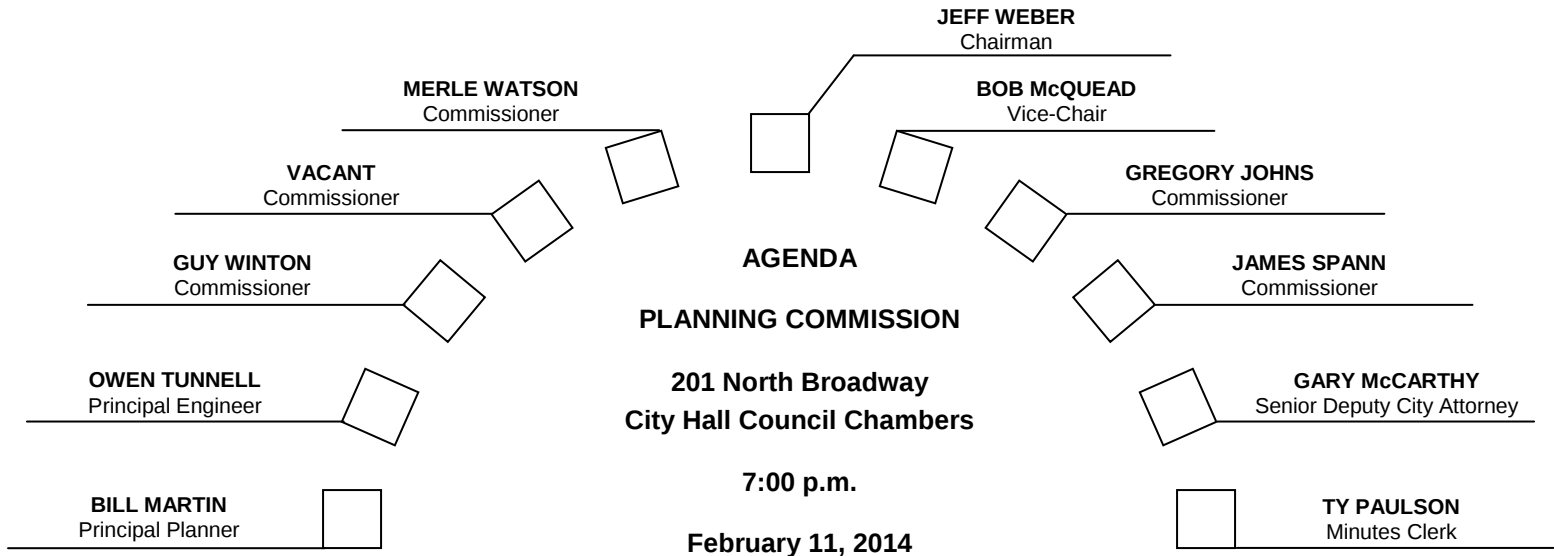


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.
- B. FLAG SALUTE
- C. ROLL CALL:
- D. MINUTES: [January 14, 2014](#)

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4641, with any requests for reasonable accommodation at least 24 hours prior to the meeting.

The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.

E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. EL CABALLO PARK DRAFT MASTER PLAN STUDY - CASE NO.: PHG 13-0011:

REQUEST: A request to review and provide comments on the Draft El Caballo Park Master Plan Study. The vision for the park is a public facility that creates opportunities for equestrian-oriented activities and includes additional parking, riding arenas, trail connections and a community hall building.

PROPERTY SIZE AND LOCATION: Approximately 10.5 acres located primarily on the western side of Escondido Creek and 'Save a Life Drive,' south of the Escondido Humane Society and north of Beven Drive, addressed as 3410 Valley Center Road.

ENVIRONMENTAL STATUS: No environmental review has been prepared for this project. The draft master plan study will be refined to incorporate amendments from the Community Services Commission, Planning Commission and City Council, after which environmental analysis will be conducted upon direction from the City Council.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Review and provide comments.

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. [CONDITIONAL USE PERMIT – PHG 13-0037:](#)

REQUEST: Request for approval of a Conditional Use Permit to allow the installation of a 30 kW emergency generator in conjunction with the installation, operation, and maintenance of a new unmanned Wireless Communication Facility (WCF) for Verizon Wireless. The proposed facility consists of three (3) sectors of four antennas (12 total), and one four foot in diameter microwave dish mounted to a 40' high faux mono-pine tree. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 1.34 acre parcel addressed as 545 Country Club Drive.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303, "New Small Facilities and Structures."

APPLICANT: Verizon Wireless

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

3. [CONDITIONAL USE PERMIT – PHG 13-0039:](#)

REQUEST: A Conditional Use Permit to allow outdoor storage for construction equipment and materials on a vacant lot within the Light Industrial (M-1) zone, and adopt the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 1.02 acre parcel addressed as 525 N. Quince Street.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15332, Class 32 "In-Fill Development Projects."

APPLICANT: Dave McMahon Construction, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

4. CONDITIONAL USE PERMIT – PHG 13-0040:

REQUEST: A Conditional Use Permit to install a 250 KW emergency backup generator for the Escondido Care Center, and adopt the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 3.39 acre complex addressed as 421 E. Mission Avenue.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities."

APPLICANT: Escondido Care Center

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

January 14, 2014

The meeting of the Escondido Planning Commission was called to order at 7:04 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Bob McQuead Vice-chairman; Jeffery Weber, Chairman; James Spann, Commissioner; Guy Winton, Commissioner; and Gregory Johns, Commissioner.

Commissioners absent: Merle Watson, Commissioner.

Staff present: Rozanne Cherry, Principal Planner; Barbara Redlitz, Director of Community Development; Owen Tunnell, Principal Engineer; Jay Paul, Associate Planner; and Gary McCarthy, Senior Deputy City Attorney.

MINUTES:

Moved by Commissioner McQuead, seconded by Commissioner Spann, to approve the minutes of the December 10, 2013, meeting. Motion carried. Ayes: Spann, McQuead, Weber, and Johns. Noes: None. Abstained: Winton (4-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – Received.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. APPEAL OF AN ADMINISTRATIVE DECISION – ADM 13-0168:

REQUEST: An appeal of a Land Use Determination made by the Director of Community Development that a proposed 99 Cents Only Store at the Civic Centre Plaza (Centre City Urban District of the Downtown Specific Plan) is a “retail use with across the board maximum pricing or ‘everything under’ pricing and surplus goods”, and is not allowed anywhere within the Downtown Specific Plan area.

PROPERTY LOCATION: Located on the northwest corner of West Valley Parkway and North Escondido Blvd, addressed as 355-455 N. Escondido Blvd (APN 229-332-32).

Rozanne Cherry, Principal Planner, referenced the staff report and noted staff issues were whether or not the land use determination made by the Director of Community Development was in accordance with the Downtown Specific Plan that prohibits "retail uses with across the board maximum pricing or 'everything under' pricing and surplus goods" (pg. II-3, Figure II-2). Staff recommended denial of the appeal based on the following: 1) Based on the review of the applicants letters, the supplemental information and a site inspection of the existing 99 Cents Only Store on East Valley Parkway staff felt that the stores business model was one that operated a maximum pricing strategy across the board; and 2) The Determination made by the Director of Community Development to not allow the proposed land use was consistent with the Downtown Specific Plan that prohibited "retail uses with across the board maximum pricing or 'everything under' pricing and surplus goods".

Marco Gonzales, Coast Law Group, Representing the Applicant, objected to being provided the revised Finding of Facts at the outset of the hearing, noting that they were typically provided this information in advance of the meeting. He stated that in 2008 when the Specific Plan was amended there was concern about the perceived blight and negative implications of surplus and 2nd-hand stores as well as everything that fell under those stores. He stated that other language used in the 2008 Specific Plan had to do with promoting pedestrian oriented retail and specialty uses. He noted that in 2008, "everything under stores" were different from current models. He indicated that national stores such as Ross, T.J. Max, and Marshalls were all considered discount stores. He elaborated that Old Navy was vacating the Civic Center Plaza, which encompassed over 17,000 SF. Mr. Gonzales noted that the 99 Cents Only Store was willing to take the space. He felt the statute, as written, was not detailed. He noted that 6 percent of their products sold for over a dollar, noting his view that the statute regulated marketing models. He asked that a Specific Plan amendment be prepared to better define the prohibition or to conditionally allow the subject use under a Conditional Use Permit. He then asked that the Commission approve their appeal.

Michael Ruben, Chief Operating Officer of Civic Center Plaza, noted that they were aware of the City's intent to increase the overall quality of life in the downtown. He felt that not allowing the subject use in the center would be misguided. He stated that 99 Cent Only Stores was a strong national tenant that was located in over 90 cities in California. He asked that the Commission overturn staff's recommendation.

Commissioner McQuead questioned why Ross vacated the subject center. Mr. Ruben noted that Ross left the center in name only, noting that Ross had put in dd's Discounts in the center. He also stated that Smart and Final had a clause in their lease that prohibited other stores in the center they were located in from selling groceries, noting they were willing to waive this for the proposed tenant.

Chairman Weber asked Mr. Ruben if he was aware of the statutory limitations prior to negotiations. Mr. Ruben replied in the negative.

James Crone, Escondido, noted that when the subject ordinance was put in place it had posed issues with East Valley Parkway. He noted that he was originally opposed to the subject ordinance. He stated that retailers self-regulate when there are too many selling the same products. He indicated that 99 Cent Only Stores sold new products, noting his view that the statute was in essence dictating what it could sell and for how much. He elaborated that foot traffic was the key factor for centers to do well. He asked that the Commission direct staff to relook at the ordinance, noting that the proposed tenant would bring in over \$3 to \$4 million by selling new products.

Commissioner McQuead asked if Dollar Tree or 99 Cent Only Stores were well received in other jurisdictions such as Encinitas. Mr. Crone replied in the affirmative, noting that these were national tenants. He also expressed his view that Mr. Goldberg's concerns, detailed in his letter, were geared more toward losing parking.

Commissioner Johns asked if Smart and Final and Ross predated the 2008 adoption of the ordinance. Mr. Crone replied in the affirmative.

Commissioner Winton stated that discount stores were not prohibited in the City, just in this subject location. He felt that the subject location was not appropriate.

Commissioner Johns stated that the subject center already had discount stores. He was concerned with controlling the marketing initiative. He felt the ordinance should be re-examined.

Commissioner Spann noted that he was in favor of staff's recommendation.

Commissioner McQuead felt this item should go to City Council if denied.

Chairman Weber noted that the subject ordinance was crafted after significant consideration by various entities and stakeholders, noting this was his reason for supporting staff's recommendation.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Winton, to approve staff's recommendation to deny the appeal. Motion carried. Ayes: Spann, McQuead, Weber, and Winton. Noes: Johns. (4-1)

2. CONDITIONAL USE PERMIT – PHG 13-0033:

REQUEST: A Conditional Use Permit to use a portion of an industrial lot for the outdoor storage of RVs, boats and other vehicles (All Secure Storage) along with adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 1.35-acre property addressed as 520 N. Quince Street.

Jay Paul, Associate Planner, referenced the staff report and noted staff had not identified any issues with the CUP request. Staff recommended approval based on the following: 1) The facility was located within a light industrial zone and was surrounded by a variety of industrial uses; 2) The Outdoor storage of materials and equipment generally was permitted in the M-1 zone provided the performance standards for storage height, screening and materials are met; and 3) The existing six-foot-high fencing with slats and masonry wall, along with the setback from Quince Street would provide appropriate screening from adjacent street views.

Commissioner Spann and Mr. Paul discussed the proposed screening.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Johns, to approve staff's recommendation. Motion carried unanimously. (5-0)

CURRENT BUSINESS: None.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:06 p.m. The next meeting was scheduled for February 11, 2014, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: 6.1
Date: February 11, 2014

CASE NUMBER: PHG 13-0011

APPLICANT: City of Escondido

LOCATION: The site is primarily located on the western side of Escondido Creek and 'Save a Life Drive,' south of the Escondido Humane Society and north of Beven Drive, addressed as 3410 Valley Center Road. A secondary parking lot to serve the facility and adjacent Mayflower Dog Park is located on the eastern side of Escondido Creek.

TYPE OF PROJECT: El Caballo Park Master Plan Report

PROJECT DESCRIPTION:

A Draft Master Plan Report (master plan) for the future development of a new 10.5-acre park site (see 'Draft El Caballo Park Master Plan Report' under separate cover). The proposed master plan includes equestrian arenas, pens and corrals, a community hall with caretaker's apartment, rest room facilities, a passive open play area, shade structures, picnic tables, a bicycle and equestrian trail accessing Escondido Creek and Daley Ranch. Included in the plan is an opportunity for fourteen (14) recreational utility 'hook-ups' (sewer / water / electrical) for lease to park users involved in overnight events. The Draft Master Plan Report is on line at: <http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ElCaballoPark/elcaballoparkmasterplan.pdf>

Parking would be provided in two areas. Approximately 40 standard vehicle and 14 equestrian trailer spaces are proposed on the western side of Escondido Creek adjacent to the park. A second parking lot involving approximately 80 standard vehicle spaces and 6 equestrian trailer spaces are proposed north of Beven Drive, on the eastern side of Escondido Creek with a new pedestrian bridge crossing to access the park. The master plan proposes 'western/hacienda' architectural, fencing, signage, landscaping, colors and materials intended to be incorporated with Mayflower Dog Park and Hidden Valley Obedience Club (adjacent to the proposed El Caballo Park site) in order to establish a comprehensively designed recreational area.

STAFF RECOMMENDATION: Review and provide comments for City Council consideration

GENERAL PLAN DESIGNATION: Northeast Gateway Specific Plan Area #5 (Planning Area #5)

ZONING: Specific Plan

BACKGROUND/SUMMARY OF ISSUES:

The site is owned by the City of Escondido Utilities Division. The Asociacion de Charros de Escondido (Charros Association) has exclusively leased a portion of the site from the City to conduct horse training, horse riding and shows, and cultural activities, including the construction of related facilities, since the 1980s. The City Council directed staff to design a master park plan for the property in October 2012 that accommodates equestrian-oriented activities with amenities designed for renting to organizations and individuals in a cost-recovery manner that minimizes municipal maintenance and operational expenses.

Residents and members of the Charros Association have formed the *El Caballo Park Conservancy*, a non-profit organization aimed at preserving the natural beauty of the area and incorporating unique facilities and services in El Caballo Park that benefit the community (www.elcaballoparkorg.blogspot.com). Staff contracted with Wynn-Smith Landscape Architecture, Inc. to prepare the master plan. A series of community meetings were conducted to solicit public input in the plan's preparation (see Master Plan pages 61-73).

No environmental review has been prepared for this project. The Draft Master Plan Report will be refined to incorporate amendments from the Community Services Commission, Planning Commission and City Council. Environmental analysis will be conducted upon direction from the City Council, after which the document may be formally adopted allowing for construction to commence.

COMMUNITY SERVICES COMMENTS:

The Community Services Commission reviewed and overwhelmingly endorsed the proposed master plan on January 23, 2014 (see attached staff report). The Commission appreciated the consultant's extensive efforts involving the community and incorporating features into the master plan that were identified through the public outreach process. In addition the Commission endorsed the extensive use of native, water-wise low maintenance landscaping. Commissioner Pitcher commented that the facilities for overnight stays would be popular. Commissioner Balogna supported the revenue-generating components of the plan and recommended that the City should move forward with developing the park.

Six members of the public spoke, all endorsing the proposed plan. Compliments were extended to staff and the consultant for the extensive community involvement included in the plan's preparation. A representative of the El Caballo Park Conservancy commented that their organization desired to raise funds for the park's construction. Members of the Charros Association commented that the park would provide a unique opportunity to unify the community and that the equestrian focus would foster a more vibrant equestrian community in Escondido.

Staff feels that the issues are:

1. Whether the site is suitable for the development of a park.
2. Whether the Draft Master Plan Report achieves the direction and vision established for El Caballo Park.

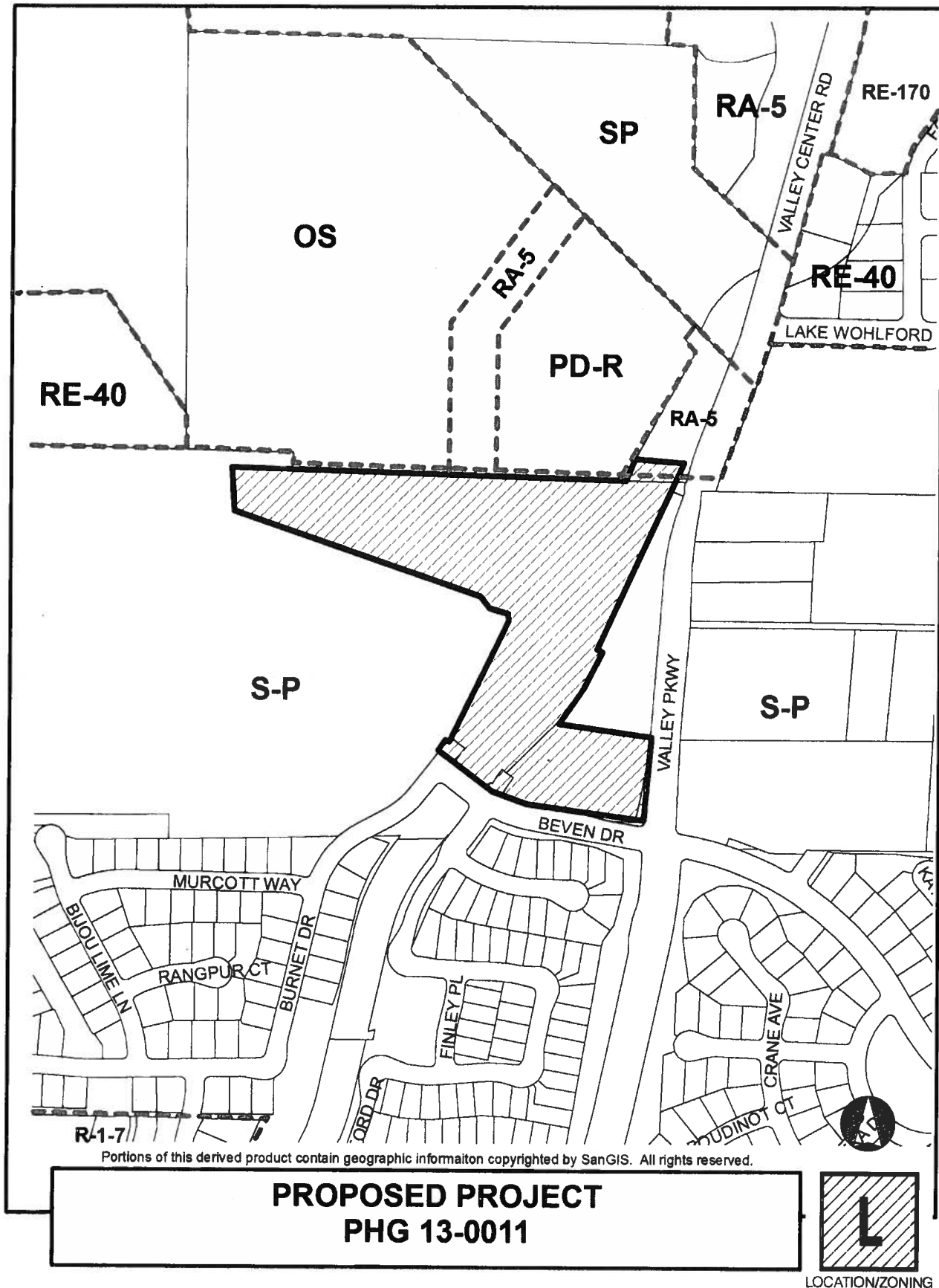
REASONS FOR STAFF RECOMMENDATION:

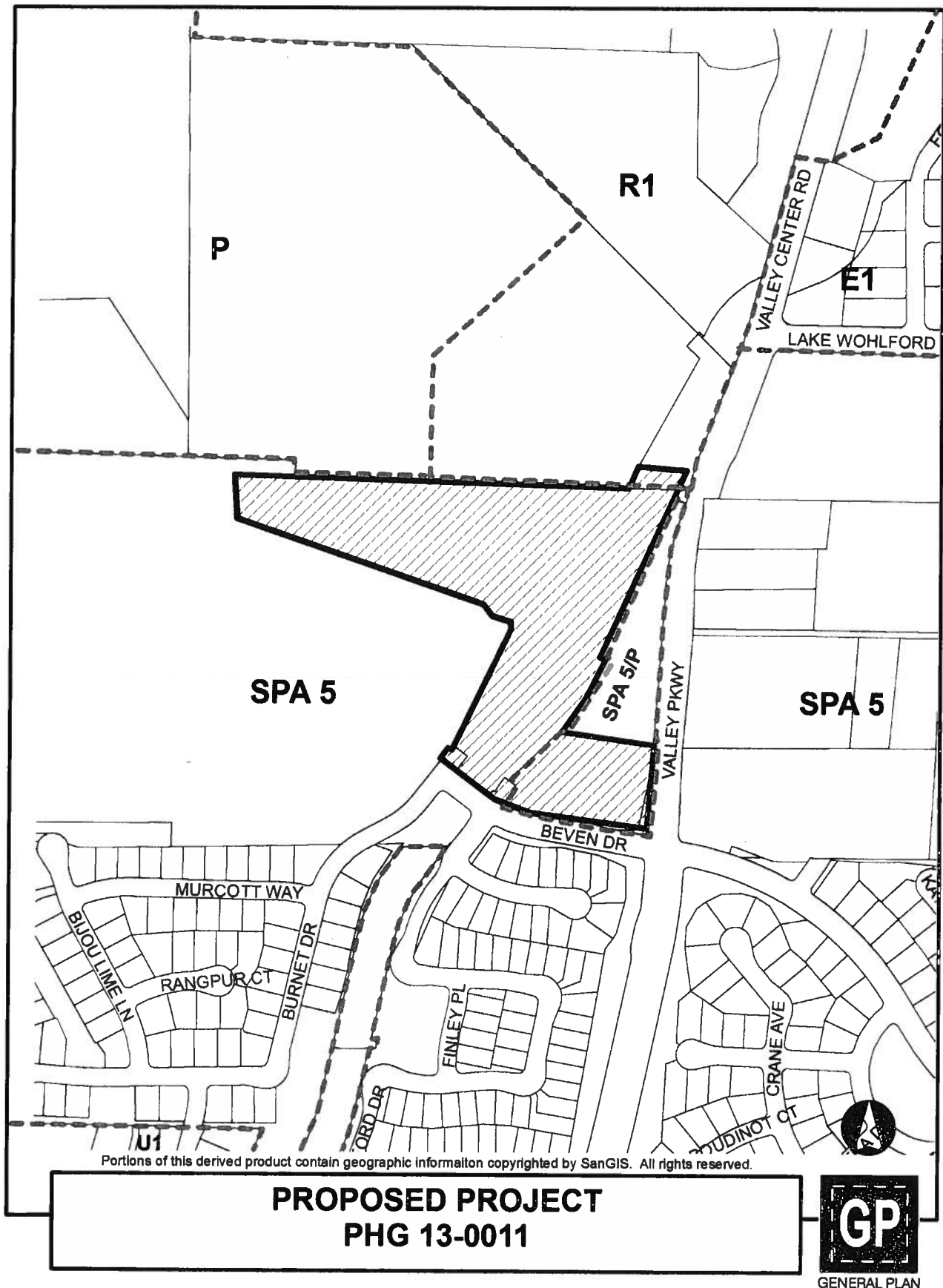
1. The proposed El Caballo Park site is a 'gateway' to the Daley Ranch Open Space Preserve and bisected by Escondido Creek with trails providing direct connections. The property is suitable for development of an equestrian-themed park because of the historical use of the site for equestrian activities and the trailhead to the Daley Ranch *Caballo Trail* that is a primary access for equestrians. Adequate vehicle parking will be provided that serves the park as well as adjacent recreational uses. Portions of the park not in use can be secured from use, visibility into the site from adjacent public streets will enhance security, and the location is convenient to the residential users of park facilities.
2. The proposed master plan incorporates existing features constructed by the Charros Association and additional features that will expand equestrian activities. The proposed park will accommodate multiple users and venues including dog shows, western-style rodeos, English-style horse riding, 4-H farm animal events, picnicking, informal play areas, and community events. A western/hacienda design theme integrates with the 'early California' development standards outlined in the Northeast Gateway Specific Plan for the area. Development of a master plan for El Caballo Park is timely in that it will solidify community vision for appropriate development and recreational uses of the park, and guide the City's plans for future civic investment.

