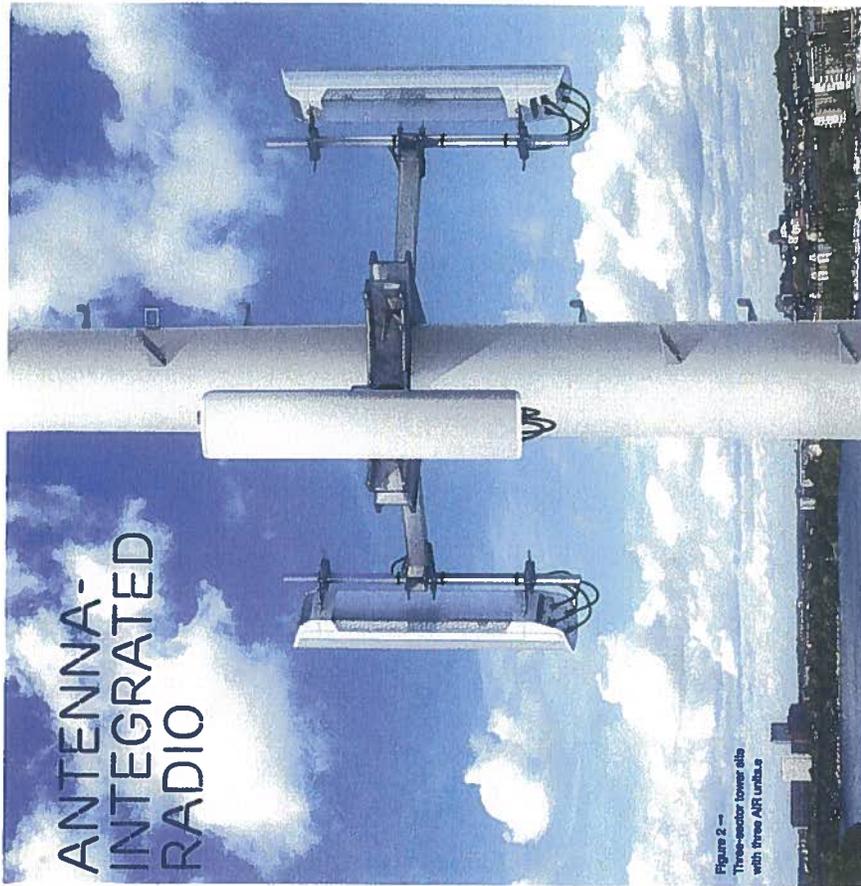
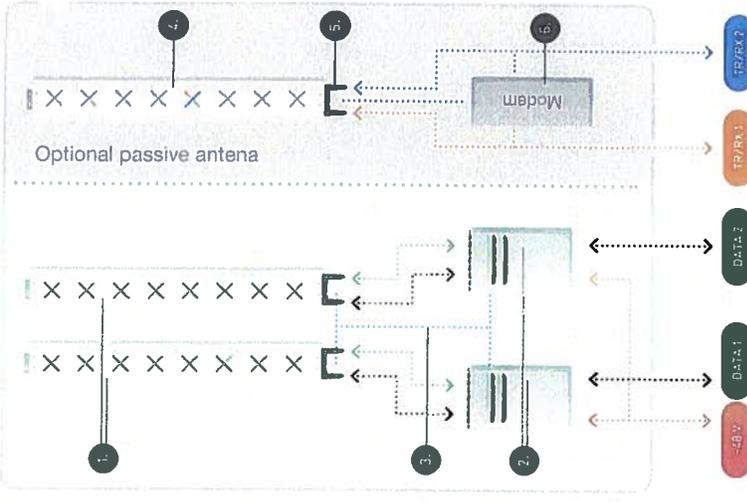


Figure 2  
Example of hardware that a single AIR unit can replace

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



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

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

**Configuration Example**

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

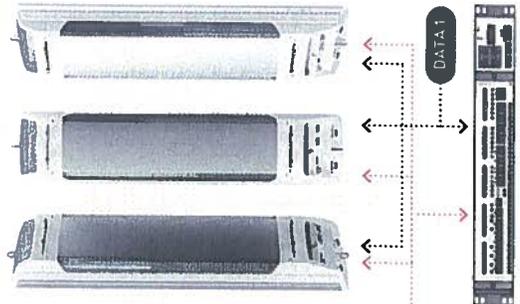
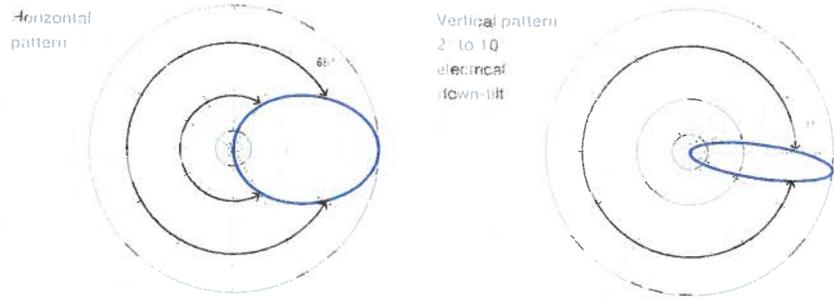


Figure 3 -  
 Three sector configuration example: RBS 6001  
 with three AIR units.

