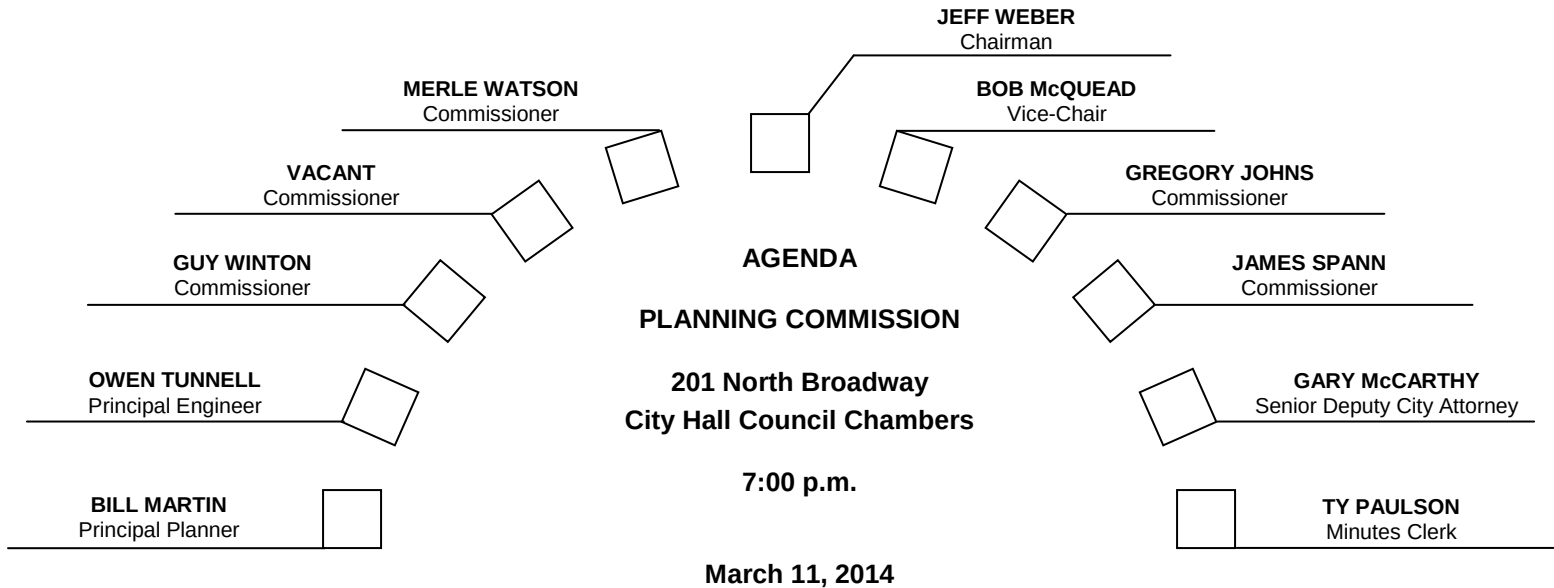


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.
- B. FLAG SALUTE
- C. ROLL CALL:
- D. MINUTES: [02/11/14](#)

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. PREZONING, DETACHMENT AND ANNEXATION – PHG 14-0001 / PHG 14-0002:

REQUEST: The project involves pre-zoning of city-owned land (APN: 240-030-27) from County 'A-70' (Agriculture; minimum 4-acre lot size) to City 'OS' (Open Space), detaching from the Valley Center Fire Protection District, Special Communications District 135, annexing to the City of Escondido, and certifying that the project is 'Exempt' from the California Environmental Quality Act (CEQA). The property is within Escondido's Sphere of Influence and contiguous to other city-owned properties within the city's corporate boundaries. No development is proposed. The site contains a portion of an existing electric generator that provides energy to SDG&E. The generator is operated by the City Utilities Division and functions when water is siphoned from Lake Wohlford (1,480 elevation) to Lake Dixon (1,100 elevation). Annexation will consolidate the entire facility within Escondido's corporate boundaries and establish a more favorable energy sales rate structure for the City.

PROPERTY SIZE AND LOCATION: On the northern side of Lake Wohlford Road, approximately 1 mile east of Foxley Drive, with no mailing address, identified as Assessor Parcel Number (APN) 240-030-27, totaling 1.3 acres.

ENVIRONMENTAL STATUS: The project is 'Exempt' from the California Environmental Quality Act (CEQA) pursuant to CEQA Sections 15301 Class 1(b), and Section 15319 Class 19(a).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. **CONDITIONAL USE PERMIT – PHG 13-0042:**

REQUEST: A Conditional Use Permit to allow the installation, operation, and maintenance of a new Wireless Communication Facility for Verizon Wireless consisting of up to 12 panel antennas, one four-foot diameter microwave dish and related electrical equipment mounted onto a 50-foot-high simulated pine. The proposal also includes the installation of an emergency backup generator (diesel) along with various mechanical equipment to be located within new outdoor equipment enclosures. The new facilities would be situated towards the eastern side of the parking lot for the existing Escondido Adult School. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: 220 W. Crest Street (APN 229-120-67).

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 14-0003:**

REQUEST: A Modification to a Conditional Use Permit to allow the installation, operation, and maintenance of a new Wireless Communication Facility for Verizon Wireless consisting of up to 12 panel antennas, one four-foot diameter microwave dish and related electrical equipment mounted within an existing Seventh-Day Adventist church tower. The proposal also includes the installation of an emergency backup 35 kW generator (natural gas) along with various mechanical equipment to be located within the lower floor level of the church building. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 4.25 acre parcel addressed as 1305 Deodar Road.

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:

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**

February 11, 2014

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

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

Commissioners absent: Guy Winton, Commissioner

Staff present: Bill Martin, Principal Planner; Owen Tunnell, Principal Engineer; Jay Petrek, Assistant Planning Director; Jay Paul, Associate Planner; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Johns, seconded by Commissioner Spann, to approve the minutes of the January 14, 2014, meeting. Motion carried unanimously. (5-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. EL CABALLO PARK DRAFT MASTER PLAN STUDY – 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.

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.

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were whether the site was suitable for the development of a park, and whether the Draft Master Plan Report achieves the direction and vision established for El Caballo Park. Staff recommended approval based on the following: 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 was 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 was the primary access for equestrians. Adequate vehicle parking would be provided that served the park as well as adjacent recreational uses. Portions of the park not in use could be secured from use, visibility into the site from adjacent public streets would enhance security, and the location was convenient to the residential users of park facilities; and 2) The proposed Master Plan incorporated existing features constructed by the Charros Association and additional features that would expand equestrian activities. The proposed park would 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 was timely in that it would solidify community vision for appropriate development and recreational uses of the park, and guide the City's plans for future civic investment.

Tim Smith, Wynn-Smith Landscape Architecture, provided a PowerPoint presentation outlining the El Caballo Master Plan (available on City's website). He stated that they had held workshops, noting that a variety of cultures and beliefs were presented which were incorporated into the Master Plan.

Discussion ensued regarding a clarification of the overflow parking in connection with Dog Park as well as the conceptual plans for trees in the flood control channel.

Commissioner Johns asked if revenue-generating events were being proposed for weekends. Mr. Smith replied in the affirmative. Commissioner Johns expressed concern with events occurring and conflicting with parking for patrons of the Dog Park.

Commissioner McQuead and Mr. Smith discussed the proposed shading for the arena area.

Discussion ensued regarding a clarification of the fee calculation included in the presentation.

Chairman Weber asked if the project would be a dawn to dusk operation. Mr. Smith replied in the affirmative. Mr. Petrek noted there would be lighting for special events.

Chairman Weber asked if the utilities would have to be relocated. Mr. Petrek replied in the negative.

Chairman Weber did not feel the construction cost estimates would cover construction of the entire Master Plan.

Commissioner Johns suggested phasing the improvements with revenue-generating operations.

Deanne Sanderson, Escondido, was in favor of the project. She stated that there was a great need for an equestrian facility, noting it would generate income for the City and provide equine therapy to those in need. She also expressed her enthusiasm with the concept of allowing overnight camping.

Steve Berrol, Escondido, President of the El Caballo Park Conservancy, and Treasurer for the Eureka Springs HOA, noted that they formed a 501c3 and were serious about getting the project moving forward. He expressed his enthusiasm with the team efforts between the various groups. He felt the project would provide numerous opportunities for the community.

Rick Paul, Escondido, noted that the community meetings were well received. He noted that he had been involved with this project for three years, noting he was in favor of the project.

Merrilyn Carpenter, Escondido, was in favor of the project. She stated that the project when completed would represent a jewel for Escondido.

Commissioner Watson questioned why the project did not have staging areas. Mr. Smith noted that the project did not have designated staging areas due to space concerns and combining an equestrian oriented park with a community park.

Commissioner Spann expressed his enthusiasm with the concept of revitalizing the Escondido Creek channel with vegetation. He also expressed his enthusiasm with Escondido becoming more animal friendly.

Chairman Weber expressed his enthusiasm with the project.

The Planning Commission directed staff to forward their comments to the City Council. No vote was taken on this item.

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.

LOCATION: 1.34-acre parcel addressed as 545 Country Club Drive.

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether the proposal would be consistent with the Zoning Code standards for standby generators, and whether the design and location of the proposed facility would be appropriate for the site and consistent with the Wireless Facility Guidelines. Staff recommended approval based on the following: 1) The proposed 30 kW emergency generator would not create any adverse visual, noise, or air-quality impacts since it would be located within a newly constructed equipment room within the existing warehouse/office building. The generator was for emergency use only and was 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 was located on an encouraged site (Industrial Zone); uses stealth technology; and, all equipment would be housed inside two mechanical rooms and on the roof of an existing building, and was therefore screened from view from surrounding properties; 3) Staff felt the existing trees both on and around the site would 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 were 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; and 4) Staff felt 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.

Chairman Weber and Mr. Martin discussed access to the generator room.

Victoria Sanfilippo, representing Verizon Wireless, noted she was available for questions.

Commissioner Johns asked if the generator was only for the subject site. Ms. Sanfilippo replied in the affirmative.

ACTION:

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

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.

LOCATION: 1.02-acre parcel addressed as 525 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, including outdoor storage. The proposed outdoor storage of materials and equipment generally was permitted in the M-1 zone provided the performance standards for storage height and screening of materials were 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.

Chairman Weber asked if the adjacent business (Milo Johnson) had expressed any concerns. Mr. Paul noted they were in favor of the project.

Chairman Weber referenced Page 9, Paragraph 4, and felt this exclusion was wide open for storing large equipment. Mr. Paul noted that the applicant

intended to store the cranes at their existing site and any equipment higher than the fence would be stored towards the back of the property.

Chairman Weber asked how complaints would be dealt with. Mr. Paul noted that staff would contact the owner, or they could be handled through code enforcement.

Commissioner McQuead asked if the subject site would be used mainly for overflow. Mr. Paul replied in the affirmative.

ACTION:

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

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.

LOCATION: 3.39-acre complex addressed as 421 E. Mission Avenue.

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether appropriate noise attenuation and visual screening would be provided for the new generator. Staff recommended approval based on the following: 1) The existing residential care facility was 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.

Commissioner McQuead felt the proposed roof was too high. Mr. Petrek noted that he would look into this and work with the applicant.

Commissioner Johns asked if the electrical service for the back-up generator was above or below ground.

Bruce MacPherson, Architect for the Project, stated that the roof height could be lowered. He also stated that the electrical service would be run underground.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Watson, 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 8:24 p.m. The next meeting was scheduled for March 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.: G.1
Date: March 11, 2014

CASE NUMBERS: PHG 14-0001, PHG 14-0002

APPLICANT: City of Escondido

LOCATION: On the northern side of Lake Wohlford Road, approximately 1 mile east of Foxley Drive, with no mailing address, identified as Assessor Parcel Number (APN): 240-030-2700.

TYPE OF PROJECT: Proposed Pre-zone and Annexation

PROJECT DESCRIPTION: The project involves a proposed pre-zone and annexation of a single city-owned 1.3-acre parcel from County zone 'A-70' (Agriculture; minimum 4-acre lot size) to City pre-zone 'OS' (Open Space), detachments from County Service Area 135 and Valley Center Fire Protection District, and annexation to the City of Escondido. Upon annexation recordation the property would be formally zoned 'OS.'

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: P (Public Land)

ZONING: Existing: County Zoning A-70 (Agriculture, minimum 4-acre lot size)
Proposed: OS (Open Space)

BACKGROUND/SUMMARY OF ISSUES: The property is within Escondido's Sphere of Influence and contiguous to other city-owned properties within Escondido's corporate boundaries. No development is proposed. The site is topographically very steep and contains a portion of an existing electric generator that provides energy to SDG&E. The generator is operated by the City Utilities Division and functions when water is siphoned from Lake Wohlford (1,480 elevation) to Lake Dixon (1,100 elevation). Annexation will consolidate the entire facility within Escondido's corporate boundaries and establish a more favorable energy sales rate structure for the City.

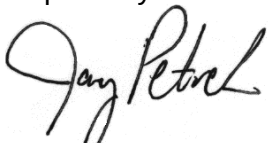
Staff believes that the remaining issue is as follows:

1. Whether the proposed OS zoning is appropriate and adequately reflects the development character of adjacent properties.

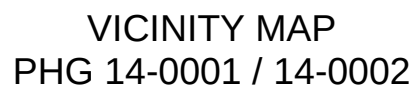
REASONS FOR STAFF RECOMMENDATION:

1. The proposed OS pre-zoning is consistent with the 'Public Land' General Plan Use designation as identified in the newly adopted General Plan and the site's uses as a public utility is permitted in the Open Space zone.