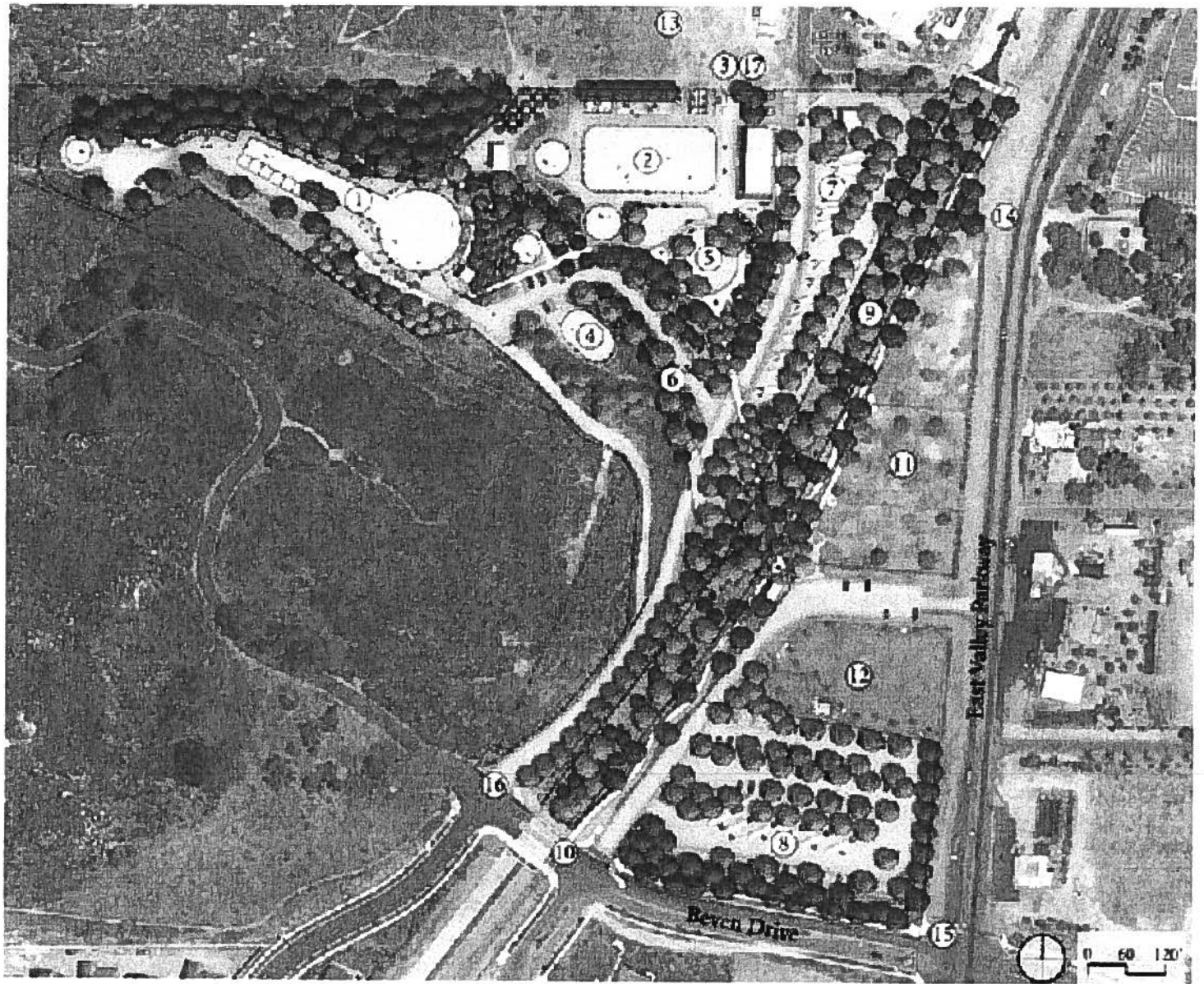
Respectfully submitted,



Jay Petrek
Principal Planner



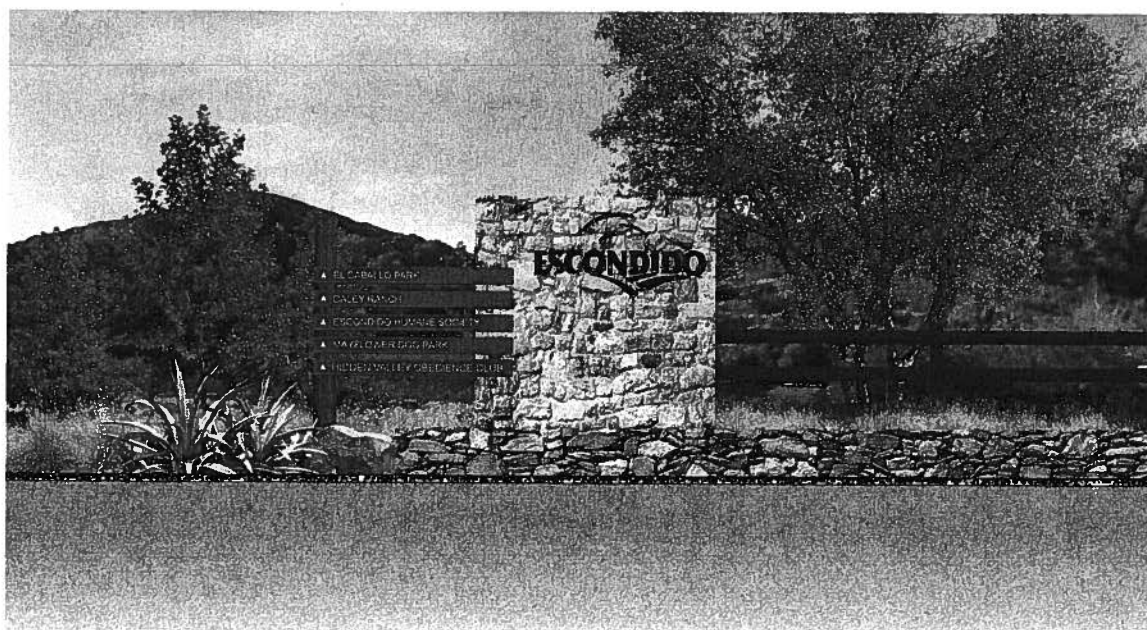
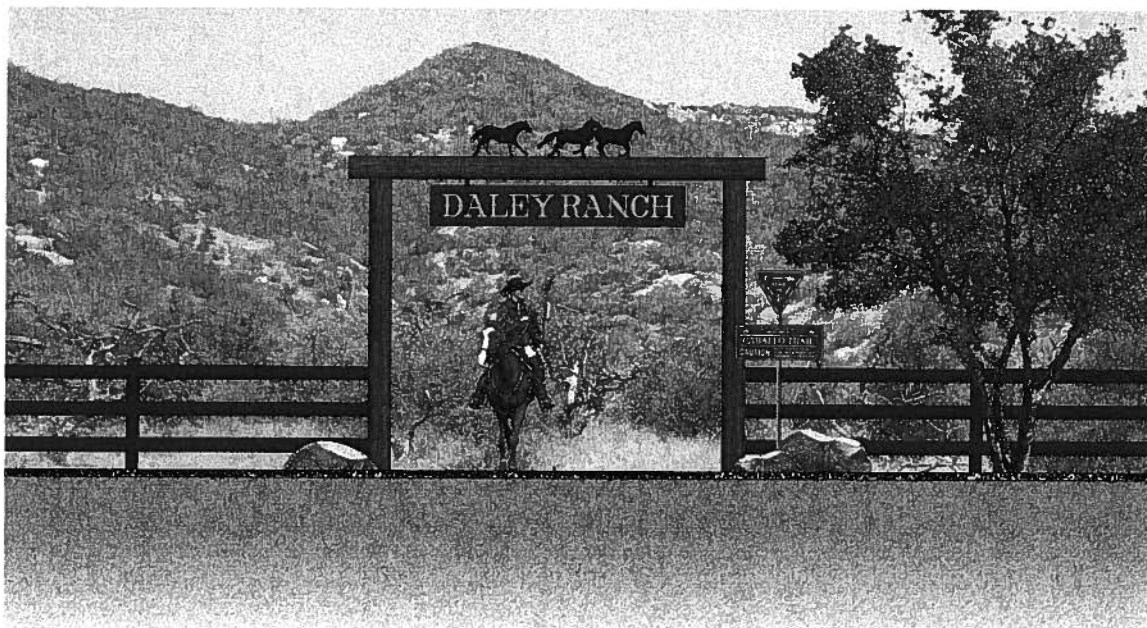




Master Plan Features Legend

- | | |
|---|---------------------------------------|
| ① Improved Existing Arena | ⑩ Connection to Escondido Creek Trail |
| ② Lower Equestrian Area Development | ⑪ Mayflower Dog Park |
| ③ Connection to Caballo Trail and Daley Ranch | ⑫ Hidden Valley Obedience Club |
| ④ Therapeutic Riding Arena | ⑬ Therapeutic Riding Trail |
| ⑤ Common Gathering and Picnic Areas | ⑭ Monument Sign 1 |
| ⑥ Tributary Creek | ⑮ Monument Sign 2 |
| ⑦ Horse Trailer Parking | ⑯ Monument Sign 3 |
| ⑧ Overflow Parking | ⑰ Monument Sign 4 |
| ⑨ Improved Escondido Creek | |

PROPOSED SITE PLAN



PROPOSED TRAILHEAD AND MONUMENT SIGNAGE

ANALYSIS

A. SURROUNDING ZONING / LAND USE COMPATIBILITY/

NORTH - OS (Open Space), R-A-5 (Residential Agriculture; 5 acre lots), PD-R (Planned Development Residential) / Daley Ranch Open Space Preserve and Escondido Humane Society Headquarters

SOUTH - SP (Northeast Gateway Specific Plan) / Escondido Municipal Water Treatment Facility

EAST - SP (Northeast Gateway Specific Plan) Escondido Creek, Mayflower Off-leash Dog Park

WEST - OS (Open Space) / Daley Ranch Open Space Preserve.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. **Effect on Fire Service** – Development of the site would contribute incremental increases in demand for fire services. The Escondido Fire Department has indicated their ability to adequately serve the proposed project. The area currently is served by Fire Station No 2, located at 421 N. Midway.
3. **Traffic** – Access to the site is from Valley Parkway and Beven Road (signalized intersection). Save-A-Life Drive is an easement driveway that provides joint access to the Humane Society facility and park site. The existing streets will accommodate the proposed park without additional improvements.
4. **Utilities** – Water mains with sufficient capacity to serve the project are available within the adjoining street or easements. A utility inventory is provided on Figure 81 of the document. On-site septic facilities would service the proposed restroom facilities. Muck storage and trash facilities are covered and accessible for pick-up and maintenance, which are depicted on Figure 46.
5. **Drainage** – The site is not located within a 100-year Flood Zone as indicated on current FEMA maps. The topography is relatively level and ranges from 750 feet in the west to 700 feet in the eastern portion of the property. A natural canyon extends west of the site and drainage flows through the park in a partially improved and artificial swale connecting Escondido Creek which would be re-contoured and vegetated in a natural condition as part of the water quality improvements and incorporated into a children's interpretative play/learning area. The master plan includes a conceptual design for modifying Escondido Creek with landscaping, however hydraulic analysis is required to implement this proposal. The project will not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. No environmental review has been conducted. Comments from the Community Services Commission, Planning Commission and City Council will be incorporated into the master plan. Environmental review (Negative Declaration) will be prepared upon City Council direction after which formal approval may be granted and construction could commence.
3. The project is not anticipated to impact fish and wildlife resources. Natural vegetation will be incorporated into the site that will be compatible with habitat located on the Daley Ranch Open Space Preserve.
2. In staff's opinion, no significant issues are anticipated.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan land use designation on the site is Specific Plan and the adopted text for this area identifies the site as 'modified open space' for park development. The General Plan commitment to providing adequate park and recreation facilities is set forth in the Parks and Recreation Policies of the Community Health and Services Element. In conjunction with the Goals and Objectives included in the General Plan, a series of Quality of Life Standards have been developed to establish minimum thresholds of service levels for various public improvements and facilities. Quality of Life Standard 6: 'Parks System,' specifies that the city shall provide a minimum of 5.9 acres of developed active neighborhood and community parks per 1,000 dwelling units. The standard also notes that priority shall be given to acquiring and developing neighborhood parks in urban areas with the greatest need and that a minimum of two community centers shall be provided in the city prior to buildout. The General Plan classifies five (5) types of park facilities:

- 1) Regional Parks (75+ acres)
- 2) Community Parks (10 – 75 acres)\
- 3) Neighborhood Parks (2 – 10) acres
- 4) Urban Parks (<2 acres)
- 5) Community Centers.

El Caballo Park qualifies as a Community Center based on the type of facilities and specialized activities proposed for the site. The proposed equestrian facility is consistent with Parks and Recreation Policy 2.6:

Maintain a minimum of two (2) community centers and consider opportunities for additional centers commensurate with population growth to accommodate specialized recreational functions, the recreational needs of special populations, and/or indoor recreational activities that include, but are not limited to:

- a) Swimming pools;
- b) Lighted or unlighted athletic facilities;
- c) Classrooms, meeting rooms, etc.;
- d) Facilities for child care, teens, and seniors;
- e) Branch libraries;
- h) Golf courses;
- i) Community gardens; and
- j) Equestrian centers.

Whether the site is suitable for the development of a park.

The site's adjacency to the Daley Ranch Open Space Preserve, Escondido Creek and their connecting trails, along with the General Plan designation identifying the site as appropriate for parkland, substantiates the proposal for developing a park in this location. The historical use of the site for equestrian activities, and the proposed facilities that would accommodate their continued use, bolsters the suitability of the property for recreational development. Adequate vehicle and equestrian parking will be provided that serves the park as well as adjacent recreational uses. While the parking area located across Beven Drive is within 200 from the closest homes, the closest proposed equestrian arena is located a minimum 650 feet and across Escondido Creek and Valley Parkway from the nearest residence.

Whether the Draft Master Plan Study achieves the direction and vision established for El Caballo Park.

The proposed master plan includes features that accommodate equestrian activities as well as incorporates a variety of activities and features aimed at broadening the park's appeal and attracting the widest audience. Facilities at the proposed park will also accommodate activities and events such as dog shows, western-style rodeos, English horse riding, picnicking, informal play areas, 4-H activities, 'wounded warrior' and disabled rider therapy programs, as well as a community building for inside events. A western/hacienda theme for buildings and signage integrates with the 'early California' theme outlined in the Northeast Gateway Specific Plan document that prescribes development standards for the area.

The park is designed to allow areas to be secured and gated when not in use so that facilities may be rented to individuals/organizations, including improvements for overnight recreational vehicle stays during multi-day events, thus reducing maintenance and operations. Visibility into the site from adjacent public streets, which will enhance security and the park's location is convenient via trail and street access.

The proposed park would include a passive open play area shade structures and picnic in the central portion of the site along a drainage swale that is improved and enhanced to its natural condition. An approximately 3,200 SF community center building would include a general assembly room, kitchen, offices, storage and restrooms on the lower floor, and a caretaker's residence on the upper floor. The number of parking spaces, parking space dimensions and drive aisle widths would all be in conformance with Zoning Code requirements.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The proposed park would front on 'Save-a Life Drive' (accessing the Escondido Humane Society) from Beven Drive which connects to Valley Parkway at a signalized intersection. The western portion of the proposed park site has been developed with equestrian corrals by the Charros Association through a long-term lease maintained by the city and are incorporated into the Master Plan. The park site is in a small canyon and generally slopes from a high point on the west side to the low point on the eastern side where it abuts Escondido Creek. Parking for the facility will be provided in two areas on both sides of Escondido Creek. The site has been disturbed by past activities; vegetation consists primarily of weedy invasive species, some remnant citrus trees and a declining eucalyptus grove. No significant areas of native vegetation would be disturbed.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: Approximately 10.5 acres, directly adjacent to the 3,200+ acre Daley Ranch Open Space Preserve and connected by the Caballo Trailhead
2. Anticipated Building Size: 3,600 SF+ community building
3. Hours of Operation:
Outdoor Park Facilities: To be determined
Community Center Building: Program hours to be determined
4. Building Colors/Materials: Early California 'Hacienda' architecture incorporating large timbers, stone and earth tone colors stone.
5. Landscaping: All landscaping to be consistent with the Landscape Ordinance utilizing a plant palette compatible with the Daley Ranch Open Space Preserve.
6. Muck Storage/Removal: A covered facility for muck (horse urine/manure/straw) is located in the northern portion of the site (Master Plan Figure 46) and would be designed to minimize odors and flies. Removal of the muck would be scheduled on a regular basis with additional disposals during events.

C. CODE COMPLIANCE ANALYSIS

1. Setbacks: All setbacks will meet the requirements of the OS (Open Space) Zone.
2. Parking: Forty (40) standard vehicle space and 14 equestrian trailer spaces (with utility 'hook-ups') proposed on the western side of Escondido Creek. Eighty (80) standard vehicle spaces and 6 equestrian trailer spaces proposed on the eastern side of Escondido Creek. Parking will be provided as required by the OS Zone and Article 39 (Off-Street Parking).
3. Building Height: Maximum 35 feet.

COMMUNITY SERVICES COMMISSION

Agenda Item No.: 2
Date: January 23, 2014

TO: Community Services Commission

FROM: Loretta McKinney, Director of Library and Community Services

SUBJECT: El Caballo Park Master Plan Report & Presentation

RECOMMENDATION:

Review the attached DRAFT Master Plan for El Caballo Park; proposing a new equestrian-oriented, recreational facility and consider the presentation by landscape architect Timothy Smith, President of Wynn-Smith Landscape Architecture, Inc. Provide comments as appropriate for City Council consideration.

BACKGROUND:

In response to high community interest, City Council allocated \$50,000 in Capital Improvement Project funds to develop a master plan for the proposed new El Caballo Park, located at 3410 Valley Center Road. In May 2013, seven firms submitted proposals in response to a Request for Qualifications; interviews were conducted by City staff representing several departments, and Wynn-Smith Landscape Architecture, Inc. was hired for the project.

The master plan objectives include a Plan text and a detailed concept 'site design' of the proposed El Caballo Park for development as a public park. This park will accommodate equestrian-oriented facilities and amenities for renting to the public and/or organizations, in a cost-recovery manner that minimizes municipal maintenance and operational expenses. The final Master Plan shall include architecture, colors, materials, fencing, lighting, signage, furniture, and a landscape palette for El Caballo Park that the City can integrate with the existing Mayflower Dog Park, Escondido Creek Trail and Caballo Trail in order to establish a comprehensive design theme that unifies all of these recreational facilities.

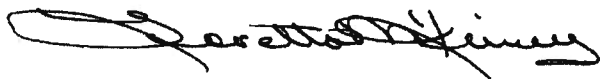
In order to achieve this goal, the consultant is required to hold a minimum of three community meetings, three public hearings (Community Services Commission, Planning Commission, and City Council), and bi-weekly City staff updates with a presentation before the City Appearance Committee (made up of essential City staff).

Mr. Smith and his team conducted the three highly involved and therefore successful community meetings at the East Valley Community Center with one on-site visit. Several major stake-holder community groups regularly participated in the community meetings including, but not limited to; the El Caballo Park Conservancy, Los Charros de Escondido, Eureka Ranch Homeowners Association, Friends of Daley Ranch, and

the Escondido Humane Society. The attached DRAFT Master Plan in addition to Mr. Smith's presentation, detail the process and results of the project.

The Community Services Commissioners' comments will be shared with the Planning Commission at their February meeting. All Commission comments will then be shared with the City Council at their March meeting. At the City Council Meeting, the Council may choose to accept the DRAFT Master Plan with or without additional changes and may choose to direct staff to conduct the Environment Review process, which would then prepare the Master Plan for potential future construction as funding is identified.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Loretta McKinney", written in a cursive style.

LORETTA McKinney
Director of Library and Community Services

PLANNING COMMISSION

Agenda Item No.: G.2

Date: February 11, 2014

CASE NUMBER: PHG 13-0037

APPLICANT: Victoria Sanfilippo (Verizon Wireless)

LOCATION: A triangular lot located on the northwest side of Country Club Drive, North of Progress Place, East of Corporate Drive, west of Auto Park Way, and addressed as 545 Country Club Drive (APN: 228-400-010).

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: Request for approval of a Conditional Use Permit to allow the installation of a 30 kW emergency generator in conjunction with the installation, operation, and maintenance of a new unmanned Wireless Communication Facility (WCF) for Verizon Wireless. The proposed facility consists of three (3) sectors of four antennas, (12 total), and one four foot in diameter microwave dish mounted to a 40' high faux mono-pine tree. The proposal also includes the use of the existing warehouse/office building on site to house Verizon mechanical equipment and the emergency generator.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: LI (Light Industrial)

ZONING: M-1 (Light Industrial)

BACKGROUND/SUMMARY OF ISSUES:

Verizon is proposing a new Wireless Communication Facility which is an allowed use within the Light Industrial (M-1) zone and typically would be reviewed administratively through the Plot Plan process. The applicant is also proposing a 30 kilowatt (kW) emergency diesel generator with a 210 gallon tank to power the facility during any disruption in electrical service. The Electric Generating Facilities section of the Zoning Code (33-1122) states that any electric generator facility with more than a maximum production capability of five (5) kW of power will require a Conditional Use Permit (CUP). Due to this requirement the entire project is being reviewed by Planning Commission

The proposal includes placing three (3) antenna sectors, with four (4) six foot long antennas per sector (12 total) and a four foot in diameter microwave dish on a new approximately 40-foot-high simulated pine tree. The tree would be located in northwest corner of the parking area, behind the existing two story industrial office building. The supporting equipment and cabinets for the proposed wireless facility would be secured within the proposed first and second floor rooms, to be built inside the existing warehouse/office building, as well as, two rooftop mechanical units. The proposed first floor room would be 279 sq. ft and would house the new 30 kW emergency diesel generator and 210 gallon tank, while the proposed 436 sq. ft. second floor room would house the assorted Verizon wireless cabinets and equipment.