**Figure 4**  
**Antenna**  
**Characteristics**



**Technical Specification**

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

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

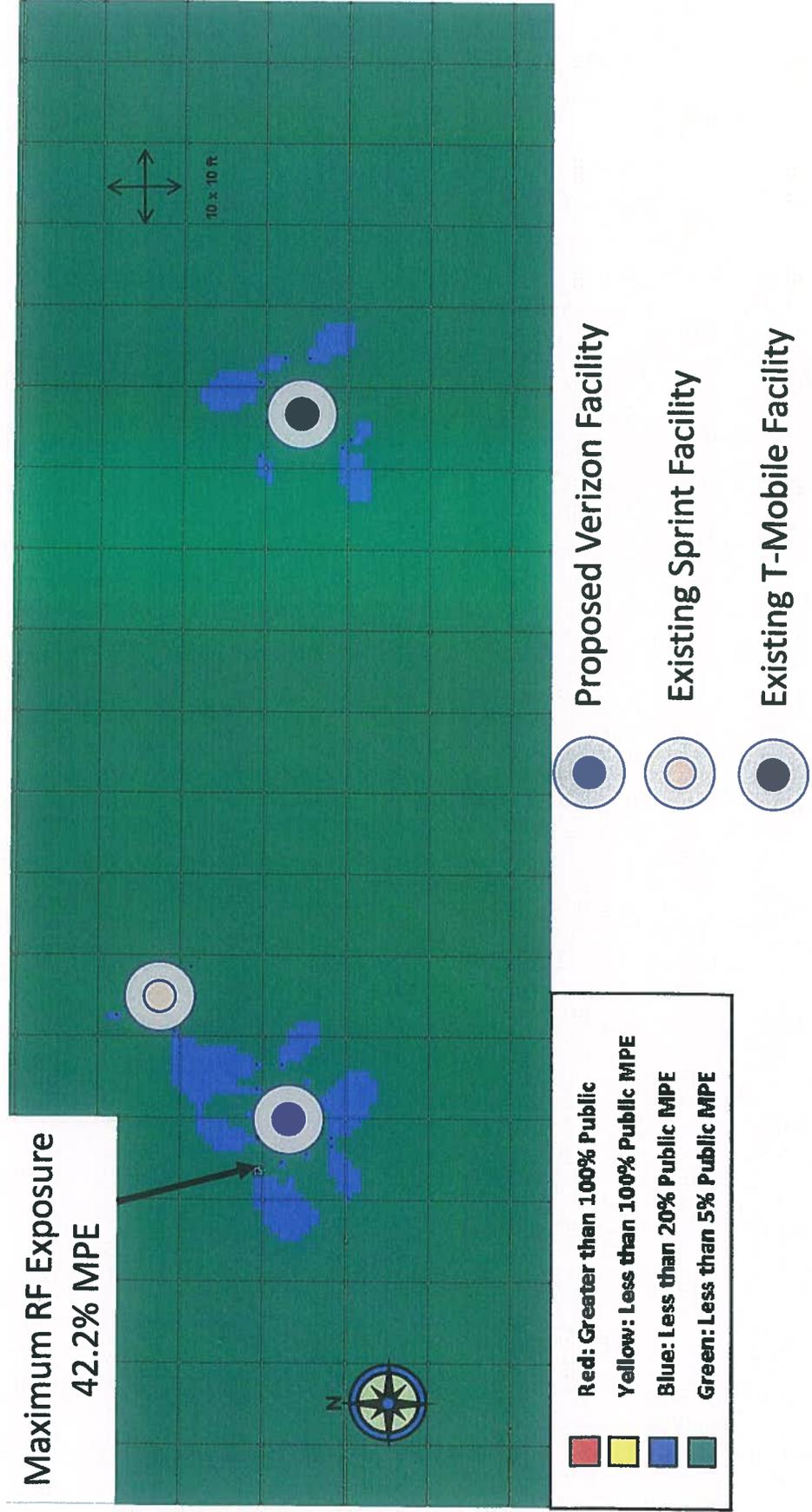
\*\* Other base-band configurations are available