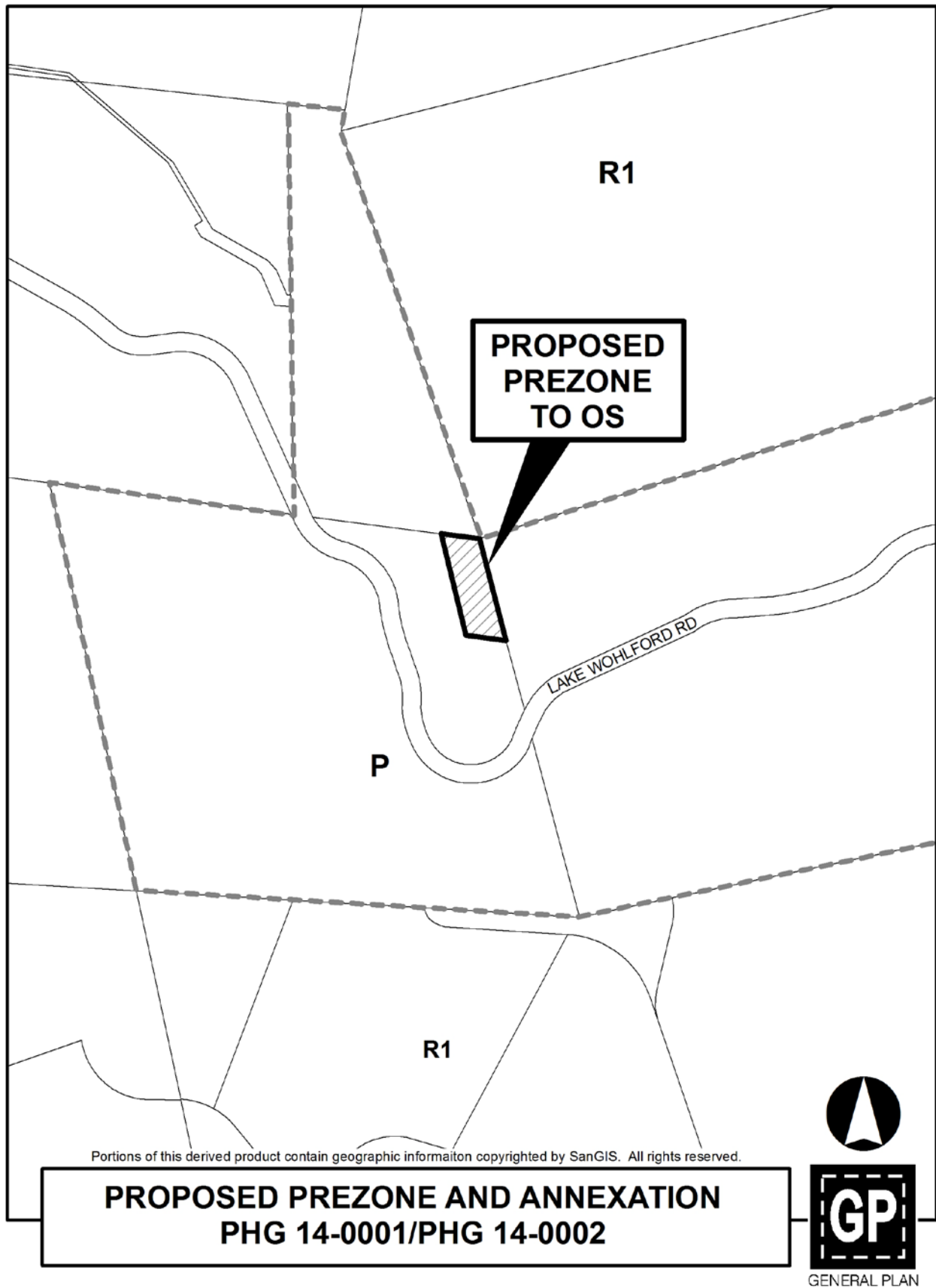
Respectfully submitted,

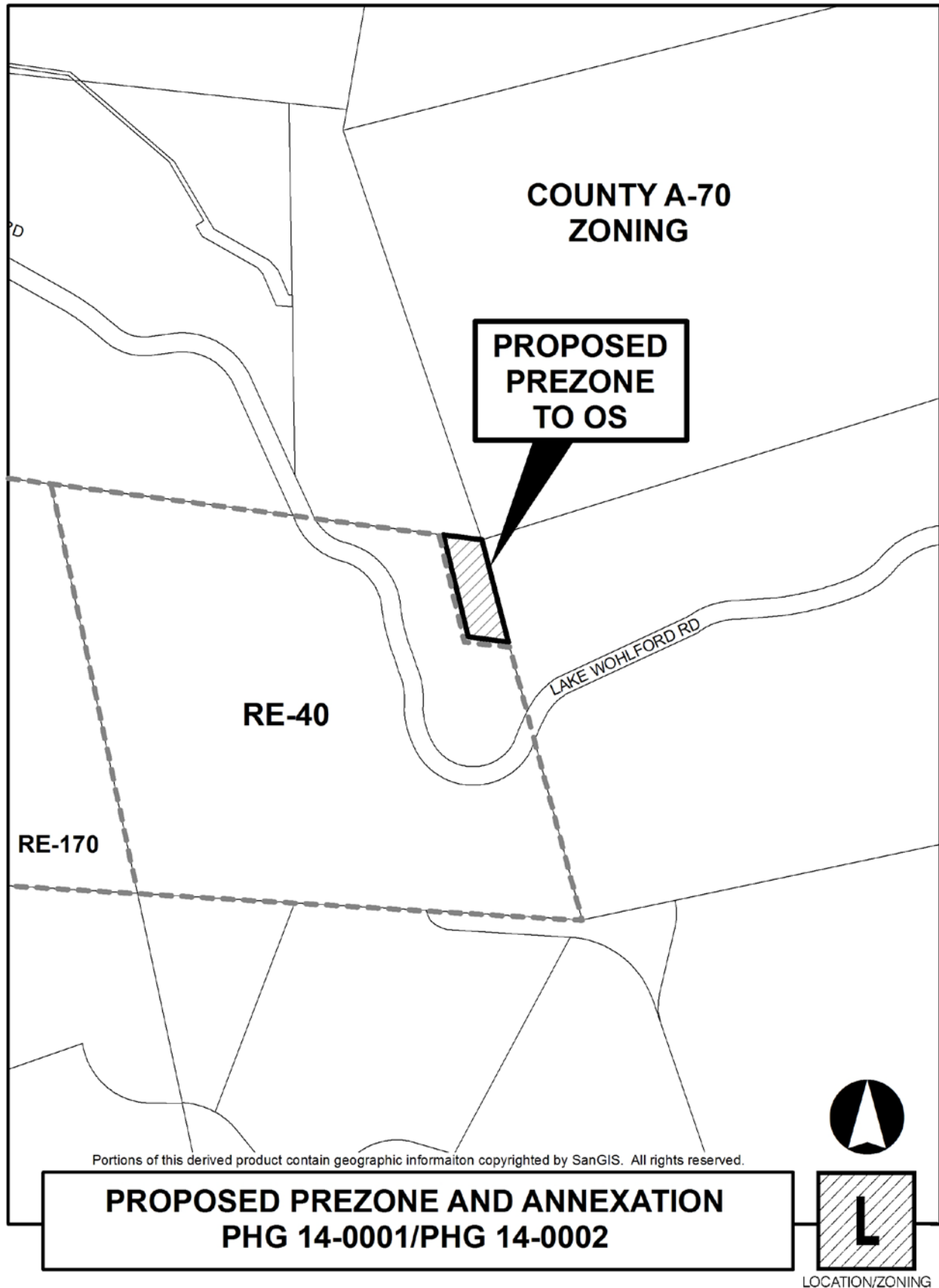


Jay Petrek
Assistant Planning Director



VICINITY MAP
PHG 14-0001 / 14-0002







AERIAL VIEW

PHG 14-0001

PHG 14-0002

ANALYSIS

A. SURROUNDING ZONING / LAND-USE COMPATIBILITY

- NORTH:** County zoned A-70 (Agriculture; minimum 4-acre lot size). The site to the north is vacant and contains steep topography. The existing electrical generator is a single story structure 'tucked' into the hillside with several smaller buildings on-site for storing maintenance equipment that is not highly visible from off-site properties.
- SOUTH:** City zoned R-E-40 (Residential Estates; 40,000 SF minimum lot size). The adjacent southern property is a single 38.7-acre parcel that is topographically very steep and contains a portion of the existing electrical generating facility. Lake Wohlford Road bisects the property and the right-of-way is located approximately 75 feet higher in elevation above the facility, which provides screening from the road.
- EAST:** County zoned A-70 (Agriculture; minimum 4-acre lot size). The eastern property is owned by the city, vacant, and contains steep topography and developed with the Lake Wohlford Dam.
- WEST:** City zoned R-E-40 (Residential Estates; 40,000 SF minimum lot size). The adjacent western property involves a single 38.7-acre property site that is topographically very steep and contains a portion of the existing electrical generating facility. Lake Wohlford Road bisects the property and the right-of-way is located approximately 75 feet higher in elevation above the facility, which provides appropriate screening.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The County parcel is currently served by the County Sheriff's Department. Upon annexation, the parcel would be served by the City of Escondido Police Department. Inclusion of the site into the city's corporate boundaries would result in an incremental increase in demand for Police Services. However, the Escondido Police Department indicated their ability to adequately serve the proposed project and no significant impacts to police services are anticipated.
2. Effect on Fire Service – The area is currently served by the Valley Center Fire Protection District (VCFPD), which maintains Station #73 located at 28205 N. Lake Wohlford Road, approximately 7.5 miles from the site, as its closest facility providing fire protection. The site would detach from VCFPD upon annexation and be served by the City Fire Department, which maintains Station #2 located at 421 N. Midway Drive, approximately 3.2 miles from the site. The City Fire Department has not expressed any concerns regarding its ability to provide the site fire protection service.
3. Traffic – The site is accessed by a driveway approximately 0.25 mile in length from a connection on Lake Wohlford Road west of the site where visibility and driveway grades are appropriate for ingress and egress. The project generates fewer than 10 daily trips; because no construction is proposed the Engineering Department indicated the project would not result in direct impacts to Lake Wohlford Road.
4. Utilities & Drainage – Water service is provided by the city, which would not change upon annexation. The existing development does not cause any diversion to or from the existing watershed. The project complies with National Pollution Discharge Elimination System (NPDES) standards and standard BMPs have been implemented to adequately control rain runoff during wet weather.

C. ENVIRONMENTAL STATUS

1. A Categorical Exemption was issued for the project on January 8, 2014. The California Environmental Quality Act (CEQA) specifically exempts: 1) existing facilities of both investor and publically owned utilities to provide electric power, and 2) annexations to a city of areas containing existing public structures developed to the density allowed by the pre-zoning of the gaining government agency. Because 'Public Utilities' are a permitted use in the Open Space Zone a Categorical Exemption is appropriate.
2. It is staff's opinion that approval of the project is not expected to have any significant impacts.

D. CONFORMANCE WITH CITY POLICY

General Plan Water System Policy 12.3:

Design the water supply and distribution system, and regularly review, update and collect water connection fees to support the development and ongoing maintenance and operations of each service area at the intensity permitted by the General Plan.

Discussion: This facility is a component of the Utility Division's capital assets that generates revenue through the sale of electricity to SDG&E when water is siphoned from Lake Wohlford to Lake Dixon. Revenues received from SDG&E support the development and ongoing maintenance and operations of the entire water system. Annexing the facility is consistent with Policy 12.3 because it will generate increased revenues for the City based on rate structures from SDG&E that favor annexed properties, resulting in more stabilized costs to rate payers.

General Plan Annexation Policy 16.1:

Allow property owners to annex to the city, and actively annex unincorporated lands owned by the city.

General Plan Annexation Policy 16.2:

Promote the annexation of unincorporated land where it is determined in the city's interest to promote orderly development, implement goals and objectives, and / or to expedite facilities and services.

Discussion: This facility owned by the city and straddles the city/county boundary. Annexing the property is in the city's best interest because it also promotes orderly development by including the entire electric generating facility within the city limits.

E. ANALYSIS

Whether the proposed OS zoning is appropriate and adequately reflects the development character of adjacent properties.

The property (totaling 1.3 acres) proposed for prezone and annexation has a General Plan land-use designation of 'Public Land.' The City's General Plan designates Open Space as an appropriate zoning category for the Public Land General Plan category. Additionally, 'Public Utilities' are listed as a permitted use in the Open Space Zone. The character of the surrounding area is topographically very steep. The generator is sited at a much lower elevation than Lake Wohlford Road where it passes by the facility and not highly visible from the roadway.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The property includes a flat graded area where the electrical generator and several support structures are sited and steep slopes. Except for the portion containing structures the site contains native vegetation consisting of sage scrub. No existing landscaping is proposed for removal under this prezone / annexation request.

C. GENERAL PLAN COMPLIANCE

1. Land Use Element Designation: The proposed prezone to 'OS' (Open Space) from the current County A-70 (Agriculture; 4 acre minimum lots) zone is consistent with the current Public Land General Plan land-use designation.
2. Circulation Element: The property is located off Lake Wohlford Road and accessed by a driveway approximately ¼ mile west of the site. This prezone / annexation would not significantly impact levels-of-service to the adjacent streets or intersections.
3. Noise Element: The property proposing to annex is not located within a projected noise contour.
4. Trails: The City's Master Plan for Parks, Trails and Open Space does not identify any proposed trails that would affect the property proposing to annex.
5. Hillside/Ridgeline: There are no skyline or intermediate ridges within the proposed prezone area.

EXHIBIT "A"

**FINDINGS OF FACT
PHG 14-0001 / PHG 14-0002**

Prezone/Annexation

1. The public health, safety and welfare will not be adversely affected by the proposed change because no development is proposed and the existing use as an electrical generator is distanced from residential structures.
2. The proposed zoning of the site to 'OS' (Open Space) is suitable for the site because the land-use matrix for the Open Space zone identifies public utilities as a permitted use.
3. The proposed prezone and annexation will not be detrimental to surrounding properties because services provided to off-site areas will not change. Annexation will result in jurisdictional detachments from County Service Area (CSA) No. 135 (San Diego Regional Communications System) and Valley Center Fire Protection District which is appropriate because the property can be more efficiently served by the City of Escondido for these services.
4. The proposed Open Space (OS) zoning is consistent with the existing Public Land General Plan designation on the subject property. The primary use of the property will remain a public utility. The existing 1.3 acre property is an appropriate size for the Open Space zone because there are no minimum lot size requirements for this zone.
5. The proposed prezoning will not conflict with any specific development plans for the properties. No Development is proposed; future development will be subject to the provisions of the Escondido General Plan and Zoning Code upon annexation.



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 14-0001 / PHG 14-0002

Project Applicant: City of Escondido

Project Location - Specific: On the north side of Lake Wohlford Road, approximately 1 mile east of Foxley Drive, with no mailing address, identified as Assessor Parcel Number (APN) 240-030-2700.

Project Location - City: Escondido Sphere of Influence

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

The project involves pre-zoning 1.3 acres of city-owned land (APN # 240-030-2700) from County 'A-70' (Agriculture; minimum 4-acre lot size) to City 'OS' (Open Space), and annexation to the City of Escondido. The property is within Escondido's Sphere of Influence and contiguous to other city-owned properties within Escondido's corporate boundaries. No development is proposed. The site contains a portion of an existing electric generator that provides energy to SDG&E. The generator is operated by the City Utilities Division and functions when water is siphoned from Lake Wohlford (1,480 elevation) to Lake Dixon (1,100 elevation). Annexation will consolidate the entire facility within Escondido's corporate boundaries and establish a more favorable energy sales rate structure for the City.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project: Jay Petrek, Principal Planner

Telephone: (760) 839-4556

Address: 201 N. Broadway, Escondido, CA 92025

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

Exempt Status: Categorical Exemption.

CEQA Section 15301, Class 1(b): "Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services."

CEQA Section 15319, Class 19(a): "Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities."

Reasons why project is exempt:

1. The proposed project is consistent with the Public Land General Plan designation and proposed Open Space zoning on the property, and no development is proposed.
2. All services and access to the property are available or can be provided to local standards.
3. The proposed project will not cause the removal of any sensitive habitat or affect any cultural or historic resources.

Lead Agency Contact Person: Jay Petrek, Principal Planner

Area Code/Telephone (760) 839-4556

Signature: 
Jay Petrek, Principal Planner

January 8, 2014
Date

☒ Signed by Lead Agency

Date received for filing at OPR: _____

PLANNING COMMISSION

CASE NUMBER: PHG 13-0042
APPLICANT: Verizon Wireless
LOCATION: 220 W. Crest Street (APN 229-120-67)
TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A Conditional Use Permit for the installation of a 30kW emergency backup generator (diesel) in conjunction with the installation, operation, and maintenance of a new wireless communication facility for Verizon Wireless consisting of up to 12 panel antennas, one four-foot diameter microwave dish and related electrical equipment mounted onto a 50-foot-high simulated pine tree. The equipment cabinets and other electrical components, and the generator would be located within two new outdoor equipment enclosures.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: GC (General Commercial)

ZONING: CG (General Commercial)

BACKGROUND/SUMMARY OF ISSUES: Verizon is proposing a new Wireless Communication Facility which is an allowed use within the General Commercial (CG) zone and typically would be reviewed administratively through the Plot Plan process. The applicant also is 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 kW of power will require a Conditional Use Permit (CUP). Therefore, due to this requirement the entire project is being reviewed by Planning Commission.

The proposal includes the installation of a new wireless communication facility to support up to twelve panel antennas on an approximately 50-foot-high simulated pine tree. The 1.39-acre property is developed with a two-story office building currently owned by the Escondido Union High School District and used for their Escondido Adult School and Regional Occupational Programs (ROP). The proposed wireless facility would be placed within the eastern corner of the facility's parking lot. The supporting electrical equipment and cabinets would be secured within an approximately 132 SF prefabricated masonry building and the generator placed within a separate masonry block enclosure.

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:

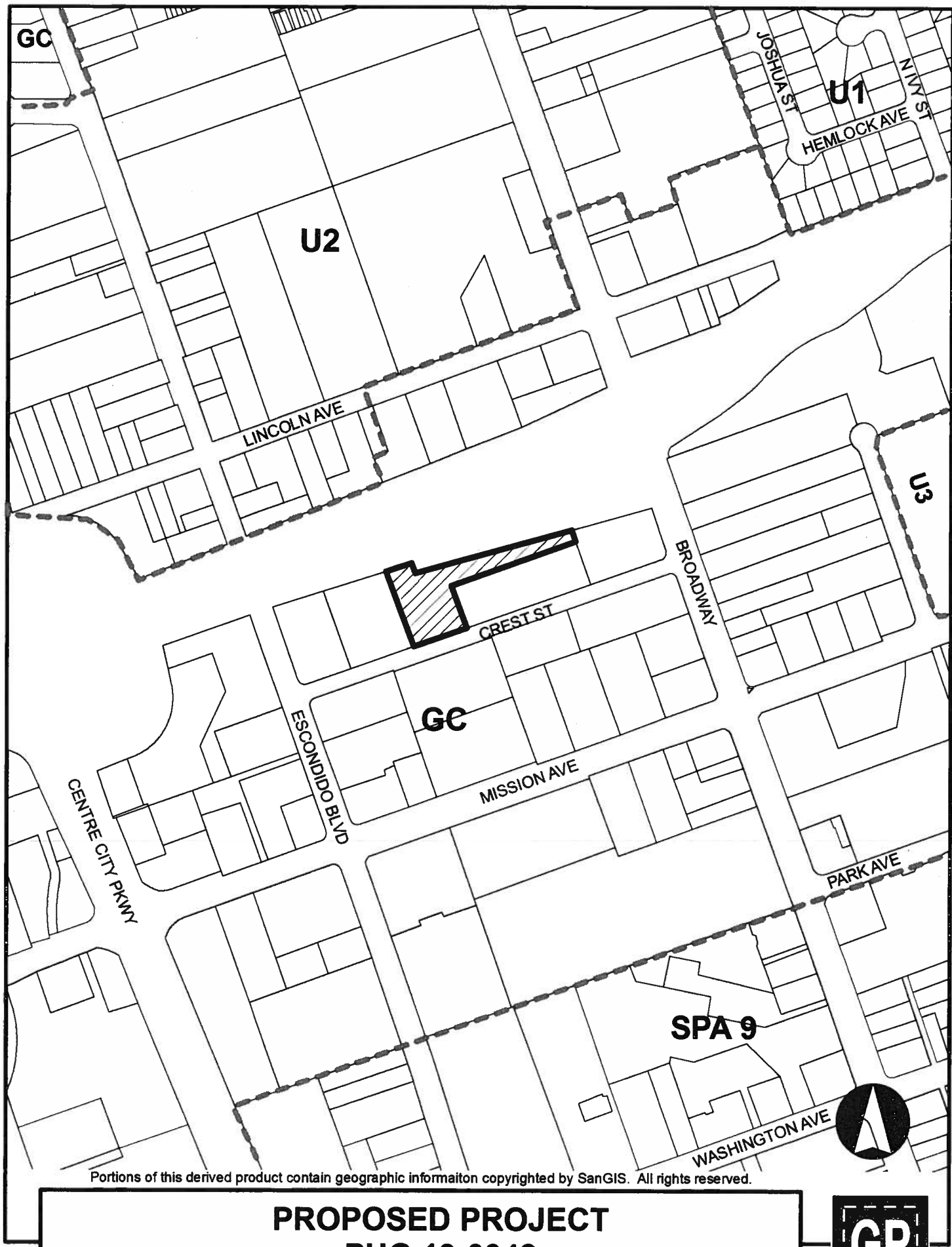
1. The proposed 30 kW emergency generator would not create any adverse visual, noise, or air-quality impacts because it will be located within a new masonry block equipment enclosure that would provide appropriate sound attenuation and screening. The project site is adjacent to other commercial uses and in close proximity to Highway 78. The generator is for emergency use only and is expected to be used during a power outage and started only once a month for maintenance purposes 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 facility would be located General Commercial zone, which is encouraged by the location guidelines; uses stealth technology that would be in context with the surrounding environment; and all equipment would be housed within appropriate enclosures to provide appropriate screening and noise attenuation.
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,



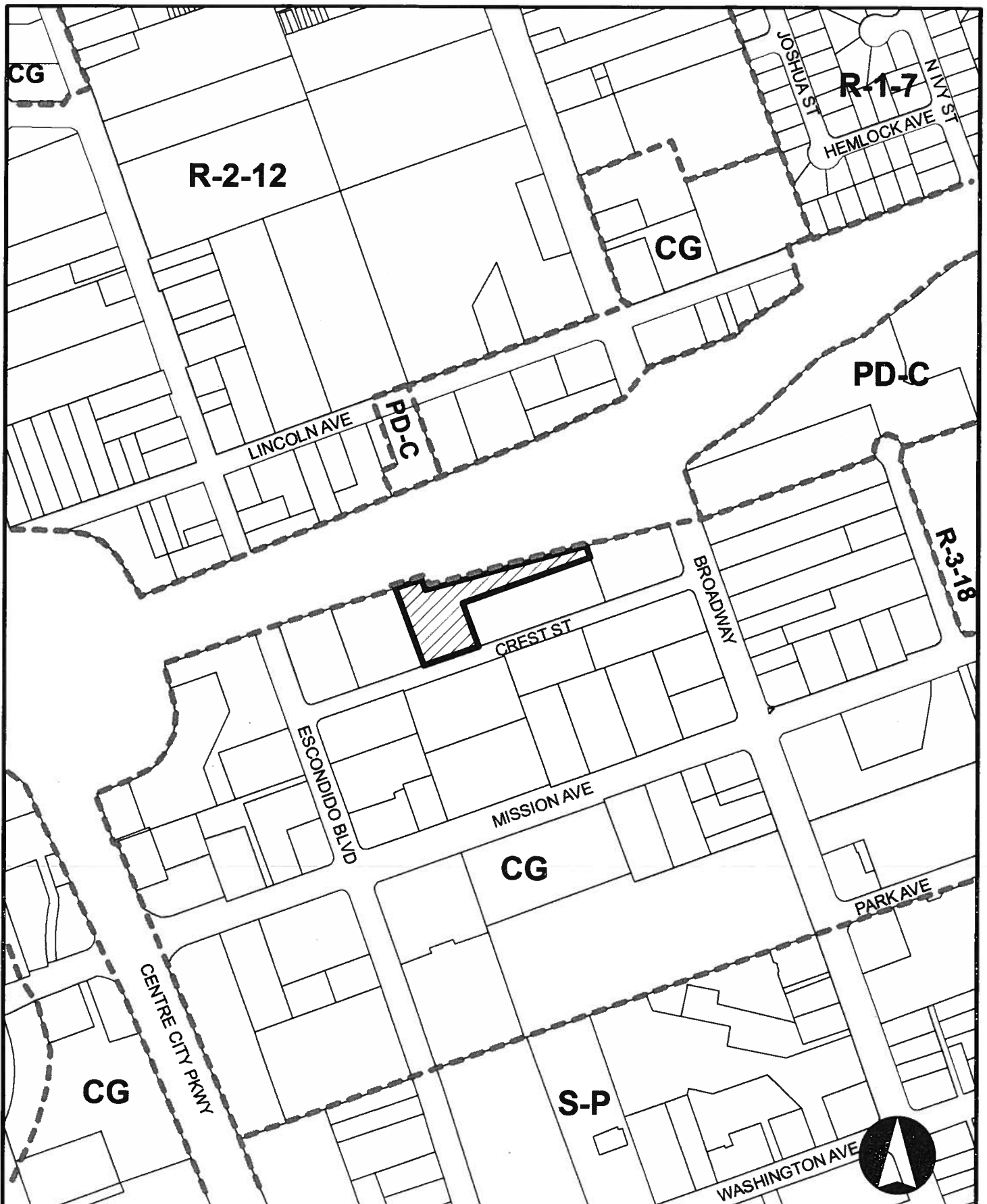
Jay Paul
Associate Planner



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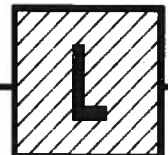
PROPOSED PROJECT PHG 13-0042



