

CITY OF ESCONDIDO

Planning Commission and Staff Seating



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

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 09/09/14

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. VARIANCE – PHG 14-0023:

REQUEST: Variance from the sign code for the El Norte Shell gas station and car wash to allow a freestanding sign in addition to the existing freestanding sign for the center. The second sign (approximately 43 SF in area and 5 feet tall) is to be located along the El Norte Parkway frontage on private property west of the westerly driveway into the commercial development in the CG zone. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Shell Gas & Car Wash (approximately 1.3 acres), part of a 2.41 acres commercial center located southeasterly of the intersection of West El Norte Parkway and Seven Oakes Road, along the south side of West El Norte Parkway, addressed as 615 West El Norte Parkway Suite 320 (APN 226-390-1300).

APPLICANT: Mark Watson

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. CONDITIONAL USE PERMIT – PHG 14-0009:

REQUEST: A Conditional Use Permit to allow the installation, operation, and maintenance of a new Wireless Communication Facility for Verizon Wireless consisting of up to twelve panel antennas and related electrical equipment mounted onto the facade of an existing industrial building. The proposal also includes the installation of a 30kW emergency backup generator to be placed within a new equipment building located towards the rear of the building. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: 2066 Aldergrove Avenue

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**

September 9, 2014

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

Commissioners present: Jeffery Weber, Chairman; Ed Hale, Commissioner; Merle Watson, Commissioner; and Guy Winton, Commissioner.

Commissioners absent: Bob McQuead, Vice-chairman; Gregory Johns, Commissioner; and James Spann, Commissioner.

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

MINUTES:

Moved by Commissioner Winton, seconded by Commissioner Watson, to approve the minutes of the August 12, 2014, meeting. Motion carried. Ayes: Winton and Watson. Noes: None. Abstained: Weber and Hale. (2-0-2)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – Received.

ORAL COMMUNICATIONS:

Patricia Borchmann, Escondido, referenced handouts regarding San Onofre Nuclear Generating Station dry cask storage recommendations prepared by Donna Gilmore. She stated that they were asking Southern California Edison for the best available control technology versus the best practical control technology when dealing with storage canisters. She expressed her concern with the Edison trust fund being exhausted in 2018 and not being liable for long-range costs.

Donna Gilmore, San Clemente, expressed her concern with the Nuclear Regulatory Commission (NRC) stating that the proposed canisters procurement would cost \$400 million and may crack within 30 years with no technology being available to inspect, repair, or replace said canisters. She noted that the waste

originally was to be sent to Yucca Mountain, which was never approved. In researching options, Germany had superior canisters, noting this was just one possible solution. She suggested urging the Public Utility Commission to require Edison to do their due diligence with a cost analysis with public input and approval. She asked that the Commission consider agendaizing this item or forwarding it on to the proper body.

Chairman Weber asked staff to forward the comments to administrative staff.

PUBLIC HEARINGS:

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).

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff issues were whether the proposed addition would be compatible with the surrounding residential neighborhood. Staff recommended approval based on the following: 1) The proposed project will add activity space to an existing senior living facility for which an original Conditional Use Permit had already been approved. Since no increase in residential capacity would 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 would be located at the rear of the facility and would be one story in height, and existing landscape buffers would screen the addition from neighboring residential properties; therefore, visual impacts of the project would be minimal. The exterior appearance of the addition had been designed to complement the existing facility, with matching paint colors, windows, and tile roofing.

ACTION:

Moved by Commissioner Hale, seconded by Commissioner Watson, to approve staff's recommendation. Motion carried unanimously. (4-0)

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

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

Commissioner Winton and Mr. Paul discussed how construction was to occur on the site.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Watson, to approve staff's recommendation. Motion carried unanimously. (4-0)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:25 p.m. The next meeting was scheduled for September 23, 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 23, 2014

CASE NUMBER: PHG 14-0023

APPLICANT: Mark Watson for El Norte RMN, Inc.

LOCATION: Shell Gas & Car Wash (approximately 1.3 acres), part of a 2.41 acres commercial center located southeasterly of the intersection of West El Norte Parkway and Seven Oaks Road, along the south side of West El Norte Parkway, addressed as 615 West El Norte Parkway (APN 226-390-1300).

TYPE OF PROJECT: Variance

PROJECT DESCRIPTION: Variance from Article 66 (Sign Ordinance) for the Shell gas station and car wash to allow a freestanding sign on which to display the Shell logo, signage indicating a car wash and fuel grades with prices as required by State law, in addition to the existing freestanding sign for the center. The second sign (approximately 43 SF in area and 5 feet tall) is to be located along the El Norte Parkway frontage west of the primary gas station driveway into the commercial development in the CG zone.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: GC (General Commercial)

ZONING: CG (General Commercial)

BACKGROUND/SUMMARY OF ISSUES:

On February 17, 1988 the Community Development Director approved a Plot Plan for the original center built on the subject property and the 1.11 acre neighboring property to the east. A reciprocal access agreement covers the two parcels that are owned by different entities. The center consists of two larger buildings; one for a mini-mart/carwash and the other for auto repair services. There are also two gasoline pump islands. The center stretches along approximately 500 feet of West El Norte Parkway and includes three driveway openings. Two are located near the eastern-most frontage of the center. There is one free-standing sign between them shared by all of the center's businesses. There is a third driveway from West El Norte Parkway located toward the western end of the property. This is the primary driveway customers entering into the gas station and mini-mart/carwash portion of the site use coming from the I-15 freeway. There is no signage leading up to or close to this access and the current Code does not allow for a second sign for the center. The owners of the existing mini-mart/car wash (El Norte PMN, Inc.) have requested a variance from the sign code to allow a second freestanding sign in proximity to their primary entrance driveway. The only process available to them in order to obtain a second such sign is the variance procedure.

They are proposing a monument sign to be installed in the privately owned landscaping area behind the right-of-way west of the driveway. This sign would include their Shell logo, car wash identification, and the various fuel grade pricing information required by State law. The City of Escondido's Traffic Engineering division has reviewed the proposed sign's close proximity to the western entry/exit driveway and added conditions for its installation so it will conform with the City's sight distance safety standards at driveways. Without a second sign, the applicant maintains that street trees obscure the view of the gas pump canopies, mini-mart/carwash building and the existing freestanding sign promoting their business until motorists have passed the first driveway. These motorists then are forced to slow quickly to make their turn into the second driveway. If they miss this turn, the third driveway is an out-only driveway. Because of the El Norte median, motorists must then travel easterly a third of a mile to the intersection of Iris Lane & El Norte Parkway where they can safely make a U-turn at the existing signal. This intersection has another gas station which provides ready access off both streets. For better visibility, for traffic safety, for convenience and for compliance with State price sign standards, the applicant requests a second sign at their west entrance to alert eastbound motorists of their location in a more timely fashion.

The applicant's specific Variance request is to allow a second freestanding sign (approximately 43 SF in area and 5 feet in height) to be located along the El Norte Parkway frontage on private property west of the westerly driveway into the commercial development in the CG zone where normally one freestanding sign is permitted for the commercial center.

Staff feels the issues are as follows:

1. Appropriateness of a second proposed freestanding sign at this location and whether the necessary findings can be made for approval.
2. Appropriateness of the size of the second freestanding sign being requested.

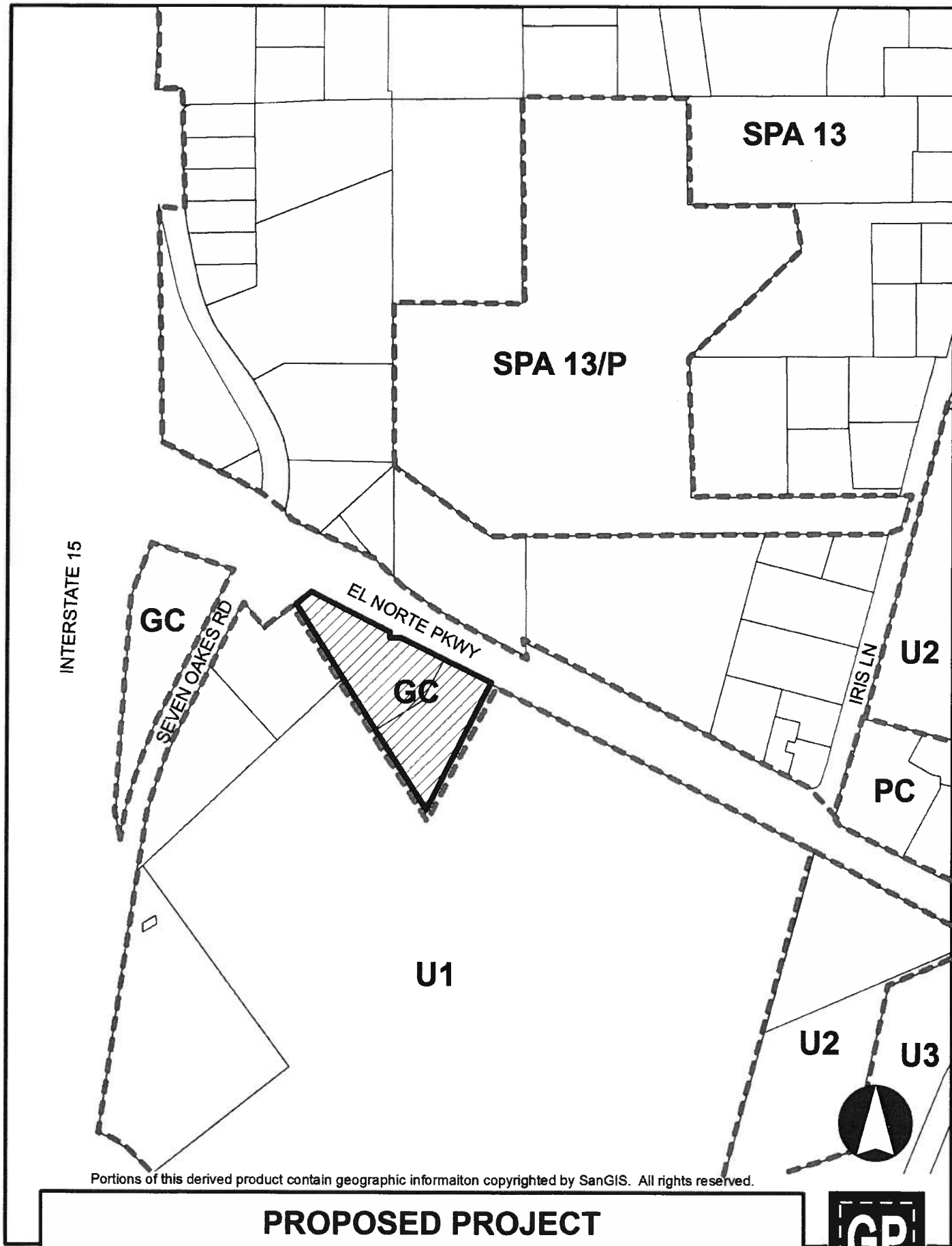
REASON FOR STAFF RECOMMENDATION:

1. The proposed second freestanding sign is appropriate since its location would be ahead of the primary driveway entrance to the business and would include the required price and grade information integrated into one low-profile monument style sign using the same materials and colors used elsewhere on the site.
2. The size of the requested second freestanding sign is appropriate because it does not exceed in aggregate the sign square footage allowed for a commercial property of this size in this zone.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Paul K. Bingham".

