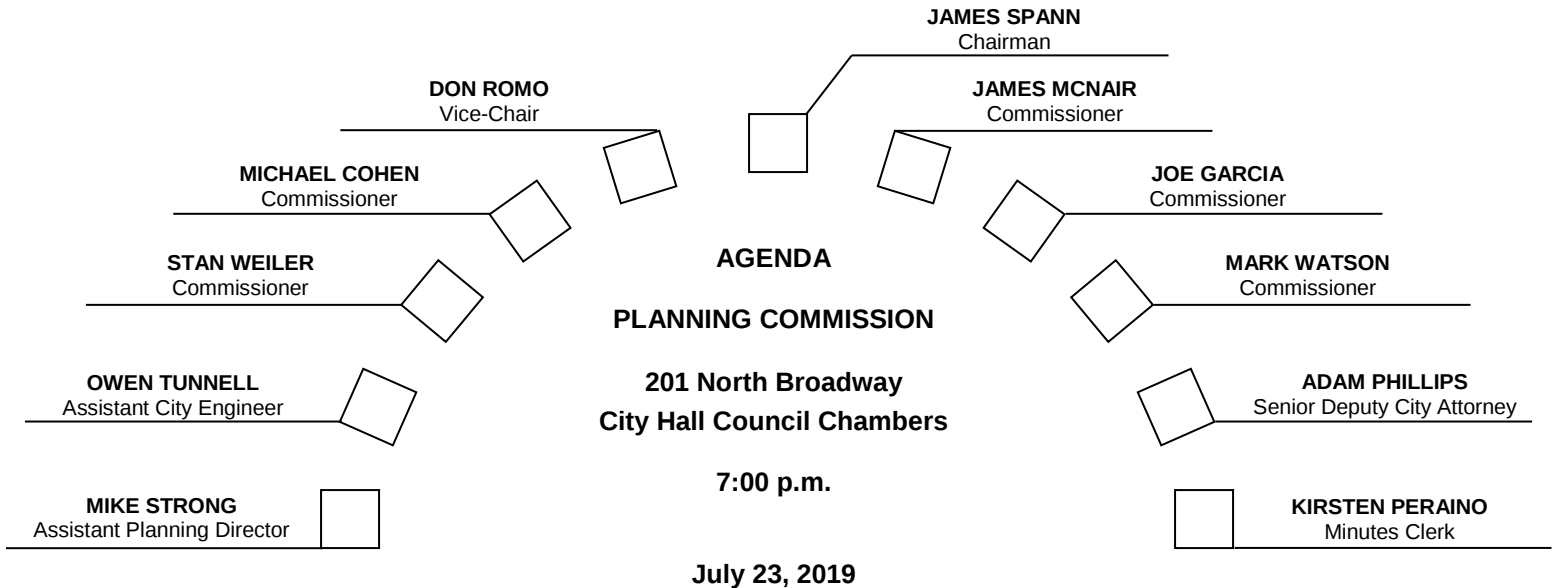


CITY OF ESCONDIDO

Planning Commission and Staff Seating



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

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 06/25/19

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 3 minutes.

1. ZONING CODE AMENDMENT – AZ 19-0001 (Continued from June 25, 2019):

REQUEST: A proposed amendment to Article 34 (Communication Antennas Ordinance) of the Escondido Zoning Code to update the requirements for wireless communication facilities within the right-of-way. The amendment includes an update to the entitlement process to streamline deployment of 5G networks and simplified language to be consistent with Federal Communications Commission Order. The proposal also includes new guidelines for wireless communications facilities in the right-of-way, as well as the environmental determination prepared for the project. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Continue item to a future date uncertain

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. CONDITIONAL USE PERMIT – PHG 18-0016:

REQUEST: A Conditional Use Permit to install a wireless communications facility consisting of 12 panel antennas, 12 remote radio units, and one microwave dish antenna, concealed within a new 40-foot tall stealth mono-pine, and associated ground-mounted mechanical within a 12' x 20' CMU block enclosure in the R-1-10 (Single Family Residential, 10,000 SF minimum lot size) zone. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: A 4.52 acre site located on both sides of East El Norte Parkway between East Tangelo Place and Sungold Way, addressed as 2534 East El Norte Parkway (APN 225-270-63-00).

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

APPLICANT: Plancom, Inc., for PTI-T-Mobile

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

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

June 25, 2019

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

Commissioners present: James Spann, Chairman; Michael Cohen, Commissioner; Joe Garcia, Commissioner; Mark Watson, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Don Romo, Vice-chairman; and James McNair, Commissioner.

Staff present: Mike Strong, Assistant Planning Director, Owen Tunnell, Principal Engineer; Adam Phillips, Senior Deputy City Attorney; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner Cohen to approve the Action Minutes of the May 28, 2019 meeting. Motion carried (5-0-0). Ayes: Cohen, Garcia, Spann, Watson and Weiler. Noes: None. Absent: McNair and Romo.

WRITTEN COMMUNICATIONS: – None.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. ZONING CODE AMENDMENT – AZ 19-0001 (Continue to a date uncertain):

REQUEST: A proposed amendment to Article 34 (Communication Antennas Ordinance) of the Escondido Zoning Code to update the requirements for wireless communication facilities within the right-of-way. The amendment includes an update to the entitlement process to streamline deployment of 5G networks and simplified language to be consistent with Federal Communications Commission Order. The proposal also includes new guidelines for wireless communications facilities in the right-of-way, as well as the environmental determination prepared for the project. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

PUBLIC SPEAKERS: None.

COMMISSION ACTION:

Moved by Commissioner Garcia, seconded by Commissioner Watson to approve the staff's request for a continuance to a future date. Motion carried (5-0-0). Ayes: Cohen, Garcia, Spann, Watson and Weiler. Noes: None. Absent: McNair and Romo.

2. ZONING CODE AND SPECIFIC PLAN AMENDMENTS – AZ 18-0006:

REQUEST: A Zoning Code and Specific Plan Amendment to various sections of the Zoning Code and Specific Plans. In 2018, the City Council initiated a planning process to address various nonresidential land uses that tend to negatively impact surrounding properties. The overall work program, called the "Zoning Code and Land Use Study," was created to comprehensively examine the degree to which various land use activities are permitted within each zoning district. With the study complete, the first phase of the results were presented to the Planning Commission on May 28, 2019. The second phase of the results will be presented to the Planning Commission on June 25, 2019, involving a series of changes to Articles 1, 16, 26, 56, and 57 of the Escondido Zoning Code; and the land use tables of

the Downtown, East Valley, and South Centre City Specific Plans. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

PUBLIC SPEAKERS:

Hailey Guiffida, (Vista Community Clinic) spoke in support of tobacco regulation

MaryAnne Dijak, spoke in support of tobacco/paraphernalia regulation.

Yeraldin Montiel, spoke in support of tobacco regulation.

Lynda Barbour, (American Cancer Society) spoke in support of tobacco regulation.

Gene Knutson, spoke in support of tobacco & other harmful products regulation.

David Kubly, (Director of Projects with Goodwill Industries) asked questions about the Land Use Codes and spoke in support of thrift stores in the Downtown Specific Plan.

COMMISSIONER DISCUSSION AND QUESTIONS

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Watson to approve the staff's recommendation with the modification to Section 33-1127 of the Escondido Zoning Code to increase the allowable amount of storage/sorting space. Motion carried (5-0-0). Ayes: Cohen, Garcia, Spann, Watson and Weiler. Noes: None. Absent: McNair and Romo.

3. ZONING CODE AMENDMENT – AZ 19-0003:

REQUEST: A series of Escondido Zoning Code Amendments to address changes in state laws, correct errors, and improve existing regulations. The proposal involves minor amendments to Articles 1, 6, 9, 16, 26, 39, 61, 65, 67, 70, and 73

of the Escondido Zoning Code. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

PUBLIC SPEAKERS: None.

COMMISSIONER DISCUSSION AND QUESTIONS

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner Cohen and seconded by Commissioner Watson to approve staff's recommendation with the modification to Animal Enclosure regulations adding "front yard" setback standards and removing proposed subjective odor and dust standards. Motion carried (5-0-0). Ayes: Cohen, Garcia, Spann, Watson and Weiler. Noes: None. Absent: McNair and Romo.

ADJOURNMENT:

Chairman Spann adjourned the meeting at 8:07 p.m. The Planning Commission meeting scheduled for July 9, 2019 has been cancelled. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, July 23, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.

Mike Strong, Secretary to the
Escondido Planning Commission

Kirsten Peraino, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: July 23, 2019

PROJECT NUMBER / NAME: AZ 19-0001 / Personal Wireless Service Facilities Regulations

REQUEST: A proposed amendment to Article 34 (Communication Antennas Ordinance) of the Escondido Zoning Code to update the requirements for wireless communication facilities within the right-of-way. The amendment includes an update to the entitlement process to streamline deployment of 5G networks and simplified language to be consistent with Federal Communications Commission Order. The proposal also includes new guidelines for wireless communications facilities in the right-of-way, as well as the environmental determination prepared for the project. No development project is proposed.

LOCATION: Citywide

APPLICANT: City of Escondido

APN / APNS: N/A

PRIMARY

REPRESENTATIVE: Planning Division

GENERAL PLAN / ZONING: N/A

REQUESTED ACTION: Continuance to a future date uncertain

It is requested that the Planning Commission continue the subject project (AZ 19-0001 – Personal Wireless Service Facility Regulations) to a future date uncertain to allow staff additional time to analyze said project in light of correspondence received from representatives of the wireless industry.

REPORT APPROVALS:

☒ Bill Martin, Community Development Director

☒ Mike Strong, Assistant Planning Director

PLANNING COMMISSION

Agenda Item No.: G.2
Date: July 23, 2019

PROJECT NUMBER / NAME: PHG 18-0016 / Wireless Communication Facility, PTI-T-Mobile

REQUEST: A Conditional Use Permit to install a wireless communications facility consisting of 12 panel antennas, 12 remote radio units, and one microwave dish antenna concealed within a new 40' tall stealth mono-pine, and associated ground-mounted mechanical equipment within a 12' x 20' CMU block enclosure in the R-1-10 (Single Family Residential, 10,000 SF minimum lot size) zone. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 2534 East El Norte Parkway

APPLICANT: Plancom for
PTI-T-Mobile

APN / APNS: 225-270-63-00

GENERAL PLAN / ZONING: Suburban / R-1-10

**PRIMARY
REPRESENTATIVE:** Kerrigan Diehl

DISCRETIONARY ACTIONS REQUESTED: Conditional Use Permit

PREVIOUS ACTIONS: Planning Case 88-89-PPL

PROJECT PLANNER: Paul K. Bingham, Assistant Planner II
pbingham@escondido.org

CEQA RECOMMENDATION: Exempt (CEQA Guidelines Section 15303, "New Construction of Small Structures")

STAFF RECOMMENDATION: Conditional Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2019-14

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: ☐ Bill Martin, Community Development Director
☒ Mike Strong, Assistant Planning Director

A. BACKGROUND:

The subject property was annexed to the City in 1983. Prior to the time of annexation, there existed certain non-residential uses on the property in addition to an existing residence. At the time of annexation, the property became subject to a residential zoning designation of R-1-10, which rendered the non-residential uses nonconforming. On May 13, 1988, a Certificate of Nonconforming Use was recorded honoring the scope and extent of land use activities in place at the time of annexation. With the construction of East El Norte Parkway in 2007, the property's original 4.52 acres was bifurcated so that 0.98 acres of the parcel remained south of El Norte Parkway and 2.56 acres remained to the north. A letter issued by the Director of Community Development on October 2, 2007 restated and clarified the allowable nonconforming uses for the new configuration.

The requested Conditional Use Permit is required in order to construct a wireless communication facility within a residential zone, in accordance with Article 34 (Communication Antennas) of the Escondido Zoning Code. Per Article 61, Division 3, new, conforming uses can be placed on nonconforming properties.

B. PROJECT ANALYSIS:

T-Mobile is proposing to install a wireless communications facility on the subject property consisting of 12 panel antennas and 12 remote radio units concealed within a new 40' tall stealth mono-pine. This is proposed to be on the northern portion of the property in the front yard area of the existing residence/office known as building "A". Adjacent to this antenna structure, the applicant proposes to install the ground-mounted mechanical equipment necessary to operate the facility hidden behind a 12' x 20' CMU block enclosure. All utilities and cabling from the enclosure to the mono-pine are to be undergrounded.

The antennas placed on the proposed mono-pine structure will reach a maximum height of 35 feet, in conformance with the height limit of the property's R-1-10 zoning. The applicant proposes an additional 5' of matching simulated pine foliage to round out the top of the tree and help the structure better resemble a natural pine tree. Past practice has been to allow antenna structures concealed as faux trees to include simulated foliage beyond the zone's height limit to create a more natural looking tree.

The mono-pine would be located approximately 215 feet from the closest off-site residence, and would be set back approximately 85 feet from the sidewalk along East El Norte Parkway. The facility would be at least 20 feet away from the closest existing structure on the subject property, however an emissions study prepared for the project shows that the levels of exposure in surrounding structures and on the ground are within the required levels of safety.

Pursuant to Article 34, Section 33-703 of the Escondido Zoning Code, the five principles described below shall serve as general guidelines for the placement of wireless communication facilities:

- (a) Height guidelines- Utilizes lowest profile technology. Personal wireless facilities should be designed to be in scale with surrounding buildings and tree heights. Use existing structures as opposed to introducing new ones. Encourage facilities that meet the zone's height standards;
- (b) Location guidelines- which requires the avoidance of proliferations that create or compound undesirable visual impacts, but also encourage co-locations, where appropriate. The principle also applies to wireless communication facilities proposed to be located in residential zones, to encourage single sites utilizing stealth designs and latest technology, ensure full aesthetic integration of new facilities into the proposed locations, ensure the mass and scale of the proposed facility are not excessive in order to meet the carrier's reasonable coverage objectives;
- (c) Stealth technology guidelines- Encourage creative, unobtrusive stealth technology;
- (d) Older facility guidelines- encourage older facilities to upgrade using less obtrusive technology; and
- (e) Emission guidelines- Ensure that emissions do not exceed federal thresholds.

City staff reviewed the plans for issues such as siting, architecture, zoning compliance, landscaping, engineering, building requirements, safety, and other standards described in Article 34 of the Zoning Code. On June 27, 2019, the Design Review committee considered the project and recommended approval with the conditions that all utilities running between the CMU enclosure and the base of the mono-pine be placed underground, and that a three-foot high screen wall be added at the mono-pine's base. The applicant has subsequently agreed to these added conditions.

C. NEIGHBORHOOD CONCERNS

Public notice was provided for this project pursuant to Section 33-1300 of the Escondido Zoning Code. Upon receipt of the notice, property owners in the project vicinity contacted City staff to voice their concerns with the project, as well as the general conditions and use of the project site. Copies of all correspondence received by the Planning Division prior to publication of this report have been attached hereto.