# **Appendix A**

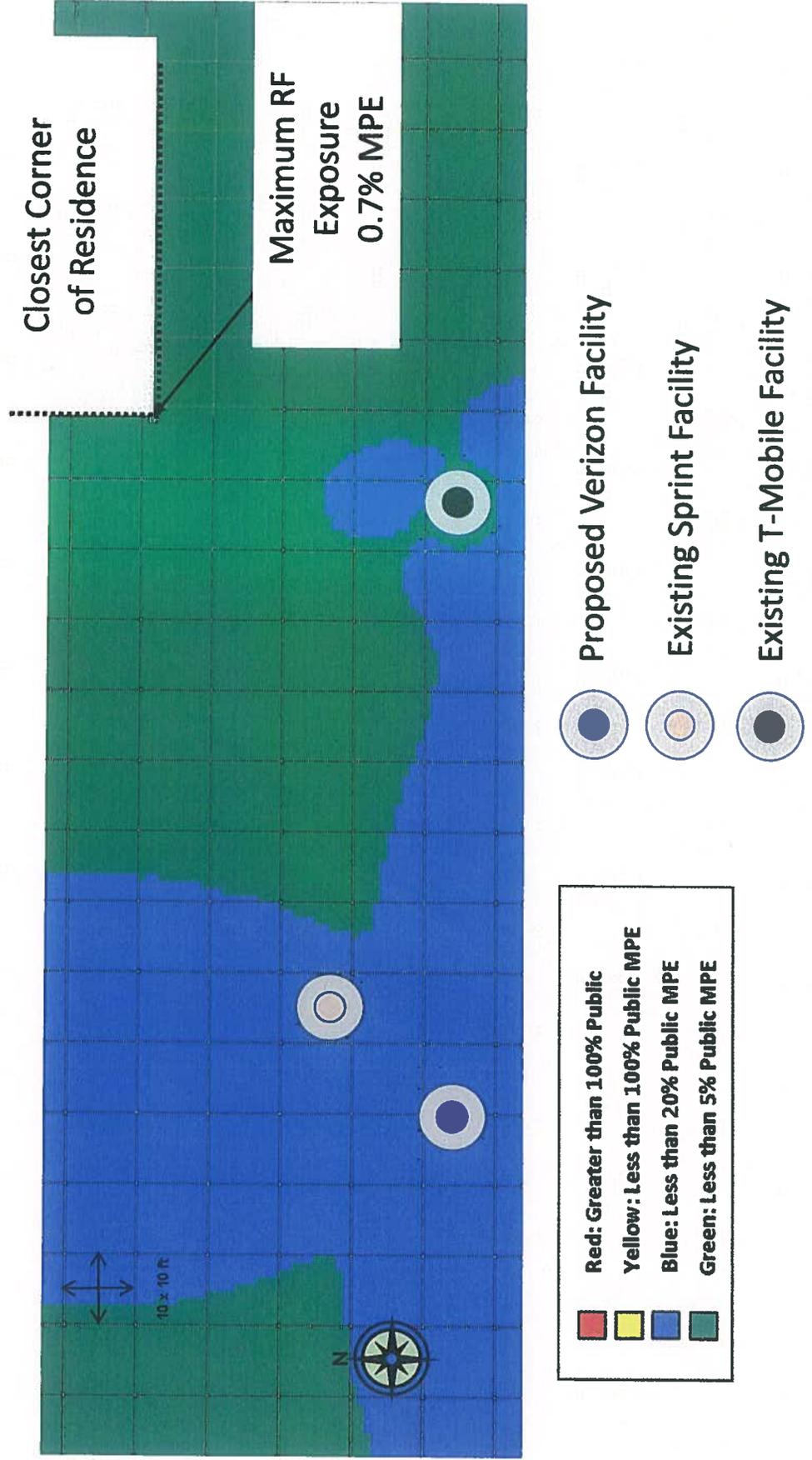
## **Roofview® RF Exposure Assessments**

- A-1: RF Exposure at Ground Level Surrounding Wireless Facilities**
- A-2: RF Exposure at Closest Residence Ground Level**
- A-3: RF Exposure at Closest Residence Roof Level**