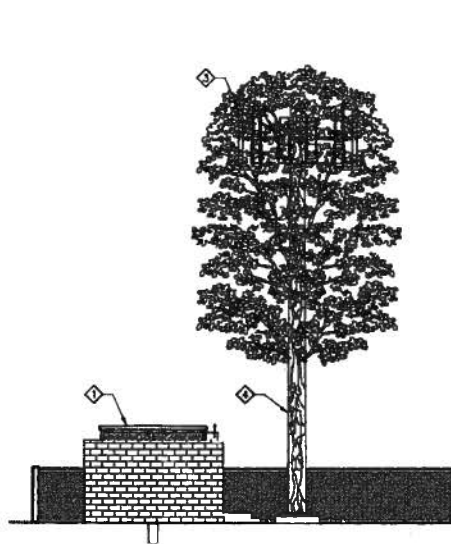


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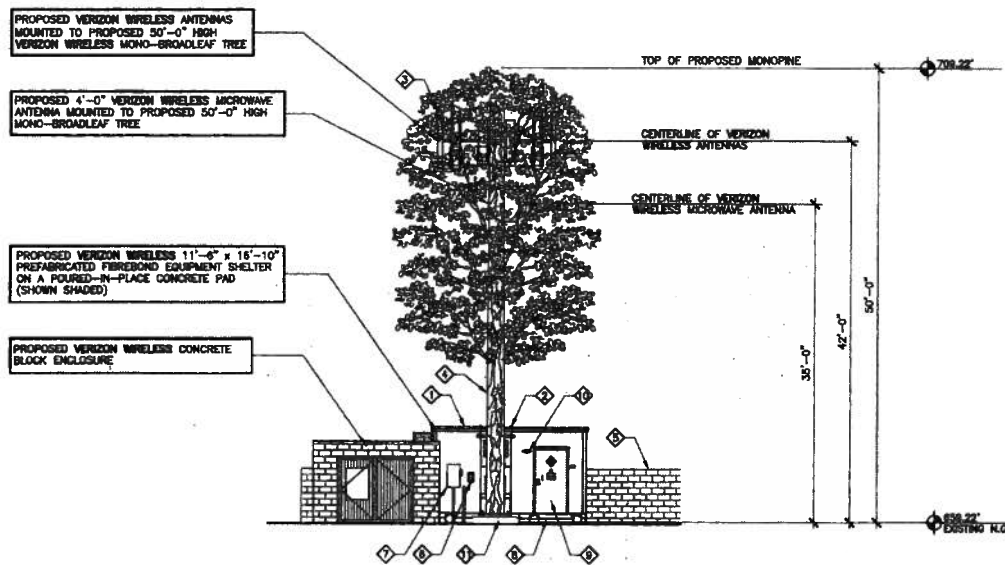
PROPOSED PROJECT
PHG 13-0042



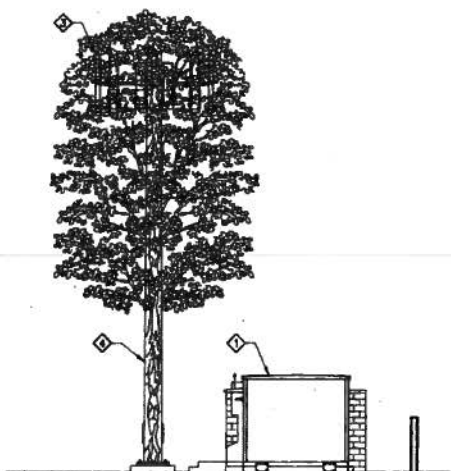
LOCATION/ZONING



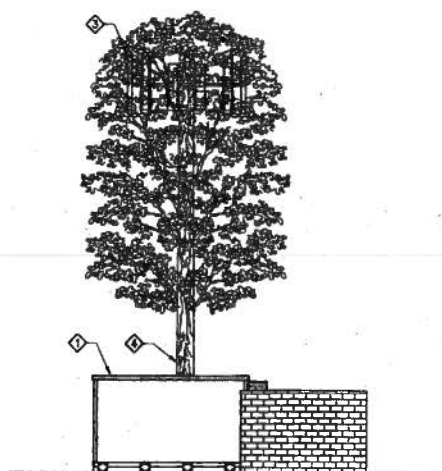
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



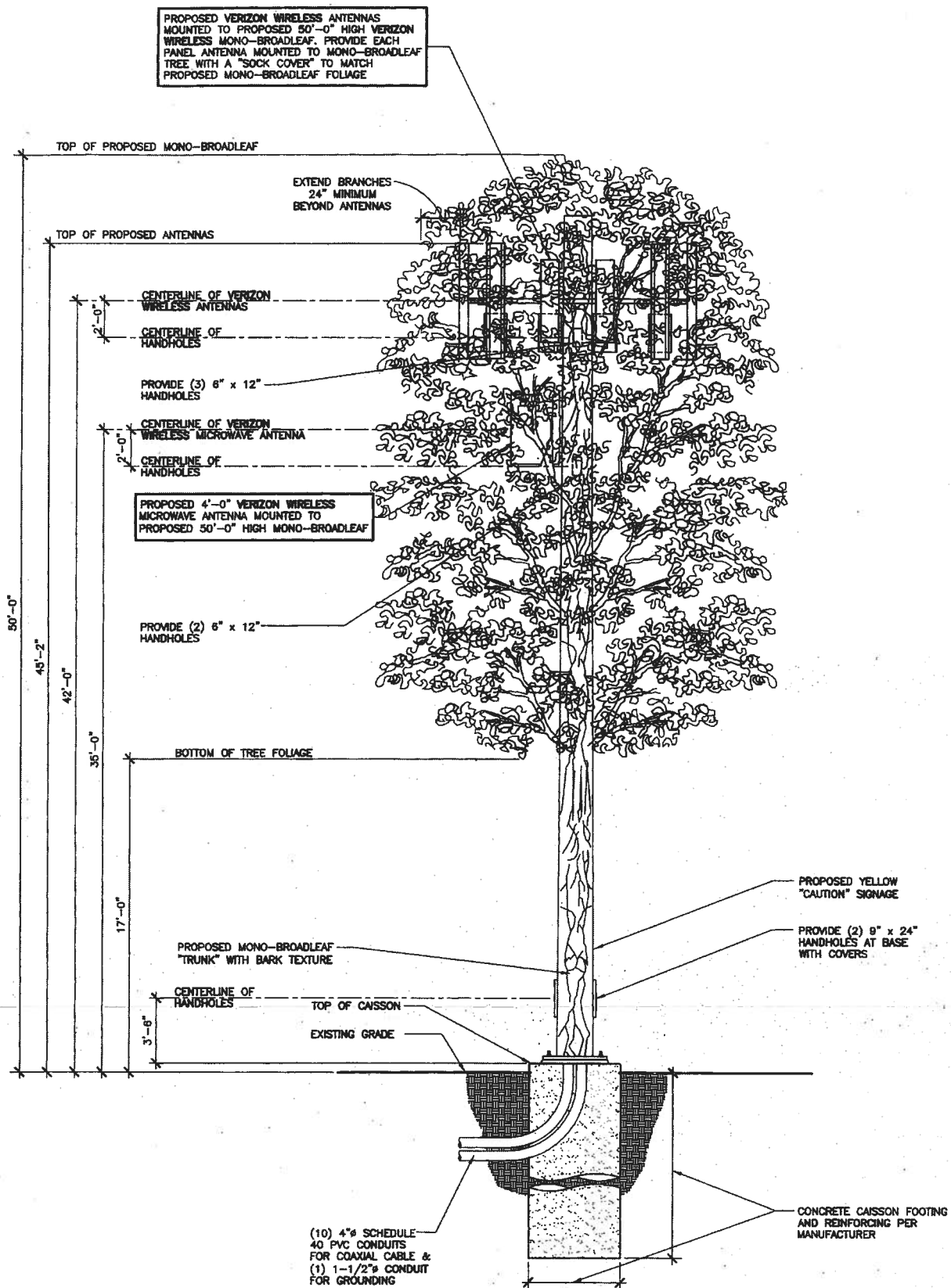
EAST ELEVATION

CHANGE TO PINE TREE

**PROPOSED PROJECT
PHG 13-0042**



ELEVATIONS

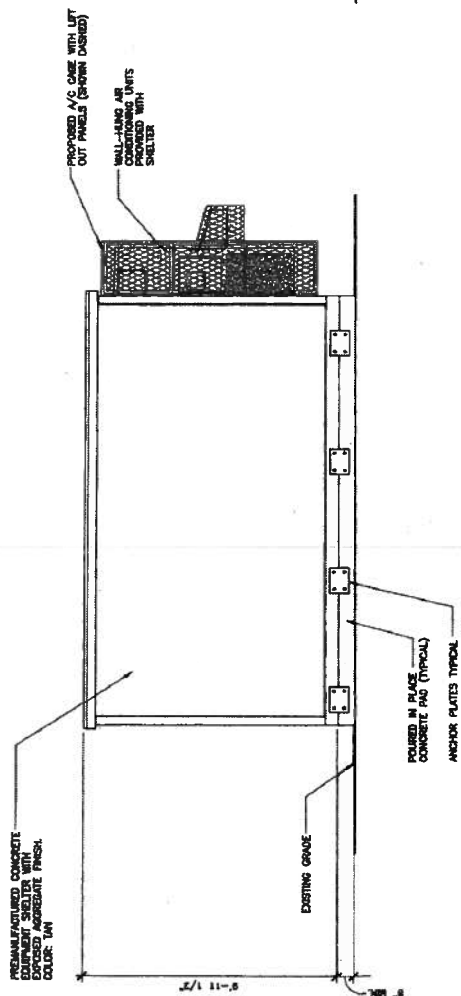


CHANGE TO PINE TREE ELEVATION

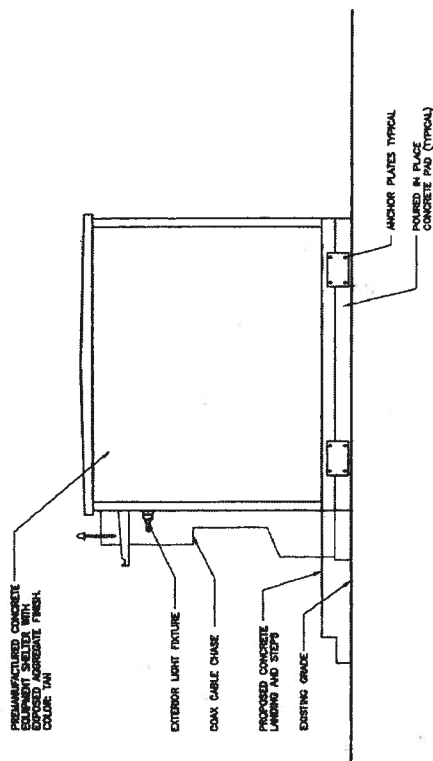
**PROPOSED PROJECT
PHG 13-0042**



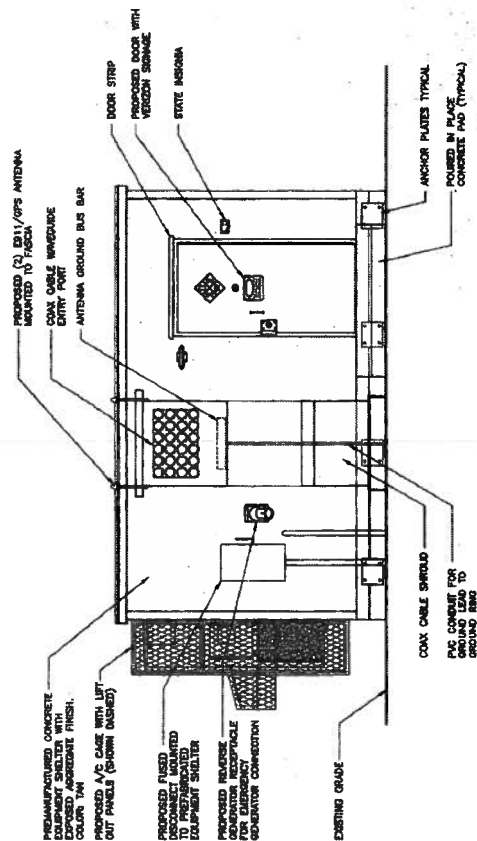
PROPOSED PROJECT PHG 13-0042



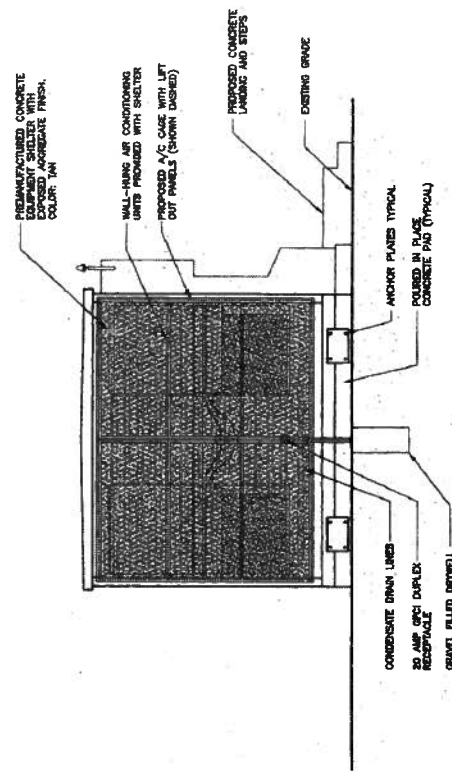
EAST ELEVATION



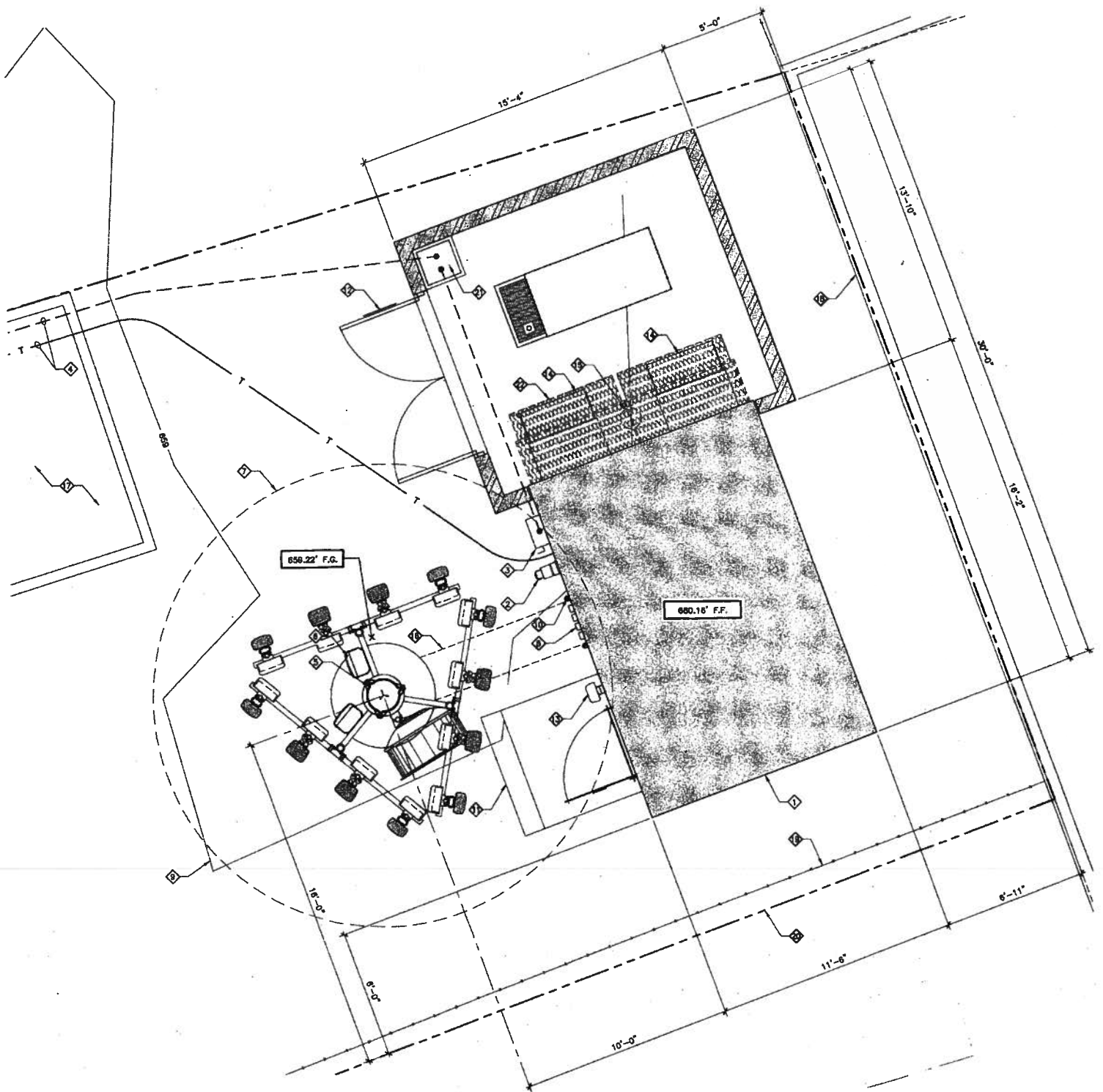
SOUTH ELEVATION



WEST ELEVATION



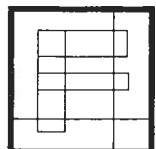
WEST ELEVATION



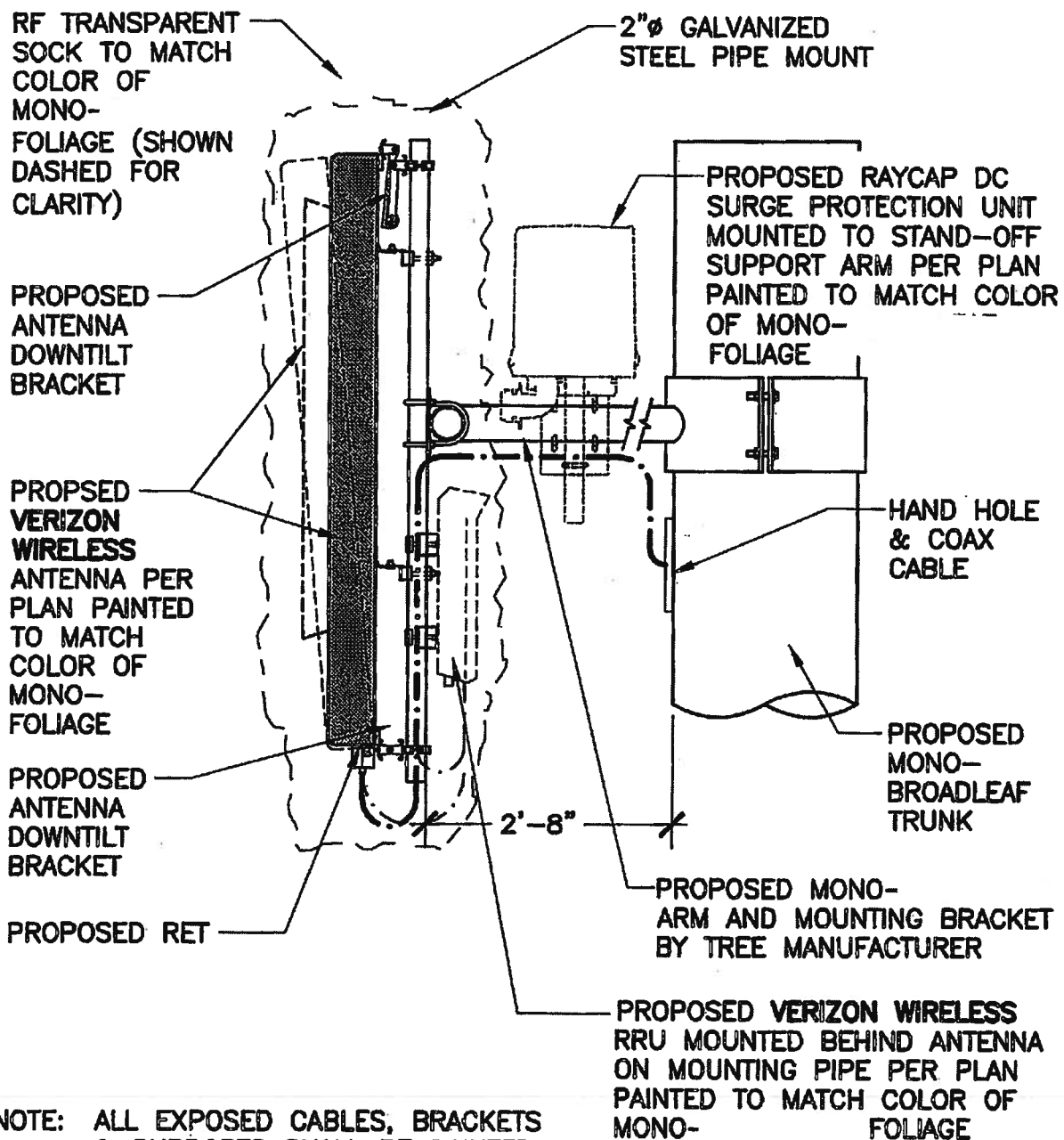
ENLARGED AREA PLAN



**PROPOSED PROJECT
PHG 13-0042**



FLOOR PLAN



NOTE: ALL EXPOSED CABLES, BRACKETS & SUPPORTS SHALL BE PAINTED TO MATCH MONO-

NOTE: RF TRANSPARENT SOCK SHALL FULLY CONCEAL THE LENGTH & WIDTH OF EACH ANTENNA FRONT TO BACK. ANY PORTION OF ANTENNA EXPOSED FOR CABLING SHALL BE PAINTED TO MATCH MONO- TREE FOLIAGE

