

CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 08/12/14

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) 839-4643 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. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 14-0018:

REQUEST: Modification to a Conditional Use Permit to allow a one-story addition of 1,659 square feet to the existing Pacifica Senior Living facility. The addition will serve primarily as an activity room for the facility's memory care section, with smaller rooms for file archives, services (coffee and snacks, sink, etc.), and equipment storage. The project is a modification to an existing Conditional Use Permit, 75-9-CUP, which established the original facility in 1975. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The subject property is 3.62 acres and is located at 1351 E. Washington Avenue (APN 230-141-11).

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

APPLICANT: Elias Alfata, Alfa Design, for Pacifica Senior Living

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. SPECIFIC PLAN AMENDMENT – PHG 13-0046:

REQUEST: An Amendment to the Lomas del Lago Specific Plan to allow the installation, operation, and maintenance of a new unmanned Wireless Communication Facility (WCF) for Verizon Wireless consisting of up to twelve panel antennas and related electrical equipment located within new and/or modified architectural features up to 31.5 feet-high on the roof of the existing commercial buildings within the Lomas del Lago shopping center. The proposal includes the installation of an emergency backup generator to be placed within a new equipment enclosure designed to match the architecture of the existing buildings. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: Lomas del Lago commercial center is located at 3440 Del Lago Boulevard (APNs 271-011-06, -07, -08 and -09).

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**

August 12, 2014

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

Commissioners present: Bob McQuead, Vice-chairman; Gregory Johns, Commissioner; James Spann; Commissioner; Merle Watson, Commissioner and Guy Winton III, Commissioner.

Commissioners absent: Jeffery Weber, Chairman; and Ed Hale, Commissioner.

Staff present: Bill Martin, Deputy Planning Director; Jay Petrek, Assistant Planning Director; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Watson, to approve the minutes of the July 22, 2014, meeting. Motion carried. Ayes: Winton, Watson, McQuead, and Spann. Noes: None. Abstained: Johns. (4-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

**1. TENTATIVE MAP, ANNEXATION AND DEVELOPMENT AGREEMENT –
SUB 13-0011; PHG 13-0043; PHG 13-0044 AND ENV 13-0015:**

REQUEST: Annexation totaling 5.7 acres involving development of a 13-lot Tentative Tract Map with grading exemptions for peripheral fill slopes up to 13 feet in height, demolition of one single family dwelling, related storage structures, and on-site vegetation in the R-1-10 prezone (single-family units – 10,000 SF minimum lot size) on 4.2 acres, and annexation of three adjacent vacant

properties (no development proposed) on 1.5 acres. The request includes detachment from County Special District 135, construction of various on and off-site streets and utilities infrastructure on portions of Ash Street, Stanley and Lehner Avenues fronting the project. A Development Agreement is also proposed with a five-year term that authorizes construction in exchange for upgrading existing water, street and drainage infrastructure in the area as well as additional fees toward future construction of priority street and drainage improvements in the North Broadway area. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 2056 N. Ash Street, in addition to three vacant properties (APNs: 224-142-26, 27, 28) including fronting roadways of Stanley and Lehner Avenues.

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were the appropriateness of the proposed grading exemptions and alternative mass grading plan, whether the proposed Development Agreement adequately addresses infrastructure deficiencies in the area, and whether the proposed annexation is an appropriate expansion for the City. Staff recommended approval based on the following: 1) The applicant was proposing one Grading Exemption up to 13 feet in height for a small portion of a graded slope area that exceeds 10 feet in height within 50 feet of the property boundaries near the corner of Stanley Avenue and Ash Street. The slope areas would be most visible from western properties across Ash Street. Staff feels the proposed exemption would be appropriate given its limited height and the screening that will occur, combined with limited view opportunities from existing nearby residences; 2) Staff felt the Deficiency Fee and other terms proposed in the Development Agreement are reasonable and prudent since the agreement would allow the construction of the residential development and street and water line improvements in a coordinated fashion that will result in reduced costs while maximizing public and private resources to construct necessary public infrastructure at the earliest practicable time; and 3) The annexation area was located in the City's Sphere of Influence within an 'island' of unincorporated territory surrounded by Escondido's corporate boundaries. Including this territory with the City will reduce the fragmented jurisdictional boundaries and enhance efficiencies for providing services to affected residents by consolidating public services.

Commissioner Johns and Mr. Petrek discussed the proposed grading plan in relation to the amount of lots being proposed.

Mark Ferarro, Escondido, thanked staff for their help on this project, noting that this would be a quality project for the North Broadway area.

Kent Wilson, Escondido, expressed his concern with potential traffic and water retention issues that could be associated with the proposed project, noting his concern with the newly installed stop sign at Lehner Avenue and Ash creating traffic backups during school hours. He felt an east/west turn lane should be provided at both Lehner and Stanley. He also felt the project would have issues with water running off and impacting Lehner Avenue. He expressed his concern with the project having limited access.

Vice-chairman McQuead asked staff to comment on Mr. Wilson's concerns regarding traffic and water retention impacts. Mr. Tunnell noted that the project was conditioned to improve the intersections of Ash and Lehner and Vista. He also noted that the project was conditioned to mitigate water issues by utilizing a 66-inch storm drain along Lehner Avenue for high flows, with low flows being collected in the basin for treatment and sent to the 66-inch storm drain.

Commissioner Winton asked if the project was conditioned to pay its proportionate share toward a traffic signal. Mr. Tunnell replied in the affirmative.

ACTION:

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

2. APPEAL OF AN ADMINISTRATIVE DECISION – ADM 14-0121:

REQUEST: An appeal of a Land Use Determination made by the Director of Community Development. The Director has determined that a 99 Cents Only Store proposed in the former Fresh and Easy building located within the East Valley Parkway Area Plan is a "retail use with across the board maximum pricing or 'everything under' pricing," and is therefore not allowed within the East Valley Parkway Area Plan.

PROPERTY SIZE AND LOCATION: The approximately 1.56-acre site is located on the western side of Ash Street, between Washington Avenue and East Valley Parkway, addressed as 415 N. Ash Street.

Vice-chairman McQuead recused himself from Item 2.

Bill Martin, Principal Planner, referenced the staff report and noted staff issues were whether or not the land use determination made by the Director of Community Development was in accordance with the East Valley Parkway Area Plan that prohibits "retail uses with across the board maximum pricing or 'everything under'

pricing” (Section 4.7 Prohibited Uses), and whether recent City Council action on a similar appeal and anticipated changes to the East Valley Parkway Area Plan could justifiably lead to an alternative determination. Staff asked the Planning Commission to consider the following points: 1) The Determination made by the Director of Community Development to not allow the proposed land use was based on a strict interpretation of the current language in the East Valley Parkway Area Plan that prohibits “retail uses with across the board maximum pricing or ‘everything under’ pricing.” 2) Based on a recent City Council approval of a 99 Cents Only Store in an area governed by the exact same code language as in the East Valley Parkway Area Plan, staff feels the Planning Commission has wide latitude to consider this precedent when reviewing this appeal; and 3) Staff intends to prepare an update to the East Valley Parkway Area Plan as part of the on-going General Plan Implementation Program. It is anticipated that the staff recommendations will include the elimination of the current prohibition on national retailers with maximum pricing strategies.

Commissioner Winton referenced Item (g) in the staff report under prohibited uses (East Valley Parkway Area Plan - Section 4.7) and questioned whether approving this project could make the rest of the prohibitions in the area unenforceable. Mr. Martin replied in the negative, noting that the applicant’s representatives have disputed that they did not fall into the subject category since they sold items for a variety of prices.

James Crone, Escondido, applicant, stated that City Council made the determination that 99 Cents Only Store did not fit into the Category (g) as outlined in the staff report. He then provided the background history for the subject property and noted that the site had access and site visibility constraints and as such the property had been vacant for over a year. He indicated that the subject business was a national retailer and asked that the Commission approve their request.

Chris Post, Escondido, CEO of ATC Design Group for 99 Cents Only Store, provided the background history for the 99 Cents Only Store and noted that they had upgraded their aesthetics and product mix by introducing groceries and fresh produce delivered daily. He stated that 80% of their product mix was named brands which sold for various prices. He also stated that it would be too difficult to change the 99 Cents Only Store name, noting they were no different than Wal-Mart or Vons.

Commissioner Winton stated that he accepted the testimony that the store sold merchandise at various prices. He questioned whether the corporation at some point would consider rebranding.

Mr. Post stated that their feeling was that customers shopped at their stores based on the value and not the name.

Rick Fleck, Escondido, stated changing the name would be like asking Jack in the Box to change their name, noting the name had nothing to do with hamburgers. He also indicated that some of the 99 Cents Only Stores were located right next to higher end national retailers like Nordstrom.

Commissioner Spann supported the applicant's request, feeling the subject use was appropriate for the property in question.

Commissioner Watson felt it was wrong for a City to legislate price on retailers. He stated that the site had poor access, feeling it was fortunate to have a national retailer willing to come into the site. He supported the applicant's request.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Watson, to overturn the Director's decision with a specific finding that a 99 Cents Only Store was not a "retail use with across the board maximum pricing on 'everything under' pricing" as defined by Section 4.7(g) in the East Valley Parkway Area Plan. Motion carried. Ayes: Winton, Watson, Johns, and Spann. Noes: None. Abstained: McQuead. (4-0-1)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Commissioner Hale adjourned the meeting at 7:57 p.m. The next meeting was scheduled for September 9, 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: September 9, 2014

CASE NUMBER: PHG 14-0018

APPLICANT: Elias Alfata (for Pacifica North County SI LP)

LOCATION: Pacifica Senior Living is located on the southeastern corner of Washington Avenue and Harding Street, addressed as 1351 E. Washington Avenue (APN 230-141-11).

TYPE OF PROJECT: Modification to Conditional Use Permit

PROJECT DESCRIPTION: A Modification to a Conditional Use Permit Modification to allow a one-story addition of 1,659 square feet to the existing Pacifica Senior Living facility. The addition will serve primarily as an activity room for the facility's memory care section, with smaller rooms for archives, services, and storage. The project is a modification to an existing Conditional Use Permit, 75-9-CUP, which established the original facility in 1975.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: U3 (Urban III)

ZONING: R-2-8 (Light Multiple Residential, 8,000 SF min. lot size)

BACKGROUND/SUMMARY OF ISSUES:

The applicant is proposing to construct a one-story, 1,659 SF addition to the Pacifica Senior Living facility, which will bring the total square footage of the facility from 47,756 SF to 49,415 SF. This addition will be used primarily as an activity room for the facility's memory care section, and will also include smaller rooms for archives, services (coffee machine, washer/dryer, sink, and refrigerator), and storage (chairs, tables, and games). Pacifica Senior Living currently contains 84 residential units and offers both independent-living and assisted-living arrangements for its residents. No units are proposed to be added as a result of this project.

The facility was originally established as a retirement apartment community in February of 1975, under Conditional Use Permit 75-9-CUP. This original CUP allowed for a maximum of 84 units (64 studio units, 7 one-bedroom units, 12 two-bedroom units, and one manager unit), and a maximum of 148 residents. A Change of Zone was also approved under 75-8-CZ to change the zoning of the property from Single Family Residential with a 6,000 SF minimum lot size (R-1-6) to Light Multiple Residential with a 8,000 SF minimum lot size (R-2-8) in order to accommodate the new complex. The property changed ownership in 1997 and the new owners changed the use of the building to a state-licensed residential care facility with no increase in the number of residents. The Planning Division determined this new use to be in compliance with the original CUP and no modification to that permit was required.

This new Conditional Use Permit will be a modification to the original Conditional Use Permit. Residential-care facilities, and certain non-residential facilities such as schools, churches and governmental facilities, are allowed within residential zones subject to the approval of a Conditional Use Permit.

Staff feels that the issue is as follows:

1. Whether the proposed addition is compatible with the surrounding residential neighborhood.

REASONS FOR STAFF RECOMMENDATION:

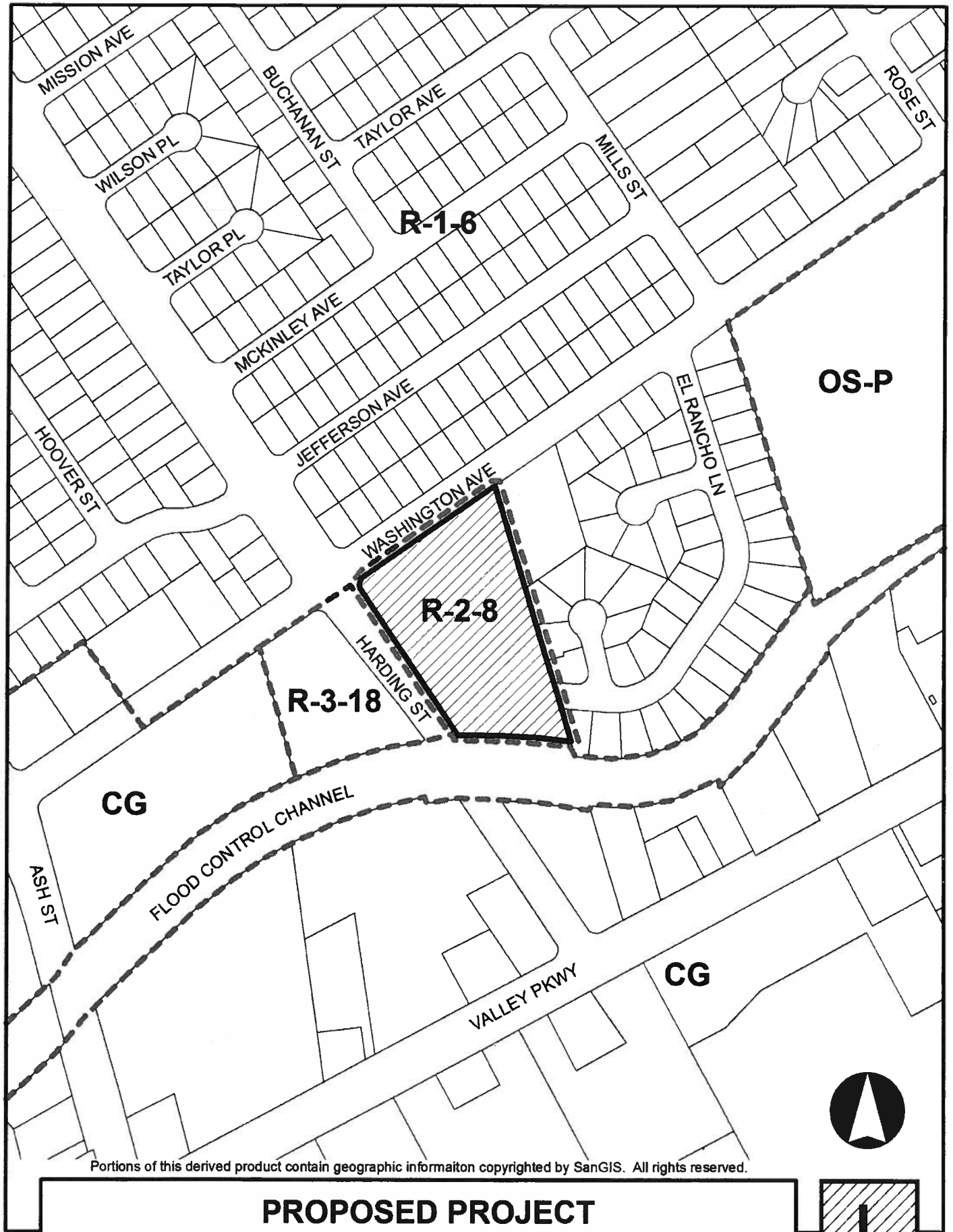
1. The proposed project will add activity space to an existing senior living facility for which an original Conditional Use Permit has already been approved. Since no increase in residential capacity will be involved, the project will not