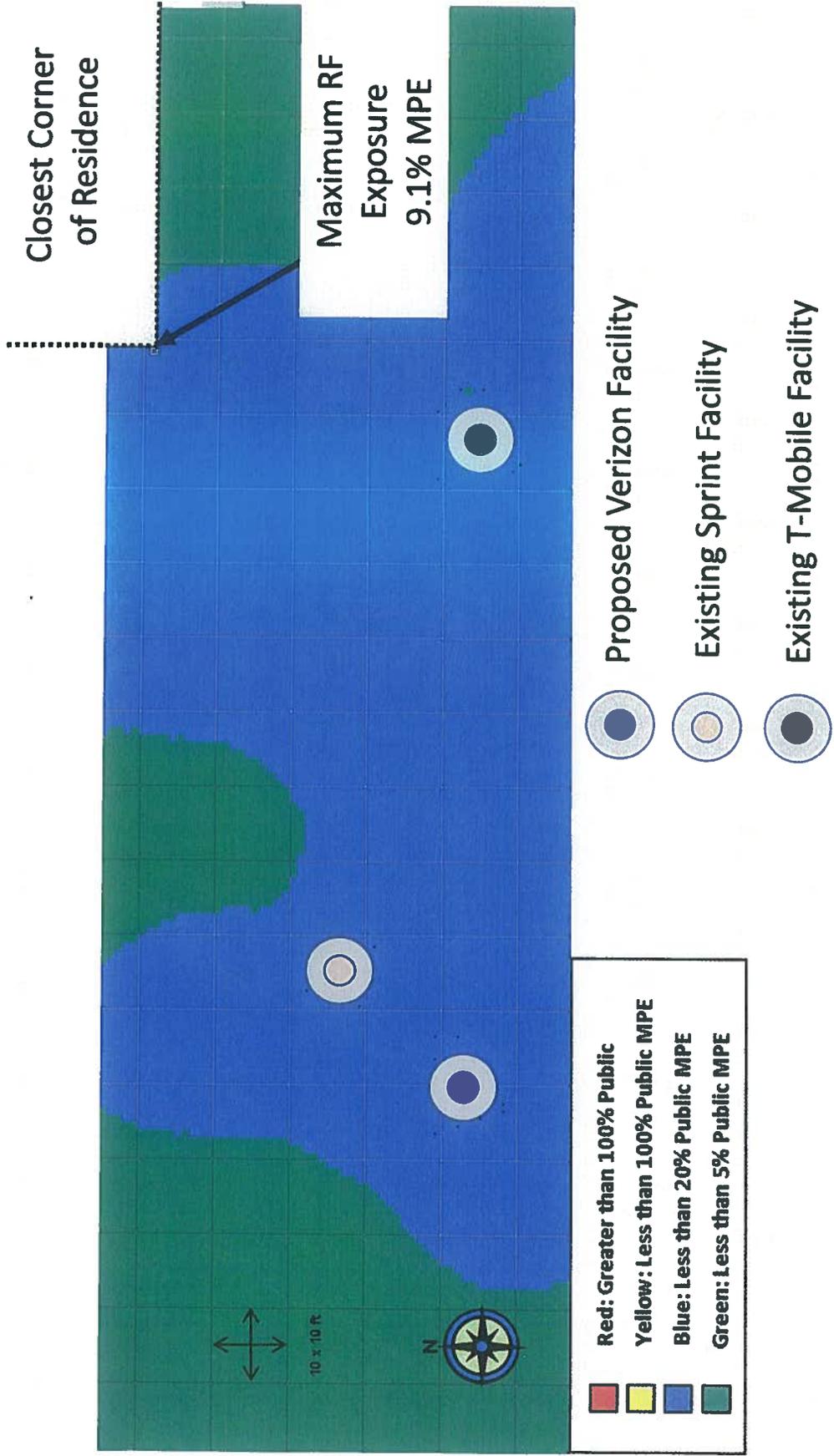
# A-1: RF Exposure at Ground Level Surrounding Wireless Facilities



# A-2: RF Exposure at Closest Residence Ground Level



# A-3: RF Exposure at Closest Residence Roof Level





## STATEMENT OF EXPERIENCE

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

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

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

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

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

**Planning  
Memorandum**

To: Richard Greenbauer  
From: Tripp May  
Reviewed by: Jonathan L. Kramer  
Date: February 2, 2015  
RE: CUP13-00033 (Verizon Wireless)  
428 Sleeping Indian Road

The City of Oceanside (“City”) requested a review of the Verizon Wireless (“Verizon”) permit request to construct and operate a new wireless site at 428 Sleeping Indian Road. Per the City’s request, this analysis is limited to whether the proposed site demonstrates planned compliance with the federal radio frequency (“RF”) exposure standards.

**1. Current Project**

Verizon proposes to construct a new faux water tank to support its antenna equipment and an equipment shelter at ground level to house the associated ground equipment. Sprint PCS (“Sprint”) and T-Mobile USA (“T-Mobile”) currently operate their own monopalm sites at this location. This section briefly describes the proposed site as depicted in the plans dated May 21, 2014 and submitted with the permit application.

Within the 35-foot above ground level (“AGL”) faux water tank, Verizon proposes to install twelve panel antennas, one microwave dish antenna, two DC power surge suppressors and 24 remote radio units (“RRUs”). The lowest point on the lowest antenna is approximately 21 feet AGL. All this equipment will be completely screened from public view behind RF-transparent fiber reinforced plastic (“FRP”) panels.

Verizon also intends to construct an equipment shelter adjacent to the proposed faux water tank. This equipment shelter would house four radio equipment racks, two cabinets for backup batteries, two DC power surge suppressors and various other cabinets for electrical power and telephone utilities. Outside the shelter, Verizon proposes to install a diesel-powered backup generator with a fuel storage tank on a concrete slab enclosed with a concrete wall. To minimize the visual impacts associated with the shelter and generator, Verizon proposes to plant vegetation around the west perimeter and install a trellis above the open-topped generator enclosure.