LEGAL REQUIREMENTS: In 1996, the U.S. Congress added a section to the Communications Act of 1934 to promote the expansion of personal wireless communications service, adding section 332(c)(7). This section preserves local zoning authority over the "placement, construction, and modification" of wireless facilities, while imposing certain federal requirements. Specifically, Section 332(c)(7) requires that state or local government decisions regarding wireless service facilities must not: 1) unreasonably discriminate between one cellular provider and another; or 2) prohibit or have the effect of prohibiting the provision of personal wireless services; or 3) be founded on "the environmental effects of radio frequency (RF) emissions *to the extent that such facilities comply* with the FCC's regulations" (emphasis added).

In summary, once the Commission is satisfied the project's RF emissions are within the federal thresholds, then the review must be based on otherwise applicable local zoning criteria. A denial of a proposed facility must not run afoul of the federal restrictions set forth as 1), 2) and 3) above.

Staff feels that the issues are as follow:

1. Whether the proposal is consistent with the Zoning Code standards for standby generators.
2. Whether the design and location of the proposed facility is appropriate for the site and consistent with the Wireless Facility Guidelines.

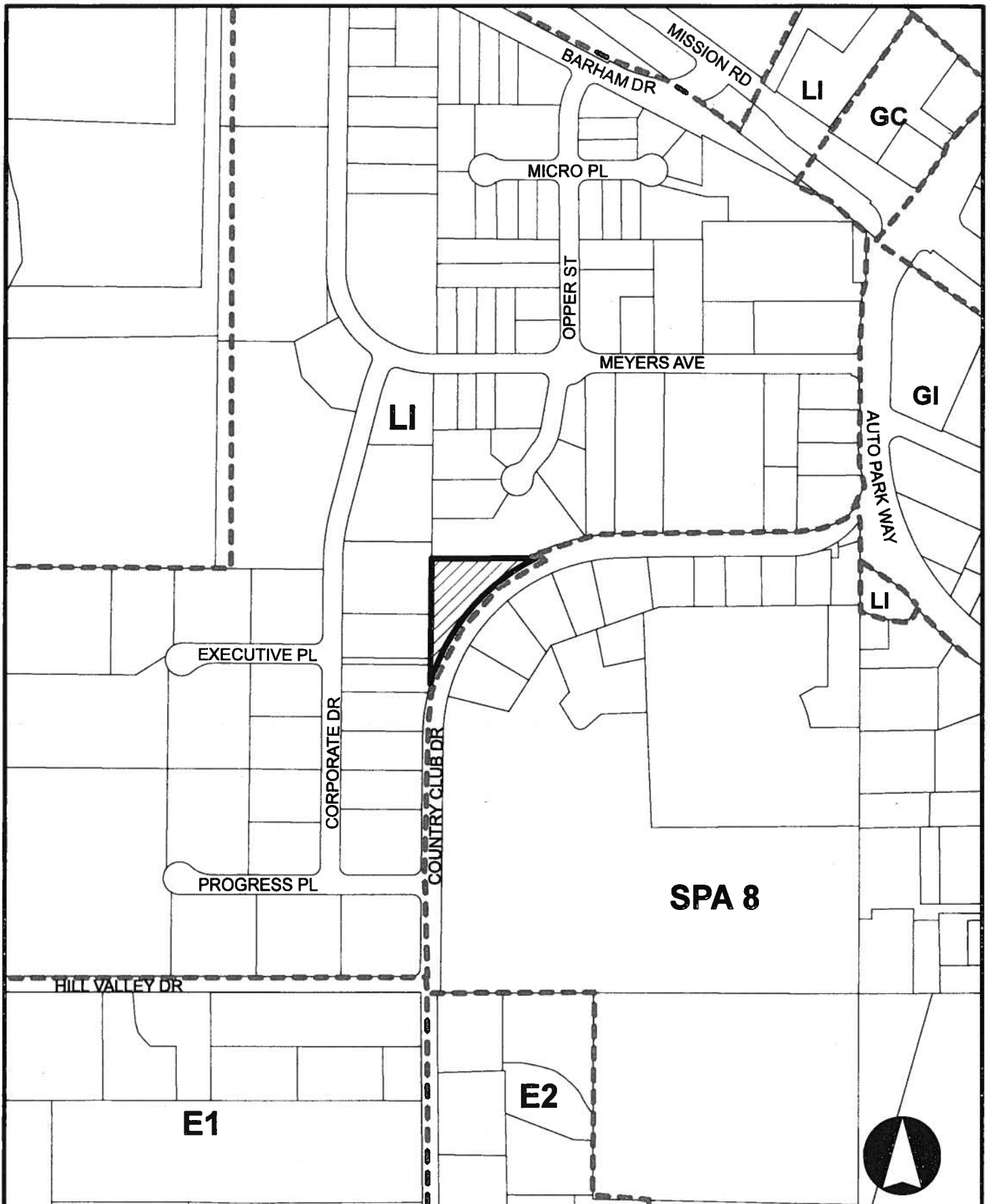
REASONS FOR STAFF RECOMMENDATION:

1. The proposed 30 kW emergency generator would not create any adverse visual, noise, or air-quality impacts since it will be located within a newly constructed equipment room within the existing warehouse/office building. The generator is for emergency use only and is expected to be used in emergency power outages and started only once a month for maintenance purposes and only between the hours of 7:00 am and 5:00 pm.
2. The proposed project would be consistent with the Communication Antennas Ordinance since the WCF is located on an encouraged site (Industrial Zone); uses stealth technology; and, all equipment is housed inside two mechanical rooms and on the roof of an existing building, and is therefore screened from view from surrounding properties.
3. Staff feels the existing trees both on and around the site will provide the necessary context that will allow the proposed faux tree to visually blend in as viewed from the westerly and northern industrial area. There are residential properties within the vicinity of the project site that are located approximately 250 feet away, across Country Club Drive. Views from these residences are primarily of the two story industrial building and any potential views of the proposed mono-pine from residential properties would be of the top of the faux tree and from a distance.
3. Staff feels the proposed facility would not result in a potential health hazards to people in the area since the Radio Frequency (RF) study prepared for the proposed project indicates the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) radio frequency emission standards.

Respectfully Submitted,



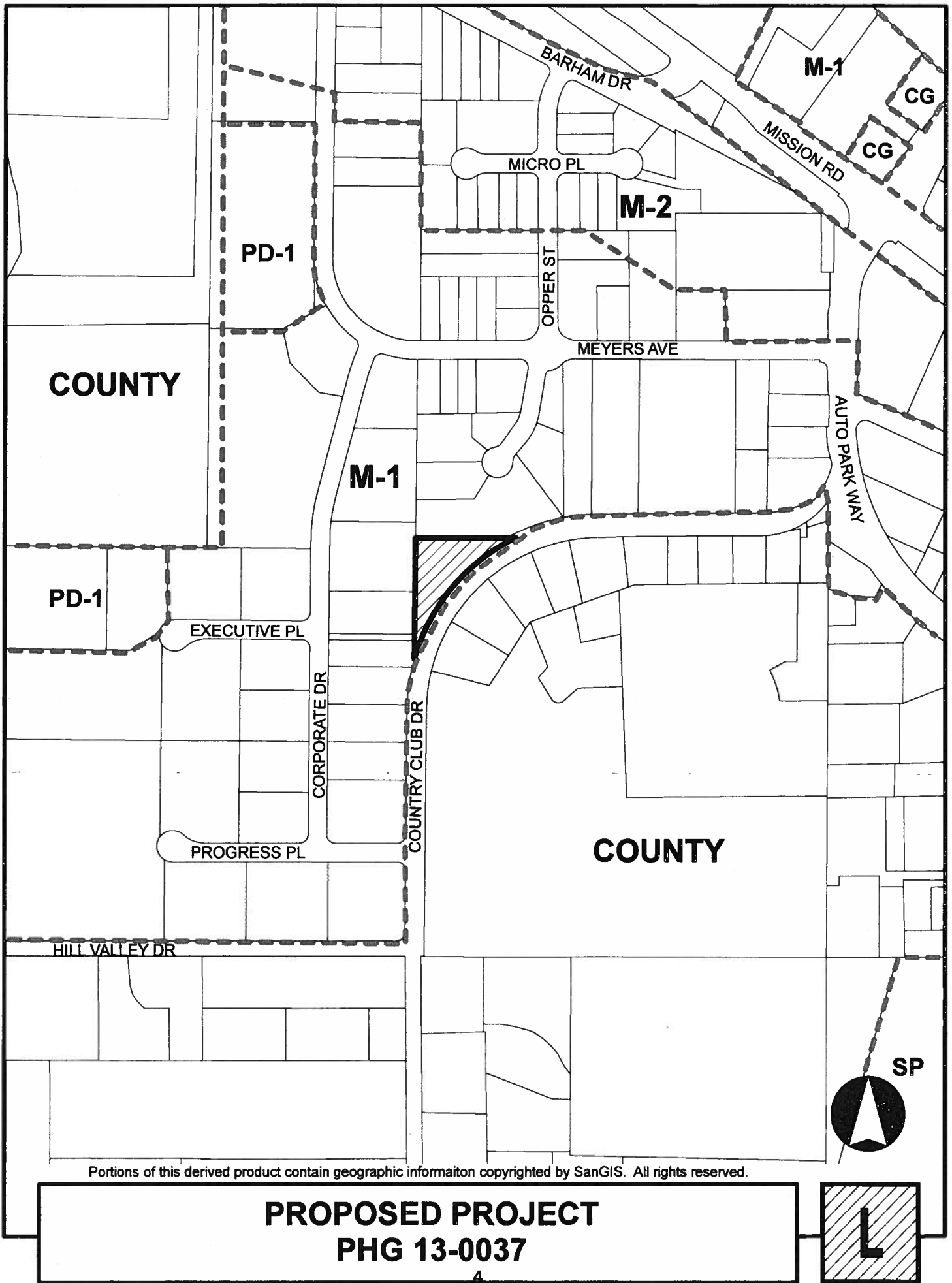
Dan Halverson
Department Specialist/Assistant Planner II



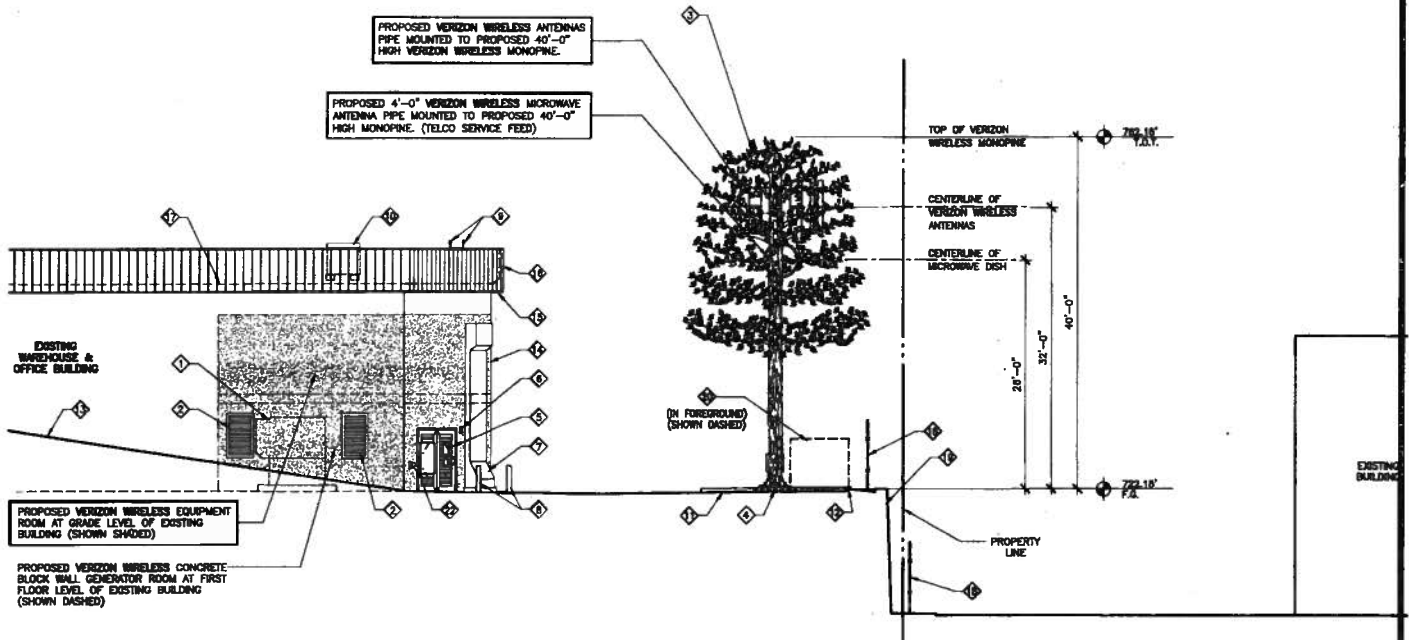
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PROPOSED PROJECT
PHG 13-0037

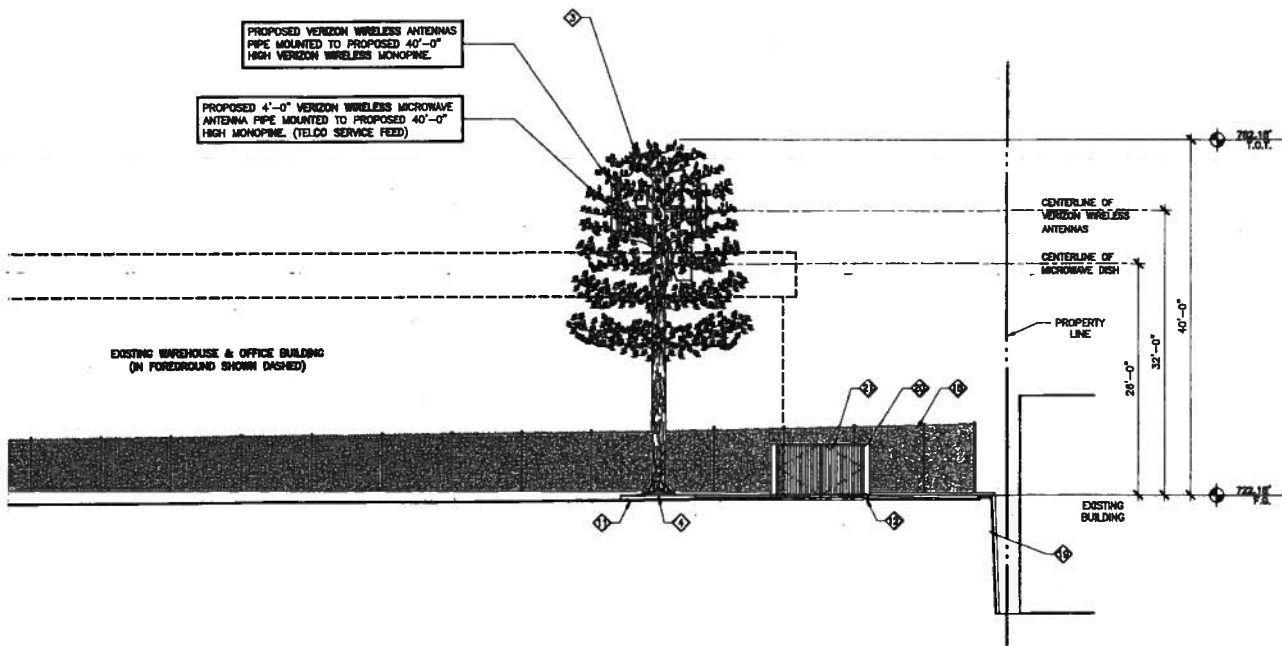




PROPOSED PROJECT
PHG 13-0037



NORTH ELEVATION

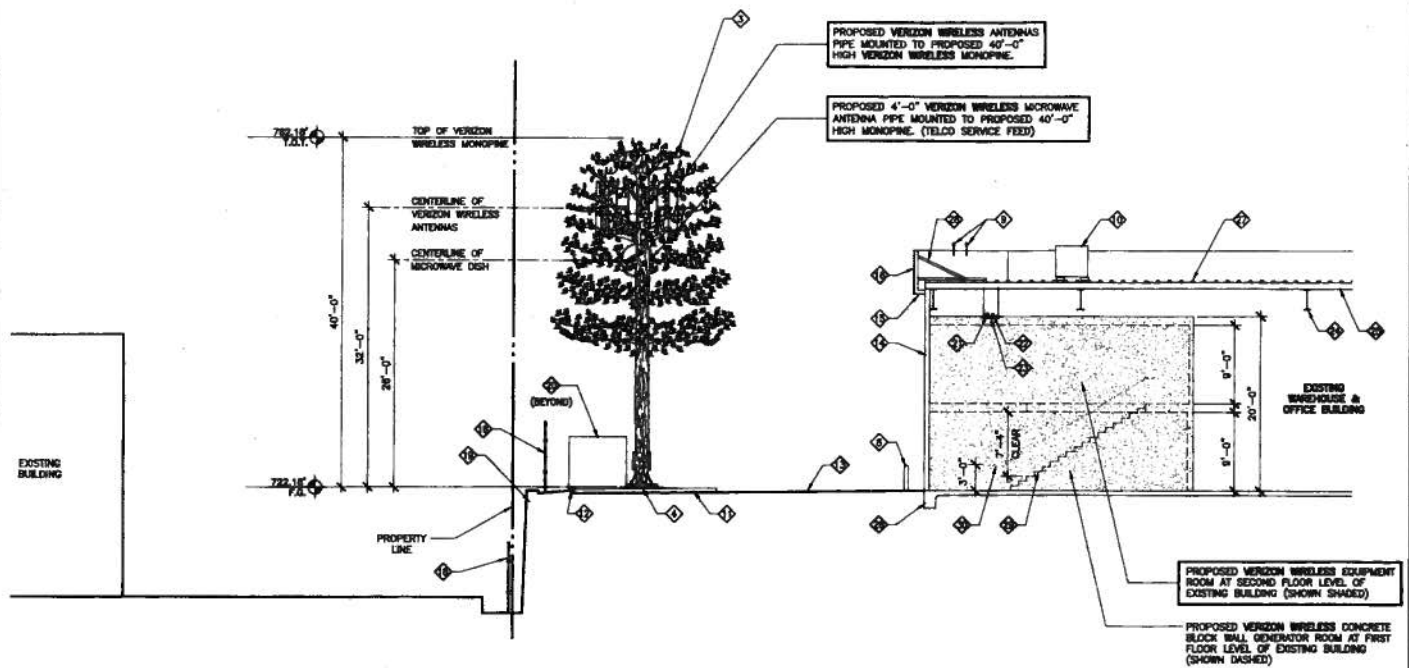


EAST ELEVATION

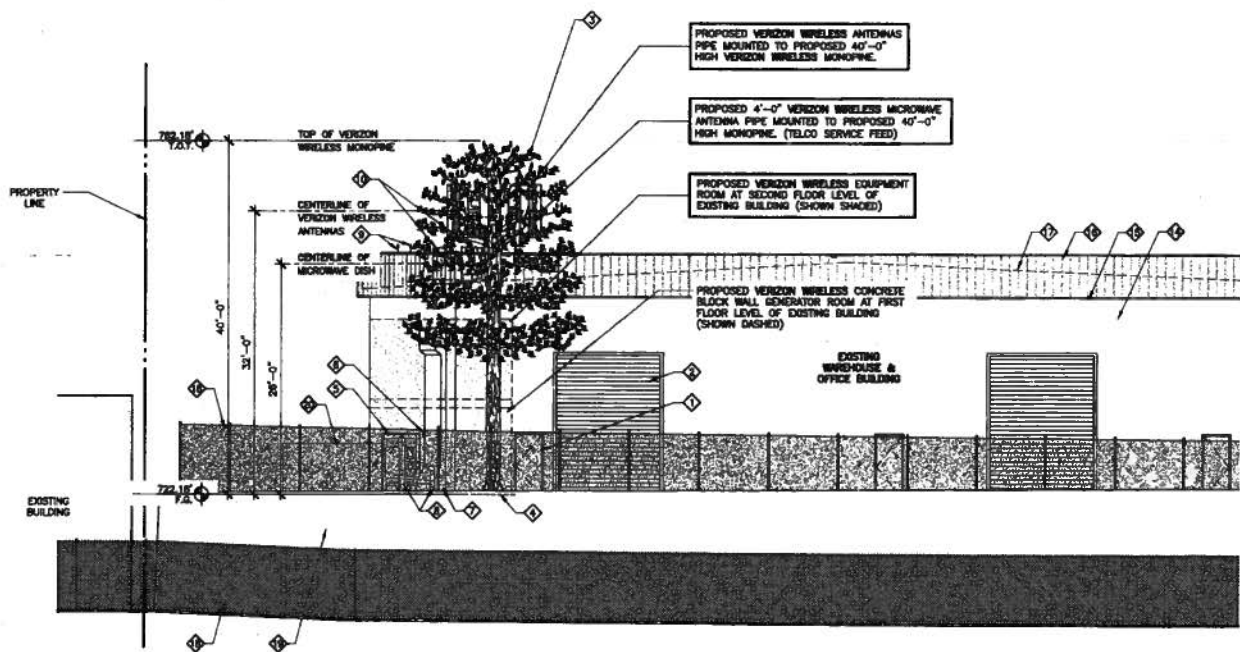
**PROPOSED PROJECT
PHG 13-0037**



ELEVATIONS



SOUTH ELEVATION

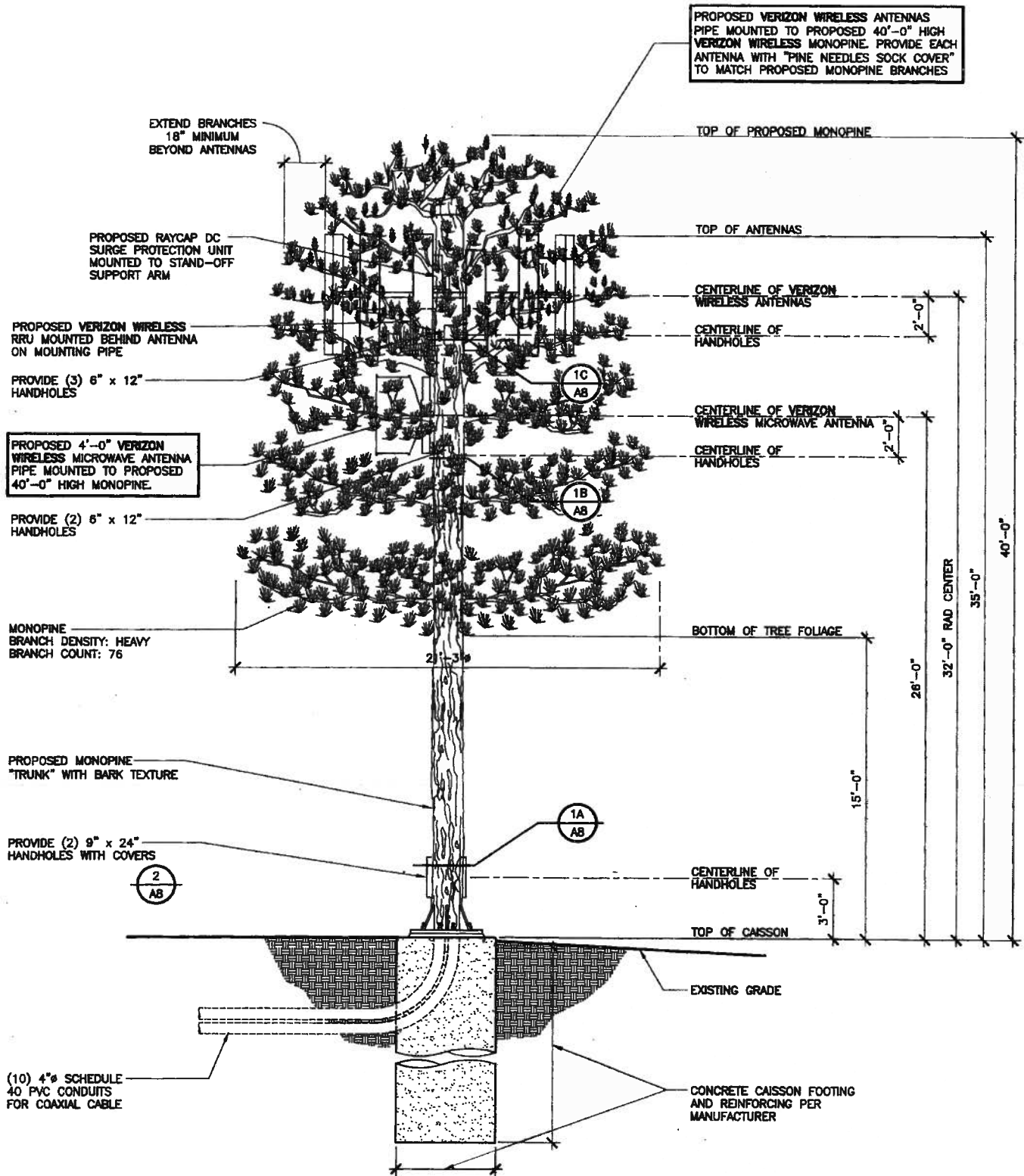


WEST ELEVATION

**PROPOSED PROJECT
PHG 13-0037**



ELEVATIONS



MONOPINE ELEVATION

NOTE: NO EXPOSED PIPES ABSENT ANTENNAS SHALL BE INSTALLED AT ANY TIME.