CHANGE TO PINE TREE

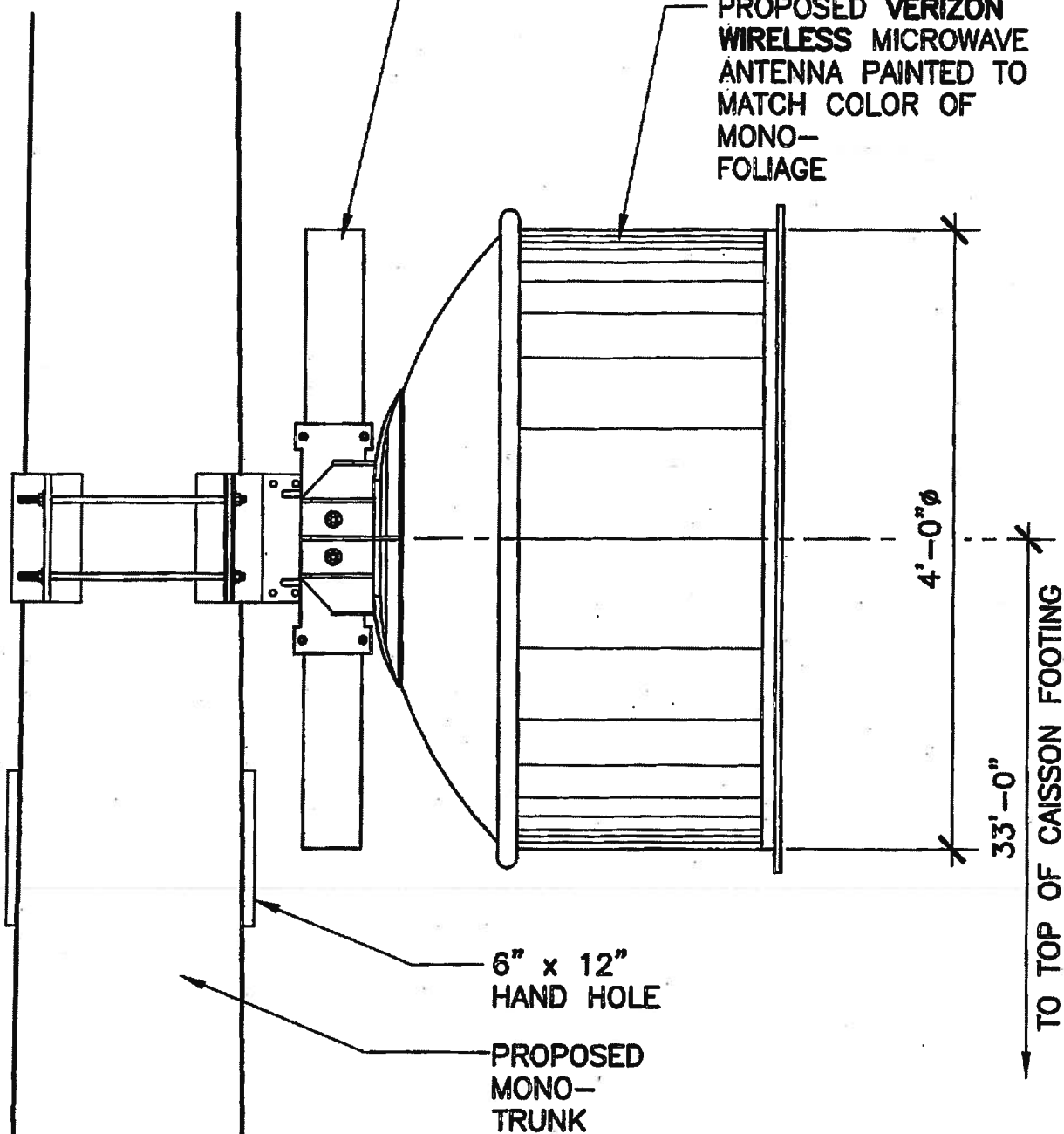
TYPICAL ANTENNA MOUNT

**PROPOSED PROJECT
PHG 13-0042**

CHANGE TO PINE TREE

4-1/2" O.D. PIPE. MOUNT TO
MONO- PER
MANUFACTURER'S INSTALLATION
REQUIREMENTS

PROPOSED VERIZON
WIRELESS MICROWAVE
ANTENNA PAINTED TO
MATCH COLOR OF
MONO-
FOLIAGE



MICROWAVE ANTENNA MOUNT

PROPOSED PROJECT PHG 13-0042

DETAIL

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: Caltrans R-O-W / A Caltrans Park and Ride lot is located immediately north of the proposed wireless facility site. Highway 78 is located further to the north at a higher elevation than the subject site. Commercial development is located north across Highway 78 and single and multi-family residential to the northwest across Highway 78.

SOUTH: CG zoning (General Commercial) / A variety of commercial uses are located south of the site across Crest Street, including a multi-story office building, retail uses and a used auto dealership.

EAST: CG zoning (General Commercial) / An auto repair shop (Rapid Transmission) is located to the west of the subject site. The rear of the building orients towards the project site.

WEST: CG zoning (General Commercial) / A commercial shopping center is located west of the site.

B. ENVIRONMENTAL STATUS

The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303, "New Small Facilities and Structures" and a Statement of Exemption was issued for the proposed project on February 24, 2014.

C. GENERAL PLAN ANALYSIS

The requested Conditional Use Permit is consistent with the General Commercial designation of the General Plan since wireless facilities are allowed when they are in conformance with the Communication Antennas Ordinance, underlying zoning requirements, and are compatible with the surrounding properties and built environment. The project is in substantial compliance with any relevant General Plan criteria and underlying CG zone standards, and also is in conformance with the Wireless Service Facilities Guidelines as discussed in the analysis section below and project findings. General Plan Infrastructure Goal 7: (Section 17 Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The Telecommunication Policies also encourages 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.

D. TELECOMMUNICATIONS ACT – 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). 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.

E. PROJECT ANALYSIS

Whether the Proposed Wireless Facility is in Conformance with the Communication Antennas Ordinance and Wireless Service Facilities Guidelines.

Verizon Wireless proposes to install a 50-foot-high simulated pine tree to support up to 12, panel antennas (6'-4") adjacent to the parking lot on a developed commercial parcel. The supporting electrical equipment and 30 kW backup generator would be placed within two separate masonry enclosures. The Wireless Facilities Guidelines encourages

wireless facilities to locate within commercial zones, but also to be in context with the area and in scale with surrounding buildings and tree heights. The primary views of the project area would be from the north along the northbound lanes of Highway 78, which is elevated above the property. There are several tall mature trees surrounding the site that would provide the appropriate context for the faux tree and screening of the equipment buildings, but these trees are located off-site on the adjacent Caltrans property. Therefore, the project has been conditioned to install at least two specimen-sized pine trees adjacent to the new wireless facility to ensure the appropriate visual context is maintained. The project also is conditioned to install shrubs around the new building since it is located within the perimeter parking lot landscape planter for the commercial property. As conditioned, staff feels the project would be consistent with the Communication Antennas Ordinance since it incorporates a stealthy design which would not result in any adverse visual impacts and would be in conformance with FCC guidelines for electromagnetic emissions.

Operation of the facility would generate electromagnetic emissions (RF radiation). A RF study was prepared for the project by Sitesafe, to determine whether the proposed communication facility complies with the FCC Rules and Regulations for RF emissions for "General Public" classifications. The study concluded the project site would be compliant with FCC rules and regulations and is predicted to contribute approximately 0.5% maximum permissible exposure (MPE) in accessible areas based on theoretical modeling. Appropriate signage is required to be posted at access areas to the antennas and equipment providing warning/safety notice. A copy of the study has been attached to this report.

Consistency with Zoning Code Standards for 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 a month for approximately 10 minutes for maintenance purposes. The proposed generator would be located within the northeastern corner of the property and secured within a masonry block enclosure approximately nine feet in height. The proposed generator enclosure would be adjacent to Highway 78, a Caltrans Park and Ride Facility and an auto repair facility. Therefore, the use of the generator would not result in any noise impacts to adjacent uses. The San Diego Air Pollution Control District limits usage to 52 hours per year when not under emergency conditions. Emissions only would occur 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 property is a panhandle shaped parcel with a two-story office building located within the western portion of the site, and a parking lot within the eastern/panhandle portion of the site. Primary access to the property is provided from a single driveway intersecting Crest Street towards the southwestern corner of the parcel. Vegetation on the site consists of ornamental landscaping related to the existing building development. There is no native or sensitive vegetation located on the site.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 1.39 acres, single parcel
2. Type of Tree: Pine tree with branches to extend approx. 24" beyond panel antennas, with pine needle "socks" on panels.
3. Antenna Height: Approx. 50' top of branches
42' center of panel antennas, 45'-2" top of antenna panels
4. Antennas: 12 panel antennas, approx. 6'-4" in height mounted in three arrays with four panels per array.
5. Radio Units and Surge Protectors: 12 Remote Radio Units (RRUs) 17.8" H x 17.8" W x 7.2" D
2 Surge Protectors 24" tall x 17" circumferences
4' diameter microwave antenna mounted at 35' - center of antenna
6. Enclosures: 11'W x 16'-2"L x 10'H pre-manufactured concrete equipment building with exposed aggregate finish in light tan/brown tones to house various data equipment cabinets, battery racks, telco, etc. Two exterior wall hung air conditioning units secured within metal cage.

13' x 13' x 9'H masonry block enclosure with masonry cap (tan) to secure the generator and air conditioning units attached to the adjacent pre-manufactured equipment building. Solid metal doors.
7. Generator: 30 kW diesel emergency backup generator
8. Landscaping: Min. two specimen sized pine trees and shrubs planted around enclosure to provide appropriate context and to screen enclosure. Existing irrigation extended to support the plantings.
9. Setbacks:

	<u>Proposed</u>	<u>CG Zone</u>
Front (Crest):	N/A	0'
Rear:	2' – 3.5' to equipment enclosure Approx. 34' to center of support pole	0'
Side (east):	5' to equipment enclosure Approx. 42.5' to center of support pole	0'
Side (south):	6' to equipment building Approx. 16' to center of support pole	0'

EXHIBIT "A"

FINDINGS OF FACT PHG 13-0042

Conditional Use Permit

1. The General Plan land-use designation on the site is General Commercial (CG), which calls for the area to be developed with a variety of commercial, retail, service and office type uses. General Plan Infrastructure Goal 7: (Section 17 Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The Telecommunication Policies also encourages 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 because 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 stealthy type of design in conformance with the Communication Antennas Ordinance, which would minimize potential visual impacts from adjacent views. The ground equipment would be located within an appropriate building/enclosure area, which would eliminate any potential visual and noise impacts to adjacent properties. The proposed facility would not result in a substantial alteration of the present or planned land use since the project site is developed as commercial-office facility and the new antennas would be located within a corner of the parking lot landscape area which has sufficient area to accommodate the proposed wireless facility and landscaping. The facility also would not result in a potential health hazard to nearby properties 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.
2. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts because the facility incorporates a stealthy type of design that would fit into the context of the existing area, and the associated equipment would be appropriately screened from surrounding views. The support equipment and generator would be located within equipment enclosures to provide appropriate security, screening and noise attenuation.
3. The proposed personal wireless communication facility would not be hazardous to the health of nearby properties or residents since the radio frequency (FR) analysis prepared for the project by Telenet concluded the maximum operation levels of radiation for the facility would be within the MPE (Maximum Permissible Exposure) limit established by FCC requirements.
4. 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 and issued for the proposed project on February 24, 2014. 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 within a corner of a parking lot within a commercial zone. The project will have a de minimis 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.
5. 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 the Wireless Facility Guidelines, and would not result in a negative impact to the adjacent neighborhood for the reasons stated above and detailed in the Planning Commission staff report and radio frequency analysis.

EXHIBIT "B"
CONDITIONS OF APPROVAL
PHG 13-0042

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. As proposed, the design, color and materials of the proposed facilities shall be in accordance staff report, exhibits and the project's Details of Request, including the following to the satisfaction of the Planning Division:
 - a. RF transparent type covers (socks) shall be installed on all the antenna panels with appropriate branch and leaves to match the color and design of tree. The socks shall incorporate an appropriate number of leaves to provide sufficient cover of the antennas, and shall be indicated on the building plans.
 - b. The support poles, brackets and other support equipment shall be painted a dark olive drab green to blend in with the tree.
 - c. An appropriate bark like material shall be incorporated into the trunk of the tree.
8. Two specimen-sized pine trees (min. 36" box) shall be incorporated into the area around the wireless facility. The proposed facility would be located within an existing landscape planter and shrubs shall be provided around the enclosures to provide the appropriate screening. All required landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition. The requirement shall be clearly noted on the plans. Any existing landscaping disturbed by the facility trenching/extension of utilities shall be replaced in kind before building final inspection. A note to replace existing landscaping shall be noted on the building plans.
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 approval of the Director of Community Development subject to the appropriate review process and any necessary permits.
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.



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 13-0042 (Verizon-Crest)

Project Location - Specific: 220 W. Crest Street (APN 229-120-67)

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

Description of Project: A Conditional Use Permit to allow the installation, operation, and maintenance of a new Wireless Communication Facility for Verizon Wireless consisting of up to 12 panel antennas, one four-foot diameter microwave dish and related electrical equipment mounted onto a 50-foot-high simulated pine. The proposal also includes the installation of a 30 kW emergency backup generator (diesel) along with various mechanical equipment to be located within new outdoor equipment enclosures. The new facilities would be situated towards the eastern side of the parking lot for the existing Escondido Adult School.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name Kerrigan Diehl, PlanCom Inc.

Telephone (760) 587-3003

Address 302 State Place, Escondido CA 92029

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

Exempt Status: Categorical Exemption. Section 15303, "New Small Facilities or Structures."

Reasons why project is exempt:

1. The facility would be consistent with the Wireless Facility Guidelines since the antenna panels would be integrated into a simulated tree on a commercial property, which would be considered a stealthy design. The proposed facility would not result in any noise impacts to existing residences or adjacent properties, or displace any required parking.
2. The site is within an area that currently is developed with commercial/office structures. The size of the proposed facility is relatively small, and no significant grading or removal of native vegetation is proposed or required.
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.
4. All service and access to the proposed wireless facility are available and would be in conformance with local standards.

Lead Agency Contact Person: Jay Paul, Planning Division

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

Signature: Jay Paul, Associate Planner

February 24, 2014
Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

☐ Signed by Applicant

78 Lincoln Radio Frequency (RF) Site Compliance Report



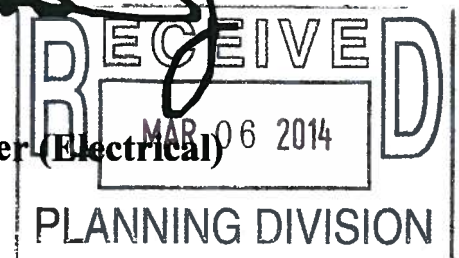
220 West Crest Street, Escondido, CA 92025

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

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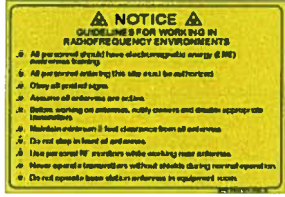
**David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838
Date: 2014-March-04**



Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	78 Lincoln	Categorically Excluded?	No
Street Address	220 West Crest Street	5% Contributor To Areas Requiring Mitigation?	No
City, State, Zip	Escondido, CA 92025		
Multi-Licensee Facility	No	Max % MPE (Predictive)	0.5%
Structure Type	Monopine	Max % MPE (Measured)	N/A
Broadcast Equipment	No	Assessment Date	November 21, 2013
# of Access Points	1	Assessment Purpose	MODIFICATION
Compliance Status		WILL BE IN COMPLIANCE	

☒	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 Points	☒ [1]	☐ [#]	☒ [1]	☐ [#]	☒ [1]	☐
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐

Additional Compliance Requirements(s):			
Post signage at base of monopine			
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 78 Lincoln 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	RF Engineer
Date	November 21, 2013
Region	Southern California

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

	Preparer	Reviewer
Name	Scott Hoy	(See PE signature on title page)
Title	EME Report Writer	Professional Engineer
Date	3/4/2014	3/4/2014