**2. RF Exposure Compliance Evaluation**

The Federal Communications Commission (“Commission” or “FCC”) completely occupies the field over RF exposure standards in the United States. State and local

Telecom Law Firm, PC

Telecommunications Technology  
Counsel for Government Agencies  
and Private Institutions

[www.TelecomLawFirm.com](http://www.TelecomLawFirm.com)

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

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

governments cannot legally establish or enforce RF exposure standards—whether more strict, more lenient, or the same as the FCC standards.<sup>1</sup> The Commission does, however, permit the City to determine whether a proposed wireless project meets the federal safety standards found at 47 C.F.R. §§ 1.1307 *et seq.* (“FCC Rules”) and FCC Office of Engineering and Technology Bulletin 65 (“OET 65”) RF safety requirements.

Wireless antennas generally do not require an in-depth environmental analysis when virtually inaccessible to the general public. The FCC Rules “categorically exclude” wireless antennas for “cellular radiotelephone services” when mounted (1) on a structure constructed solely to support wireless antennas and (2) more than ten meters AGL.<sup>2</sup>

Here, the FCC Rules do not categorically exclude the antennas because Verizon proposes to mount them less than ten meters AGL at approximately 6.4 meters (or 21 feet) AGL. Accordingly, an additional analysis is necessary to determine whether Verizon demonstrates planned compliance with the FCC Rules.

Verizon submitted a *Radio Frequency Electromagnetic Fields Exposure Report* dated August 18, 2014 and prepared by Dr. Jerold T. Bushberg (the “**Bushberg Report**”). The Bushberg Report finds that, even in combination with the Sprint and T-Mobile sites, the maximum RF exposure at ground level would equal 42.2% of the maximum exposure level and at the nearest residence would equal 0.7% of the maximum exposure level. Accordingly, the Bushberg Report concludes that the Verizon site demonstrates planned compliance with the FCC Rules.

The Bushberg Report also contains sufficient information for an independent compliance analysis. Based on proposed power and frequencies, under the “worst-case” conditions, the Verizon transmitters will create a controlled access zone that extends approximately 39 feet from the face of the antennas at approximately the same height (the bulk of the emissions will be at 29 feet AGL where the panel antennas are center mounted, rather than at 20 feet AGL where the microwave dish antenna is mounted).

The Sprint antennas create a controlled zone that extends approximately 19 feet from the face of the antennas at approximately 32 feet AGL. The T-Mobile antennas create a controlled zone that extends approximately 27 feet from the face of the antennas at approximately 32 feet AGL. Given the relative distances (both horizontal and vertical) from these sites to the proposed Verizon antennas, and the low exposures under worst-case scenarios, we do not find significant potential for interactive effects.

---

<sup>1</sup> See 47 U.S.C. § 332(c)(7)(B)(iv); see also *Cellular Phone Taskforce v. FCC*, 205 F.3d 82, 98 (2d Cir. 2000) (upholding federal preemption over State and local RF regulations).

<sup>2</sup> See 47 C.F.R. § 1.1307(b)(1).

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

We therefore recommend that the City require, as conditions of approval, the following:

1. Permittee shall keep the faux water tank locked at all times except when active maintenance is performed on the faux water tank;
2. Permittee shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" sign at the access point(s) to the equipment shelter door. Permittee shall install the signs required under this condition so that a person may clearly see and understand the sign before he or she accesses the equipment shelter;
3. Permittee shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" sign at the access point(s) to the faux water tank. Permittee shall install the signs required under this condition so that a person may clearly see and understand the sign before he or she accesses the faux water tank; 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 recommendations in this memorandum, we recommend that the City advance this permit to the next stage in the review process.

4. TM/jlk

#1130

Verizon Wireless



**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

RECEIVED

DEC 12 2013

CITY OF OCEANSIDE  
 DEVELOPMENT SERVICES

*TM*

RECEIVED  
 JAN 06 2014  
 CITY OF OCEANSIDE  
 DEVELOPMENT SERVICES

*INCOMPLETE*

Please Print or Type All Information

**PART I – APPLICANT INFORMATION**

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

HEARING

GPA

MASTER/SP.PLAN

ZONE CH.

TENT. MAP

PAR. MAP

DEV. PL.

C.U.P.

VARIANCE

COASTAL

O.H.P.A.C.

*D13-0015*  
*CUP13-00033*

**PART II – PROPERTY DESCRIPTION**

8. LOCATION 428 Sleeping Indian Rd, Oceanside, CA 92057	9. SIZE 431 s.f.		
10. GENERAL PLAN n/a	11. ZONING A	12. LAND USE residence	13. ASSESSOR'S PARCEL NUMBER 122-100-35-00
14. LATITUDE	15. LONGITUDE		

**PART III – PROJECT DESCRIPTION**

16. GENERAL PROJECT DESCRIPTION Installation of 12 antennas, 12 RRU's, and 1 microwave dish antenna mounted on a proposed 36' high monoec. Installation of equipment inside a proposed 12'-8" x 22' concrete block building on a concrete pad with a 12'-8" x 12' block wall enclosure for a proposed emergency generator.