Project-related concerns focused primarily on RF emissions, as well as the expansion of the non-residential nature of the project site. Staff has reviewed the RF report, and has determined that emissions from the proposed facility would fall below the maximum allowed by the FCC for wireless communication facilities. As long as this is the case, the City cannot take RF-related concerns into consideration when making a decision to approve or deny an application for a wireless communication facility.

The concerns raised by neighboring property owners with regard to the general condition and use of the subject property involve a possible expansion of its legal nonconforming uses which would be in violation of the City Code and the Certificate on Nonconforming Use that was recorded shortly after annexation. Specific issues identified in the correspondence received by the City so far include daily worker and equipment noise at all hours, extensive storage of campers, trucks, trailers and cargo containers on site, piles of tree trimming debris, the dumping of slurry in multiple pits to dry and be hauled off later, large numbers of cars and trucks coming and going, a sign advertising available contractor storage, and trailers being parked temporarily in the adjacent residential neighborhood.

Planning Division staff has requested that the Code Enforcement Division investigate the issues identified above. As of the date of publication of this staff report, a code enforcement case has opened and an investigation will be conducted to determine the nature of any code violations on the subject property, and identify actions necessary to resolve said violations. A condition of approval has been added to the Draft Resolution No. 2019-14 that would require all code violations to be corrected prior to issuance of any building permits necessary to construct the subject wireless communication facility. This will have the effect of bringing the property into conformance with the Certificate of Nonconforming Use recorded against the property in 1988 and modified by the Director of Community Development in 2007, as described in the Background section of this report.

D. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size (total): 4.52 acres
2. Property Size (north side): 2.56-acres
3. Concealment Structure: 40-foot tall faux mono-pine designed to resemble a real pine tree in color and needle density
4. Equipment Enclosure: 12' x 20' x 8' block enclosure with stucco-finish to match adjacent residence and six-inch wood-trim cap.
5. Antennas: Twelve (12) panel antennas each approximately six (6) feet high and twelve (12) inches wide, and one (1) microwave dish four (4) feet in diameter. Maximum antenna height is 35 feet.
6. Equipment: Cabinets and other associated equipment within equipment enclosure
7. Hours of Operation: 24 hours, unmanned

8. Setbacks to Adjacent Properties from Mono-pine:

El Norte Pkwy (Front)	85'
South (nearest resident)	225'
Northwest (nearest resident):	175'
Northeast (nearest resident)	290'

9. Landscaping/screening: 3-foot screen wall around base of mono-pine and additional shrubs around the equipment enclosure.

E. ENVIRONMENTAL STATUS:

The proposed project is exempt from environmental review in conformance with the California Environmental Quality Act (CEQA) Section 15303, "New Construction of Small Structures".

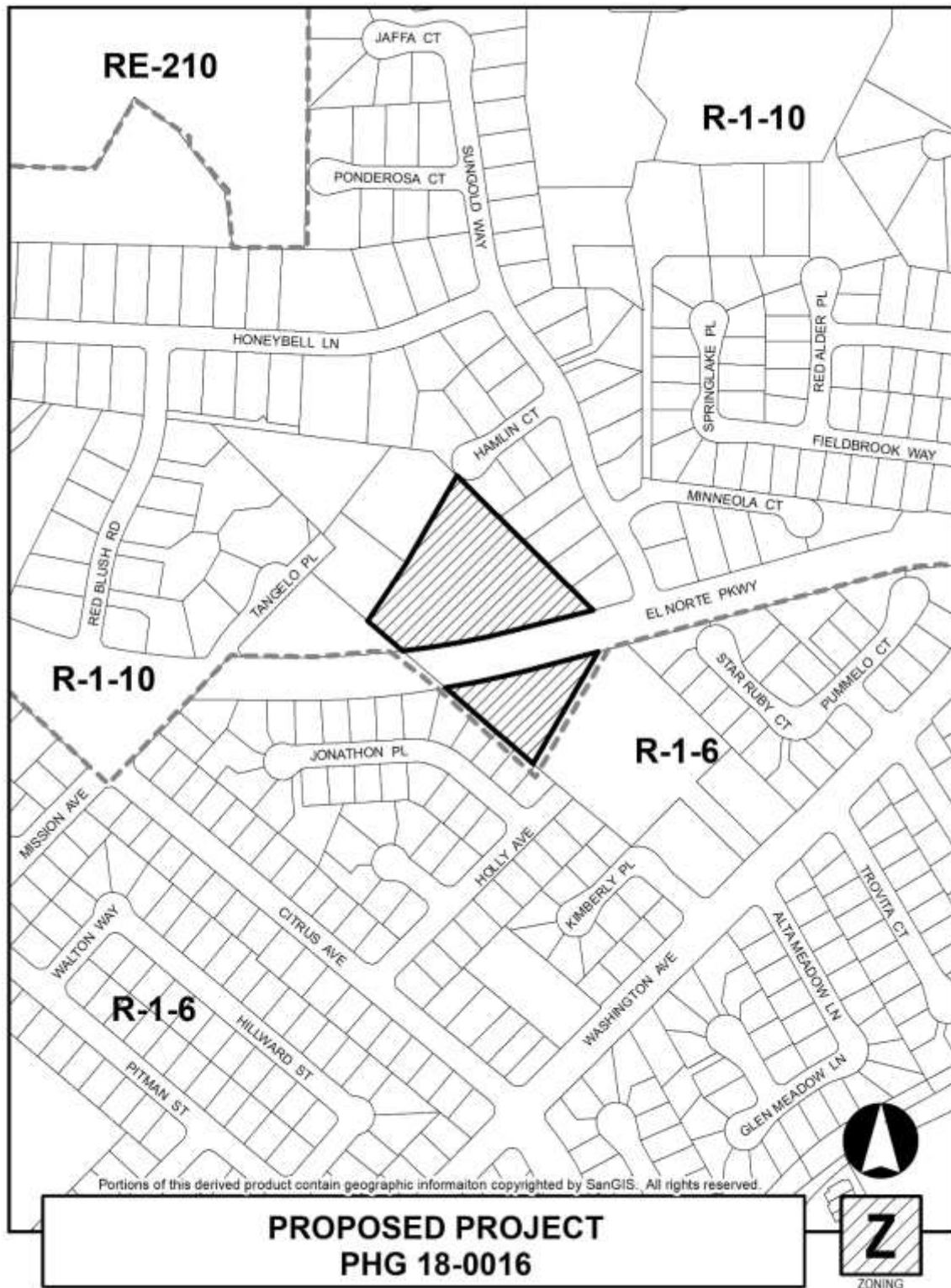
F. CONCLUSION AND RECOMMENDATION:

The Planning Commission is the authorized agency for reviewing, denying and granting discretionary approvals related to major Conditional Use Permits. The Planning Commission is being asked to consider this Conditional Use Permit for a forty (40) foot tall wireless communication facility designed to resemble a pine tree. The Planning Commission may approve, conditionally approve, or deny the proposed plan. No other discretionary permits are requested or required for the proposed scope of work.

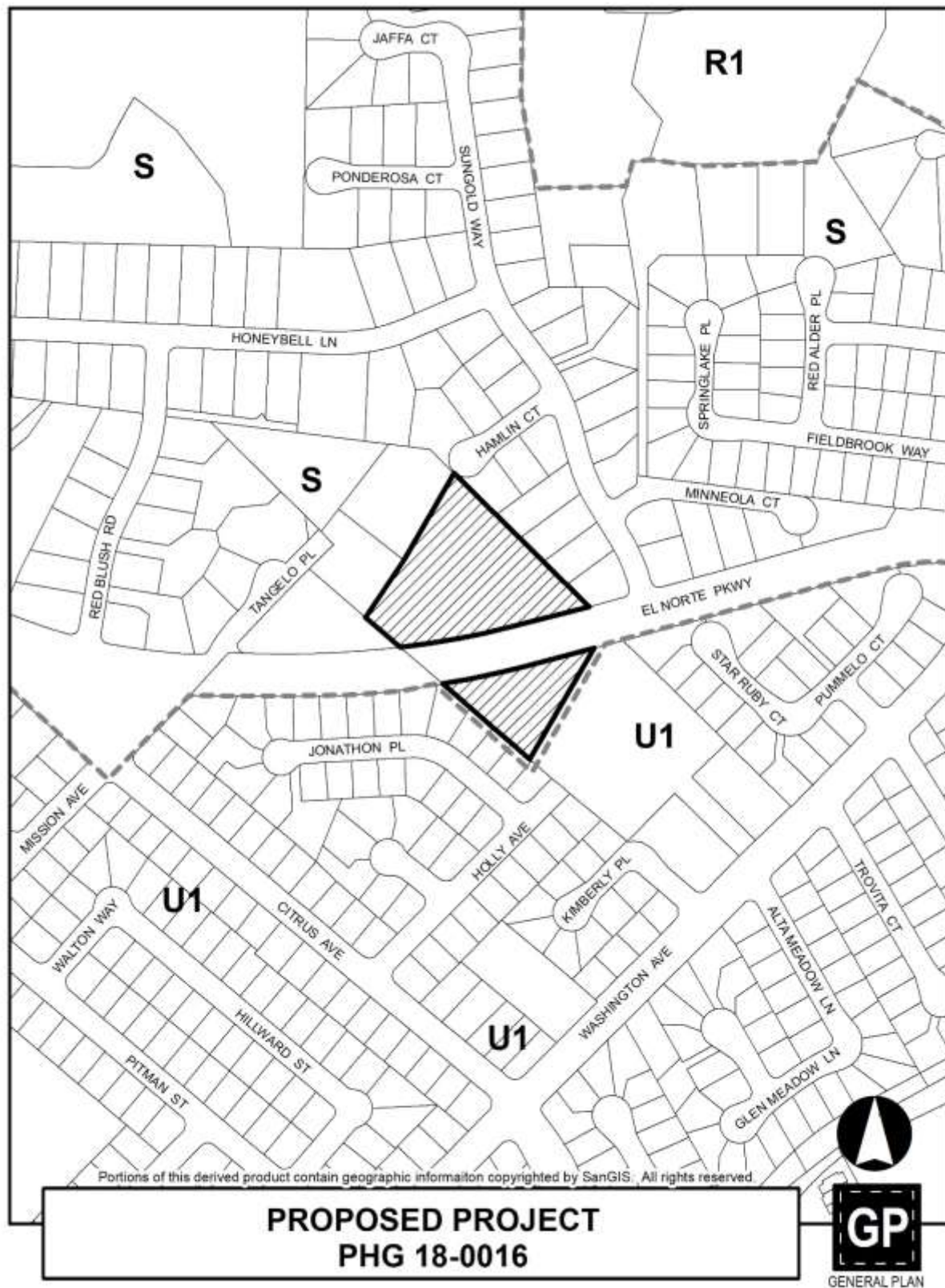
City staff recommends the Planning Commission approve Planning Case No. PHG18-0016 based on the Findings of Fact and subject to the Conditions of Approval attached to Planning Commission Resolution 2019-14 as Exhibits "C" and "D," respectively. The proposed project is consistent with the Article 34 of the Escondido Zoning Code, and the location, size, design and operating characteristics of the proposed project will be compatible with adjacent land uses. The Conditions of Approval cited above will ensure that any nonconforming uses that were not legally established will be abated prior to installation of the proposed project.

ATTACHMENTS:

1. Location and General Plan Map
2. Draft Planning Commission Resolution No. 2019-14
3. Public Correspondence



ATTACHMENT 1



ATTACHMENT 2

Planning Commission

Hearing Date: July 23, 2019

Effective Date: August 3, 2019

PLANNING COMMISSION RESOLUTION NO. 2019-14

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT TO
INSTALL A WIRELESS COMMUNICATIONS
FACILITY FOR PTI-T-MOBILE AT 2534 EAST EL
NORTE PARKWAY

APPLICANT: Plancom, Inc. (for PTI-T-Mobile)

CASE NO: PHG 18-0016

WHEREAS, Plancom, Inc., on behalf of PTI-T-Mobile (herein after referred to as "Applicant"), filed a land use development application (Planning Case No. PHG 18-0016) constituting a request for a Conditional Use Permit (CUP) to allow installation of a Wireless Communication Facility consisting of 12 panel antennas, twelve 12 remote radio units, and one (1) microwave dish antenna, concealed within a new 40-foot tall stealth mono-pine, and associated ground-mounted mechanical equipment within a 12' x 20' CMU block enclosure, as provided in Exhibit "B" attached hereto, on a 4.52 acre site located at 2534 East El Norte Parkway (APN 225-270-6300), in the R-1-10 Zone; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, the land use development application was submitted to, and processed by, the Planning Division of the Community Development Department in accordance with the rules and regulations of the Escondido Zoning Code and the

applicable procedures and time limits specified by the Permit Streamlining Act (Government Code Section 65920 et seq.) and California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.); and

WHEREAS, Wireless Communication Facilities are conditionally permitted uses within the R-1-10 Zone, subject to the approval of a Conditional Use Permit, in accordance with Section 33-703 of the Escondido Zoning Code; and

WHEREAS, pursuant to CEQA and CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division did study said request, performed necessary investigations, prepared a written report, and does recommend approval of the Project; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, the Planning Commission of the City of Escondido did, on July 23, 2019, hold a duly noticed public hearing as prescribed by law. At said hearing, this Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;

- c. The staff report, dated July 23, 2019, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, said public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.
2. The proposed project is exempt from environmental review in conformance with the California Environmental Quality Act (CEQA) Section 15303, "New Construction of Small Structures".
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and in its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
4. The application to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth in Exhibit "D" is hereby **approved** by the Planning Commission. This Planning Commission expressly declares that it would not have approved this land use development application except

upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the subject property, and all persons who use the subject property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with CEQA Guidelines.

6. Said plan is on file in the Planning Division of the Community Development Department and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein. This Project is conditionally approved as set forth on the application and project drawings, all designated as approved by the Planning Commission, and shall not be altered without the express authorization by the Planning Division. Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Engineering Services Departments. The Applicant 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. It is the City's

intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution, and any such protest must be in a manner that complies with Section 66020.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 23rd day of July, 2019, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

JAMES SPANN, Chairman
Escondido Planning Commission

ATTEST:

MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

EXHIBIT "A"
Legal Description
PHG 18-0016

SITUATE IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA:

PARENT PARCEL:

ALL THOSE PORTIONS OF LOTS 3 AND 8 IN BLOCK 175 OF THE SUBDIVISION OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723 BY J.M. GRAHAM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

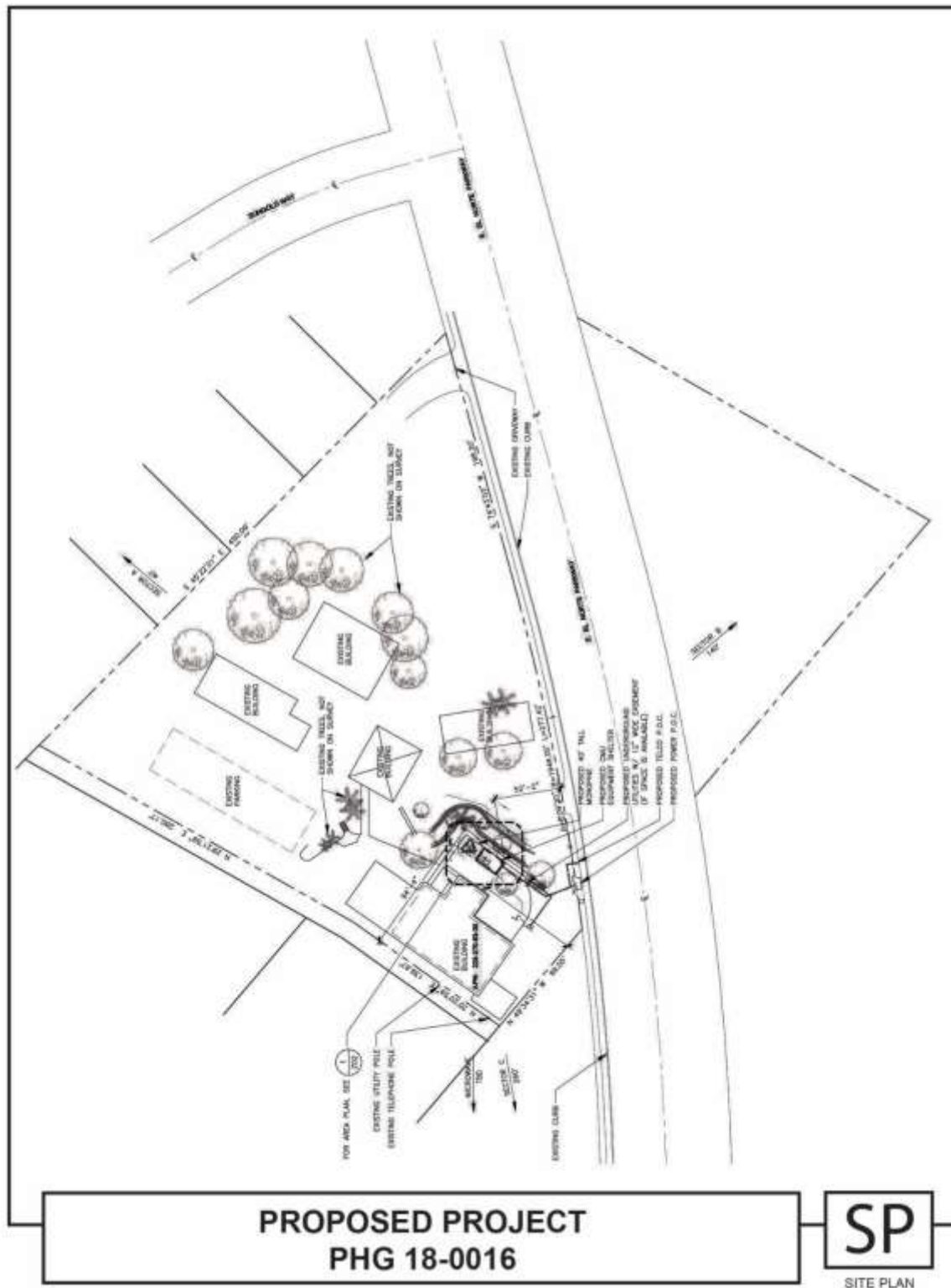
BEGINNING AT A POINT ON THE LINE COMMON TO LOT 2 OF SAID BLOCK 175 AND SAID LOT 3 FROM WHICH THE CORNER COMMON TO SAID LOTS 2 AND 3 OF BLOCK 175 ON THE NORTHWESTERLY LINE OF THAT CERTAIN UNNAMED ROAD LYING SOUTHEASTERLY OF AND ADJACENT TO SAID LOTS 2 AND 3 OF BLOCK 175 BEARS SOUTH 45°35'15" EAST A DISTANCE OF 634.69 FEET; THENCE NORTH 45°35'15" WEST ALONG THE SAID LINE COMMON TO LOTS 2 AND 3 A DISTANCE OF 513.85 FEET; THENCE SOUTH 29°08'45" WEST 280.17 FEET; THENCE SOUTH 35°07'45" WEST 139.67 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID LOT 8; THENCE SOUTH 49°47'45" EAST ALONG SAID SOUTHWESTERLY LINE 516.10 FEET TO A POINT FROM WHICH THE CORNER COMMON TO LOTS 3, 8 AND 4, BLOCK 175 ON THE NORTHWESTERLY LINE OF THAT CERTAIN UNNAMED STREET LYING SOUTHEASTERLY AND ADJACENT TO SAID LOTS 3, 8 AND 4, BLOCK 175 BEARS SOUTH 49°47'45" EAST A DISTANCE OF 540.35 FEET; THENCE NORTH 29°42'45" EAST A DISTANCE OF 382.68 FEET TO THE POINT OF BEGINNING.

TAX I.D. NUMBER: 225-270-63-00

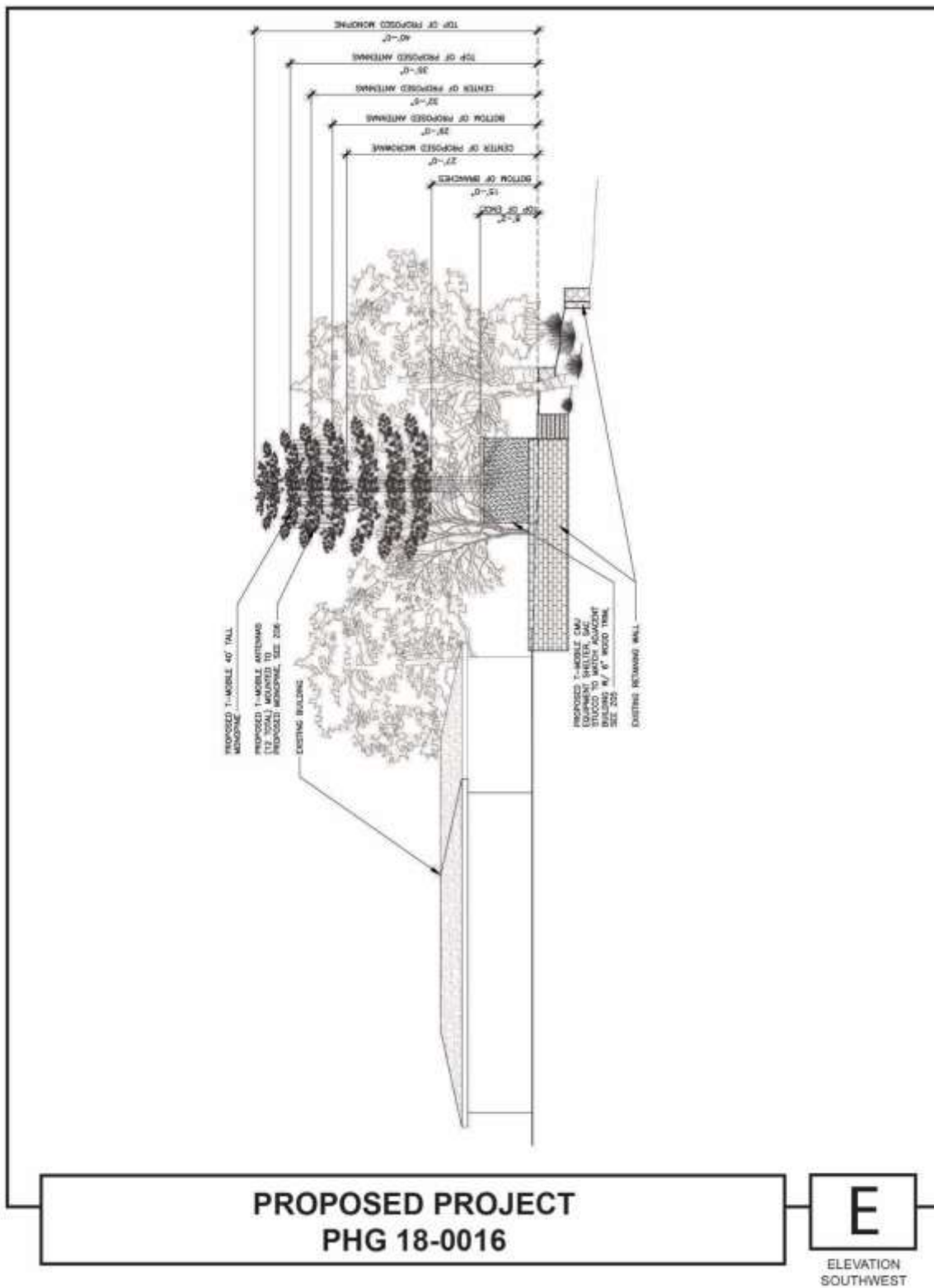
BEING THE SAME PROPERTY CONVEYED TO CARROLL E. WILSON AND PATRICIA J. WILSON, HUSBAND AND WIFE, AND BRIAN C. WILSON AND SHARON A. WILSON, HUSBAND AND WIFE, ALL AS TENANTS IN COMMON, GRANTEE, FROM CARROLL E. WILSON AND PATRICIA J. WILSON, TRUSTEE, OR HIS/HER SUCCESSORS IN TRUST, UNDER THE WILSON LIVING TRUST, DATED AUG. 9, 1990, AND ANY AMENDMENTS THERETO, AS TO AN UNDIVIDED 50% INTEREST AND BRIAN C. WILSON AND SHARON A. WILSON, TRUSTEES OF THE WILSON REVOCABLE DECLARATION OF TRUST DATED MAY 5, 1998, AS TO AN UNDIVIDED 50% INTEREST, GRANTOR, BY DEED RECORDED 06/16/1999, AS INSTRUMENT #1999-0422211 OF THE SAN DIEGO COUNTY RECORDS.

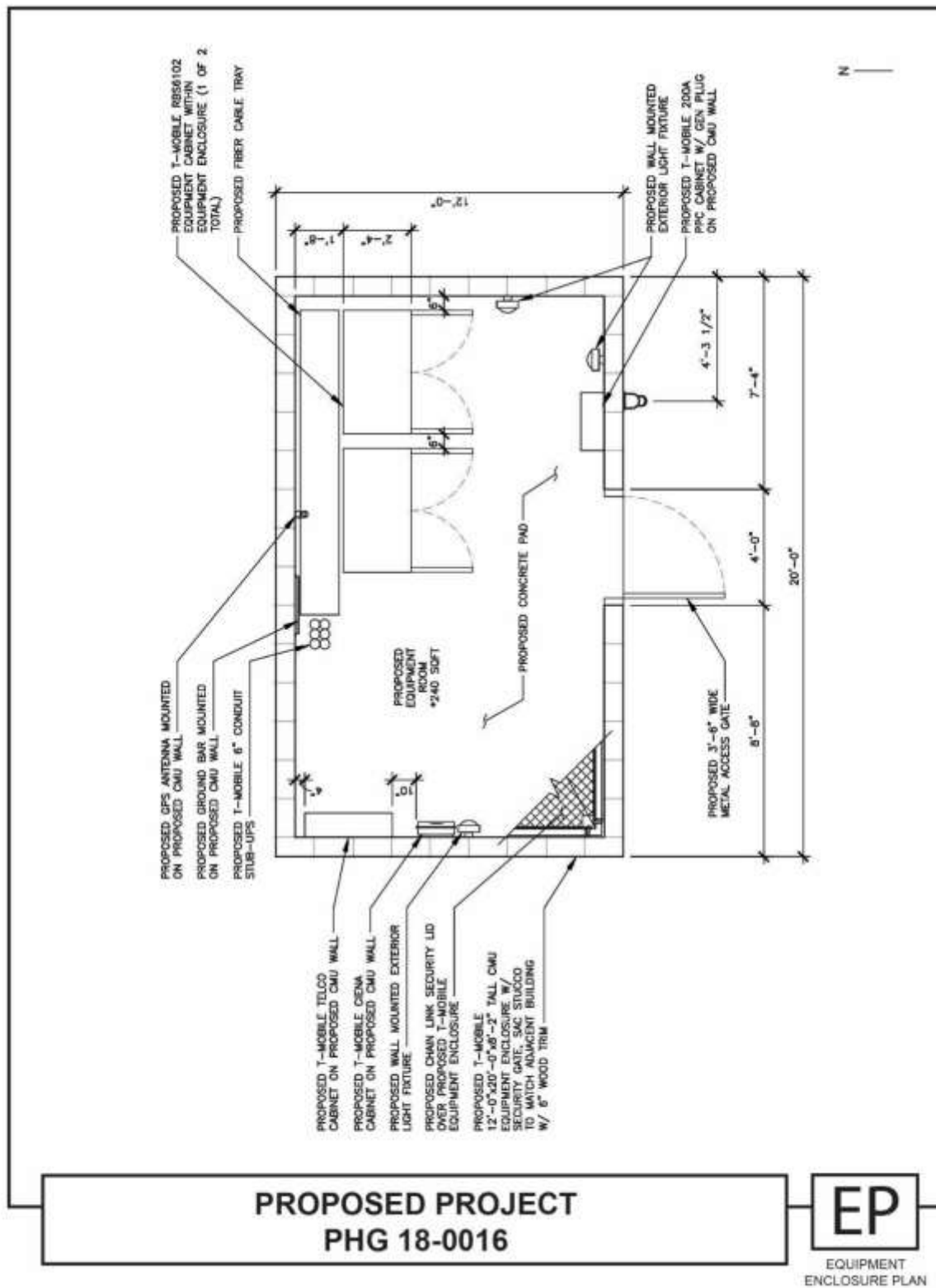
END OF SCHEDULE A

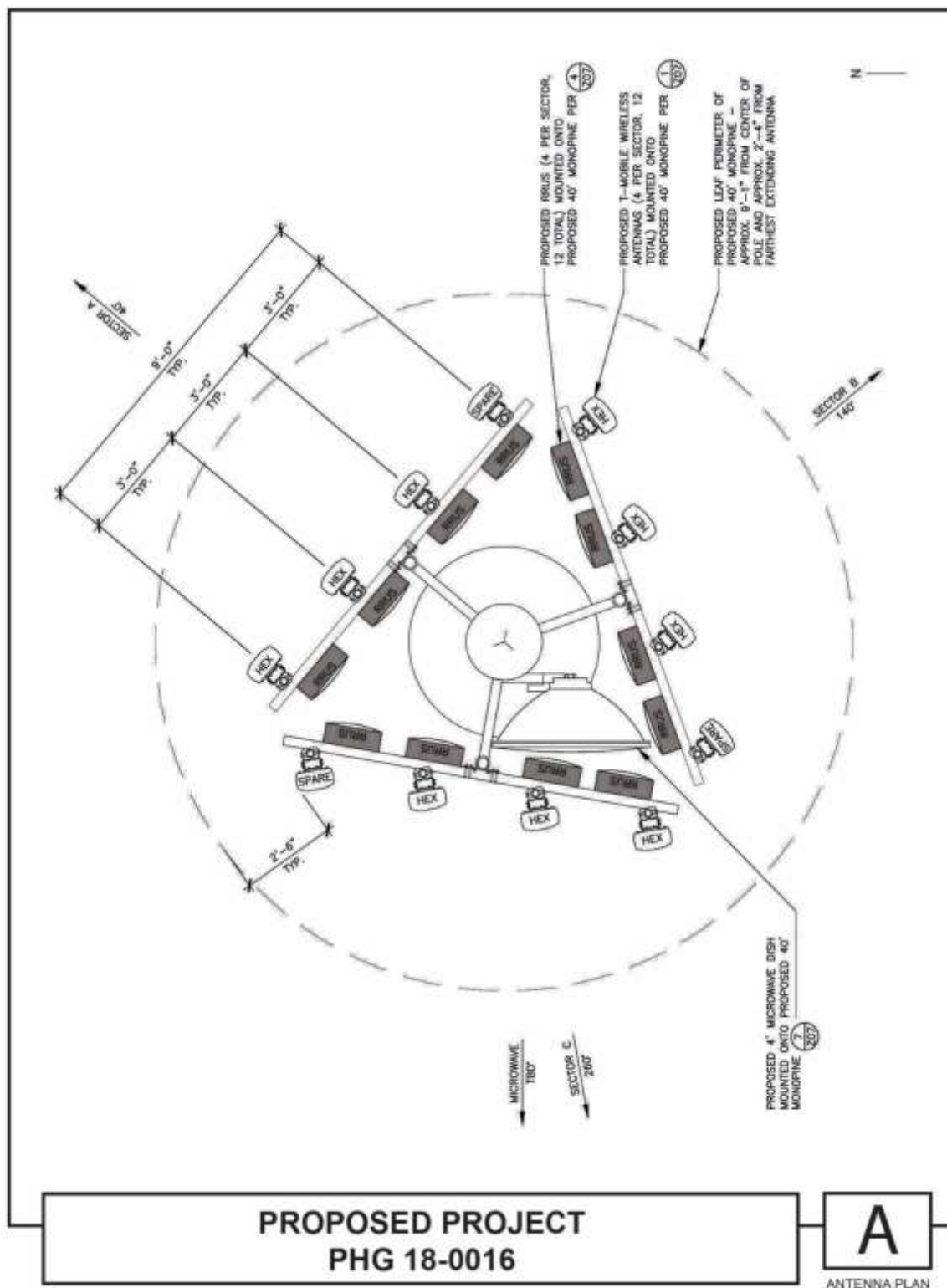
EXHIBIT "B"
PROJECT PLANS
PHG 18-0016











**EXHIBIT “C”
FINDINGS OF FACT
PHG 18-0016**

Environmental Determination:

The proposed project is exempt from environmental review in conformance with the California Environmental Quality Act (CEQA) Section 15303, “New Construction of Small Structures.”

Conditional Use Permit:

1. All decisions granting or denying Conditional Use Permits shall be made in accordance with Section 33-1203 of the Escondido Zoning Code (Findings for Conditional Use Permits). The new construction of a wireless communication facility has been reviewed and the Planning Commission concludes and finds, based on the analysis of the project described in the July 23, 2019, Planning Commission Staff Report, that:
 - a. Approving the proposed Conditional Use Permit to allow the installation of a wireless communication facility would be based upon sound principles of land use and in response to the services required by the community because the placement of the wireless antenna structure will facilitate wireless communication services in the northeast portion of the City. In addition, the facility has been designed to resemble a pine tree and will not create a substantial alteration of the visual environment.
 - b. Granting the proposed Conditional Use Permit will not cause deterioration of bordering land uses or create special problems for the area in which it is located because the facility has been designed to blend in with existing vegetation and structures on the site, and RF emissions generated by the proposed facility would be below the FCC’s accepted safety standards. Additionally, Conditions of Approval will also be placed on the project which would help minimize adverse impacts to the property and address existing and future nuisance issues.
 - c. The proposed Conditional Use Permit has been considered in relationship to its effect on the neighborhood. It has been determined to be compatible with the surrounding neighborhood because it will be located on a property with other mature trees, all antennas and radio units will be appropriately screened by the branches and needles of the proposed faux mono-pine tree on which they are mounted, and all associated ground-mounted equipment will be placed within a block equipment enclosure in scale with and stucco-finished and painted to match the adjacent residential structure.

**EXHIBIT “D”
PROJECT CONDITIONS OF APPROVAL
PHG 18-0016**

1. All construction and operations shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the City. Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City requirements in effect at the time of building permit issuance.
2. The applicant shall be required to pay all development fees of the City in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
3. The proposed wireless communication facility shall be in substantial conformance with the plans attached as Exhibit “B” hereto, to the satisfaction of the Planning Division, except as modified by these Conditions of Approval.
4. Any proposed construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Building Division, Fire Department and Engineering Services Department.
5. The legal description attached as Exhibit “A” hereto, 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.
6. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting.
7. All new utility service shall be installed underground or kept within the structure.
8. The proposed antennas shall reach a maximum height of 35 feet, with the overall height of the mono-pine “tree” being 40 feet high.
9. The proposed equipment enclosure shall be stucco-finished and painted to match the adjacent residential structure, and shall include a wooden trim cap.
10. Socks shall be installed over and around the antennas and all antennas, radio units, associated equipment, brackets, mounting arrays, etc., shall be painted to match the needles on the faux mono-pine tree.
11. Faux pine needles shall be of a sufficient density to adequately screen the proposed antennas and other equipment mounted on the faux mono-pine from view, to the satisfaction of the Planning Division.
12. A screen wall three feet high shall be installed around the base of the mono-pine to screen the bolts and other footing material from view.
13. Additional vines, shrubs or other landscaping material shall be installed in front of the proposed block wall enclosure facing El Norte Parkway and shown on the building plans to the satisfaction of the Planning Division.

14. The trunk and branches of the faux pine tree shall be textured and finished to appear as natural tree bark and so noted on the building plans, to the satisfaction of the Planning Division.
15. The GPS antenna units shall be painted to match the building or wall, which shall be noted on the building plans to the satisfaction of the Planning Division.
16. No equipment placed within the equipment enclosure shall protrude above the top of the enclosure.
17. Any support poles, brackets, cable runs and other support equipment shall be painted to match/blend with the varying colors and textures of the tree, and/or equipment enclosure. These shall be clearly noted on the building plans to the satisfaction of the Planning Division.
18. An appropriate number of branches shall be incorporated into the faux pine tree to create a natural shape and to appropriately screen the antenna panels. This shall clearly be indicated on the building plans and an example in the form of a photo of another faux mono-pine tree with the same number of antennas and RRUs as proposed shall be submitted with the building plans for approval.
19. This project shall conform to the Public Art Partnership Program, Article 37 of the Escondido Zoning Code.
20. No utilities shall be released for any purpose or Certificate of Occupancy issued until all requirements of the Planning, Engineering, and Building Divisions have been completed.
21. The plans submitted for building permit shall include notes or details containing the necessary work involved in complying with these project conditions.
22. 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) 839-4306 to arrange a final inspection.
23. If at the time of Planning final inspection, it is determined that sufficient screening has not been provided, the applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
24. The applicant, or any subsequent operator/leaseholder, hereby agrees to investigate complaints related to possible interference with electronic equipment in the surrounding area, to determine the cause of the interference. If this facility is determined to be the cause of the electronic interference, T-Mobile, or any subsequent operator/leaseholder, shall solve the problem in a timely manner to the satisfaction of the complainant and the Director of Community Development. Any interference with Fire Department or public safety communications shall be corrected immediately to the satisfaction of the City of Escondido.
25. The applicant shall coordinate with the City of Escondido to select a qualified, independent, third party to conduct actual power density measurements of the facility within ninety (90) days of installation and full operation. 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 and ensure compliance with FCC requirements.

26. The applicant, or any subsequent operator/leaseholder, shall be responsible for all ongoing maintenance of the facility, including the antennas, faux branches, associated equipment and live plantings, to ensure that the condition of the facility does not deteriorate and the faux pine does not appear weathered.
27. Signage proposed for the facility shall be limited to that required by law, and shall comply with the City of Escondido Sign Ordinance (Ord 92-47). Appropriate signs providing notice, caution or warning, and other necessary markings shall be placed at the main access point(s) and other locations, as may be required, in order to alert the general public, 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.
28. No additional antennas or expansion of this facility shall be permitted without a modification of the Conditional Use Permit and a public hearing before the Planning Commission, or as allowed by relevant State or Federal law. T-Mobile shall not oppose co-location on the pole for another wireless carrier (subject to the City of Escondido approval) if it can be proven that the additional carrier would not adversely affect the operation and function of T-Mobile Wireless Service antennas. Minor changes within the approved size and design parameters may be permitted by the Director of Community Development and the Building Division.
29. All municipal and zoning code violations, whether currently known or identified as part of any code enforcement investigation of the project site, shall be resolved, abated, or otherwise addressed, and the property must be in full compliance with all aspects of the Escondido Municipal and Zoning Codes prior to issuance of any building permit for the project. A written determination of such compliance by the Director of Community Development or his or her designee shall be required prior to issuance of said building permit.
30. After installation of the wireless communication facility, the entire property must be maintained in compliance with the legal nonconforming status of said property or if discontinued, pursuant to the timelines provided in Article 61, which may be amended, must be found to be in conformance with applicable measures of the Escondido Zoning Code, to the satisfaction of the Director of Community Development. Noncompliance with the foregoing shall constitute cause for immediate revocation of this Conditional Use Permit through a noticed public hearing before the Planning Commission. The wireless communication facility approved by this Conditional Use Permit shall be immediately abated upon notice of permit revocation.
31. This item may be referred to the Planning Commission for review and possible revocation or modification of the Conditional Use Permit at a noticed public hearing upon receipt of nuisance complaints and/or non-compliance with the conditions of approval.
32. This CUP shall become null and void unless utilized within twelve (12) months of the effective date of approval.

ATTACHMENT 3
Public Correspondence
PHG 18-0016

TO: City Council Members and Escondido Planning Commission
FROM: Mike and Mary Hendel
RE: Conditional Use Permit PHG 18-0016
DATE: July 18, 2019

We live at 743 Sungold Way in the Chaparral Ridge community. We received the notice of public hearing from Escondido for a Conditional Use Permit for a wireless communications facility to be located at 2534 East El Norte Parkway. Our home backs up to this property and we have lived here since we bought our home in July 2011 when the community's final home sites were being sold.

We strongly oppose the conditional use permit request for the following reasons:

- Although the site is zoned single family residential, there is no single family residential home on the property.
- Instead, there currently appears to be at least five businesses or space rental activities in operation on the site:
 - El Norte House – only residence on the site; is listed as a group home on the North County San Diego Alcoholics Anonymous site
 - AirX Utility Surveyors – occupies and utilizes approximately 50% of the site with 2 buildings, a parking area and 2 work areas with dumping pits
 - Soapstone Werks – custom soapstone counters, sinks, and other items
 - Contractor storage space rental – approximately 15-20 semi-trailers and shipping containers usually stored on the site
 - Landscape equipment and material storage – usually 1 or 2 trucks with some materials
 - Multiple shipping containers which appear to be used as storage by the landscape equipment
- The current commercial activity on this site is far beyond what was existing and grandfathered when Shea built this community and far beyond the zoned purpose of the site for single-family residential.
- 2534 is the last non-residential site on either side of El Norte Parkway in this area now that grading work just began in the last few weeks to build 3 new single family residences on the open lot between 2534 and E. Tangelo Pl to the west. The addition of new single family residential is definitely the right use of property in this area and is consistent with the area's single family residential zoning
- The cell tower and block enclosure will be a very permanent fixture and is again not consistent with the zoning and intended use of this property.

The combination of these factors negatively impacts the surrounding homeowners on both the north and south side of the site in the following manner:

- Addition of the cell tower moves the site even further away from being single-family residences as it is zoned and makes a bad situation even worse.
- Increased revenue received by the property owner for the significantly expanded current activities plus a cell tower likely makes it even more profitable for them and motivates them to never sell the site to be used for it's single family residential zoned purpose.

- Reduces property values as prospective buyers do not want to have businesses next to their homes. We personally had our home for sale in the spring of 2018 and every prospective buyer always questioned what was going on at the businesses behind us and some specifically stated they would not buy because of the businesses.
- Impacts the tranquility of the surrounding neighborhoods with multiple businesses and activities regularly operating as much as 7 days a week and far beyond normal business hours including middle of the night disturbances from trucks, pumps, music, etc.
- Potential health risks from cell tower activity

Again, we strongly oppose the approval of this conditional use permit. Additional background information is provided below to support our comments and position.

Sincerely,

Mike and Mary Hendel
743 Sungold Way
home: 760-204-0743

Additional Background/Comments:

- Although the site was already zoned residential at the time we purchased our home (July 2011), the property was grandfathered for existing business use.
- At that time there were 3 businesses on the property - AirX, Soapstone Werks, and El Norte House.
- Since July 2011, AirX has grown significantly with more trucks, dumping pits, equipment, activity and noise (trucks, equipment backup safety beeping, pumps, bobcat, etc.), throughout the day and night including periodic 10 PM to 4 AM arrivals and departures of trucks. AirX is now using approximately 50% of the site's space with operations on both the north and south sides of the property, which is split by El Norte Parkway. AirX trucks and equipment now create significantly more noise than when the community was built.
- AirX has over 20 trucks and equipment parked in the north parking lot and enclosure plus storage. They also have some equipment and dumping pits on the south side of El Norte. Two photos below show the sludge/slurry and mounds of dirt that are pumped/dumped in the pits and in the yard from their activities.
- Redfin, Realtor.com and Zillow listings for 2534 El Norte Parkway show the property type/construction as being multifamily or apartments which would be consistent with a group home but not single family residential as zoned.
- The storage area for semi-trailers and shipping containers is on the south side of the property.
- The landscaper trucks, shipping containers for storage and towable camper parking are located on the north side of El Norte Parkway near the street and behind the fence.
- The need is to keep 2534 East El Norte Parkway zoned residential with no further business use additions.

- Commercial usage of 2534 has gone far beyond its grandfathered state with AirX's expansion and the addition of contractor storage, and landscaper, shipping containers and camper parking uses.
- Please see photos with notes below

Google maps photo showing 2534 El Norte Parkway.

- The entrance drive into the property runs along the back of our home (743) and 3 others on Sungold Way with the north parking lot next to homes on Hamlin Court.
- El Norte House (ENH) is the building on the north side of El Norte Parkway in the southwest corner
- AirX's office (AX1) is also shown by the red marker. AirX's mechanic shop (AX2) is just northeast of the office.
- AirX's employee cars, some storage and some truck parking during off hours are at the top of the property (AX3).
- AirX's north work yard and dumping pits (AX4) are located on the north side of El Norte Parkway in the southeast corner. Truck parking, equipment and storage are located here as well.
- AirX's south work yard and dumping pits (AX5) are located on the south side of El Norte in the northwest corner.
- Soapstone Werks (SW) is the building in the middle of AirX's office, mechanics shop and north work yard and dumping pits
- A landscaper parks a truck and some materials (LT) just south of El Norte House near the storage containers.
- Contractor storage (CS) is available on the south side of El Norte Parkway in the south and northeast corners of the site. Trailers and storage containers are visible in the picture.
- Several campers (CP) are parked on the north side of El Norte Parkway just to the west of AirX's work yard and dumping pits.
- Lot preparation work has started on 3 new single-family homes (SFR) on the open lot just to the west of the property and east of Tangelo Pl (not shown)



The following 2 pictures were taken in the past of the work yard and dumping pits which shows the mounds of dirt and sludge/slurry that are dumped/pumped by their activity. At the time the only pits were located on the north side of El Norte Parkway in the southeast corner next to the entrance road. There are now several additional pits on the south side of El Norte Parkway in the northeast corner. No pictures are available of the new pits.



The following 7 pictures were taken in July 2019. There were over 20 AirX trucks and equipment parked in the north parking lot and the north work yard which is common. You can see the north parking lot is right next to homes on Hamlin Court. The entrance drive into the property runs right behind the backyard fences of 4 homes on Sungold Way which is where we live.









The following two photos were taken in July 2019 and are of the contractor storage area on the south side of El Norte. The first photo faces south and the second photo faces east. AirX's work yard and dumping pits are not visible but are on the other side of the fence.



TO: Paul Bingham, Assistant Planner
FROM: Mike and Mary Hendel
RE: Conditional Use Permit – PHG 18-0016 2534 East El Norte Parkway
DATE: July 17, 2019

Thanks for the discussion we had yesterday regarding this CUP and the other businesses on this property. Here is some additional information for your review and use with your staff report and contacts with Code Enforcement and the Police.

As we discussed, we are strongly opposed to the addition of the cell tower and structure because this site is zoned for and intended to be used for single family residential but it is clear that the site has no single family housing on it and is exclusively for businesses and the existing businesses have expanded significantly over the years. Adding a very permanent cell tower and structure is inconsistent with zoning and the intent of this neighborhood. As stated in our first communication, the existing and any additional business uses negatively impacts the quality, safety, livability and value of the surrounding neighborhoods and homes. Homeowners surrounding the site have and continue to make significant investments in their homes and properties and adding the tower and structure in the middle of what is almost exclusively residential area – except for the city owned property next to this site - does not make sense and is not consistent with the zoning intent.

Please review this information and let us know if you have any questions.

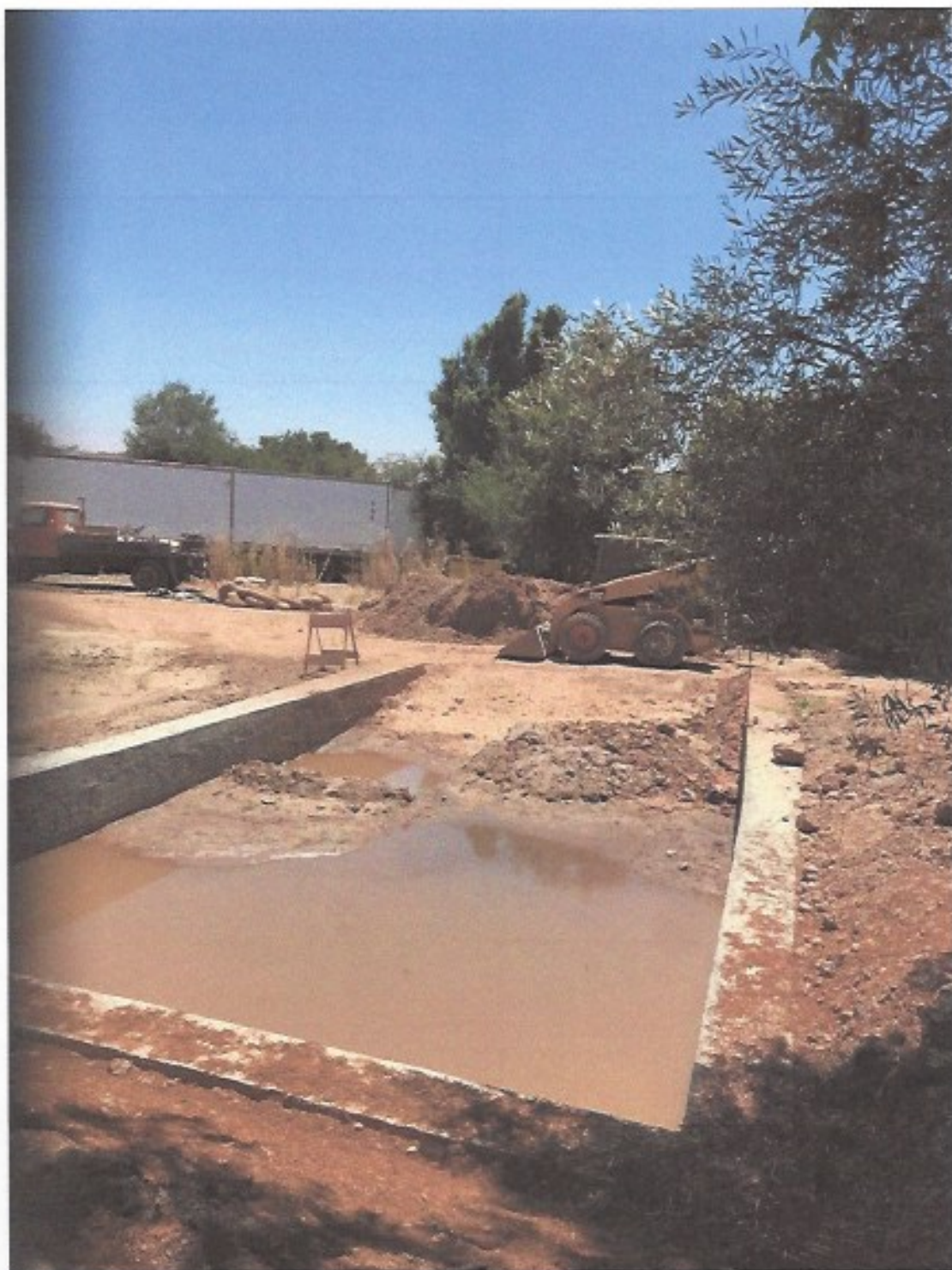
Mike and Mary Hendel
743 Sungold Way
cell: 619-540-0799
mjhhendel@gmail.com

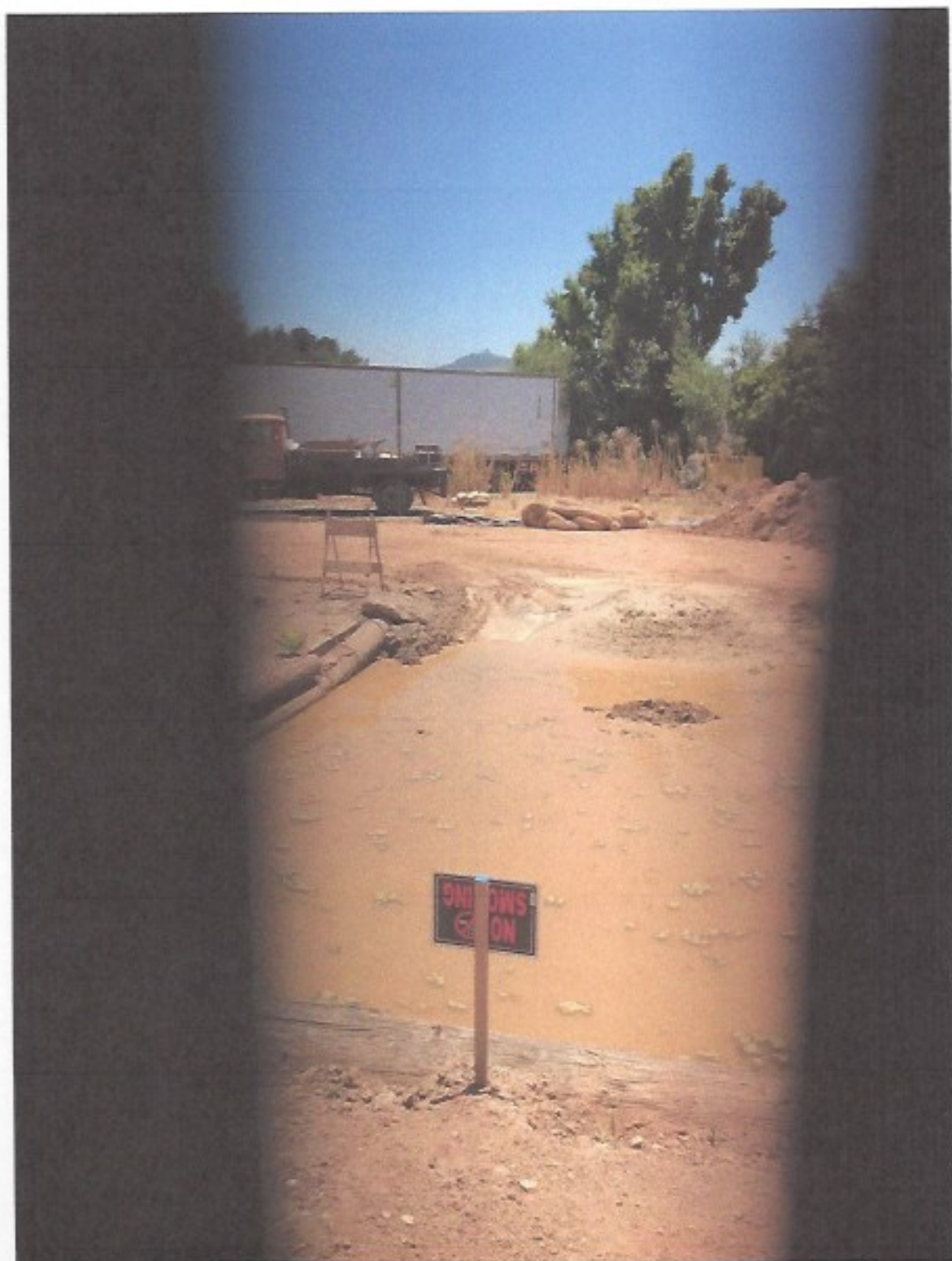
An aerial photograph overlaid with a real estate mapping application. The map shows several residential lots, many of which are labeled with their asking prices in thousands of dollars (e.g., \$726K, \$808K, \$796K). A prominent road running horizontally across the middle is labeled "E El Norte Pkwy". Other roads visible include "Jonathan Dr" at the bottom and "Minnesota Ln" on the right side. Several yellow circular markers are placed on specific lots, likely indicating properties of interest or featured listings. The terrain appears to be a mix of developed areas with houses and parking lots, and undeveloped land with trees and dirt paths. At the very bottom of the image, there is small text: "Map data ©2019 Imagery ©2019, DigitalGlobe, U.S. Geological Survey, L..."

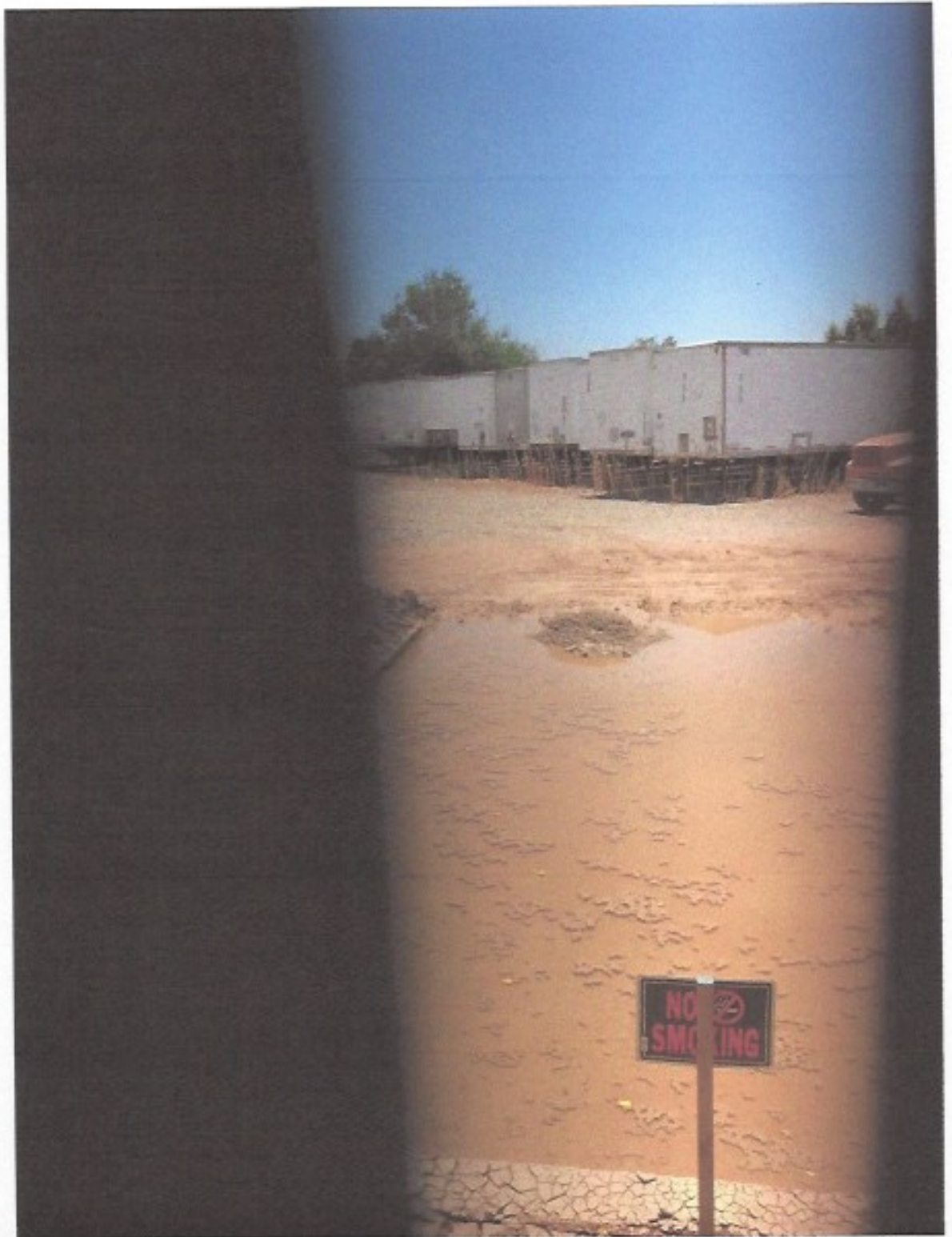
The following photos were taken today of some of AirXs operation to provide information on the use of the site

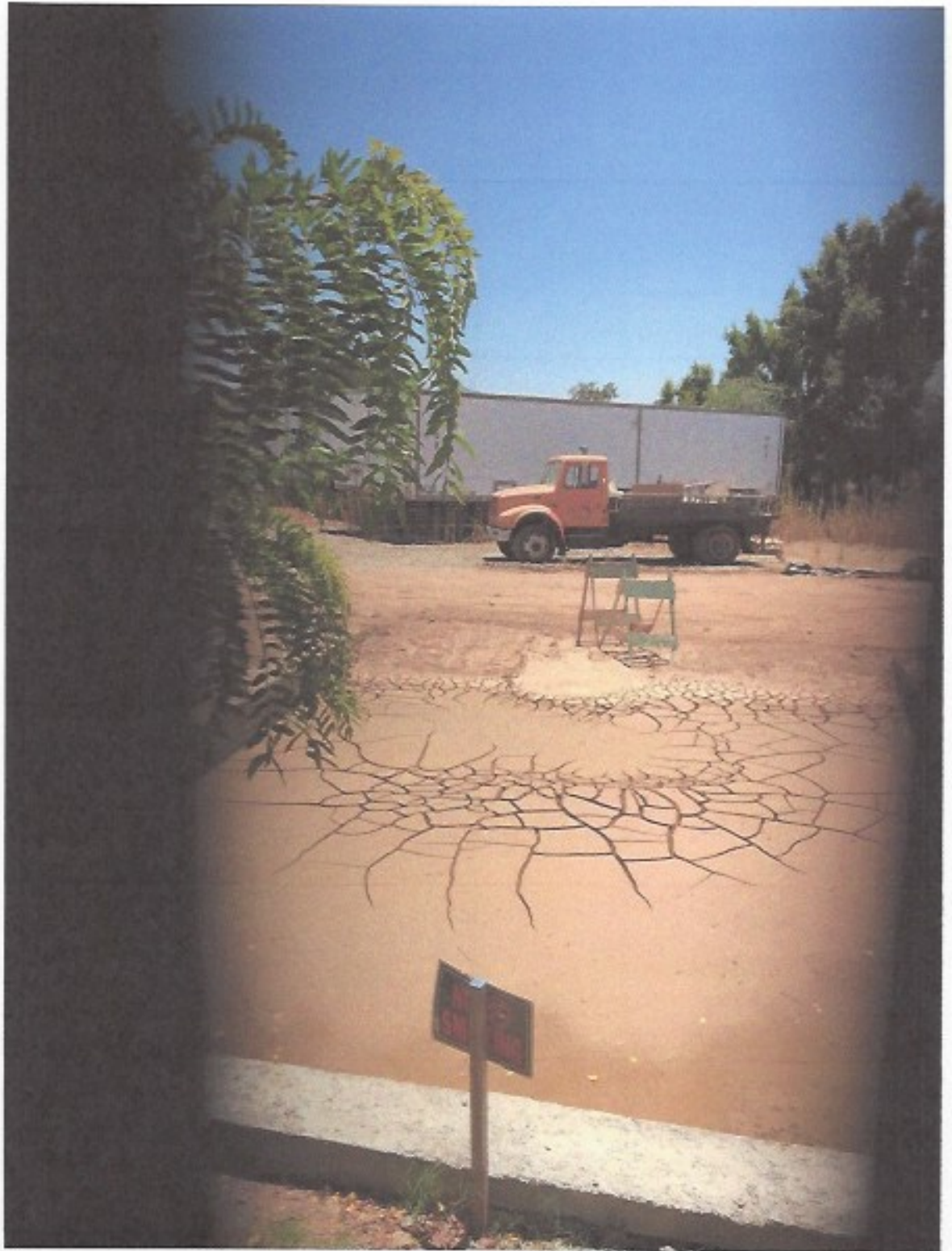
1. Shows a set of the gates that goes into the north yard with no smoking signs. There are other such signs in the north and south work yards. There is some information on hydrovac excavation at the end of this information that gives some background on it and why there is no smoking allowed.
2. Dumping pit on the south side of El Norte Parkway against the north fence along El Norte Parkway. You can see the slurry in the pit
3. A second dumping pit on the south side of El Norte. Please note the no smoking sign near the deep end of the pit.
4. A third dumping pit on the south side of El Norte. Please note the no smoking sign near the deep end of the pit.
5. A fourth dumping pit on the south side of El Norte. Again note the no smoking sign but also how the slurry stays in the pit until it dries out. While some of the liquid is evaporating, what liquid and how much of it is leaching into the soil?
6. A mound of dirt next to the dumping pits. It looks like the slurry dries out and the bobcat is used to put it in mounds until it is removed from the site at some point. We have seen dump trucks come to the AirX site to be loaded with dirt in the past.

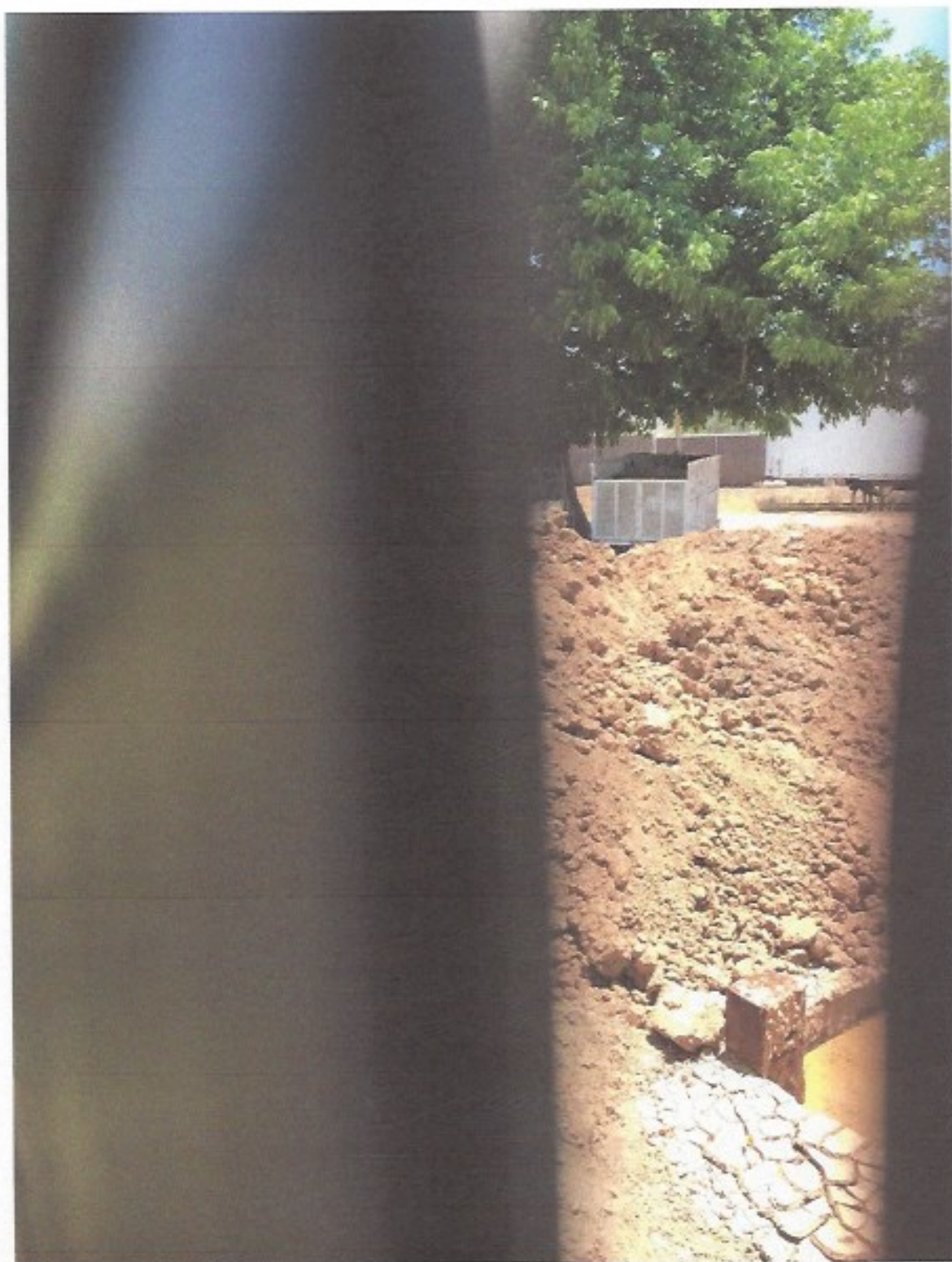






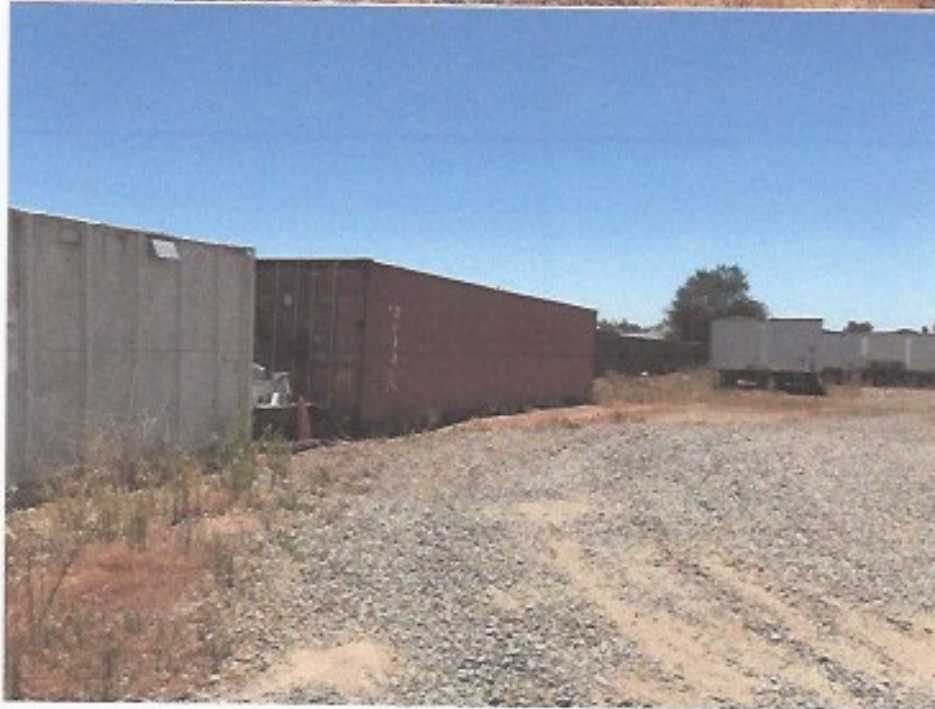






The following photos are taken at the open entry gate of the south side portion of the property.

1. Storage trailer
2. Storage trailers and bobcat between them
3. Trailers stored in the south end of the site
4. Additional vehicles and containers stored near the fence on El Norte Parkway.



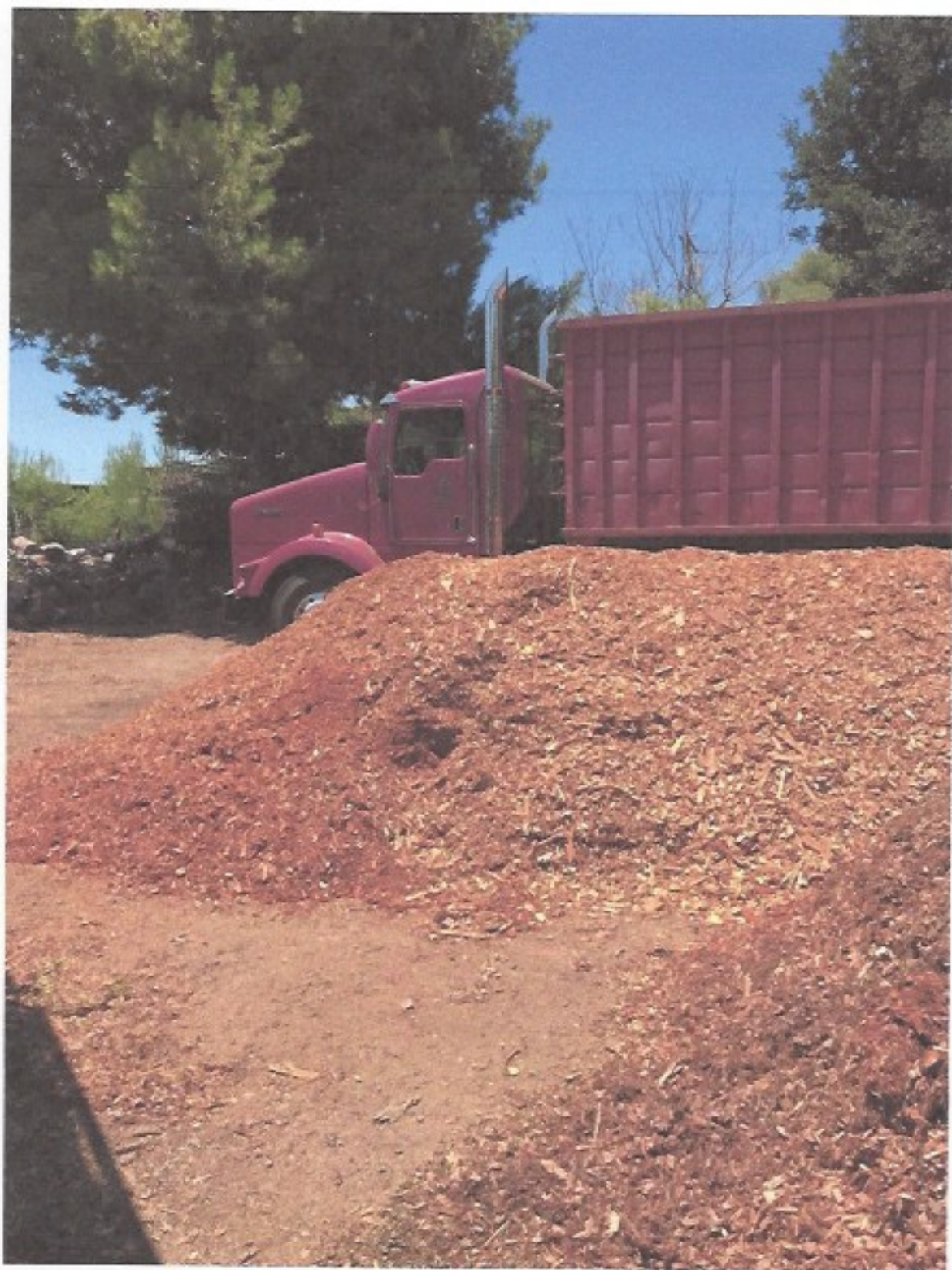


Two campers stored on the north portion of the site and just to the west of AirXs work yard.



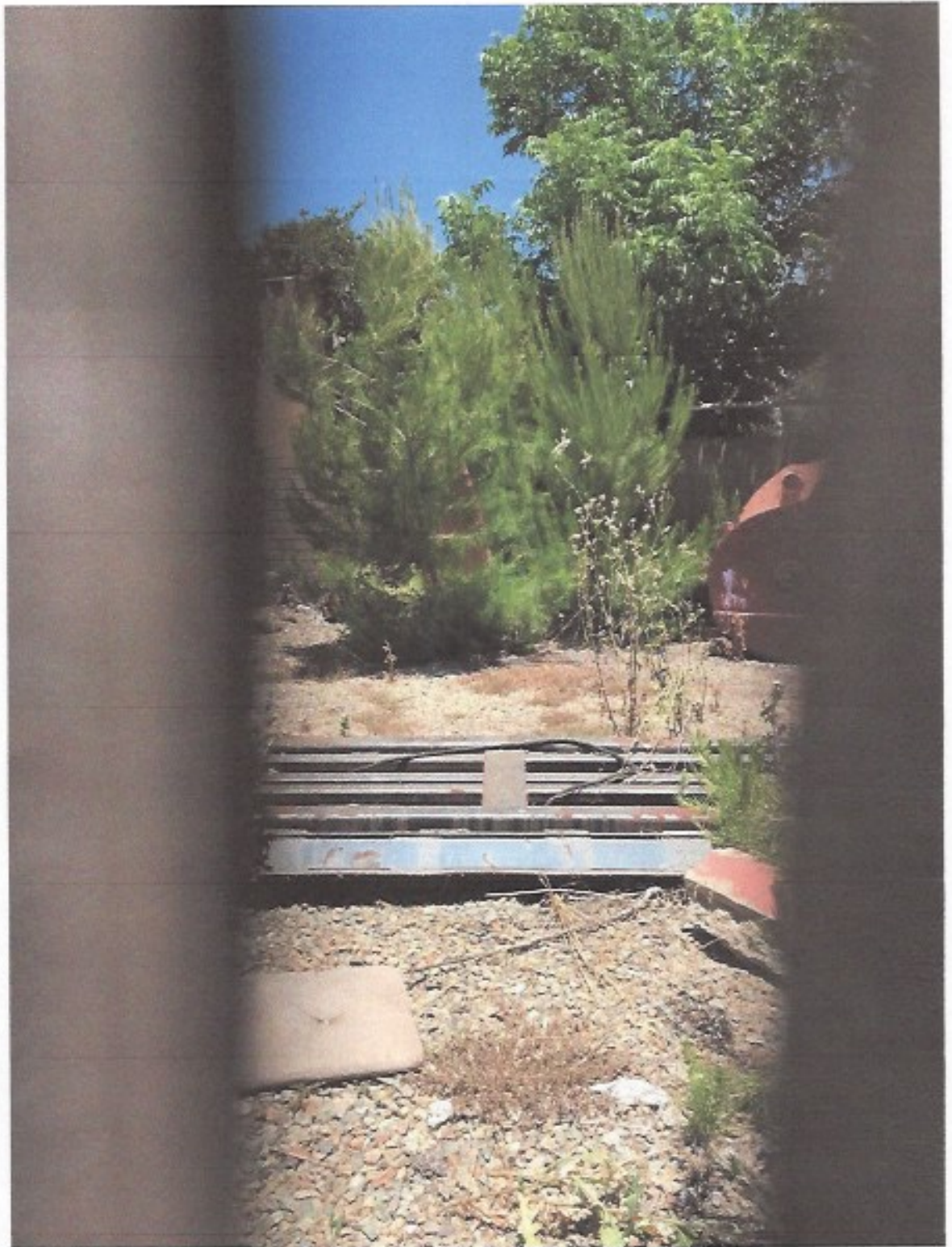
The following photos are of the landscape company storage on the north side of the property in the south west corner. The name on the truck is Union Tree Service. The photos show the truck, mulch piles, old cut tree stumps and some other equipment stored in the section of the property. There are also several storage containers in this area which you can see in the 4th photo.





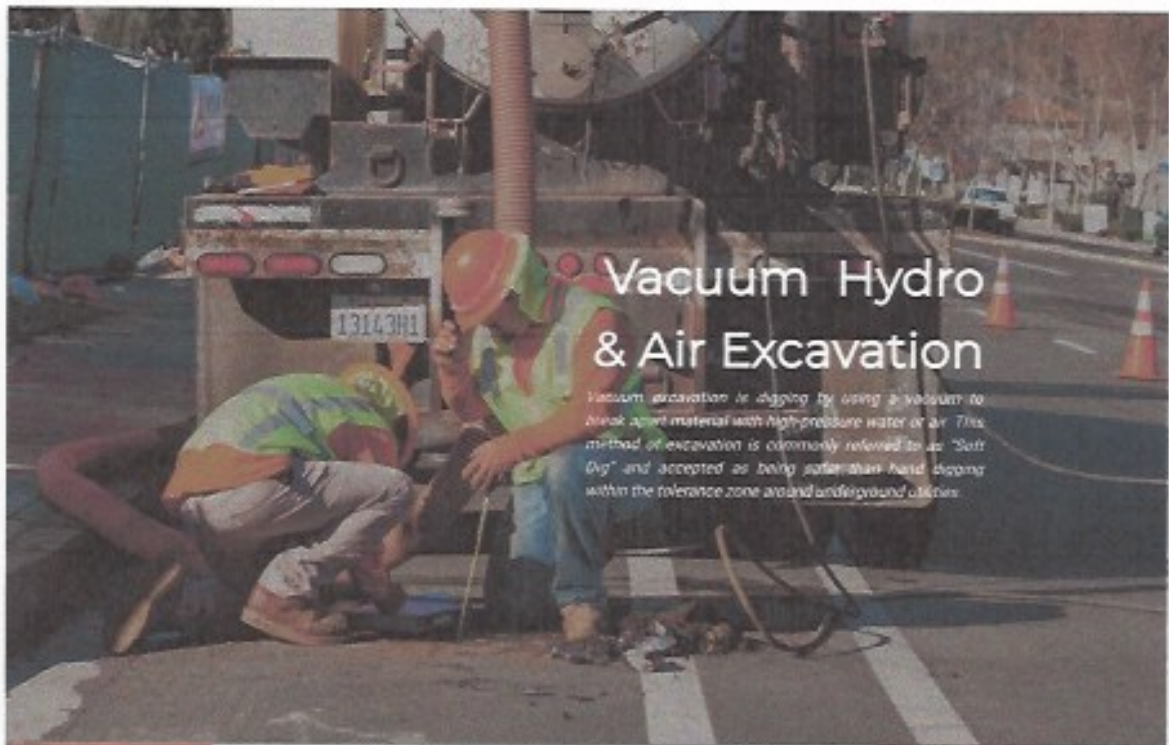






During our call yesterday you asked where was the slurry coming from. We looked at it further and here's what we think explains it. The first image is from AirXs website and Vacuum Hydro & Air Excavation is listed as a service. We researched to find out more about it and the other slides below come from a presentation on hydrovac in Alberta CN. While it's not from the US or CA it at least explains the process and some concerns with it and how to handle it. The full presentation can be found at the following link:

<https://www.esaa.org/wp-content/uploads/2018/04/ET2018R3.pdf>



Alberta

What is Hydrovac Anyways?

- Hydrovac is a process which creates a slurry mixture of liquid with a high solids content.
- The resulting hydrovac slurry is approximately 60% liquid and 40% solids.



So, Why is the Province Looking at Hydrovac Slurry Suddenly?

- Increase in hydrovac activity across the province resulting in unauthorized dumping or unauthorized land applications
- Repeated application of the slurry mixture to top soil results in the degradation of the top soil.
- High potential for degradation of groundwater and surface water bodies.
- Potential to contaminate lands



What We Know So Far ...

- We know hydrovac slurry is a waste
- We know we can manage hydrovac slurry onsite
- We know if we manage hydrovac slurry offsite it must occur at an authorized waste management facility
- We know that there is no beneficial use to agricultural land applications
- We know there is potential for a wide range of contaminants



I Get It's a Waste. But It's Also Just Wet Soil – So What's the Big Deal?

- Hydrovac is most often used in sensitive areas where underground utility damage from conventional excavations could occur.
 - These utility corridors serve as conduits for contamination to travel: be aware of activities nearby.
- Unlike conventional excavation techniques the hydrovac process:
 - does not separate soil horizons.
 - What results when dried is a clay like mixture that does not support plant growth
 - mobilizes potential contaminants through the excavation addition of water (solvent) and agitation
 - Chlorides (road salt), hydrocarbons (pipelines, gas stations), halogens (drycleaners), metals (gas stations, service stations)

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: Case No: PHG 18-0016
Date: Thursday, July 18, 2019 1:21:57 PM

Forward #1



Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

From: rcocom <rcocom@gmail.com>
Sent: Wednesday, July 17, 2019 11:23 PM
To: Paul Bingham <pbingham@escondido.org>
Subject: Case No: PHG 18-0016

To be included in the staff report.

I've recently learned of cell phone towers being installed near our homes and there was no mention of health effects whatsoever. Thousands of studies link low-level wireless radio frequency radiation exposures to a long list of adverse biological effects, including:

- DNA single and double strand breaks
- oxidative damage
- disruption of cell metabolism
- increased blood brain barrier permeability
- melatonin reduction
- disruption to brain glucose metabolism
- generation of stress proteins

Compared to earlier versions of cell towers, 5G is ultra high frequency and intensity which are shorter length millimeter waves that do not travel as far (or through objects). To compensate many more mini cell towers must be installed and/or this particular one is going to be very powerful. This will greatly increase the community's risk of continuous RF Radiation exposure. Homeowner will be almost sleeping next to this site and raising our kids yet the effects of this radiation on public health have yet to undergo the rigors of long-term testing.

There's also the devaluation of the properties, particularly those closer to the site. These additions are not going to make the area a desirable place to live.

Thanks,

Robert Cocom

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: [Website Feedback]: Installation of wireless communication Facility
Date: Thursday, July 18, 2019 1:22:20 PM

Forward #2



Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

From: Mike Strong <mstrong@escondido.org>
Sent: Wednesday, July 17, 2019 9:11 PM
To: Adam Finestone <afinestone@escondido.org>; Paul Bingham <pbingham@escondido.org>
Subject: Fwd: [Website Feedback]: Installation of wireless communication Facility

Sent from my iPhone

Begin forwarded message:

From: <noreply@escondido.org>
Date: July 17, 2019 at 9:00:06 PM PDT
To: <mstrong@escondido.org>
Subject: [Website Feedback]: Installation of wireless communication Facility
Reply-To: <dmopia@yahoo.com>

Dason Mopia
dmopia@yahoo.com

To whom it may concern,

I would like to voice my concerns of the installation of a 40ft cell tower at 2534 E El Norte Parkway. I feel that the installation of such a structure would devalue mine and my neighbors' homes. I also believe that having such a structure in close proximity would cause an increased risk of harm to our health. Cell phone towers emit RF radiation which can cause headaches, memory loss, cardiovascular stress, low sperm count, birth defects and various types of cancer.

Sincerely,

Dason & Noemie Mopia

Home owners 2565 Hamlin CT, Escondido 92027

HTTP_USER_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64)
AppleWebKit/537.36 (KHTML, like Gecko) Chrome/75.0.3770.142
Safari/537.36
REMOTE_HOST: 68.7.157.19
REMOTE_ADDR: 68.7.157.19
LOCAL_ADDR: 10.255.2.55

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: Installation of wireless communication Facility
Date: Thursday, July 18, 2019 1:22:39 PM

Forward #3



Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

From: Dason Mopia <dmopia@yahoo.com>
Sent: Wednesday, July 17, 2019 9:05 PM
To: Paul Bingham <pbingham@escondido.org>
Subject: Installation of wireless communication Facility

I would like to voice my concerns of the installation of a 40ft cell tower at 2534 E El Norte Parkway. I feel that the installation of such a structure would devalue mine and my neighbors' homes. I also believe that having such a structure in close proximity would cause an increased risk of harm to our health. Cell phone towers emit RF radiation which can cause headaches, memory loss, cardiovascular stress, low sperm count, birth defects and various types of cancer.

Sincerely,

Dason & Noemie Mopia
Home owners 2565 Hamlin CT, Escondido 92027

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: Conditional Use Permit PHG 18-0016
Date: Thursday, July 18, 2019 1:22:54 PM

Forward #4



Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

From: Tom <tbyoung@cox.net>
Sent: Wednesday, July 17, 2019 8:12 PM
To: Paul Bingham <pbingham@escondido.org>
Subject: Conditional Use Permit PHG 18-0016

Hello Paul,

I am writing in opposition to the cell tower in our residential neighborhood.

Even disguised as a pine tree, it would discourage people from wanting to live in the neighborhood and would have a negative impact on our quality of life.

The businesses currently located on the site are already disruptive (excessive noise) and this would make the situation worse.

It would be better to not allow this construction at this time instead of having to get rid of it at a later time, after the fact.

Please get this issue before the City Council so that the citizens and voters can make their voices heard.

Thank You,

Tom Young
2481 Honeybell Ln
Escondido CA 92027
(760)504-4564
tbyoung@cox.net

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: PHG18-0016
Date: Thursday, July 18, 2019 1:23:12 PM

Forward #5

Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

-----Original Message-----

From: lisa Brown <lisaangel65@hotmail.com>
Sent: Wednesday, July 17, 2019 6:38 PM
To: Paul Bingham <pbingham@escondido.org>
Subject: PHG18-0016

Hi, my name is Lisa Brown I live at 720 Jonathon Place right near the subject site. I will be attending the meeting on Tuesday. I and my husband mostly definitely oppose the installation of cell towers near our home. We know there is no 100% proof of whether it is harmful to be near or not but we would rather be safe then sorry. We have made efforts in our home to keep wireless to a minimum, like paying SDG&E an extra fee to keep the analog reader instead of the newer wireless one, also some protection in our home. The owner of the property involved in wanting the tower will make money from it, and doesn't care if maybe there could be harmful waves if so close but we do. There are so many homes near that property that could be affected if someday it's a 100% proven fact that being close could be harmful. We do not want to take that chance. We have two young daughters and have lived in Escondido since we have been kids, it is not fair to allow something like this so close to homes. This is all for profit for the owner, nothing else. It makes me upset that this should even be questioned, it should never be allowed so close to homes. Hopefully the planning department and city has the best interest for residents. I question a lot of things that went on at that property since we moved in December 1995. Before the Great Wall we heard and saw a lot of weird things. This is a topper. Because we don't know the long term effect and nobody else 100% knows we don't want to live close to any cell towers. Thank you for your time. Lisa Brown 760 807-4643 I'll be there Tuesday....

Sent from my iPhone

July 17, 2019

Escondido Planning Commission

Reference: (APN No. 225-270-63-00) proposed Conditional Use Permit PHG 18-0016, a proposed 40ft cell phone tower and 12'x20' block enclosure at 2534 East El Norte Parkway

Our property is approximately 40 ft from the main driveway that is used by the Soapstone Werks company. We have the following concerns that are all centered around the safety:

1. The biggest concern is long term health risk of the constant exposure to the signals going to and from the tower. These risks may be described as minimal from your studies, but we don't want to be the test subjects to "see" if the calculations were correct. I certainly don't want anyone to die from direct long term exposure to the transmissions or by a reaction to the transmission with a chemical or element that a person has consumed that causes a fatal reaction. We have children and we do not know if the constant exposure will affect their younger bodies or their fertility should they want to have children or if this could put their children at more risk for birth defects.
2. The traffic that goes through Soapstone can be quite noisy during the day from the vehicle traffic. We are concerned that more people coming into and out of the property will create more noise and the transmission itself at different frequencies could lead to hearing loss.
3. The traffic going into and out of the facility, especially those on foot that literally lean against my fence at night and smoke, add a security risk. I certainly don't want to offend anyone who belongs there. But we are on constant guard for anyone who crosses the property line and have install a light near the back fence as a deterrent.
4. Lastly, which is indirectly safety related, our property value will most likely go down as many people would not want to put their families at risk unless we practically give them the house.

For us, the risk is too great and we protest against anything that put our family and future generations safety at risk. Please help us by supporting my family and neighbors as valuable people of our community and deny this and any other project that could potential put our health and safety at risk.

Sincerely,

André and Darlene White

731 Sungold Way

Escondido, Ca 92027

317-626-7700

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: PHG 18-0016
Date: Thursday, July 18, 2019 1:25:00 PM

Forward #7

Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

-----Original Message-----

From: Diane Moritz <dddipat@cox.net>
Sent: Wednesday, July 17, 2019 2:04 PM
To: Paul Bingham <pbingham@escondido.org>
Subject: Re: PHG 18-0016

Thank you, Mr. Bingham. I appreciate your quick response and the clarification.
Diane Moritz

Sent from my iPhone

> On Jul 17, 2019, at 1:08 PM, Paul Bingham <pbingham@escondido.org> wrote:

>

> Hi Diane,

> I appreciate you contacting me with your questions.

> The subject property actually extends on both sides of El Norte Parkway because the El Norte roadway extension bisected the property. That said, the proposed project for the T-Mobile monopine will be located on the northern portion of the property on the western side close to the existing single-story house.

> The studies the carrier submitted say emissions from this antenna array are below what the FCC sets as a safe level. None of those emissions is supposed to be audible.

> If you have any further questions, please let me know.

> Thanks,

>

> Paul Bingham

> Assistant Planner II

> Planning Division | City of Escondido

> Direct: 760-839-4306

> www.escondido.org

>

>

>

>

> -----Original Message-----

> From: Diane Moritz <dddipat@cox.net>

> Sent: Wednesday, July 17, 2019 12:25 PM

> To: Paul Bingham <pbingham@escondido.org>

> Subject: PHG 18-0016

>

> The map is unclear to me. Is the site just on the north side of El Norte Pkwy or does it include part of the field behind the houses on Jonathon Pl.? Will the communications facility/mechanical equipment emit audible noise that will disturb the surrounding neighborhoods?

> Thank you.

> Diane Moritz

>

> Sent from my iPhone

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: conditional use permit-PHG 18-0016
Date: Thursday, July 18, 2019 1:25:26 PM

Forward #8



Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

From: shelumiel@cox.net <shelumiel@cox.net>
Sent: Wednesday, July 17, 2019 10:52 AM
To: Paul Bingham <pbingham@escondido.org>
Subject: conditional use permit-PHG 18-0016

Dear Sir, My name is Richard Micheletti and I reside at 668 Jonathon Place. My back yard is located at the southwest corner of the property in question.

My concerns are:

1. We already had the city try to locate an illegal "water reclamation plant" (sewer treatment) on the adjoining property which I thought was all one piece of property, not a separate lot. If this a veiled attempt to change the zoning for future use, it will be met with legal resistance. Like the notice points out, this is a single family residential area.
2. Again, this is a single family residential area! Why does the city continue to want to use this property for commercial use? When I bought my property, I went to city planning and inquired about the status of the property behind me and was told it was a wildlife corridor!
3. I do not know the whole history of why the property in question is being used commercially in the first place, as vehicle storage lot(s), except when the original ranch was split up, the owners gave the city this parcel as a concession but, again, this is a single family residential area!
4. The bunker and fake pine tree may adversely effect the surrounding property values.
5. Having a broadcast and electro-mechanical background, I am aware of harmful magnetic fields produced by the equipment mentioned, not to mention microwave transmission exposure, both presenting potential health risks.
6. This notice is severely lacking in lead time and actual facts, like placing an x as to where this bunker style building and tower would be located for a start.

Aside from this notice, I also want to lodge a complaint about the fire hazard due to a lack of care of the city owned lot behind my property. I have formally complained online but nothing has been done. I have spent months for the last 3 years eradicating tumble weed

the blow over my fence.

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: Challenge to Request for Conditional Use Permit - PHG 18-0016
Date: Thursday, July 18, 2019 1:26:04 PM

Forward #9



Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

From: Miranda Marlow <mirandamarlow@gmail.com>
Sent: Wednesday, July 17, 2019 10:31 AM
To: Paul Bingham <pbingham@escondido.org>
Cc: Miranda Marlow <mirandamarlow@gmail.com>
Subject: Challenge to Request for Conditional Use Permit - PHG 18-0016

Dear Mr. Bingham,

Please accept this notice as an official challenge to the request to install a wireless communications facility in my neighborhood (Case No. PHG 18-0016). Unfortunately as a mom to 2 young children, and my husband on travel for work, I will not be able to attend the Public Hearing July 23 at 7pm in person. I am submitting this official notice to you in lieu of my physical attendance at the public hearing.

I have lived on Hamlin Court with my husband, and 2 young daughters for the past 9 years. We have dealt with the noise and disruption from the business operations adjacent to us since the beginning. The business operations noise and disruption from its trucks and machinery have steadily increased over time without any notification or consideration of the impact to their residential neighbors. **We are very disappointed this business is requesting to build and expand by installing a wireless communication facility, without any consideration for its residential neighbors, especially those of us who are directly adjacent.**

Our property values will decrease due to the unsightly "faux pine tree" and "bunker style building" as well as the stigma of health risks yet unknown caused by such a facility. **It was noticeable and disturbing that this permit request is "exempt from environment review".** We are a neighborhood of families with young children, the lack of consideration for

our general health, safety and well-being is unsettling to say the least.

We understand that wireless communications is an important infrastructure for our city, but **I beg you to reconsider the impact and appropriateness of this structure in a residential neighborhood with young children.** We hope that you will respect our neighborhood, stand up to this business on our behalf and relocate this structure to a more appropriate location.

Thank you for your time and service to our community.

Sincerely,
Miranda Marlow (also on behalf of Madeleine and Carl Rodoni)
2552 Hamlin Court
Escondido, CA 92027
M: 858-997-5485
mirandamarlow@gmail.com

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: New Studies Link Cell Phone Radiation with Cancer - Scientific American
Date: Thursday, July 18, 2019 1:33:38 PM

Forward #10

Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

-----Original Message-----

From: roland hanson <fielder681@gmail.com>
Sent: Wednesday, July 17, 2019 10:27 AM
To: Paul Bingham <pbingham@escondido.org>
Cc: Pam Albergo <palbergo@sbcglobal.net>
Subject: New Studies Link Cell Phone Radiation with Cancer - Scientific American

Mr Bingham,

As regards the city's plan to place a cell tower in our area, please be advised of the below linked article on a recent study of biological affects of cell phone radiation.

Regards,

Roland Hanson PSM, Health Physics
681 Star Ruby Court
Escondido, CA 92027

<https://www.scientificamerican.com/article/new-studies-link-cell-phone-radiation-with-cancer/>

Sent from my iPhone

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: PHG 18-0016 2576 E. El Norte Parkway
Date: Thursday, July 18, 2019 1:34:12 PM

Forward #11



Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

From: Pam Albergo <palbergo@sbcglobal.net>
Sent: Tuesday, July 16, 2019 4:56 PM
To: Paul Bingham <pbingham@escondido.org>
Subject: Re: PHG 18-0016 2576 E. El Norte Parkway

Thank you for your attention to this issue. I look forward to hearing from you with further information.

Pam

On Tuesday, July 16, 2019, 02:20:17 PM PDT, Paul Bingham <pbingham@escondido.org> wrote:

Hi Pam,

Thank you for sending this to me. Someone else had already forwarded it, which prompted me to do more research.

I appreciate all of your concerns and please know that your letters will be attached to my staff report sent to Planning Commission and we will discuss the issues at hearing.

FYI: I am having some internal meetings on these issues and will get back to you with more.

Thanks,

Paul Bingham
Assistant Planner II
Planning Division | City of Escondido



Direct: 760-839-4306

pbingham@escondido.org

From: Pam Albergo <palbergo@sbcglobal.net>
Sent: Tuesday, July 16, 2019 1:54 PM
To: Paul Bingham <pbingham@escondido.org>
Subject: PHG 18-0016 2576 E. El Norte Parkway

Paul,

My name is Pam Albergo. My husband Tom and I have sent emails to the planning commission and city council previously but realized that we should also send a copy to you.

We oppose the cell tower and concrete building and also have grave concerns about the businesses in that location as stated in our letter I have attached.

Please feel free to contact us.

Pam Albergo 760-802-369

Tom Albergo 760-644-1030

Thank you,

Pam

[Sent from Yahoo Mail on Android](#)

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: PHG 18-0016 2576 E. El Norte Parkway
Date: Thursday, July 18, 2019 1:34:49 PM
Attachments: [letter to planning and city council Conditional Use Permit PHG 18-1.docx](#)

Forward #12



Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

From: Pam Albergo <palbergo@sbcglobal.net>
Sent: Tuesday, July 16, 2019 1:54 PM
To: Paul Bingham <pbingham@escondido.org>
Subject: PHG 18-0016 2576 E. El Norte Parkway

Paul,

My name is Pam Albergo. My husband Tom and I have sent emails to the planning commission and city council previously but realized that we should also send a copy to you.

We oppose the cell tower and concrete building and also have grave concerns about the businesses in that location as stated in our letter I have attached.

Please feel free to contact us.
Pam Albergo 760-802-369
Tom Albergo 760-644-1030

Thank you,
Pam

[Sent from Yahoo Mail on Android](#)

We are writing today to air our concerns about the proposed Conditional Use Permit PHG 18-0016, a proposed 40ft cell phone tower and 12'x20' block enclosure at 2534 East El Norte Parkway (APN No. 225-270-63-00). The Planning Commission hearing is scheduled for July 23, 2019.

We are traveling and will be unable to attend the meeting, but wanted you to know our concerns. As residents whose property is approximately 100 yards away from the proposed tower and block building we have a number of concerns.

First, when we moved into our home in 2013, the property was used primarily by Soapstone Werks and our noise/appearance concerns were minimal. The business operated primarily on weekdays and seemed to adhere to normal business hours. A number of years later Airx either expanded or located their business at that location. Since then, we have had constant issues with hearing the loud backup warning device from their numerous trucks and vehicles at all hours of the day and night including many from 4am to 6am. We have previously contacted, on numerous occasions the Code Enforcement Department. This has had some, but minimal impact in lessening the noise. In addition to the vehicle noises their employees routinely play loud, thumping music from their stereos at the various shift changes at all times of the day and night.

The parcel is zoned as R-1-12 Single Family Residential, 12,00 SF minimum lot size, not light industrial. In addition to the two businesses on the property (not in a property zoned light industrial), there exists multi-family residential units. Occupants of those residences have on numerous occasions have had live bands playing late into the night prompting us and other neighbors to have to call for police assistance.

The owners of this parcel have been poor neighbors as outlined above and now they are seeking to put a profit making tower on their property at the expense of the residents surrounding this property yet again impacting our property values, our tranquility and now quite possibly our health.

Please disallow this request for conditional use to go forward. Over the years the property owners have demonstrated that they do not care about their impact on the surrounding neighborhood and therefore should not be granted their request to further negatively impact the residents of the surrounding neighborhood.

Respectfully submitted,

Pam and Tom Albergo

2576 Hamlin Court

Escondido, CA 92027

palbergo@sbcglobal.net

talbergo@sbcglobal.net

From: [Paul Bingham](#)
To: [Joanne Tasher](#)
Subject: FW: Conditional Use Permit - PHG 18-0016
Date: Thursday, July 18, 2019 1:35:54 PM

Forward #13



Paul Bingham
Assistant Planner II
Planning Division | City of Escondido
Direct: 760-839-4306
www.escondido.org

From: Michael Hendel <mjhhendel@gmail.com>
Sent: Friday, July 12, 2019 2:17 PM
To: Paul Bingham <pbingham@escondido.org>
Cc: Michael Hendel <mjhhendel@gmail.com>
Subject: Conditional Use Permit - PHG 18-0016

Hi Paul,

My wife and I live at 743 Sungold Way in the Chaparral Ridge community. We received the notice of public hearing from Escondido for a Conditional Use Permit for a wireless communications facility to be located at 2534 East El Norte Parkway. Our home backs up to this property.

Although the site was zoned residential, the property was grandfathered for existing business use at the time we bought the model home (July 2011) when the community was nearing completion. At that time there were 3 businesses on the property - Soapstone Werks, AirX and a halfway house. Since that time, AirX has grown significantly with more trucks, dumping pits, equipment, activity and noise throughout the day and are now using space on both the north and south sides of the property which is split by East El Norte Parkway. Besides part of AirX's operation, the south side of the property is also a contractor storage area for trailers and other items. Also, on the north side of El Norte Parkway near the street and behind the fence, we also see landscaper trucks, shipping containers, and RVs.

Our major concern is the site is zoned R-1-12 but since we've moved in the site has moved progressively further away from single family residential and now has more commercial business uses than what was disclosed and active at the time of our purchase and with more 24 hour activity. The addition of a wireless communications facility, which is likely a very permanent use, adds to the site being basically for business use longer term.

Work has just started on prepping the land on the east side of Tangelo Place for 3 single family homes which is great to see. We feel the need is to keep 2534 East El Norte Parkway zoned residential with no further business use additions so it is preserved in the state it was when Shea Homes built this community. We feel it's already gone far beyond that with AirX's

expansion, contractor storage, and landscaper, shipping containers and RVs parking uses.

We would like to talk to you about this as soon as possible to gain additional information and your insights prior to the council meeting on July 23. We will also be looking to make comments on this at the council meeting.

Please let us know your schedule and when we can talk to you hopefully on Monday 7/15 or Tuesday 7/16. Thanks for your help in advance and we look forward to talking to you soon.

Mike and Mary Hendel
743 Sungold Way
Escondido, CA 92027

Mike's cell: 619-540-0799
Home: 760-294-0743

Parcel # 225-760-31-00