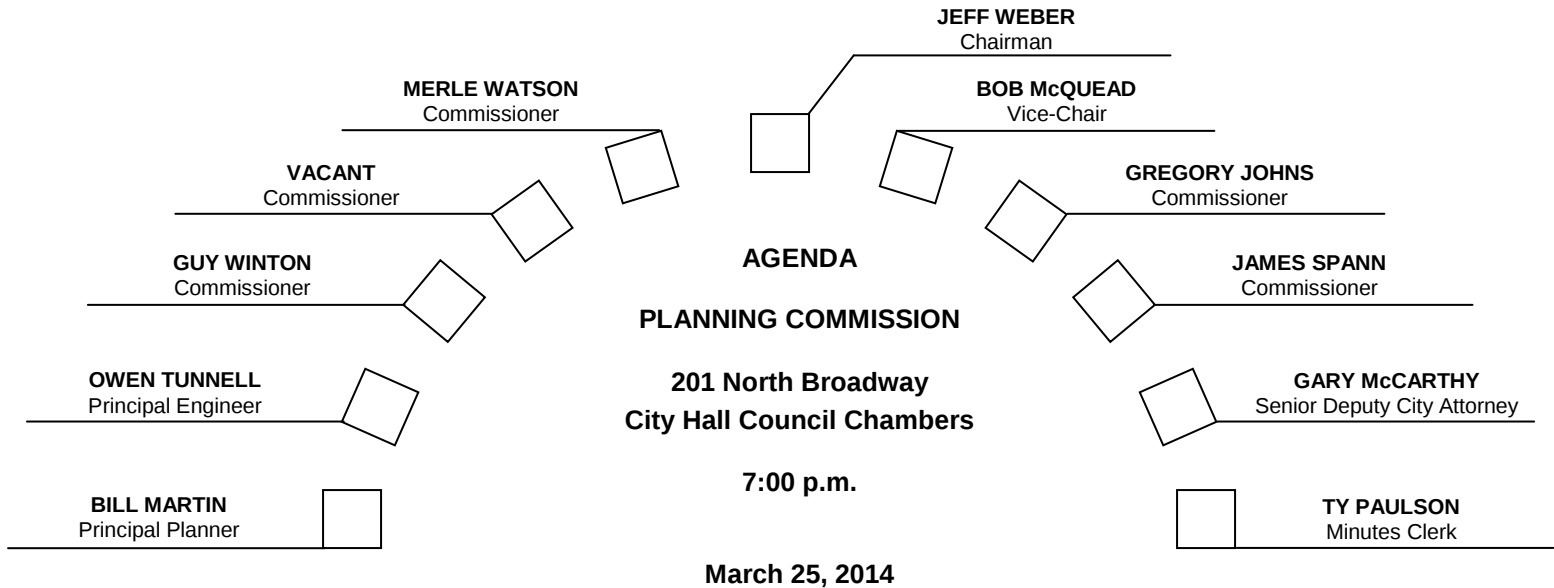


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.
- B. FLAG SALUTE
- C. ROLL CALL:
- D. MINUTES: 03/11/14

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. TENTATIVE SUBDIVISION MAP AND CONDOMINIUM PERMIT – SUB 12-0014:

REQUEST: A request for a one-lot Tentative Subdivision Map and a Condominium Permit for the development of eleven affordable condominium units by San Diego Habitat for Humanity on two parcels totaling 0.96-acre in the R-3-18 (Multi-family residential, 18 units per acre maximum) zone. The units all would be two-story with 1,330 SF and three bedrooms. One unit would be a detached, disabled-accessible unit and the remaining ten units would be arranged as attached duplexes. Each unit would have a private fenced yard and would take access from a new, private, one-way access drive from Elm Street. Twenty-three on-site parking spaces would be provided for residents and guests, including handicap accessible spaces, and 11 covered spaces for residents. The project also involves a request for Density Bonus provisions as permitted by State law, including a reduced parking ratio and a reduction in the front-yard and side-yard setbacks for two parking spaces. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 0.96 acre located on the western side of Elm Street, between Washington Avenue and the Escondido Creek, addressed as 537 North Elm Street.

ENVIRONMENTAL STATUS: The proposed project is exempt from the California Environmental Quality Act in accordance with CEQA Section 15332, "In-Fill Development Projects."

APPLICANT: San Diego Habitat for Humanity

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. CONDITIONAL USE PERMIT – PHG 13-0045:

REQUEST: A Conditional Use Permit to allow the installation, operation, and maintenance of a new unmanned wireless communication facility mounted to a replacement 71-foot high light standard located next to the baseball field in Mt. View Park. The proposed facility consists of three (3) sectors of two (2) antennas each, (6 total), and one four-foot diameter microwave dish. A new mechanical equipment enclosure would be constructed to house Verizon's mechanical equipment, cabinets, and a 10 kW emergency generator. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 24.15 acre parcel located on the eastern side of Citrus Avenue, addressed as 1160 South Citrus Ave.

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

APPLICANT: Plancom, Inc. (for 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**

March 11, 2014

The meeting of the Escondido Planning Commission was called to order at 7:01 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: Jay Petrek, Assistant Planning Director; Owen Tunnell, Principal Engineer; Jay Paul, Associate Planner; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner McQuead, seconded by Commissioner Spann, to approve the minutes of the February 11, 2014, meeting. Motion carried unanimously. (5-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

**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.

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were whether the proposed OS zoning was appropriate and adequately reflected the development character of adjacent properties. Staff recommended approval based on the following: 1) The proposed OS pre-zoning was consistent with the 'Public Land' General Plan Use designation as identified in the newly adopted General Plan and the site's use for public utility purposes was permitted in the Open Space zone.

ACTION:

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

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).

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the proposal was consistent with the Zoning Code standards for

standby generators, and whether the design and location of the proposed facility was 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 because it would be located within a new masonry block equipment enclosure that would provide appropriate sound attenuation and screening. The project site was adjacent to other commercial uses and in close proximity to Highway 78. The generator was for emergency use only and was 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 in the 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; and 3) The proposed facility would not result in 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.

Discussion ensued regarding a clarification of the height of the streetlights in the staff presentation.

ACTION:

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

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 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.

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the design and location of the proposed facility was appropriate for the site and consistent with the Wireless Facility Guidelines, and whether the proposal was consistent with the Zoning Code standards for standby generators. Staff recommended approval based on the following: 1) The proposed wireless facility was 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 was 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 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; and 3) 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.

Discussion ensued regarding a clarification of the housing for the generator.

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 7:21 p.m. The next meeting was scheduled for March 25, 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 25, 2014

CASE NUMBER: SUB 12-0014

APPLICANT: San Diego Habitat for Humanity (SDHFH)

LOCATION: On the western side of Elm Street, between Washington Avenue and the Escondido Creek, addressed as 537 North Elm Street (APNs 230-103-17 and 230-103-22)

TYPE OF PROJECT: Tentative Subdivision Map and Condominium Permit

PROJECT DESCRIPTION: A request for a one-lot Tentative Subdivision Map and a Condominium Permit for the development of eleven affordable, condominium units on two parcels totaling 0.96-acre in the R-3-18 (Multi-family residential, 18 units per acre maximum) zone. The units all would be two-story with 1,330 SF and three bedrooms. One unit would be a detached, disabled-accessible unit and the remaining ten units would be arranged as attached duplexes. Each unit would have a private fenced yard and would take access from a new, private, one-way access drive from Elm Street. Twenty-three on-site parking spaces would be provided for residents and guests, including handicap accessible spaces, and 11 covered spaces for residents. The project also involves a request for Density Bonus provisions as permitted by State law, including a reduced parking ratio and a reduction in the front-yard and side-yard setbacks for two parking spaces.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Urban III (18 du/acre maximum)

ZONING: R-3-18 (Multi-Family Residential, 18 du/acre maximum)

BACKGROUND/SUMMARY OF ISSUES: The project site consists of two parcels totaling 0.96 acre, located west of the southern terminus of Elm Street adjacent to Escondido Creek. The site is currently vacant with minimal weedy vegetation and ornamental trees. The site is surrounded mostly by single-family and multi-family residences of similar density. The site is in a "U" shape with two legs extending from Elm Street. An existing duplex is located on each of the two adjacent, approximately 8,400 SF parcels located on either side of the two "legs," which are not a part of this project.

The proposed units would be attached as five duplexes with one detached, accessible unit. All units within the proposed project would have three bedrooms and two bathrooms and consist of 1,330 SF, with identical floor plans. Each unit would have an interior laundry room and a tankless water heater. Each unit would also have an approximately 190 SF private fenced yard. Landscaping outside the private yards would be commonly maintained, including two shallow water detention basins that include ornamental vegetation and seating areas. Access to all units would be provided via a new one-way, circular access driveway from Elm Street. Each unit would have one covered carport space, in addition to 12 additional, on-site parking spaces for residents and guests. Some parking also would remain available on Elm Street.

In conjunction with the proposed project, the Neighborhood Services Division is coordinating an improvement project for this portion of Elm Street, paid for in part with Community Development Block Grant (CDBG) funds. The project would include reconstruction of full street improvements, including curbs, gutters, sidewalks, street surfacing and street lights. It would also include a pedestrian access to the Escondido Creek Trail. Construction timing will be coordinated with SDHFH's project, with construction expected to begin in late-summer or early-fall.

The applicant proposes using development incentives available with Density Bonus requirements. Density Bonus Ordinances encourage development of affordable and senior housing by allowing additional units above the maximum

allowable density under the zoning or General Plan, or by allowing concessions from the Zoning Code standards. No increase in density beyond that permitted by the Zoning Code and General Plan is proposed. However, a density bonus is proposed in accordance with California Government Code Section 69515, to grant development incentives for the proposed project to reduce the number of parking spaces and the setbacks for parking spaces. The City has not yet adopted the State density bonus requirements, but must comply with its provisions.

This proposed project ("The Elms") will be San Diego Habitat for Humanity's fourth development (in addition to several single-family residences) in the City of Escondido. SDHFH has been instrumental in the City's ability to provide homeownership opportunities for lower income residents. They propose to develop the eleven homeownership units for households earning up to 80% of the San Diego Area Median Income. The City of Escondido assisted SDHFH with a property acquisition/development loan using federal HOME funds. The homes would be constructed using donated labor and materials. Habitat for Humanity retains no ownership of the units after they are sold. All payments received by SDHFH are recycled back into building additional residences. Families in turn provide 500 hours of sweat equity into the construction of their homes and attend various homeownership workshops.

Staff feels that the issues are as follow:

1. Whether the proposed project conforms to the requirements of the R-3 zone and the Zoning Code, including parking, design, open space and requirements for construction of new condominium units.

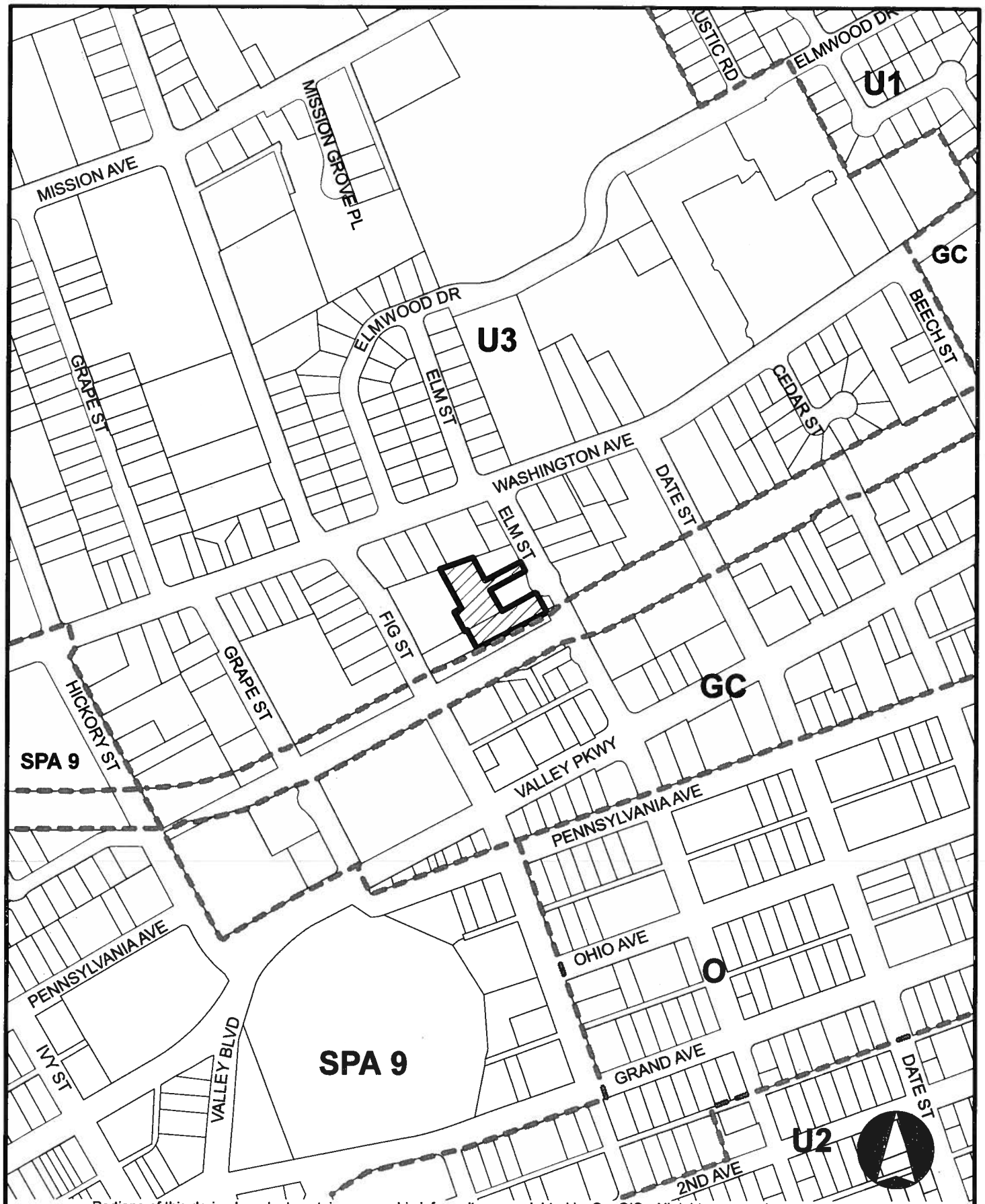
REASONS FOR STAFF RECOMMENDATION:

1. The proposed development meets all standards of the R-3 zone, including building height, setbacks, density, open space and parking, with the exception of the incentives requested and permitted through Density Bonus law. The proposed project is also consistent with the standards of the Condominium Ordinance, which should ensure that the units have features available in owner-occupied units, and ensure the viability of the project.
2. The project proposes minor variations to Zoning Code provisions through the State Density Bonus law, including a setback reduction for parking spaces and a reduction in the number parking spaces provided. Staff feels adequate parking will be provided on the site and there will be no adverse impact on the project with the parking and setback reductions.