17. PROPOSED GENERAL PLAN no change	18. PROPOSED ZONING no change	19. PROPOSED LAND USE no change	20. NO. UNITS n/a	21. DENSITY n/a
22. BUILDING SIZE 431 s.f.	23. PARKING SPACES n/a	24. % LANDSCAPE 78	25. % LOT COVERAGE or FAR 3	

**PART IV – ATTACHMENTS**

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

**PART V – SIGNATURES**

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

35. APPLICANT OR REPRESENTATIVE (Print): Margie Sullivan, Agent	36. DATE 11/12/13	37. OWNER (Print): Diane B. Coale	38. DATE 11/20/13
Sign: <i>Margie Sullivan Agent</i>	Sign: <i>Diane B. Coale</i>		

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

**VERIZON WIRELESS  
NORTH RIVER  
428 SLEEPING INDIAN ROAD, OCEANSIDE, CA 92057  
PROJECT DESCRIPTION AND JUSTIFICATION**

RECEIVED  
SEP 04 2014  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

**PROJECT DESCRIPTION**

The proposed project site is located on a private residential property on Sleeping Indian Road in the South Morro Hills neighborhood. The primary use of the property is a single family residence on a two-acre parcel. There are two wireless carriers currently on the property, Sprint PCS and T-Mobile, both located on monopoles; equipment is located within a storage building. The surrounding land uses are agriculture and estate residential. The proposed project design is a 35-foot high water tank with antennas mounted within the tank, concealing the antennas. The target coverage area of the proposed site is North River Road, a portion of State Route 76 and the surrounding residential areas. Antennas will be generally facing north, southeast, and southwest. Currently, Verizon Wireless has no cell site or coverage in this area.

The project will have three sectors of four antennas each for a total of 12 antennas; each sector will have four remote radio units (RRU) for a total of 12 RRU's. A four-foot diameter microwave dish will be mounted within the water tank at the 23-foot level and two 911 GPS antennas mounted on the south eave of the equipment building.

The equipment area will consist of a 12'8" x 22' custom-built equipment shelter with equipment racks and a 30kW emergency back-up generator enclosed within a 12'8" x 12' concrete block wall enclosure. The equipment building and generator enclosure will be constructed and finished to match the existing pool house. A small manually-operated light over the entrance to the prefabricated shelter will be installed.

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

**Site Selection**

The wireless communication facility is proposed at this location in order to provide improved service for existing and future users within the vicinity of the proposed site. One of the primary objectives for this location is to increase service to the east and west along North River Road between Holly Lane and Wilshire Road. Another objective is the existing neighborhoods located to the south of the proposed location and south of State Route 76. A predicted coverage plot is included as part of the application.

The proposed site is intended to fill a gap in coverage that exists between the existing Holly Lane site to the east and the Guajome Park site to the southwest. The location of these sites and the existing gap in coverage is shown on the attached predicted coverage plot of the existing conditions. The coverage provided by the proposed Ocean Hills site is shown on the attached coverage plot of the proposed conditions. The coverage provided by the proposed site alleviates the existing gap in coverage between the two existing sites and will provide improved service within the area.

**VERIZON WIRELESS  
NORTH RIVER  
428 SLEEPING INDIAN ROAD, OCEANSIDE, CA 92057  
PROJECT DESCRIPTION AND JUSTIFICATION**

The majority of land within the search area is rural residential. The non-residential properties within the area include Mission Vista High School, a school district-owned property on State Route 76 and Melrose Drive. The school district property is too far south and too close to an existing Verizon site at Guajome Park to the southwest. The project site is in a better position to provide additional coverage along North River Road to meet the objectives of the proposed site.

The City of Oceanside's policy is to encourage co-location of telecom facilities to the greatest extent feasible. Existing facilities on the property were reviewed for co-location opportunities. The only existing facility on the site consists of ground-mounted antennas behind RF transparent screens. The existing screen enclosures do not have space to accommodate additional antennas and are not oriented to the azimuths for the proposed facility. AT&T recently received approvals for construction of a new wireless telecommunications facility at this location. Verizon has worked with the City and AT&T to confirm that these approved facilities will accommodate the proposed collocation on the approved faux trees.

The proposed site was selected because it met the City of Oceanside selection preference as a City-owned property, had sufficient elevation to provide service over a large area, met the coverage objectives of the project and met the City's policy for collocation.

### **SITE OPERATIONS/MANAGEMENT**

Once the construction of the facility is complete and the site is on air, the day to day operation of the site will be assigned to Verizon Wireless Site Technician. The Site Technician will be responsible for all aspects of site operation and maintenance. The majority of site operations are monitored from a remote location. The technician will visit the site only once or twice a month on average.

The City of Oceanside, as the landlord, will have a direct phone number for the site technician that is available 24 hours a day, 365 days per year. Any emergency calls will be immediately responded to. Other reports of a non-emergency nature will be responded to in an appropriate timeframe.