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	Monopine
Site Latitude (NAD 83)	N33-7-54.37
Site Longitude (NAD 83)	W117-5-13.77
Site Elevation (AMSL)	663'
Structure Height (AGL)	50'
Overall Structure Height	50'

b. Accessibility

N/A

c. Verizon Wireless Signage

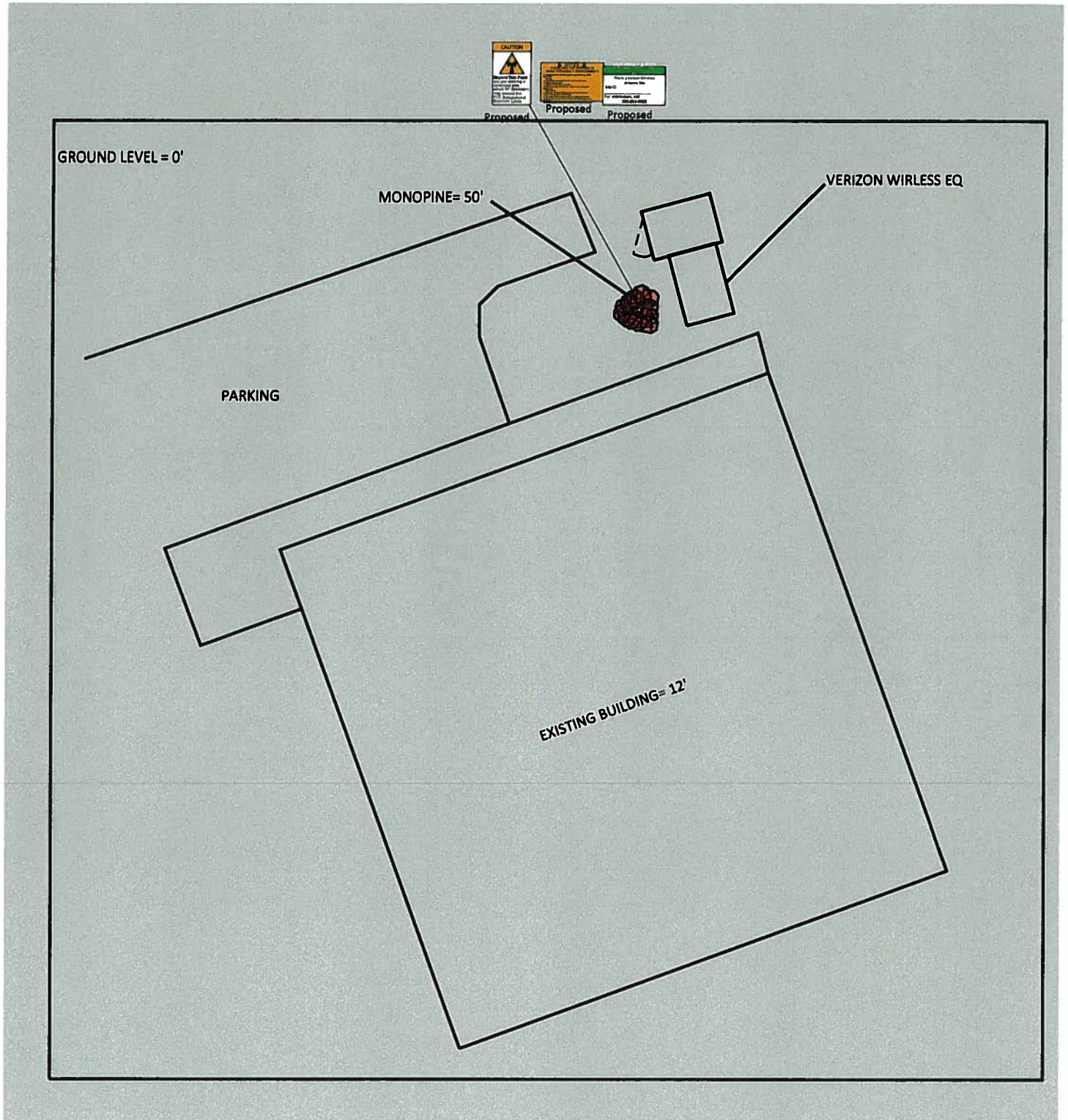
Existing Signage						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Points	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Existing Signage Adheres to VZW Signage & Demarcation Policy?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

d. Antenna Inventory

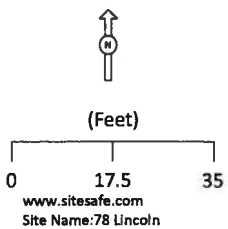
Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBi)	Total ERP (Watts)	X	Y	Z
1	VERIZON WIRELESS (PROPOSED)	Kathrein-Scala 800-10765	Panel	751	100	68	6.3	12.56	1719	133.9'	223.4'	42'
2	VERIZON WIRELESS (PROPOSED)	Ericsson AIR 21 B4A B2P	Panel	2100	100	65	4.7	15.37	3282	133.7'	221'	42'
3	VERIZON WIRELESS (PROPOSED)	Ericsson AIR 21 B2A B4P (PCS LTE)	Panel	1900	100	65	4.7	15.37	3282	133.7'	219.1'	42'
4	VERIZON WIRELESS (PROPOSED)	Kathrein-Scala 800-10765	Panel	850	100	65	6.3	13.43	2520	133.7'	217.1'	42'
4	VERIZON WIRELESS (NOT ACTIVE)	Kathrein-Scala 800-10765	Panel	1900	100	62	6.3	16.26	0	133.7'	217.1'	42'
5	VERIZON WIRELESS (PROPOSED)	Kathrein-Scala 800-10765	Panel	751	220	68	6.3	12.56	1719	131'	217.7'	42'
6	VERIZON WIRELESS (PROPOSED)	Ericsson AIR 21 B4A B2P	Panel	2100	220	65	4.7	15.37	3282	129.4'	218.2'	42'
7	VERIZON WIRELESS (PROPOSED)	Ericsson AIR 21 B2A B4P (PCS LTE)	Panel	1900	220	65	4.7	15.37	3282	128.4'	218.7'	42'
8	VERIZON WIRELESS (PROPOSED)	Kathrein-Scala 800-10765	Panel	850	220	65	6.3	13.43	2520	127.3'	219.7'	42'
8	VERIZON WIRELESS (NOT ACTIVE)	Kathrein-Scala 800-10765	Panel	1900	220	62	6.3	16.26	0	127.3'	219.7'	42'
9	VERIZON WIRELESS (PROPOSED)	Kathrein-Scala 800-10765	Panel	751	340	68	6.3	12.56	1719	127.6'	221.2'	42'
10	VERIZON WIRELESS (PROPOSED)	Ericsson AIR 21 B4A B2P	Panel	2100	340	65	4.7	15.37	3282	128.8'	222.2'	42'
11	VERIZON WIRELESS (PROPOSED)	Ericsson AIR 21 B2A B4P (PCS LTE)	Panel	1900	340	65	4.7	15.37	3282	130.3'	223.4'	42'
12	VERIZON WIRELESS (PROPOSED)	Kathrein-Scala 800-10765	Panel	850	340	65	6.3	13.43	2520	131.8'	224.4'	42'
12	VERIZON WIRELESS (NOT ACTIVE)	Kathrein-Scala 800-10765	Panel	1900	340	62	6.3	16.26	0	131.8'	224.4'	42'

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: 78 Lincoln



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

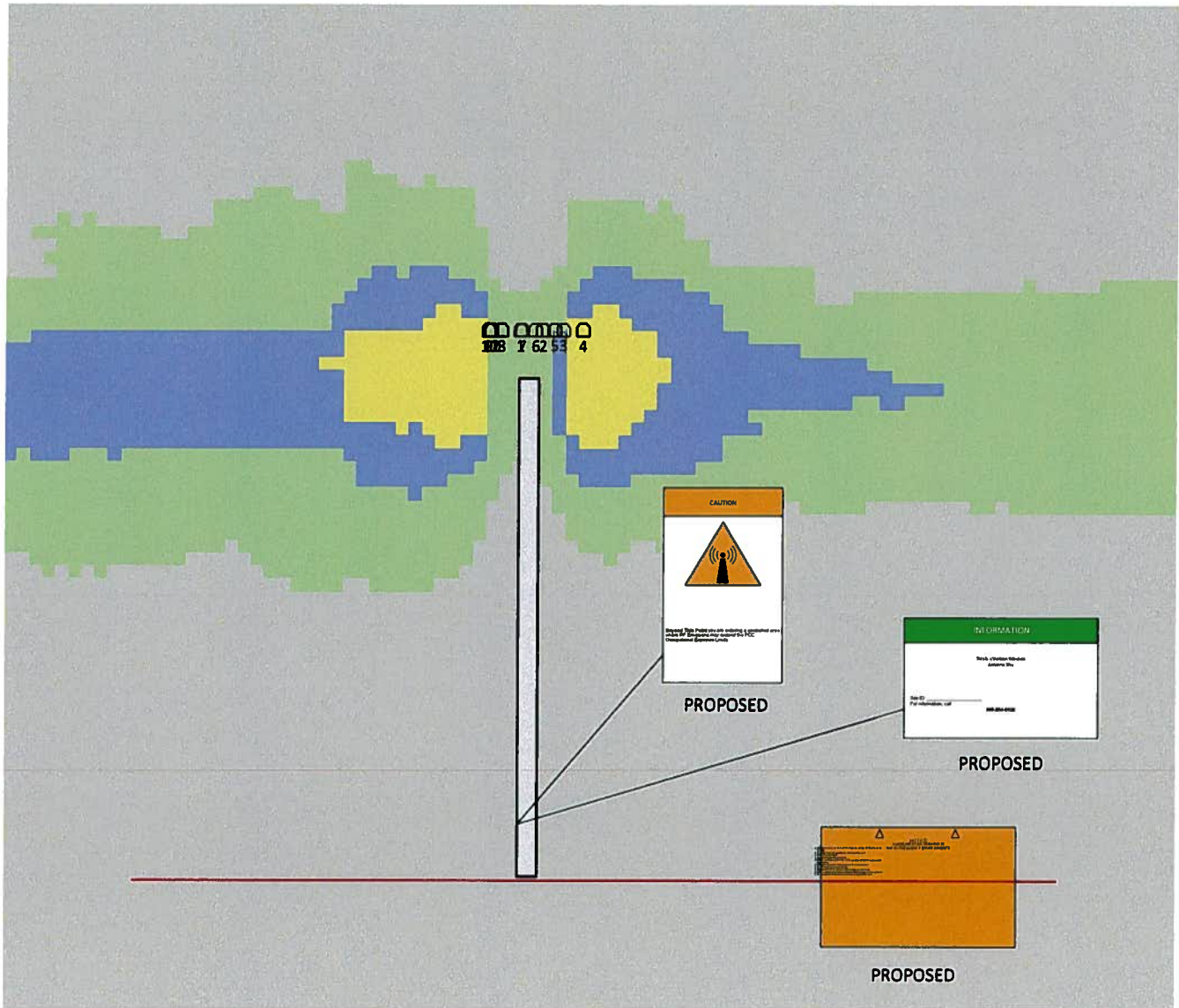


AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT	26	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE

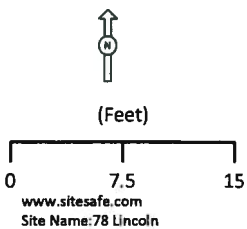
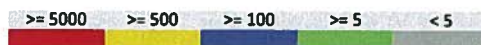
Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100. Sitesafe Version: 1.0.0.0 1/18/2018 7:47:44 AM

RF Emissions Simulation For: 78 Lincoln

Elevation View



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



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

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100. Sitesafe Version: 1.0.0.0

4. Conclusion

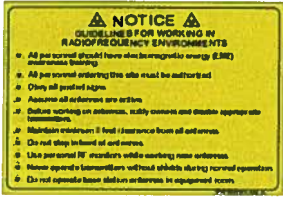
a. Conclusion Narrative

Description of MPE-Limit Exceeding Areas:

Verizon Wireless will be compliant with FCC Rules and Regulations.

The Max MPE predicted is 0.1% Occupational at Verizon Wireless Alpha, Beta and Gamma sector.

b. Compliance Requirements

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

Signage/Barrier Installation Detail

Site Access Point

- Install a Yellow Caution Sign at base of monopine.
- Install a NOC Information Sign at base of monopine.
- Install a 10-Step Guideline Sign at base of monopine.

Verizon Wireless Alpha Sector

- No action required

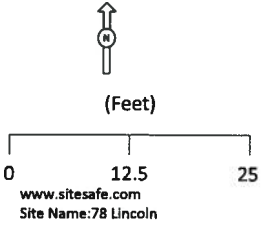
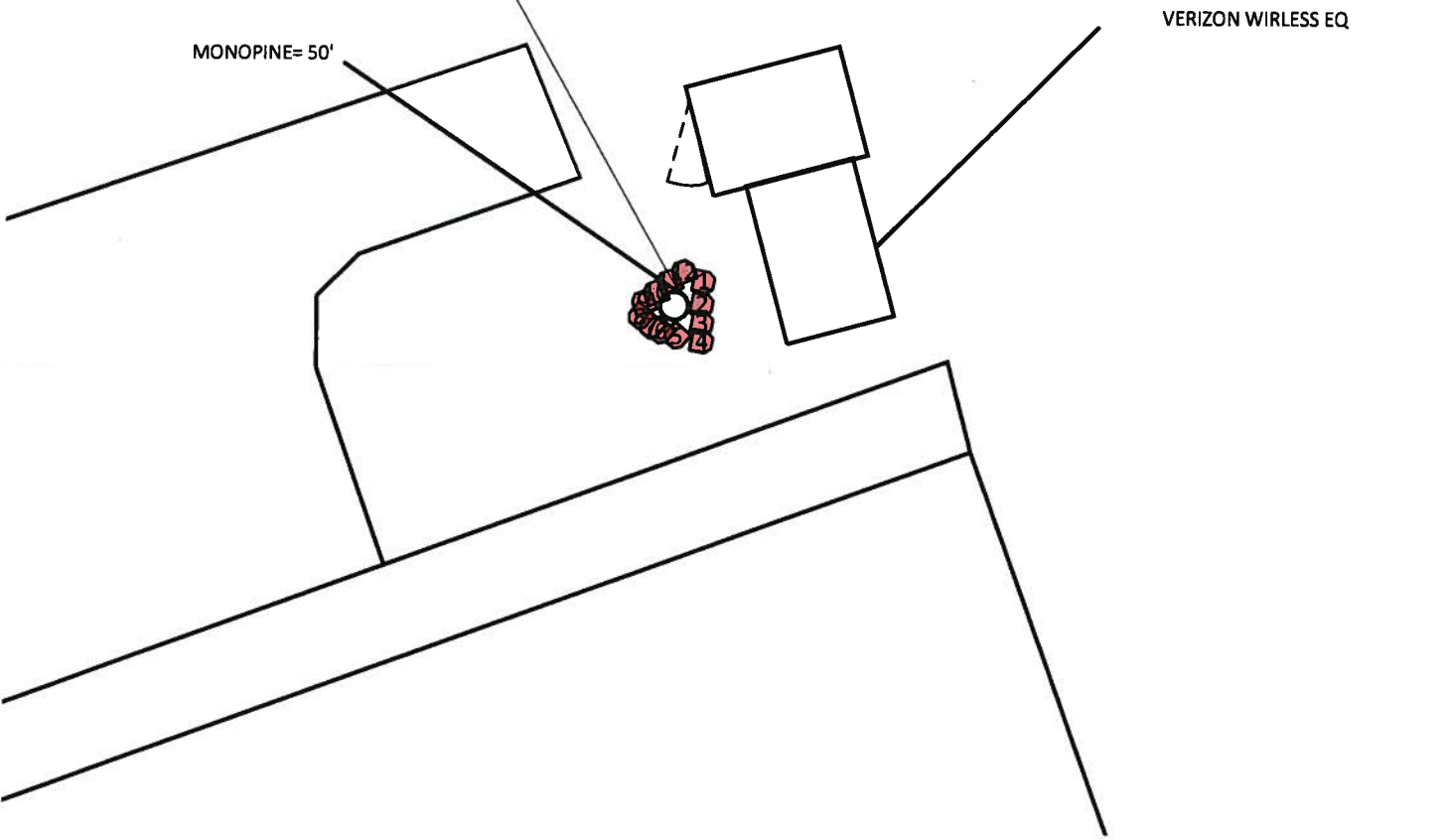
Verizon Wireless Beta Sector

- No action required

Verizon Wireless Gamma Sector

- No action required

Signage Diagram For: 78 Lincoln



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT	78 LINCOLN	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
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Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100. Sitesafe TC Version: 1.0.0.0

5. Appendix A: RF Consultant Certifications

a. Preparer Certification

I, Scott Hoy, 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.

Scott Hoy

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.

<i>Limits for Occupational/Controlled Exposure</i>		
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
<i>Limits for General Population/Uncontrolled Exposure</i>		
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
<i>f = frequency in MHz</i>		

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.

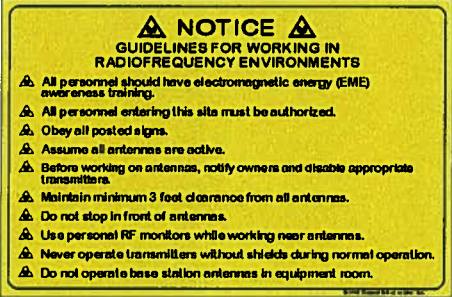
b. Occupational Safety and Health Administration (OSHA) Requirements

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 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.

INFORMATION

This is a Verizon Wireless Antenna Site
Site ID: _____
For information, call: 800-264-6629

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.



PLANNING COMMISSION

Agenda Item No.: G.3
Date: March 11, 2014

CASE NUMBER: PHG 14-0003

APPLICANT: Kerrigan Diehl (Verizon Wireless)

LOCATION: A large lot located on the west side of the I-15 Freeway, North of Rock Springs Road, east of Nordahl Road, south of W. El Norte Parkway, and addressed as 1305 Deodar Road (APN: 228-020-31/62/63/64).

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: Request for approval of a Conditional Use Permit to allow the installation, operation, and maintenance of a new unmanned Wireless Communication Facility (WCF), and a 35 kW natural gas emergency generator 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 inside the existing church steeple. The proposal also includes the use of the ground floor mechanical room inside the existing church to house Verizon's mechanical equipment, cabinets, and the emergency generator.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: E2 (Estate II)

ZONING: RE-20 (Residential Estates – 20,000 SF minimum lot size)

BACKGROUND/SUMMARY OF ISSUES:

A Conditional Use Permit (2005-84-GE/CUP) was approved by the Planning Commission on September 26, 2006, for a church and school on the subject site. The entire facility includes a two story, approximately 64,165 SF school on the eastern portion of the site, a two-story, approximately 57,692 SF church building on the western portion of the site, and a multi-purpose ball field in the northeastern portion of the site. A 71'-6" high steeple was approved as part of the church building.

Verizon is proposing to utilize the church property for a new Wireless Communication Facility (WCF) which is an allowed use within the Residential Estates (RE-20) zone with the approval of a Conditional Use Permit (CUP). The applicant is also proposing to install a 35 kilowatt (kW) emergency natural gas generator to power the facility during any disruption in electrical service. The Electric Generating Facilities section of the Zoning Code (Section 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).

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 mounted to the church steeple and hidden with RF transparent screening painted and textured to match the existing structure. The steeple is located in the northeast section of the main building and all antennas would be hidden from views from all neighboring properties. The supporting equipment, cabinets, and emergency generator for the proposed wireless facility would be secured within the existing ground floor mechanical room.

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

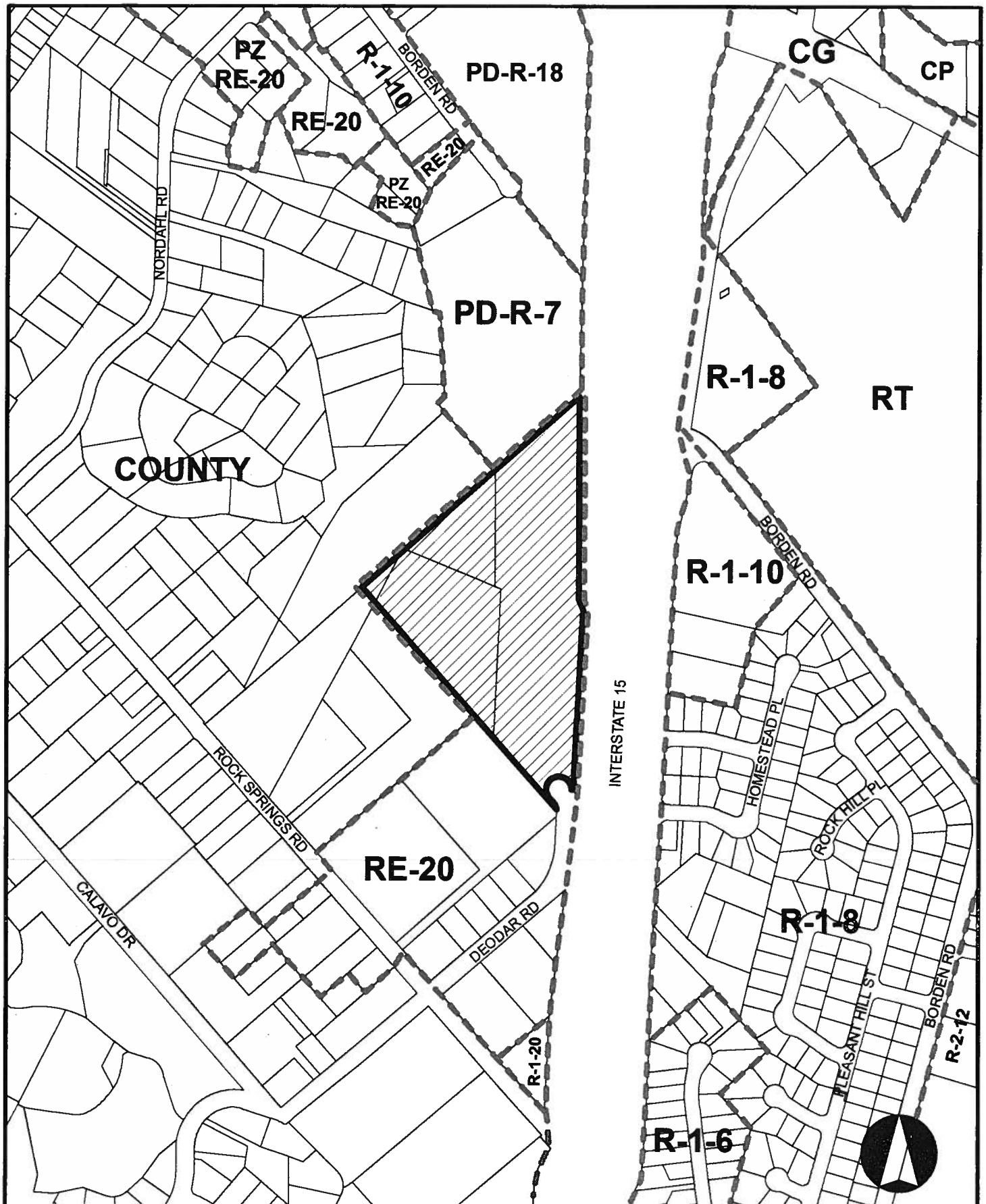
REASONS FOR STAFF RECOMMENDATION:

1. The proposed wireless facility is consistent with the Communication Antennas Ordinance since it would meet the height requirement of the zone as specified for non-habitable structures, uses stealth technology, and all equipment is housed inside a ground level mechanical room in the existing building.
2. The proposed 35 kW emergency natural gas generator would not create any adverse visual, noise, or air-quality impacts since it will be located within an existing mechanical room within the existing 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.
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 for areas accessible to the general public.