Respectfully Submitted,

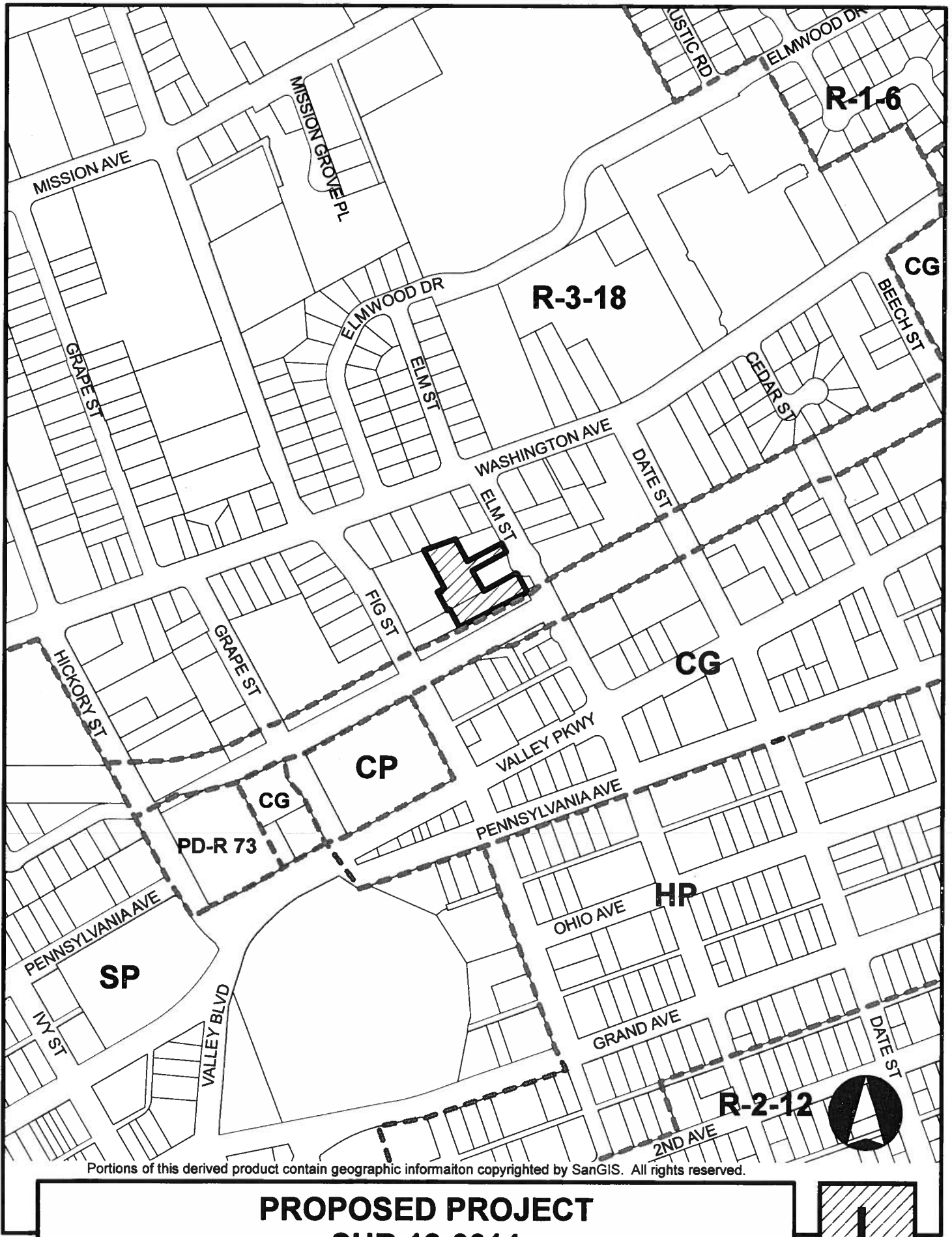


Kristina Owens
Associate Planner



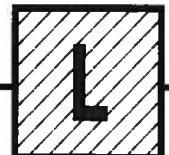
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PROPOSED PROJECT SUB 12-0014

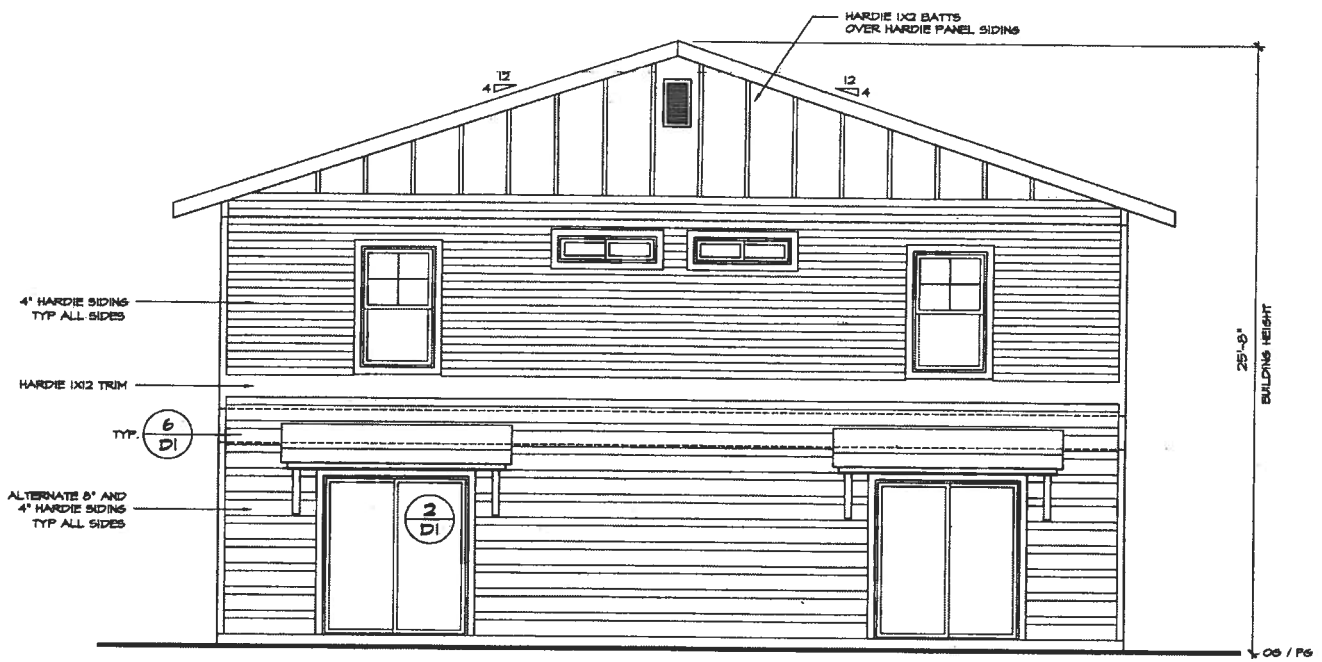


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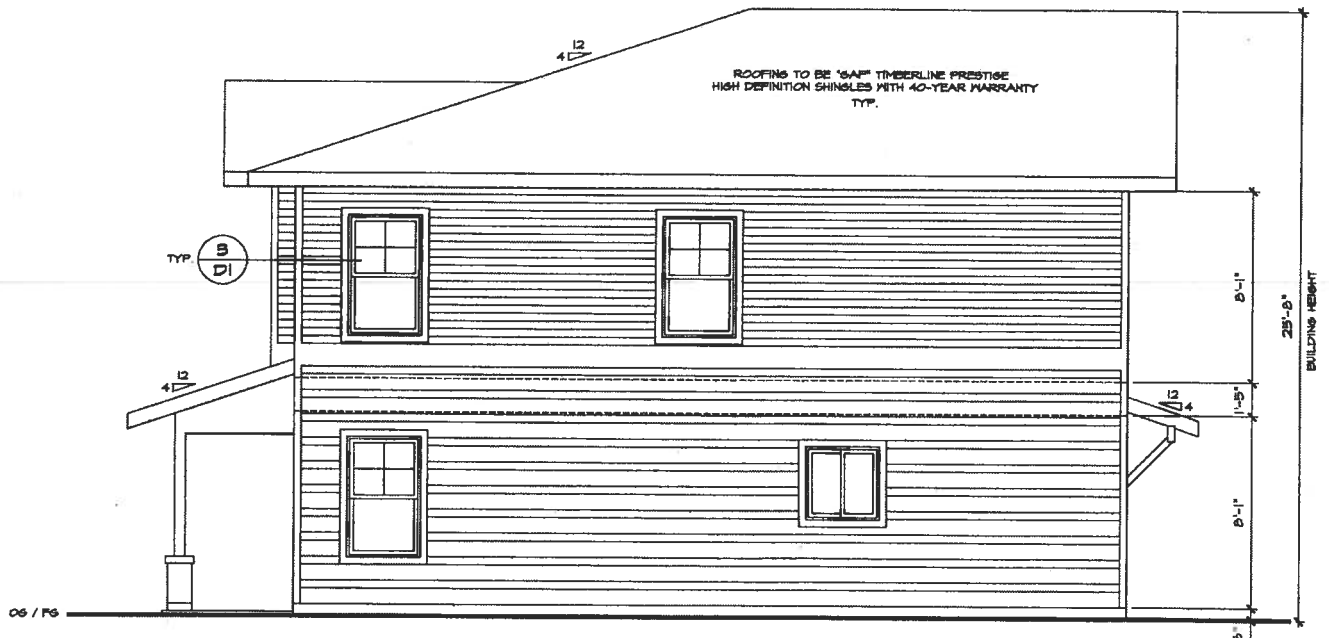
**PROPOSED PROJECT
SUB 12-0014**



LOCATION/ZONING



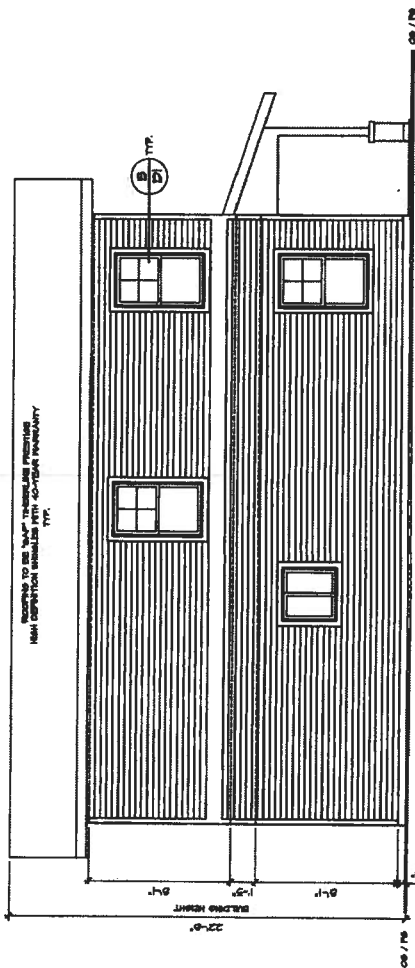
REAR ELEVATION



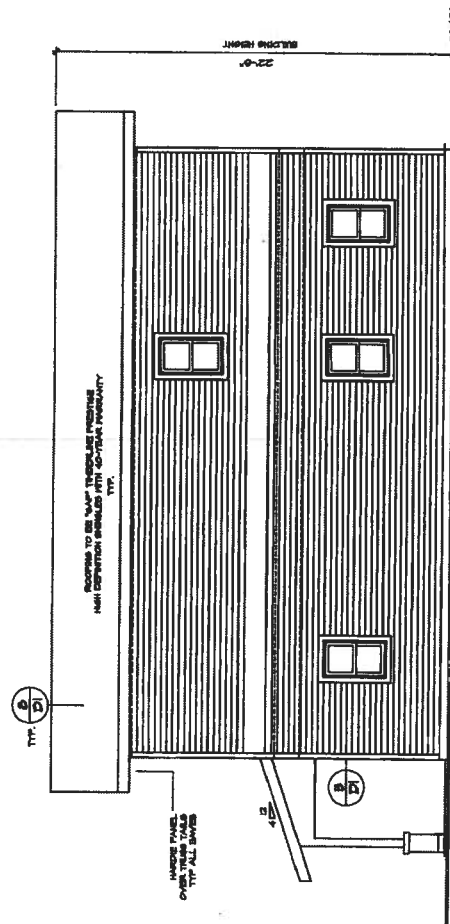
RIGHT ELEVATION

**PROPOSED PROJECT
SUB 12-0014**

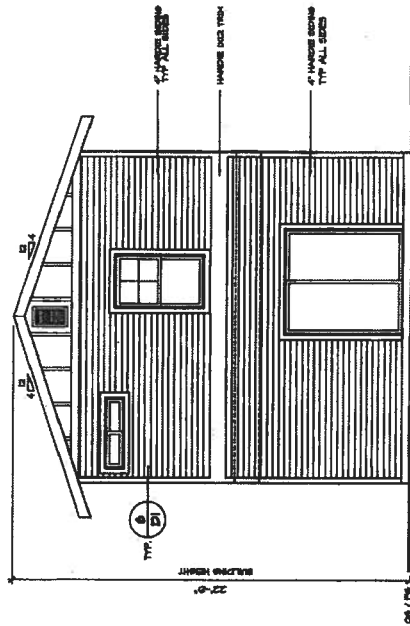




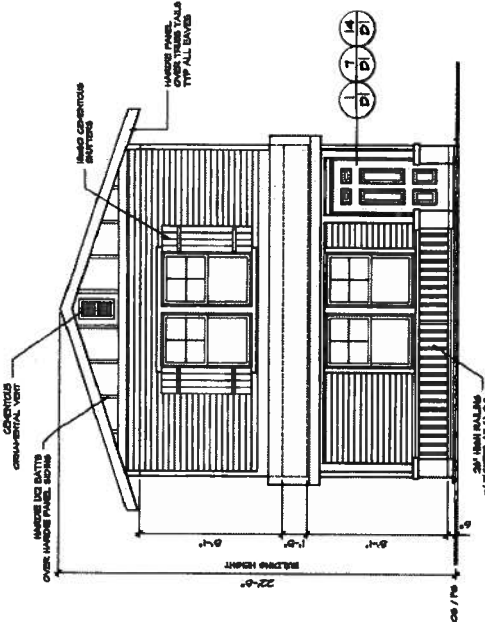
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

PROPOSED PROJECT
SUB 12-0014



9

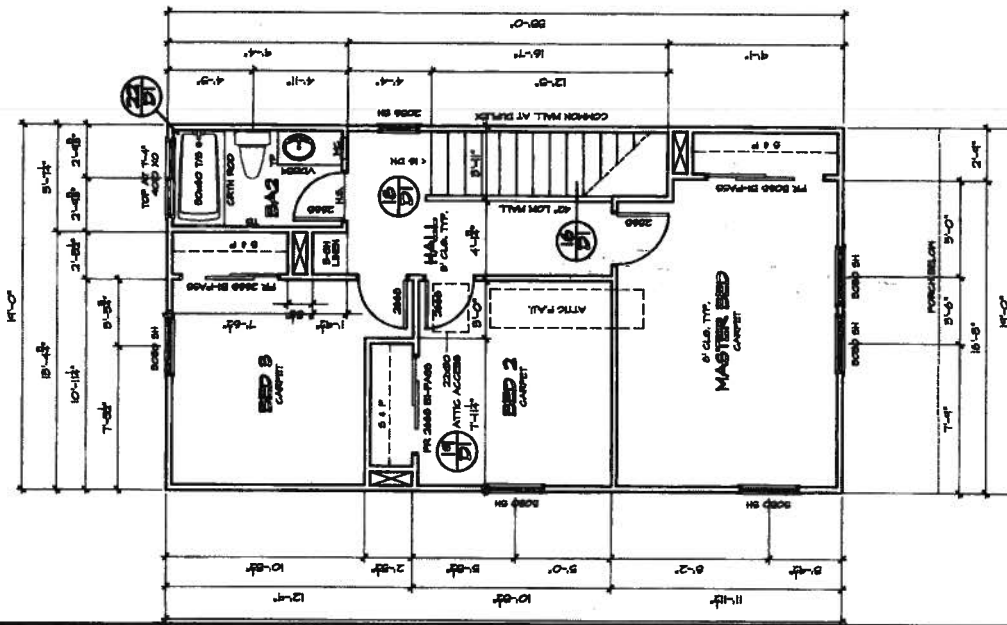


LOT 11
FIRST FLOOR
NOTE: TOP OF ALL WINDOWS AT 6'-4 1/2" U.L.O.