Access and security of the site will be closely coordinated with the City of Oceanside Water Utilities Department as established in the lease.

### **CO-LOCATION**

The City of Oceanside encourages collocation of telecom facilities to the fullest extent feasible. In the review of the search ring for potential candidates, opportunities for co-

**VERIZON WIRELESS  
NORTH RIVER  
428 SLEEPING INDIAN ROAD, OCEANSIDE, CA 92057  
PROJECT DESCRIPTION AND JUSTIFICATION**

location were analyzed. Consideration was given to co-locating on the existing monopoles on the property, one owned by Sprint and the other by T-Mobile. A co-location on either monopole will require a re-engineering of the structure of the monopole and the addition of 12 more antennas. Given the opportunity to locate a faux water tank with 12 antennas concealed within the tank cylinder, it was determined that the proposed faux water tank was more in character with the rural atmosphere of the property.

**Federal Communications Commission Compliance Statement**

The City of Oceanside has established standards for wireless communication facilities in Article 39 of the Zoning Ordinance. Section 3909 paragraph G states: *No Wireless Communication Facility may, by itself or in conjunction with other Wireless Communication Facilities generate radio frequency emissions in excess of the standards for permissible human exposure, as provided by applicable federal regulations including 47 C.F.R. 1.1307 et seq.*

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

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

**REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT**

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

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

The proposed wireless communications facility will be a stand-alone facility on rural residential property. The proposal is permitted in the Zoning Ordinance by means of a conditional use permit. The proposed installation also meets the development standards for the A, agriculture, zone and the design as a water tank is consistent with the rural character of the area.

- (b) *That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be*

**VERIZON WIRELESS  
NORTH RIVER  
428 SLEEPING INDIAN ROAD, OCEANSIDE, CA 92057  
PROJECT DESCRIPTION AND JUSTIFICATION**

*detrimental to properties or improvements in the vicinity or to the general welfare of the City.*

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

- (c) *That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.*

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

**3907 Findings for Approval**

*In addition to any general findings otherwise required by this Article or any other provision of the Zoning Ordinance and the City's certified Local Coastal Program, the following findings must be made prior to the approval of a Conditional Use Permit or Administrative Conditional Use Permit for Wireless Communications Facilities (except for Amateur Radio Antennas):*

- 1. The placement, construction, or Wireless Communications Facility modification of a 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;*

**VERIZON WIRELESS  
NORTH RIVER  
428 SLEEPING INDIAN ROAD, OCEANSIDE, CA 92057  
PROJECT DESCRIPTION AND JUSTIFICATION**

The location of the proposed facility will provide wireless service to residents, businesses and travelers within the project service area where existing services are marginal or not available.

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 proposed project is proposed as a stand-alone facility that will enhance the rural character of the area. The existing approved facilities on-site consist of two faux palm trees designed to blend into the existing vegetation on the site in order to minimize visual impacts; the proposed water tank design will add to the rural nature of the property. The proposed facility will not impact historic resources, scenic views or other natural or man-made resources.

3. *Where an applicant claims a significant gap in its coverage, that gap must be geographically defined and the gap proved by clear and convincing evidence. The burden of objectively proving a significant gap in its coverage rests solely with the applicant. Where a significant gap in the applicant's coverage is so proven, the applicant must also prove by clear and convincing evidence that the facility proposed is the least intrusive means of closing the significant gap in coverage;*

The proposed site is intended to fill a gap in coverage that exists between the existing Holly Lane site to the east and the Guajome Park site to the southwest. The location of these sites and the existing gap in coverage is shown on the attached predicted coverage plot of the existing conditions. The coverage provided by the proposed North River site is shown on the attached coverage plot of the proposed conditions. The coverage provided by the proposed site alleviates the existing gap in coverage between the two existing sites and will provide improved service within the area.

4. *That at least one of the following is true:*

- a) *All applicable requirements and standards of this Article have been met;*

All applicable requirements and standards of this Article have been met by the proposed project.

- b) *A variance has been granted from any requirement or standard of this Article which has not been met;*

No variances are required.

**VERIZON WIRELESS**  
**NORTH RIVER**  
**428 SLEEPING INDIAN ROAD, OCEANSIDE, CA 92057**  
**PROJECT DESCRIPTION AND JUSTIFICATION**

- c) *Strict compliance with the requirements and standards of this Article would prevent a Telecom Operator from closing a proven significant gap in its service, and no other alternative and less intrusive design of the facility that would meet the development standards is feasible; or*

All applicable requirements and standards of this Article have been met by the proposed project.

- d) *Strict compliance with the requirements and standards of this Article would prohibit or have the effect of prohibiting the provision of personal wireless services or would unreasonably discriminate among providers of functionally equivalent wireless communications services.*

All applicable requirements and standards of this Article have been met by the proposed project.