Paul K. Bingham
Assistant Planner II

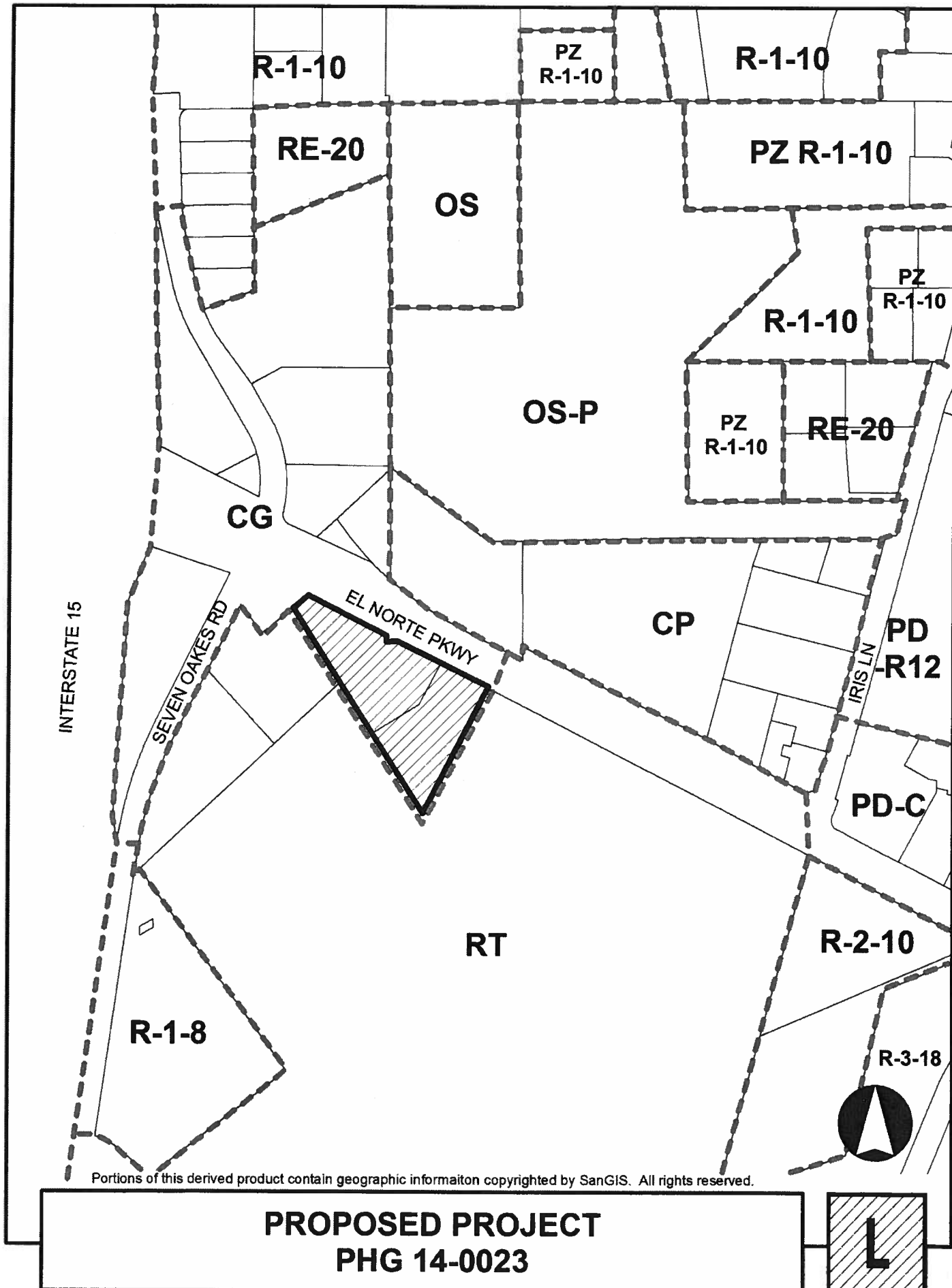


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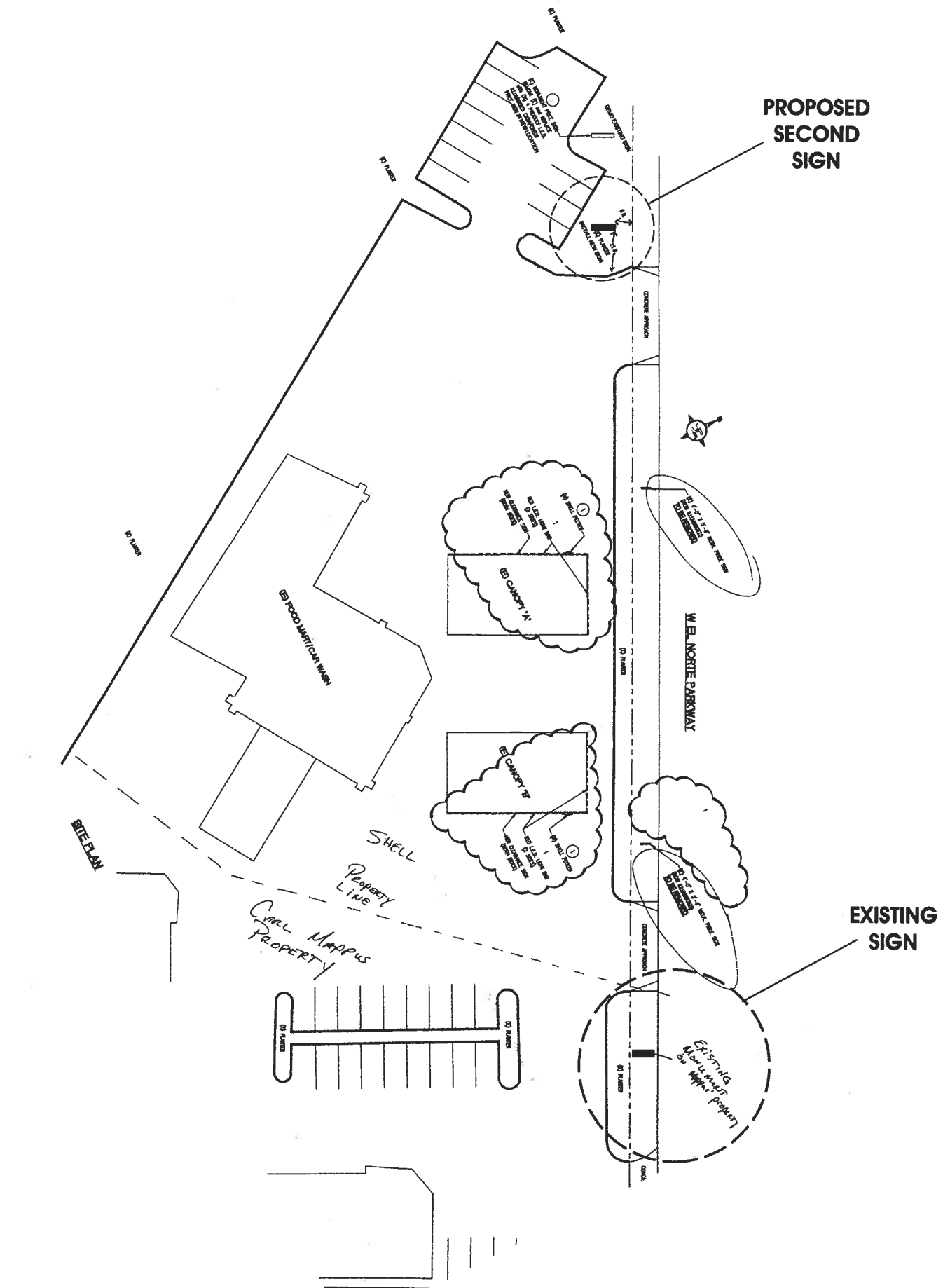
**PROPOSED PROJECT
PHG 14-0023**

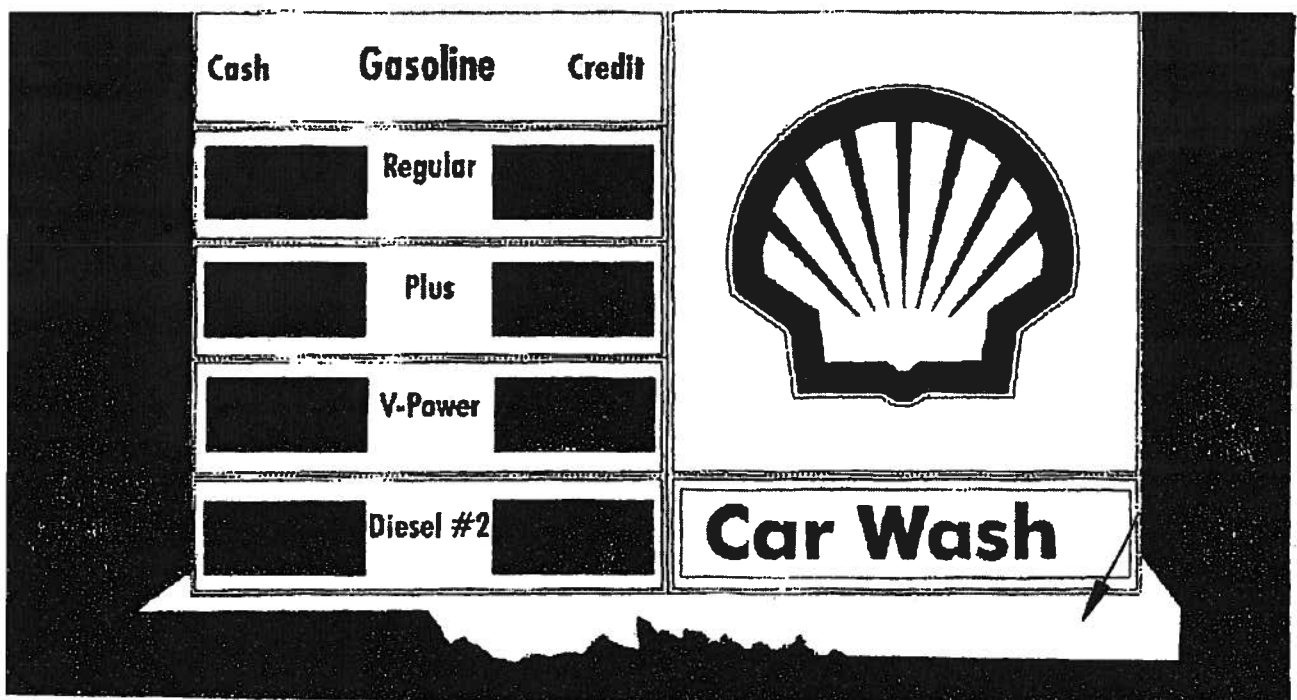


GENERAL PLAN



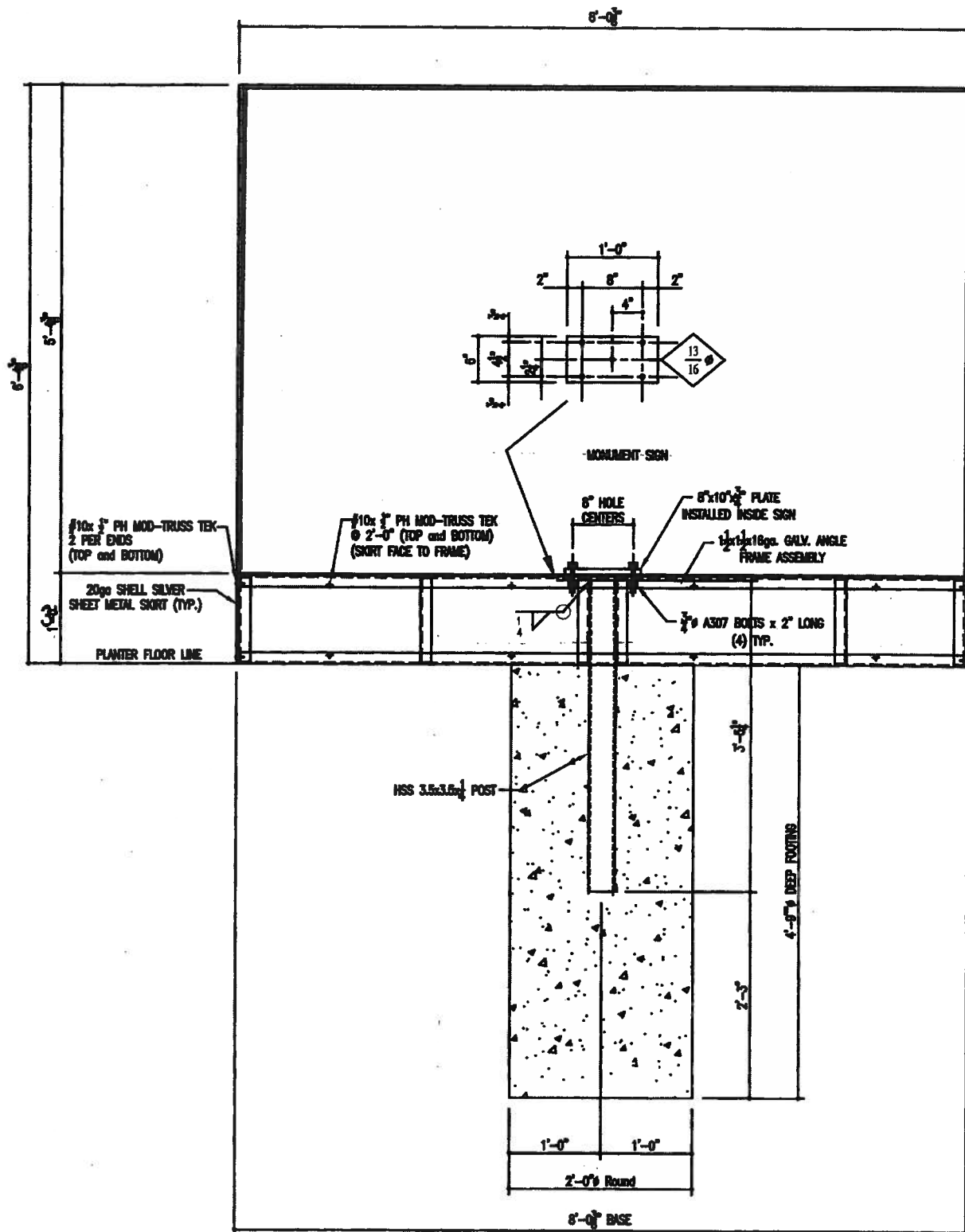
**PROPOSED PROJECT
PHG 14-0023**





PROPOSED PROJECT
PHG 14-0023



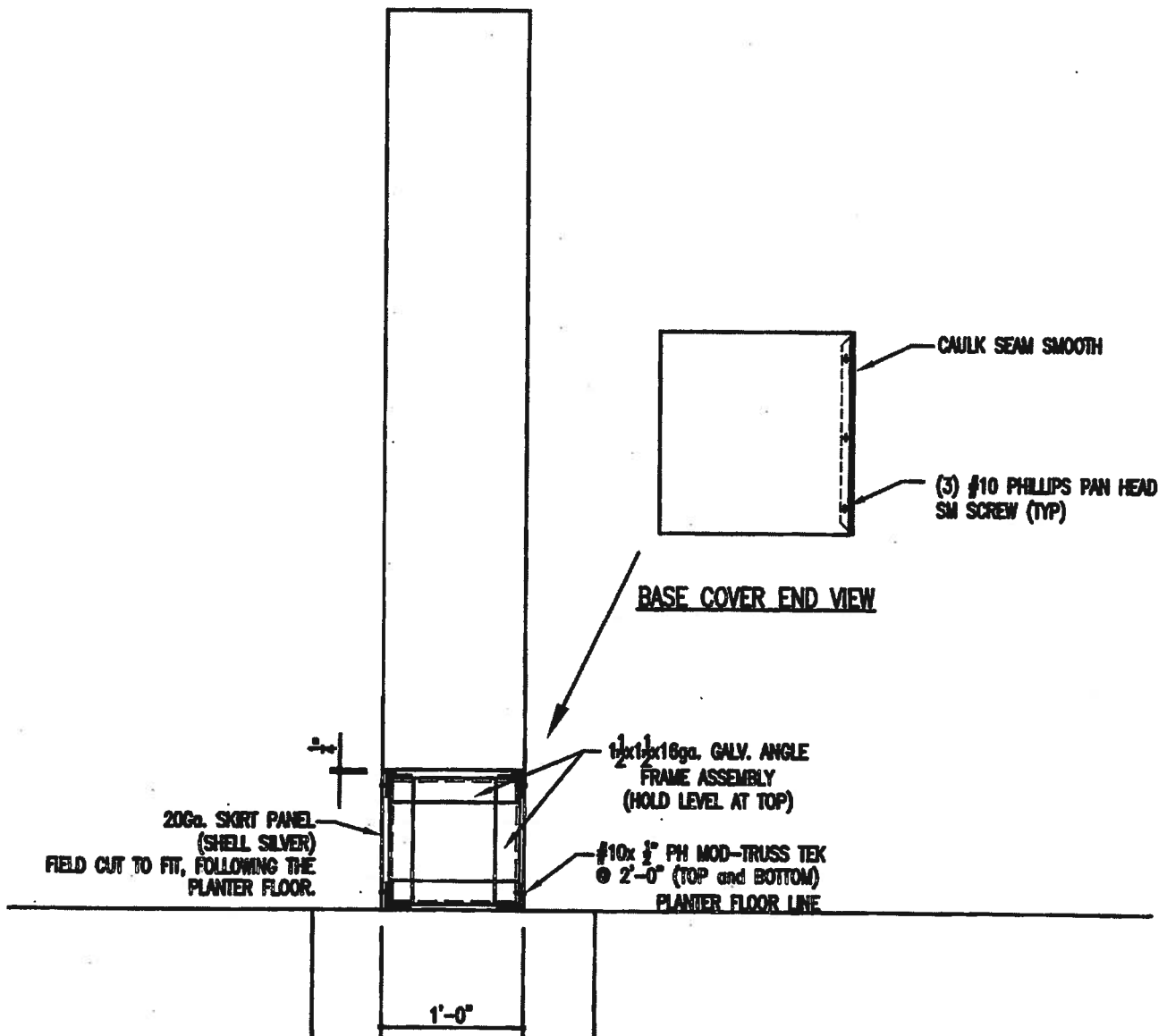


ELEVATION

**PROPOSED PROJECT
PHG 14-0023**



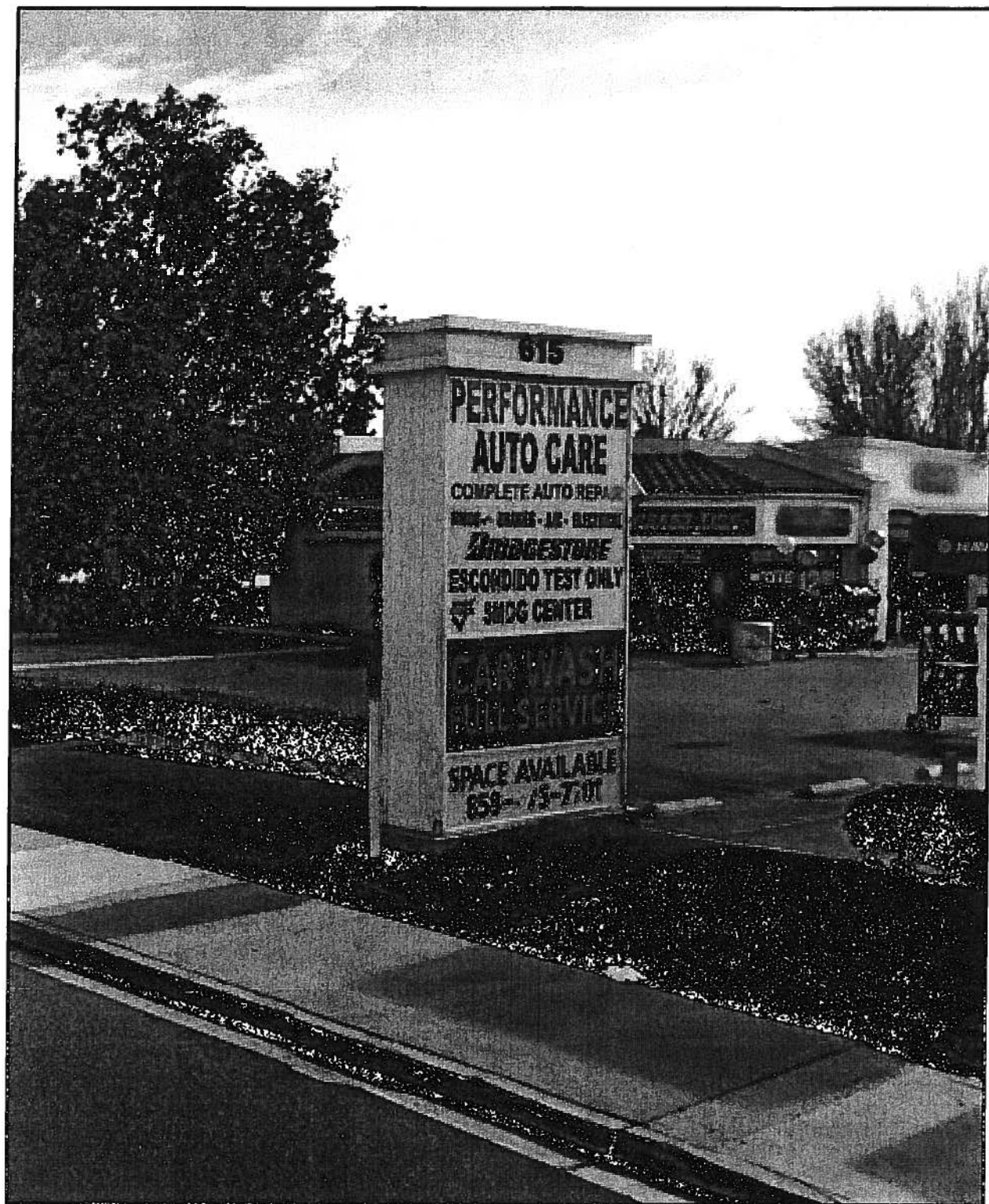
ELEVATIONS



SECTION @ ENDS

PROPOSED PROJECT
PHG 14-0023

STREET SECTION



Existing Freestanding Sign shared by all tenants is 15' high and 7.5' wide.

EXISTING SIGN
PHG 14-0023



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** - CG (General Commercial) and County RS-1 (Single-family residential development, 1 acre minimum) zoning/ gasoline station and mini-mart, hotel, office building, single-family residences. The properties north of El Norte Pkwy are also within the 163 acre Specific Plan #13 known as the "Imperial Oaks Corporate Center."
- SOUTH** - RT (Mobilehome Residential) zoning/ Rancho Escondido Mobilehome Park.
- EAST** - RT (Mobilehome Residential) zoning/ Rancho Escondido Mobilehome Park.
- WEST** - RT (Mobilehome Residential) zoning/ San Diego Gas & Electric utility right-of-way.

B. ENVIRONMENTAL STATUS

The project is exempt from environmental review in conformance with the California Environmental Quality Act (CEQA) Section 15311 "Accessory Structures."

C. CONFORMANCE WITH CITY POLICY

General Plan

The General Plan land use designation on the site is GC (General Commercial) which allows all of the commercial uses presently occurring on the site. A Plot Plan was approved for the development of a mini-mart/car wash and auto center on the site, and the proposed Variance to allow additional signage would not conflict with General Plan policies. The proposed Variance also would not diminish the Quality-of-Life Standards of the General Plan.

Appropriateness of the Proposed Sign

Zoning Code Article 66 governs the number, size and design of allowable signage. Section 33-1395.2 (a) & (b) of the code allows limited signage for CG-zoned properties, which includes one freestanding sign per street frontage for commercial centers 1 to 3 acres in size, not to exceed 100 SF in area. The applicant feels the one existing freestanding sign of 84 SF shared by all tenants of the center and located beyond the primary entrance driveway to his business is ineffective given the existing El Norte Parkway median, frontage landscaping and speed and volume of traffic on this roadway. The size and location of the proposed second sign are intended to be visible to eastbound motorists prior to their passing the business and current signage. It should be noted that if the gas station and car wash had developed separately from the center on its own CG zoned parcel, that the zoning would allow it to have its own freestanding sign.

Under the State's Business and Professions Code Division 5, Weights and Measures, Article 12, sections 13531 and 13532 require gas stations to display fuel prices so they are clearly visible from the adjacent street. In addition, the pricing numerals on this sign shall not be less than 6 inches in height and the words "gasoline" and lettering for the different grade designations are to be a minimum of 4 inches high. The brand or trademark of the fuel is also required to be posted and is not to be less than 2 inches in height. Adding this information to the existing freestanding sign shared by the center's other tenants would not be possible, so a second sign to do so is already necessary on the site.

Based on the commercial center's size, Article 66 only allows for one freestanding sign of 100 SF. The current freestanding sign area shared by all tenants is 84 SF. The proposed second sign area is 43 SF, but 22 SF of this is dedicated to State law required grade and price information. Grade and price information is allowed in a second sign under the City's Article 66. Staff feels that because the Shell logo itself and words "Car Wash" as proposed do not exceed the 100 SF of sign area when taken in aggregate with the existing freestanding sign area, that the total sign area meets Article 66's intent. Therefore, staff supports the Variance request and necessary findings required for approval.

Variances are intended to be used in cases where there is a unique hardship or when conformance with the development standards would result in an inability to use a property in a manner consistent with other properties in the same zone. The granting of variances is regulated by both State law (Government Code Section 65906) and the Escondido Zoning Code

(Section 33-1220 et.seq.). According to Zoning Code Section 33-1224, four findings must be made in order to approve a Variance.

Staff feels the request for the variance to increase the number of allowable freestanding signs from one to two meets the required findings for approval of a Variance. The property is long in configuration and situated along a major road divided by a median. The only existing freestanding sign for the center, shared by all of the tenants, is located past the gas station, mini-mart and car wash making visual identification of the current uses by passing motorists difficult. Granting the proposed Variance would not be detrimental to the public health, safety or welfare, or injurious to property or improvements in the area. The Variance for an increase in the number of signs at the center from one to two would not result in the construction of any additional large structures since the proposed sign would be a stand-alone 5' monument located in a landscaped area near the roadway. Because of conditions imposed on the project by City engineers, the proposed sign would not create any sight distance issues at the entrance/exit at El Norte Parkway. Integrating the price and grade information required by the State into a single monument sign to accomplish both pricing and business identification purposes provides a better solution. The proposed monument sign would not result in a significant visual impact since it would generally only be visible to passing motorists, and the design, size and scale of the proposed lettering and logos are compatible with the existing development.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site is approximately 1.3 acres in size. The site has frontage on West El Norte Parkway from which it also takes its access. It is part of a commercial center sharing a parking lot and access with the 1.11 acre parcel to the east. The center was developed to include a 3,170 SF mini-mart, a 2,400 SF car wash building and 1,146 SF vacuum service canopy attached to the mini-mart, a 9,566 SF auto service building, and two 1,815 SF pump island canopies. In the years since the center first opened a small 224 SF ATM structure and a 1,080 SF car detailing building have been added to the center. Except for the pump canopies and ATM building, all of the center's other structures are located at the rear of both parcels. A large portion of the site contains parking area and drive aisles. Two 32' entry/exit driveways and one 20' exit-only driveway exist along El Norte Parkway. One of the 32' driveways is located close to the western end of the center, the other two closer to the eastern end. The only freestanding sign currently allowed by the Code is located between the two driveways at the eastern end of the center. This sign's size and location were approved when the original center was built. It is 15' in height and 7.5' in width, with the actual area for freestanding signage shared by all of the center's tenants being 84 SF.

B. SUPPLEMENTAL DETAILS OF REQUEST

	<u>Existing/Proposed</u>	<u>CG Zone Sign Standards</u>
1. Freestanding Signage:	1 existing freestanding sign, 15' in height with a sign area of 84 SF. El Norte Pkwy is the center's only street frontage.	1 freestanding sign per street frontage, up to 15 feet in height, max. 100 SF.
2. Additional Signage:	1 additional monument-style freestanding sign, 8' wide by 5.3' in height with 43 SF of sign area. Center is 2.41 acres Frontage is 507 feet	1 additional freestanding sign up to 70% in area is allowed in centers over 3 acres in size on frontages longer than 1000 linear feet. One 10 SF State-required price sign is also allowed per #4 below at any gas station site.
3. Separation between signs	Approximately 304 feet	A minimum of 250 feet where allowed
4. State-required price sign:	Approximately 22 SF of the 5' tall 43 SF second freestanding sign will be dedicated to price and grade information. Existing metal price sign(s) have been removed.	1 price sign 10 SQ in area and up to 6 feet in height is allowed per street frontage and without any separation requirements.
5. Total freestanding sign area:	Existing 84 SF + proposed 43 SF = 127 SF	100 SF + price sign 10 SF = 110 SF
6. Existing Center's Dimensions:		
Area:	2.41 acres	
Buildings:	21,216 SF of buildings and associated canopies	
Frontage Length:	507' along West El Norte Parkway	
Number of Driveways:	3, with two 32' in width and one 20' in width (right out/exit only)	
Number of Tenants:	5, including Lourdes Mexican Food, Express Tire, Escondido Test Only Smog, Performance Auto Care and Shell Gas & Car Wash	

EXHIBIT "A"
FINDINGS OF FACT
PHG 14-0023

Variance

1. There are unusual circumstances applicable to the property, which do not generally apply to other properties in the CG zone. The property is long in configuration and situated along an eastbound section of West El Norte Parkway where an existing median limits the number of motorists accessing the site from westbound traffic. For eastbound traffic, the existing freestanding sign for the center is located past the primary entrance to the business requesting the second sign. This subject business sits at the rear of the site and is partially screened by parkway landscaping. Granting the Variance would be appropriate, since the proposed increase in signage would allow the facility to provide comprehensive business identification and pricing information adjacent to the business's access point.
2. Granting the proposed Variance would not be detrimental to the public health, safety or welfare, or injurious to property or improvements in the area. The Variance for a second sign in proximity to the western primary entrance driveway would not result in any sight distance issues because of conditions imposed by the City's Engineering Department on monument sign height and location. The proposed freestanding sign would not result in any visual impacts since it generally would only be visible by passing motorists.
3. Granting the Variance will not constitute a special privilege for the subject site as it will allow business identification and required fuel pricing information on one comprehensively designed monument sign located in advance of the business entry.
4. Granting the proposed Variance would not adversely affect the General Plan, since the center is existing, no new floor area is proposed, and the Variance is not in conflict with any General Plan policies.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 14-0023

General

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 citywide facilities fees.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. Colors, materials and design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.
5. The Variance shall be for one (1) additional freestanding monument-style sign and 8' wide by 5.3' in height (approx. 43 SF in area and), with gasoline grade, price, logo and "Car Wash" lettering placed as originally submitted to Planning.
6. This Variance shall become null and void unless utilized within twelve months of the effective date of approval.
7. Separate sign permits shall be submitted to the Planning and Building Divisions for the proposed signage, including the required application fees.
8. The project owner shall install the proposed sign at a location, on private property and out of the Right-of-Way, with adequate lines of sight at the project driveway for east bound traffic and adequate line of sight for the east bound traffic to view the sign in advance of the driveway.
9. The final location of the sign shall be approved by the City Engineer based on a line of sight evaluation by the project engineer.
10. The project owner will be required to trim or relocate any trees with potential conflict with drivers' line of sight.
11. 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 effective date of the action by 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.



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: Vanessa Esquivel
P.O. Box 121750
San Diego, CA 92112-1750

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

Project Title/Case No.: Shell Gas and Car Wash variance for monument sign – case PHG 14-0023

Project Location - Specific: Southeasterly of the intersection of West El Norte Parkway and Seven Oaks Road, along the south side of West El Norte Parkway, addressed as 615 West El Norte Parkway (APN 226-390-1300).

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

Description of Project:

Variance from Article 66 (Sign Ordinance) for the Shell gas station and car wash to allow a freestanding sign of 43 SF and 5' tall on which to display the Shell logo, signage indicating a car wash and fuel grades with prices as required by State law, in addition to the existing freestanding sign for the center.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Mark Watson for El Norte RMN, Inc.

Telephone: (760) 443-6699

Address: 615 W. El Norte Pkwy, Escondido, CA 92026

Email: building.velocity@gmail.com

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

Exempt Status:

Categorical Exemption. CEQA Section 15311 Class 11 (a) "Accessory Structures."

Reasons why project is exempt:

1. The proposed sign is consistent with the General Commercial (GC) General Plan designation
2. All services and access to the property are available or can be provided to local standards.
3. The project site lies entirely within a developed area of the city and the proposed project will not cause the removal of any sensitive vegetation or habitat nor affect any cultural or historic resources.
4. The proposed sign is accessory to the existing commercial uses.

Lead Agency Contact Person: Paul K. Bingham

Area Code/Telephone/Extension (760) 839-4306

Signature: Paul K. Bingham
Paul K. Bingham, Assistant Planner II

9/13/14
Date

☐ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: G.2
Date: September 23, 2014

CASE NUMBER: PHG 14-0009
APPLICANT: Verizon Wireless (Plancom)
LOCATION: 2066 Aldergrove Avenue (APN 232-051-48)
TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A Conditional Use Permit for the installation of a 30kW emergency backup generator (diesel) in conjunction with the installation of up to twelve panel antennas (three sectors of four panels each) mounted onto the facade of an industrial building. The generator would be located within a new equipment building that also would house the electrical equipment for the wireless facility.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: LI (Light Industrial)

ZONING: IP (Industrial Park)

BACKGROUND/SUMMARY OF ISSUES: Verizon is proposing to install and operate a wireless communication facility that involves mounting up to twelve panel antennas (6.5' tall) and a two-foot-diameter microwave dish on various facades of an existing two-story industrial building. Wireless Communication Facilities are an allowed use within the Industrial Park zone and typically would be reviewed administratively through the Plot Plan process. The applicant also is proposing a 30 kilowatt (kW) emergency diesel generator to power the facility during any disruption in electrical service. The Electric Generating Facilities section of the Zoning Code (33-1122) states that any electric generator facility with more than a maximum production capability of five kW of power requires a Conditional Use Permit (CUP). Therefore, due to this requirement the entire project is being reviewed by Planning Commission. The supporting electrical equipment and cabinets would be secured within a new 430 SF enclosure designed to be compatible with the main industrial building. There currently is one additional wireless communication facility (Sprint) located on the property that was approved (City File No. 2000-25-PPL) for the installation of up to nine panel antennas directly onto two of the building facades and also the roof on individual 15-foot-high poles.

Staff feels that the issues are as follow:

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

REASONS FOR STAFF RECOMMENDATION:

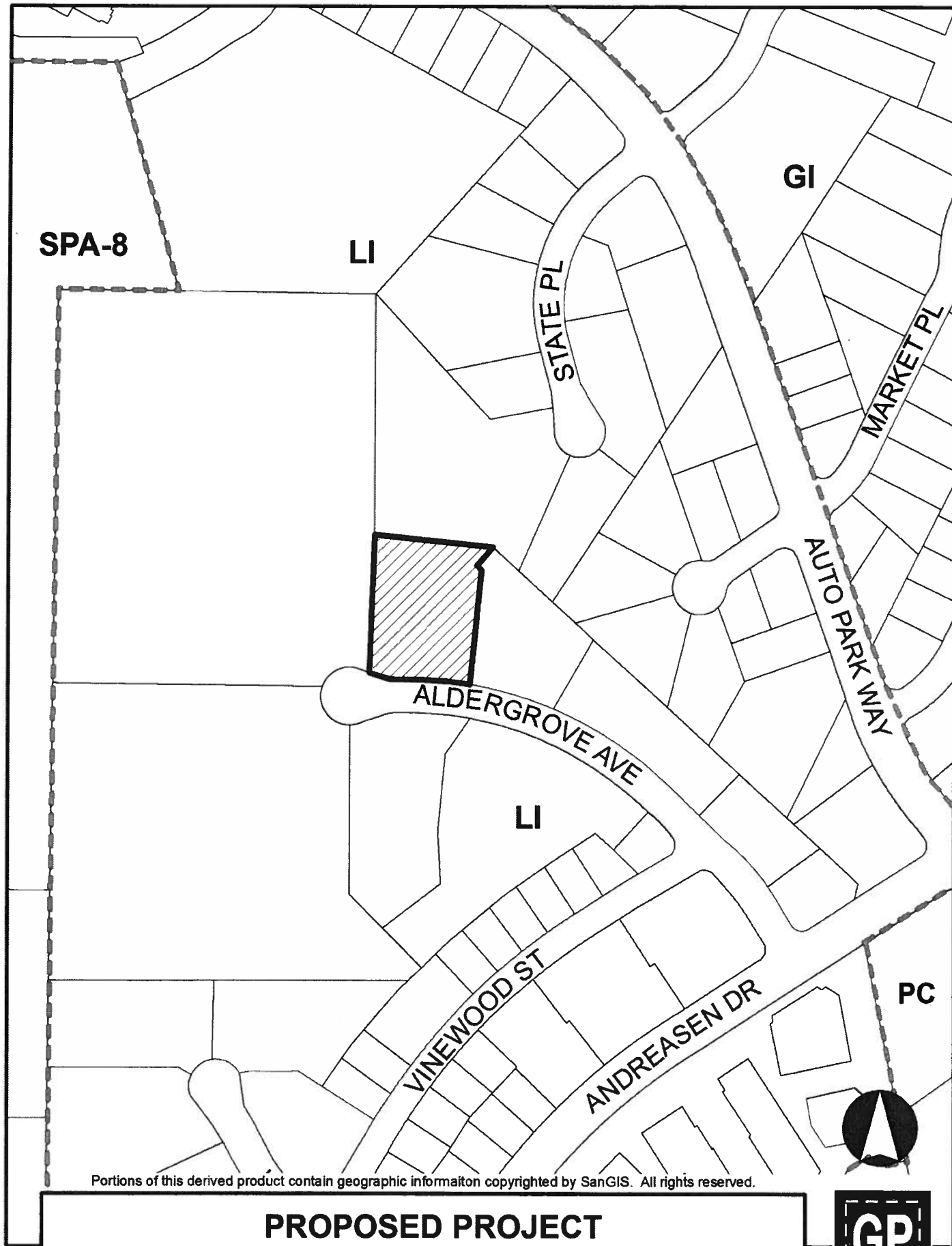
1. The proposed 30 kW emergency generator would not create any adverse visual, noise, or air-quality impacts because it would be located within a new masonry block equipment enclosure that would provide appropriate sound attenuation and screening. The project site is adjacent to other industrial uses and there are not sensitive receptors (residential uses) adjacent to the site. The generator is for emergency use only and is expected to be used during a power outage and started only once a month for maintenance purposes between the hours of 7:00 am and 5:00 pm.
2. The proposed project would be consistent with the Communication Antennas Ordinance because the facility would be located in an industrial zone, which is encouraged by the location guidelines; uses a stealthy design that would blend in with the industrial building; and all equipment would be housed within appropriate enclosures to provide appropriate screening and noise attenuation.

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

Respectfully Submitted,



Jay Paul
Associate Planner

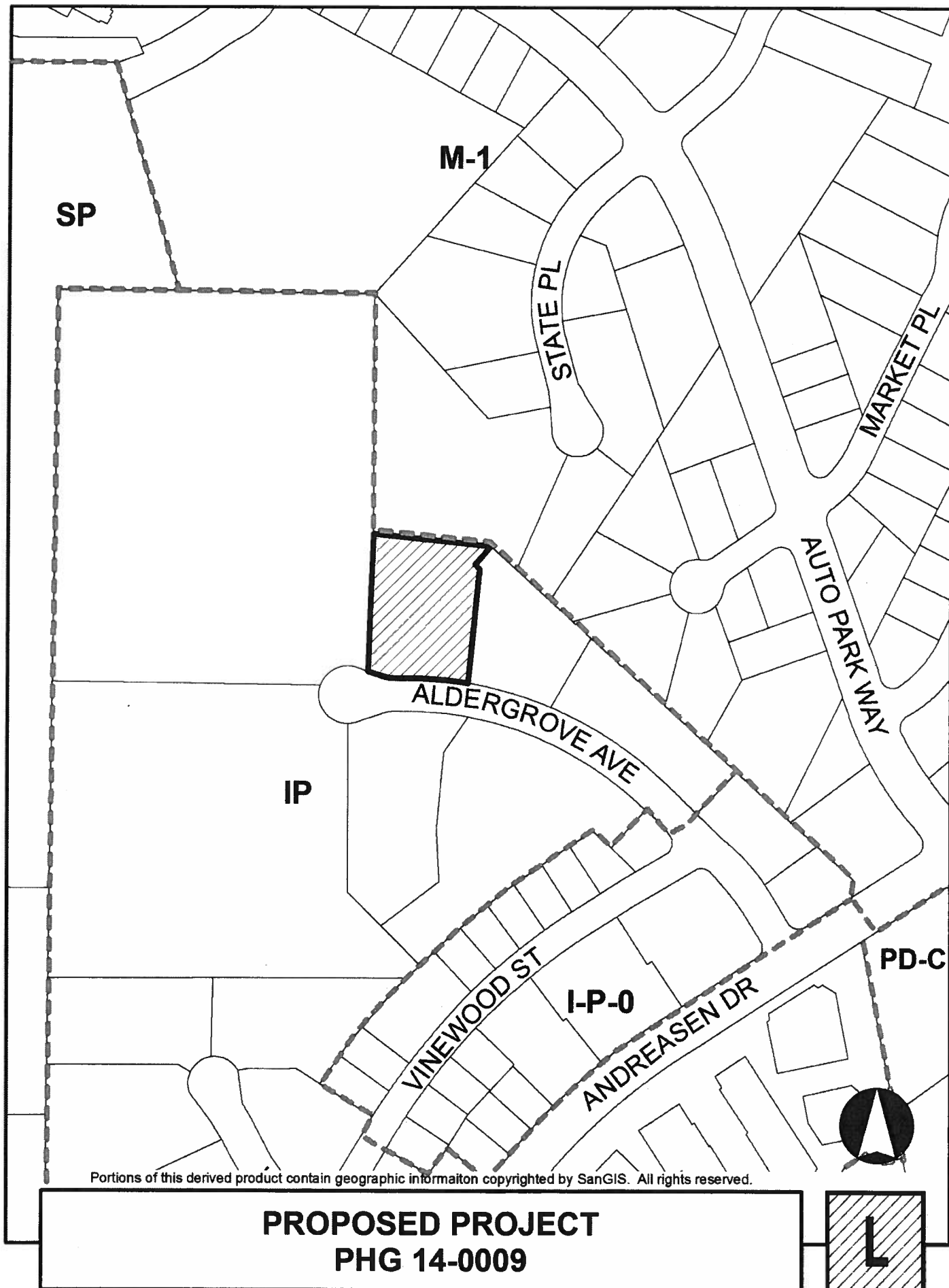


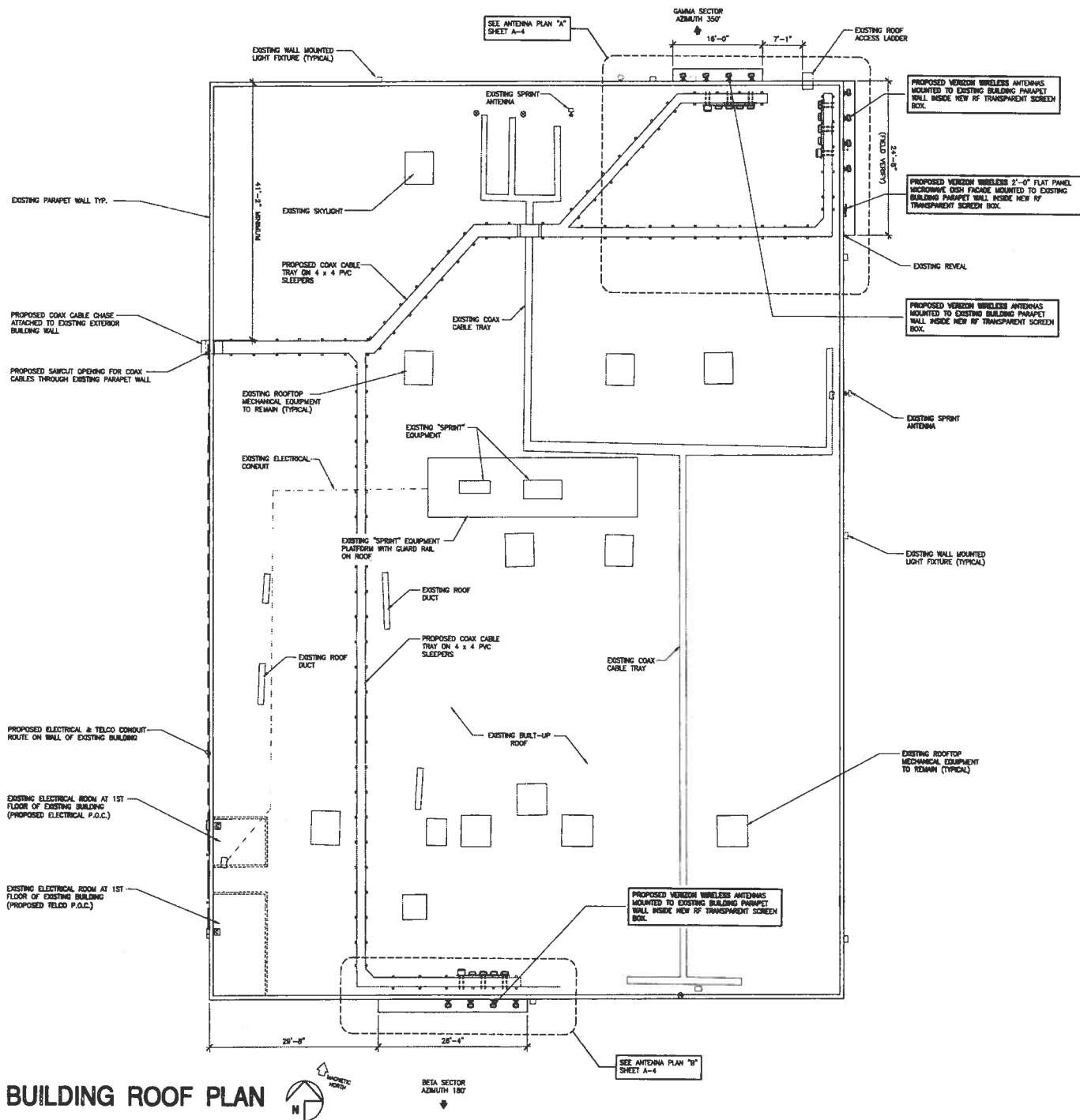
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PROPOSED PROJECT PHG 14-0009



GENERAL PLAN





PROPOSED PROJECT PHG 14-0009

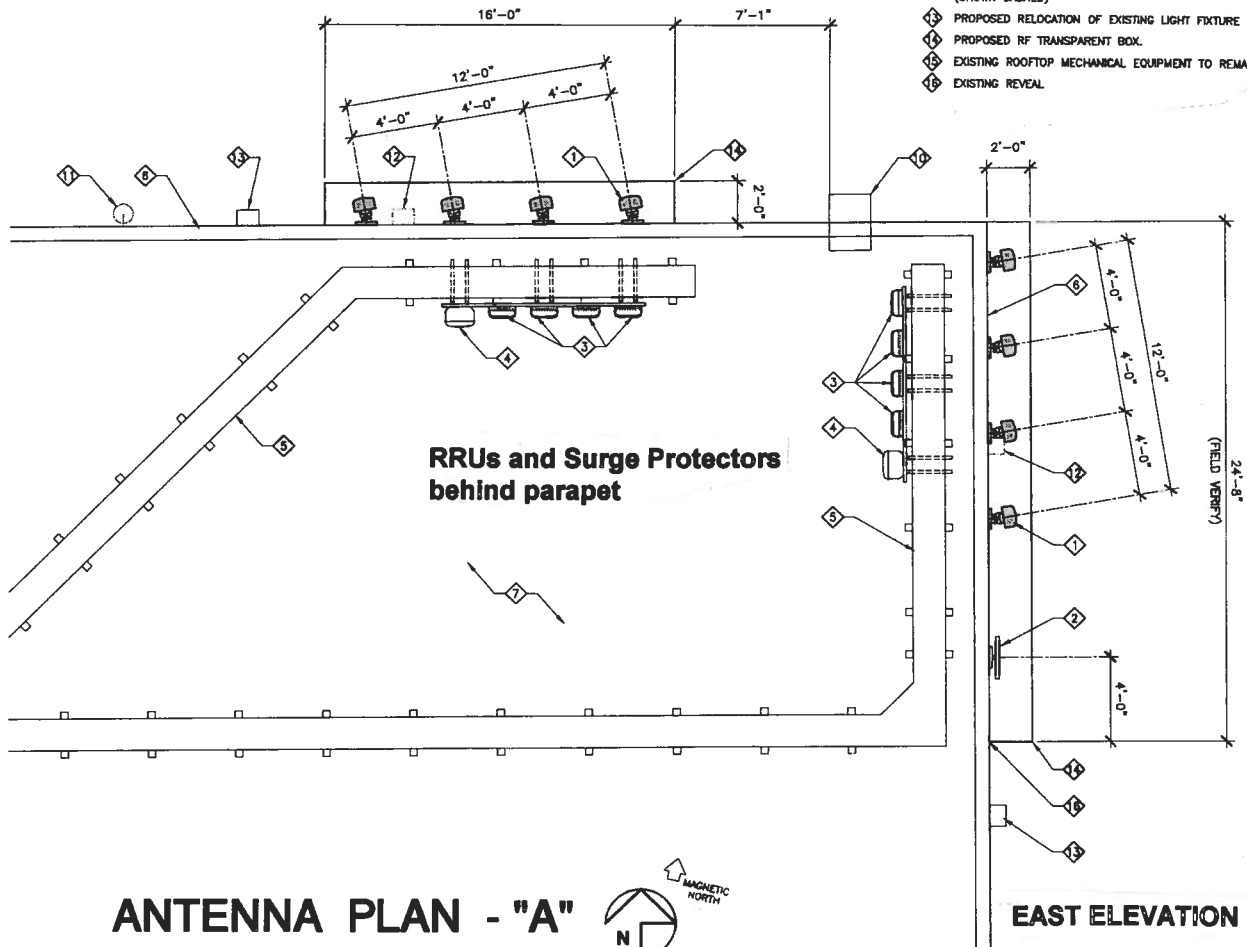


ROOF PLAN

ANTENNA PLAN NOTES:

- ① PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED TO FACADE OF EXISTING BUILDING (SHOWN SHADED)
- ② PROPOSED VERIZON WIRELESS 2'-0" x 4'-0" FLAT PANEL MICROWAVE DISH ANTENNA MOUNTED TO FACADE OF EXISTING BUILDING
- ③ PROPOSED VERIZON WIRELESS RRU MOUNTED TO CABLE TRAY (TYPICAL OF 4 PER SECTOR)
- ④ PROPOSED RAYCAP DC SURGE PROTECTION UNIT MOUNTED TO CABLE TRAY
- ⑤ PROPOSED COAX CABLE TRAY ON 4 x 4 PVC SLEEPERS
- ⑥ EXISTING PARAPET WALL
- ⑦ EXISTING BUILT-UP ROOF
- ⑧ EXISTING WALL MOUNTED LIGHT FIXTURE
- ⑨ EXISTING COAX CABLE TRAY
- ⑩ EXISTING ROOF ACCESS LADDER
- ⑪ EXISTING WALL MOUNTED SECURITY CAMERA
- ⑫ EXISTING WALL MOUNTED LIGHT FIXTURE TO BE RELOCATED (SHOWN DASHED)
- ⑬ PROPOSED RELOCATION OF EXISTING LIGHT FIXTURE
- ⑭ PROPOSED RF TRANSPARENT BOX.
- ⑮ EXISTING ROOFTOP MECHANICAL EQUIPMENT TO REMAIN
- ⑯ EXISTING REVEAL

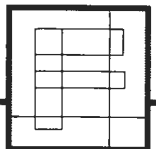
NORTH ELEVATION



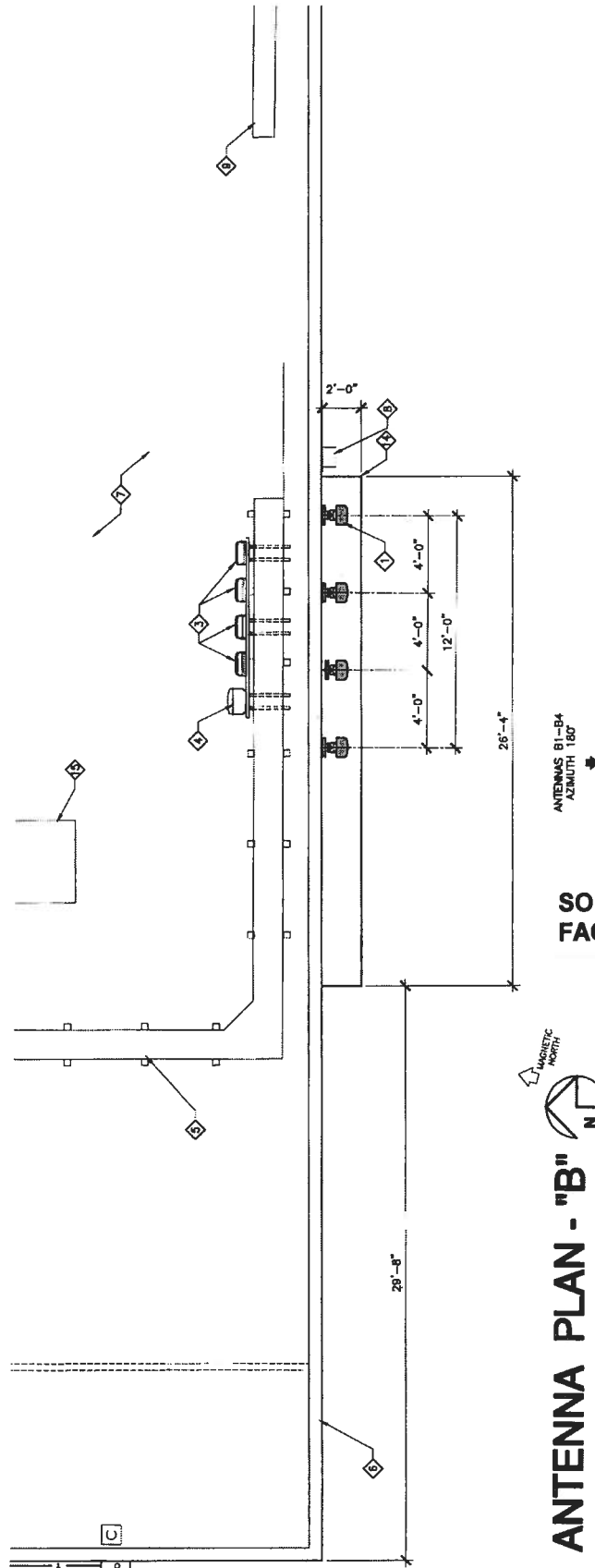
ANTENNA PLAN - "A"



**PROPOSED PROJECT
PHG 14-0009**



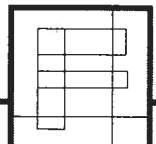
FLOOR PLAN



**SOUTH ELEVATION
FACING ALDERGROVE AVE**

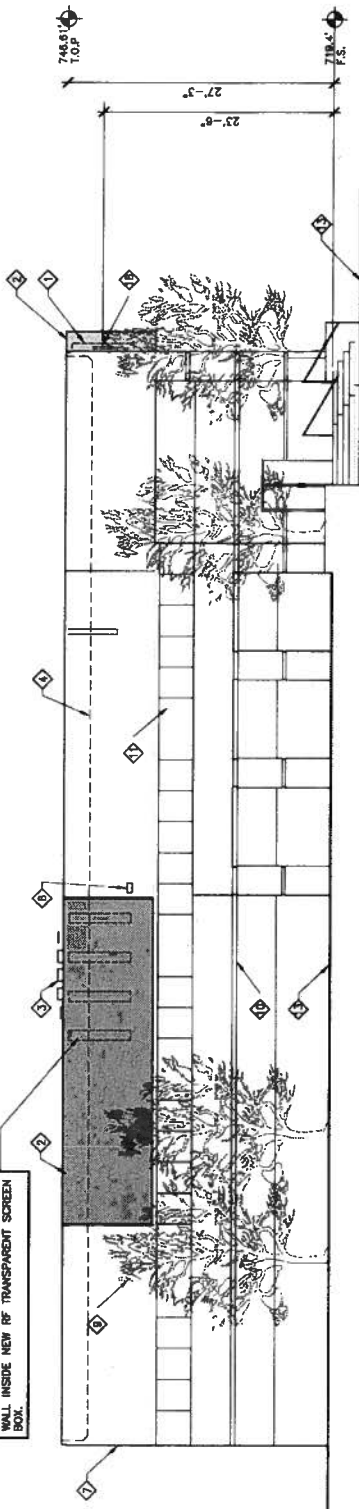
ANTENNA PLAN - "B"

**PROPOSED PROJECT
PHG 14-0009**



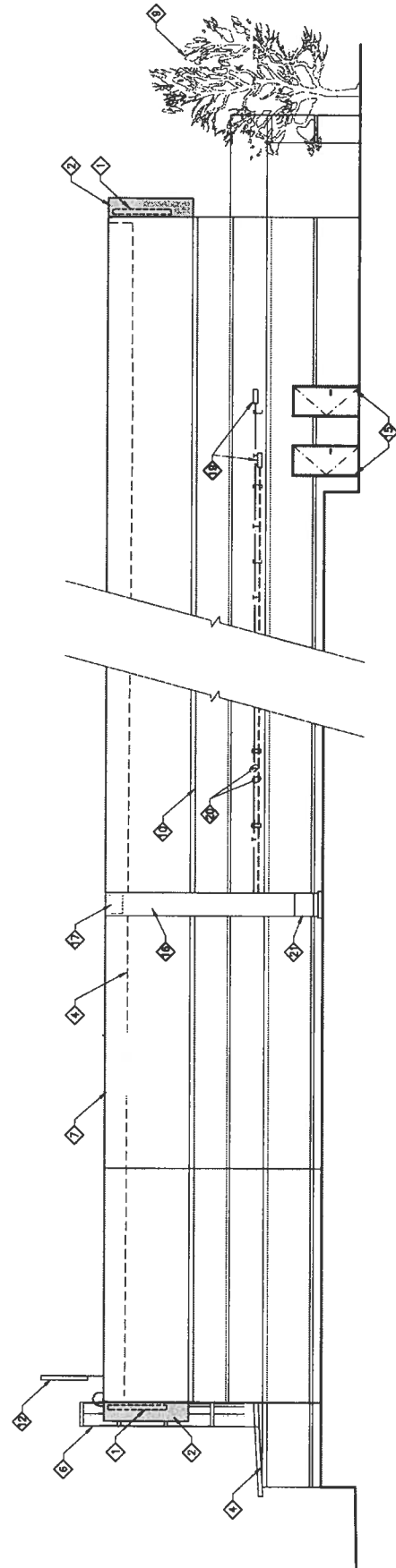
FLOOR PLAN

PROPOSED VERIZON WIRELESS ANTENNAS
MOUNTED TO EXISTING BUILDING PARAPET
WALL INSIDE NEW RF TRANSPARENT SCREEN
BOX.



SOUTH ELEVATION

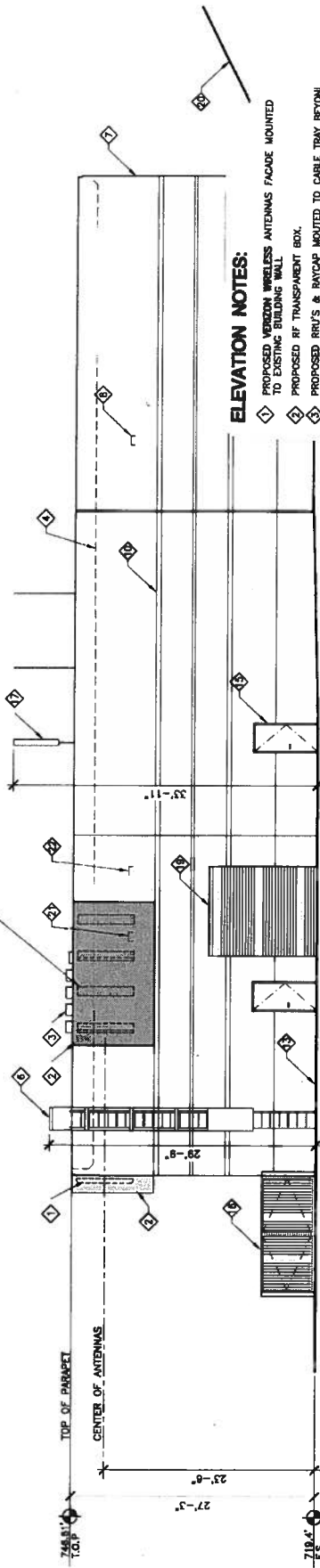
Facing Aldergrove Ave



WEST ELEVATION

PROPOSED PROJECT
PHG 14-0009

PROPOSED VERIZON WIRELESS ANTENNAS
MOUNTED TO EXISTING BUILDING FACADE
WALL INSIDE NEW RF TRANSPARENT SCREEN
BOX.



NORTH ELEVATION

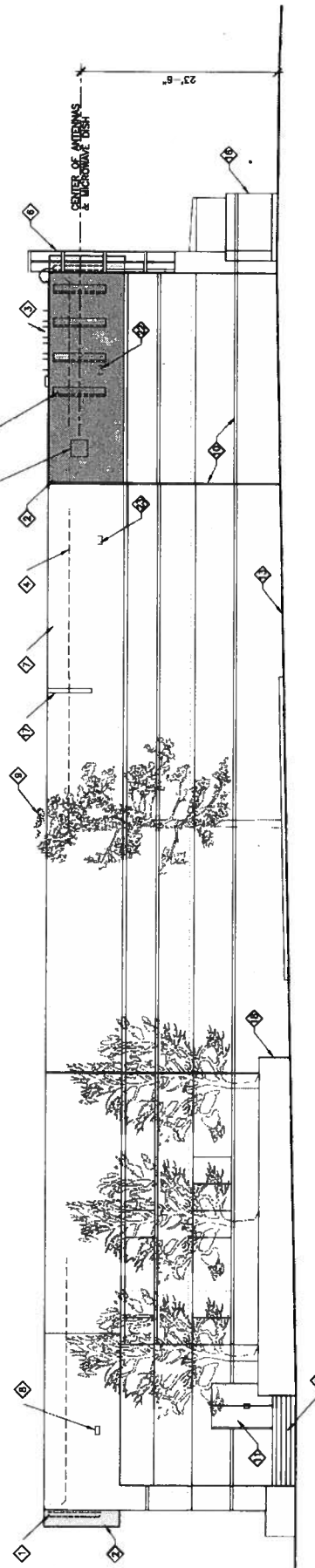
Back of Building

ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS FACADE MOUNTED TO EXISTING BUILDING WALL
- 2 PROPOSED RF TRANSPARENT BOX
- 3 PROPOSED RIV'S & RAYCAP MOUNTED TO CABLE TRAY BEYOND EXISTING ROOF SURFACE (SHOWN DASHED)
- 4 EXISTING STAIRS
- 5 EXISTING ROOF ACCESS LADDER
- 6 EXISTING CONCRETE TILT-UP BUILDING WALL
- 7 EXISTING WALL MOUNTED LIGHT FIXTURE
- 8 EXISTING TREE
- 9 EXISTING REVEAL (TYPICAL)
- 10 EXISTING STOREFRONT WINDOW (TYPICAL)
- 11 EXISTING STOREFRONT DOOR (TYPICAL)
- 12 EXISTING GRADE
- 13 EXISTING WINDOW (TYPICAL)
- 14 EXISTING MAN DOOR
- 15 EXISTING TRASH ENCLOSURE
- 16 EXISTING "SPRINT" ANTENNAS
- 17 EXISTING PLANTER
- 18 EXISTING ROLL UP DOOR
- 19 EXISTING SLOPED LANDSCAPED AREA
- 20 EXISTING WALL MOUNTED LIGHT FIXTURE TO BE RELOCATED (SHOWN DASHED)
- 21 PROPOSED RELOCATION OF EXISTING LIGHT FIXTURE

PROPOSED VERIZON WIRELESS ANTENNAS
MOUNTED TO EXISTING BUILDING PARAPET
WALL INSIDE NEW RF TRANSPARENT SCREEN
BOX.

PROPOSED VERIZON WIRELESS 2'-0" FLAT PANELED
MICROWAVE DISH FACADE MOUNTED TO EXISTING
BUILDING PARAPET WALL INSIDE NEW RF
TRANSPARENT SCREEN BOX.

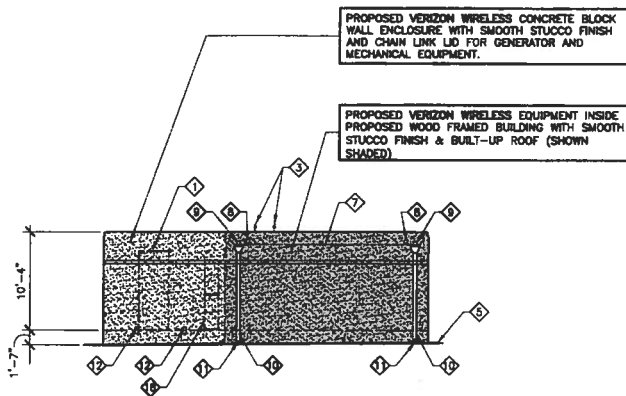


EAST ELEVATION

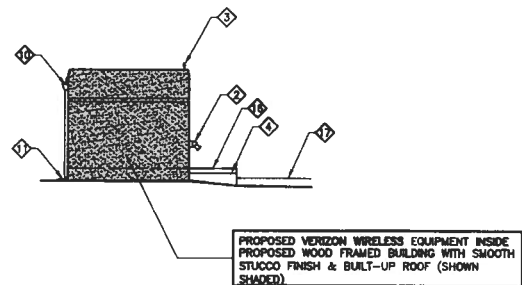
**PROPOSED PROJECT
PHG 14-0009**



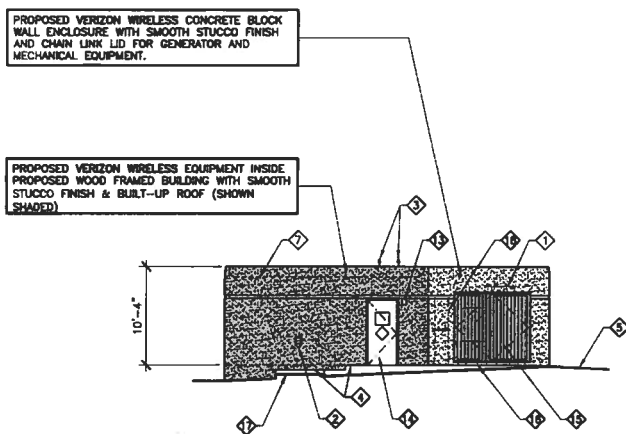
ELEVATIONS



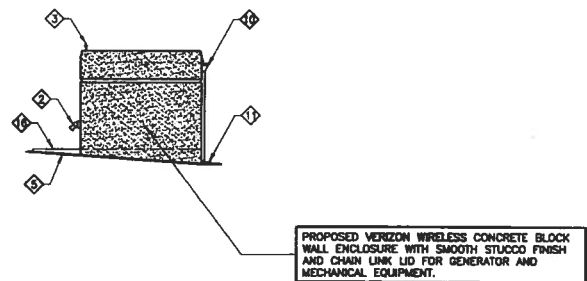
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

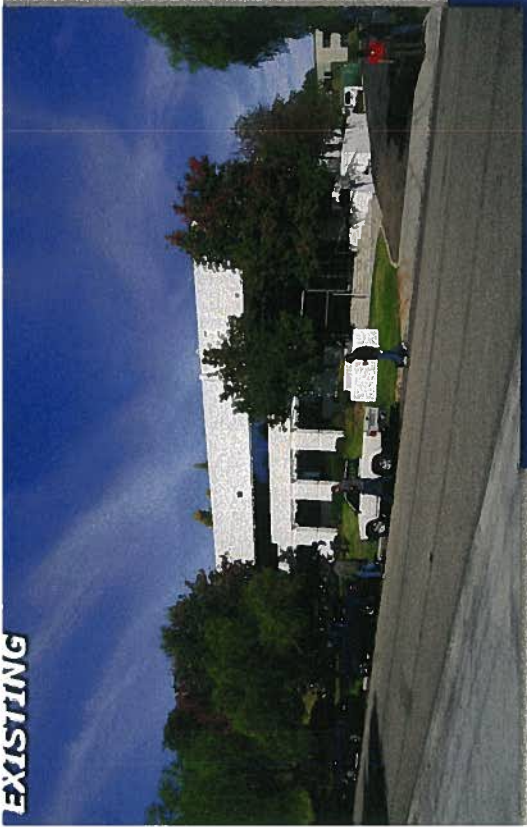


EAST ELEVATION

**PROPOSED PROJECT
PHG 14-0009**



EXISTING



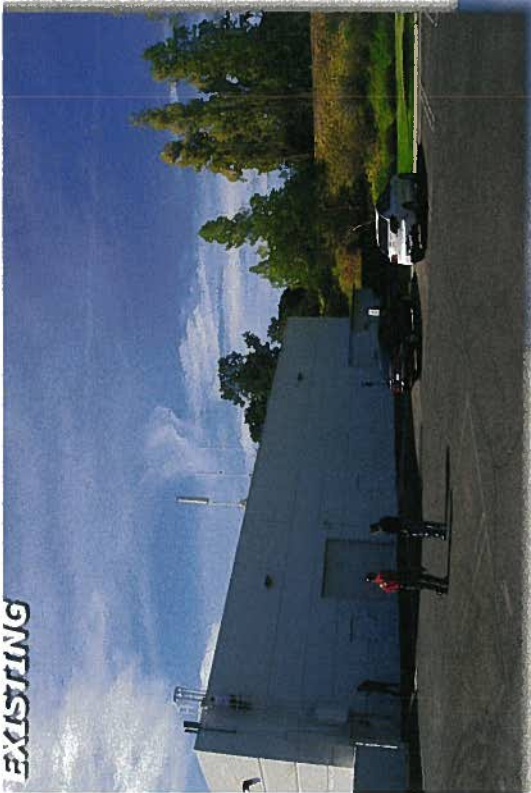
Proposed facade mounted antennas
mounted behind proposed screen
box painted to match existing building



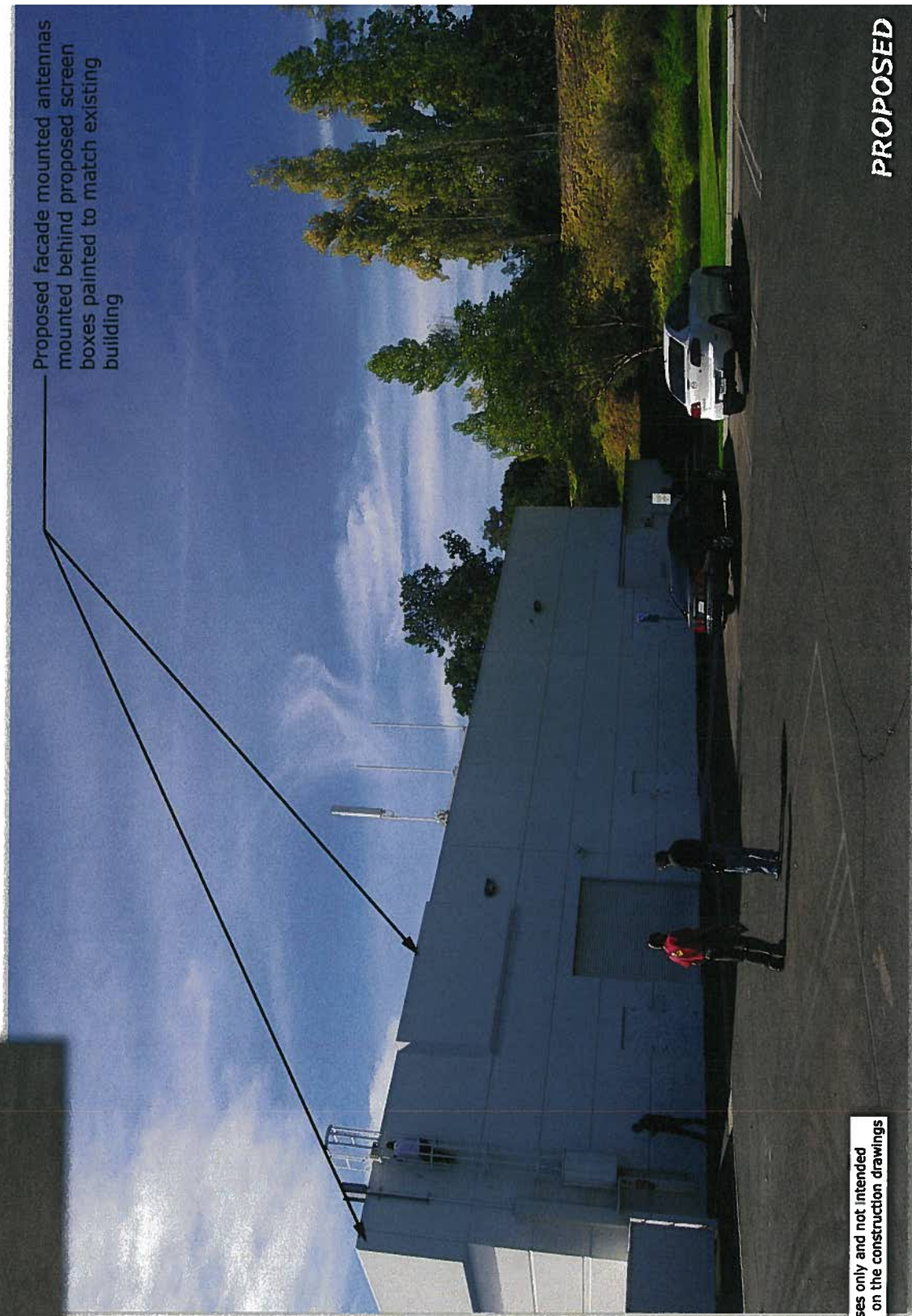
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

EXISTING



Proposed facade mounted antennas
mounted behind proposed screen
boxes painted to match 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



Proposed equipment shelter
 and generator enclosure
 finished to match 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

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: M-1 zoning (Light Industrial)/ An industrial development is located immediately north of the site. The back of the industrial building and parking lot orients towards the project site.

SOUTH: IP zoning (Industrial Park) / Industrial building are located south of the project site along the southern side of Aldergrove Avenue.

EAST: IP zoning (Industrial Park) / An industrial building occupied by the Escondido Elementary School District offices is located immediately east of the subject site.

WEST: IP zoning (Industrial Park) / An industrial building is located immediately west of the subject site.

B. ENVIRONMENTAL STATUS

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

C. GENERAL PLAN ANALYSIS

The requested Conditional Use Permit is consistent with the Light Industrial designation of the General Plan because wireless facilities are allowed when they are in conformance with the Communication Antennas Ordinance, underlying zoning requirements, and are compatible with the surrounding properties and built environment. The project is in substantial compliance with any relevant General Plan criteria and underlying Industrial Park zone standards, and also is in conformance with the Wireless Service Facilities Guidelines as discussed in the analysis section below and project findings. General Plan Infrastructure Goal 7: (Section 17 Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The Telecommunication Policies also encourages the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the art telecommunication technologies and facilities.

D. TELECOMMUNICATIONS ACT – LEGAL REQUIREMENTS:

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

E. PROJECT ANALYSIS

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

Verizon Wireless proposes to install up to twelve panel antennas (6.5' high) on three facades of an existing industrial building within the Wineridge Business Park. In order to screen and integrate the antennas into the design of the building, a RF transparent box-like structure would be mounted over the antennas and textured to blend with the existing building facade. The supporting electrical equipment and 30 kW backup generator would be placed within a new enclosure located towards the rear of the site and designed to be compatible with the industrial building. As conditioned, staff feels

the project would be consistent with the Communication Antennas Ordinance because it incorporates a stealthy design which would not result in any adverse visual impacts and would be in conformance with FCC guidelines for electromagnetic emissions.

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 cumulative study (includes Sprint antennas) 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).

Consistency with Zoning Code Standards for Generators

The Escondido Zoning Code (Sec. 33-1122) requires a Conditional Use Permit for generators with a production capability of 5 kilowatts (kW) or greater. The proposed 30 kW diesel emergency generator would be used to provide backup power during a power disruption or extended outage. The proposed generator would not be operational except during a power failure and also during routine maintenance and testing once a month for approximately ten minutes. The proposed generator would be located towards the rear of the site and secured within a masonry block enclosure approximately ten feet in height. The enclosure would be adjacent to the parking lot of an adjacent industrial use. Therefore, the use of the generator would not result in any noise impacts to adjacent uses. The San Diego Air Pollution Control District limits usage to 52 hours per year when not under emergency conditions. Emissions only would occur during emergency situations, and for a very short time to perform maintenance checks and operator training. Therefore, the proposed generator would not create any adverse emissions due to the limited amount of hours a standby generator typically would be used.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The subject property is located within the Wineridge Business Park and developed with a two-story industrial building and paved parking. The property fronts onto Aldergrove Avenue (public street/cul-de-sac) and access is provided from a single driveway intersecting Aldergrove Avenue towards the southeastern portion of the site. Vegetation on the site consists of ornamental landscaping related to the existing building development. There is no native or sensitive vegetation located on the site.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 1.4 acres, single parcel
2. Building Height: 27 feet top of parapet (two-story building)
3. Building Size: 16,000 SF (first floor) 2,710 SF (second floor)
4. Antennas: 12 panel antennas, approx. 6.5' in height, mounted in three arrays with four panels per array on the southern, northern and eastern facades of the building. The antennas would be housed within a RF transparent box/screen attached to the facades of the building.
5. Radio Units and
Surge Protectors
Microwave Dish: 12 Remote Radio Units (RRUs):
3 Surge Protectors
1 (2' diameter flat panel)
6. Enclosures: 34'L x 12'-8" x 10'-4"H equipment shelter with white stucco finish and flat roof on a concrete pad, to house various data equipment cabinets, battery racks, telco, generator, etc. The generator is located within a separate section of the equipment enclosure with an open chain-link roof.
7. Generator: 30 kW emergency backup diesel generator

EXHIBIT "A"

FINDINGS OF FACT PHG 14-0009

Conditional Use Permit

1. The General Plan land-use designation on the site is Light Industrial (LI), which calls for the area to be developed with a variety of industrial and office type uses. General Plan Infrastructure Goal 7: (Section 17 Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The Telecommunication Policies also encourages the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the art telecommunication technologies and facilities. Granting this Conditional Use Permit to allow a wireless communication facility in the Light Industrial zone 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 project would comply with the Communication Antennas Ordinance in that it would involve new panels within an industrial zone site, and would incorporate a stealthy type of design to minimize potential visual impacts from adjacent views. The ground equipment would be located within an appropriate building/enclosure area, which would eliminate any potential visual and noise impacts to adjacent properties. The proposed facility would not result in a substantial alteration of the present or planned land use because the antenna panels would not interfere with the use of the building or parking spaces. The facility also would not result in a potential health hazard to nearby properties because the facility would be within MPE (maximum permissible exposure) limits as indicated in the radio frequency analysis prepared for the project. The proposed facility would be in compliance with the City's Wireless Facility Guidelines, as discussed in the Planning Commission staff report.
2. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts because the facility incorporates a stealthy type of design that would fit into the context of the existing area, and the associated equipment would be appropriately screened from surrounding views. The support equipment and generator would be located within equipment enclosures to provide appropriate security, screening and noise attenuation.
3. The proposed personal wireless communication facility would not be hazardous to the health of nearby properties or residents since the radio frequency (RF) analysis prepared for the project by Dtech concluded the maximum operation levels of radiation for the facility would be within the MPE (Maximum Permissible Exposure) limit established by FCC requirements.
4. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15303, "New Small Facilities and Structures" and a Statement of Exemption was prepared and issued for the proposed project on September 8, 2014. In staff's opinion, the Conditional Use Permit does not have the potential for causing a significant effect on the environment due to the relatively minor scale of the proposal and its location within an industrial zone. The project will have a de minimis impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project area or will be impacted by the proposed development.
5. The proposed Conditional Use Permit has been considered in relationship to its effect on the community. The request would be in compliance with the General Plan Policies and the Wireless Facility Guidelines, and would not result in a negative impact to the adjacent neighborhood for the reasons stated above and detailed in the Planning Commission staff report and radio frequency analysis.

EXHIBIT "B"

CONDITIONS OF APPROVAL

PHG 14-0009

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
3. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
4. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
5. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. All new utilities and utility runs shall be underground.
7. As proposed, the design, color and materials of the proposed facilities shall be in accordance staff report, exhibits and the project's Details of Request, including the following to the satisfaction of the Planning Division:
 - a. RF transparent type screen shall be installed around all antenna panels. The screening materials shall be textured/painted to match the exterior of the building. This shall be clearly noted on the final building plans.
 - b. The support poles, brackets, electrical runs/conduit and other visible equipment shall be painted to blend in with the building.
9. Prior to issuance of building permit for the facility, approval of the final design by the Wineridge Architectural Review Board shall be submitted to the Planning Division.
8. 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 (including cumulative analysis of any other wireless facilities on or immediately adjacent to the site) within 90 days after installation and under full operation of the facility. The results of the study shall be submitted to the Director of Community Development so that the theoretical power density study can be compared to the actual output.

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

Auto Parkway Radio Frequency (RF) Site Compliance Report



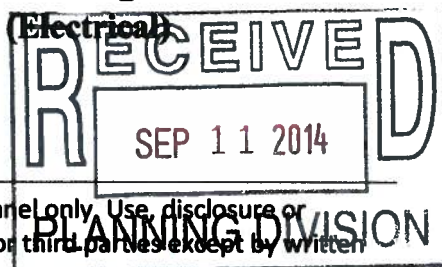
2066 Aldergrove Avenue, Escondido, CA 92029

**Verizon Wireless Will Be Compliant Based on
FCC Rules and Regulations.
The Site is Compliant with Verizon Wireless
Signage and Demarcation Policy.**

© 2014 Sitesafe, Inc. Arlington, VA



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



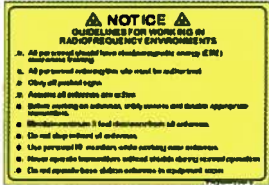
1

Confidential & proprietary material for authorized Verizon Wireless personnel only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement | Verizon Wireless

Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	Auto Parkway	Categorically Excluded?	No
Street Address	2066 Aldergrove Avenue	5% Contributor To Areas Requiring Mitigation?	No
City, State, Zip	Escondido, CA 92029		
Multi-License Facility	Yes	Max % MPE (Predictive)	5.2% Occupational
Structure Type	Rooftop	Max % MPE (Measured)	N/A
Broadcast Equipment	Yes	Assessment Date	February 19, 2014
# of Access Points	1	Assessment Purpose	MODIFICATION
Compliance Status		Mitigation Required	

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

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

Additional Compliance Requirements(s):			
Signage needs to be posted when antennas are installed.			
Consultant Legal Name	Sitesafe, Inc.	Phone/Fax	703-276-1100
Address	200 North Glebe Road, Suite 1000 Arlington, VA 22203-3728		

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1. Executive Summary

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

The Verizon Wireless antenna data was provided by:

Name	Jane Xiaoping Zhao
Title	RF Engineer
Date	February 19, 2014
Region	Southern CA

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

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

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

MPE Modeling Program: SitesafeTC

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

Additional Modeling Assumptions:

General Model Assumptions

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

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

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

Use of Generic Antennas

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

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

2. Proposed Site Characteristics

a. Structure

Physical Description	Rooftop with antennas side mounted
Site Latitude (NAD 83)	N33-7-06.45
Site Longitude (NAD 83)	W117-6-51.65
Site Elevation (AMSL)	721ft
Structure Height (AGL)	24ft
Overall Structure Height	38ft

b. Accessibility

Access point was locked during time of visit.

c. Verizon Wireless Signage

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

d. Antenna Inventory

Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Total ERP (Watts)	X	Y	Z
1	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	750	80	68	6.3	12.56	1718.6	145.1'	71'	-2'
2	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	2100	80	63	6.3	15.53	3405.5	145.1'	67.6'	-2'
3	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	1900	80	62	6.3	16.26	4028.9	145.1'	64.4'	-2'
4	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	850	80	65	6.3	13.43	2519.8	145.3'	61.4'	-2'
4	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	1900	80	62	6.3	16.26	4028.9	145.3'	61.4'	-2'
5	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	750	180	68	6.3	12.56	1718.6	116.1'	52'	-2'
6	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	2100	180	63	6.3	15.53	3405.5	112.7'	51.9'	-2'
7	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	1900	180	62	6.3	16.26	4028.9	109'	51.9'	-2'
8	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	850	180	65	6.3	13.43	2519.8	105.1'	51.8'	-2'
8	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	1900	180	62	6.3	16.26	4028.9	105.1'	51.8'	-2'
9	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	750	350	68	6.3	12.56	1718.6	110.1'	199.4'	-2'
10	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	2100	350	63	6.3	15.53	3405.5	113.7'	199.3'	-2'
11	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	1900	350	62	6.3	16.26	4028.9	117.6'	199.4'	-2'
12	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	850	350	65	6.3	13.43	2519.8	121.7'	199.4'	-2'
12	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10765	Panel	1900	350	62	6.3	16.26	4028.9	121.7'	199.4'	-2'
13	VERIZON WIRELESS (Proposed)	11 GHz Microwave/4 Ft.	Dish	11000	80	2	4	37.66	192.7	145.5'	57.9'	-2'
14	SPRINT-NEXTEL	Generic 6 Ft./65 Deg.	Panel	1900	0	65	6.3	16.26	1690.7	92.9'	194.2'	12'
15	SPRINT-NEXTEL	Generic 6 Ft./65 Deg.	Panel	1900	90	65	6.3	16.26	1690.7	145.3'	148.6'	-2'
16	SPRINT-NEXTEL	Generic 6 Ft./65 Deg.	Panel	1900	180	65	6.3	16.26	1690.7	125.3'	51.9'	-2'

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.

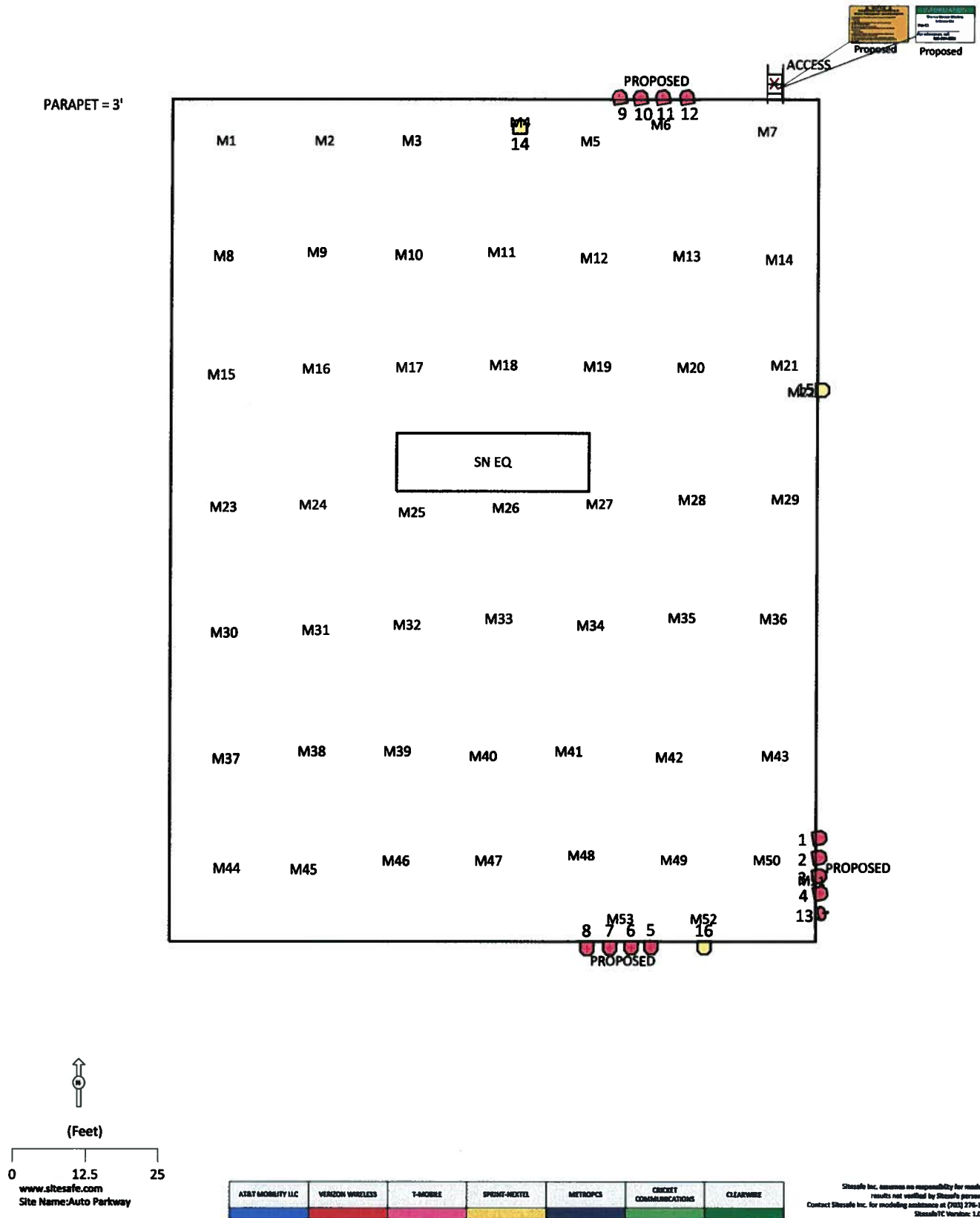
3. Analysis

a. Field Measurements:

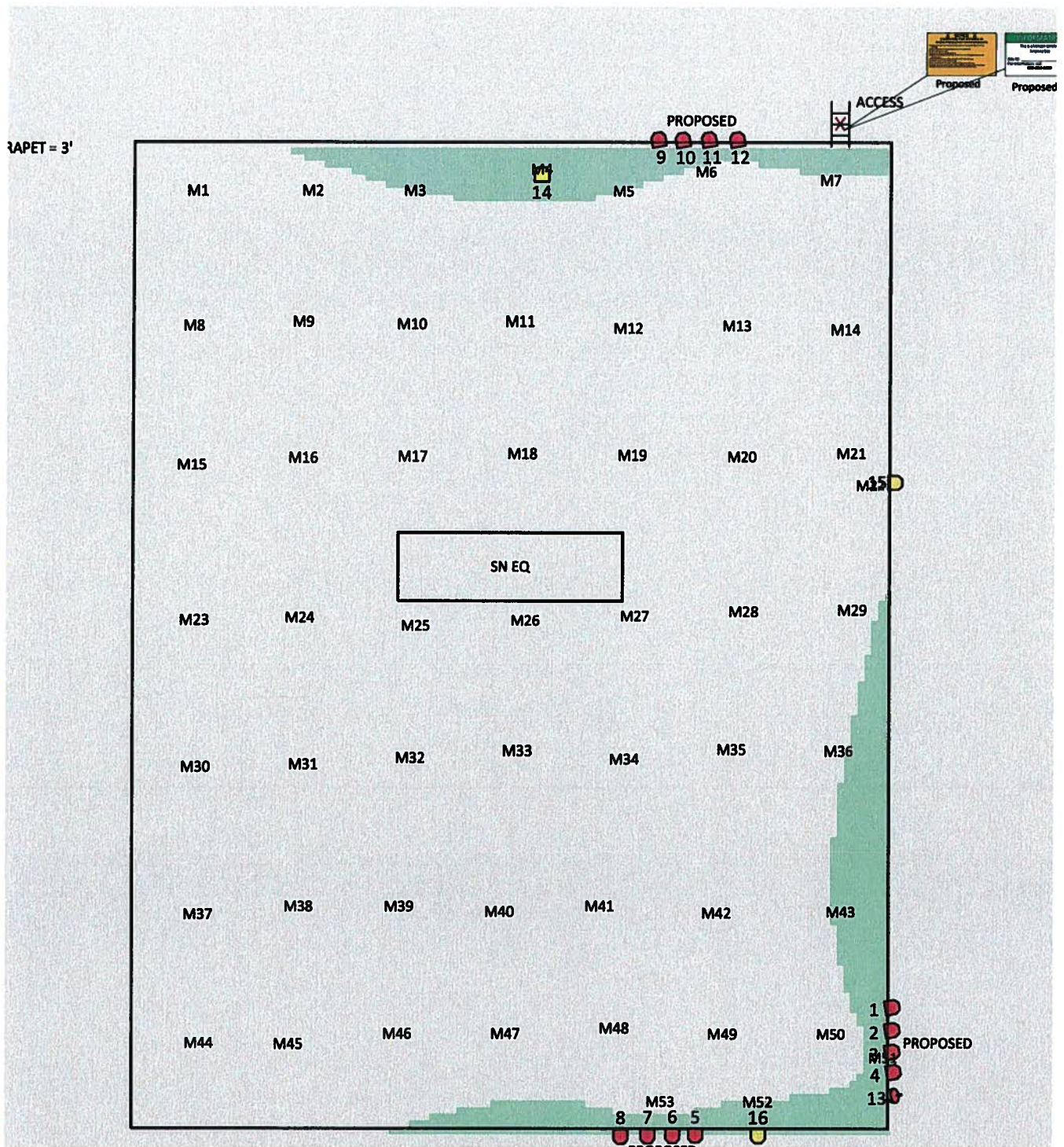
Spatial Average and Maximum Occupational Measurements					
Measurements Points	Spatial Average	Maximum	Measurements Points	Spatial Average	Maximum
M1	<1 %	<1 %	M28	<1 %	<1 %
M2	<1 %	<1 %	M29	<1 %	<1 %
M3	<1 %	<1 %	M30	<1 %	<1 %
M4	<1 %	<1 %	M31	<1 %	<1 %
M5	<1 %	<1 %	M32	<1 %	<1 %
M6	<1 %	<1 %	M33	<1 %	<1 %
M7	<1 %	<1 %	M34	<1 %	<1 %
M8	<1 %	<1 %	M35	<1 %	<1 %
M9	<1 %	<1 %	M36	<1 %	<1 %
M10	<1 %	<1 %	M37	<1 %	<1 %
M11	<1 %	<1 %	M38	<1 %	<1 %
M12	<1 %	<1 %	M39	<1 %	<1 %
M13	<1 %	<1 %	M40	<1 %	<1 %
M14	<1 %	<1 %	M41	<1 %	<1 %
M15	<1 %	<1 %	M42	<1 %	<1 %
M16	<1 %	<1 %	M43	<1 %	<1 %
M17	<1 %	<1 %	M44	<1 %	<1 %
M18	<1 %	<1 %	M45	<1 %	<1 %
M19	<1 %	<1 %	M46	<1 %	<1 %
M20	<1 %	<1 %	M47	<1 %	<1 %
M21	<1 %	<1 %	M48	<1 %	<1 %
M22	<1 %	<1 %	M49	<1 %	<1 %
M23	<1 %	<1 %	M50	<1 %	<1 %
M24	<1 %	<1 %	M51	<1 %	<1 %
M25	<1 %	<1 %	M52	<1 %	<1 %
M26	<1 %	<1 %	M53	<1 %	<1 %
M27	<1 %	<1 %			

Survey Start Time	3:30 PM	Survey End Time	5:00 PM
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Site Map with Measurements For: Auto Parkway



RF Emissions Simulation For: Auto Parkway Composite View

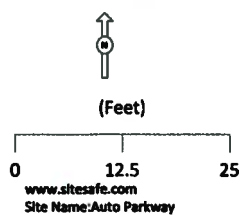
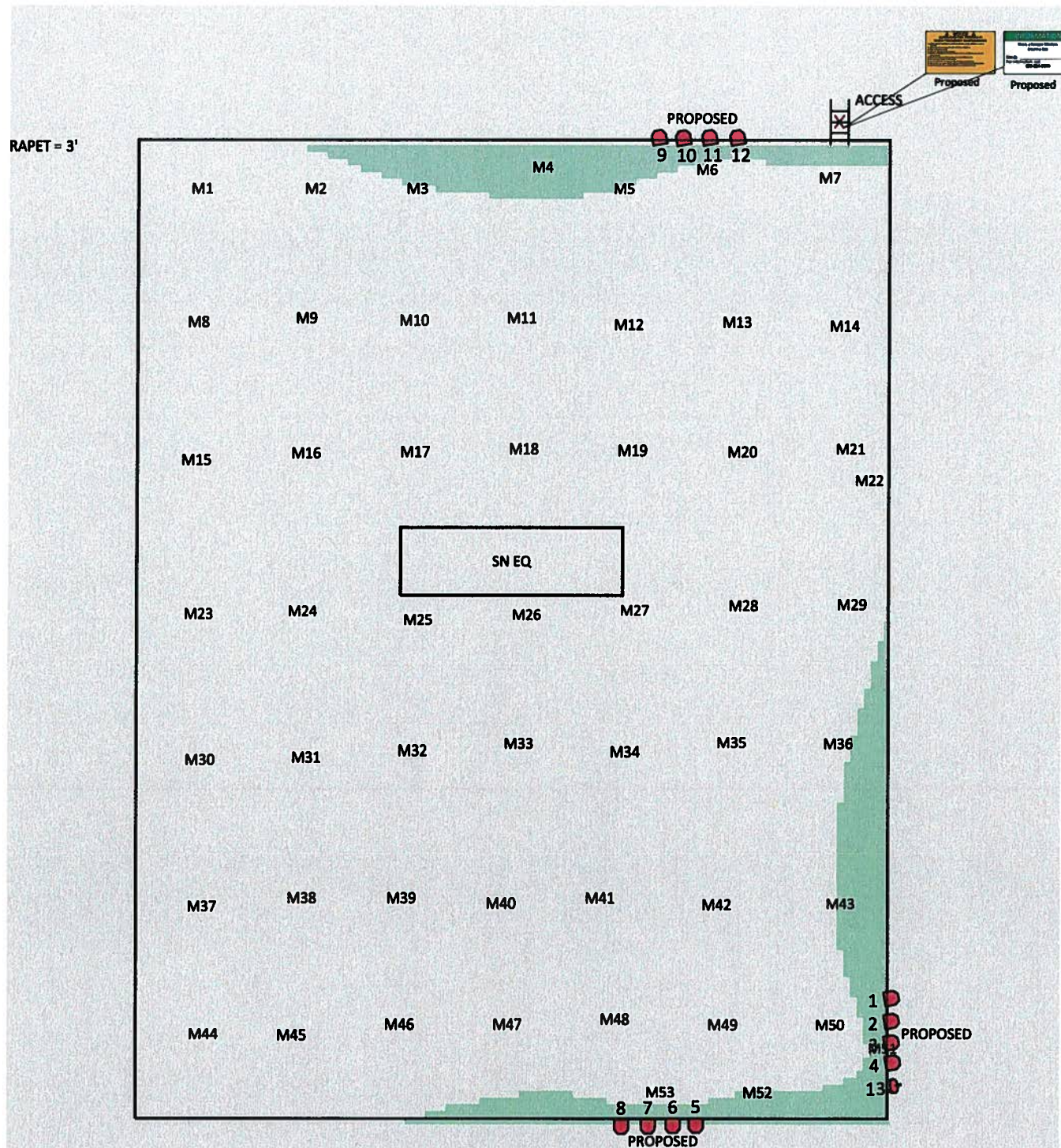


% of FCC Public Exposure Limit
Spatial average 0' - 6'



Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance at (703) 376-1100
SitesafeTC Version: 1.0.0.0

RF Emissions Simulation For: Auto Parkway Verizon Wireless



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



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	NETSCIPCS	CRICKET COMMUNICATIONS	CLEARWIRE
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Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1200. SitesafeTC Version: 1.0.0.0

4. Conclusion

a. Conclusion Narrative

Description of MPE-Limit Exceeding Areas:

Verizon Wireless is compliant with FCC Rules and Regulations.

The Max MPE predicted is 5.2% Occupational at Verizon Wireless Gamma sector.

Verizon Significant Contribution Areas:

This site is not in compliance with the FCC rules and regulations. Verizon Wireless will contribute greater than 5% of the maximum permissible exposure (MPE); therefore, additional action will be required by Verizon Wireless to attain compliance.

b. Compliance Requirements

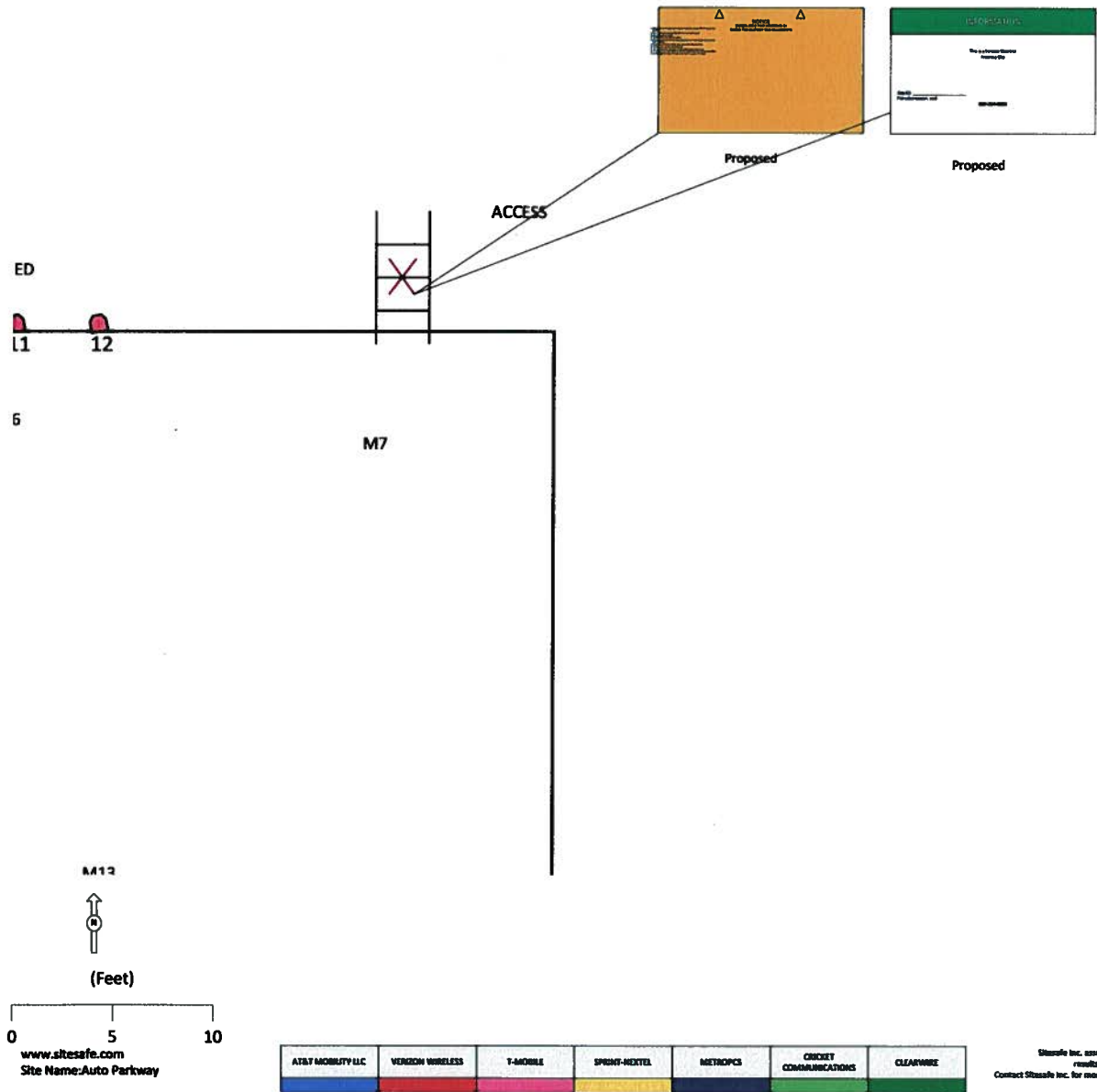
Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Points	X [1]	☐ [#]	☐ [#]	☐ [#]	X [1]	☐
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐

Signage/Barrier Installation Detail

Site Access Point #1

- Install a NOC Information Sign On Hatch
- Install a 10-Step Guideline Sign On Hatch

Proposed Signage For: Auto Parkway



5. Appendix A: Site Photos



Figure 1: Structure Overview



Figure 2: Site Access

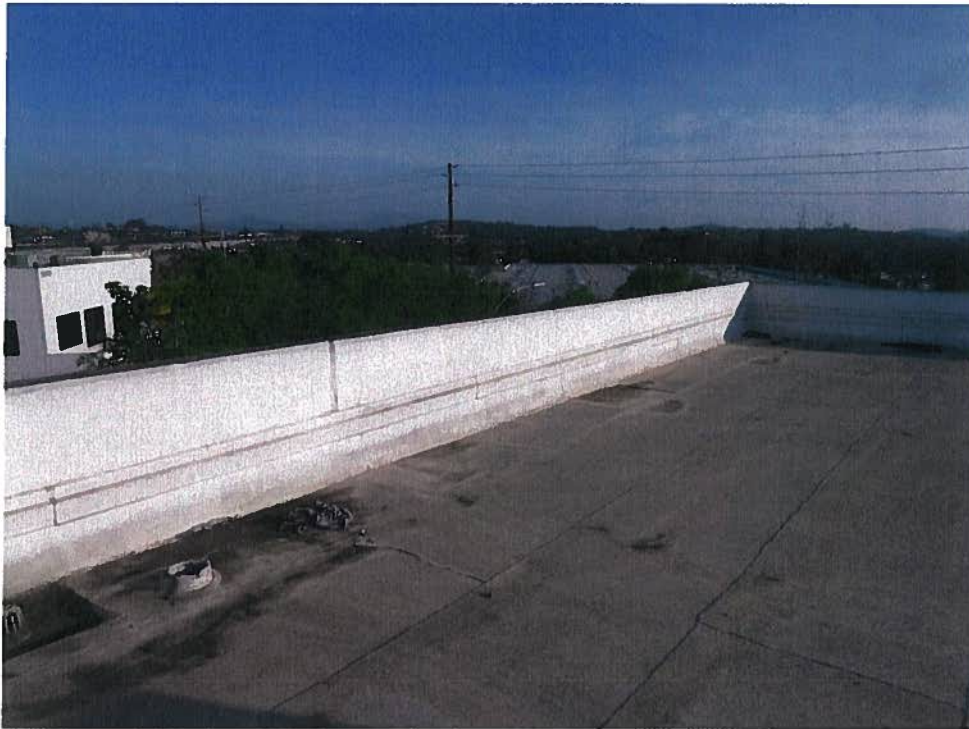


Figure 3: Verizon Wireless Proposed Alpha Sector Antennas #1 through #4



Figure 4: Verizon Wireless Proposed Beta Sector Antennas #5 through #8

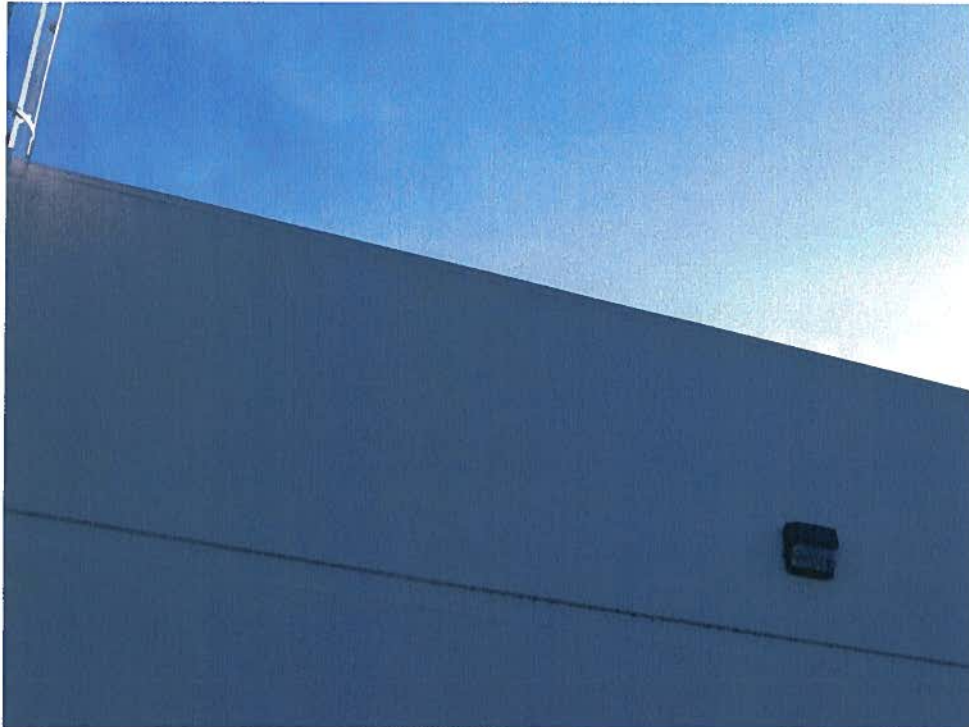


Figure 5: Verizon Wireless Proposed Gamma Sector Antennas #9 through #12



Figure 6: Verizon Wireless Proposed Microwave Antenna #13



Figure 7: Sprint-Nextel Antenna #14



Figure 8: Sprint-Nextel Antenna #15

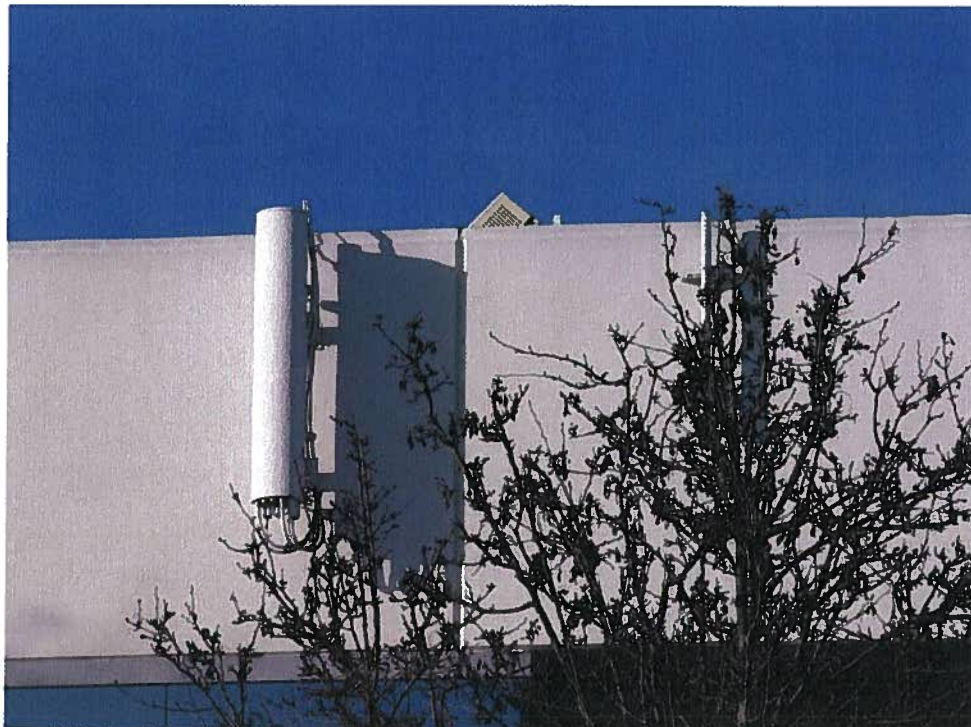


Figure 9: Sprint-Nextel Antenna #16

6. Appendix A: RF Consultant Certifications

a. Preparer Certification

I, Kevin Bernstetter, 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.

Kevin Bernstetter

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.

7. 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.

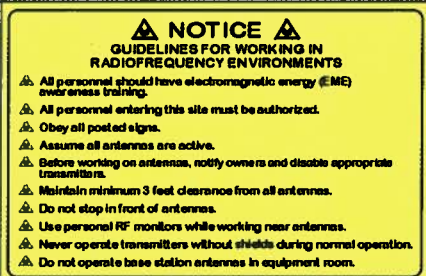
b. Occupational Safety and Health Administration (OSHA) Requirements

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

d. Barriers

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





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

Notice of Exemption

To: San Diego County Recorder's Office
Attn: 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 14-0009 (Verizon-Aldergrove)

Project Location - Specific: 2066 Aldergrove Avenue (APN 232-051-48)

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

Description of Project: A Conditional Use Permit for the installation of a 30kW emergency backup generator (diesel) in conjunction with the installation of up to twelve panel antennas (three sectors of four panels each) mounted onto the facade of an industrial building. The generator would be located with a masonry block enclosure area and the supporting electrical equipment for the wireless facility would be located within a new, approximately 270 SF equipment building.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name Margie Sullivan, PlanCom Inc. Telephone (760) 613-3488
Address 302 State Place, Escondido, CA 92029

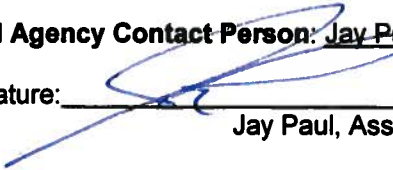
☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

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 the facade of an existing industrial building, which would be considered a stealthy design. The proposed facility and generator 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 a light industrial center. 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:  September 8, 2014
Jay Paul, Associate Planner Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

☐ Signed by Applicant