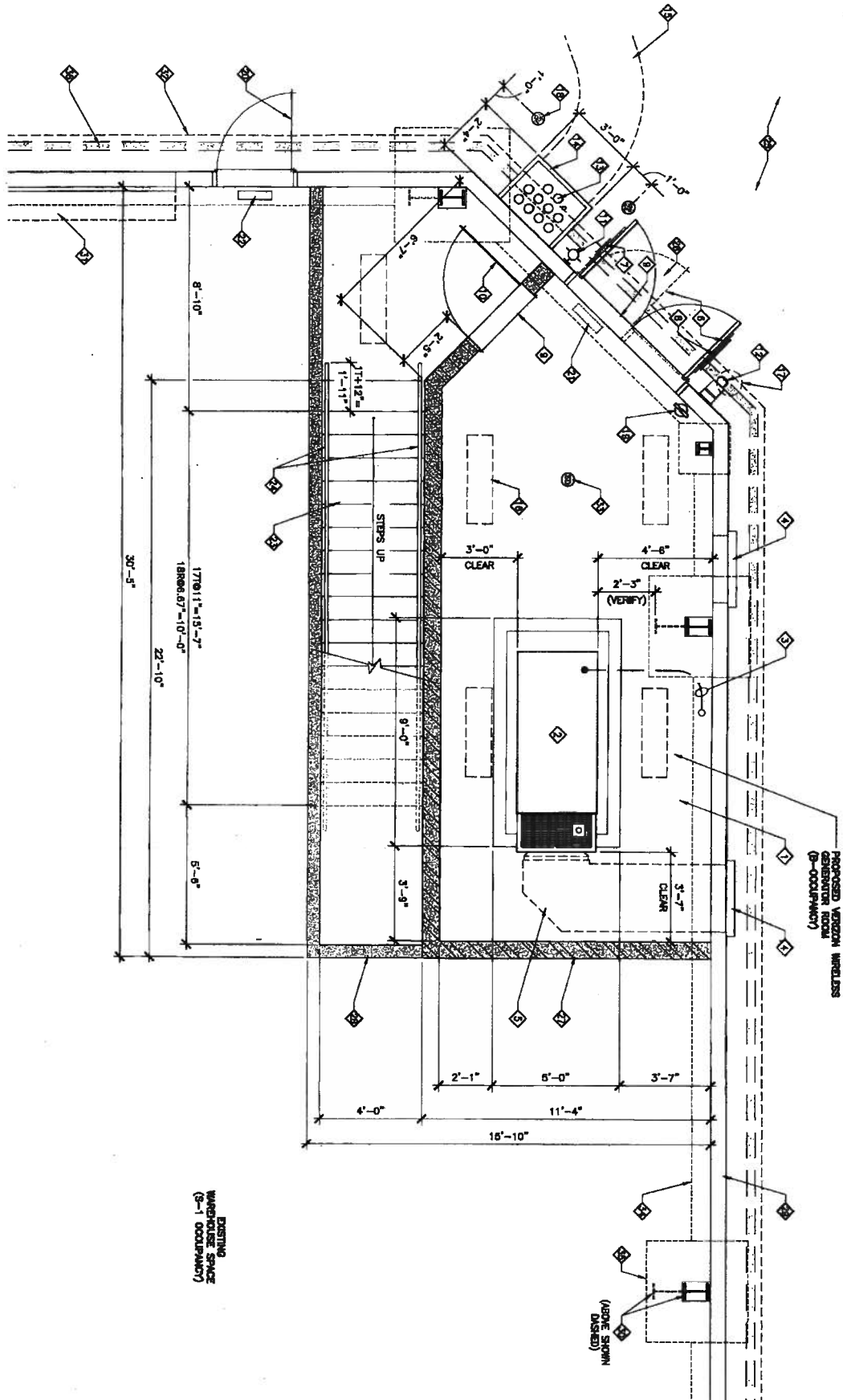
MONOPINE:
MANUFACTURE: CELL TREES
CONTACT: DAVID WEEKLEY

**PROPOSED PROJECT
PHG 13-0037**

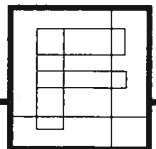


ELEVATIONS

GENERATOR FLOOR PLAN (PARTIAL FIRST FLOOR)

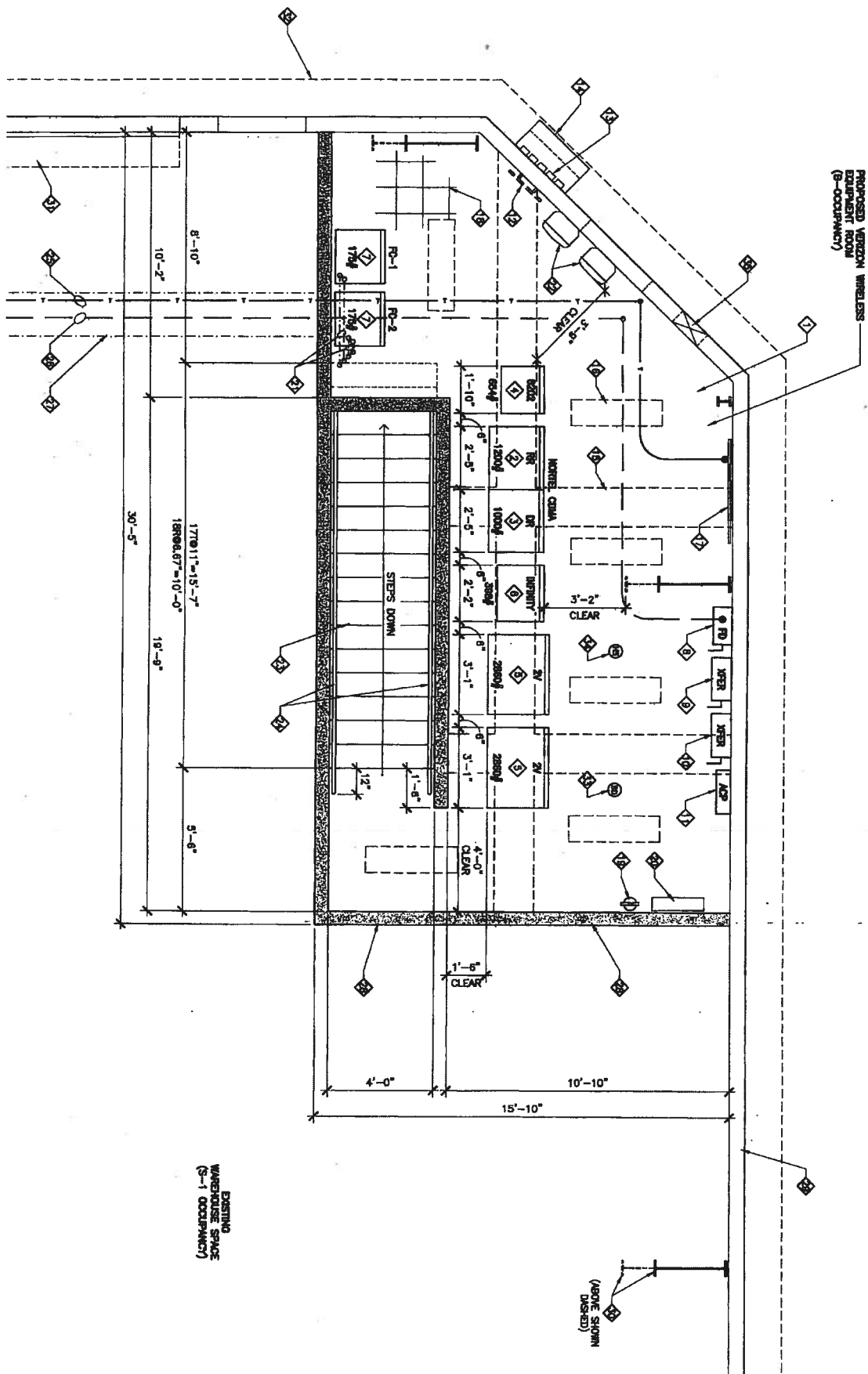


**PROPOSED PROJECT
PHG 13-0037**

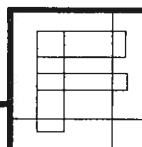


FLOOR PLAN

EQUIPMENT FLOOR PLAN (PARTIAL SECOND FLOOR)



**PROPOSED PROJECT
PHG 13-0037**



FLOOR PLAN

PROPOSED VERIZON WIRELESS ANTENNAS
PIPE MOUNTED TO PROPOSED 40'-0" HIGH
VERIZON WIRELESS MONOPINE. PROVIDE EACH
ANTENNA WITH "PINE NEEDLES SOCK COVER"
TO MATCH PROPOSED MONOPINE BRANCHES

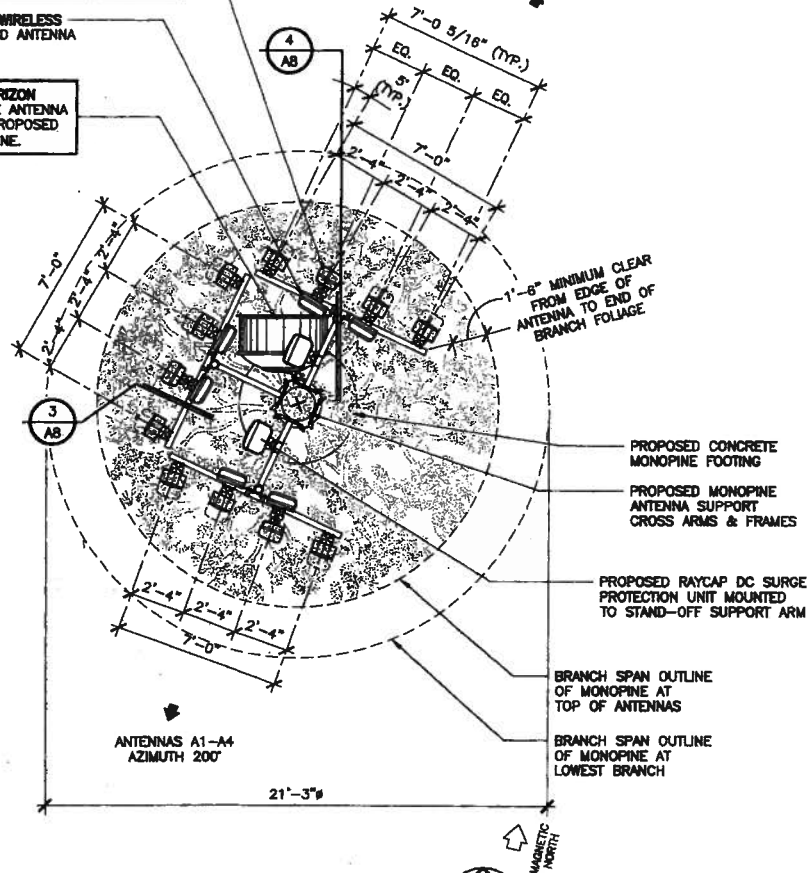
PROPOSED VERIZON WIRELESS
RRU MOUNTED BEHIND ANTENNA
ON MOUNTING PIPE

PROPOSED 4'-0" VERIZON
WIRELESS MICROWAVE ANTENNA
PIPE MOUNTED TO PROPOSED
40'-0" HIGH MONOPINE.

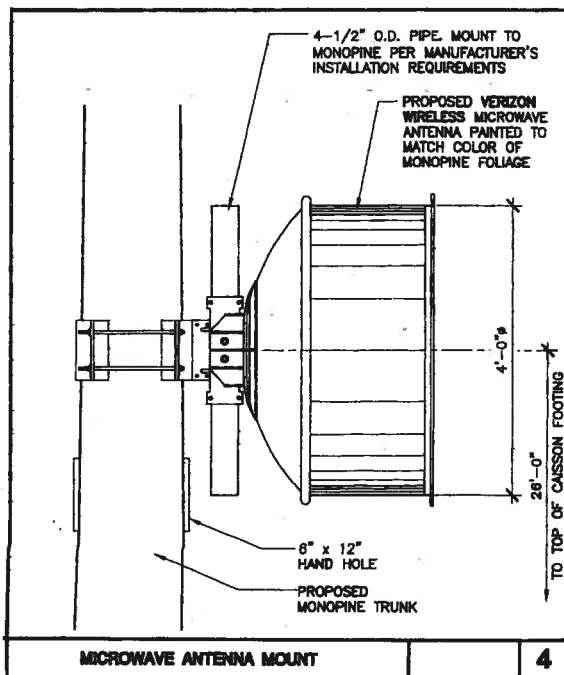
MICROWAVE
ANTENNA T.B.D.

ANTENNAS G1-G4
AZIMUTH 30°

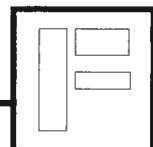
ANTENNAS B1-B4
AZIMUTH 300°



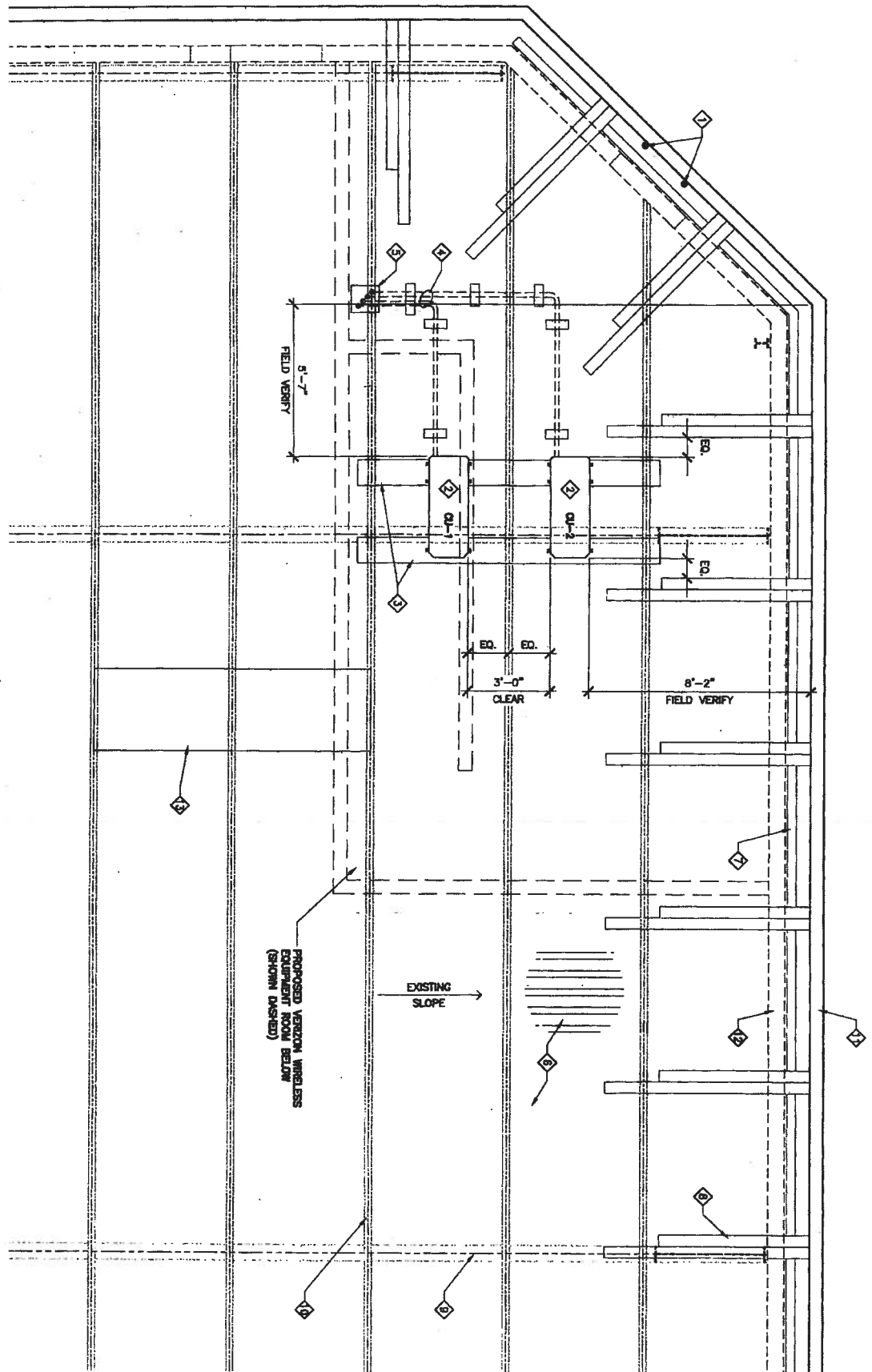
ANTENNA PLAN



**PROPOSED PROJECT
PHG 13-0037**



PARTIAL ROOF PLAN



**PROPOSED PROJECT
PHG 13-0037**



ROOF PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - M-1 (Light Industrial) zoning – North of the site and situated at a lower elevation is a three-building industrial development.

SOUTH - M-1 (Light Industrial) zoning/County Rural Lands (RL-80) zone – Industrial buildings and businesses are located south and on the west side of Country Club Drive. To the east side of Country Club Drive are empty San Diego County lots.

EAST - County Rural Lands (RL-80) zone – Directly across Country Club Drive and at a higher elevation are four large lot parcels with single-family residences.

WEST - M-1 (Light Industrial) zoning – West and situated at a lower elevation are industrial buildings.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. **Effect on Fire Service** – The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. **Traffic** – The project takes access from Country Club Drive, which is designated as a Local Collector street in the Mobility and Infrastructure Element of the General Plan. Country Club Drive provides access to several industrial and office buildings on the west side and residential houses on the east and operates at a Level of Service (LOS) of "A". Once constructed the project is expected to generate very little traffic, requiring only routine monthly maintenance visits and possible occasional visits in response to operational problems. The Engineering Department indicated the project would not have any impacts to existing traffic or circulation within the area.
4. **Utilities** – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project does not materially degrade the levels of service of the public sewer and water system.
5. **Drainage** – There are no significant drainage courses within or adjoining the property. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303, "New Small Facilities and Structures." A Notice of Exemption was issued on February 06, 2014.
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The project site is designated Light Industrial (LI) on the City's General Plan Land Use Map. General Plan Goal (17. Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The General Plan also contains specific policies (Policies 17.1 – 17.9) that encourage the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the art telecommunication technologies and facilities. The proposed WCF project is consistent with the General Plan LI designation since wireless facilities are allowed and encouraged when they are in conformance with the underlying Light Industrial (M-1) zoning, the Communication Antennas Ordinance (Article 34), and compatible with the surrounding properties and built environment, as discussed in the analysis section below and project findings.

Zoning Analysis

Wireless Communication Facilities (WCF) are an allowed use by right within the M-1 (Light Industrial) zone and typically would be reviewed administratively through the Plot Plan process. The applicant is also proposing to install a 30 kilowatt (kW) emergency diesel generator with a 210 gallon tank within the newly constructed first floor space of the existing building. Section 33-1122(b)(1) states that a Conditional Use Permit (CUP) for electric generating facilities is required for facilities with more than a maximum production capability of five (5) kW of power. Due to this requirement the entire project is being reviewed by Planning Commission.

Consistency with Zoning Code Standards for Standby Generators

The Escondido Zoning Code (Sec. 33-1122) requires a Conditional Use Permit for generators with a production capability of 5 kilowatts (kW) or greater. The proposed 30 kW diesel emergency generator would be used to provide backup power during a power disruption or extended outage. The proposed generator would not be operational except during a power failure, although it will be tested once month for approximately 10 minutes for maintenance purposes. Except in the case of an emergency, this would result in an expected annual usage of approximately 2 hours. All electric generating systems are required to conform to the noise requirements of the underlying zone, ensure measures are in place to minimize pollutants generated by the equipment, and generally should be compatible with surrounding development.

Noise - The proposed generator would be located in the northwestern corner of the site and located within the existing warehouse/office building in a newly constructed first floor equipment room. The site is surrounded on three sides by other industrial buildings and to the east by residential. The nearest residence is approximately 250 feet away and the walls of the equipment room would attenuate the sound from the generator to a negligible level.

Air Quality - The San Diego Air Pollution Control District limits usage to 52 hours per year when not under emergency conditions. Emissions occur only during emergency situations, and for a very short time, to perform maintenance checks and operator training. Therefore, the proposed generator would not create any adverse emissions due to the limited amount of hours a standby generator typically would be used.

Screening – The generator will be located within a newly built first floor room within the warehouse area of the existing industrial building.