Respectfully Submitted,

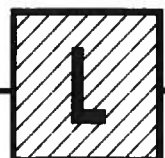


Dan Halverson
Department Specialist/Assistant Planner II

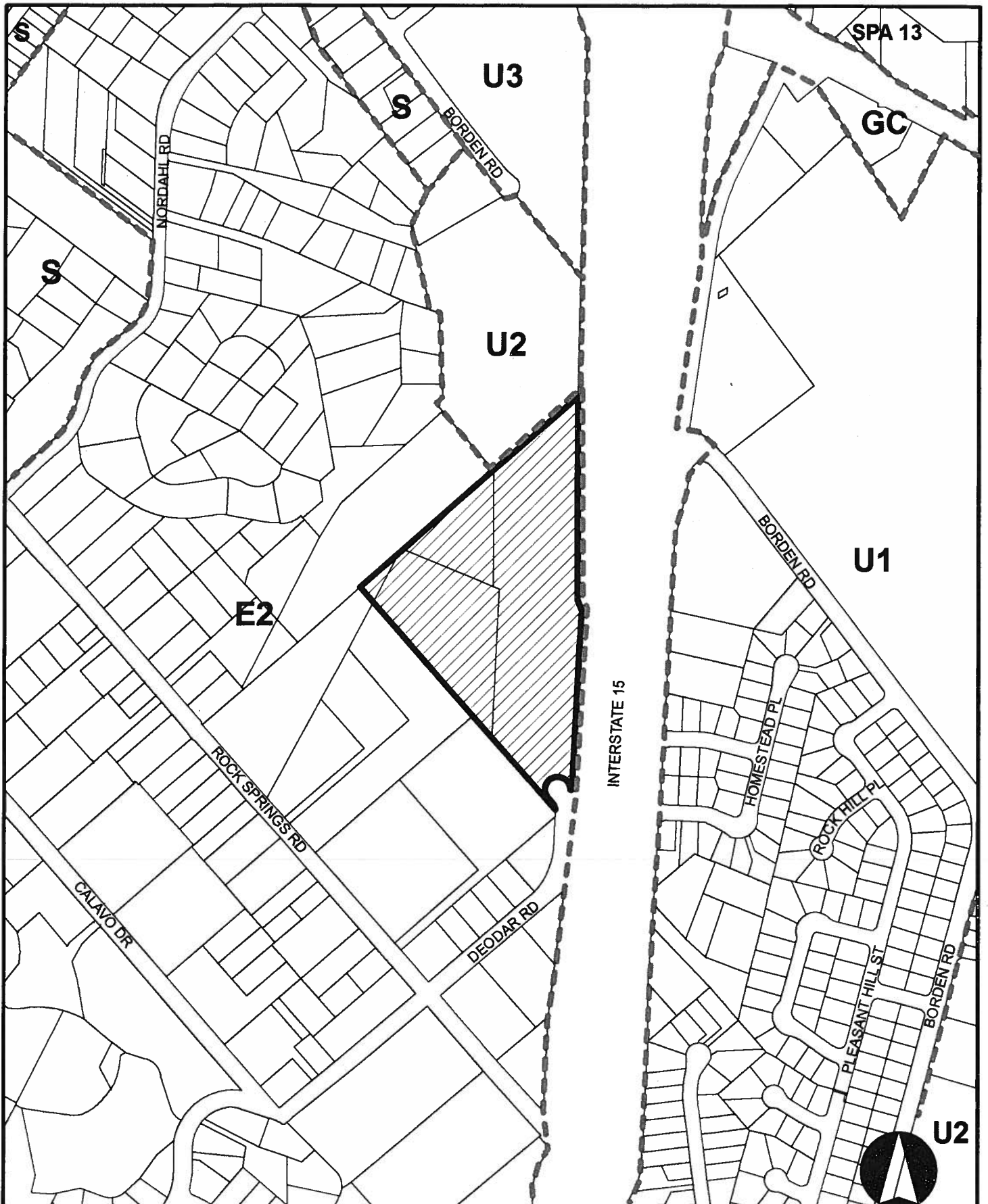


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PROPOSED PROJECT
PHG 14-0003

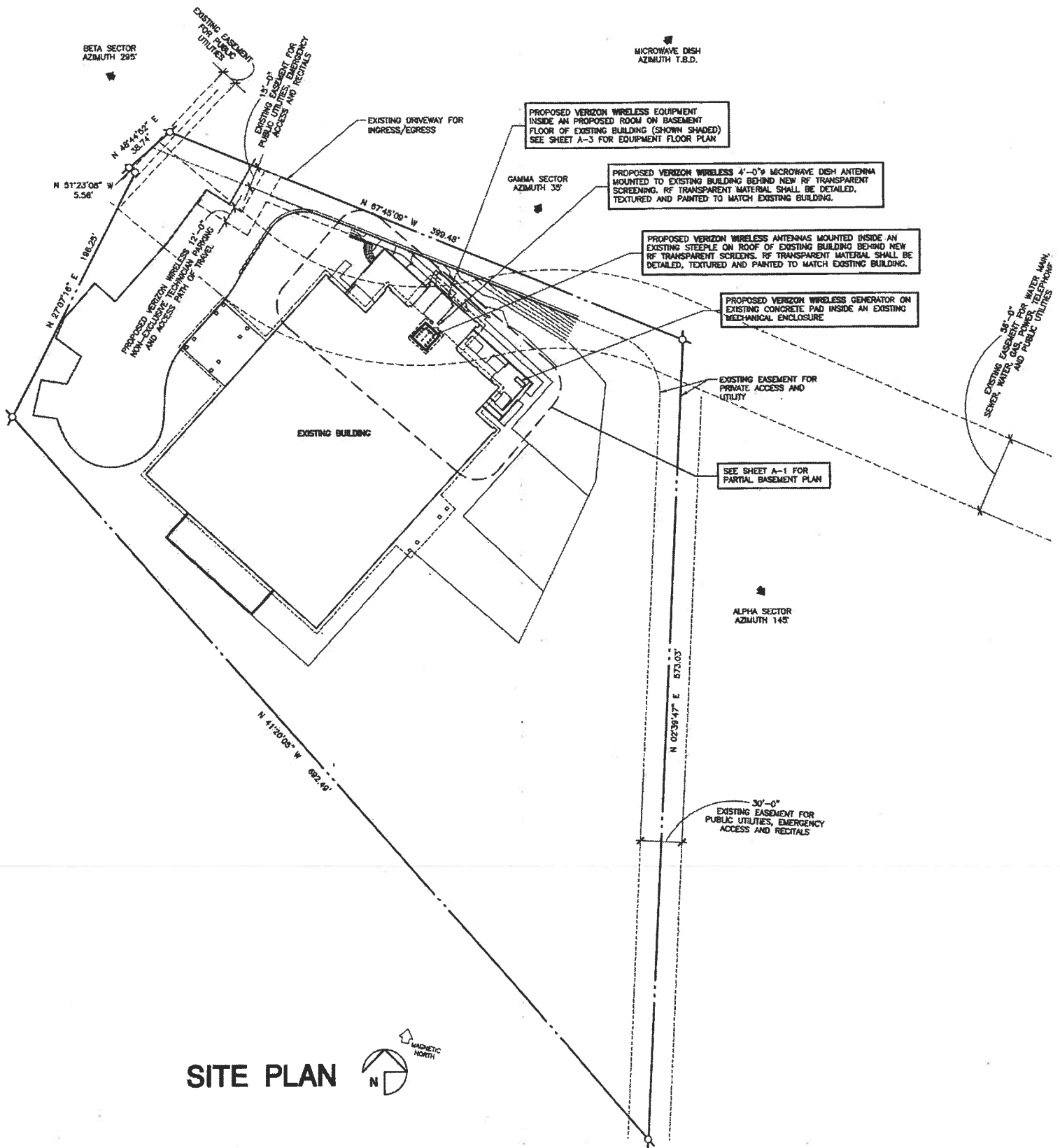


LOCATION/ZONING



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PROPOSED PROJECT PHG 14-0003

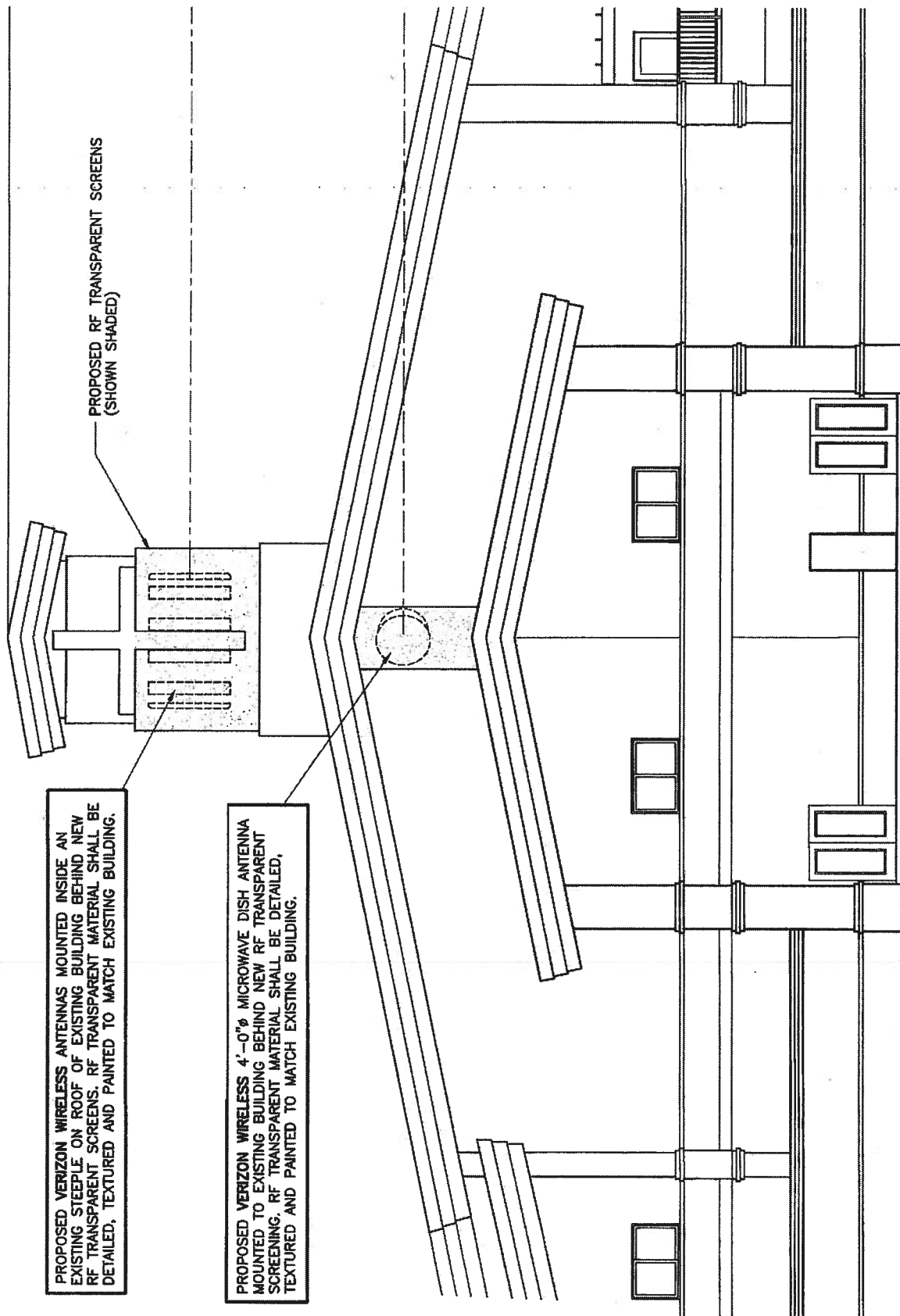


SITE PLAN

**PROPOSED PROJECT
PHG 14-0003**



SITE PLAN

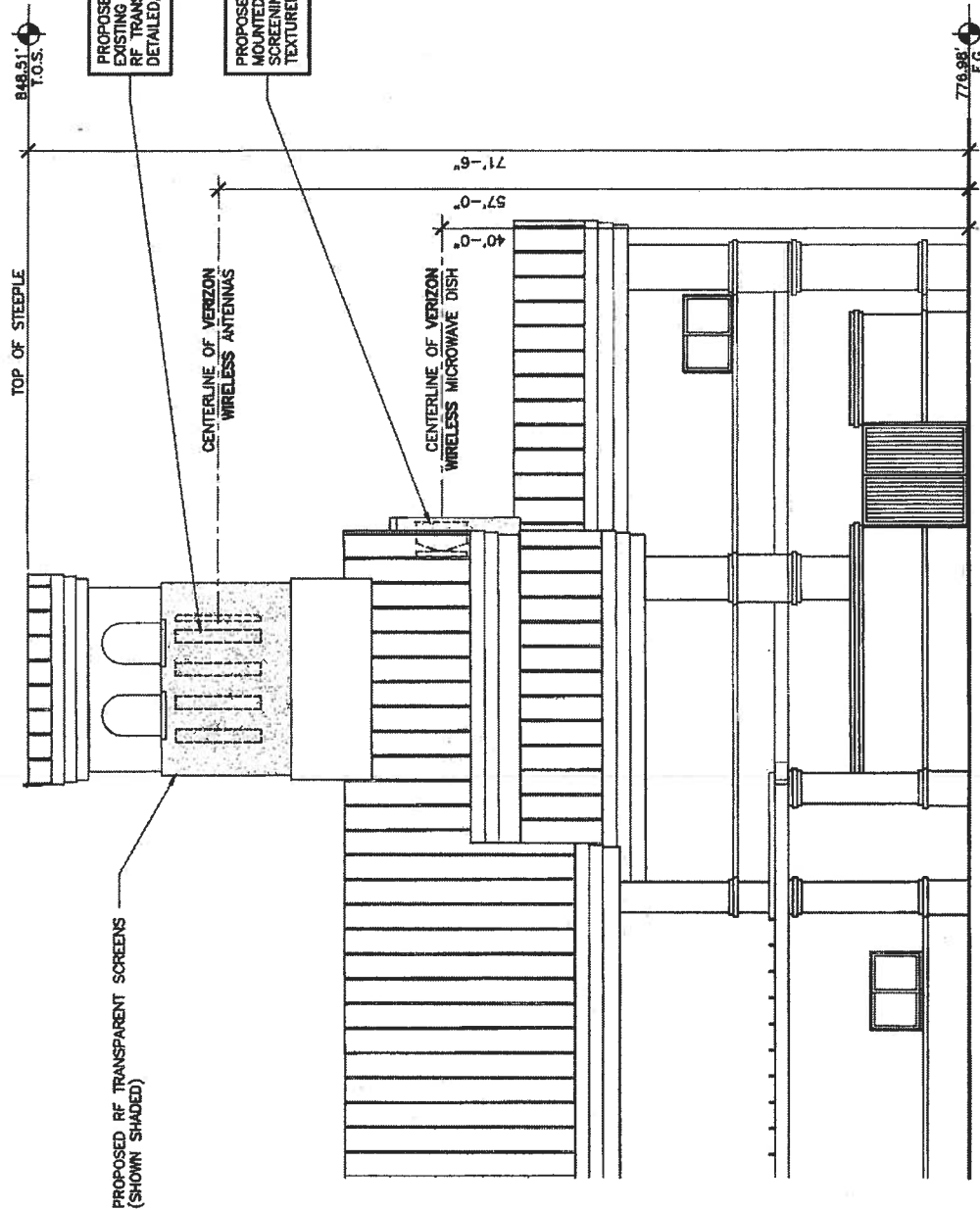


NORTHEAST ELEVATION

**PROPOSED PROJECT
PHG 14-0003**



ELEVATIONS



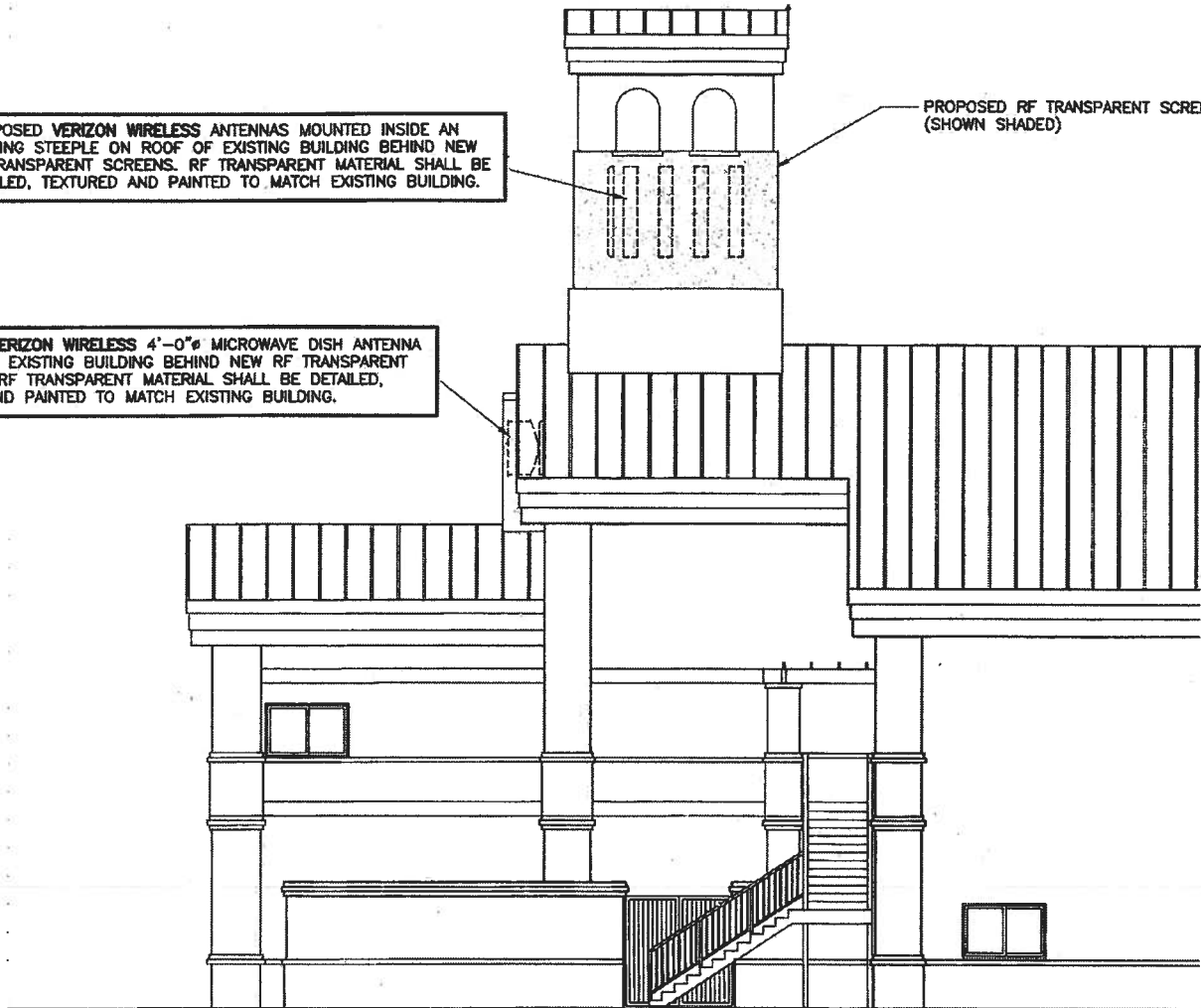
**PROPOSED PROJECT
PHG 14-0003**



PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE AN EXISTING STEEPLE ON ROOF OF EXISTING BUILDING BEHIND NEW RF TRANSPARENT SCREENS. RF TRANSPARENT MATERIAL SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING.