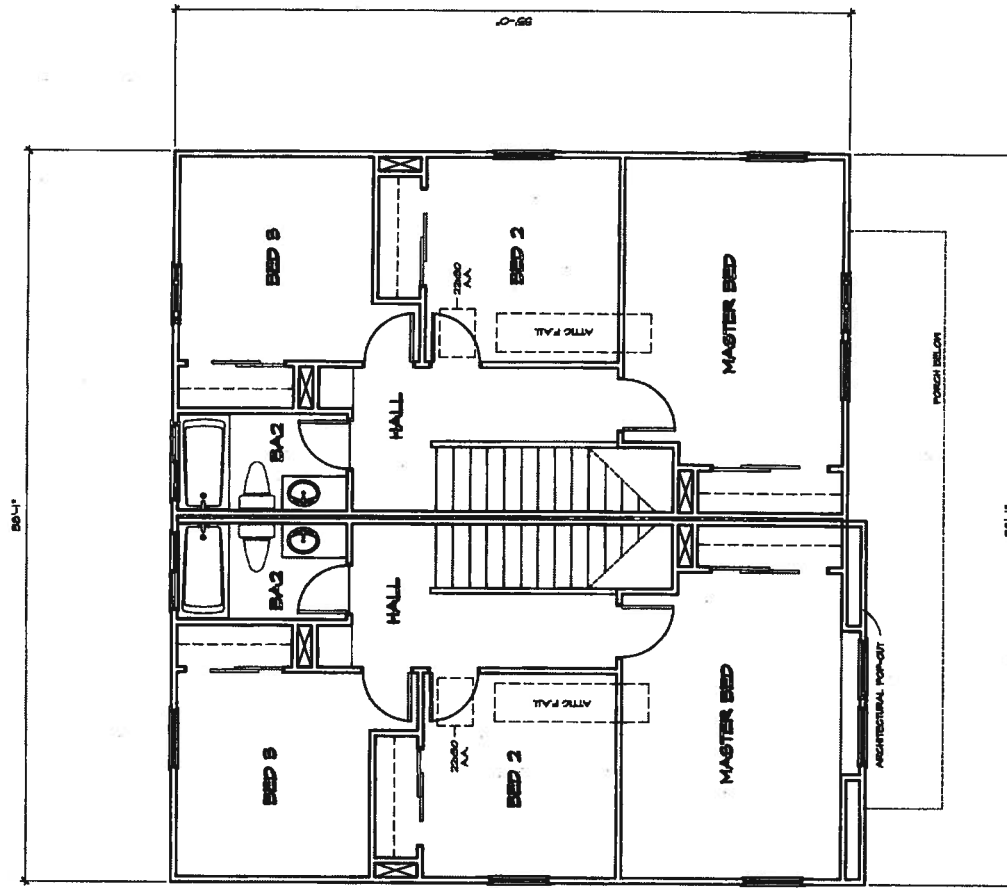


SEE SITE PLAN

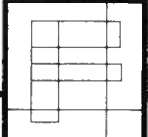
PROPOSED PROJECT SUB 12-0014

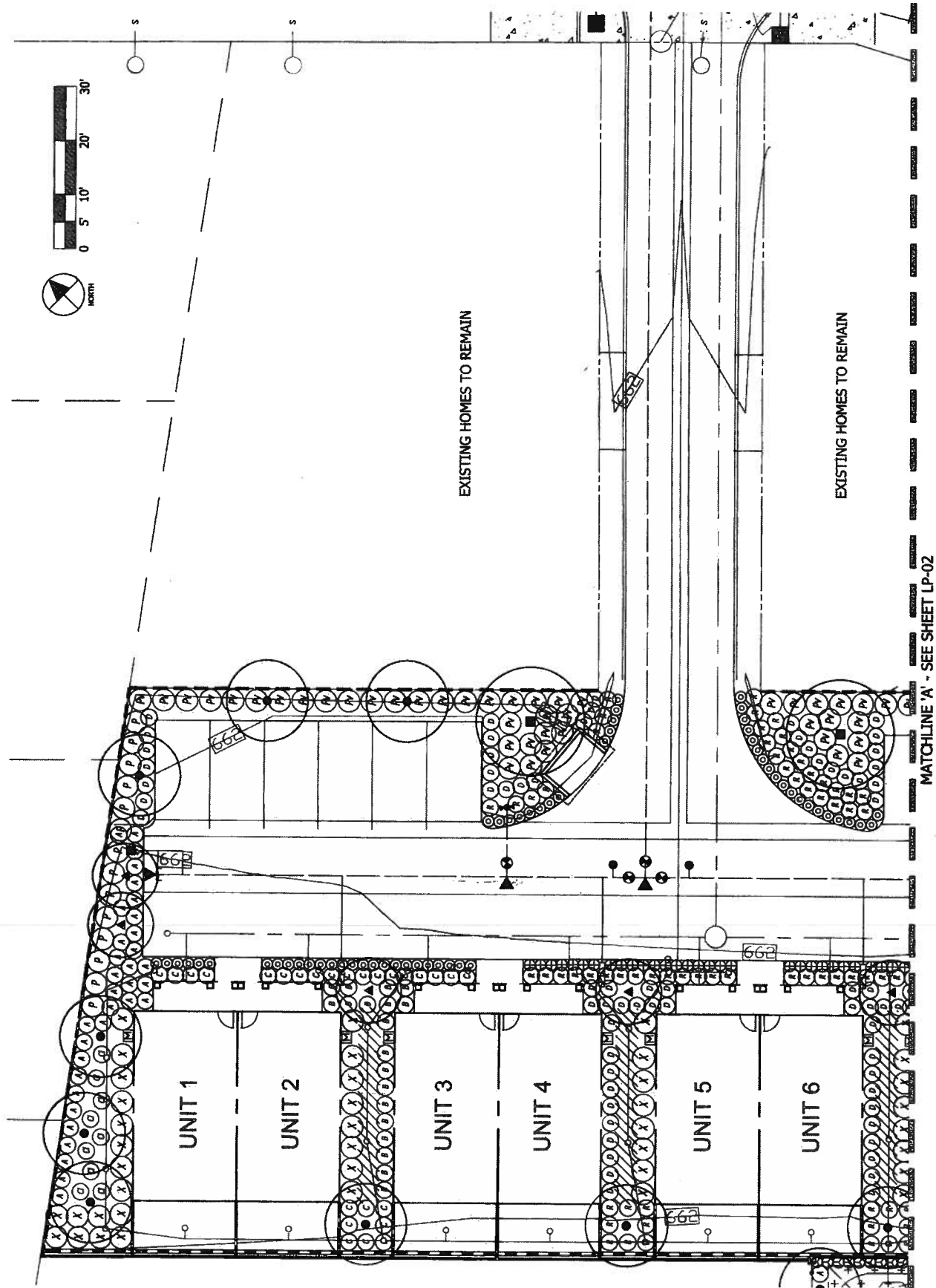


**LOT 11
SECOND FLOOR**
NOTE: TOP OF ALL ROOMS AT 8'-0" U.A.D.



**LOTS 1-10
SECOND FLOOR**
NOTE: TOP OF ALL ROOMS AT 8'-0" U.A.D.



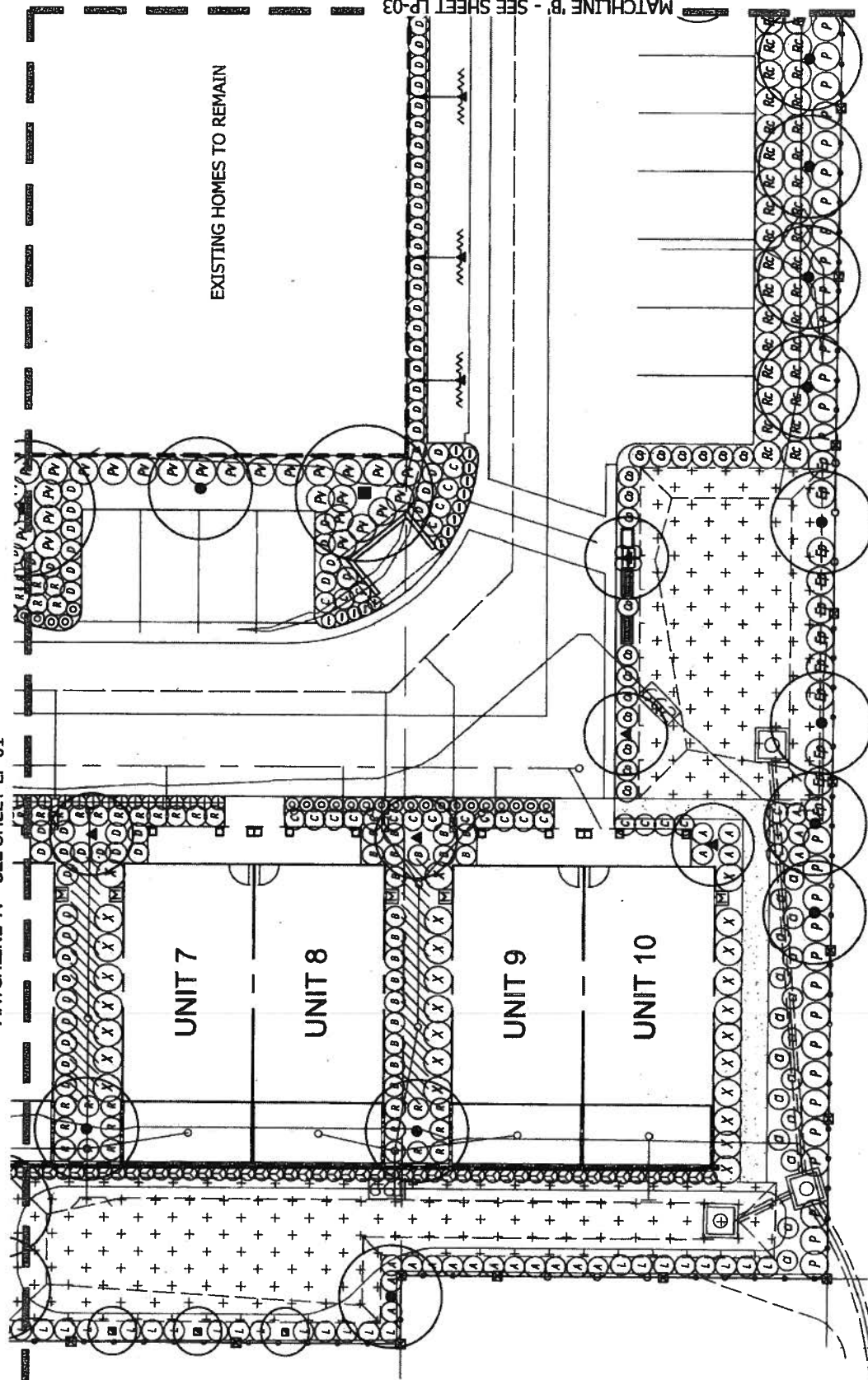


**PROPOSED PROJECT
SUB 12-0014**



LANDSCAPE PLAN

MATCHLINE 'A' - SEE SHEET LP-01



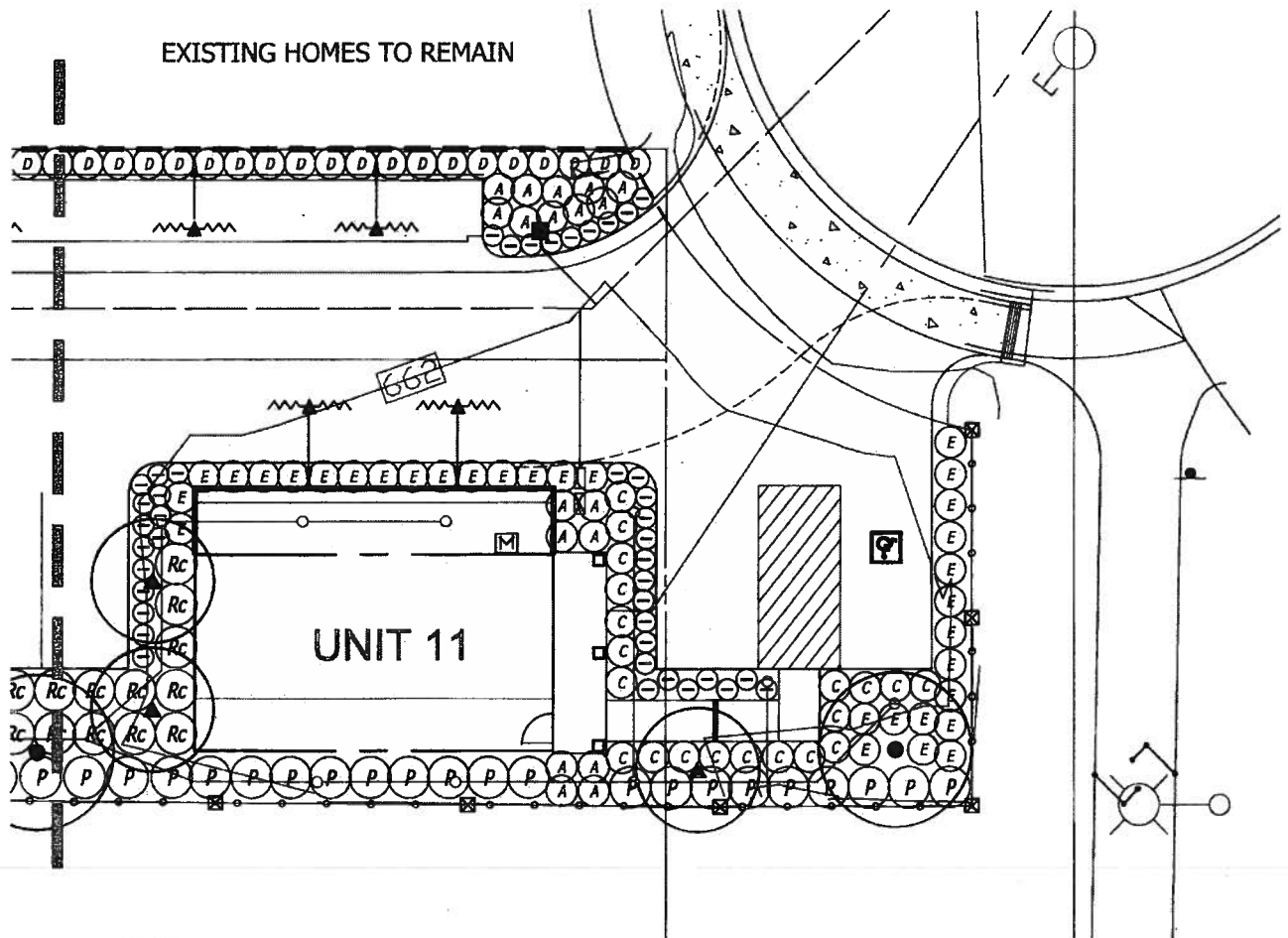
PROPOSED PROJECT SUB 12-0014



LANDSCAPE PLAN

MATCHLINE 'B' - SEE SHEET LP-02

EXISTING HOMES TO REMAIN



**PROPOSED PROJECT
SUB 12-0014**



LANDSCAPE PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - R-3-18 zoning (Multi-family residential, 18 du/acre maximum) – North of the proposed development site are existing single-family and multi-family residences. On the northern side of Washington Avenue are single-family residences on lots of approximately 6,000 SF.

SOUTH - CG zoning (General Commercial) – The Escondido Creek and adjacent Creek Trail are located immediately to the south of the project site. On the southern side of the creek are a small multi-family development and small commercial structures.

EAST - R-3-18 zoning – Medium-density multi-family and scattered single-family residences are located to the east of the site, across Elm Street.

WEST - R-3-18 zoning– Medium-density multi-family and scattered single-family residences are located to the west of the site.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department has expressed no concern regarding the proposed development and their ability to provide service to the site.
2. **Effect on Fire Service** – The Fire Department has expressed no concerns relative to its ability to provide service to the site. The site is served by Fire Station No. 1 (310 North Quince Street), which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. Development of the site would contribute incremental increases in demand for fire services. The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service, as conditioned.
3. **Traffic** – The project takes access from Elm Street, unclassified in the City's Circulation Element. Traffic would enter the site via a new one-way access driveway on Elm Street and exit via a second one-way driveway from Elm Street. The 20-foot-wide, one-way drive would provide access to each individual unit and parking spaces. A total of 24 parking spaces would be provided on-site, including 11 covered spaces. In addition, parking would continue to be permitted on Elm Street, as it is not a Circulation Element street.

Based on the San Diego Association of Governments (SANDAG) traffic generation rates for the San Diego region, constructing 11 attached condominium units would result in the generation of 88 average daily trips (ADTs) to surrounding streets. The Engineering Division has indicated that the addition of 88 trips would not significantly impact the existing Levels of Service along adjacent streets or intersections. According to the Engineering Division, the development would not adversely impact the adjacent roadways.