Appropriateness of the Proposed Design and Whether the Proposed Wireless Facility Would Be in Conformance with the Communication Antennas Ordinance

Verizon is proposing to install a 40-foot-high simulated Pine tree to support up to 12 panel antennas on a 1.34-acre industrial park lot. The property is developed with a large two-story industrial building and includes several parking areas and associated landscaping. The proposed wireless facility consisting of the faux Pine tree and the WCF equipment being located within the building as well as on the roof would be located on the northwestern corner of the pad. Views of the

proposed wireless facility from adjacent properties are expected to be fairly limited. The site is slightly elevated over the industrial area to the north and west and bordered by Country Club Drive on the east and south. Across Country Club Drive, and elevated above this site are large lot residential properties located in the County's jurisdiction. The nearest residential property is approximately 250 feet away across Country Club Drive and overlooks the industrial building and its landscaping. The project site would be located behind the two-story building which is 28 feet tall, so that the top 13 feet of the proposed mono-pine tree would be viewable above the building as seen from the residences across Country Club Drive. Along with other existing trees in the area, the landscaping around the building, and the proposed planting of three additional Canary Island Pine trees along the back of the building, staff feels the faux tree will blend in adequately with the natural landscaping.

Conformance with FCC Emission Requirements

Operation of the facility would generate radio frequency electromagnetic emissions (RF radiation) and the Federal Communication Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public and occupational exposures to RF energy fields. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupation/controlled exposure limits (for workers) and general public/uncontrolled exposure limits. A RF study was prepared for the project by Sitesafe, Inc. to determine whether the proposed communication facility complies with the FCC Radio Frequency Safety guidelines. The study assumes a worst case scenario with the facility operating at maximum capacity, and compares the figures to existing standards. A copy of the study has been attached with this report. The study indicates there are no modeled areas on any accessible ground-level walking/working areas related to the proposed Verizon antennas that exceed the FCC occupational or general public exposure limits. In addition, the Max MPE level is listed at 89% and that is based on the general public/occupational environment criteria predicted to occur on the adjacent existing office building rooftop since it is on the same horizontal plane as the antennas. This is still under the FCC allowable limits and is based on a worst case scenario and since the general public (and most employees of the building) do not have access to the rooftop area the project is in compliance with all FCC limits.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site consists of approximately 1.34 acres of Light Industrial zoned property and is developed with a single-story warehouse/office building, paved parking, and ornamental landscaping. The property fronts onto and takes access from Country Club Drive, which is designated as a Local Collector Road. While the County of San Diego side has no curb, gutter or sidewalks the Escondido side of Country Club Drive has been improved to its ultimate width across the project frontage. The property slopes down from Country Club Drive and is landscaped along the project frontage.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 1.34 acres
2. Building Size: 11,980 SF
3. Building Height: One story from the front and two story appearance in the rear, with a roof height at approximately 28' (including rooftop parapets)
4. Building Colors: Exterior stucco ranging from off-white and tan.
5. Panels: Total of 12 (6' L x 11.85" x 7" D) Four antennas used per sector with three sectors on top of the tree.
6. Screening: Antenna panels will be covered by a green sock within the branches of the tree. Roof top mechanical equipment will be screened from view.
7. Power Density: Verizon – less than 89% of the FCC General Public Limit for Maximum Permissible Exposure (MPE), predicted to occur on the adjoining rooftop height since it is closest to the horizontal plane of the antennas within the tree.
8. Equipment: Support equipment to be located within the newly constructed 436 SF second floor of the existing building (currently being used as a warehouse in the northwestern corner of the building).
9. Generator: 30 kW emergency standby generator with a 210 gallon diesel tank located within a newly constructed 279 SF room on the first floor.
11. Hours of Operation
Wireless Facility: 24 hours, unmanned

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed WCF</u>	<u>M-1 Zoning Requirements</u>
1. Setbacks		
Front:	140' from front property line	10 feet min.
Side:	28' feet to north property line	0 feet min.
Rear:	12' feet to west property line	0 feet min.

**FINDINGS OF FACT
PHG 13-0037
EXHIBIT "A"**

1. Granting the Conditional Use Permit for the emergency generator would be based upon sound principles of land use since the site is physically suitable to accommodate the project, the proposed generator will be screened from view from the surrounding streets and properties, the generator is only for emergency power interruption and will be only run intermittently for monthly maintenance check, and the walls of the equipment room would attenuate the sound from the generator to a negligible level.
2. The General Plan land-use designation on the site is Light Industrial (LI) which calls for the area to be developed with light industrial and office type uses. General Plan Goal (17. Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The General Plan also contains specific policies (Policies 17.1 – 17.9) that encourage the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the-art telecommunication technologies and facilities. Granting this Conditional Use Permit to allow a personal wireless communication facility on the subject property would be in conformance with these Goals and Policies, and would be based on sound principles of land use since the use is in response to services required by the community and the facility would enhance communication services in the city without posing a health threat to the surrounding area. The facility would incorporate a stealth type of design in conformance with the Communication Antennas Ordinance, which would minimize potential visual impacts from adjacent views. The equipment would be located within a newly constructed interior first and second floor rooms within the existing building, which would eliminate any potential visual and noise impacts to adjacent buildings. The proposed facility would not result in a substantial alteration of the present or planned land use since the project site is developed as an Industrial office/warehouse facility and the new antennas would be located within a simulated pine tree designed to accommodate a wireless facility. The facility also would not result in a potential health hazard to nearby residents since the facility would be within MPE (maximum permissible exposure) limits as indicated in the radio frequency analysis prepared for the project. The proposed facility would be in compliance with the City's Wireless Facility Guidelines, as discussed in the Planning Commission staff report.
3. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts since the facility incorporates a stealth type of design that would fit into the context of the existing landscaping, and the associated equipment would be appropriately screened from surrounding views.
4. The proposed personal wireless communication facility would not be hazardous to the health of nearby residents since the radio frequency (FR) analysis prepared for the project by Sitesafe concluded the maximum operation levels of radiation for the facility would be within the MPE (Maximum Permissible Exposure) limit established by FCC requirements.
5. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15303, "New Small Facilities and Structures." and a Statement of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment due to the relatively small size of the facility and the proposed development is located behind an existing building and within a parking area. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project area or will be impacted by the proposed development.

**CONDITIONS OF APPROVAL
PHG 13-0037
EXHIBIT "B"**

Planning Division Conditions

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
3. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
4. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
5. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. All new utilities and utility runs shall be underground.
7. All required landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition. Any existing dead or missing landscaping shall be prior to final of the building permit for the project. The requirement shall be clearly noted on the plans.
8. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Community Development. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment.
9. As per Federal Communication Commission (FCC) guidelines and requirements, Verizon or any subsequent operator/lease holder of the wireless facility shall investigate any valid complaints related to interference with electronic equipment in the surrounding area as may be required by the FCC. If it has been determined Verizon is the cause of such interference, and if such interference is determined to be related to the signal emitted from the facilities approved by this use permit, Verizon or any subsequent operator/lease holder shall solve the problem in a timely manner. Additionally, any interference with public safety communications shall be corrected immediately, to the satisfaction of the City of Escondido.
10. If requested by the City of Escondido, Verizon, or any subsequent operator/lease holder of the facilities shall permit co-location of other wireless providers on its facility (subject to City of Escondido Approval) if it can be demonstrated that there would be no adverse effect on the existing facilities/operations.
11. In the event Verizon sells or leases its rights to a third party, Verizon shall submit current contact information to the Director of Community Development of such new owner in a timely manner to insure the City has the ability to interact with the new owner/leasee as to any use permit and compliance issues. Co-location of any new facilities not identified by this use permit shall require approval of the City of Escondido.
12. Verizon shall coordinate with the City of Escondido to select a qualified, independent third party consultant to conduct an actual power density measurement of the facility within 90 days after installation and under full operation of the

facility. The results of the study shall be submitted to the Director of Community Development so that the theoretical power density study can be compared to the actual output.

13. Verizon or any subsequent operator/lease holder of the wireless facility shall be responsible for all maintenance of the facility, including the antennas and supporting equipment to ensure the condition of the facility does not appear weathered.
14. All communication facilities on the site shall be promptly removed upon non-use of the facilities, to the satisfaction of the Planning Division and Building Department.
15. Any permanent, temporary or stand-by emergency generators must be in conformance with the City's Ordinance and regulations regarding electric generating facilities.
16. No additional antennas or expansion of this facility shall be permitted without a modification of the Conditional Use Permit and a public hearing before the Planning Commission. Minor changes within the approved size and design parameters may be permitted by the Director of Community Development.
17. A sign conforming to ANSI C95.2 color, symbol and content, and other markings as appropriate, should be placed close to the antennas with appropriate contact information in order to alert maintenance or other workers approaching the antennas to the presence of RF transmissions and to take precautions to avoid exposures in excess of FCC limits. The requirement for the appropriate signage/notice shall be indicated on the building plans.
18. The Conditional Use Permit shall be null and void if not utilized within twelve months of the effective date of approval.
19. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
20. A copy of these Conditions of Approval shall be submitted with the submittal of the building plans indicating compliance with all of the Conditions and Details of Request and exhibits contained in the Planning Commission staff report.
21. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). The applicant shall remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a check payable to the "San Diego County Clerk" in the amount of \$50.00. In accordance with California Environmental Quality Act (CEQA) section 15062, the filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

Building Division Conditions

1. Structural calculations shall be required for the new floor system and support of the second floor equipment and batteries, monopine, generator support and attachment, interior masonry wall foundation support, roof top HVAC equipment exceeding 500 lbs, and new exterior openings support of the structure above.
2. The building plans shall show a one hour door at the new fire barrier wall for the control area at the generator room.
3. The building plans shall show all CFC requirements for the storage batteries on the second floor per CFC Section 608 and Table 608.1.

4. Battery storage rooms and generator rooms must be ventilated in accordance with CFC Section 608.6 and the Mechanical Code. Provide room signage per CFC Section 608.7.
5. The building plans shall provide seismic bracing of the batteries and smoke detection CFC Section 608.8 and 608.9.
6. The building plans shall show the location of the existing disabled accessible parking spaces to verify that the monopine has not eliminated these spaces.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: James Scott
P.O. Box 121750
San Diego, CA 92101-1750

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: PHG 13-0037 (Verizon Tree)

Project Location - Specific: On the west side of Country Club Drive, between Auto Park Way and Hill Valley Drive, addressed as 545 Country Club Drive (APN: 228-400-01).

Project Location - City: Escondido, **Project Location - County:** San Diego

Description of Project: Request for approval of a Conditional Use Permit to allow the installation of a 30 kW emergency generator in conjunction with the installation, operation, and maintenance of a new unmanned Wireless Communication Facility (WCF) consisting of three (3) sectors of four antennas, (12 total), one four foot in diameter microwave dish mounted to a 40' high faux mono-pine tree. The proposal also includes the use of the existing warehouse/office building on site to house Verizon mechanical equipment and the emergency generator on property generally located at 545 Country Club Drive in the Light Industrial (M-1) Zone.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Victoria Sanfilippo (Verizon Wireless)

Telephone: (949) 852-8115

Address: 3033 harbor Blvd. #E6, Costa Mesa, CA 92626

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status:

Categorical Exemption. CEQA Section 15303 (e), Class 3, "New Small Facilities and Structures."

Reasons why project is exempt:

1. The proposed facility will be located in an industrial park area and incorporates a stealth faux tree design that will assist in visually screening the panel antennas. The facility would not result in any adverse visual or noise impacts to surrounding areas, and would be in conformance with FCC radio frequency emission standards.
2. The project site is a previously graded pad with a gravel surface located adjacent to a large office building and has no value as habitat for endangered, threatened or rare species.
3. The proposed facility would not be hazardous to the health of nearby residents or the general public since the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) standards.

Lead Agency Contact Person: Dan Halverson

Area Code/Telephone/Extension (760) 839-4548

Signature: 
Dan Halverson, Department Specialist/Asst. Planner

2/6/14
Date

☐ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Citracado Radio Frequency (RF) Site Compliance Report



545 Country Club Drive, Escondido, CA 92029

RECEIVED
OCT 30 2013
PLANNING DIVISION

**Verizon Wireless will be Compliant Based on
FCC Rules and Regulations.
The Site is Not Compliant with Verizon Wireless
Signage and Demarcation Policy.**

© 2013 Sitesafe, Inc. Arlington, VA



David Charles Cotton, Jr.

**David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838, Expires 30-June-2015
Date: 2013-October-15**

REVIEWED
1-23-13

Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	Citracado	Categorically Excluded?	No
Street Address	545 Country Club Drive	5% Contributor To Areas Requiring Mitigation?	No
City, State, Zip	Escondido, CA 92029		
Multi-License Facility	No	Max % MPE (Predictive)	89.0%
Structure Type	Monotree	Max % MPE (Measured)	N/A
Broadcast Equipment	No	Assessment Date	October 14, 2013
# of Access Points	#1	Assessment Purpose	NEW SITE BUILD
Compliance Status		MITIGATION REQUIRED	

☒	Worst-case RF power density levels are BELOW the MPE for General Population/Uncontrolled Environments in accessible areas.
☐	Worst-case RF power density levels are ABOVE the MPE for General Population/Uncontrolled Environments but BELOW the MPE for Occupational/Controlled environments.
☐	Worst-case RF power density levels are ABOVE the MPE for Occupational/Controlled Environments but BELOW 10x the MPE for Occupational/Controlled environments.
☐	Worst-case RF power density levels are ABOVE 10x the MPE for Occupational/Controlled environments.

Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Point	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Alpha	X [1]	☐ [#]	X [1]	☐ [#]	X [1]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐

Additional Compliance Requirements(s):			
Post a 10 step guideline, Yellow caution and NOC information sign near the antenna level.			
Consultant Legal Name	Sitesafe, Inc.	Phone/Fax	703-276-1100
Address	200 North Glebe Road, Suite 1000 Arlington, VA 22203-3728		

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1. Executive Summary

Verizon Wireless has contracted with Sitesafe, Inc., an independent Radio Frequency consulting firm, to conduct a Radio Frequency Exposure (RFE) Compliance **Pre-Installation Assessment** of the Citracado cell site. The following report contains a detailed summary of the Radio Frequency environment as it relates to Federal Communications Commission (FCC) and Occupational Safety & Health Administration (OSHA) Rules and Regulations for all individuals.

The Verizon Wireless antenna data was provided by:

Name	Arlet Vargas
Title	Engineer III Consultant-RF
Date	September 25, 2013
Region	Southern California

This **pre-installation** compliance assessment and report has been **prepared and reviewed** by:

	Preparer	Reviewer
Name	John Lee	(See PE signature on title page)
Title	EME Report Writer	Professional Engineer
Date	10/14/2013	10/14/2013

This report utilizes the following for **predictive modeling of the ambient RF environment**:

MPE Modeling Program: SitesafeTC

Required Modeling Assumptions: 100% Duty Cycle and Maximum Total Power Output.

Additional Modeling Assumptions:

General Model Assumptions

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

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

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

Use of Generic Antennas

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

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

2. Proposed Site Characteristics

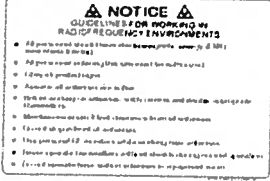
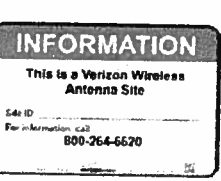
a. Structure

Physical Description	Monotree
Site Latitude (NAD 83)	N33-7-38.68
Site Longitude (NAD 83)	W117-7-39.00
Site Elevation (AMSL)	790 FT
Structure Height (AGL)	40 FT
Overall Structure Height	40 FT

b. Accessibility

There is General public access to the base of the Monotree.

c. Verizon Wireless Signage

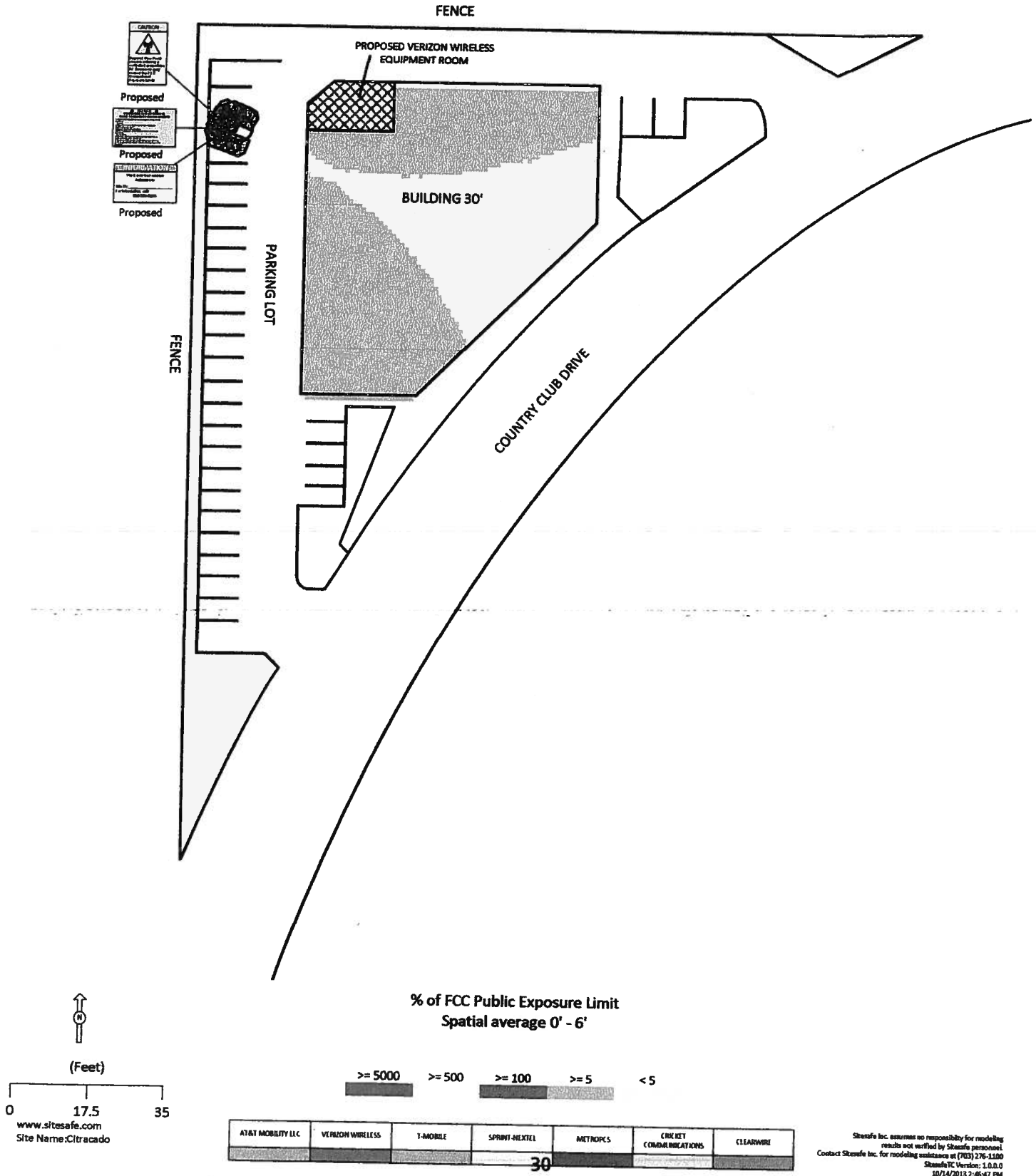
<u>Existing Signage</u>	     					
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Points	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Existing Signage Adheres to VZW Signage & Demarcation Policy?						No

d. Antenna Inventory

Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Total ERP (Watts)	X	Y	Z
1	VERIZON WIRELESS	Kathrein-Scala 80010765V01 (Proposed)	Panel	751	200	68	6.3	12.56	1146	61.6'	244.4'	32'
2	VERIZON WIRELESS	Ericsson AIR 21 B4A-B2P (Proposed)	Panel	2100	200	65	4.5	14.87	1950	60.2'	244.9'	32'
3	VERIZON WIRELESS	Ericsson AIR 21 B2A-B4P (Proposed)	Panel	1900	200	65	4.5	15.37	2954	58.6'	245.4'	32'
4	VERIZON WIRELESS	Kathrein-Scala 80010765V01 (Proposed)	Panel	850	200	65	6.3	13.43	2520	57.1'	246'	32'
4	VERIZON WIRELESS	Kathrein-Scala 80010765V01 (Proposed)	Panel	1900	200	62	6.3	16.26	3626	57.1'	246'	32'
5	VERIZON WIRELESS	Kathrein-Scala 80010765V01 (Proposed)	Panel	751	300	68	6.3	12.56	1146	56.6'	247.7'	32'
6	VERIZON WIRELESS	Ericsson AIR 21 B4A-B2P (Proposed)	Panel	2100	300	65	4.5	14.87	1950	57'	249'	32'
7	VERIZON WIRELESS	Ericsson AIR 21 B2A-B4P (Proposed)	Panel	1900	300	65	4.5	15.37	2954	57.5'	250.2'	32'
8	VERIZON WIRELESS	Kathrein-Scala 80010765V01 (Proposed)	Panel	850	300	65	6.3	13.43	2520	58'	251.3'	32'
8	VERIZON WIRELESS	Kathrein-Scala 80010765V01 (Proposed)	Panel	1900	300	62	6.3	16.26	3626	58'	251.3'	32'
9	VERIZON WIRELESS	Kathrein-Scala 80010765V01 (Proposed)	Panel	751	30	68	6.3	12.56	1146	59'	252.7'	32'
10	VERIZON WIRELESS	Ericsson AIR 21 B4A-B2P (Proposed)	Panel	2100	30	65	4.5	14.87	1950	60.6'	252.3'	32'
11	VERIZON WIRELESS	Ericsson AIR 21 B2A-B4P (Proposed)	Panel	1900	30	65	4.5	15.37	2954	62.2'	251.7'	32'
12	VERIZON WIRELESS	Kathrein-Scala 80010765V01 (Proposed)	Panel	850	30	65	6.3	13.43	2520	63.8'	251'	32'
12	VERIZON WIRELESS	Kathrein-Scala 80010765V01 (Proposed)	Panel	1900	30	62	6.3	16.26	3626	63.8'	251'	32'
13	VERIZON WIRELESS	Generic 10 GHz/11 GHz Microwave/4 Ft.	Dish	11000	0	2	4	37.66	100	59.9'	249.9'	26'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates the antenna radiation center height above the main site level unless otherwise indicated. Effective Radiated Power (ERP) is provided by the operator or based on Sitesafe experience. The values used in the modeling may be greater than are currently deployed. For other operators at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to operator, their FCC license and/or antenna information was not available nor could it be secured while on site. Other operator's equipment, antenna models and powers used for modeling are based on obtained information or Sitesafe experience.

RF Emissions Simulation For: Citracado



Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100. Sitesafe Inc. Version: 1.0.0.0 10/14/2013 2:46:47 PM

4. Conclusion

a. Conclusion Narrative

Description of MPE-Limit Exceeding Areas:

Verizon Wireless will be compliant with FCC Rules and Regulations.