**ALTERNATE SITES ANALYZED**

The surrounding area is primarily rural residential, with many parcels engaged in an agriculture enterprise or equestrian related uses. Possible alternate sites would also be zoned agriculture and similar in use to the project site. The project site offers the best view of the coverage area, as demonstrated by the fact that there are already additional carriers on the property.

**CO-LOCATION ON EXISTING MONOPALMS ON THE PROJECT PROPERTY**

Consideration was given to co-locating on the existing monopalms on the property. A co-location on either monopalm will require a re-engineering of the structure of the monopalm and the addition of 12 more antennas. Given the opportunity to locate a faux water tank with 12 antennas concealed within the tank cylinder, it was determined that the proposed faux water tank was more in character with the rural atmosphere of the property.

**MISSION VISTA HIGH SCHOOL**

Mission Vista is approximately .5 mile south of the project site on State Route 76 across the San Luis Rey River. A site visit was conducted at the school but a project design was not finalized. The coverage from the Sleeping Indian property was superior to the school site, according to the project radio frequency engineer.

**VERIZON WIRELESS  
NORTH RIVER  
428 SLEEPING INDIAN ROAD, OCEANSIDE, CA 92057  
PROJECT DESCRIPTION AND JUSTIFICATION**

**AERIAL VIEW OF PROJECT SITE**



**Project Site—Sleeping Indian Road  
1. Mission Vista High School**

**RECEIVED**  
DEC 12 2013  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

**EXHIBIT "A"**

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

**THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, SOUTH 89°51'56" WEST, 298.55 FEET TO THE SOUTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO CHARLES R. LINVILLE, ET UX, RECORDED DECEMBER 26, 1950 IN BOOK 3909, PAGE 224 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARY OF SAID LINVILLE'S LAND AS FOLLOWS: SOUTH 20°24'15" WEST, 320.20 FEET; AND SOUTH 07°51'25" WEST, 261.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE AT RIGHT ANGLES SOUTH 81°08'35" EAST, 30.00 FEET TO THE SOUTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO BERT E. HOY, ET UX., RECORDED JUNE 29, 1973 AS DOCUMENT NO. 73-179520 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID BOY'S LANE NORTH 89°47'34" EAST, 418.28 FEET TO THE EASTERLY LINE OF SAID SECTION 35; THENCE ALONG SAID EASTERLY LINE SOUTH 00°12'26" EAST, 250.00 FEET; THENCE SOUTH 89°47'34" WEST, 456.30 FEET TO A POINT ON THE ARC OF A 1030.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, A RADIAL LINE OF SAID CURVE BEARS SOUTH 78°05'14" EAST TO SAID POINT, AND BEING ALSO A POINT ON THE EASTERLY BOUNDARY OF THAT 30.00 FEET EASEMENT FOR PUBIC HIGHWAY (KNOWN AS HERMOSA DRIVE) AS CONVEYED TO THE CITY OF OCEANSIDE BY INSTRUMENT RECORDED APRIL 29, 1970 AS FILE NO. 73601 OF OFFICIAL RECORDS; THENCE ALONG SAID RADIAL LINE NORTH 78°05'14" WEST TO AN INTERSECTION WITH A LINE WHICH BEARS SOUTH 07°51'25" WEST FROM THE TRUE POINT OF BEGINNING; BEING A POINT ON THE WESTERLY BOUNDARY OF SAID LINVILLE'S LAND; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LINVILLE'S LAND NORTH 07°51'25" EAST TO THE TRUE POINT OF BEGINNING.**

Assessor's Parcel Number: **122-100-35**



## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Verizon Wireless LLC.
2. **ADDRESS:** 15505 Sand Canyon Ave., Irvine, CA.92618
3. **PHONE NUMBER:** (760) 613-3488
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** D13-00015 & CUP13-00033 (Verizon@428SleepingIndian)
7. **DESCRIPTION:** Development Plan (D13-00015) and Conditional Use Permit (CUP13-00033) a request to allow construction and operation of a new wireless tele-communications facility at 428 Sleeping Indian Rd., Oceanside, California. More specifically, the proposed project would consists of the construction of a freestanding, 35'-0" high, circa 1940's faux water tower for the purpose of concealing a wireless telecommunication facility consisting of 12 panel antennas designed with 4 antennae per array on three arrays, 12 Remote Radio Units (RRU's), a four-foot diameter microwave dish, and two 911 GPS antennas. In addition, the project proposes to construct a new 442 square foot freestanding custom built CMU block equipment enclosure to house all associated equipment cabinets necessary to operate the facility, along with a backup generator for emergency purposes. The 2.47acre site located at 428 Sleeping Indian Road is situated within the Morro Hills Neighborhood Planning Area, and bears a land use designation of Agricultural (A) and a zoning designation of Agriculture (A).

**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. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt as a Section 15303, Class 3, "New Construction or Conversion of Small Structures";
- "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. (Section 15061(b) (3)); or,
- The project is statutorily exempt, Section, \_\_\_\_\_ (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: April 7, 2015

Richard Greenbauer, Senior Planner

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