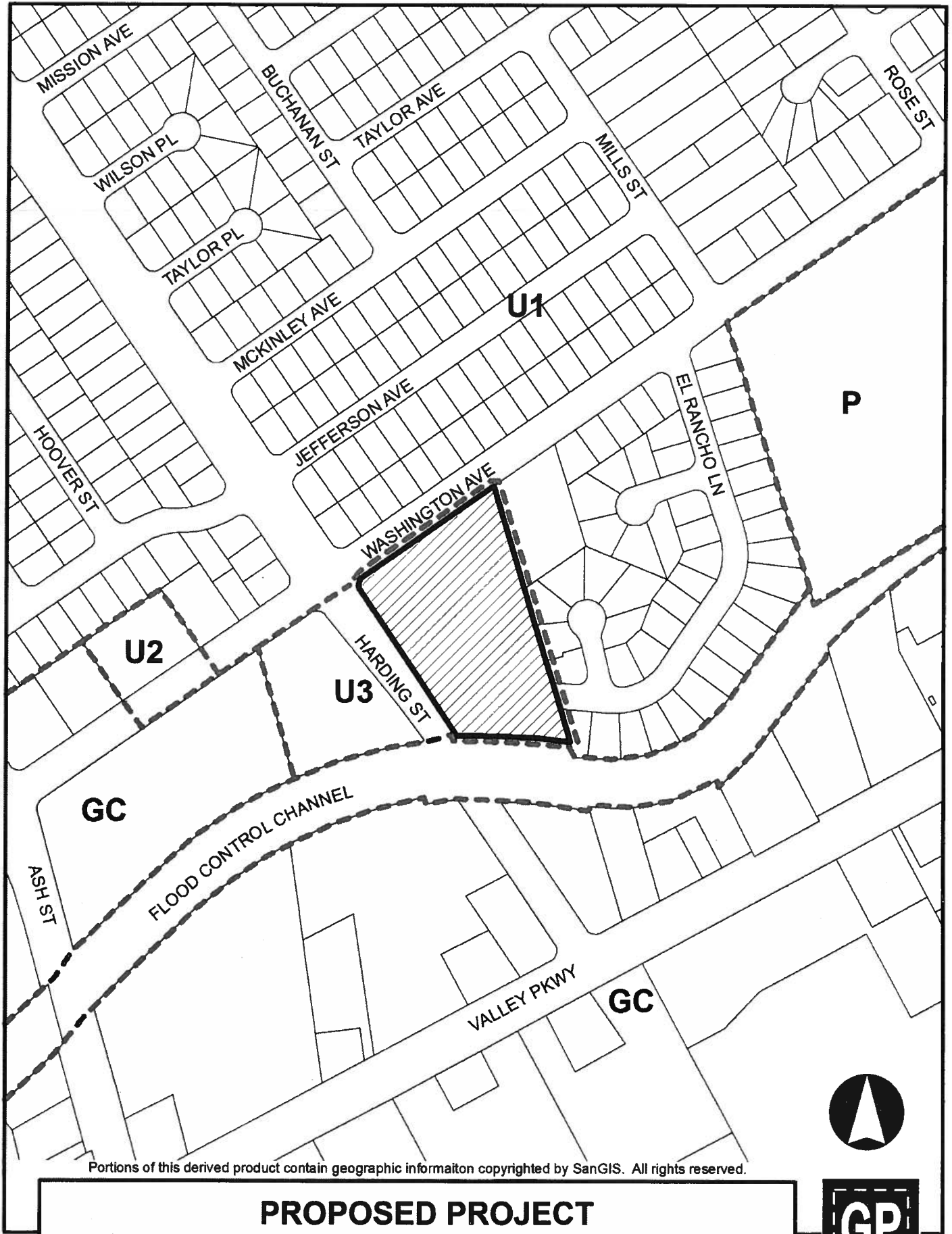
create any adverse traffic impacts to the surrounding street system. The project will comply with setback requirements and height limits for the R-2 district. The addition will be located at the rear of the facility and will be one story in height, and existing landscape buffers will screen the addition from neighboring residential properties; therefore, visual impacts of the project will be minimal. The exterior appearance of the addition has been designed to complement the existing facility, with matching paint colors, windows, and tile roofing.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Ann Dolmage". The signature is fluid and cursive, with the first name "Ann" and last name "Dolmage" clearly distinguishable.

Ann Dolmage
Associate Planner



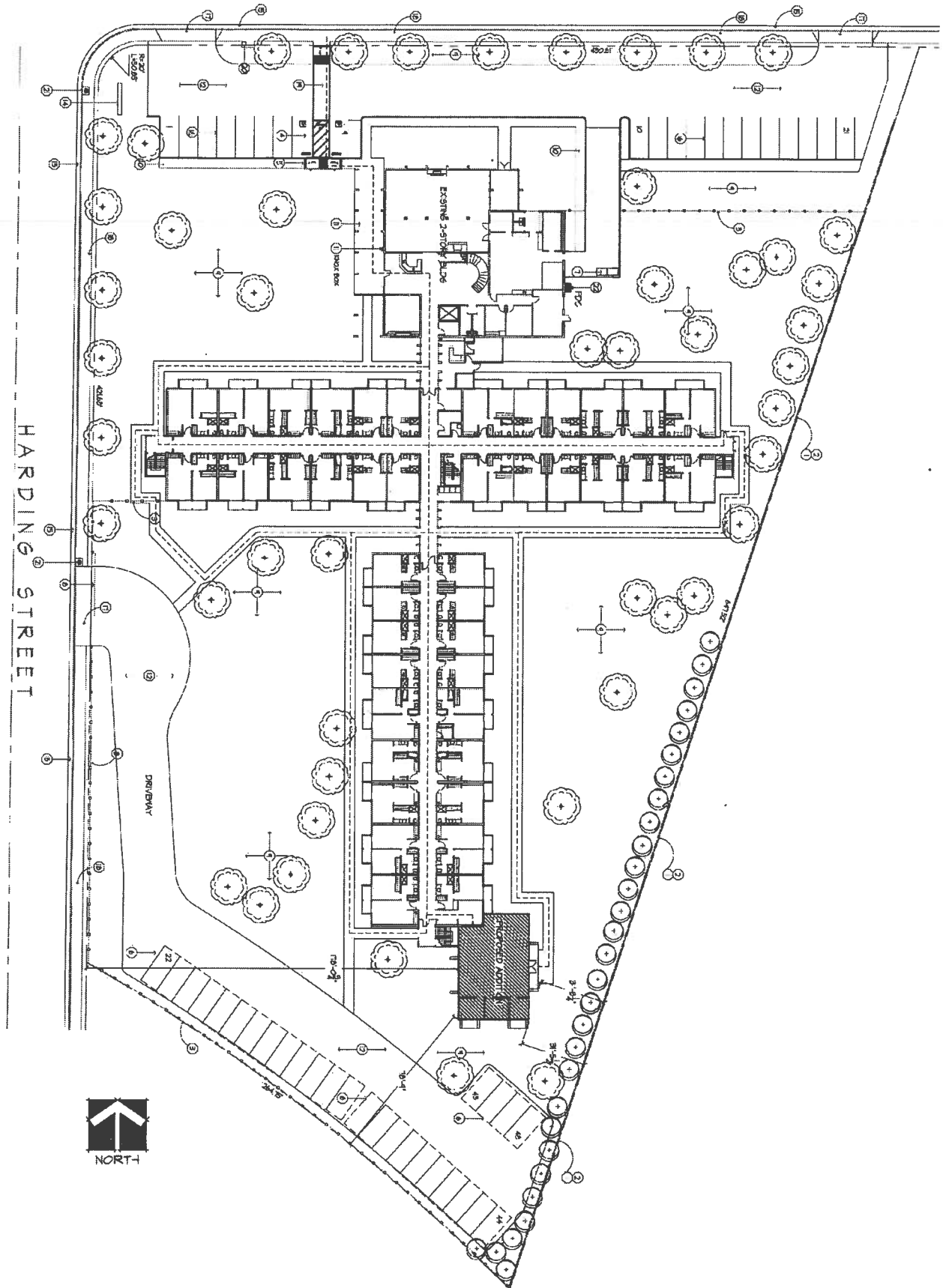


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**PROPOSED PROJECT
PHG 14-0018**