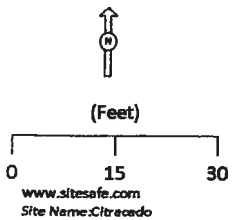
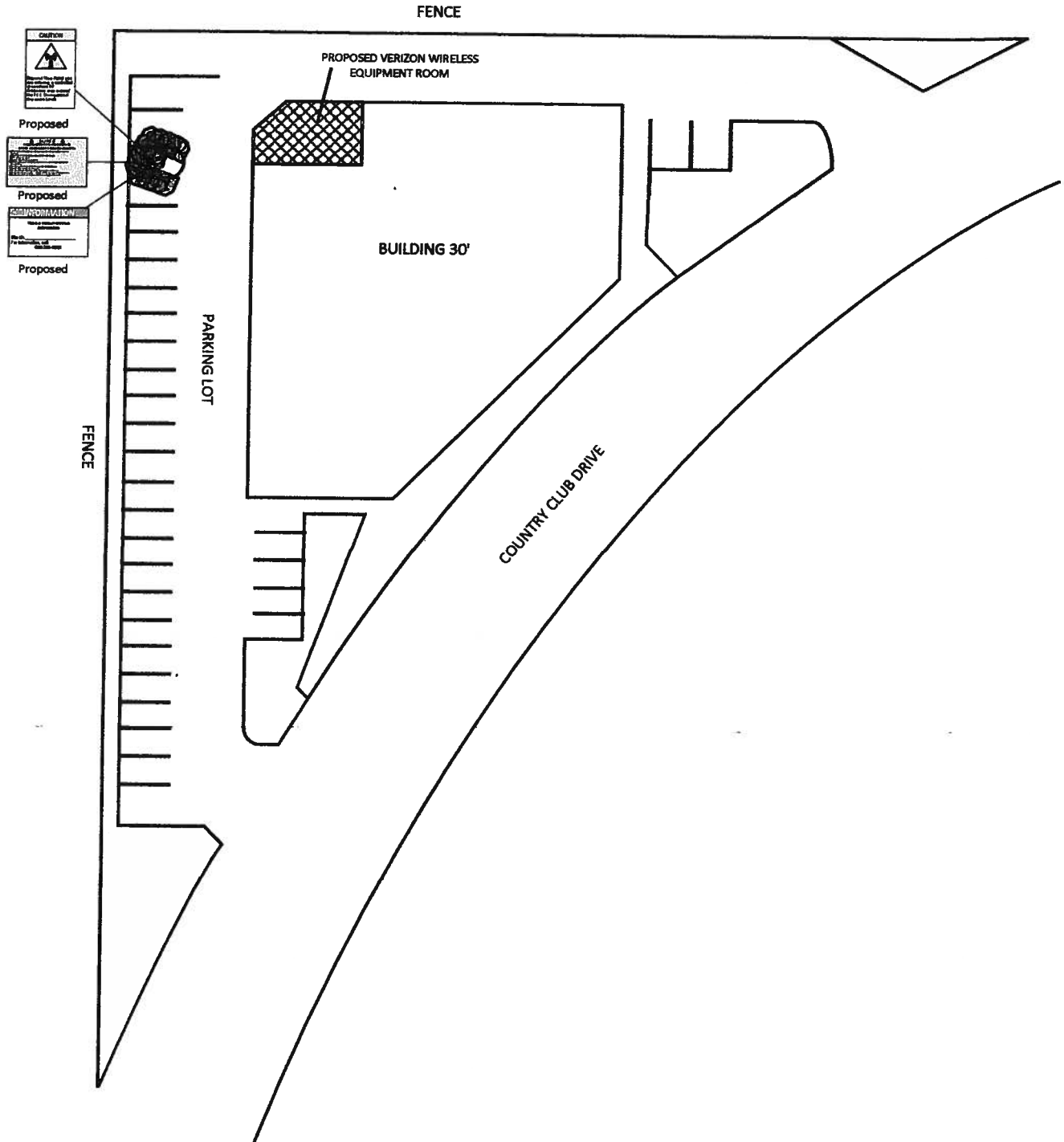
b. Compliance Requirements

Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Point	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Alpha	X [1]	☐ [#]	X [1]	☐ [#]	X [1]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐

Signage/Barrier Installation Detail

Post 10 step guideline, Yellow caution and NOC information signs near the antenna level.

Citracado Signage Diagram



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
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5. Appendix A: RF Consultant Certifications

a. Preparer Certification

I, John Lee, the preparer of this report, am familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

John Lee

b. Reviewer Certification

The professional engineer whose seal appears on the cover of this document, the reviewer and approver of this report, am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also fully aware of and familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

6. Appendix B: Reference Information

a. FCC Rules & Regulations

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards “incorporate prudent margins of safety.” The following represents explanations of the most applicable information:

Two Classifications for Exposure Limits

Occupational – Applies to situations in which persons are “exposed as a consequence of their *employment*” and are “*fully aware* of the potential for exposure and can *exercise control* over their exposure”.

General Population – Applies to situations in which persons are “exposed as a consequence of their employment *may not be made fully aware* of the potential for exposure or *cannot exercise control* over their exposure”. Generally speaking, those without significant and documented RF Safety & Awareness training would be in the General Population classification.

Environment Classification

Controlled – Applies to environments that are restricted or “controlled” in order to prevent access from members of the General Population classification.

Uncontrolled – Applies to environments that are unrestricted or “uncontrolled” that allow access from members of the General Population classification.

Limits for Occupational/Controlled Exposure		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$, $ H ^2$, or S
(MHz)	(mW/cm ²)	(minutes)
300-1500	$f/300$	6
1500-100,000	5	6
Limits for General Population/Uncontrolled Exposure		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$, $ H ^2$, or S
(MHz)	(mW/cm ²)	(minutes)
300-1500	$f/1500$	30
1500-100,000	1	30
f = frequency in MHz		

Significant Contribution to the RF Environment

Any carrier contributing an aggregate MPE percentage of 5 or more (to the applicable RF Environment Classification) is defined as a significant contributor. This means that if any area is determined to be out of compliance with FCC rules, all significant contributors are jointly responsible for correcting any deficiencies.

b. Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
- Utilization of good equipment - Enact control of hazard areas - Limit exposures - Employ medical surveillance and accident response	- Employ Lockout/Tag out - Utilize personal alarms & protective clothing - Prevent access to hazardous locations - Develop or operate an administrative control program

c. RF Signage

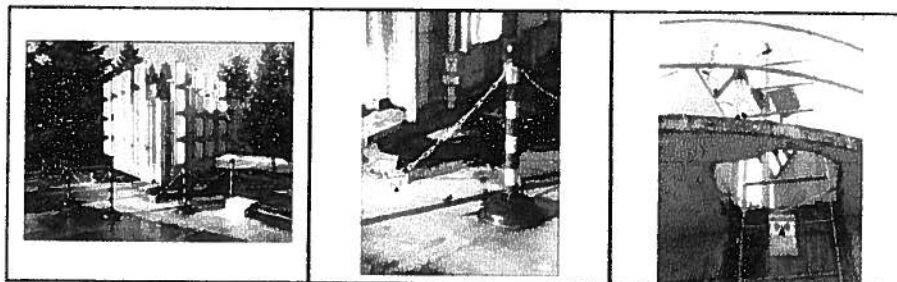
Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of the viewer's position.

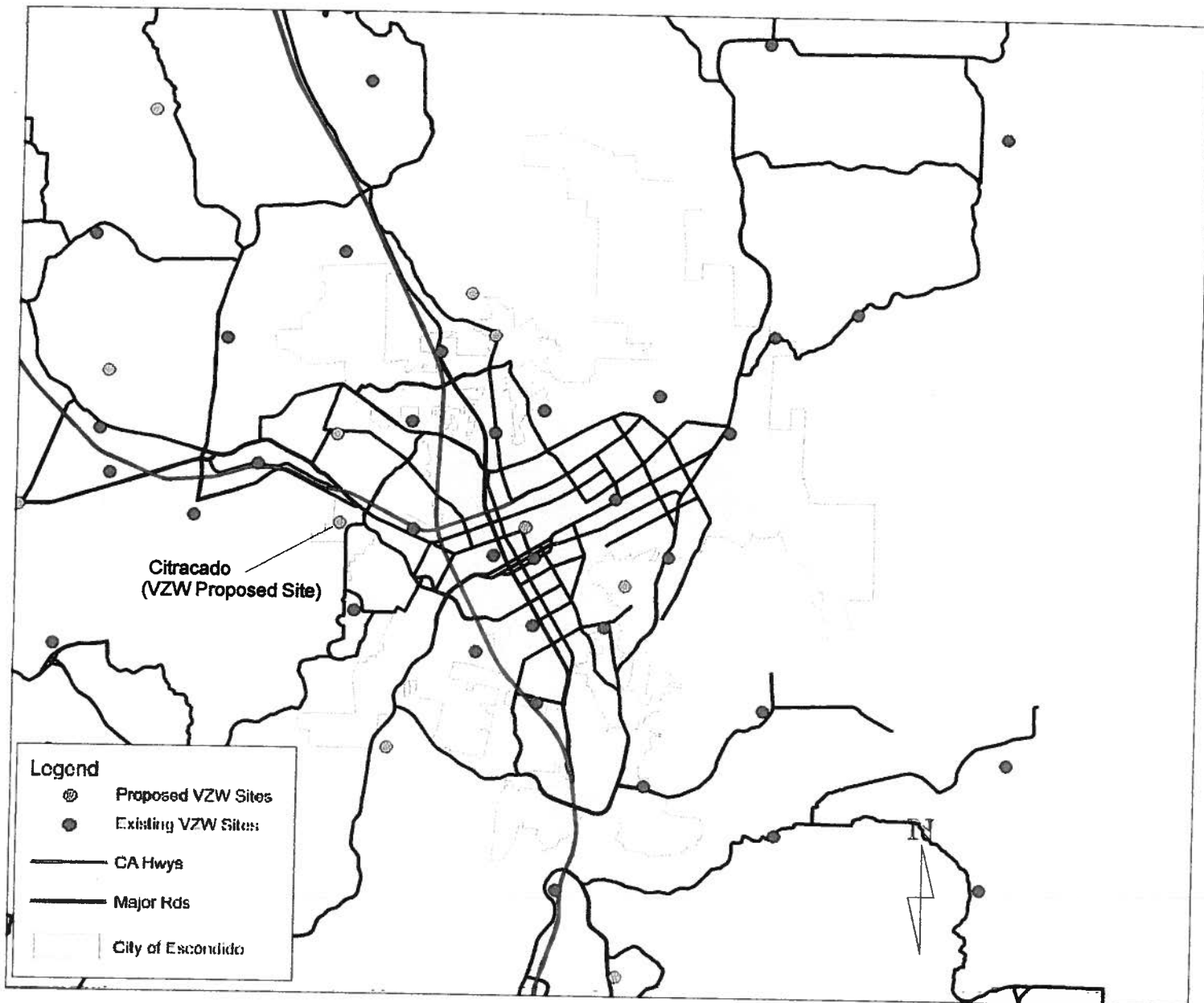
GUIDELINES	NOTICE	CAUTION	WARNING
Used anytime hazard signage is employed to achieve FCC compliance. This sign will inform visitors of the basic precautions to follow when working around radiofrequency equipment.	Used to distinguish the boundary between the General Population/Uncontrolled and the Occupational/Controlled areas. The limits associated with this notification must be less than the Occupational/Controlled MPE.	Identifies RF controlled areas where RF exposure can exceed the Occupational/Controlled MPE but below 10 x the Occupational/Controlled MPE.	Denotes the boundary of areas with RF levels substantially above the FCC limits, normally defined as those greater than ten (10) times the Occupational/Controlled MPE.

INFORMATION SIGN	INFORMATION
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.	

d. Barriers

A barrier is any physical demarcation employed as a preventative and/or notification measure that one is entering into an area with RF power density levels greater than the General Population/Uncontrolled limit.







With Site

PLANNING COMMISSION

Agenda Item No.: G.3

Date: February 11, 2014

CASE NUMBER: PHG 13-0039

APPLICANT: David McMahon Construction

LOCATION: 525 N. Quince Street (APN 232-091-06)

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A Conditional Use Permit to use a vacant industrial lot owned by the City of Escondido for the outdoor storage of construction equipment and materials within the M-1 (Light Industrial) zone.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: GI (General Industrial)

ZONING: M-1 (Light Industrial)

BACKGROUND/SUMMARY OF ISSUES:

The project applicant (David McMahon Construction) has submitted a request to use a city-owned industrial lot for the storage of construction equipment and materials, which requires a Conditional Use Permit within the Light Industrial (M-1) zone. The property previously was developed with a restaurant (Cocina del Charro) that was demolished in 2013 to eliminate potential blight, enhance efforts to discourage trespassing and other illegal activities on the property, and to make the parcel available for future redevelopment. The City Council authorized the City's Real Property Manager to execute a Lease Agreement (Council Reso. No. 2013-133) with the project applicant for interim use of the site for up to 18 months as a construction storage yard, which may be extended for two additional one-year terms. The lease is contingent upon the applicant successfully securing the necessary Conditional Use Permit.

Staff feels the issues are as follows:

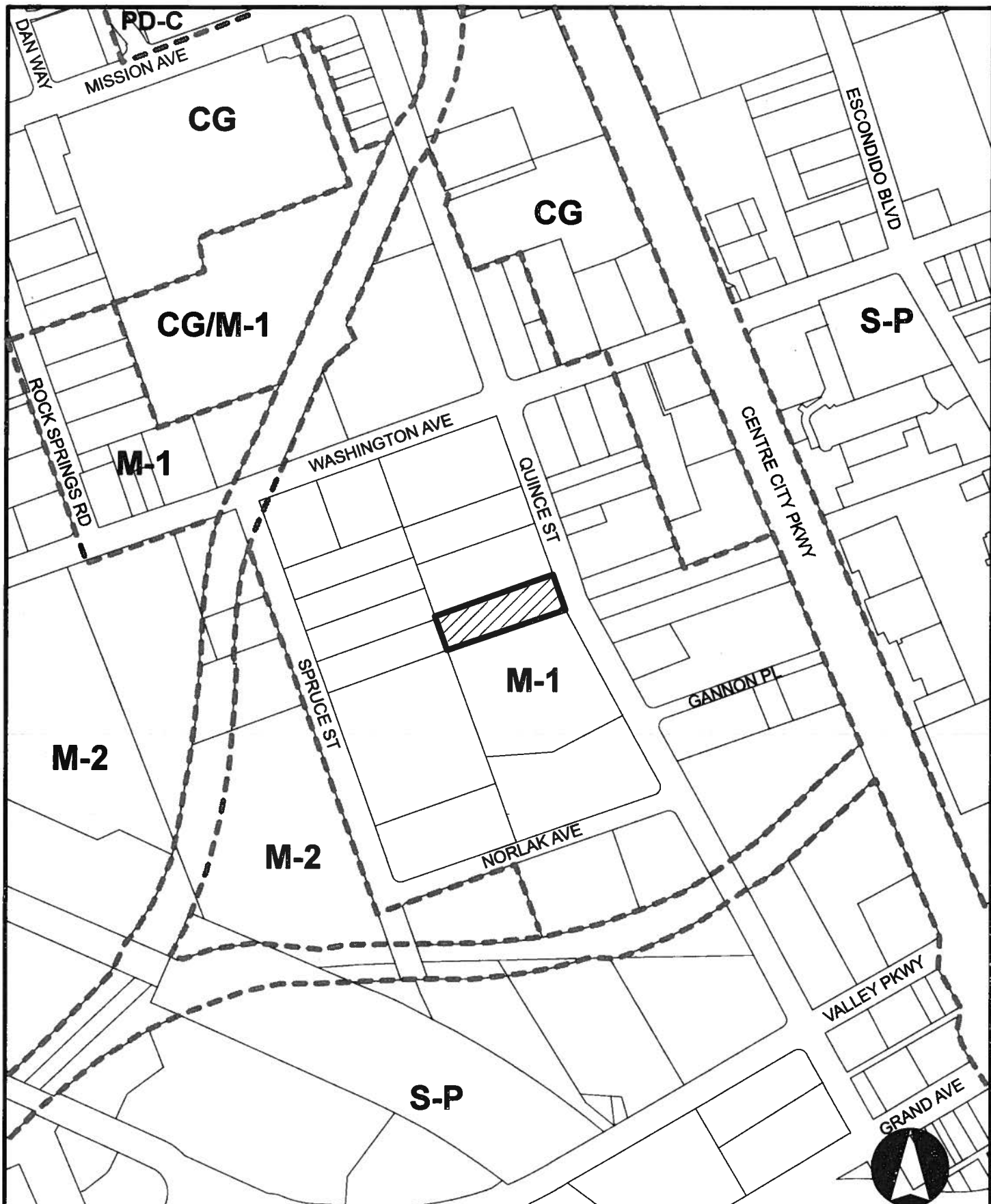
1. Staff has not identified any issues with the CUP request.

REASONS FOR STAFF RECOMMENDATION:

1. The facility is located within a light industrial zone and is surrounded by a variety of industrial uses, including outdoor storage. The proposed outdoor storage of materials and equipment generally is permitted in the M-1 zone provided the performance standards for storage height and screening of materials are met. A new six-foot-high chain-link fence with slats would be installed along Quince Street, along with parkway hardscape/landscape improvements to provide appropriate screening from adjacent street views.

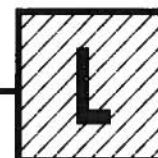
Respectfully Submitted,


Jay Paul
Associate Planner

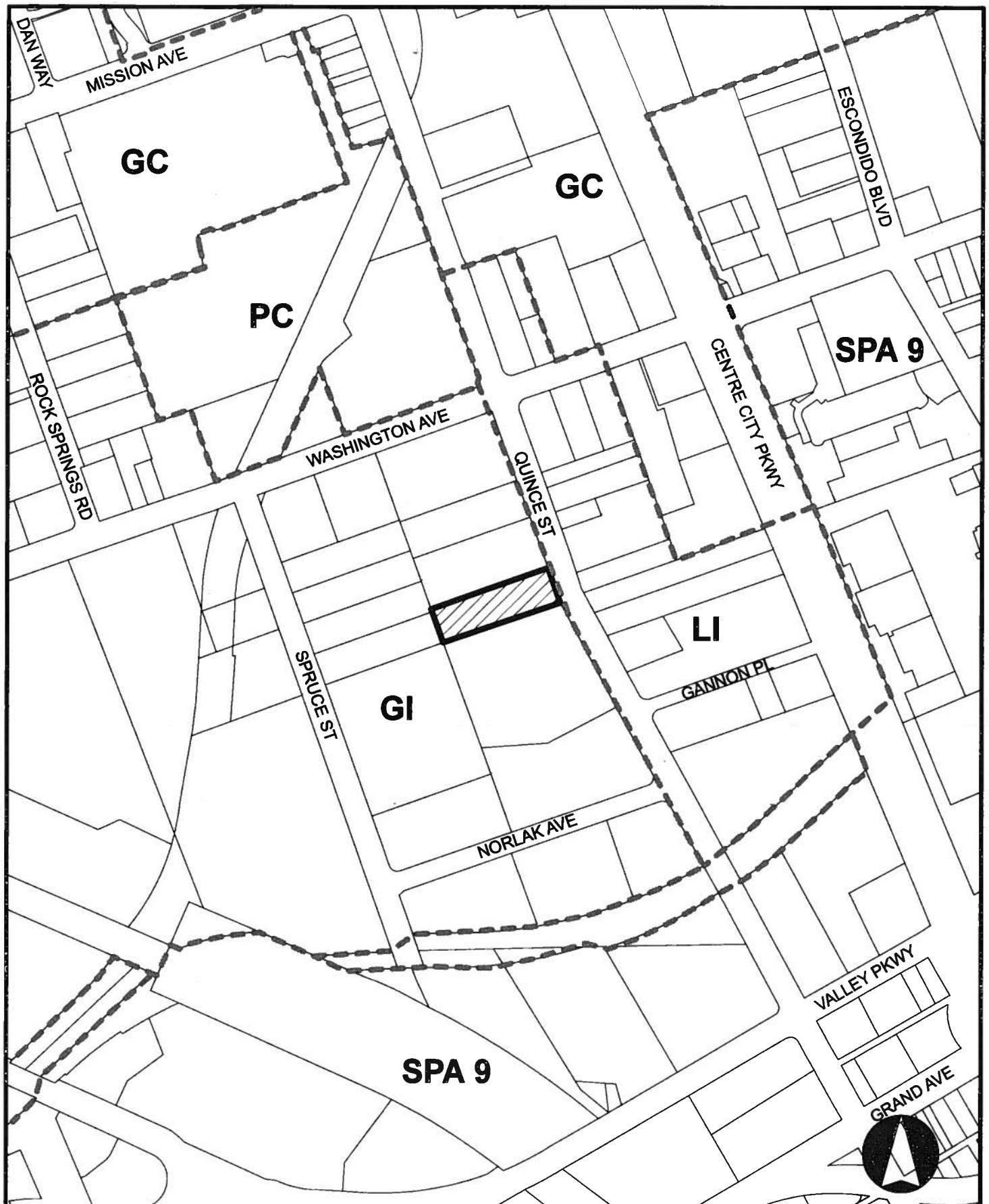


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PROPOSED PROJECT
PHG 13-0039



LOCATION/ZONING

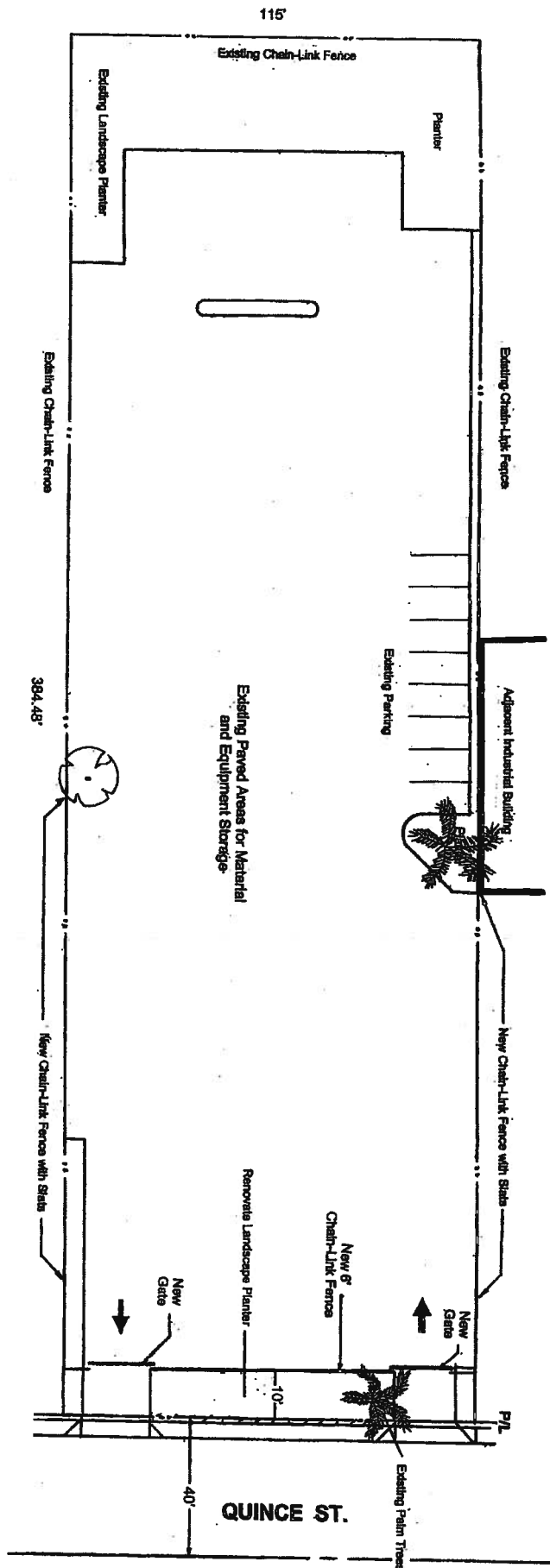


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PROPOSED PROJECT
PHG 13-0039



GENERAL PLAN



**PROPOSED PROJECT
PHG 13-0039**



SITE PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH:** M-1 zoning (Light Industrial) - An auto body repair facility is located north of the site. Chain-link fencing of varying height is located along the north property boundary. A wall of the adjacent auto repair building also is located along a section of the property boundary.
- SOUTH:** M-1 zoning (Light Industrial) - An industrial manufacturing operation is located south of the site. Chain-link fencing with slats of varying height is located along the southern property boundary.
- EAST:** M-1 zoning (Light Industrial) - A variety of industrial uses/buildings are located east of the site across Quince Street, including a vehicle storage lot and Skyline Recycling. Bollards with security chains across the two driveways prevent vehicular access to the property.
- WEST:** M-1 zoning (Light Industrial) - A variety of industrial uses are located west of the site including outdoor storage of materials and construction vehicles. Chain-link fencing with slats is located along the property boundary.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department expressed no concern regarding the proposed project and their ability to serve the site.
2. Effect on Fire Service – The Fire Department did not express any concerns with the proposal. They indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic – The Engineering Department indicated the project would not have any impacts to existing traffic or circulation within the area.
4. Utilities – The Engineering Department indicated the project would not result in a significant impact to public services or utilities. Existing utilities (water, sewer and gas) to the site were disconnected and meters removed when the Cocina del Charro restaurant and accessory structures were demolished.
5. Drainage – There are no significant drainage courses within or adjoining the property. The Engineering Department determined the project would not materially degrade the levels of service of the existing drainage facilities. Runoff from the project is directed to the adjoining public street or easement. The property is not located within a 100-year floodplain as indicated on FEMA maps.