In conjunction with the proposed project, Elm Street is being improved with curb, gutter and sidewalks as part of a neighborhood improvement project through the Neighborhood Services Division, using Community Development Block Grant (CDBG) funds. This project includes improved pedestrian access to the adjacent Escondido Creek Trail.

4. **Utilities** – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project does not materially degrade the levels of service of the public sewer and water system.
5. **Drainage** – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. It is located in an area where the chance of flood is contained within a channel. There are no significant drainage courses

within or adjoining the property. Runoff from the project will be directed into grass-lined treatment swales (detention basins). The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Notice of Exemption was issued on March 3, 2014, in accordance with CEQA Section 15332 (In-Fill Development Projects).
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 General Plan land use designation on the subject site is Urban III (Multi-family residential with a maximum density of 18 du/acre). The designation accommodates a wide range of housing types in the transitional areas that exist between single family neighborhoods and higher density residential and commercial areas. The proposed project density would be 11.5 units per acre (11 units on 0.96 acre), which would be in conformance with the General Plan.

The Housing Element of the General Plan expresses a need for residential units affordable to lower income households. Both the Regional Housing Needs Assessment (RHNA) and the Housing Element programs indicate that both rental and ownership units affordable to lower income households are needed in Escondido. The project would result in 11 units available to lower income first-time homebuyers.

Whether the Proposed Project Conforms to the Zoning Code

The maximum height permitted in the R-3 zone is three stories or 35 feet. The proposed residential buildings would be 22'8" and two stories, which is in conformance. The required setbacks in the R-3 zone are 15 feet in the front (20 feet for a garage fronting on the street), five feet on the sides, and 10 feet in the rear. All of the residential buildings would meet the required setbacks. The site is unusually shaped with two panhandles extending to Elm Street from the body of the parcel. One of the panhandles is 31'-wide and will be used only for access. The other "panhandle" is more than 65 feet wide, which will include a 20-foot-wide, one-way access drive, parallel parking spaces and the detached unit. Two accessible parking spaces, including one covered space, will be located directly off the Elm Street cul de sac, adjacent to the proposed accessible residential unit. The uncovered space will be located approximately six feet from the property line along Elm Street, which is the front property line, and four feet from the side property line. This reduction in setbacks is permitted in conjunction with the State density bonus law.

Because SDHFH is a non-profit organization and utilizes volunteer labor, the construction materials they use for their homes must be easy to install. Carports will be constructed of steel with metal roofs. The units will incorporate a horizontal hardi-board cement fiber-board siding, composition shingle roofing, decorative shutters on front elevations, and wooden covered front porches and railings. There will be two color schemes in neutral shades for the units. The elevations will have a combination of 4"-wide and 8"-wide siding for contrast/relief. The Staff Design Review Committee reviewed the elevations and agreed that they were appropriate for the project.

In order to maintain open areas and limit massing of buildings, the R-3 zone requires a maximum floor area ratio (gross floor area of all buildings divided by total lot area) of 0.7. The proposed floor area ratio of this project is 0.42. Additionally, Section 33-252(e) of the Zoning Code requires a residential development to provide 800 SF of open space per unit for each unit with three bedrooms, for a total requirement of 8,800 SF of open space. Open space can include common open space and private exclusive use areas. Typically, required open space has a minimum dimension of ten feet and does not include parking areas, driveways or required front yards. Each of the proposed units would have a fenced, 190

SF exclusive use rear yard and a front porch, in addition to the common landscaped areas throughout the project. A total of approximately 9,038 SF of open space would be provided on the site. Additionally, although it is not counted as required open space, the project will be adjacent to the Escondido Creek Trail with a pedestrian entrance to the trail adjacent to the project to use for walking, jogging or bicycle riding.

Minimum Density

Zoning Code Section 33-246(e) requires that vacant and underdeveloped properties shall be developed at a density of at least 70% of the maximum density permitted. The requirement is intended to encourage an increase in the supply of affordable housing and stimulate redevelopment/development, by preventing underutilization of multi-family zoned sites. Seventy percent of the permitted density of 18 du/acre is 12.6 du/acre, while the project proposes a density of 11.45 du/acre (64% of the permitted density). Seventy percent of the permitted density would result in 12 units, as opposed to the 11 units proposed. An exception to the requirement is permitted when the proposed development will not preclude the City from meeting its housing needs as described in the Housing Element of the General Plan. The entire project consists of eleven ownership units that will be affordable to lower income households, therefore helping to meet the housing needs detailed in the Housing Element.

Whether the Project is in Conformance with Requirements of the Condominium Ordinance

Article 49 of the Zoning Code (Condominium Ordinance) applies to new residential condominium units, as well as conversions of rental units to ownership condominiums. Two criteria of the Condominium Ordinance are to ensure that units incorporate features that are normally found in owner-occupied, single-family units, and to ensure the financial sustainability of a new development. Requirements applicable to new construction include a minimum unit size of 1,000 SF for three bedroom units, the provision of 80 cubic feet of storage space per unit, in addition to normally expected closets and cabinets, and the provision of washer and dryer hook-ups in each unit. The proposed project is consistent with the requirements for new condominiums because all units would have three bedrooms and consist of 1,330 SF. In addition, all units will have a separate, interior laundry room with washer and dryer and an approximately 80 CF storage area located under the stairway.

The eleven units will be owner-occupied and are subject to SDHFH provisions restricting owners from renting units. In addition, because the project involves new construction and \$500.00 per unit will be placed in a contingency fund for the future homeowner's association, the City can be assured of the financial sustainability of the project. SDHFH will work with the State Department of Real Estate (DRE) to establish a homeowner's association. The future homeowner's association will be responsible for maintenance of the exterior of the units, the carports, and the open space, including detention basins.

Appropriateness of the Requested Density Bonus Incentives

Escondido's current Density Bonus Ordinance (Zoning Code Article 67) allows a minimum density bonus of 25 percent and deviations from the Zoning Code for qualifying affordable developments. Escondido's Ordinance is not in compliance with State Density Bonus law, which has a sliding scale for the density bonus and number of incentives allowed. If a city has not modified their requirements to implement state law, a city must comply with state law provisions. State law requires that each of the projects that qualifies for a density bonus is entitled to concessions or incentives. Density bonuses and incentives must be provided to all developers proposing affordable housing who request them.

Density Bonus Ordinances encourage development of affordable and senior housing, by allowing additional units above the maximum allowable residential density under the applicable zoning or General Plan designation for affordable housing projects, and by allowing deviations from development standards. The City is in the process of adopting a Density Bonus and Residential Incentive Ordinance that is consistent with the State Density Bonus requirements (Government Code Sections 65915-65918). Until that is completed the city defers to the State requirements when reviewing requests for a density bonus for affordable projects. State Density Bonus law requires allowance of a density increase and the provision of certain incentives for residential development projects that set aside a percentage of their total units to be affordable to lower and moderate income households. All of the proposed units in the subject project would be affordable to lower

income households, which would qualify the developer for three concessions, in addition to a reduced parking ratio. The applicant is not proposing a density increase beyond that permitted by the General Plan and Zoning designation. However, they are proposing to utilize two concessions: 1) a parking reduction of two (2) vehicle spaces and, 2) a reduction in setbacks for parking spaces from 15 feet to 6 feet in the front yard (11-foot reduction) and from 5 feet to 4 feet in the side yard (1-foot reduction). Both requests are described below.

Parking Incentive

Article 39 of the Zoning Code (Parking Ordinance) requires two parking spaces per unit per unit for three-bedroom units, plus one additional space per four units for guests. This includes a minimum of one covered parking space per unit. Utilizing this standard, the parking requirement for this project would be 25 spaces, including 11 covered spaces. However, State Density Bonus Law allows an applicant providing a percentage of affordable housing units to incorporate a reduced amount of parking, consisting of two onsite parking spaces per three-bedroom unit, inclusive of handicapped and guest spaces, with no specific requirement for covered parking. This results in a requirement of 22 parking spaces. The applicant is providing 23 spaces, including 11 covered exclusive use parking spaces (one per unit) and 12 additional on-site spaces for residents and guests. In addition, some parking will be available on Elm Street. Staff is satisfied that there would be adequate parking for the development, since there would only be a reduction of two spaces from the Zoning Code requirement and there would be at least two parking spaces per unit.

Setback Reduction Incentive

Upon request by a developer, cities must grant requested incentives that reduce development standards, unless an incentive is shown to have a specific adverse impact on public health or safety or the physical environment. The number of incentives is based on the percentage of affordable units provided, similar to the density bonus, so that a developer providing a greater amount of affordability is able to utilize more incentives. The proposed project will designate 100% of the units as affordable for low-income households. Projects that include at least 15% of units for very low income households, or at least 30% of units for low income households, qualify for three concessions, in addition to utilizing the affordable parking ratio. Incentives/concessions can include approval of mixed-use zoning, a modification of site development or zoning standards, which can include reduced parking requirements, reduced setbacks and minimum square footage, or other regulatory incentives that result in cost reductions to the project.

The applicant requests a reduction in the required front yard setback for two parking spaces from 15 feet to six feet in the front yard and from five feet to four feet in the side yard. The lot has an unusual shape with the majority of units constructed toward the rear of the site and two "panhandles" extending to Elm Street for one-way access. Two parking spaces, both handicapped accessible and one covered, would be located adjacent to the detached accessible unit in what is not a traditional front yard. The side setback area will be landscaped and will be adjacent to the new access to the Escondido Creek Trail. The accessible ramp and path of travel from the accessible unit to the parking spaces will be located here. There will be no adverse impact from the reduction of these setbacks due to the location of the parking spaces and the landscaping proposed.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site is located on approximately 0.96 acres on the western side of Elm Street between Washington Avenue and the Escondido Creek. Elm Street currently cul-de-sacs adjacent to the project site and there are two available access points from Elm Street to the site with an existing duplex structure (not a part) in between. The site is vacant and fairly level with some existing, scattered ornamental trees and weedy vegetation. Cul-de-sac improvements to Elm Street and utility improvements will be made concurrent with the project, using Community Development Block Grant (CDBG) funds. The site is mostly surrounded by older single-family and low to medium density multi-family residences. There are some existing commercial structures to the south of the project site, across Escondido Creek.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 0.96 acre (41,817 SF)
2. Number of Units: 11
3. Number of Lots: One lot (11 air space condominium units)
4. Project Density: 11.5 dwelling units/acre
5. Number of Buildings: One detached condominium
Five duplex buildings with two condominium units each
Six buildings total
6. Unit Type: All Units: 1,330 SF, 3-BR, 2-BA, 2-Story
7. Grading: Cut: 1,000 cubic yards
Fill: 1,000 cubic yards
8. Landscaping: The area in front of the units and the areas between the buildings will be landscaped with a combination of trees, shrubs and groundcover. In addition, the project will contain two detention basins for stormwater, which will be hydroseeded. The areas surrounding the basins will have trees, shrubs and some seating areas, to result in as usable an area as possible. Perimeter and interior landscaping would include 36"-box trees, 24"-box trees, and a mixture of 1-gallon and 5-gallon shrubs.
9. Amenities: Each unit would have a fenced, private patio/yard, a covered front porch, an interior laundry room, under stairway storage, and a covered parking space.
10. Building Color/Materials: Contemporary architecture. 8" and 4" Hardiplank (cement fiber) siding exteriors, door and window trim, and decorative shutters. Composition shingle roofs. Wood front porches/railings. Metal carports and roofs.
Two neutral color schemes including light and deeper earth tones.
11. Project Fencing: A 6'-high tubular steel fence with slump block pilasters is proposed along the southern property line, adjacent to Escondido Creek and along a portion of the western property line. A combination of 5'-high and 6'-high wood fences, painted to match the units, are proposed surrounding individual private yards, and the remainder of the perimeter of the site.

C. CODE COMPLIANCE ANALYSIS

	<u>Required R-3-18 Zone</u>	<u>Proposed</u>
1. Setbacks:		
Front (Elm Street):	15 feet	28 feet residential building 6 feet parking spaces
Side:	5 feet	5 feet buildings 4 feet paved parking space
Rear:	10 feet	10 feet
2. Parking:	22 (11- 3BR units at 2 spaces each) <u>+3 guest spaces (1/4 units)</u> = 25 total spaces required	11 covered spaces <u>12 uncovered spaces</u> 23 total spaces
3. Building Height:	35 feet (or 3 stories)	22'8", 2 stories
4. Usable Open Space:	8,800 SF (800 SF/unit)	9,038 SF (821 SF/unit)
5. Floor Area Ratio	0.7 maximum	.42
6. Density:	18 du/acre maximum	11.5 du/acre
7. Unit size:	1,000 SF minimum	1,330 SF

**FINDINGS OF FACT
SUB 12-0014
EXHIBIT "A"**

Tentative Subdivision Map

1. The proposed one-lot subdivision map with a density of 11.5 du/acre is consistent with the General Plan designation of Urban III, which permits a maximum density of 18 du/acre. The project is in conformance with the General Plan. Although the Zoning Code requires a new development not have a density below 70% of the maximum permitted density, the proposed project meets the exception to this requirement for projects that do not preclude the City from meeting its housing needs as described in the Housing Element. The proposed project would provide 11 units affordable to low income households helping to meet the City's housing need.
2. As conditioned, the design and improvements of the proposed subdivision map are consistent with the requirements of the R-3-18 zone, since the development is consistent with the development standards of the R-3-18 zone and the deviation allowances of State density bonus law.
3. The site is fairly flat and physically suited for this type of development, since the concept plans show minimal grading required for the development and setbacks consistent with the Zoning Code. The site is zoned for multi-family residential development and is surrounded by existing residential development of similar density.
4. The design of the subdivision map and proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat since no stream course or endangered wildlife occurs on the property.
5. The design of the subdivision map and the type of improvements are not likely to cause serious public health problems since city water and sewer facilities exist in the area and are available to the site, vehicle traffic generated by the project would not materially degrade the level of service on the adjoining streets or intersections, and the project is conditioned to provide necessary street improvements.
6. The design of the subdivision map and the type of improvements will not conflict with existing easements of record, or easements established through court judgments or acquired by the population at large, for access through, or use of, property within the proposed subdivision map, based on review of available maps and a preliminary title report for the property.
7. The requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant effect on the environment as demonstrated in the Notice of Exemption, issued on March 3, 2014, in accordance with CEQA section 15332 (In-Fill Development Projects).
8. The design of the subdivision map has provided, to the extent feasible, for passive or natural heating or cooling opportunities in the subdivision. Unit sizes and configuration provide opportunities for passive/solar heating and landscaping provides passive cooling opportunities.
9. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to recordation of the map.

Condominium Permit

1. The development of this project as condominium units is consistent with the Condominium requirements of the Zoning Code, since the project provides the architectural and site planning amenities which are available in other similar ownership developments.
2. The project meets the requirements of the Zoning Code, including parking and setbacks, with the exception of deviations permitted by the state Density Bonus law. The project also meets and complies with all Engineering Division, Utilities Division, Fire Department, and Building Code requirements.
3. Based upon the number of units in the project, and the fact that the project involves new construction, the City is reasonably assured that long-term financial viability would exist. The structural, electrical, mechanical, and plumbing components should last the life of the building and the homeowner's association, with 11 members, would have the necessary funding to ensure the development is well-maintained.

**CONDITIONS OF APPROVAL
SUB 12-0014
EXHIBIT "B"**

Planning Division Conditions

1. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
3. 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.
4. The approval of the Condominium Permit is contingent upon recordation of SUB 12-0014. The life of this Condominium Permit shall run concurrently with that of the Tentative Subdivision Map (SUB 12-0014). The Tentative Map shall expire after thirty-six months (36) if the final map is not recorded or an extension of time is not granted.
5. Access for use of heavy fire-fighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given unless and until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshall.
6. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
7. Three copies of the revised Tentative Map reflecting any modification or changes required by the approval shall be submitted to the Planning Division for certification prior to approval of the Final Map.
8. No units shall be sold or conveyed until the Final Map is recorded.
9. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
10. The developer shall deposit \$500.00 per unit to the Planning Division, prior to approval of the final map for SUB 12-0014. Said deposit shall be used solely and exclusively as a contingency fund for emergencies which might arise relating to exterior structures, open space areas, and other repairs as may be assumed by the Homeowner's Association or management corporation, pursuant to Section 33-957 of the Escondido Zoning Code.
11. Upon conveyance of the first unit, the developer shall be responsible for contributing the monthly homeowner's association assessment for each unsold unit, under authority of the Final Subdivision Public Report issued by the California Department of Real Estate.
12. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be arranged so as to prevent light from reflecting upon adjacent properties or streets.
13. A minimum of 23 striped parking spaces shall be provided in conjunction with this development, and maintained at all times, including 11 covered spaces and 12 open guest/resident spaces. All uncovered parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards.