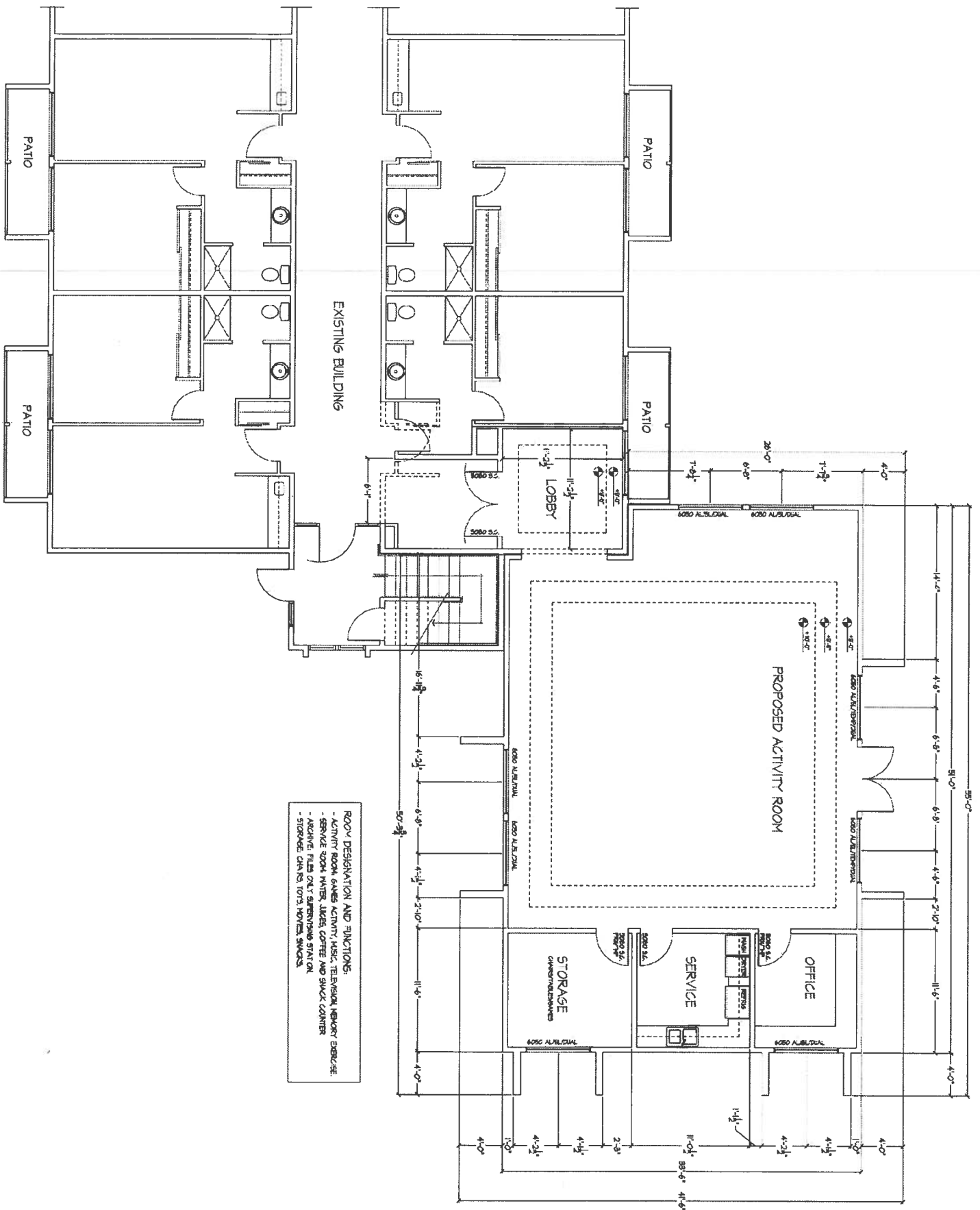


GENERAL PLAN

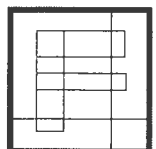


**PROPOSED PROJECT
PHG 14-0018**

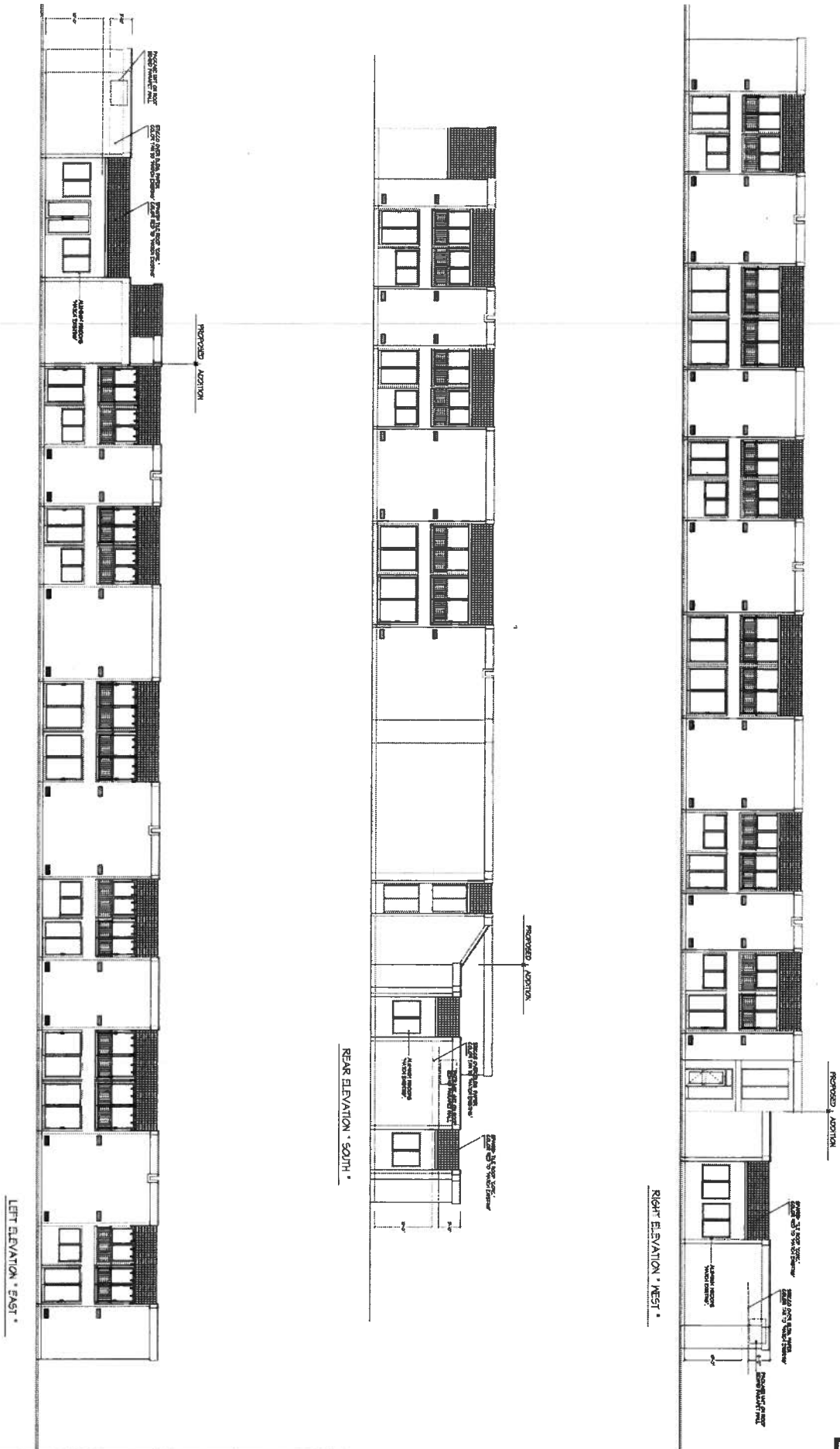




PROPOSED PROJECT **PHG 14-0018**

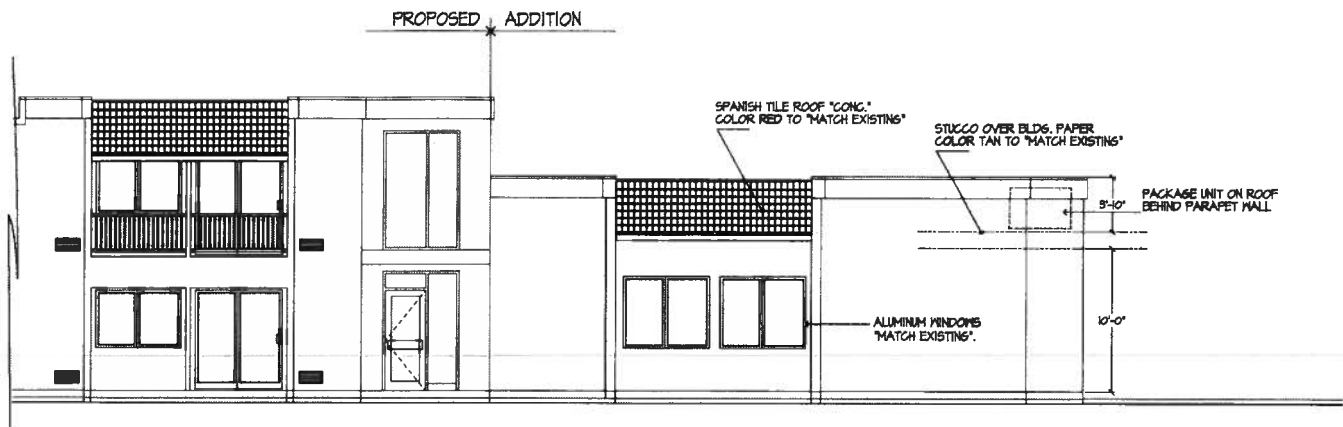


FLOOR PLAN

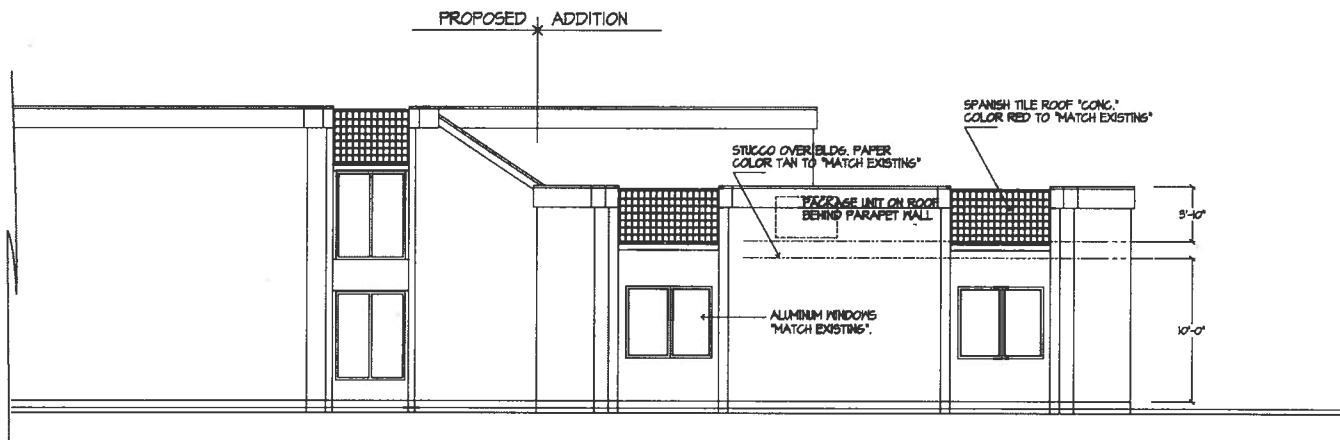


PROPOSED PROJECT **PHG 14-0018**

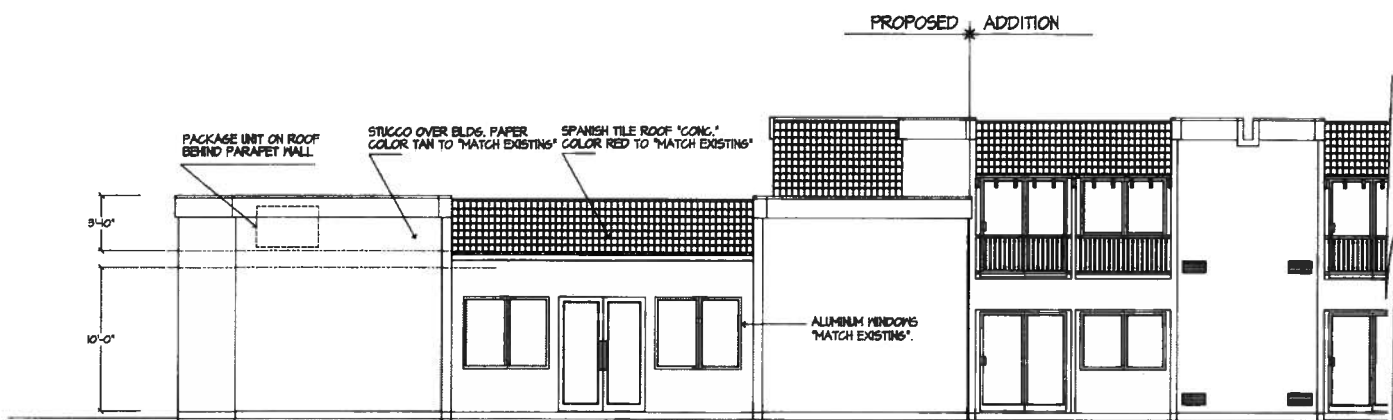




RIGHT ELEVATION " WEST "



REAR ELEVATION " SOUTH "



LEFT ELEVATION " EAST "

PROPOSED PROJECT
PHG 14-0018



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** - R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size)- Single-family residential lots are located north of the site.
- SOUTH** - The Escondido Creek flood channel borders the south property line. C-G zoning (General Commercial) is located on the opposite side of the channel, along East Valley Parkway, with Fallas Parades Family Discount Store located directly behind the project site.
- EAST** - R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size)- Single-family residential lots are located east of the site.
- WEST** - R-3-18 zoning (Medium Multiple Residential, 18,000 SF minimum lot size)- An independent-living senior apartment community, The Springs of Escondido, is located west of the site (on the opposite side of Harding Street). C-G zoning (General Commercial) is located further west, on both sides of Washington Avenue.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding the project modifications or their ability to provide service to the site.
2. Effect on Fire Service – The Fire Department has expressed no concern that the project modifications will impact levels of service or their ability to adequately serve the project. The site is served by Fire Station #2, which is located at 421 North Midway, within the five minute response time mandated by the General Plan.
3. Traffic - The project takes access from East Washington Avenue and Harding Street. Washington Avenue (which provides access to the parking lot at the north end of the subject property) is classified as a Collector Street (84' r.o.w.) in the Circulation Element of the Escondido General Plan, has an average daily trip (ADT) count of 14,200, and operates at a level of service (LOS) of C. Harding Street (which provides access to a gated resident parking lot at the south end of the property) is also classified as a Collector Street for the segment between Valley Parkway and Mission Avenue, has an ADT count of 5,500, and operates at an LOS of A. SANDAG's traffic generation rates for the San Diego region are based on the number of units in a particular development; for a congregate care facility, the estimated weekday vehicle trip generation rate is 2.5 trips per dwelling unit. Since this project is not proposing to add any dwelling units to the existing facility, no increase in daily trips is expected.
4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project modification does not materially degrade the levels of service of the public sewer. The developer shall make the necessary arrangements through City of Escondido Utilities Department to provide water service to the new addition.
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 the property, though the Escondido Creek flood channel borders the south property line. The proposed project will not materially degrade the levels of service of existing drainage facilities.

C. ENVIRONMENTAL STATUS

A Negative Declaration was adopted for the CUP for the original facility. This modification to the original CUP qualifies as a Categorical Exemption to CEQA under Section 15301, Existing Facilities. A Notice of Exemption will be filed upon project approval. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval. 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 for the project site is U3 (Urban III), which allows for multi-family residential units, townhomes, apartments, and condominiums. This CUP modification request is consistent with the Urban III designation of the General Plan because assisted living/skilled nursing facilities are customarily permitted by Conditional Use Permit, when conditioned to observe the underlying zone and related ordinance restrictions, and when compatible with surrounding properties. Both the Land Use and Housing Elements of the General Plan encourage a variety of housing types that support residents' needs and provide options that suit various age groups. Additionally, the Community Health and Services Element of the General Plan encourages adequate care facilities to meet the needs of older adults and the disabled, and also supports recreational programs for residents of all ages and backgrounds. The proposed activity room will provide recreational opportunities for the residents of this facility.

Whether the Proposed Addition is Compatible with the Surrounding Neighborhood

The subject property is located at the southeast corner of East Washington Avenue and Harding Street. The neighborhoods to the north and east of the property are zoned single-family residential, and a senior apartment complex is located to the west (across Harding Street) on a multi-family residential lot. Residents in the neighborhood to the north will not be likely to see the addition from their homes since it will be located on the rear (south) side of the existing facility, and will be one story whereas the existing facility has two stories. An existing landscape buffer, installed as a condition of approval for the original CUP, screens the facility from the neighborhood to the east. Additional landscaping, a carport structure, and the flood channel (and associated fencing) partially shield the facility from view of the commercial businesses to the south (along Valley Parkway). The addition may be visible from the senior apartments across Harding Street, but the large setback (approximately 178' from the west property line of the subject property to the closest wall of the addition) will serve to minimize the impact. The project has been designed to complement the existing facility, with matching paint colors, window styles, and roof styles, which will minimize the visual effect from all angles. The project was presented to staff for design review on August 14, 2014, and the design was approved as submitted.