PROPOSED RF TRANSPARENT SCREENS (SHOWN SHADED)

PROPOSED VERIZON WIRELESS 4'-0"Ø MICROWAVE DISH ANTENNA MOUNTED TO EXISTING BUILDING BEHIND NEW RF TRANSPARENT SCREENING. RF TRANSPARENT MATERIAL SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING.

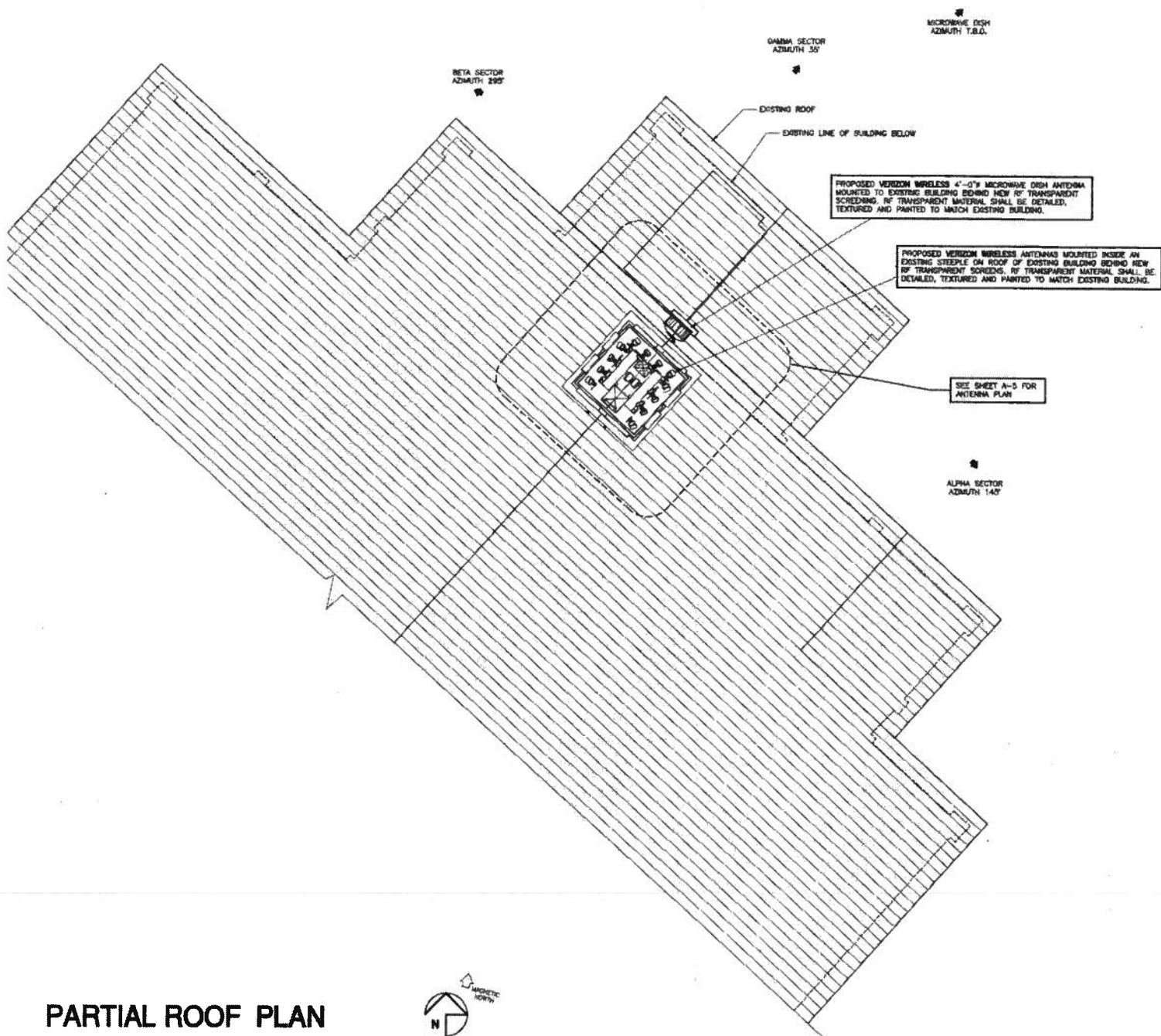


NORTHWEST ELEVATION

**PROPOSED PROJECT
PHG 14-0003**

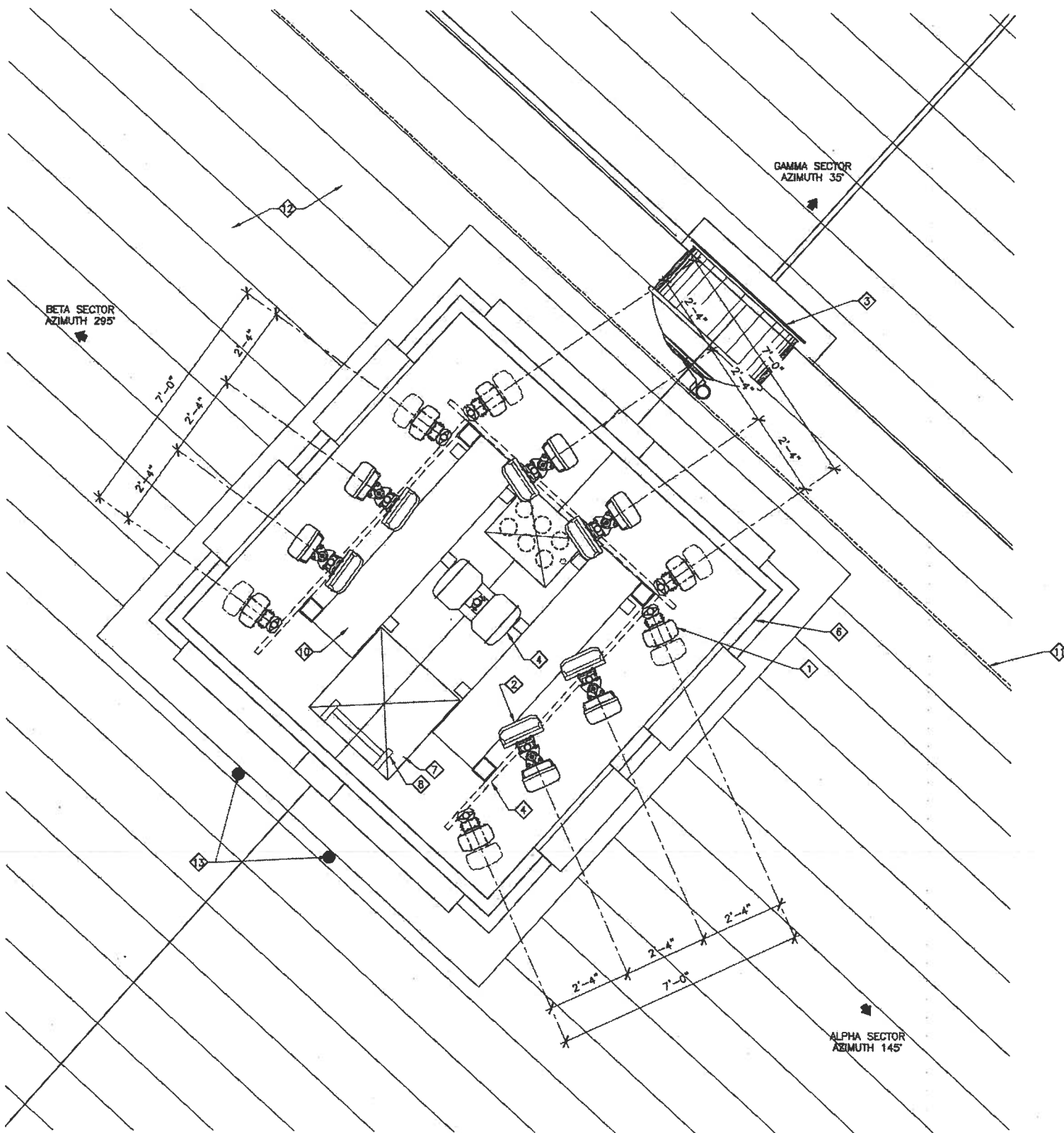


ELEVATIONS



PROPOSED PROJECT PHG 14-0003

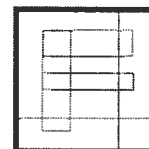




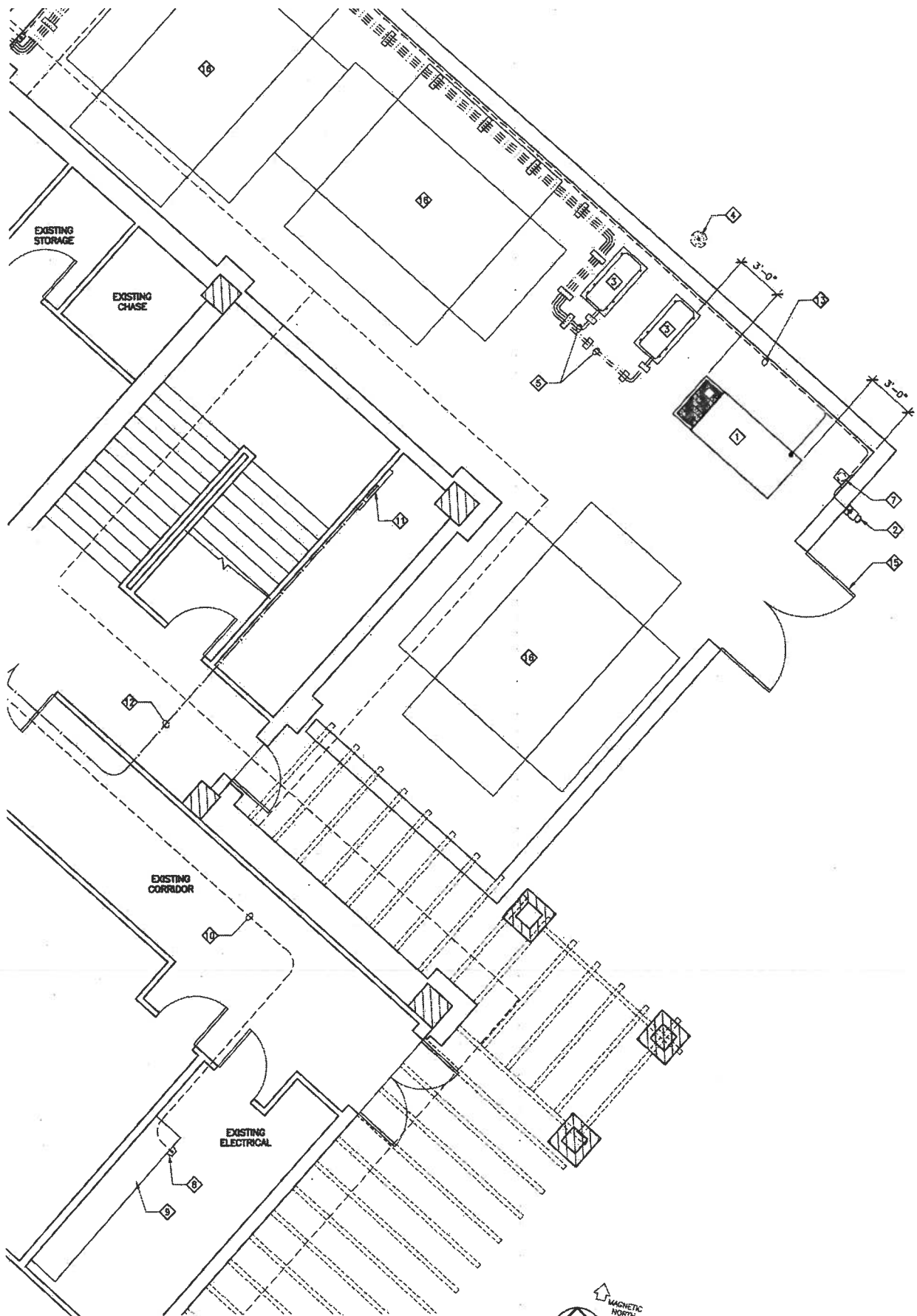
ANTENNA PLAN



PROPOSED PROJECT
PHG 14-0003



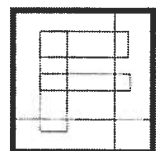
FLOOR PLAN



ENLARGED GENERATOR PLAN



**PROPOSED PROJECT
PHG 14-0003**



FLOOR PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** – PD-R-7 (Planned Development – Residential, 7 units per acre) zoning– An existing, low-density, multi-family residential development is located to the north. Open space for that planned development is located adjacent to the project site, including an SDG&E easement.
- SOUTH** – RE-20 (Residential Estates, 20,000 SF minimum lot size) zone – Rock Springs Elementary School is located to the south of the project site, with vacant land further to the south across Deodar Road.
- EAST** - R-1-8 and R-1-10 (Single-Family Residential, 8,000 SF and 10,000 SF minimum lot sizes) zones – Interstate 15 is located immediately to the east of the project site. Across Interstate 15 are single-family residences on lots of approximately 8,000 SF in size.
- WEST** - County RS-4 zoning (Single-Family Residential, 4.35 dwelling units per acre, 10,000 SF minimum lot size) – SDG&E transmission lines parallel the project's northern boundary. Low density residential development is located farther to the west in the unincorporated area. Two single-family residences are located southwest of the project site on large lots, with residential development located farther to the west on one-half to one-acre lots.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department has expressed no concern regarding their ability to continue to provide service to the site.
2. **Effect on Fire Service** – The site is served by Fire Station No. 1, located at 310 North Quince Street, which is within the response time mandated by the General Plan. The proposed wireless facility at the existing church site would not contribute any increase in demand for fire services. The Escondido Fire Department has expressed no concern regarding the wireless communication facilities project.
3. **Traffic** – Access to the site is via Deodar Road. The subject portion of Deodar Road is unclassified in the City's General Plan Circulation Element. No additional ADTs (Average Daily Trips) would be generated as a result of the proposed Conditional Use Permit. It is anticipated that the communications facility would be serviced on an as needed basis, which generally would be once a month. The Engineering Division has indicated that the project would not degrade the levels of service of the adjacent streets.
4. **Utilities** – Sewer and water mains with sufficient capacity to serve the project are available and existing within the adjoining street or easement. Sewer services are provided by the City of Escondido. Water service is provided to the site by the Rincon del Diablo Municipal Water District. The proposed CUP would not degrade the levels of service of the public sewer and water system, as neither system would be impacted.
5. **Drainage** – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. The project does not 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 March 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 Estate II (E2) on the City's General Plan Land Use Map. General Plan Infrastructure Goal No. 7 (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 E2 designation since wireless facilities are allowed with the approval of a CUP in the residential zones when compatible with 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 allowed within the RE-20 (Residential Estate) zone when approved with a CUP. The proposed antennas would be completely enclosed within an existing church steeple on the sanctuary building. The applicant is also proposing to install a 35 kilowatt (kW) emergency natural gas generator to be housed within the existing ground floor mechanical space of the existing building. Zoning Code Section 33-1122(b)(1) states that a Conditional Use Permit (CUP) for electric generating facilities is also required for facilities with more than a maximum production capability of five (5) kW of power.

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 new wireless communications facility on the Seventh-Day Adventist Church site. The facility would consist of three (3) sectors of four antennas, (12 total), and one four foot in diameter microwave dish mounted within the existing 71'-6" tall church steeple. All associated equipment, cabinets, and emergency generator would be located within the existing ground floor mechanical enclosure. The antennas would be entirely screened with RF transparent material that will be detailed, textured, and painted to match the existing structure and would not be visible to surrounding properties.

The Communication Antennas Ordinance encourages the use of commercial and industrial properties whenever possible, and discourages wireless communication facilities within residential zones. The City has approved several wireless communication facilities within residential zones, most typically on properties used for non-residential purposes (i.e., churches, school, parks, water tanks, etc.). While the subject site is zoned RE-20 (Residential Estates), the location of the Seventh-Day Adventist church, adjacent to the I-15 freeway corridor and with no residential uses located on the site, makes the site practical for a WCF.

The Ordinance requires that facilities be in conformance with the height limit of the zone, unless otherwise permitted in Section 33-1075. The maximum height for structures in the RE zone is 35 feet. The antennas are proposed at 57 feet (mid-point of the antennas) within the existing steeple, but Zoning Code Section 33-1075 allows towers and church steeples to be erected in excess of the height limit in the zone, provided the structure is not used for sleeping or eating quarters and is not used for additional floor area. The 71'-6" height of the tower was approved as part of the church/school development and it contains no usable floor area. Staff feels the use of the existing steeple to provide screening for a wireless facility is consistent with the RE-20 zone standards.

The antennas will be screened from views from adjacent properties by using stealth technology. The nearest residential properties are approximately 350 feet south and 400 feet west of the antenna location. The antennas will be within the 70-foot tall steeple of the church but will be hidden from views by RF transparent screening as seen from the residences. Staff feels that the proposed WCF hidden within the steeple of the existing church is in conformance with the Communication Antennas Ordinance.

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 35 kW natural gas 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 each 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 northeast section of the site and located within the existing ground floor mechanical room of the existing building. The site is surrounded by open fields to the north, the I-15 freeway corridor to the east, open space to the west then residential, and by large lot residential to the south (approximately 350 feet from the mechanical room). The nearest residence, approximately 350 feet away, will not be impacted by noise from the generator due to the walls of the mechanical room which would attenuate any 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. Also, natural gas generators burn cleaner and therefore release less CO₂ and NO_x than the diesel generators. Therefore, the proposed generator would not create any adverse emissions due to the usage of natural gas and the limited amount of hours a standby generator typically would be used.

Screening – The generator will be located within the ground floor mechanical room within the existing building.