14. The minimum size of parallel parking spaces (for example, the five spaces located across drive aisle from Unit 11) is 22' long and 8.5' wide for regular spaces; and 20' long and 8.5' wide for compact spaces. Modify the spaces on grading and site plans to meet minimum requirements.
15. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Section 1129B (Accessible Parking Required) of the California Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
16. Two copies of the CC&Rs shall be submitted to the Planning Division (with the required review fee in effect at the time the CC&Rs are submitted) for review and approval prior to Final Map for the proposed project. The CC&Rs shall detail the responsibility for the maintenance of any driveways, parking areas, common landscaping, open space, walls, fencing, building exteriors, recreational facilities, common drainage facilities, etc., to the satisfaction of the Planning and Engineering Divisions. A homeowners' association shall be established for the relevant project components in accordance with Department of Real Estate requirements. A self-managed association shall not be allowed. The CC&Rs shall include a parking management plan which details any assigned spaces, parking restrictions, on-site vehicular maintenance, and guest parking.
17. An inspection by the Planning Division will be required prior to issuance of and certificates of occupancy. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
18. Trash enclosures must be designed and built per City standards, and permanently maintained. All trash enclosures (including existing trash enclosures) shall meet current engineering requirements for storm water quality, which includes the installation of a decorative roof structure. Solid metal doors shall be incorporated into the trash enclosure. A decorative exterior finish shall be used. All trash enclosures must be screened by landscaping as specified in the Landscape Ordinance, including shrubs and/or vines. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc. Trash enclosure location, dimensions and design shall be included on the building and landscaping plans.
19. Colors, materials and design of the project shall be in substantial conformance with the plans/exhibits approved by the staff Design Review committee, and the exhibits and details in the staff report to the satisfaction of the Planning Division. All units shall have a combination of alternating 4" and 8" hardiboard siding on the ground floor and 4" hardiboard on the second floor.
20. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code). A separate sign permit shall be required prior to the installation of any signs.
21. All new utilities shall be underground.
22. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building.
23. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice

of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific 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.

24. If any gated entrances are proposed in the future, they shall be approved by the Planning Division, Engineering Division, and Fire Department, and shall incorporate appropriate vehicle stacking, turn around areas, electrical switches and strobe detectors as approved by the Fire Department. Decorative materials shall be used in the design of the gate.
25. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
26. All habitable buildings shall be noise-insulated to maintain interior noise levels not exceeding 45 dBA or less, with plans certified by project architect.
27. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform with the conceptual grading plan.
28. Prior to issuance of any Certificates of Occupancy, a sign shall be located at the southern Elm Street entrance stating "One-Way Drive Do Not Enter."

Landscaping Conditions

1. Prior to occupancy, all perimeter, slope and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
3. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
4. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
5. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans. Fencing along the project boundary with the Escondido Creek shall be steel with concrete pilasters as shown on the concept landscape plan, or otherwise consistent with the Creek Trail Master Plan.
6. The area within the drainage basins shall be landscaped in compliance with Stormwater requirements, as determined by the Engineering Division. The area immediately surrounding the basins shall contain a combination of shrubs and trees, with seating areas to the satisfaction of the Planning Division.

7. The landscape plan shall be revised to provide landscape wells (or equivalent) with no curbing (or rolled curbing) instead of a landscape strip at the four parking spaces opposite Unit 11, in order to provide parking spaces with a minimum width of 8.5 feet.
8. Revised landscape plans shall show symbols for all plant types to enable conformance review. .

Building Division Conditions

1. Appropriate accessible paths of travel shall be required from the public way, as required by the Building Official.

Fire Department Conditions

1. Tiff or PDF file copy of project shall be provided to the Fire Department showing building floor plan, roof plan and site plan.

Fire Protection Systems

1. NFPA 13R **automatic fire sprinkler system** will be required.
2. Sprinklers will be required on all overhangs exceeding four feet.
3. Smoke detectors shall be required above all stairwell landings.
4. An approved fire alarm system shall be required.
5. A fire hydrant is required to be located within 50 feet of the fire department connection, unless otherwise specified. Please show location on plans.
6. Fire hydrants capable of delivering 2,500 GPM at 20 PSI residual pressure shall be required every 300 feet to the satisfaction of the Fire Department.
7. Additional hydrants may be required near intersections, fire department connections or other locations.
8. Extinguisher(s) shall be provided at locations indicated with a minimum rating of 2A-10B: C in a visible and accessible location, at an exit or in the exit path. Walking distance is not to exceed 75 feet (CFC 906.2; T-19 Art. 5). Extinguishers must be mounted not more than 5 feet nor less than 3 ½ feet above the floor.

Access

1. Access roads shall be improved to a minimum 20' paved width. "NO PARKING" must be posted.
2. Speed humps/bumps shall not be allowed.
3. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants shall be provided prior to the accumulation of any combustible materials on the job site.
4. All gated entrances shall be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Electric gates shall be operable by Fire Department strobe detectors and allow free exiting. A funding method to provide ongoing maintenance of fire lanes, electric gates, and other fire & life safety requirements **must** be provided for in the CC&Rs and/or the Association, to the satisfaction of the Fire Department. A responsible property manager shall be easily accessible to the Fire Department.

5. A 28' inside turning radius shall be required on all corners to the satisfaction of the Fire Department.
6. Barricades shall not obstruct fire hydrants or impede emergency vehicle access.
7. 13'6" vertical clearances shall be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width shall be trimmed or removed and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.
8. Red curbs with 4" white lettering, "NO PARKING FIRE LANE" signs are required in 24'-wide access areas and provisions to provide ongoing maintenance shall be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement shall be submitted to the Escondido Planning Department. "FIRE LANE" signs and red curbs shall meet specifications of the Escondido Police Department.
9. Must maintain a minimum required access width of 20' to allow for on-street parking, loading and unloading of vehicles and still provide clear and unobstructed emergency vehicle access. One side to be marked as "FIRE LANE" (must meet Escondido Fire Department standards).
10. 13'6" vertical clearance must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.
11. Red curbs with 4" white lettering "NO PARKING FIRE LANE" are required in the turn-around and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.

Engineering Division Conditions

GENERAL

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all existing on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.
3. All final building inspections and the occupancy of any units will be withheld until the Elm Street surface and utility improvements to be constructed by City contract and funding per Improvement plan P11-0001 are completed and accepted by the City Engineer and Utilities Engineer.
4. As surety for the construction of required on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of this Subdivision.
5. No Building Permits shall be issued for any construction within this Subdivision until the either of the following is complete:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled; or

- b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
- 6. If offsite conditions along Elm Street necessitate design and construction changes to the proposed Elm Street surface and/or utility improvements as shown on Improvement plan P11-0001, the developer will be responsible to modify their improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer and the Utility Engineer.
- 7. All improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
- 8. The engineer shall submit to the Planning Department a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

- 1. Private street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
- 2. The developer will be responsible to modify their onsite improvements to accommodate any changes to the proposed offsite improvements as noted above. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
- 3. The northerly private driveway shall be striped and/or signed as "No parking" and shall be constructed to accommodate access to the adjacent properties in a manner consistent with any access easements or rights they may be found to have to the satisfaction of the City Engineer and the Fire Marshal.
- 4. The northerly driveway shall be signed and/or striped as a "One Way" entrance to the project and shall have a paved width of no less than 20 feet. The southerly driveway shall be signed and/or striped as a "One Way" exit for the project and shall have an aisle width of no less than 20 feet.
- 5. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
- 6. All on-site roads, driveways and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director.
- 7. Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards and driveway aprons shall meet all current ADA requirements.
- 8. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer.
- 9. Street lighting shall be required on all on-site private streets. It shall be the responsibility of the property owner's association to adequately maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&R's.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his/her recommendations.
2. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
3. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Dept. plan review and permit process.
4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one(1) or more acres.
6. Lot drainage shall meet the requirements of current Escondido Design Standards and the City Engineer and shall include the construction of necessary brow ditches.
7. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
8. Unless specifically permitted to remain by the County Health Department, all existing wells within the project shall be abandoned and capped, and all existing septic tanks within the project shall be pumped and backfilled per County Health Department requirements.
9. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
10. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The project shall limit drainage flows to their pre-construction rates. Details and calculations for detention basins shall be submitted in the drainage study and approved as part of the grading plan check.

3. A Final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.
4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
5. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. This Agreement shall be referenced in the CC&Rs.
6. All storm drain systems constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the property owner's association. Provisions stating this shall be included in the CC&R'S.

WATER SUPPLY

1. The developer will be responsible to modify their onsite water improvements to accommodate any changes to the proposed offsite improvements as noted above. The determination and extent of the modification shall be to the satisfaction of the Utilities Engineer.
2. All onsite public water main locations and sizing shall be to the satisfaction of the Utilities Engineer. Required water main improvements shall include a minimum 8" PVC onsite public water main looped through the project and designed for the required fire flows.
3. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
4. All on-site water lines not in public easements will be considered a private water system. The property owner's association will be responsible for all maintenance of these waterlines. This shall be clearly stated in the CC&R's.

RECLAIMED WATER

1. The developer is required to construct a separate irrigation system for the major common areas, detention basin, street parkways that can use either potable or reclaimed water. This system should be built to the satisfaction of the Community Development Director and the Utilities Engineer.

SEWER

1. The developer will be responsible to modify their onsite sewer improvements to accommodate any changes to the proposed offsite improvements as noted above. The determination and extent of the modification shall be to the satisfaction of the Utilities Engineer.
2. All sewer main locations and sizing of mains shall be to the satisfaction of the Utilities Engineer. Required sewer main improvements include an 8-inch public main extended from the City constructed 8-inch sewer stub-out at right-of-way in the northerly driveway and into the project such that sewer laterals for each unit can be constructed per City Standard and Uniform Plumbing code.
3. Sewer mains with less than 3 feet of cover shall be protected by reinforced concrete encasement subject to approval by the Utilities Engineer.
4. Sewer manholes less than 4 feet deep shall be per special design as directed by the Utilities Engineer.

5. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
2. Necessary public utility easements for sewer, water shall be granted to the City on the Final Map. The minimum easement width is 20 feet. Easements with multiple utilities shall be increased accordingly.
3. A public utility easement shall be dedicated over the private streets. The public utility easement shall extend to include all public utility facilities including water meters, fire hydrants, air valves, etc.
4. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

REPAYMENTS AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the Director of Engineering Services.
2. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
2. The developer shall make provisions in the CC&R's for maintenance by the homeowners' association of private roadways, driveways, parking areas, private utilities(including sewer and water), drainage swales, private street lighting, storm drains, storm water treatment basins and facilities, and any common open spaces. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Water Quality Technical Report for the project.
4. The CC&R's must state that the property owners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the property owners' association when repair or replacement of private utilities is done.
5. The CC&R's must state that (if stamped concrete is used in the private street) the homeowners' association is responsible for replacing the stamped concrete in kind if the City has to trench the street for repair or replacement of an existing utility.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.



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
1600 Pacific Highway #260
P.O. Box 121750
San Diego, CA 92112-1750

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

Project Title/Case No.: SUB12-0014

Project Location - Specific: On the western side of Elm Street, between Washington Avenue and the Escondido Creek, addressed as 537 North Elm Street (APNs 230-103-17 and 230-103-22)

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

Description of Project:

A request for a one-lot Tentative Subdivision Map and a Condominium Permit for the development of eleven condominium units on a 0.96-acre site in the R-3-18 (Multi-family residential, 18 units per acre maximum) zone. The units all would be two-story with 1,330 SF and three bedrooms. One unit would be a detached accessible unit and the remaining ten units would be arranged as attached duplexes. Each unit would have a private fenced yard and would take access from a new, private, one-way drive aisle from Elm Street. Twenty-three on-site parking spaces would be provided for residents and guests, including handicap accessible spaces and 11 covered spaces for residents. The project also involves a request for Density Bonus provisions as permitted by State law, including a reduced parking ratio and a reduction in the front-yard and side-yard setbacks for two parking spaces.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: San Diego Habitat for Humanity, Ken Kosman Telephone: (619) 283-4663
Address: 10222 San Diego Mission Road, San Diego, CA 92108-2135

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

Exempt Status:

Categorical Exemption. Type and section number: 15332, "In-Fill Development Projects"

Reasons why project is exempt:

1. The proposed project is consistent with the General Plan designation of Urban III, all applicable General Plan policies and the Zoning Code.
2. Approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality or water quality.
3. The project site has no value as habitat for endangered, rare or threatened species, as the site has been previously cleared, is surrounded by urban uses and does not contain any sensitive habitat or species.
4. The project site is within the City limits, on a site of no more than five acres, and is substantially surrounded by urban uses.
5. The site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Kristina Owens Area Code/Telephone/Extension (760) 839-4519

Signature: _____

Kristina Owens, Associate Planner

3/3/14
Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: 6.2
Date: March 25, 2014

CASE NUMBER: PHG 13-0045

APPLICANT: Kerrigan Diehl, Plancom (for Verizon Wireless)

LOCATION: On the eastern side of Citrus Avenue, between Mountain View Drive and Glenridge Road, addressed as 1160 South Citrus Avenue. (APN: 231-220-21).

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A Conditional Use Permit to allow the installation, operation, and maintenance of a new unmanned wireless communication facility mounted to a replacement 71-foot high light standard located next to the baseball field in Mt. View Park. The proposed facility consists of three (3) sectors of two (2) antennas each, (6 total), and one four-foot diameter microwave dish. A new mechanical equipment enclosure would be constructed to house Verizon's mechanical equipment, cabinets, and a 10 kW emergency generator. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: P (Public Land/Open Space)

ZONING: OS-P (Open Space Parks)

BACKGROUND/SUMMARY OF ISSUES:

Verizon is proposing a new wireless communication facility which is an allowed use within the Open Space-Park (OS-P) zone with the approval of a Conditional Use Permit (CUP). The applicant is also proposing a 10 kilowatt (kW) emergency diesel generator to power the facility during any disruption in electrical service. The Electric Generating Facilities section of the Zoning Code (33-1122) states that any electric generator facility with more than a maximum production capability of five (5) kW of power will require a Conditional Use Permit (CUP).

The proposed wireless facility includes placing three (3) antenna sectors, with two (2) 6.5-foot-tall antenna panels per sector (6 total) and a four-foot in diameter microwave dish flush-mounted to a replacement ball field light standard. The light standard is the right field light located adjacent to the northwest ball field. The supporting equipment, cabinets, and emergency generator for the proposed wireless facility would be secured within a newly constructed masonry equipment enclosure built to look like the existing structures in the park.

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.

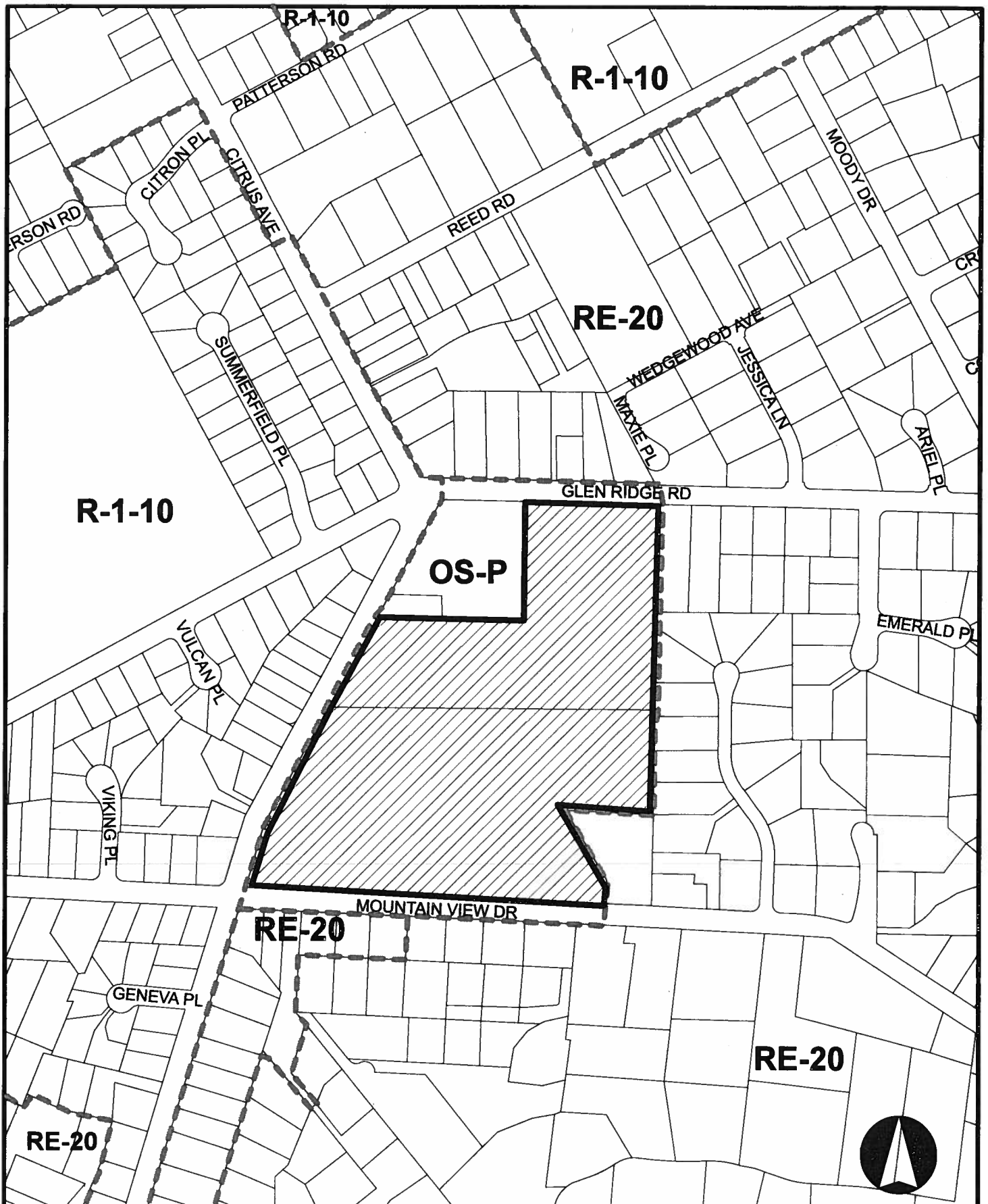
REASONS FOR STAFF RECOMMENDATION:

1. The proposed wireless facility is consistent with the Communication Antennas Ordinance since it would meet the requirements of the Open Space-Park zone; the antennas would be located on a light standard and painted to match the pole, and all equipment will be housed inside a newly constructed mechanical equipment room designed to match other park buildings.
2. The proposed 10 kW emergency diesel generator would not create any adverse visual, noise, or air-quality impacts since it will be located within an enclosed mechanical equipment room and away from residential properties. The generator is for emergency use only during power outages and would be tested 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.

Respectfully Submitted,

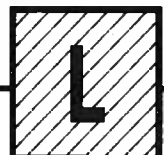


Bill Martin
Principal Planner

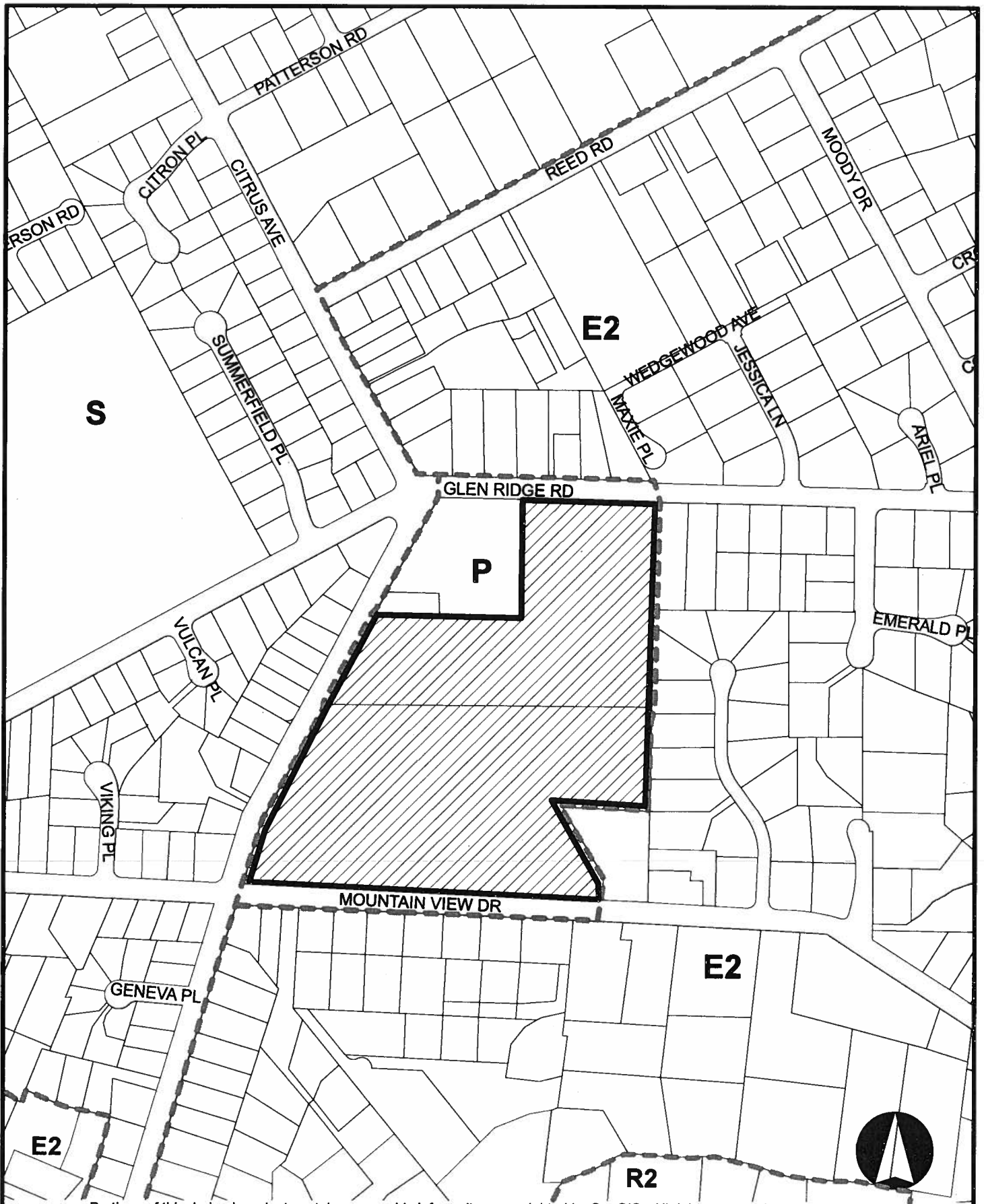


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PROPOSED PROJECT
PHG 13-0045



LOCATION/ZONING

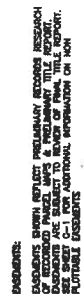


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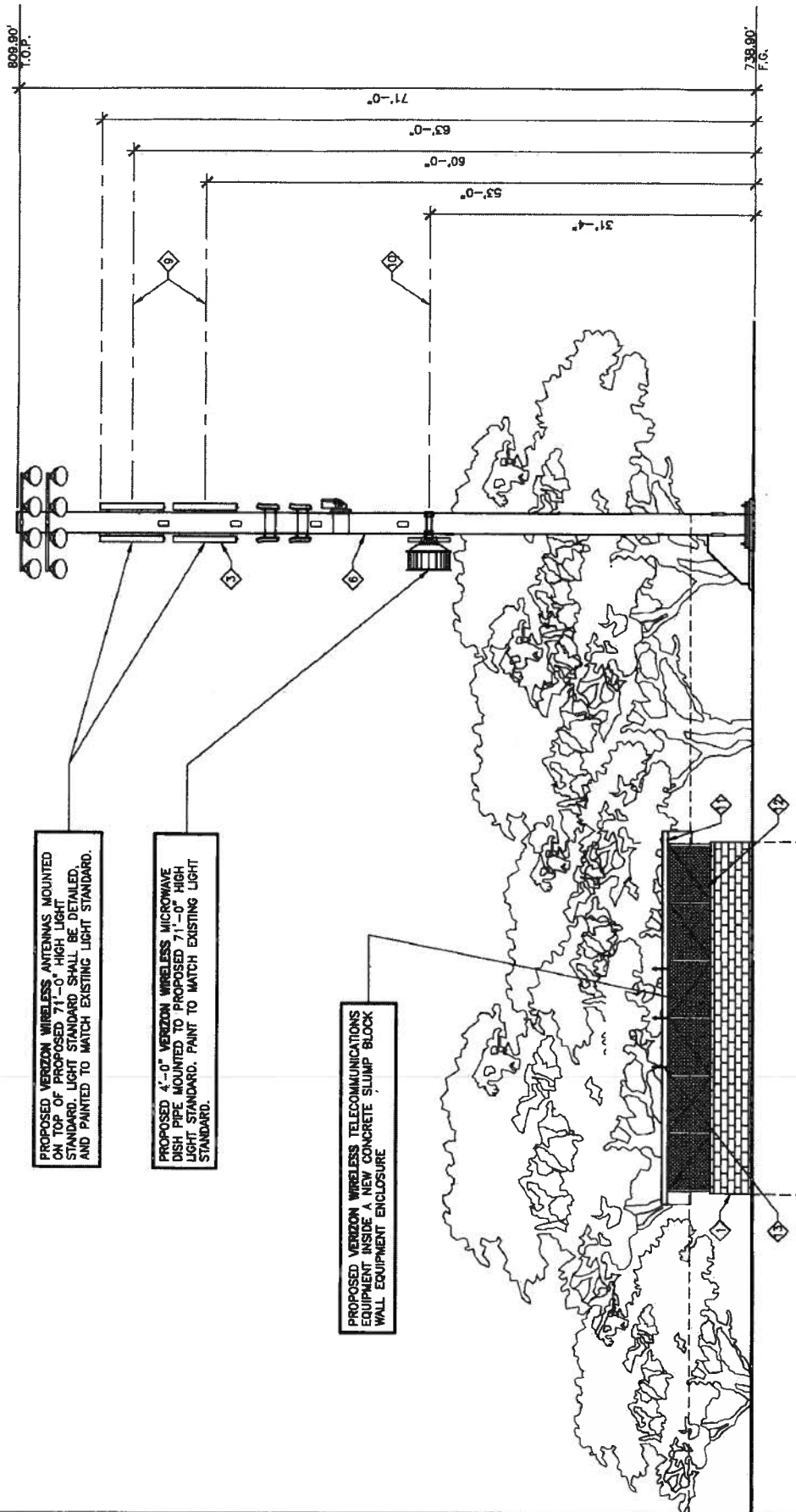
PROPOSED PROJECT PHG 13-0045



GENERAL PLAN



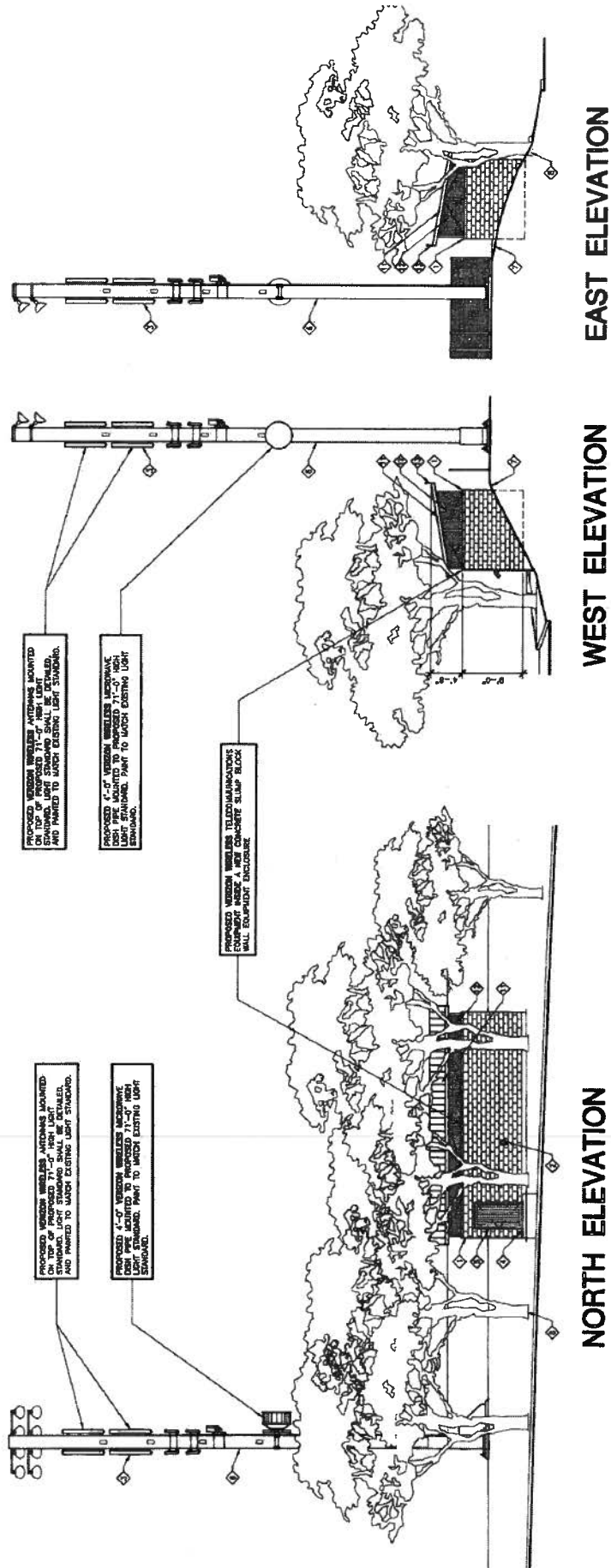


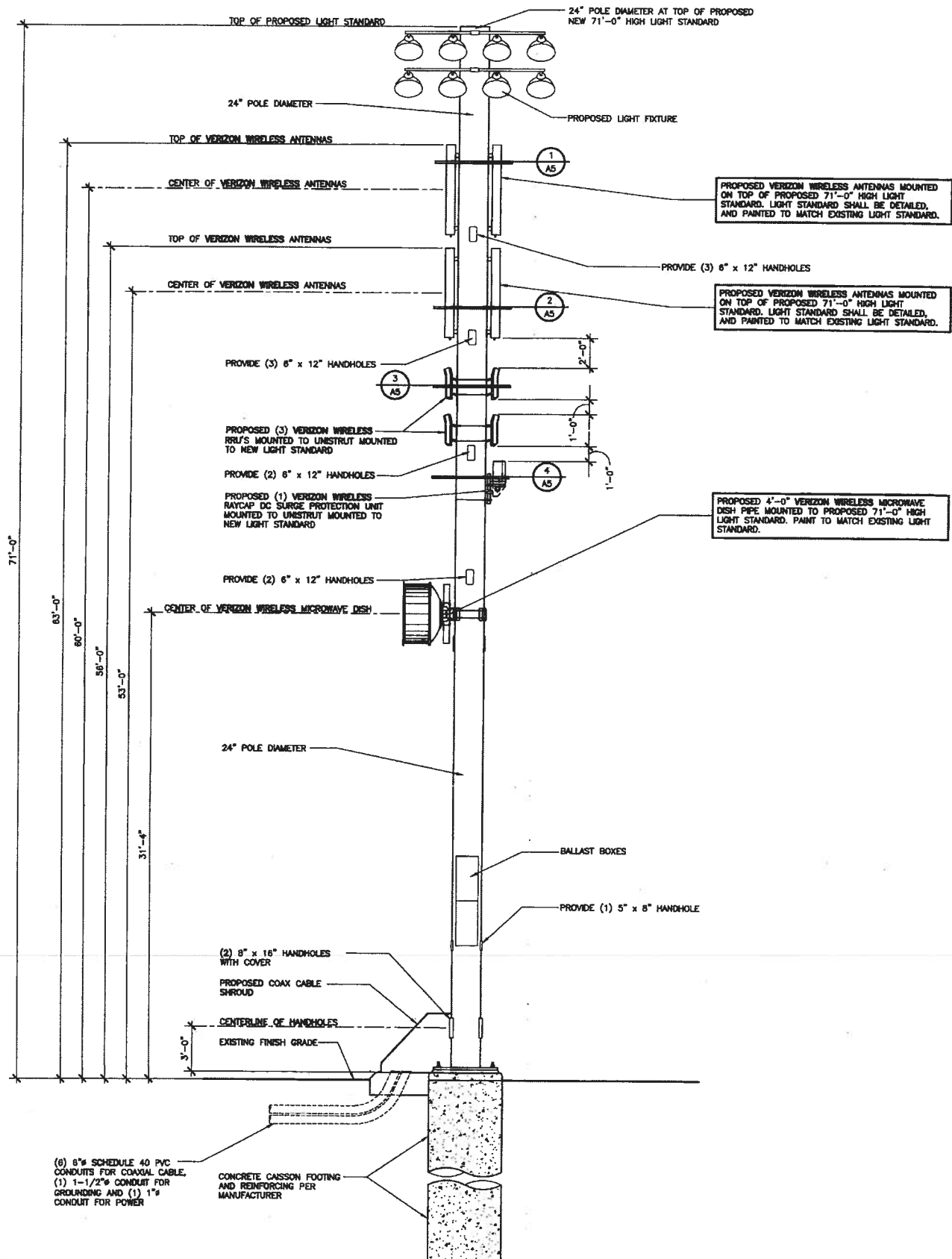


**PROPOSED PROJECT
PHG 13-0045**



PROPOSED PROJECT PHG 13-0045



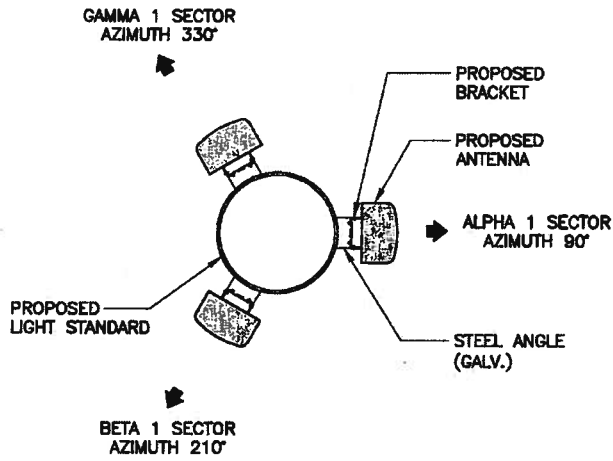


LIGHT STANDARD

**PROPOSED PROJECT
PHG 13-0045**

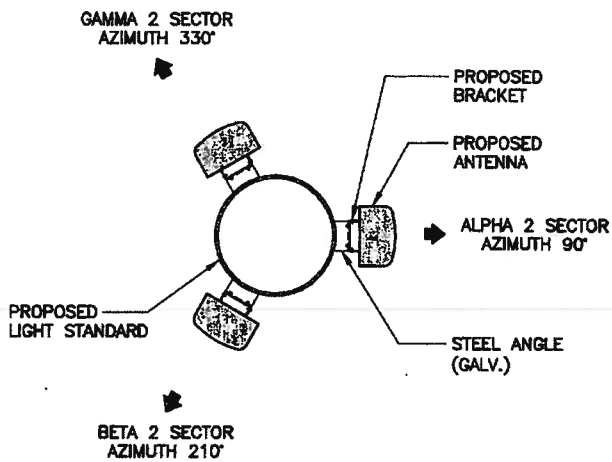


ELEVATIONS



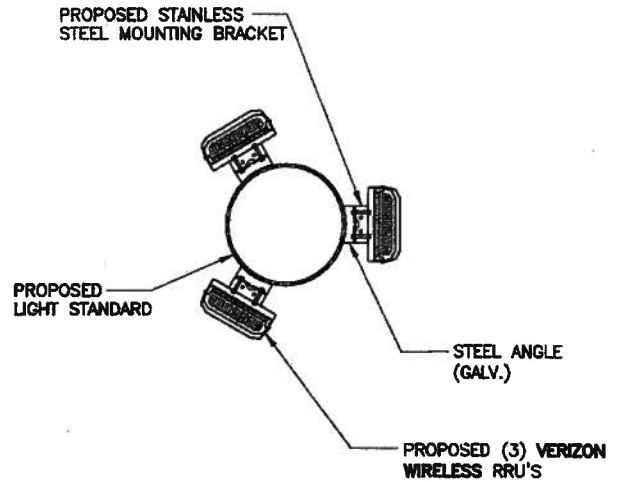
SECTION AT ANTENNA

1



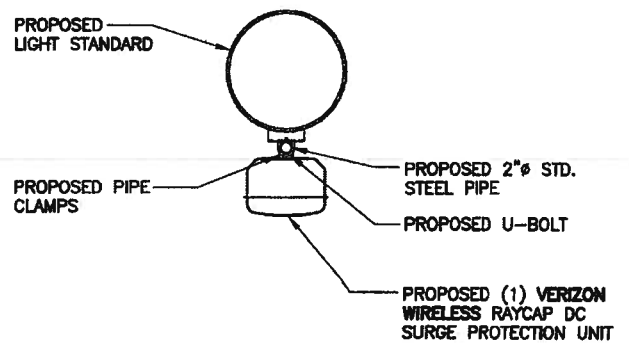
SECTION AT ANTENNA

2



SECTION AT RRU UNITS

3



SECTION AT RAYCAPS

4

**PROPOSED PROJECT
PHG 13-0045**

DEETAILS

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** – RE-20 zoning (Residential Estates, 20,000 SF minimum lot size) – A vacant historic residence and associated orange grove owned by the City of Escondido are located just north of the project site. Single-family residences on lots of $\pm$ 0.5 acre in size are located approximately 500 feet to the north of the project site, across Glenridge Road.
- SOUTH** – RE-20 and County zoning – Single-family residences on lots approximately 20,000 SF in size are located approximately 900 feet to the south of the project site, across Mountain View Drive.
- EAST** - RE-20 zoning – Single-family residences lots approximately 20,000 SF in size are located approximately 625 feet to the east of the project site.
- WEST** - R-1-10 (Single-family residential, 10,000 SF minimum lot size) zoning – Single-family residences on lots approximately 10,000 SF in size are located approximately 325 feet to the west of the project site, across Citrus Avenue.

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. 2, located at 421 North Midway Drive, which is located within the response time mandated by the General Plan. The proposed wireless facility would not contribute any increase in demand for fire services at the site. The Escondido Fire Department has expressed no concern regarding its ability to continue to provide service to the park site and has indicated that the proposed project would not impact levels of service.
3. **Traffic** – Mountain View Park has frontage on and access from Citrus Avenue and Mountain View Drive, which are both classified as Local Collectors (66' r.o.w.) in the 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 materially degrade the levels of service of the adjacent streets.
4. **Utilities** – Sewer and water mains with sufficient capacity to serve the site are available and existing within the adjoining street or easement. Sewer and water services are provided by the City of Escondido. The proposed CUP would not degrade the levels of service of the public sewer or water systems, 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 17, 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 Public Land/Open Space (P) 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 wireless facility project is consistent with the General Plan Public Land/Open Space designation since wireless facilities are allowed with the approval of a Conditional Use Permit in the Public Land/Open Space designation when compatible with the Communication Antennas Ordinance (Article 34) and compatible with the surrounding properties and the built environment, as discussed in the analysis section below and project findings.

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 adjacent to one of two baseball fields at Mountain View Park. The two existing ball fields are centrally located in the park and there are currently two other wireless facilities located on two other light standards in the park. The proposed facility would consist of three (3) sectors of two antennas, (6 total), and one four-foot diameter microwave dish mounted on a replacement 71-foot tall light standard. All associated equipment, cabinets, and emergency generator would be located within a newly constructed mechanical equipment enclosure approximately 30 feet west of the pole.

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 OS-P (Open Space-Pak), the 25-acre park is situated in a residential neighborhood and has similar wireless facilities on ball field light poles that were previously approved on the site. In addition, the nearest residence would be approximately 325 feet away which makes the project site practical for a wireless facility from a visual perspective.

The Communication Antennas 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 OS-P zone is the same as the adjacent zoned properties, which in this case would be 35 feet. The Open Space Park zoning allows the light standards to be erected in excess of the height limit within the zone to service the ball fields and the 71-foot height of the light standard was approved as part of the park development. Staff feels the use of the light standard for a wireless facility is consistent with the OS-P zone standards and previous approvals on the site.

The antennas would be mounted as flush as possible to the light standard making views from the surrounding residential properties not substantially different from the existing condition. All of the associated equipment would be located within a newly constructed equipment enclosure designed to look similar to the other structures (the dugouts) on the park site. The location of the proposed facility does not pose negative visual impacts, since the views of the site and the light pole would not be substantially different as seen from within the park and/or from surrounding properties, and the design of the facility is in scale and context with the surroundings. Staff feels the proposed wireless facility would be 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 10 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 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 north section of the ball field and located within a newly constructed mechanical equipment enclosure. The site is approximately 25 acres in size and surrounded by residential development. The nearest residence, approximately 325 feet away, will not be impacted by noise from the generator due to the enclosure walls that will 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. Therefore, the proposed generator would not create any adverse emissions due to the limited amount of hours a standby generator typically would be used.

Screening – The generator will be located within newly constructed mechanical equipment enclosure designed to be compatible with existing architecture in the park.

Conformance with FCC Emission Requirements

Operation of the facility would generate radio frequency electromagnetic emissions (RF radiation) and the Federal Communication Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public and occupational exposures to RF energy fields. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupation/controlled exposure limits (for workers) and general public/uncontrolled exposure limits. A RF study was prepared for the project by Sitesafe, Inc. to determine whether the proposed communication facility complies with the FCC Radio Frequency Safety guidelines. The study assumes a worst case scenario with the facility operating at maximum capacity, and compares the figures to existing standards. A copy of the study has been attached with this report. The study indicates there are no modeled areas on any accessible ground-level walking/working areas related to the proposed Verizon antennas that exceed the FCC occupational or general public exposure limits. In addition, the maximum MPE level is listed at less than 1% for general public (ground level areas around the light standard).

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The 25-acre site is level and is currently developed with a City-owned park (Mountain View), including tennis courts, parking areas; open play area, and softball/baseball fields. The park has frontage Citrus Avenue, Glenridge Road and Mountain View Drive with driveway access from Citrus Avenue and Glenridge Road. The proposed facility is located near the center of the park (including the historic residence and orange grove) and more specifically adjacent to the right field corner of the western ball field.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: Approximately 25 acres
2. Panels: Total of 6 (78" L x 15" W x 9.5" D). Two antennas stacked vertically per sector with three sectors mounted around the light standard. The mid-point of the lower antenna panels is approximately 53 feet above grade. The 4-foot diameter microwave dish will be located approximately 31 feet high on the light standard.
3. Power Density: Less than 1% of the FCC General Public Limit for Maximum Permissible Exposure (MPE), on the ground level.
4. Equipment: Support equipment, cabinets, and emergency generator to be located within the newly constructed mechanical enclosure located approximately 30 feet west of the pole.
5. Generator: 10 kW emergency standby diesel generator located within the new proposed equipment enclosure.
6. Hours of Operation
Wireless Facility: 24 hours, unmanned

**FINDINGS OF FACT
PHG 13-0045
EXHIBIT "A"**

1. The General Plan land-use designation on the site is Public Land/Open Space (P) which calls for the area to be developed with parks and open spaces. The Open Space - Parks (OS-P) zoning allows parks and recreational uses within the zone, including ball fields with light standards. 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 new mechanical equipment enclosure, which would eliminate any potential visual and/or 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 park and recreational uses and the new antennas would be located on the light standard. 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 diesel 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 enclosure 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 type of design that would fit on to the light standard and the associated equipment would be appropriately screened visually in an equipment enclosure.
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 established by FCC requirements. All signage and mitigation measures sited within the report will 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 located on a light standard within a park. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project area or will be impacted by the proposed development.

**CONDITIONS OF APPROVAL
PHG 13-0045
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 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.
8. 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.
9. 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/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.
10. 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.
11. 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.
12. 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.

13. Any permanent, temporary or stand-by emergency generators must be in conformance with the City's Ordinance and regulations regarding electric generating facilities. Generator maintenance and testing shall occur only between the hours of 7:00 A.M and 5:00 P.M.
14. No additional antennas or expansion of this facility shall be permitted without prior approval of the Planning Commission or Planning Division as determined to be appropriate by the Director of Community Development.
15. A sign conforming to ANSI C95.2 color, symbol and content, and other markings as appropriate, shall 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.
16. The Conditional Use Permit shall be null and void if not utilized within twelve months of the effective date of approval.
17. 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.
18. A copy of these Conditions of Approval shall be submitted with the building plans indicating compliance with all of the Conditions and Details of Request and exhibits contained in the Planning Commission staff report.
19. 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: James Scott
P.O. Box 121750
San Diego, CA 92101-1750

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

Project Title/Case No.: PHG 13-0045 (Verizon Wireless at Mt View Park)

Project Location - Specific: On the eastern side of Citrus Avenue, between Mountain View Drive and Glenridge Road, addressed as 1160 South Citrus Avenue. (APN: 231-220-21).

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 unmanned wireless communication facility mounted to a replacement 71-foot high light standard located next to a baseball field in Mt. View Park. The proposed facility consists of three (3) sectors of two (2) antennas each, (6 total), and one four foot in diameter microwave dish. A new mechanical equipment enclosure would be constructed to house Verizon's mechanical equipment, cabinets, and a 10 kW emergency generator. The proposal also includes the adoption of the environmental determination prepared for the project.

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 an Open Space-Park zone and utilizes a flush-mount design on an existing utility pole. Views of the facility from nearby residences will be minimized by the distance of at least 325 feet to the nearest residence. 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 25-acre site is level and is currently developed with a City-owned park (Mountain View Park), including tennis courts, parking areas; open play area, and softball/baseball diamonds. The subject ball field is located near the center of the park 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: Bill Martin

Area Code/Telephone/Extension (760) 839-4557

Signature: _____

Bill Martin, Principal Planner

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

Hidden Valley Radio Frequency (RF) Site Compliance Report



1172 South Citrus Avenue, Escondido, CA 92027

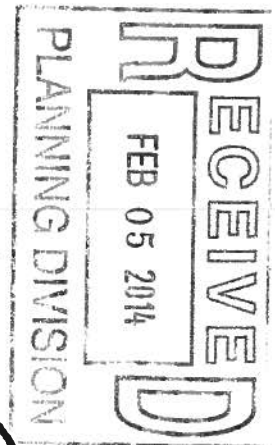
**Verizon Wireless will be Compliant Based on
FCC Rules and Regulations.**

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

© 2014 Sitesafe, Inc. Arlington, VA



David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838, Expires 30-Jun-2015
Date: 2014-January-05



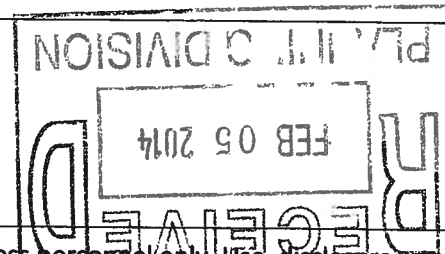
Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	Hidden Valley	Categorically Excluded?	No
Street Address	1172 South Citrus Avenue	5% Contributor To Areas Requiring Mitigation?	No
City, State, Zip	Escondido, CA 92027		
Multi-Licensee Facility	No	Max % MPE (Predictive)	<1% Occupational
Structure Type	Light Pole	Max % MPE (Measured)	N/A
Broadcast Equipment	No	Assessment Date	January 3, 2014
# of Access Points	#1	Assessment Purpose	NEW SITE BUILD
Compliance Status		MITIGATION REQUIRED	

X	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.

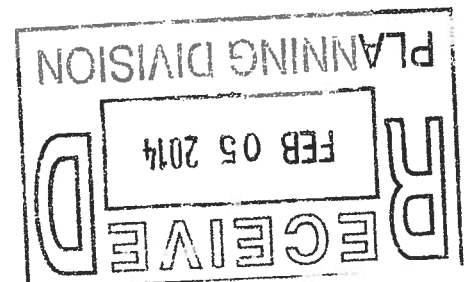
[illegible]

Additional Compliance Requirements(s):			
There is General Public access to the base of the light pole. Post 10 step guideline, Yellow caution and NOC information signs near the antenna level.			
Consultant Legal Name	Sitesafe, Inc.	Phone/Fax	703-276-1100
Address	200 North Glebe Road, Suite 1000 Arlington, VA 22203-3728		



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1. Executive Summary

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

The Verizon Wireless antenna data was provided by:

Name	Arlet Vargas
Title	Engineer III Consultant-RF
Date	December 27, 2013
Region	Southern CA

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

	Preparer	Reviewer
Name	John Lee	(See PE signature on title page)
Title	EME Report Writer	Professional Engineer
Date	1/3/2014	1/3/2014

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

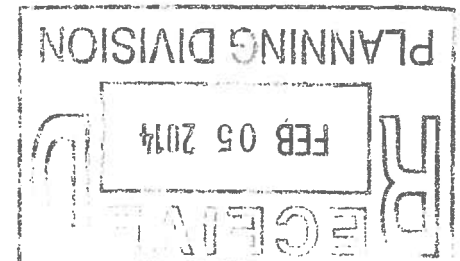
Physical Description	Light pole
Site Latitude (NAD 83)	N33-7-43.13
Site Longitude (NAD 83)	W117-2-11.94
Site Elevation (AMSL)	739 FT
Structure Height (AGL)	71 FT
Overall Structure Height	71 FT

b. Accessibility

There is General Public access to the base of the light pole.

c. Verizon Wireless Signage

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

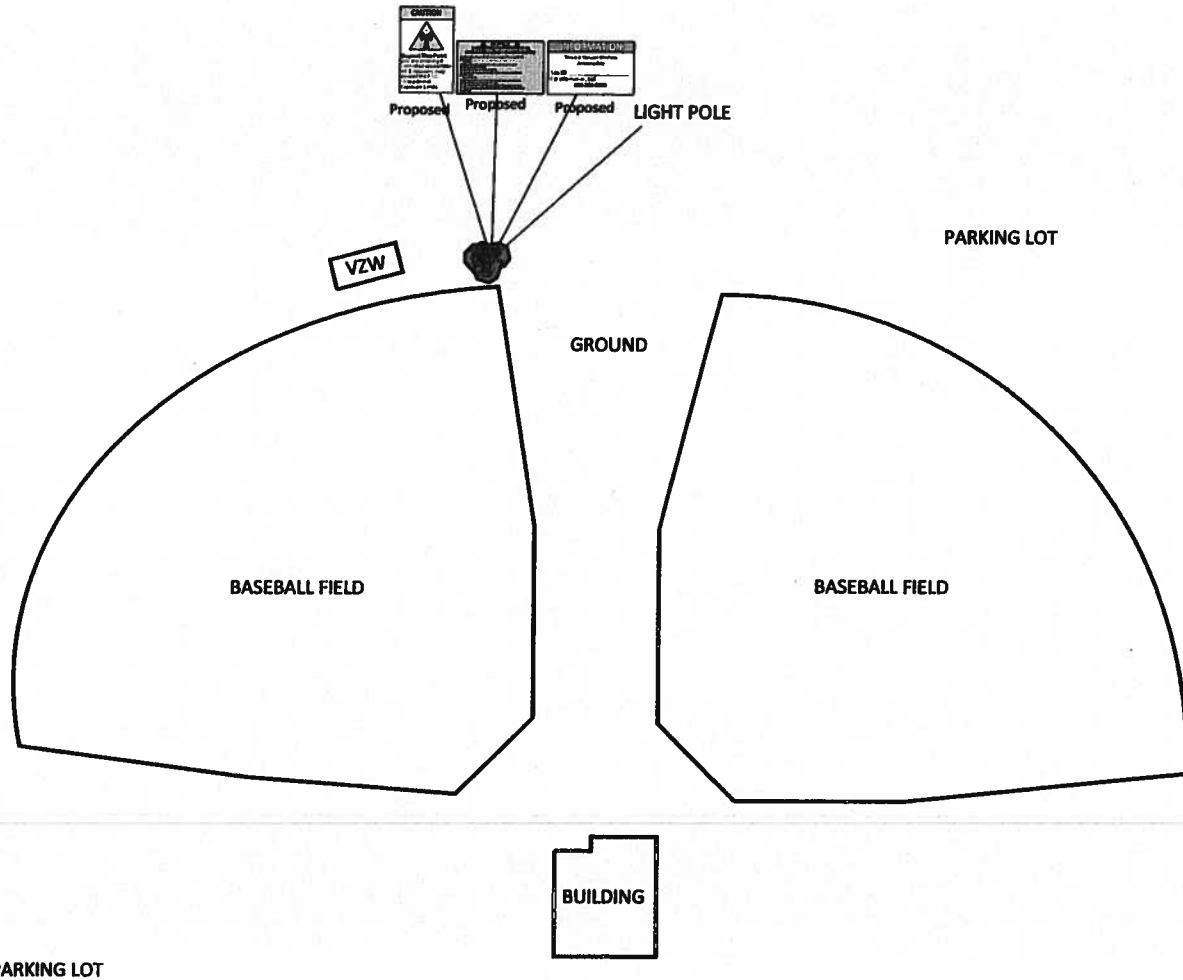


Antenna Inventory

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	Andrew SBNHH-1D65B (Proposed)	Panel	751	90	68	6.5	12.32	813	293.7'	607.3'	60'
1	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	2100	90	63	6.5	16.34	2052	293.7'	607.3'	60'
1	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	1900	90	66	6.5	15.83	1825	293.7'	607.3'	60'
2	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	850	90	66	6.5	12.58	2072	293.8'	607.3'	53'
2	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	1900	90	66	6.5	15.83	3284	293.8'	607.3'	53'
3	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	751	210	68	6.5	12.32	813	289.5'	601'	60'
3	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	2100	210	63	6.5	16.34	2052	289.5'	601'	60'
3	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	1900	210	66	6.5	15.83	1825	289.5'	601'	60'
4	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	850	210	66	6.5	12.58	2072	289.6'	601'	53'
4	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	1900	210	66	6.5	15.83	3284	289.6'	601'	53'
5	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	751	330	68	6.5	12.32	813	285.1'	606.3'	60'
5	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	2100	330	63	6.5	16.34	2052	285.1'	606.3'	60'
5	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	1900	330	66	6.5	15.83	1825	285.1'	606.3'	60'
6	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	850	330	66	6.5	12.58	2072	285.2'	606.3'	53'
6	VERIZON WIRELESS	Andrew SBNHH-1D65B (Proposed)	Panel	1900	330	66	6.5	15.83	3284	285.2'	606.3'	53'
7	VERIZON WIRELESS	Generic Microwave/4 Ft. (Proposed)	Dish	11000	305	2	4	37.66	100	286.2'	608.1'	31'

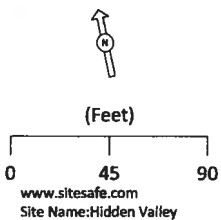
NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates the antenna radiation center height above the main site level unless otherwise indicated. Effective Radiated Power (ERP) is provided 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: Hidden Valley



PARKING LOT

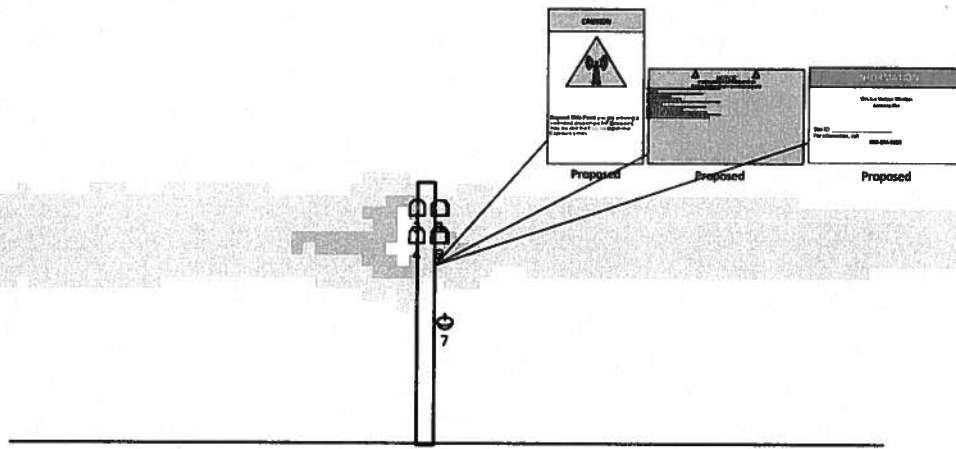
% of FCC Public Exposure Limit
Spatial average 0' - 6'



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

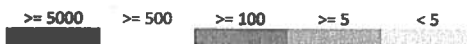


RF Emissions Simulation For: Hidden Valley Elevation View



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

(Feet)
0 25 50
www.sitesafe.com
Site Name: Hidden Valley



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPICS	CRICKET COMMUNICATIONS	CLEARWIRE
			27			

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
1/3/2014 1:48:08 PM

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 <1% Occupational at the ground level.

- Implementing a safety procedure for lighting maintenance workers as described below.

Lighting Maintenance Work: Personnel required to work on the light fixtures near or above the antennas should have RF Health and Safety training. Workers should be certified by their employer to work in an RF environment.

Maintenance workers should contact the carrier(s) Network Operations Center (NOC) prior to working near antennas. The NOC should be able to power down the site during maintenance access. Instructions, Contact information and Site ID's should be posted at the base of the support.

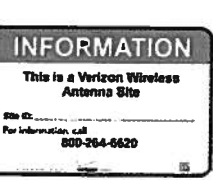
Transmitting equipment should be deactivated and lock-out / tag-out or other procedures used to ensure that the antennas are not active while maintenance personnel are working or transiting in front of antennas.

Personal Protective Equipment (PPE) in the form of an RF Monitor should be used to ensure antennas are off and workers are not exposed to RF levels above occupational limits.

Worker attention should be greatest while working or transiting in front of antennas.

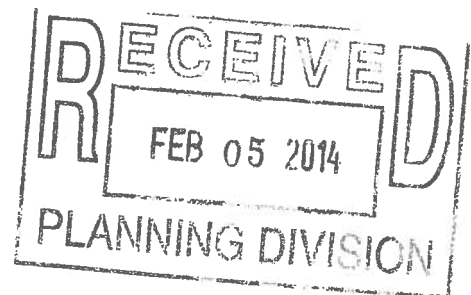


b. Compliance Requirements

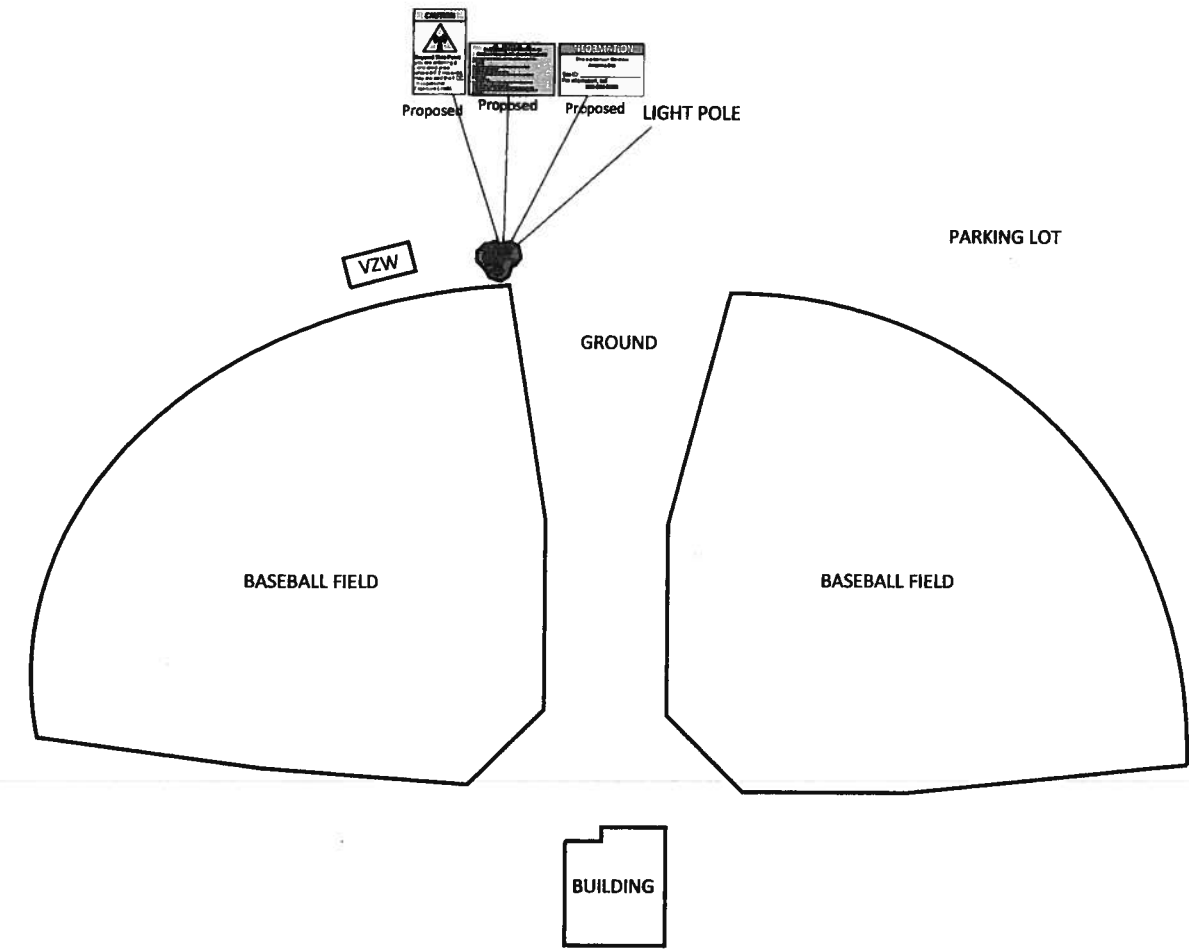
Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Point	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Alpha	X [1]	☐ [#]	X [1]	☐ [#]	X [1]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐

Signage/Barrier Installation Detail

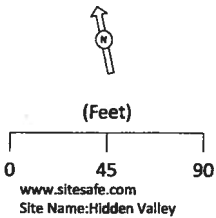
There is General Public access to the base of the light pole. Post 10 step guideline, Yellow caution and NOC information signs near the antenna level.



Hidden Valley Signage Diagram



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PLANNING DIVISION



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
30						

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1200. SitesafeTC Version: 1.0.0.0 1/3/2014 1:44:01 PM

5. Appendix A: RF Consultant Certifications

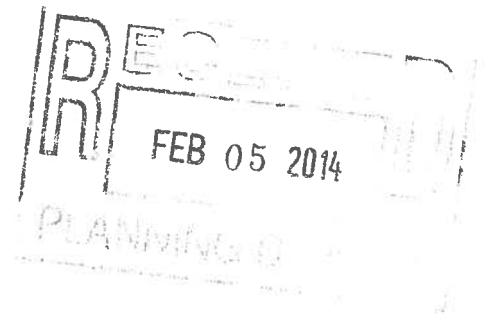
a. Preparer Certification

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

John Lee

b. Reviewer Certification

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



6. Appendix B: Reference Information

a. FCC Rules & Regulations

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

Two Classifications for Exposure Limits

Occupational – Applies to situations in which persons are “exposed as a consequence of their <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.
--	--

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.



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.



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