C. ENVIRONMENTAL STATUS

The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15332, Class 32 "In-Fill Development Projects." In staff's opinion, the request does not have the potential for causing a significant effect on the environment. A Notice of Exemption was issued on January 27, 2014.

D. GENERAL PLAN ANALYSIS:

General Plan – The General Plan land-use designation for the site is General Industrial, which permits outdoor storage yards provided the performance standards of the underlying zone are satisfied.

E. PROJECT ANALYSIS

The Zoning Code allows outdoor storage yards in the M-1 zone provided the use is consistent with the development standards for outdoor storage, which require appropriate screening from public views. McMahon Construction specializes in shoring/drilling/pile driving and marine construction. Their primary office facility and yard is located at 540 N. Spruce Street, northwest of the subject property on Quince Street. The Spruce Street site contains a portable office trailer and is used for the storage of construction cranes, along with various metal beams, plates and other similar items. The applicant indicated the primary use of the Quince Street property would be for the storage of metal beams and other shoring type

material, along with some company vehicles. The Zoning Code requires outdoor storage of materials to be screened on all sides with a minimum six-foot-high fence with slats, and landscaping along the public right-of-way to soften the visual impacts of the fencing and to further screen the outdoor storage area. The outdoor storage of materials also may not extend above the height of the fencing. Significant upgrades to the vacant Quince Street site are not proposed due to the interim nature of the use (18 month initial lease period) and anticipated future redevelopment of the site. Portions of the existing fencing along the northern and southern boundaries of the site would be replaced with new six-foot-high chain-link fencing with slats. The existing fencing that is in good shape would be retained, and sections where slats are missing would be replaced. The parkway planter area along Quince Street also will be renovated to include removing the existing concrete and pavers, retaining the existing palm trees and bougainvillea, and installing decorative rock and some large pots with drought-tolerant plants. The existing irrigation and meter to the site was removed when the previous restaurant building was demolished. Therefore, any existing and proposed landscape materials would require occasional hand watering during the interim use of the site. Staff supports the proposed interim use of the site because it would provide a secured use that would help to deter undesirable activities and trespass, which also will help to secure adjacent properties/businesses. Staff feels that adequate screening would be provided with the installation of a new six-foot-high chain-link fence with slats that would obscure views from Quince Street, along with the proposed parkway frontage upgrades.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The site consists of a vacant paved industrial lot. Chain-link fencing of varying height is located along the northern, southern and western property boundaries. Access is provided from two driveways fronting onto Quince Street, which is classified as a Collector Road on the City's Circulation Element. Curb, gutter and sidewalk and overhead utility lines are located along the project frontage. The site is relatively flat (less than 5% slope). The site contains various shrubs, trees and other landscape features around the perimeter from the previous development of the site.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 1.02 acres
2. Storage Area: Approx. 40,000 SF paved and fenced area, to be used for storage of materials (metal beams and plates, shoring equipment, etc.) and vehicles (typically pickup and other construction related trucks). Cranes generally stored at Spruce Street site, but also could be located at this property.
3. Hours of Operation: The facility is not staffed, but would be available 7 days a week with variable hours as needed to access the property.
4. Fencing: New six-foot-high chain-link fencing with green or tan slats to be installed along the project frontage and along a portion of the northern and southern property boundaries. The existing chain-link fencing along the western property boundary, and portions of the northern and southern boundaries (towards the rear of the site) to remain. Access gates also to be provided at one or both driveways along Quince Street.
5. Landscaping: Existing concrete and railroad ties to be removed along Quince Street frontage to install interim hardscape/landscape improvements within 10 foot setback and parkway area. Improvements to include decorative rock and landscape pots. Existing palm trees and bougainvillea to remain.

C. CODE COMPLIANCE

	<u>Proposed</u>	<u>M-1 Zone Required</u>
1. Setbacks:		
Front – Quince St.	10' to new fencing/gates	10' minimum
Side Yards	0'	0'
Rear (east)	0'	0'
2. Parking:	The site contains several striped spaces associated with the previous restaurant use. On-site parking not anticipated for employees or the public due to secured and interim nature of the use.	1 space per 5,000 SF storage area 8 spaces typically required.

EXHIBIT "A"

FINDINGS OF FACT PHG 13-0039

Conditional Use Permit

1. The proposed outdoor storage lot would be consistent with the General Industrial General Plan land-use and underlying Light Industrial (M-1) zoning designation for the site that allows for a wide range of industrial uses and outdoor storage.
2. The proposed use of the site for the storage of construction equipment, fleet vehicles and related equipment would not result in a substantial alteration of the present or planned land use or cause deterioration of bordering land uses because the site is zoned for industrial use and is surrounding by a variety of industrial uses, including outdoor storage. Appropriate screening and on-site landscaping would be provided as required by the Zoning Code for outdoor storage. Appropriate on-site circulation and parking also would be provided. All on-site storage would be within a fenced area. Therefore, the project would not have any adverse visual impact to surrounding uses or views or be out of character with the area. The project would not result in or generate any adverse noise, dust, odor or traffic impacts. All proposed uses would be typical of an industrial type use within an industrial area.
3. The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15332, Class 32 "In-Fill Development Projects." In staff's opinion, the request does not have the potential for causing a significant effect on the environment. A Notice of Exemption was prepared and issued for the project.
4. The proposed Conditional Use Permit has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies and reasons stated above.

EXHIBIT "B"

CONDITIONS OF APPROVAL

PHG 13-0039

1. The Conditional Use Permit shall be for the use of the site for a construction storage lot. The CUP shall be null and void if not utilized within twelve months of the effective date of approval.
2. The operation of the facility shall be consistent with the Details of Request contained within the Planning Commission staff report. No outdoor repair of vehicles or equipment is allowed within the identified storage area. All storage shall be within the prescribed area, as identified in the staff report and exhibits.
3. Minimum six-foot-high chain-link fencing with green or tan slats shall be installed along the Quince Street frontage and along the identified portions of the northern and southern property boundaries indicated on the project site plan(s). The fencing shall be installed prior to storing any vehicles or materials on the site.
4. The storage of any construction materials shall not exceed the height of fencing along Quince Street (excluding fleet vehicles and construction vehicles/equipment). Any proposed fencing in excess of six-feet in height shall require a building permit. Slats shall be installed along the areas of perimeter fencing that do not contain slats and repaired in other areas where necessary.
5. All existing landscaping along the Quince Street frontage shall be permanently maintained in a flourishing manner, to include appropriate watering of the plant materials along the Quince Street frontage. All proposed landscape/hardscape improvements shall be installed prior to the storage of any vehicles and materials on the site. The existing shrubs and palm tree(s) at each side of the driveways shall be trimmed and any dead branch materials removed. Any weeds and other invasive materials in these planter areas shall be removed and these planter areas kept free of any weeds and debris. The proposed landscape improvements along the Quince Street frontage shall include the following, to the satisfaction of the Planning Division:
 - a. Remove existing concrete, pavers and railroad ties between the proposed new fence/gates and back of sidewalk along Quince Street.
 - b. Retain the existing palm trees and bougainvillea shrub.
 - c. Cover the exposed area with landscape fabric and fill with decorative cobble or stone with some varying size/larger stone (typically 3" – 6") to mix with smaller groundcover type stones. Some larger (typically 15" to 30") accent boulders also may be included.
 - d. Include two or more large decorative pots with appropriate drought-tolerant shrubs or small trees (such as bottlebrush - callistemon, yew pine – podocarpus, new zealand flax - tenax, juniper species, etc.).
6. Building permits shall be required for any storage racks in excess of six feet in height.
7. The site shall be maintained in a neat, clean and orderly manner.
8. All driveways shall be free and clear to maintain appropriate emergency vehicles access to and throughout the site.
9. Any exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
10. Any proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47) and any exhibits included in the staff report(s), to the satisfaction of the Planning Division. Separate sign permits will be required for project signage.

11. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
12. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
13. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
14. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Deputy County Clerk
P.O. Box 121750
San Diego, CA 92112-1750

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: PHG 13-0039 (Dave McMahon Construction)

Project Location - Specific: 525 N. Quince Street (APN 202-091-08)

Project Location - City: Escondido, **Project Location - County:** San Diego

Description of Project: A Conditional Use Permit to use vacant city-owned industrial lot for the outdoor storage of construction materials, equipment and vehicles within the Light Industrial (M-1) zone.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name Dave McMahon Construction (Jeff Pease) Telephone (619) 491-9355

Address 540 N. Spruce Street, Escondido, CA 92025

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status: Categorical Exemption. CEQA Section 15332, Class 32 "Infill Development Projects"

Reasons why project is exempt:

1. The 1.02-acre previously developed industrial parcel is located within an urban area of the City. No significant physical change to the site is proposed other than new perimeter fencing and parkway landscaping. The existing buildings located on the site were removed in 2013. The property is adjacent to a variety of industrial uses, including construction operations, auto repair and outdoor storage. The project is subject to all performance standards of the underlying zone. The project is not anticipated to generate any adverse noise, dust or traffic impacts. All construction materials will be secured within a completely fenced/screened area.
2. The project area is not located adjacent to any sensitive wildlife or habitat areas, and no significant grading or removal of native vegetation is proposed or required. There is no reasonable possibility the project would have a significant effect on the environment.
3. The site is in an area where all public services and facilities are available to allow for the proposed use.

Lead Agency Contact Person: Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature:  January 27, 2014
Jay Paul, Associate Planner Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: 6.4

Date: February 11, 2014

CASE NUMBER: PHG 13-0040

APPLICANT: Healthcare Management Services

LOCATION: 421 E. Mission Avenue (APNs 229-230-32 and -34)

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A modification to a Conditional Use Permit to install a 250 KW emergency backup diesel generator for the Escondido Care Center.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Urban III

ZONING: R-3-18 (Multi-Family Residential, up to 18 du/ac)

BACKGROUND/SUMMARY OF ISSUES:

Escondido Care Center has submitted a request to install a 250 kilowatt (kW) backup diesel generator to provide electricity to the facility in case of a power outage or other emergency. Escondido Care Center is a Post-Acute Rehab Nursing Facility that provided services for up to 180 clients and has been in operation since 1967. The original Conditional Use Permit (City File No. 67-61-CUP) has been modified several times over the years to accommodate expansions to the facility. The new generator would replace an existing 12.5kW generator that was installed in 1967 with the original project development. The new generator is sized to provide sufficient power to operate all of the essential mechanical systems and also a future planned sub-acute component within the facility. The new generator would be in conformance with Office of Statewide Health Planning and Development (OSHPD), California Building Standards Code (CBSC), and the California Department of Public Health (CDPH) requirements to provide backup emergency power for this type of facility. The Escondido Zoning Code requires a Conditional Use Permit for generators with a production capability of 5 kilowatts or greater.

Staff feels the issues are as follows:

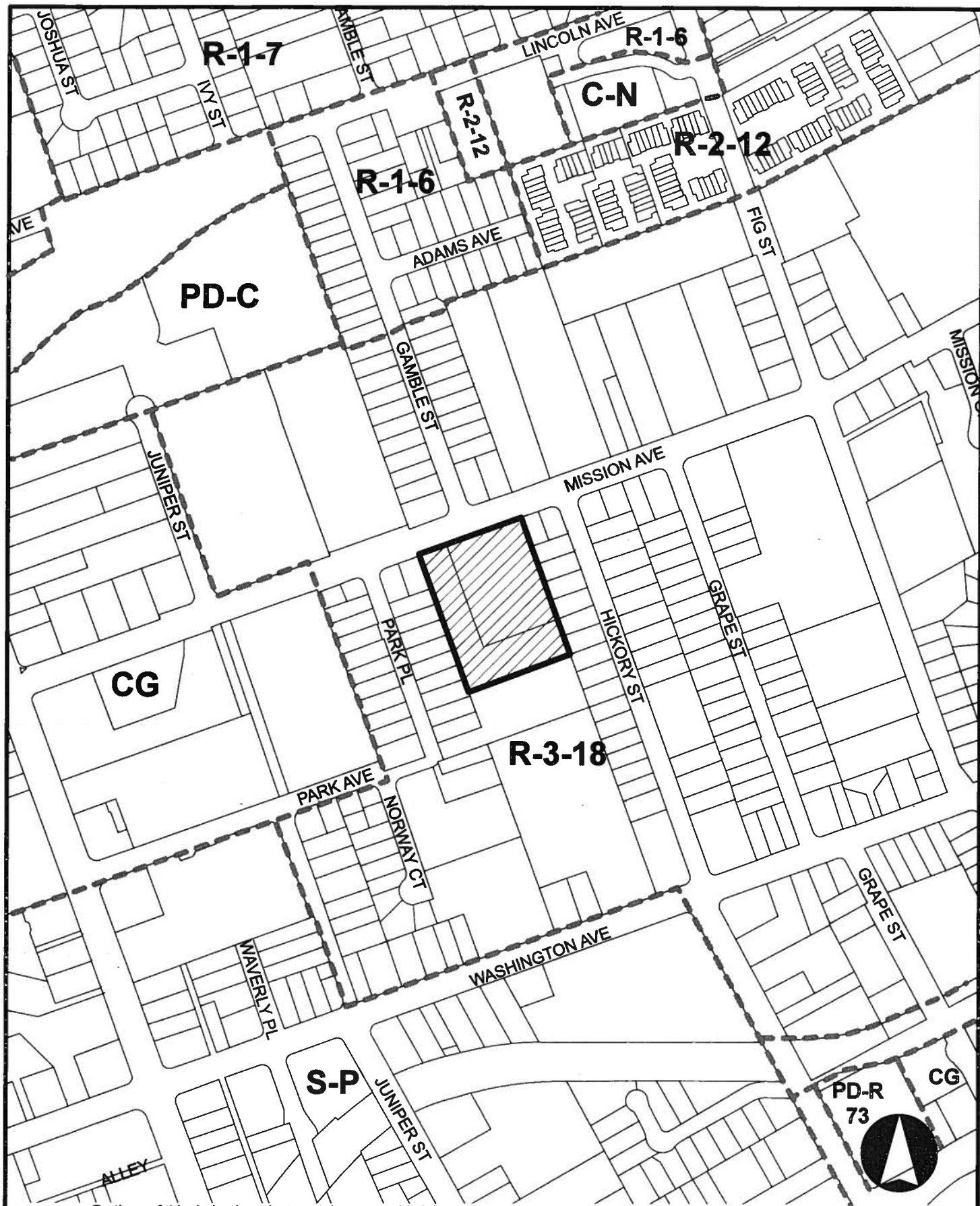
1. Whether appropriate noise attenuation and visual screening is provided for the new generator.

REASONS FOR STAFF RECOMMENDATION:

1. The existing residential care facility is located within a multi-family residential zone and the proposed generator would replace an existing generator located along the eastern side of the building. The proposed generator would be housed within a new masonry equipment enclosure area and appropriately screened from adjacent residential views. The generator also would conform to the City's noise limits at the adjacent residential property boundaries.

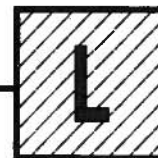
Respectfully Submitted,


Jay Paul
Associate Planner

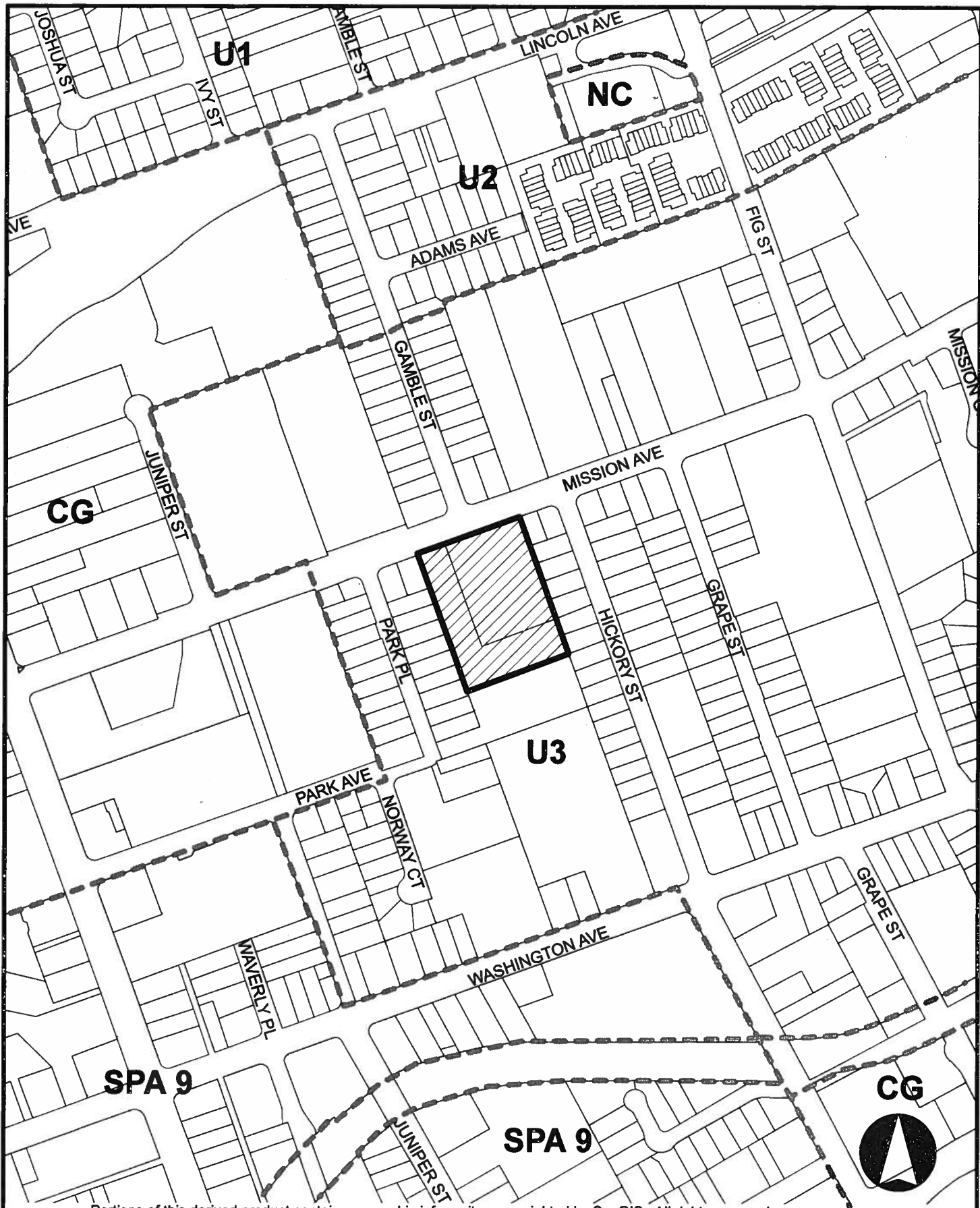


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PROPOSED PROJECT
PHG 13-0040



LOCATION/ZONING



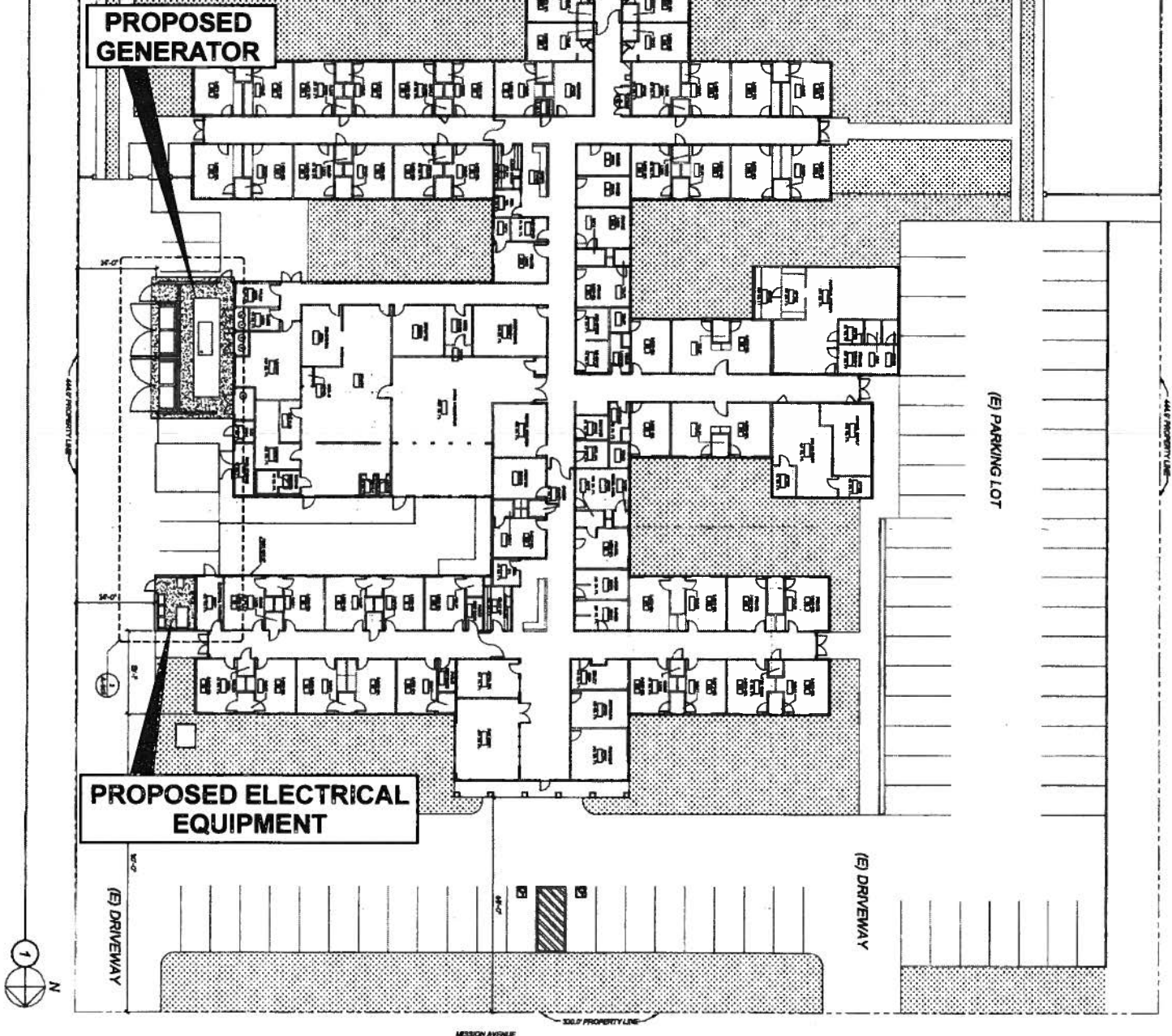
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PROPOSED PROJECT
PHG 13-0040



GENERAL PLAN

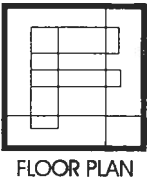
SITE PLAN AND FLOOR PLAN



PROPOSED PROJECT PHG 13-0040

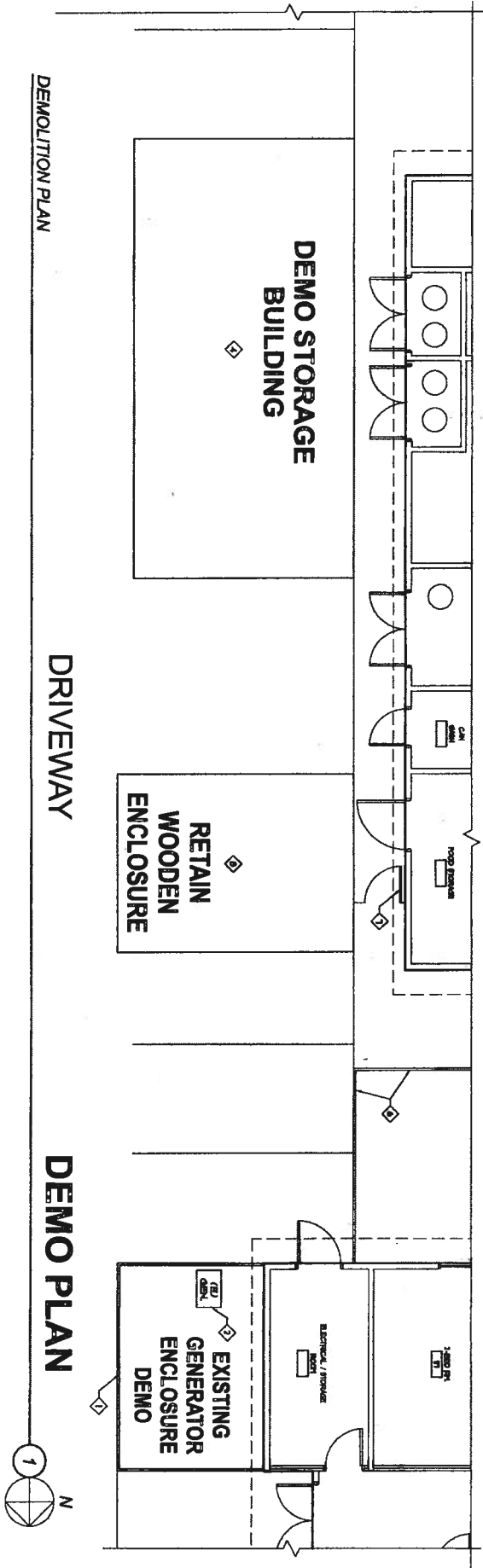


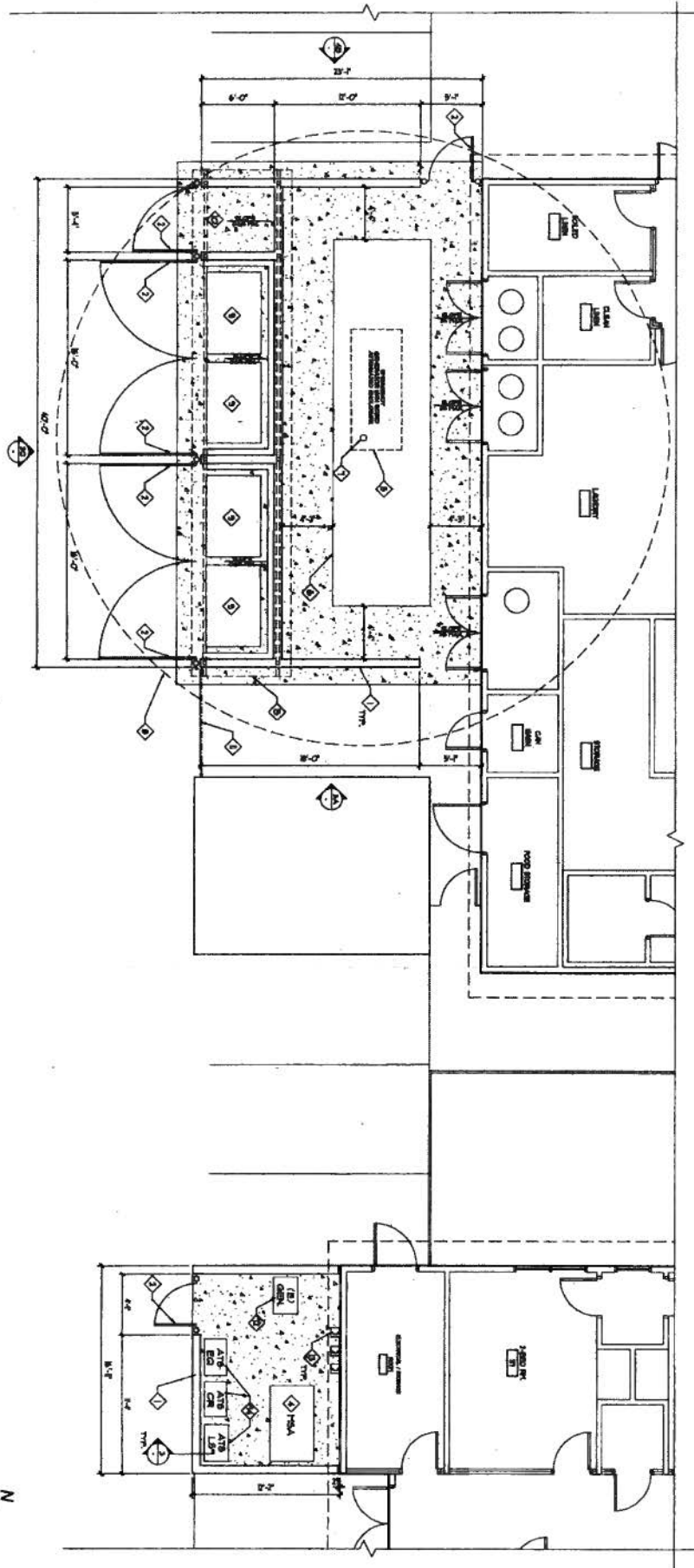
SITE PLAN



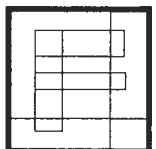
FLOOR PLAN

**PROPOSED PROJECT
PHG 13-0040**





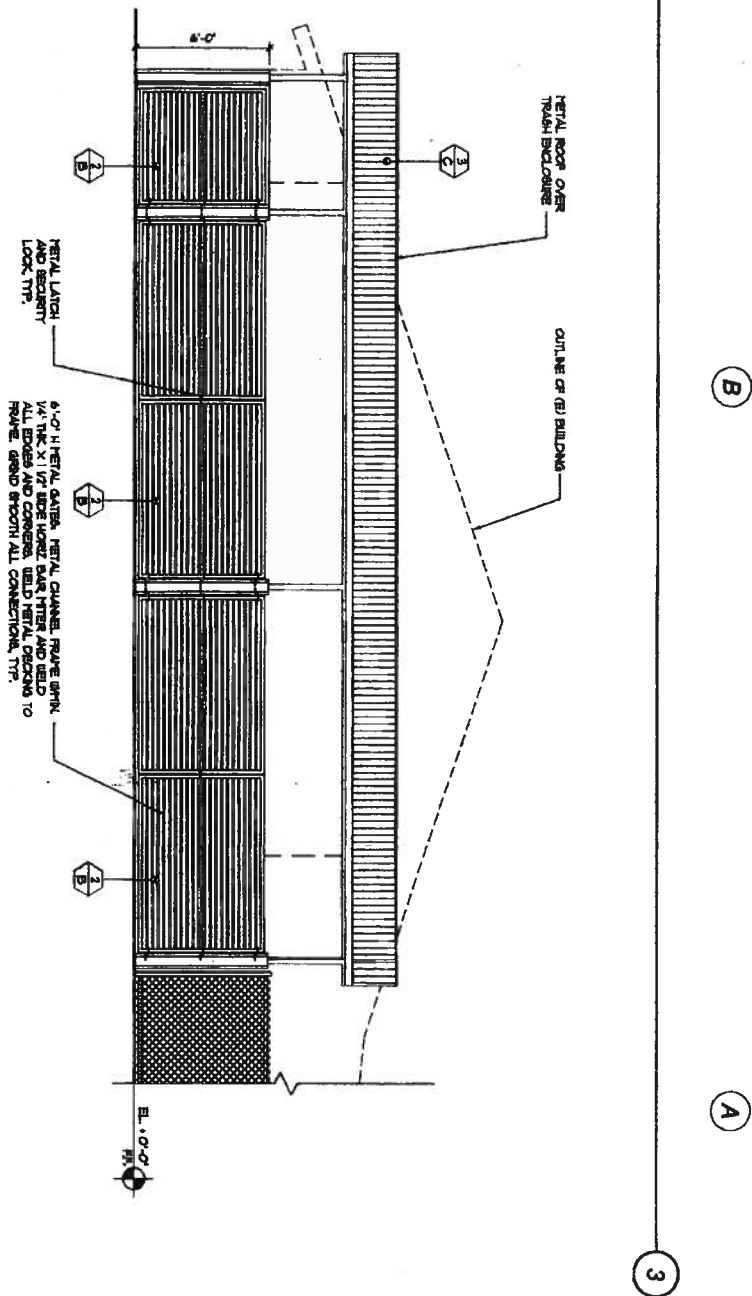
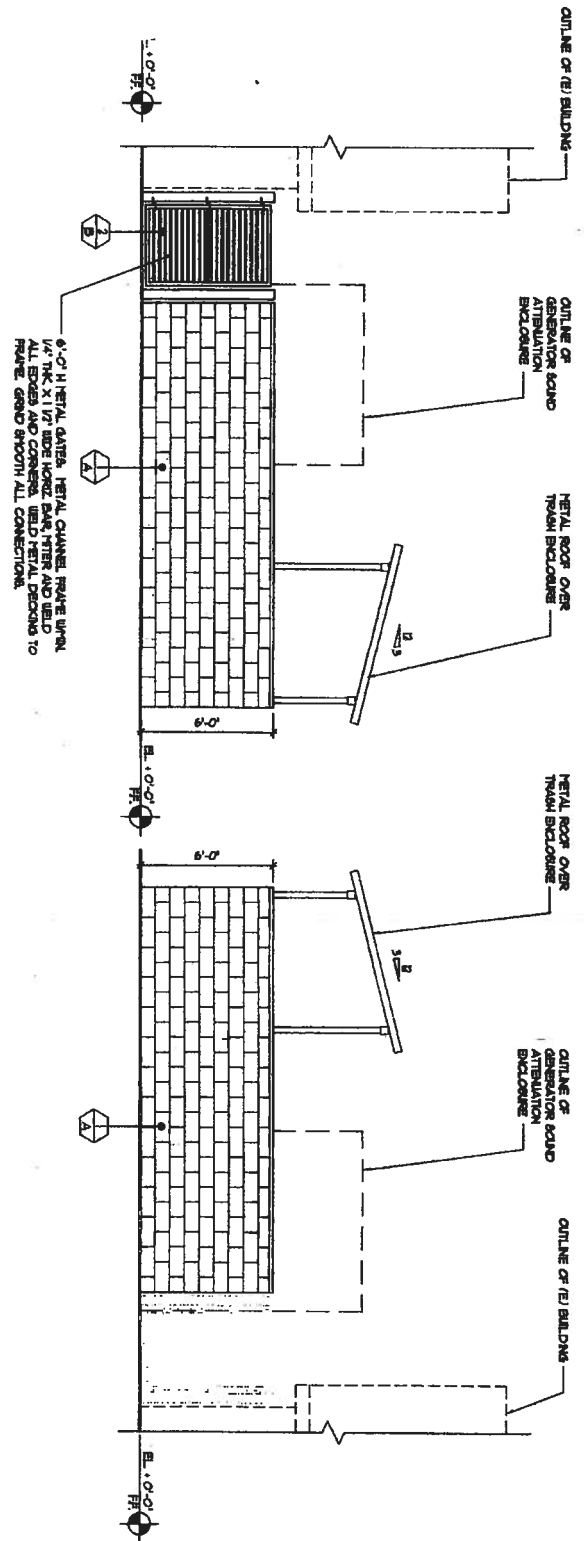
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FLOOR PLAN



PROPOSED PROJECT PHG 13-0040



EXTERIOR ELEVATIONS - GENERATOR AND TRASH CMU ENCLOSURE

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: R-3-13 zoning (Multi-Family Residential, up to 18 du/ac) - A mix of single-family residential and two-story multi-family residential development is located north of the care facility across Mission Avenue.

SOUTH: R-3-18 zoning (Multi-Family Residential) – A two-story apartment complex is located south of the care facility.

EAST: R-3-18 zoning (Multi-Family Residential) – A mix of single family and two-story multi-family residential development is located east of the care facility. The rear of these developments generally orient towards the subject site. A masonry block wall is located along the eastern property boundary.

WEST: R-3-13 zoning (Multi-Family Residential) - Single-family residential homes are located west of the care facility.

B. ENVIRONMENTAL STATUS

The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities." In staff's opinion, the request does not have the potential for causing a significant effect on the environment. A Notice of Exemption was issued for the project on January 27, 2014.

C. GENERAL PLAN ANALYSIS:

General Plan – The General Plan land-use designation for the site is Urban 3, which allows for residential care facilities subject to the issuance of a Conditional Use Permit. Emergency standby generators and other support equipment are permitted provided the performance standards of the underlying zone are satisfied.

D. PROJECT ANALYSIS

Consistency with the Zoning Code Standards for Standby Generators

The Escondido Zoning code requires a Conditional Use Permit for generators with a production capability of five kilowatts (kW) or greater. The subject request is for a large institutional type emergency generator with an output of approximately 250 kilowatts to provide the necessary power to operate all of the essential electrical needs of the residential care facility during a power failure. All electric generating systems are required to conform to the noise requirements of the underlying zone and to incorporate measures to minimize pollutants generated by the equipment. The location and design also are required to be compatible with the surrounding development and appropriate screening or buffer areas provided.

Aesthetics – The proposed generator would be located within a new six-foot-high split-face block enclosure area along a section of the eastern side of the building that currently is developed with a small wooden storage building and unsecured trash bins. The new enclosure area also would contain a separate area to house the trash bins for the facility. The portion of the new enclosure that would contain the trash bins would be situated in front (eastern side) of the generator area and would contain a solid roof structure to conform to current storm water requirements. The roof structure will help to screen the upper portion of the generator's weather and acoustical housing, which would project approximately four feet above the six-foot-high enclosure walls. The metal acoustical enclosure would be painted a light tan to blend in with the adjacent building.

The facility's existing 12.5 kW generator is located within a fence area along the eastern side of the building. The existing generator and wooden fencing would be removed and replaced with a new six-foot-high masonry block enclosure to house the supporting electrical equipment for the facility. Staff feels the removal of the existing enclosures and installation of the new enclosures would be an aesthetic upgrade to this area of the building, especially for the existing unsecured trash bins, which would be screened from adjacent residential views.

Noise - The Noise Ordinance (Ord. 90-08) specifies a limitation of 50dB for daytime and nighttime noise levels in the multi-family residential zone measured at the property line. In order to conform to the outdoor noise requirements, the

generator would be equipped with a custom metal weather protected sound enclosure, which is designed to provide noise attenuation to 50 dBA at the nearest property boundary to conform to the City's noise requirements.

Air Quality - Standby generators generally operate less than 52 hours per year as required by the Air Pollution Control District (APCD). Emissions occur only during emergency situations, and for a very short time, to perform maintenance checks and operator training. Therefore, the proposed generator would not create any adverse emissions due to the limited amount of hours a standby generator typically would be used.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The site consists of a single-story residential care/nursing facility, paved parking and perimeter and interior landscaping. Access is provided by two driveways fronting onto Mission Avenue, which is classified as a Collector Road. Curb, gutter and sidewalk are located across the project frontage. A masonry block wall is located along the rear and sides of the property. The site is relatively flat and slopes and drains towards Mission Avenue.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 3.39 acres (two parcels)
2. Building Size: 49,831 SF, single-story nursing home
3. No. Beds/Clients: 180
4. Parking: 68 spaces provided, 60 required (1 per 3 beds)
The proposed new enclosures would not remove any required parking
5. Generator: 250 kilowatt diesel 9.3' high located within a custom 10' high acoustical metal enclosure painted tan by ACS Manufacturing, Inc.
6. Equipment Enclosures: All enclosures to use split-face block (gray) with medium brown steel doors.
Generator and Trash: 6' h x 40' w x 23'-8' d with various sized single and double steel doors.
Trash enclosure to include solid metal roof. Wooden posts and trim painted to match existing building colors.
Electrical Equipment: 6' h x 16'-11" x 12'-2" d with single entry door

C. CODE COMPLIANCE

	<u>Proposed</u>	<u>R-3-18 Zone Required</u>
1. Setbacks:		
Side Yard:	24' to new equipment enclosure for trash, generator and electrical equip.	5'
2. Generator Noise:	50dB at eastern P/L with installation of Metal acoustical enclosure	50 dB max at P/L

Property History:

67-61-CUP	Original CUP to establish the 93-bed nursing home
74-08-CUP	CUP modification to expand expanded to 180 beds
89-40-CUP	Modification to a Conditional Use Permit for a 1,260 SF laundry room expansion increasing the overall square footage from 48,571 SF to 49,831 SF.

EXHIBIT "A"

FINDINGS OF FACT PHG 13-0040

Conditional Use Permit

1. The proposed upgrade to the existing care facility to install a new emergency standby generator would be consistent with the Multi-Family Residential (Urban 3) land-use and underlying R-3-18 zoning designation for the site that allows for congregate care facilities subject to a Conditional Use Permit. The proposed generator would be considered an accessory component of the care facility and part of the mechanical infrastructure necessary for the operation of the facility.
2. The proposed installation of the new emergency backup generator would not result in a substantial alteration of the present or planned land use or cause deterioration of bordering land uses because the facility currently has a gas/diesel backup generator located within an enclosure area along the eastern side of the building. The proposed new generator would be located within a new masonry block enclosure area with appropriate screening and noise attenuation. Therefore, the project would not result in any adverse visual impact to surrounding views, as discussed in the Planning Commission staff report. The project also would not result in or generate any adverse dust, air quality, odor or traffic impacts.
3. The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities." In staff's opinion, the request does not have the potential for causing a significant effect on the environment. A Notice of Exemption was prepared and issued for the project on January 27, 2014.
4. The proposed Conditional Use Permit has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies and reasons stated above.

EXHIBIT "B"

CONDITIONS OF APPROVAL

PHG 13-0040

1. The Conditional Use Permit shall be for the installation of a 250 kilowatt emergency backup generator (diesel fuel) to support the current and future operations at the existing residential care facility, along with masonry block enclosure areas for the generator, trash bins and supporting electrical equipment. The CUP shall be null and void if not utilized within twelve months of the effective date of approval.
2. The operation of the facility shall be consistent with the previous Conditional Use Permits granted on the site, Details of Request and project analysis contained within the Planning Commission staff report.
3. The required periodic testing of the generator shall be done during daytime hours.
4. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08). The building plans shall include details regarding the proposed custom noise enclosure to provide sound attenuation of 50 dBA at the property boundary.
5. The remaining wooden screen fencing along the eastern side of the building (along the drive aisle) shall be painted brown to match the color of the new metal enclosure doors.
6. The trash enclosure shall be constructed and drain in accordance with current storm water design requirements, to the satisfaction of the Engineering Division. The metal roof on top of the trash enclosure shall be painted to match the building roof color or enclosure accent colors (medium-dark gray to match roof or brown to match doors).
7. The site shall be maintained in a neat, clean and orderly manner.
8. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
9. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
10. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.
11. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Deputy County Clerk
P.O. Box 121750
San Diego, CA 92112-1750

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: Modification to a Conditional Use Permit (Case No. PHG 13-0040)

Project Location - Specific: 421 E. Mission Avenue (APNs 229-230-32 and -34)

Project Location - City: Escondido

Project Location - County: San Diego

Description of Project: A modification to a Conditional Use Permit to install a 250 KW emergency backup diesel generator for the Escondido Care Center. Escondido Care Center is a Post-Acute Rehab Nursing Facility that provided services for up to 180 clients and has been in operation since 1967. The new generator would replace an existing 12.5kW generator that was installed in 1967 with the original project development. The new generator is sized to provide sufficient power to operate all of the essential mechanical systems and also a future planned sub-acute component within the facility.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name Healthcare Management Services, LLC (Vince Hambright) Telephone (818) 247-6200

Address 1506 S. Glendale Avenue, Glendale, CA 91205

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status: Categorical Exemption. Section 15301(e), Class1, "Existing Facilities and Additions."

Reasons why project is exempt:

1. In staff's opinion, the request does not have the potential for causing a significant effect on the environment because CEQA provides an exemption for additions to existing structures provided that the addition will not result in an increase of more than 10,000 SF if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. An existing approx. 284 SF wooden storage building would be removed and replaced with the new, approx. 920 SF masonry wall generator/trash enclosure. The new trash enclosure component would be designed to conform to currently storm water quality requirements, including a solid roof structure. The proposed generator would be used only for emergency backup power and would be situated within a masonry block enclosure area with a sound attenuation cabinet to conform to the City's noise requirements. All project related issues remain resolved through compliance with code requirements, project design and the recommended conditions of approval.
2. The project site is not in an area that is environmentally sensitive.

Lead Agency Contact Person: Jay Paul, Planning Division

Area Code/Telephone/Extension (760) 839-4537

Signature: 

Jay Paul, Associate Planner

January 27, 2014

Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A