The proposed addition will not increase the residential density of the property, since no new dwelling units are proposed. In terms of resident numbers, the facility is currently at a lower capacity than what was approved under the original CUP (a maximum of 148 residents was allowed, but the applicant has indicated that the 84 rooms are currently single-occupancy, for an actual population of 84 residents). Since SANDAG's traffic rates are based on the number of dwelling units on a property, and since the number of dwelling units on this property is not changing in conjunction with this project, the project will not result in increases to traffic that could cause disruptions in levels of service or degradation of roads.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The site is approximately 3.62 acres in size and is generally flat. The existing facility has setbacks that are larger than required by the R-2 zoning district, and is screened by landscaping (ranging from mature trees to tall shrubbery to smaller bushes) along the majority of the lot's perimeter. The site is accessible from both East Washington Avenue (which provides access to a 21-space, uncovered parking lot near the facility's front entrance) and from Harding Street (which provides access to a gated lot with 27 covered parking spaces for residents). The Escondido Creek flood channel borders the south property line. The proposed activity room addition would be constructed on the south (rear) side of the existing facility, near the covered parking area.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 3.62 acres
2. Use of Proposed Building: Activity room for existing senior apartments (assisted living with memory care)
3. Building Characteristics: Existing area: 47,756 SF
Proposed addition area: 1,659 SF
Total area: 49,415 SF
Stories: One story for proposed addition; existing facility is two stories)
Configuration: Three wings projecting from a front office area (proposed addition to be attached to end of center wing, toward rear of property)
4. Number of Units/Clients: 84 (current facility has 84 residents in 84 units, so all units are single-occupancy; original CUP allowed for up to 148 residents in 84 units). No change is proposed to the number of existing or permitted residents.
6. Parking: Minimum required residential parking: 28 (84 beds + 3 beds per space)
Minimum required office parking: 4 (1,200 SF total + 300 SF per space)
Minimum required total parking: 32
Provided parking: 48 (includes 27 covered spaces, 19 standard-sized uncovered spaces, and 2 ADA-accessible uncovered spaces); surplus of 16 spaces
Original CUP required a minimum of 34 spaces for a maximum of 148 residents
7. Employees: Resident care: 12
Office: 6
8. Hours of Operation: Resident care hours: 24 hours, 7 days a week
Visiting hours: 7:30 AM - 7 PM, 7 days a week
Office hours: 8 AM - 5 PM

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>Code Requirement</u>
1. Setbacks (for addition):		
North- Washington Avenue:	415'	15' - front
West- Harding Street:	178'	10' - street-side
South property line:	79'	20' - rear
East property line	31'	10' - street side

2. Building Height
1-Story Addition:

12' plate height
16' to top of parapet wall
(parapet to screen roof-mounted
HVAC equipment from view)

35' max. (EZC Section 33-1075
allows higher roof structures to
house ventilation & elevator
equipment if the space is not
habitable)

EXHIBIT "A"

**FINDINGS OF FACT
PHG 14-0018**

1. Granting the proposed Conditional Use Permit Modification for the activity room would be based upon sound principles of land use and in response to services required by the community, as the project will provide recreational space for seniors in an established assisted-living community.
2. The proposed Conditional Use Permit Modification would not cause deterioration of bordering land uses or create special problems for the area in which it is located, as no additional traffic is expected to be generated by the project, the proposed addition will be accessed from within the existing retirement community development, the materials and design details will match the existing buildings, and the project has been conditioned such that it will preserve the public health, safety and general welfare of the community.
3. The proposed Conditional Use Permit Modification has been considered in relationship to its effect on the community and determined to be compatible with surrounding development and all services can be provided to the site.
4. The project qualifies as a Categorical Exemption as described in Section 15301 of the State CEQA Guidelines. No significant issues remain unresolved through compliance with code requirements and the conditions of approval. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs in the project construction site or will be impacted by the proposed modifications.

EXHIBIT "B"

**CONDITIONS OF APPROVAL
PHG 14-0018**

PLANNING 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 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 project shall be in substantial conformance with the plans/exhibits and details in the staff report to the satisfaction of the Planning Division.
4. The addition shall be constructed of materials and colors to match the existing buildings, as presented in the staff report. The specific materials and colors shall be identified in the building plans submitted for building permits.
5. The operation of this facility shall be in accordance with all applicable state and/or county laws and licensing requirements. A City of Escondido business license shall be maintained at all times.
6. 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.
7. An inspection by the Planning Division will be required prior to operation of the project. 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.
8. The premises shall be made available for inspection by City staff during hours of operation and shall provide such records, licenses or other materials necessary to show evidence of compliance with the conditions of this permit.
9. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code).
10. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
11. All vegetation shall be maintained in a flourishing manner and kept free of all foreign matter and weeds. All irrigation shall be maintained in fully operational condition.
12. All rooftop equipment must be fully screened from public view to the satisfaction of the Director of Community Development. The final building plans shall clearly indicate the location and height of all roof top equipment and demonstrate that the height of the top of the roof well is sufficient to screen the mechanical equipment.

13. All new utilities and utility runs shall be underground.
14. Prior to grading/building permit issuance, revise the plan(s) to incorporate the modifications required by these conditions and submit three copies to the Planning Division.
15. This CUP shall become null and void unless utilized within twelve months of the effective date of approval.
16. All conditions included with the approval of 75-9-CUP shall remain in full force and effect unless superseded by the conditions contained herein.
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. 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.

BUILDING CONDITIONS

1. The plans shall show full compliance with all applicable sections of CBC Section 425 to the satisfaction of the Fire Department.
2. The applicant shall verify whether this project is a state licensed facility subject to the requirements of OSHPD 3.
3. The applicant shall provide allowable area calculations per CBC Table 503, and include the occupant load on the title sheet of the plans.
4. Two exits are required from the activity room (CBC Section 425.8.2.1). Plans shall show the two complying exits from the activity room and show the exit path from the existing building.
5. The plans shall show the required path of travel from the existing disabled accessible parking and other buildings to the new building entrances.

FIRE CONDITIONS

1. Existing hydrants, KNOX boxes, and FDC shall be shown on plans.
2. Please note on plans that alarm plans will require a separate submittal.
3. Plans shall provide details on new rooms (purposes of activity room, service room, archive room, and storage room).

UTILITIES CONDITIONS

1. Please show on plans the existing or proposed detector check assembly that will serve this project.



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

Notice of Exemption

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

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

Project Title/Case No.: PHG 14-0018 (Pacifica Senior Living)

Project Location - Specific: 1351 East Washington Avenue, at the southeast corner of Washington Avenue and Harding Street (APN: 230-141-11).

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

Description of Project: Request for approval of a Modification to a Conditional Use Permit to allow a one-story addition of 1,659 square feet to the existing Pacifica Senior Living facility. The addition will serve primarily as an activity room for the facility's memory care section, with smaller rooms for archives, services, and storage. The project is a modification to an existing Conditional Use Permit, 75-9-CUP, which established the original facility in 1975.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Elias Alfata, Alfa Design (for Pacifica North County SI LP) Telephone: (951) 780-8547

Address: P.O. Box 56743, Riverside, CA 92517

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

Exempt Status:

Categorical Exemption. CEQA Section 15301 (e), Class 1, "Existing Facilities"

Reasons why project is exempt:

1. The proposed addition would be attached to an existing structure and would be approximately 1,659 square feet in size, or about 3% of the existing floor area. Therefore, it would not exceed the size thresholds described under (1) and (2) for Section 15301 (e).
2. The project site is located within a multi-family residential zone and historically has been used as an assisted- and independent-living facility for seniors, without creating any adverse impacts to the surrounding properties. No change in the type or intensity of use has been proposed.
3. The project site is previously graded and built out and has no value as habitat for endangered, threatened or rare species.

Lead Agency Contact Person: Ann Dolmage

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

Signature: _____

Ann Dolmage

Ann Dolmage, Associate Planner

9-4-14

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: G.2
Date: September 9, 2014

CASE NUMBER: PHG 13-0046

APPLICANT: Verizon Wireless (PlanCom project representative)

LOCATION: Lomas Del Lago Commercial Center, addressed as 3440 Del Lago Boulevard (APNs 271-011-06, -07, -08, and -09)

TYPE OF PROJECT: Specific Plan Amendment

PROJECT DESCRIPTION: An amendment to Area 3 of the Lomas Del Lago Specific Plan (SP 88-03 and 94-35-SP) to allow the installation and operation of a new Wireless Communication Facility for Verizon Wireless consisting of up to twelve panel antennas and related electrical equipment located within new and/or modified architectural features up to approximately 31.5 feet high on the roof of the existing commercial buildings within the shopping center. The proposal also includes the installation of 10 kW emergency backup generator that would be located within a new masonry block equipment enclosure designed to match the architecture of the existing buildings.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: SPA 6 (Specific Planning Area 6)

ZONING: SP (Specific Plan)

BACKGROUND/SUMMARY OF ISSUES:

Verizon is proposing to construct a wireless communication facility which would place up to twelve panel antennas and a microwave dish on the roof of the Lomas Del Lago neighborhood shopping center. Wireless communication facilities are not a listed use within the Lomas Del Lago Specific Plan and therefore an amendment to the Specific Plan is necessary. Planning Area 3 consists of a developed neighborhood shopping center along with a Caltrans maintenance facility and Park-and-Ride lot. The proposed amendment would not alter the list of permitted or conditionally permitted uses within the Specific Plan, but only would allow this specific wireless facility within Planning Area 3. Any future requests for a wireless facility also would require an amendment to the Specific Plan. There are no other wireless facilities on the site.

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.

REASONS FOR STAFF RECOMMENDATION:

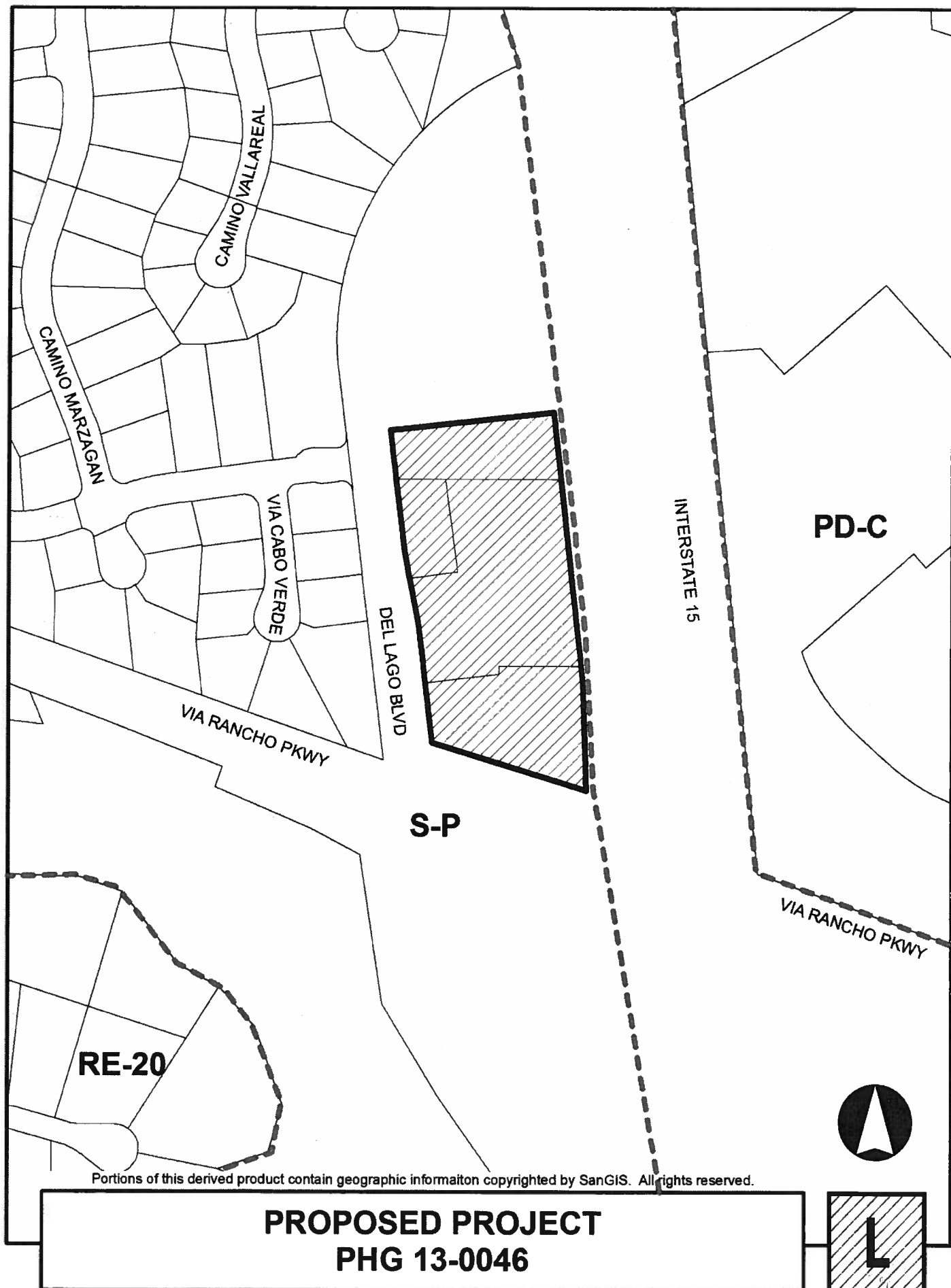
1. The proposed wireless facility is consistent with the Communication Antennas Ordinance because the facility would be integrated into an existing commercial development, which is encouraged, and would be considered a stealthy design. The antennas and support radio/electrical equipment would be completely screened within existing and/or modified architectural features that would complement the existing building(s).
2. The proposed 10 kW emergency diesel generator would not create any adverse compatibility, visual, noise, or air-quality impacts because it will be located within a masonry block equipment enclosure adjacent to Interstate 15. The generator is for emergency use only during power outages and typically would be tested only once a month for maintenance purposes generally between the hours of 7:00 am and 5:00 pm.

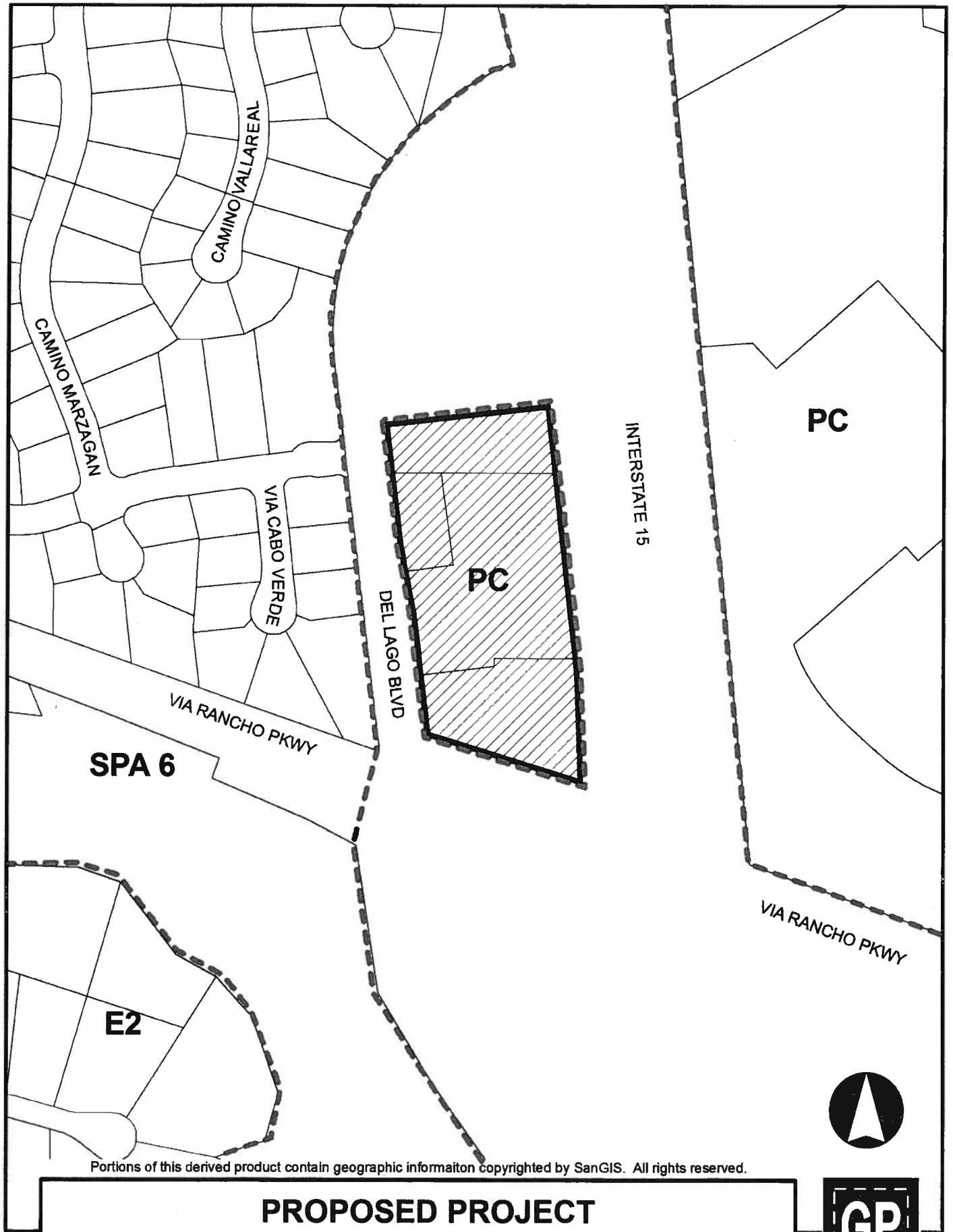
3. Staff feels the proposed facility would not result in a potential health hazards to people in the area because the Radio Frequency (RF) study prepared for the proposed project indicates the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) radio frequency emission guidelines.

Respectfully Submitted,



Jay Paul
Associate Planner



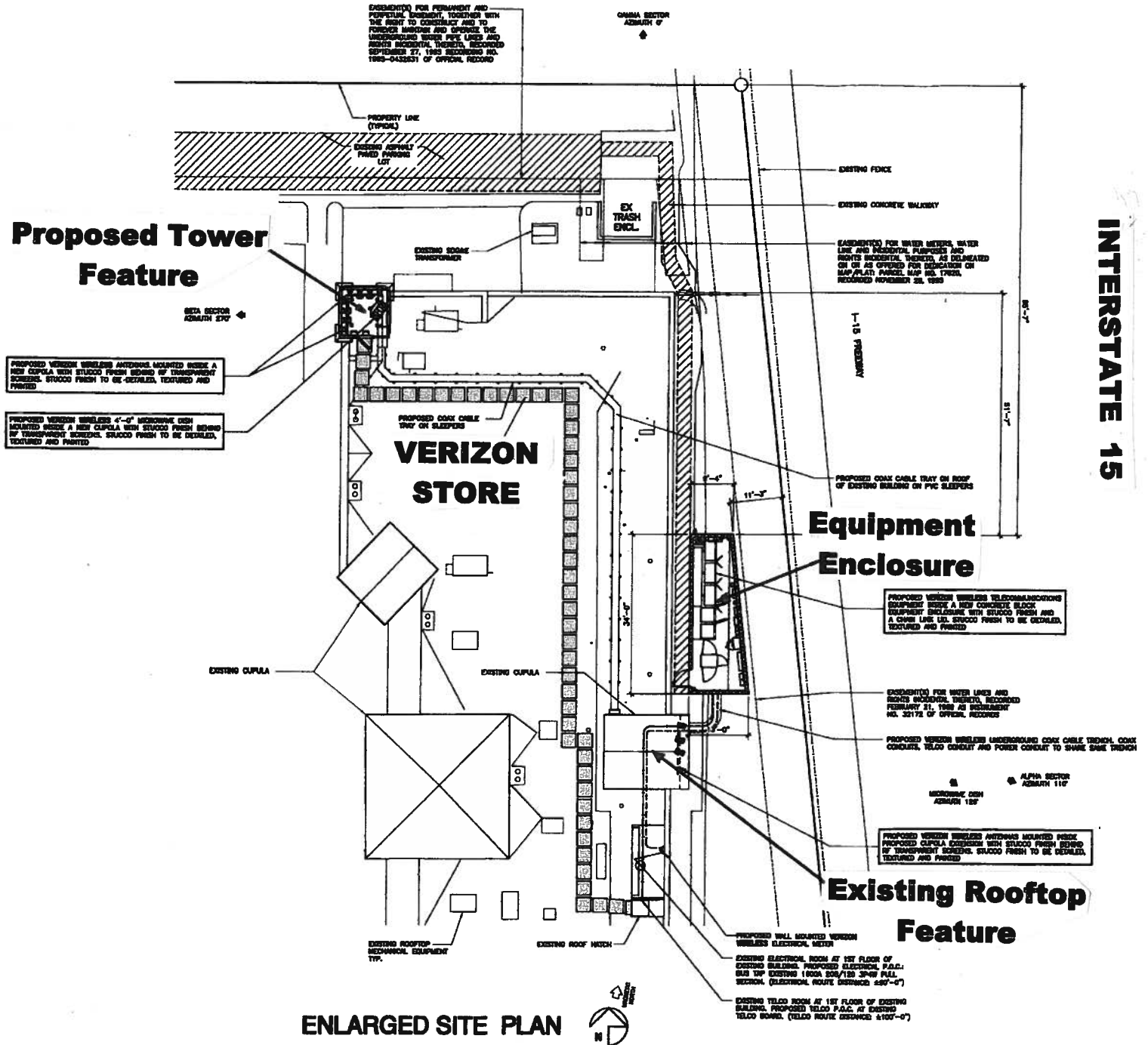


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**PROPOSED PROJECT
PHG 13-0046**



GENERAL PLAN



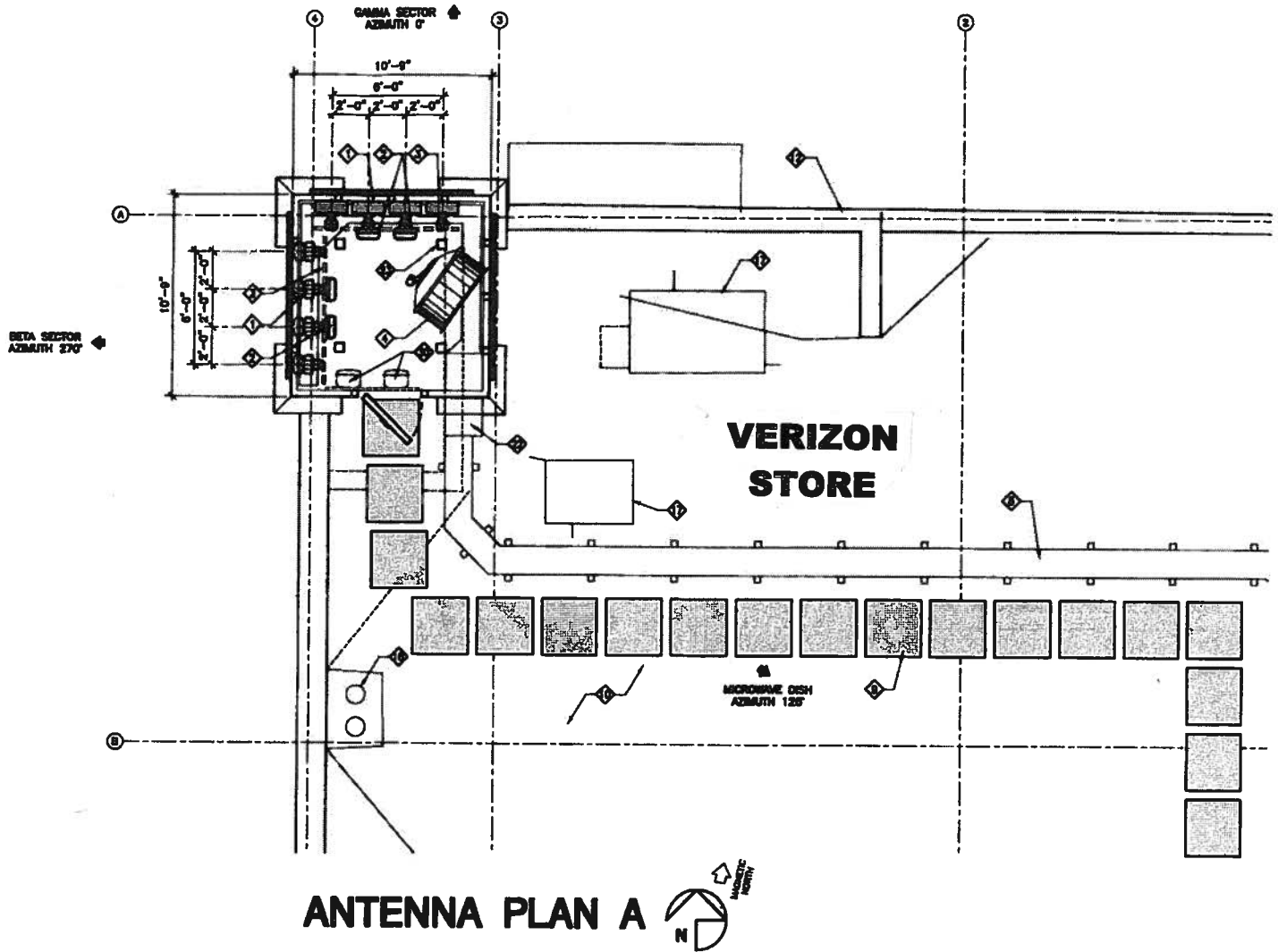
**PROPOSED PROJECT
PHG 13-0046**



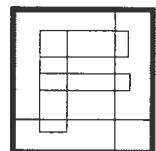
SITE PLAN

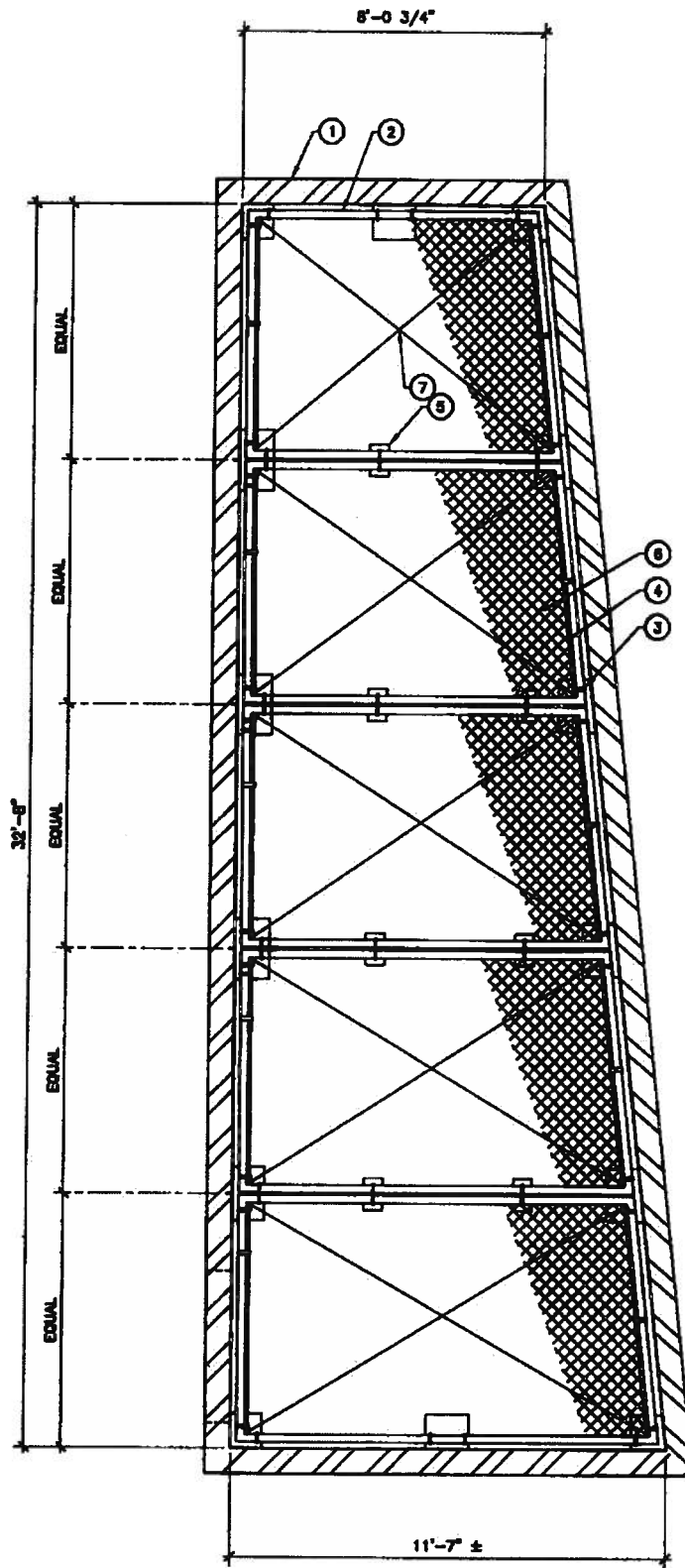
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Proposed Tower Feature



**PROPOSED PROJECT
PHG 13-0046**

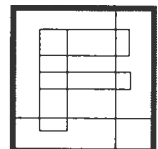




CHAINLINK LID PLAN



**PROPOSED PROJECT
PHG 13-0046**



FLOOR PLAN

EXISTING



North County Mail
3480 Plaza Del Lago Blvd.
Escondido, CA 92025



Proposed antennas mounted within
proposed cupola extensions matching
existing building

Proposed equipment enclosure
finished to match existing
building

Proposed landscaping



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

PROPOSED

Photosimulation of proposed telecommunications site

7/29/2014



North County Mall
 3480 Plaza Del Lago Blvd.
 Escondido, CA 92025



Proposed antennas mounted within new
 cupola extensions matching existing building

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

PROPOSED

Photosimulation of proposed telecommunications site

7/29/2014

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** – SP (Specific Plan) – The Lomas Del Lago Specific Planning Area is located northwest of the site across Del Lago Boulevard. The Specific Plan consists of approximately 178 single-family residential units within a planned and gated community. The homes generally are situated at a higher elevation than the shopping center and overlook the site. The Caltrans Park-and-Ride lot and maintenance facility is located immediately north of the shopping center at a higher elevation
- SOUTH** – SP (Specific Plan) – Open Space area associated with the larger Lomas Del Lago Specific Planning Area is located west south of the commercial center across Via Rancho Parkway. Single-family residential development is located to the southwest of the center also on the southern side of Via Rancho Parkway. Via Rancho Parkway and the Instate 15 on and off-ramps are located immediately south of the commercial center
- EAST** - PD-C (Planned Development-Commercial) – The Westfield North County regional shopping center is located east of the subject commercial center on the eastern side of Interstate 15.
- WEST** - SP (Specific Plan) – The Lomas Del Lago Specific Planning Area is located northwest of the site across Del Lago Boulevard. The homes generally are located at a higher elevation than the commercial center.

B. ENVIRONMENTAL STATUS

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 August 25, 2014. In staff's opinion, no project issues remain unresolved through compliance with code requirements and the recommended conditions of approval. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project development area or will be impacted by the proposed facility.

C. GENERAL PLAN ANALYSIS

The General Plan land-use designation for the project site is Specific Plan (SPA 6). The existing commercial center is located within Planning Area 3 of the Specific Plan, which calls for the development of a small neighborhood commercial center and park-and-ride facility. General Plan Infrastructure Goal 7: (Section 17 Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The General Plan Telecommunication Policies also encourages the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the art telecommunication technologies and facilities.

D. TELECOMMUNICATIONS ACT – LEGAL REQUIREMENTS:

In 1996, the U.S. Congress added a section to the Communications Act of 1934 to promote the expansion of personal wireless communications service, adding section 332(c)(7). This section preserves local zoning authority over the "placement, construction, and modification" of wireless facilities, while imposing certain federal requirements. Specifically, Section 332(c)(7) requires that state or local government decisions regarding wireless service facilities must not: 1) unreasonably discriminate between one cellular provider and another; or 2) prohibit or have the effect of prohibiting the provision of personal wireless services; or 3) be founded on "the environmental effects of radio frequency (RF) emissions *to the extent that such facilities comply* with the FCC's regulations" (emphasis added). Once the Commission is satisfied the project's RF emissions are within the federal thresholds, then the review must be based on otherwise applicable local zoning criteria. A denial of a proposed facility must not run afoul of the federal restrictions set forth as 1), 2) and 3) above.

E. PROJECT ANALYSIS

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

Verizon is proposing to install a new wireless communications facility on the roof of the existing Lomas Del Lago commercial center. In order to cover all of the necessary sectors and provide a stealthy design that would be in scale with the existing buildings, the antennas would be placed within two roof features above the existing Verizon store located toward the northeastern corner of the inline suites. Eight of the panel antennas and a microwave dish would be located with a new tower-like structure located within the northwestern corner of the building that contains the existing Verizon store. The tower is designed to match other roof and tower features located throughout the center. The top of the tower roof would be approximately 31.5 feet in height, which would be consistent with the maximum height of 35 feet allowed by the Specific Plan. The other four antennas would be located with an existing roof element that would be extended approximately two feet out from the eastern building elevation (fronting Interstate 15). The roof height of this element would remain the same. The emergency generator would be located within a newly constructed masonry block equipment building located along the rear of the building (facing Interstate 15). The equipment enclosure also has been design to match the existing architecture of the center. Additional landscaping would be planted around the equipment enclosure to help screen views from the freeway. Staff feels the location of the proposed facility would not create any negative visual impacts and would be in conformance with the Communication Antennas Ordinance because the antenna panels would be fully integrated into the architecture of the existing commercial building, and the new elements would be in scale with existing architectural features. The height and mass of the new architectural features also would not impact any scenic views through the site from the residential properties located to the west and northwest. Staff has not received any correspondence from surrounding neighbors expressing any concerns regarding the project.

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 generator only would be used to provide backup power during a power disruption or extended outage, and also tested once each month for approximately 10 minutes for maintenance purposes, which results in an expected annual maintenance usage of approximately 2 hours. The San Diego Air Pollution Control District limits usage to 52 hours per year when not under emergency conditions. Emissions only occur during emergency situations, and for a very short time, to perform maintenance checks and operator training. Therefore, the proposed generator would not result in any adverse air-quality emissions due to the limited amount of hours a standby generator typically would be used. The generator also would not create any noise or compatibility issues with adjacent uses because the generator would be located within a completely screened masonry block enclosure located along the Interstate 15 frontage. There are no residential structures or other sensitive receptors adjacent to or within close proximity to this area.

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 5% for general public (ground level areas around the antennas).

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately 4-acre commercial center is developed with a mix of single-story commercial-retail uses (approx. 32,122 SF building area), including a gas station/convenience store, freestanding restaurant (McDonalds) and a variety inline shops. Access is provided from one driveway intersecting Via Rancho Parkway on the south, and two driveways intersecting Del Lago Boulevard on the west.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: Approximately 4 acres
2. Antenna Height: Approx. 31.5' top of ridgeline of the new tower feature. The Specific Plan allows structures up to 35 feet in height.
3. Panels: Total of 12 (78" L x 15" W x 9.5" D). The 4-foot diameter microwave dish will be located within the new tower feature.
4. Radio Units and Surge Protectors: 12 Remote Radio Units (RRUs)
3 Surge Protectors
5. Setback: 10' min. for main structures to eastern P/L or rear property line along Interstate 15. The new equipment closure would be setback a min. of 11'-7" from the eastern property line (adjacent to Interstate 15).
6. Power Density: Less than 5% of the FCC General Public Limit for Maximum Permissible Exposure (MPE), on the ground level.
7. Equipment: Support equipment, cabinets, and emergency generator to be located within a new, approximately 380 SF masonry block equipment building .
8. Generator: 10 kW emergency standby diesel generator located within the new equipment enclosure.
9. Landscaping: Shrubs (min. 15 gallon) to be planted around the equipment enclosure building to provide appropriate context and to screen the enclosure. Existing irrigation extended to support the plantings.

EXHIBIT "A"
FINDINGS OF FACT/FACTORS TO BE CONSIDERED
PHG 13-0046

1. The General Plan land-use designation for the project site is Specific Plan (SPA 6). The existing commercial center is located within Planning Area 3 of the Specific Plan, which calls for the development of a small neighborhood commercial center and park-and-ride facility. General Plan Infrastructure Goal 7: (Section 17 Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The General Plan Telecommunication Policies also encourages the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the art telecommunication technologies and facilities.

Granting this permit to allow a personal wireless communication facility on the subject property would be in conformance with these Goals and Policies, and would be based on sound principles of land use because the use is in response to services required by the community and the facility would enhance communication services in the city without posing a health threat to the surrounding area. The facility would incorporate a design that would be compatible with other similar structures within the commercial center and 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 variety of commercial uses. 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 permit for the emergency backup 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 only is used for emergency power interruption and will be only run intermittently for monthly maintenance. The masonry block mechanical building 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 integrated into the architecture of the commercial center and completely screened.
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 guidelines. 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.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 13-0046

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
3. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
4. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
5. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. All new utilities and utility runs shall be underground.
7. As proposed, the design, color and materials of the proposed facilities shall be in accordance staff report, exhibits and the project's Details of Request, including the following to the satisfaction of the Planning Division:
8. Medium to tall shrub species shall be installed around the equipment enclosure (min. 15 gallon). Permanent irrigation also shall be provided. All required landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition. The requirement shall be clearly noted on the plans. Any existing landscaping disturbed by the facility trenching/extension of utilities shall be replaced in kind before building final inspection. A note to replace existing landscaping/turf areas shall be noted on the building plans.
9. As per Federal Communication Commission (FCC) guidelines and requirements, Verizon or any subsequent operator/lease holder of the wireless facility shall investigate any valid complaints related to interference with electronic equipment in the surrounding area as may be required by the FCC. If it has been determined Verizon is the cause of such interference, and if such interference is determined to be related to the signal emitted from the facilities approved by this use permit, Verizon or any subsequent operator/lease holder shall solve the problem in a timely manner. Additionally, any interference with public safety communications shall be corrected immediately, to the satisfaction of the City of Escondido.
10. If requested by the City of Escondido, Verizon, or any subsequent operator/lease holder of the facilities shall permit co-location of other wireless providers on its facility (subject to City of Escondido approval) if it can be demonstrated that there would be no adverse effect on the existing facilities/operations.
11. In the event Verizon sells or leases its rights to a third party, Verizon shall submit current contact information to the Director of Community Development of such new owner in a timely manner to insure the City has the ability to interact with the new owner/lessee as to any use permit and compliance issues. Co-location of any new facilities not identified by this use permit shall require approval of the City of Escondido.
12. Verizon shall coordinate with the City of Escondido to select a qualified, independent third party consultant to conduct an actual power density measurement of the facility within 90 days after installation and under full operation of the facility. The results of the study shall be submitted to the Director of Community Development so that the theoretical power density study can be compared to the actual output.

13. Verizon or any subsequent operator/lease holder of the wireless facility shall be responsible for all maintenance of the facility, including the antennas and supporting equipment to ensure the condition of the facility does not appear weathered.
14. All communication facilities on the site shall be promptly removed upon non-use of the facilities, to the satisfaction of the Planning Division and Building Department.
15. Any permanent, temporary or stand-by emergency generators must be in conformance with the City's Ordinance and regulations regarding electric generating facilities.
16. No additional antennas or expansion of this facility shall be permitted without approval of the Director of Community Development subject to the appropriate review process and any necessary permits.
17. A sign conforming to ANSI C95.2 color, symbol and content, and other markings as appropriate, 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.
18. 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.
19. 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.
20. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). The applicant shall remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a check payable to the "San Diego County Clerk" in the amount of \$50.00. In accordance with California Environmental Quality Act (CEQA) section 15062, the filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.



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

Notice of Exemption

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

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

Project Title/Case No.: PHG 13-0046 (Verizon-Lomas Del Lago)

Project Location - Specific: 3440 Del Lago Boulevard (APNs 271-06, -07, -08 and -09)

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

Description of Project: An amendment to Area 3 of the Lomas Del Lago Specific Plan (SP 88-03 and 94-35-SP) to allow the installation and operation of a new Wireless Communication Facility for Verizon Wireless consisting of up to twelve panel antennas and related electrical equipment located within new and/or modified architectural features up to approximately 31.5 feet high on the roof of the existing commercial buildings within the shopping center. The proposal also includes the installation of 10 kW emergency backup generator that would be located within a new masonry block equipment enclosure designed to match the architecture of the existing buildings.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name Kerrigan Diehl, PlanCom Inc.

Telephone (760) 587-3003

Address 302 State Place, Escondido, CA 92029

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

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

Reasons why project is exempt:

1. The facility would be consistent with the Wireless Facility Guidelines since the antenna panels would be integrated into existing and new architectural features of the commercial center, which would be considered a stealthy design. The proposed facility would not result in any noise impacts to existing residences or adjacent properties, or displace any required parking.
2. The site is within an area that currently is developed as a neighborhood commercial center with a gasoline station. The size of the proposed facility is relatively small, and no significant grading or removal of native vegetation is proposed or required.
3. The proposed facility would not be hazardous to the health of nearby residents or the general public since the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) standards.
4. All service and access to the proposed wireless facility are available and would be in conformance with local standards.

Lead Agency Contact Person: Jay Paul, Planning Division

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

Signature: Jay Paul, Associate Planner

August 25, 2014

Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

☐ Signed by Applicant



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

Notice of Exemption

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

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

Project Title/Case No.: PHG 13-0046 (Verizon-Lomas Del Lago)

Project Location - Specific: 3440 Del Lago Boulevard (APNs 271-06, -07, -08 and -09)

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

Description of Project: An amendment to Area 3 of the Lomas Del Lago Specific Plan (SP 88-03 and 94-35-SP) to allow the installation and operation of a new Wireless Communication Facility for Verizon Wireless consisting of up to twelve panel antennas and related electrical equipment located within new and/or modified architectural features up to approximately 31.5 feet high on the roof of the existing commercial buildings within the shopping center. The proposal also includes the installation of 10 kW emergency backup generator that would be located within a new masonry block equipment enclosure designed to match the architecture of the existing buildings.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name Kerrigan Diehl, PlanCom Inc. Telephone (760) 587-3003

Address 302 State Place, Escondido, CA 92029

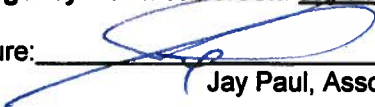
☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

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

Reasons why project is exempt:

1. The facility would be consistent with the Wireless Facility Guidelines since the antenna panels would be integrated into existing and new architectural features of the commercial center, which would be considered a stealthy design. The proposed facility would not result in any noise impacts to existing residences or adjacent properties, or displace any required parking.
2. The site is within an area that currently is developed as a neighborhood commercial center with a gasoline station. The size of the proposed facility is relatively small, and no significant grading or removal of native vegetation is proposed or required.
3. The proposed facility would not be hazardous to the health of nearby residents or the general public since the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) standards.
4. All service and access to the proposed wireless facility are available and would be in conformance with local standards.

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

Signature:  August 25, 2014
Jay Paul, Associate Planner Date

☒ Signed by Lead Agency

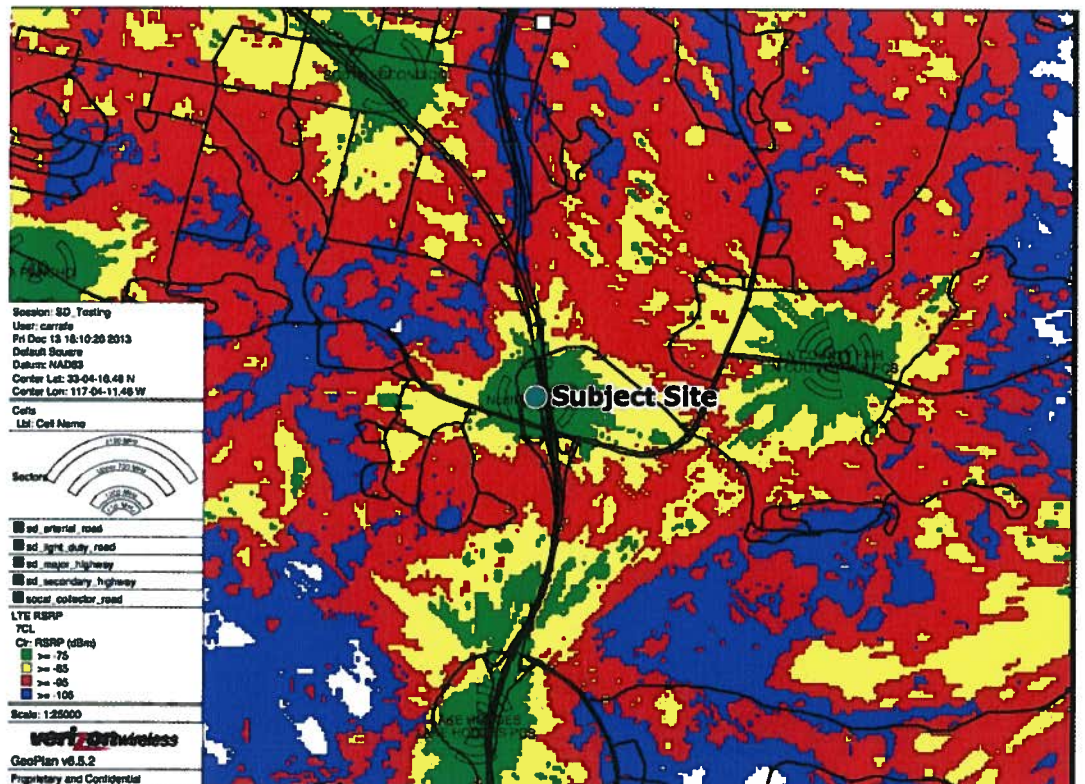
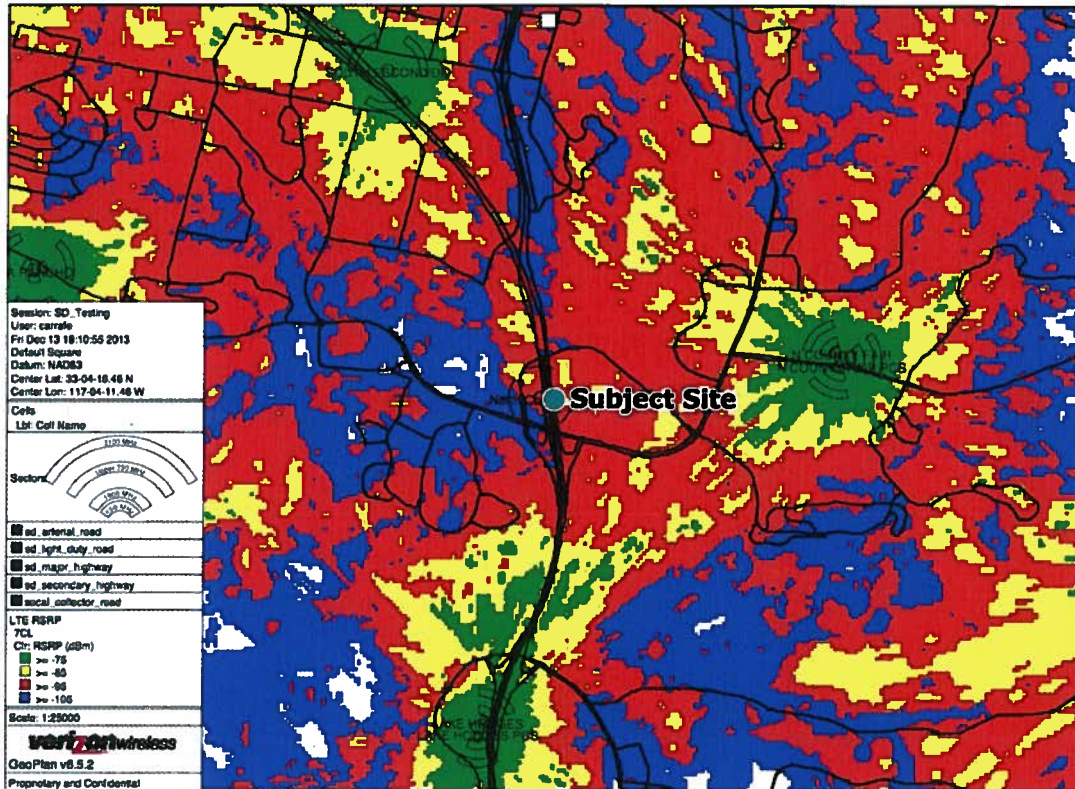
Date received for filing at OPR: N/A

☐ Signed by Applicant

North County Mall
 3480 Plaza Del Lago Blvd.
 Escondido, CA 92025



Existing coverage



Coverage Levels:

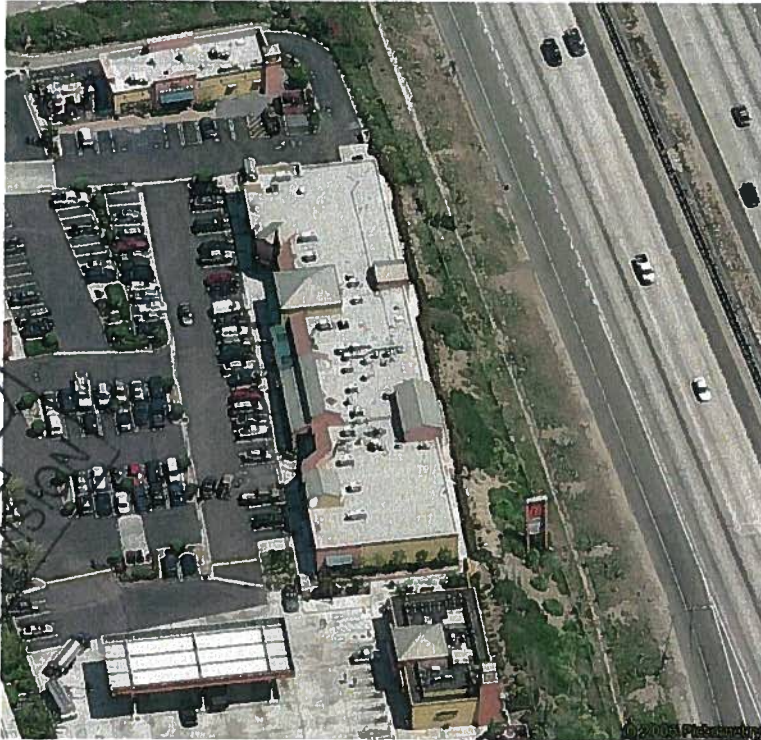


12/15/2013

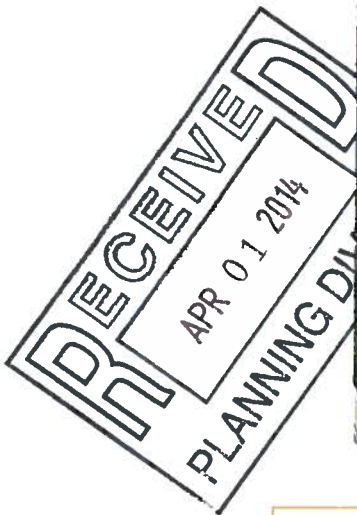
PH613-0046

Proposed coverage

North County Mall Radio Frequency (RF) Site Compliance Report



3480 Plaza Del Lago Boulevard, Escondido, CA 92025



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

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

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A large, handwritten signature in black ink, which appears to read "David Cotton, Jr.".

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

From: Carranza, Fernando Hurtado [<mailto:Fernando.Carranza@VerizonWireless.com>]
Sent: Tuesday, September 02, 2014 3:59 PM
To: Kerrigan Diehl
Subject: RE: North County Mall - EME

Kerrigan,

I am confirming that the site design for the VZW site North County Mall will be compliant based on FCC MPE% levels on both the roof top and the surrounding ground level. The gray colored area on the RF emissions simulation diagram on page 7 & 8 of the Sitesafe EME report designate areas that are modeled and predicted to be less than 5% of the General Public/Uncontrolled Environment MPE% limits. All the proposed RF notice signage listed in the report will be installed during construction prior to site going on-air. Let me know if you have any other questions or concerns.

Thanks,
Fernando Carranza
Verizon Wireless
Network – RF Design
M: 619-908-2706
D: 760-597-5708

Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

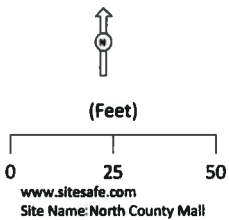
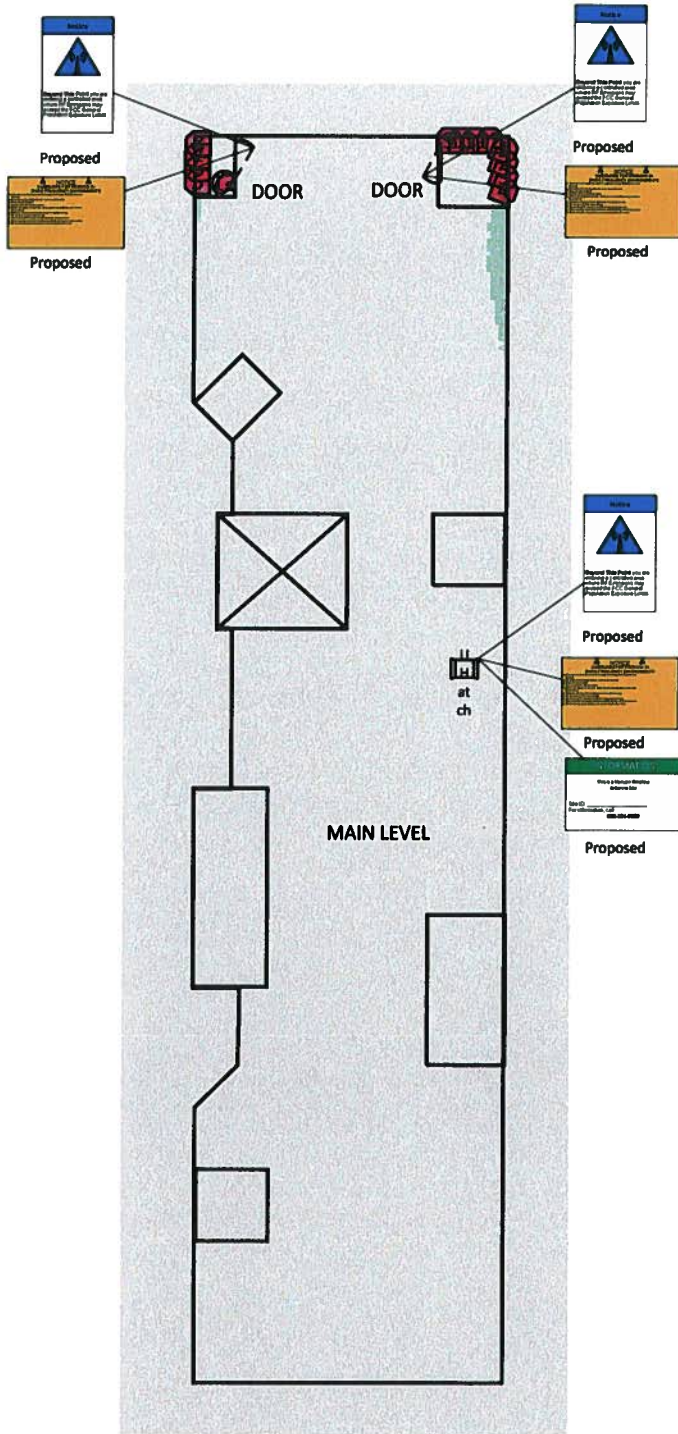
Site Specific Information			
Site Name	North County Mall	Categorically Excluded?	No
Street Address	3480 Plaza Del Lago Boulevard	5% Contributor To Areas Requiring Mitigation?	Yes
City, State, Zip	Escondido, CA 92025		
Multi-License Facility	No	Max % MPE (Predictive)	80.6% Occupational
Structure Type	Rooftop	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	

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

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

Additional Compliance Requirements(s):			
Post 10 step guideline and Blue notice signs on the cupola access doors.			
Consultant Legal Name	Sitesafe, Inc.	Phone/Fax	703-276-1100
Address	200 North Glebe Road, Suite 1000 Arlington, VA 22203-3728		

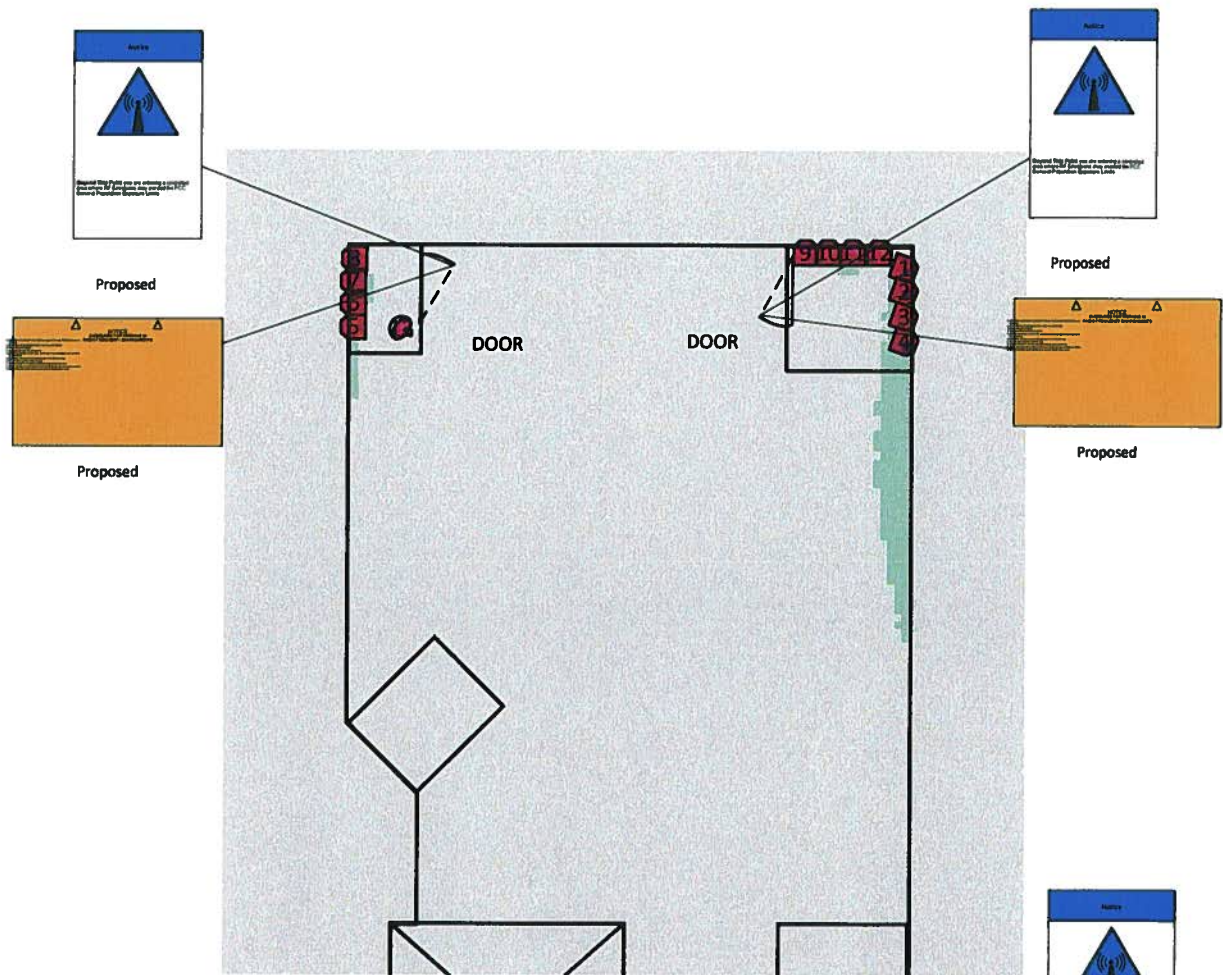
RF Emissions Simulation For: North County Mall



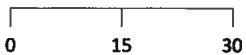
AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
			25			

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 11:26:01 AM

RF Emissions Simulation For: North County Mall Detailed View



(Feet)



www.sitesafe.com
Site Name: North County Mall



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

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Contents

1. Executive Summary.....	4
2. Proposed Site Characteristics	5
a. Structure	5
b. Accessibility.....	5
c. Verizon Wireless Signage	5
d. Antenna Inventory	6
3. Analysis	7
4. Conclusion	9
a. Conclusion Narrative.....	9
b. Compliance Requirements	10
Signage/Barrier Installation Detail	10
Signage/Barrier Diagram	11
5. Appendix A: RF Consultant Certifications	12
a. Preparer Certification	12
b. Reviewer Certification.....	12
6. Appendix B: Reference Information	13
a. FCC Rules & Regulations	13
b. Occupational Safety and Health Administration (OSHA) Requirements	13
c. RF Signage	14
d. Barriers.....	14

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 North County Mall 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 26, 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	Rooftop
Site Latitude (NAD 83)	N33-4-16.27
Site Longitude (NAD 83)	W117-4-13.16
Site Elevation (AMSL)	380 FT
Structure Height (AGL)	29 FT
Overall Structure Height	29 FT

b. Accessibility

Access to the rooftop through a hatch.

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

d. Antenna Inventory

Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Total ERP (Watts)	X	Y	Z
1	VERIZON WIRELESS	Kathrein 80010765V01 (Proposed)	Panel	751	110	68	6.3	12.56	859	286.7'	485'	7'
2	VERIZON WIRELESS	Kathrein 80010765V01 (Proposed)	Panel	2100	110	63	6.3	15.53	1703	286.7'	481.7'	7'
3	VERIZON WIRELESS	Kathrein 80010765V01 (Proposed)	Panel	1900	110	62	6.3	16.26	2014	286.7'	478.3'	7'
4	VERIZON WIRELESS	Kathrein 80010765V01 (Proposed)	Panel	850	110	65	6.3	13.43	2520	286.8'	475'	7'
4	VERIZON WIRELESS	Kathrein 80010765V01 (Proposed)	Panel	1900	110	62	6.3	16.26	3626	286.8'	475'	7'
5	VERIZON WIRELESS	Kathrein 80010765V01 (Proposed)	Panel	751	270	68	6.3	12.56	859	212.1'	476.8'	7'
6	VERIZON WIRELESS	Kathrein 80010765V01 (Proposed)	Panel	2100	270	63	6.3	15.53	1703	212.1'	480'	7'
7	VERIZON WIRELESS	Kathrein 80010765V01 (Proposed)	Panel	1900	270	62	6.3	16.26	2014	212.1'	483'	7'
8	VERIZON WIRELESS	Kathrein 80010765V01 (Proposed)	Panel	850	270	65	6.3	13.43	2520	212.2'	486.1'	7'
8	VERIZON WIRELESS	Kathrein 80010765V01 (Proposed)	Panel	1900	270	62	6.3	16.26	3626	212.2'	486.1'	7'
9	VERIZON WIRELESS	Antel HTXCW451720R000G (Proposed)	Panel	751	0	47	6.9	13.91	859	273.3'	487'	7'
10	VERIZON WIRELESS	Antel HTXCW451720R000G (Proposed)	Panel	2100	0	46	6.9	17.41	1703	276.4'	487'	7'
11	VERIZON WIRELESS	Antel HTXCW451720R000G (Proposed)	Panel	1900	0	48	6.9	16.71	2014	279.7'	487'	7'
12	VERIZON WIRELESS	Antel HTXCW451720R000G (Proposed)	Panel	850	0	45	6.9	14.91	2520	283.3'	487'	7'
12	VERIZON WIRELESS	Antel HTXCW451720R000G (Proposed)	Panel	1900	0	48	6.9	16.71	3626	283.3'	487'	7'
13	VERIZON WIRELESS	Generic Microwave/4 Ft. (Proposed)	Dish	11000	126	2	4	37.66	100	218.6'	476.6'	7'

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.

4. Conclusion

a. Conclusion Narrative

Description of MPE-Limit Exceeding Areas:

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

The Max MPE predicted is 80.6% Occupational at Verizon Wireless Alpha directly in front of the antennas.

b. Compliance Requirements

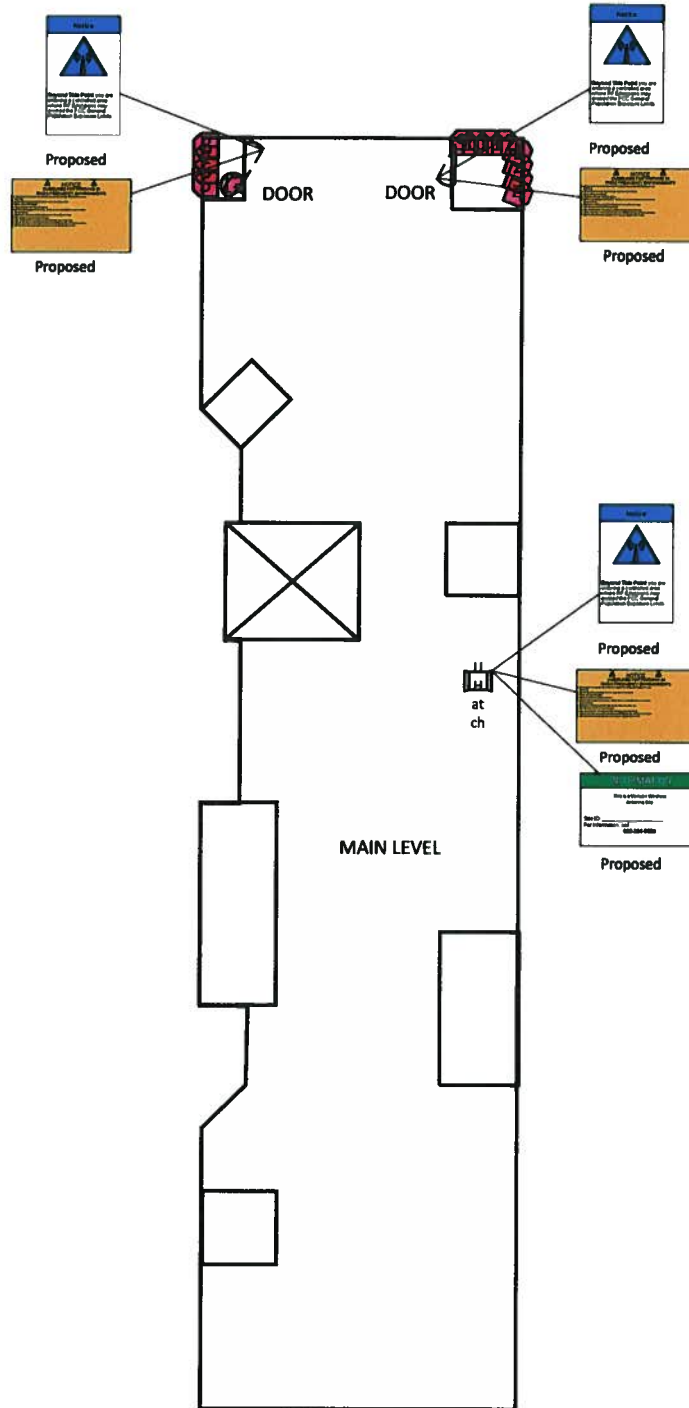
Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Point	X [1]	X [1]	☐ [#]	☐ [#]	X [1]	☐
Alpha	X [1]	X [1]	☐ [#]	☐ [#]	☐ [#]	☐
Beta	X [1]	X [1]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐

Signage/Barrier Installation Detail

Post a 10 step guideline, Blue notice and NOC information signs at the access hatch.

Post 10 step guideline and Blue notice signs on the cupola access doors.

North County Mall Signage Diagram



(Feet)

0 22.5 45
www.sitesafe.com
Site Name: North County Mall

AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
			33			

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1/3/2014 11:27:10 AM

5. Appendix A: RF Consultant Certifications

a. Preparer Certification

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

John Lee

b. Reviewer Certification

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

6. Appendix B: Reference Information

a. FCC Rules & Regulations

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

Two Classifications for Exposure Limits

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

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

Environment Classification

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

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

<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.

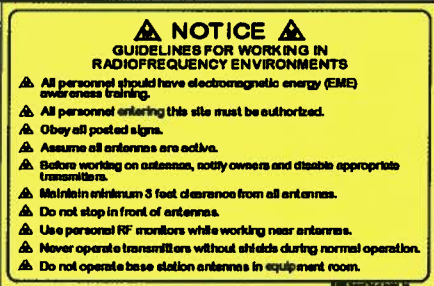
b. Occupational Safety and Health Administration (OSHA) Requirements

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.