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. The maximum MPE level is listed at less than 5% for the general public (ground level areas around the church). Occupational levels would exceed FCC limits if a worker or employee was at a height that was horizontal with the antennas. Protection in the form of signage and a lock on the access door to the tower is suggested to reduce potential exposure to the antennas by workers or church personnel. The ground level exposure is under the FCC allowable limits and is based on a worst case scenario. Since the general public (and employees of the building) do not have access to the rooftop area and all signage warning of the antennas are required to be posted, the project will be in compliance with all FCC limits.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project location is the 14.55-acre (the entire campus) site of the Seventh-Day Adventist Church and School. The site takes access from the terminus of Deodar Road. The site has been developed, including a 57,692 SF church building, a 64,165 SF school building, a multi-purpose ball field, and paved parking areas. The buildings are located on a stepped footprint with the church located approximately 50 feet higher than the school building and the ball field located approximately 20 feet higher than the school building. There is a retaining wall along the eastern property boundary along Interstate 15, ranging in height from 0 to 20 feet. There is some native vegetation remaining on the site, particularly on the slope between the church and the school. Most of the other vegetation on the site is ornamental.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 14.55 acres
2. Building Size: 57,692 SF Church Building
3. Building Height: Two-story with a 71'-6" steeple
4. Building Colors: Church and steeple consist of tan stucco with maroon accents
5. Panels: Total of 12 (78" L x 15" x 9.5" D) Four antennas used per sector with three sectors mounted on three sides of the steeple.
6. Screening: Antenna panels will be hidden with RF transparent screening textured and painted to match the existing steeple.
7. Power Density: Verizon – less than 5% of the FCC General Public Limit for Maximum Permissible Exposure (MPE), on the ground level. The level in the tower and adjunct to the antennas is above MPE for workers. Mitigation is required that a lock be included for access to the tower and all signage be posted warning all technicians of the antennas.
8. Equipment: Support equipment, cabinets, and emergency generator to be located within the ground floor mechanical room of the existing building
9. Generator: 35 kW emergency standby natural gas generator located within the ground floor mechanical room of the existing building.
11. Hours of Operation
Wireless Facility: 24 hours, unmanned

**FINDINGS OF FACT
PHG 14-0003
EXHIBIT "A"**

1. The General Plan land-use designation on the site is Estate II (E2) which calls for the area to be developed with large residential lots and single-family uses. The Residential Estates (RE-20) zoning allows churches within the zone with the approval of a Conditional Use Permit. General Plan Infrastructure Goal No. 7 (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 the ground floor mechanical room within the existing building, which would eliminate any potential visual and noise impacts to adjacent properties. The proposed facility would not result in a substantial alteration of the present or planned land use since the project site is developed with a church/school and the new antennas would be located within the existing steeple. 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.

2. Granting the Conditional Use Permit for the emergency natural gas 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 mechanical room would attenuate the sound from the generator to a negligible level.
3. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts since the project incorporates a stealth type of design that would fit into the context of the existing building/steeple 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 (RF) 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 for public areas established by FCC requirements. All signage and mitigation measures sited within the report are to be followed to ensure worker exposure is limited and unnecessary.
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 within an existing steeple. 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 14-0003
EXHIBIT "B"**

Planning Division Conditions

General

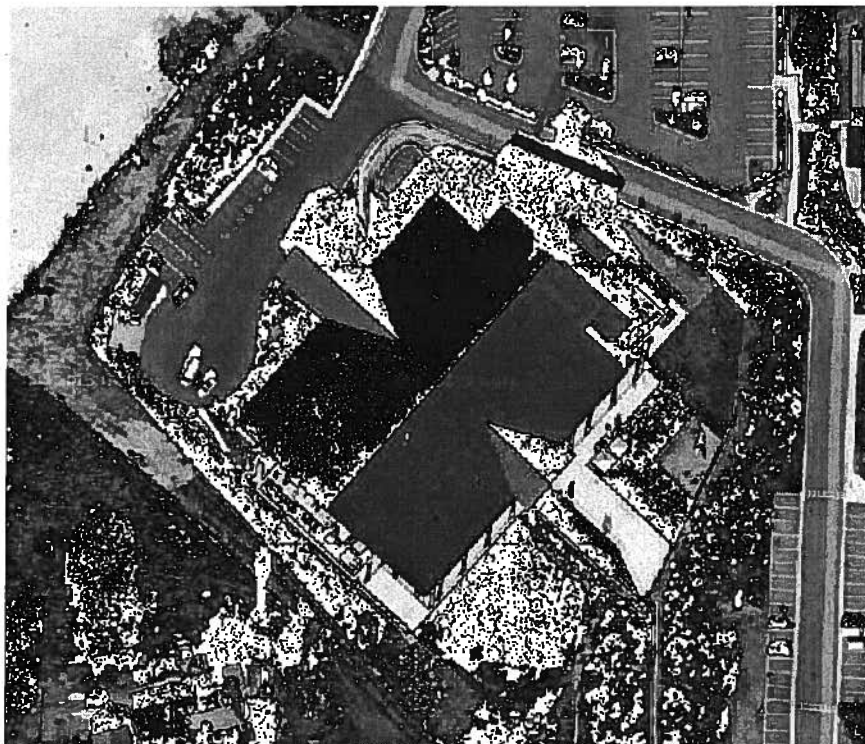
1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido 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. As proposed, the design, color and materials of the proposed facilities shall be in accordance with the staff report, exhibits, and the project's Details of Request, to the satisfaction of the Planning Division. The new RF screens shall be designed to blend in with the existing exterior building materials, colors, and textures.
8. All signage and lock controls on the tower door shall be installed to protect employees from potential exposure to the antennas as indicated in the RF study and to the satisfaction of the Planning Division.
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 new operator contact information to the Director of Community Development in a timely manner to insure the City has the ability to interact with the new owner/lessee 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. The previously approved basement improvements for the church (permit B09-0670) never received a final inspection or a Certificate of Occupancy. Prior to receiving a building permit for the wireless communication facility, the applicant or property owner shall re-instate the previous permit and obtain all department approvals. The floor plan for the basement (ground floor) shall identify any new door/wall locations, any wall door spaces to be removed, and identify all uses of room/spaces.

Rock Springs Radio Frequency (RF) Site Compliance Report

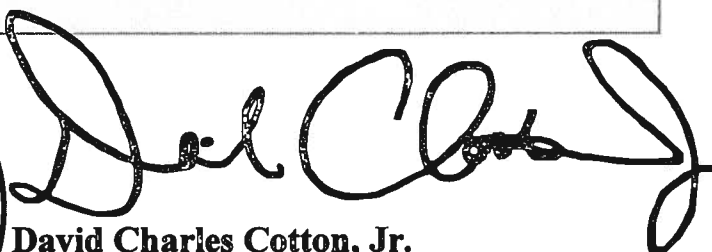


1305 Deodar Road, Escondido, CA 92026

**Verizon Wireless will be Compliant Based on
FCC Rules and Regulations.**

**The Site is Not Compliant with Verizon Wireless
Signage and Demarcation Policy.**

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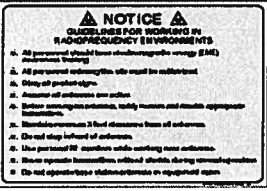
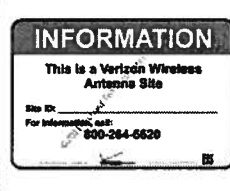


**David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838
Date: 2014-February-28**

Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	Rock Springs	Categorically Excluded?	No
Street Address	1305 Deodar Road	5% Contributor To Areas Requiring Mitigation?	Yes
City, State, Zip	Escondido, CA 92026		
Multi-Licensee Facility	No	Max % MPE (Predictive)	231.4% Occupational
Structure Type	Rooftop	Max % MPE (Measured)	N/A
Broadcast Equipment	No	Assessment Date	February 28, 2014
# of Access Points	1	Assessment Purpose	MODIFICATION
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		X [1]	☐ [#]	X [1]	☐ [#]	X [1]	☐
Alpha		X [1]	☐ [#]	X [1]	☐ [#]	☐ [#]	☐
Beta		X [1]	☐ [#]	X [1]	☐ [#]	☐ [#]	☐
Gamma		☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐

Additional Compliance Requirements(s):			
Put a lock on the cupola access point.			
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 Rock Springs 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	Jane Xiaoping Zhao
Title	RF Engineer
Date	February 28, 2014 (data from 1-02-2014 NCD PRELIM tab)
Region	Southern CA

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

	Preparer	Reviewer
Name	Donna Guevarra	(See PE signature on title page)
Title	EME Report Writer	Professional Engineer
Date	2/28/2014	2/28/2014

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

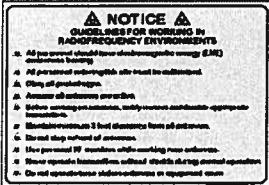
a. Structure

Physical Description	Rooftop with a cupola
Site Latitude (NAD 83)	N33-8-25.40
Site Longitude (NAD 83)	W117-6-24.89
Site Elevation (AMSL)	784 ft
Structure Height (AGL)	48 ft
Overall Structure Height	72 ft

b. Accessibility

Site access is unlocked/unrestricted. There is no RF signage posted at the site access point.

c. Verizon Wireless Signage

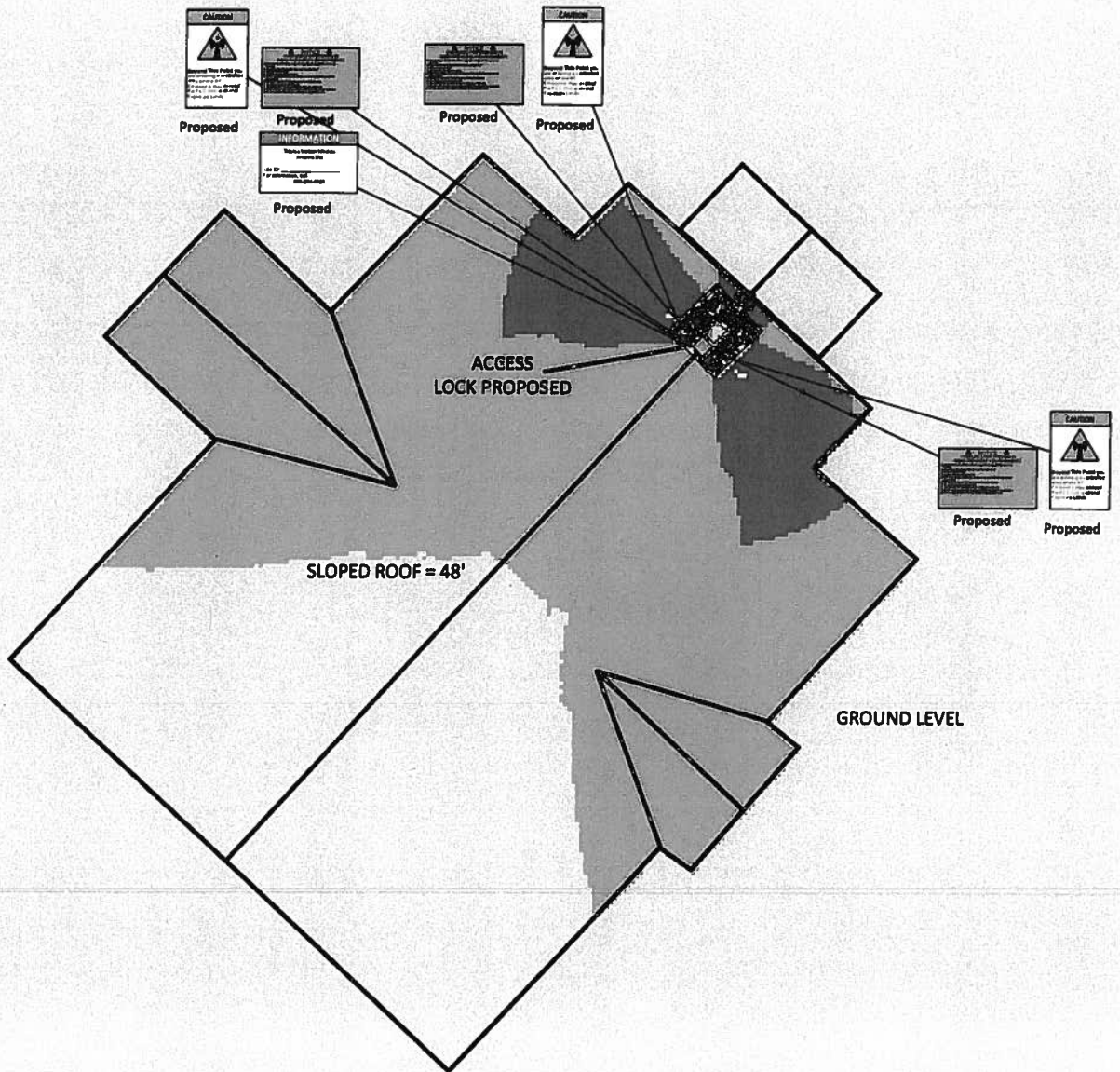
<u>Existing Signage</u>						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Points	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Existing Signage Adheres to VZW Signage & Demarcation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

d. Antenna Inventory

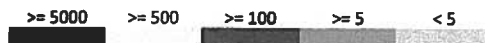
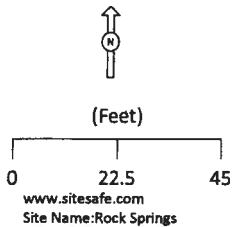
Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Total ERP (Watts)	X	Y	Z
1	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	751	145	68	6.3	12.56	1719	237'	329'	57'
2	VERIZON WIRELESS (Proposed)	Ericsson AIR 21	Panel	2100	145	65	4.7	15.37	3282	235.3'	327.3'	57'
3	VERIZON WIRELESS (Proposed Spare)	Kathrein-Scala 800-10765	Panel	751	145	68	6.3	12.56	0	233.9'	325.5'	57'
3	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	1900	145	62	6.3	16.26	4029	233.9'	325.5'	57'
4	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	850	145	65	6.3	13.43	2520	231.7'	323.2'	57'
4	VERIZON WIRELESS (To be phased out)	Kathrein-Scala 800-10765	Panel	1900	145	62	6.3	16.26	0	231.7'	323.2'	57'
5	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	751	295	68	6.3	12.56	1719	224.9'	329.5'	57'
6	VERIZON WIRELESS (Proposed)	Ericsson AIR 21	Panel	2100	295	65	4.7	15.37	3282	226.7'	331.5'	57'
7	VERIZON WIRELESS (Proposed Spare)	Kathrein-Scala 800-10765	Panel	751	295	68	6.3	12.56	0	228.7'	333'	57'
7	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	1900	295	62	6.3	16.26	4029	228.7'	333'	57'
8	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	850	295	65	6.3	13.43	2520	230.2'	335'	57'
8	VERIZON WIRELESS (To be phased out)	Kathrein-Scala 800-10765	Panel	1900	295	62	6.3	16.26	0	230.2'	335'	57'
9	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	751	35	68	6.3	12.56	1719	232.9'	336.2'	57'
10	VERIZON WIRELESS (Proposed)	Ericsson AIR 21	Panel	2100	35	65	4.7	15.37	3282	234.5'	334.5'	57'
11	VERIZON WIRELESS (Proposed Spare)	Kathrein-Scala 800-10765	Panel	751	35	68	6.3	12.56	0	236.7'	332.5'	57'
11	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	1900	35	62	6.3	16.26	4029	236.7'	332.5'	57'
12	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	850	35	65	6.3	13.43	2520	238.4'	331'	57'
12	VERIZON WIRELESS (To be phased out)	Kathrein-Scala 800-10765	Panel	1900	35	62	6.3	16.26	0	238.4'	331'	57'
13	VERIZON WIRELESS (Proposed)	Generic Microwave	Aperture	11000	30	2	4	37.66	100	238.9'	337.7'	40'

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: Rock Springs



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



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT	26	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
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Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100. SitesafeTC Version: 1.0.0.0

4. Conclusion

a. Conclusion Narrative

Description of MPE-Limit Exceeding Areas:

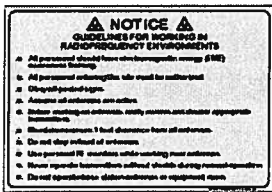
Verizon Wireless will be compliant with FCC Rules and Regulations. Verizon Wireless exceeds the General Public MPE limit at the Alpha, Beta and Gamma sectors.

The Max MPE predicted is 231.4% Occupational at Verizon Wireless Gamma sector.

Verizon Significant Contribution Areas:

This site will be in compliance with the FCC rules and regulations. Verizon Wireless contributes greater than 5% of the maximum permissible exposure (MPE); therefore, additional action is required by Verizon Wireless to attain compliance.

b. Compliance Requirements

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

Signage/Barrier Installation Detail

Site Access Point #1

- Put a lock on the site access point
- Install a Yellow Caution Sign at the site access point.
- Install a NOC Information Sign at the site access point.
- Install a 10-Step Guideline Sign at the site access point.

Verizon Wireless Alpha Sector

- Install a Yellow Caution Sign on the outside wall of the cupola to warn rooftop workers of the presence of RF fields.
- Install a 10-Step Guideline Sign with the yellow Caution sign.

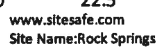
Verizon Wireless Beta Sector

- Install a Yellow Caution Sign on the outside wall of the cupola to warn rooftop workers of the presence of RF fields.
- Install a 10-Step Guideline Sign with the yellow Caution sign.

Verizon Wireless Gamma Sector

- No action required

The diagram shows a large, irregularly shaped area representing a sloped roof, labeled "SLOPED ROOF = 48'". A central point on the roof is marked with a square symbol and labeled "ACCESS LOCK PROPOSED". Several lines radiate from this central point to various warning signs and labels. At the top left, there are three signs: a "CAUTION" sign with a triangle, a "Proposed" sign, and a "Proposed" sign with a triangle. At the top center, there is a "Proposed" sign. At the top right, there is a "Proposed" sign. At the bottom right, there are two "Proposed" signs. The label "GROUND LEVEL" is located at the bottom right of the diagram.



Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance at (703) 276-1100
SitesafeTC Version: 1.0.0.0
2/28/2014 11:01:45 AM

5. Appendix A: RF Consultant Certifications

a. Preparer Certification

I, Donna Guevarra, 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.

Donna Guevarra

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 <i>employment</i> ” and are “ <i>fully aware</i> of the potential for exposure and can <i>exercise control</i> over their exposure”.	General Population – Applies to situations in which persons are “exposed as a consequence of their employment <i>may not be made fully aware</i> of the potential for exposure or <i>cannot exercise control</i> over their exposure”. Generally speaking, those without significant and documented RF Safety & Awareness training would be in the General Population classification.
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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.
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<i>Limits for Occupational/Controlled Exposure</i>		
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
<i>Limits for General Population/Uncontrolled Exposure</i>		
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
<i>f = frequency in MHz</i>		

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.

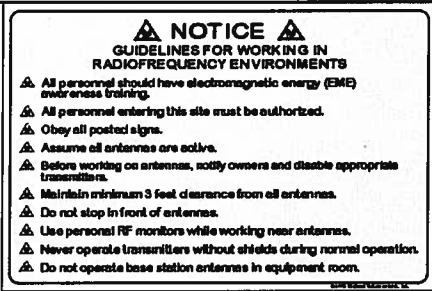
b. Occupational Safety and Health Administration (OSHA) Requirements

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

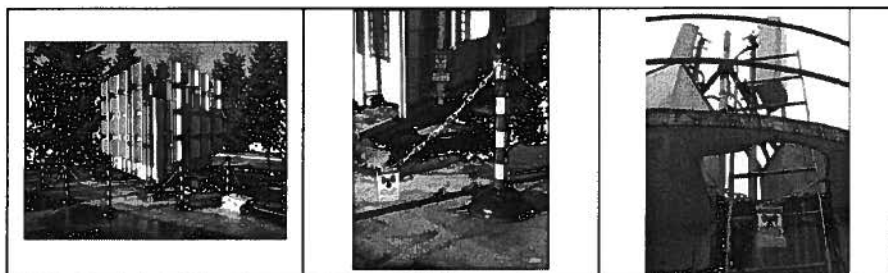
Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage MUST be viewable regardless of the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





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 14-0003 (Verizon Church WCF)

Project Location - Specific: On the western side of Interstate 15 at the northern terminus of Deodar Road, addressed as 1301 Deodar Road (APN: 228-020-31/62/63/64).

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 35 kW natural gas 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 inside an existing church steeple. The proposal also includes the use of the ground floor mechanical room inside the existing church building to house Verizon mechanical equipment, cabinets, and the emergency generator.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Kerrigan Diehl (PlanCom Rep.)

Telephone: (760) 200-2260

Address: 302 State Place, Escondido, CA 92029

☒ 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 a residential zone but in a non-residential use (church) and incorporates stealth design that will visually screen the panel antennas from any view. 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 and built out lot with a church, school, and parking located adjacent the I-15 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

3/6/14

Date

☐ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant