

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.
- B. FLAG SALUTE
- C. ROLL CALL:
- D. MINUTES: 12/09/14

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. GRAPE DAY PARK MASTER PLAN AND PLAYGROUND DESIGN – PHG 13-0029:

REQUEST: Provide comments regarding the proposed Master Plan for future improvements of Grape Day Park. The Master Plan includes adding a playground, splash pads, pedestrian paths, plazas, picnic shelters, an exercise course, half-court basketball, a stage and a new restroom building. Also proposed are a Class I bike lane connecting to the Escondido Creek Bike Trail, traffic calming landscaped street medians, and an option to relocate the aquatic facility to an area in the parking lot off of Woodward Avenue with a stronger connection to the park. Grape Day Park with the historic structures along Heritage Walk is a significant historic resource and is designated as a Local Landmark.

PROPERTY SIZE AND LOCATION: Approximately 23 acres encompassing Grape Day Park and the adjacent parking lot located west of N. Broadway and east of N. Escondido Blvd., between W. Valley Parkway and Woodward Avenue. (APN: 229-352-12; 229-372-20 and 229-381-15).

ENVIRONMENTAL STATUS: No environmental review has been conducted. Comments from the Planning Commission will be forwarded for City Council consideration. Environmental review will be prepared upon Council direction to move forward with park improvements.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Provide Input

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 14-0028:

REQUEST: A Modification to a Conditional Use Permit for an approximately 468 SF expansion to an existing auto repair building located on a commercial site within the South Escondido Boulevard Neighborhood Plan. The subject site currently is occupied with a used car dealership, auto repair shop and an automobile smog shop. The proposal also includes adoption of the environmental determination for the project.

PROPERTY SIZE AND LOCATION: An approximately 0.32-acre parcel generally located on the northwestern corner of South Escondido Boulevard and Sixth Avenue, addressed as 557 S. Escondido Boulevard (APN 233-231-09).

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

APPLICANT: Guy Kelly

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

3. CONDITIONAL USE PERMIT – PHG 14-0024:

REQUEST: A Conditional Use Permit (CUP) to allow Verizon Wireless to install a 10-kilowatt diesel backup generator in conjunction with a new wireless communications facility at a site occupied by Escondido Lumber Company. The facility will consist of a 50-foot faux palm tree installed in an area adjacent to the lumberyard's parking lot, and next to an existing live palm. Twelve panel antennas and one microwave dish antenna will be mounted on the faux tree. The facility will also include a masonry shelter to house the generator and other equipment. Generator use will occur only during power outages and maintenance/testing. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The subject property is 2.75 acres and is located at 310 South Quince Street (APN 233-121-02).

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

APPLICANT: Verizon Wireless

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

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

December 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; Bob McQuead, Vice-chairman; Ed Hale, Commissioner; Gregory Johns, Commissioner; James Spann, Commissioner; Merle Watson, Commissioner; and Guy Winton, Commissioner.

Commissioners absent: None.

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

MINUTES:

Moved by Commissioner Watson, seconded by Chairman Weber, to approve the minutes of the October 28, 2014, meeting. Motion carried. Ayes: Spann, Johns, McQuead, and Weber. Noes: None. Abstained: Winton, Hale, and Watson. (4-0-3)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT – PHG 14-0027:

REQUEST: A Conditional Use Permit (CUP) to allow a public charter high school (Diego Hills Charter School) in a ±3,028-SF office within an existing shopping center. Although the applicant expects an enrollment of 200 students, as well as eight teachers and four support employees; due to the independent-

study format, only 14 people total are expected on-site at any given time. Each student would meet with a teacher for a weekly one-hour appointment to discuss assignments, and would complete his/her work at home or at another off-site location. The project includes interior modifications, including the installation of walls to separate the space into individual rooms. No exterior modifications are proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The subject property is 9.35 acres and the building to be occupied is addressed as 800 West Valley Parkway.

Ann Dolmage, Associate Planner, referenced the staff report and noted that staff issues were whether an independent-study charter school is an appropriate use within the Gateway Center, whether the specific building to be occupied by the applicant can comply with all building and fire codes applicable to an educational facility, and whether the existing parking supply in the center is sufficient to accommodate the school as well as the other commercial and office uses. Staff recommended approval based on the following: 1) The Gateway Center was originally approved under 2000-75-PPL. As a condition of approval, the applicant was required to provide a minimum of 30,000 SF of office floor area in the combined area of Buildings 1 and 2, with the remaining floor area of these two buildings available for retail or food-service use. In most situations, a charter school would be considered an educational use, not an office use, but the applicant for PHG 14-0022 has demonstrated that this particular charter school will more closely resemble an office use than a traditional high school. Each student will visit the facility once a week for a scheduled appointment with his or her teacher. This time is intended for the discussion of assignments and participation in assessments, and most schoolwork will be completed at home or another off-site location. The applicant has indicated that they expect no more than 14 occupants in the school at any one time (four teachers, four support staff, and six students); 2) Building Division staff have reviewed the project application and the furniture plan provided by the applicant, and have determined that the applicant would be required to provide proper fire separation between the school space and the other tenants, per California Building Code (CBC) Section 508, including a one-hour rated wall assembly (for buildings with an approved fire sprinkler system) or a two-hour rated wall assembly (for buildings without sprinklers). Opening protection would also be required for any doors or openings into the adjacent occupancy, per CBC Table 716.5. The applicant was notified of these requirements and indicated that they could comply and wanted to proceed. All requirements from the Building Department have been incorporated in the conditions of approval; and 3) Gateway Center is required to provide 544 parking spaces under the terms of 2000-75-PPL and subsequent modifications. The applicant has demonstrated that 544 spaces currently exist, so parking supply is

sufficient if the center is used as originally intended. For public or private senior high schools, the Zoning Code provides an off-street parking standard of one parking space for each employee and one for each three students for which the facility is designed. If the proposed charter school were required to use the same parking standard for 200 students, eight teachers, and four staff members, it would need to provide 79 spaces, a significant portion of the existing lot for Gateway Center. Designating this many spaces for the school alone could result in either the need for additional parking, or limitations on the use of the remainder of the center. Given that the applicant expects no more than 14 people in the school facility at any time (a capacity more characteristic of an office than a school) and also expects most students to arrive by public transportation, staff feels the 1:200 ratio for the original shopping center could continue to apply, and no additional parking should be required.

Commissioner Spann asked about the area the school served and whether students would be coming from outside the city.

Commissioner Hale asked what the justification was for limiting the students to 200. Ms. Dolmage noted that this was the number provided by the applicant.

Commissioner Hale asked what the occupancy would be. Mr. Martin noted that the occupancy of the tenant space would change to an "E" for building code purposes and the number of students would be limited to the number requested by the applicant.

Chairman Weber and staff discussed the process for the proposed signage for the project.

Dawna Gray, Escondido, noted her business was located across the hallway in the same building and was opposed to mixing a school environment with a professional environment. She expressed her concern with the project creating potential parking and transient issues. She also expressed her concern for her female employees having issues with sharing the restrooms with students.

Commissioner Winton asked Ms. Gray what type of business she operated. Ms. Gray noted that she operated an employee benefit plan business. Commissioner Winton asked Ms. Gray if her business relied on walk-in clients. Ms. Gray replied in the negative but noted that the tenant above her did.

James Hamilton, Escondido, Century Partners, representing the owners of the building at 800 West Valley Parkway, stated that the subject use was more similar to a tutoring environment and would not conflict with the professional office uses in the building. He stated that the parking was more than adequate to

handle the use at 5 parking spaces per 1,000 SF. He also felt comfortable that the restrooms would be adequate to handle the use.

Chairman Weber asked Mr. Hamilton if they had a reciprocal parking agreement. Mr. Hamilton replied in the negative.

Chairman Weber and Mr. Hamilton discussed the occupancy rate for the facility.

Commissioner Hale and Tres Simi (representing Learn 4 Life) discussed the proposed school operations.

Commissioner Hale was opposed to limiting the enrollment to 200 students, noting that it would be similar to the Commission limiting the number of customers that a business could have.

Commissioner Johns asked Mr. Simi where he thought the student base would come from. Mr. Simi felt the students would come from Escondido and surrounding jurisdictions.

Commissioner Johns expressed concern with students loitering before and after drop-offs and pick-ups. Mr. Simi stated the school would be providing a security guard who would prevent loitering from occurring with regard to their students and others on the property.

Commissioner Winton asked if some of the students were juvenile delinquents. Mr. Simi replied in the affirmative.

Commissioner Johns asked what the drop out rate was. Mr. Simi stated that they had approximately a 25% drop out rate.

Chairman Weber asked if the hours of operation took into consideration extra curricular activities and open houses. Mr. Simi replied those were not typical functions and would be very limited. He also stated that they would provide their own restrooms as part of the project.

Commissioner Hale expressed concern with limiting the enrollment and the number of people in the school facility when it was not related to the physical occupancy of the space.

Commissioner Hale motioned to approve staff's recommendation with an amendment to eliminate the cap on enrollment and expand the number of persons allowed in the school facility to the number permitted by the standard occupant load for the tenant space. Motion did not carry due to lack of a second.

Commissioner Johns asked what the reason was for limiting the enrollment. Mr. Martin noted that the enrollment cap was recommended so as not to create issues with existing businesses in the commercial center, which was the reason the use was conditionally permitted.

Commissioner Spann asked if the applicant would have to come back to the Commission if they wanted to increase their occupancy cap. Mr. Martin noted that the Commission could modify the conditions to allow for an administrative approval.

Commissioner Johns felt that limiting the number of students was the same as limiting the number of customers a business could serve.

Commissioner Hale agreed with Commissioner Johns but noted that while he disagreed with the condition limiting enrollment, he supported the proposed school and did not want to vote against it.

ACTION:

Moved by Commissioner Watson, seconded by Chairman Weber, to approve staff's recommendation. Motion carried unanimously. (7-0)

2. ZONING CODE AMENDMENT AZ 14-0003 and CONDITIONAL USE PERMIT PHG 14-0029:

REQUEST: An amendment to Article 26 of the Escondido Zoning Code to allow dog boarding as a Conditional Use within the Light Industrial (M-1) and General Industrial (M-2) zones. The request also includes a Conditional Use Permit to allow a dog-boarding facility within an approximately 3,600 SF suite in an industrial building in the M-2 zone. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: Citywide (Zoning Code Amendment) and 2750 Auto Park Way, Suite 22 (APN 228-381-75)

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were the appropriateness of the code amendment to allow dog boarding within the industrial zones (M1 and M2); and 2) whether the subject industrial site is appropriate for dog boarding and whether the operation would impact adjacent uses. Staff recommended approval based on the following: 1) Staff felt industrial zones were appropriate for dog boarding and training as a primary use because

incidental animal boarding already was allowed within the M-1 and M-2 zones. Allowing animal boarding within the industrial zones also reduces the potential for conflicts with non-compatible adjacent land uses; and 2) staff felt the subject site was appropriate for dog boarding because the size of the suite is large enough to reasonably accommodate all of the uses proposed by the applicant; dogs would be boarded indoors; additional noise insulation has been incorporated into the kennels; and there were no adjacent uses/businesses that would be adversely affected by the boarding of dogs on the site.

Commissioner Johns was opposed to allowing boarding for extended periods of time, noting his concern for the property not having any open space. Mr. Paul responded that there was no cap proposed on the boarding time.

Commissioner McQuead and staff discussed the definition for shelters. Commissioner McQuead suggested clarifying the term “shelter”.

Commissioner Winton asked how this item came to the attention of the City. Mr. Paul noted that this item came about as a result of the subject facility advertising dog boarding and a code enforcement complaint being filed.

Penny Dimoreto, Escondido, applicant, noted that the only dog boarding options in Escondido were Petco, Pet Smart, or veterinarians, which only had interior boarding. She stated that their dogs are walked once an hour, segregated by size, and well taken care of. She stated that they always intended on providing boarding, noting she thought this was covered under her current license.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried. Ayes: Spann, McQuead, Weber, Watson, Hales, and Winton. Noes: Johns. (6-1)

3. AMENDMENT TO THE ESCONDIDO MUNICIPAL AND ZONING CODES – AZ 14-0004:

REQUEST: A Zoning Code Amendment to establish permitted locations, standards, definitions, and processing procedures for massage establishments in concert with recent state legislation effective January 2015. The amendment would: 1) Establish Article 38 pertaining to 'Massage Establishments,' 2) Amend Article 16 of the Zoning Code (Commercial Zones), 3) Amend Article 39 of the Zoning Code (Off-Street Parking), 4) Amend the East Valley Parkway, South Escondido Boulevard Area Plans, and Downtown Specific Plan. The project also involves

amending Section 16A of the Escondido Municipal Code pertaining to Massage Establishments that will be considered separately by the City Council. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: Citywide

ENVIRONMENTAL STATUS: Pursuant to Section 15061(b)(3), "General Rule," the project is exempt from the California Environmental Quality Act (CEQA)

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were whether the proposed amendment is in conformance with AB 1147, whether defining a massage establishment as a business that devotes 15% or more of its gross floor area to the practice of massage is appropriate, and whether the proposed locational requirements will mitigate adverse secondary impacts associated with illicit massage establishments. Staff recommended approval based on the following: 1) The proposed amendment represents the most recent and legally-defensible provisions pertaining to massage establishments, based on extensive study and analysis of AB 1147. The proposed amendments comply with AB 1147 and are appropriate based on analysis and comparison with other adopted ordinances, case law, and judicial rulings; 2) Escondido businesses were permitted to involve ancillary uses constituting a distinct minority percentage of the establishment's activities. Staff has historically defined 15% as an appropriate limitation for ancillary activities associated with a business's primary use; 3) identifying appropriate locations for establishing massage businesses as a permitted use within well-maintained, heavily trafficked commercial shopping centers totaling approximately 180 acres will provide sufficient opportunities for legitimate establishments to operate. Requiring a conditional use permit (CUP) for massage establishments seeking to locate in the General Commercial (CG) zone elsewhere in the community allows the city to individually regulate the operating characteristics of the business with the intent to protect the community from potential adverse effects of illicit massage establishments.

Commissioner McQuead asked if chiropractors would be subject to the proposed amendment. Mr. Petrek replied in the negative.

Discussion ensued regarding a clarification of the certification process.

Chairman Weber asked if you the Police Department had witnessed a mix of certified and uncertified masseuses. Captain James Stuard, Escondido Police Department, replied in the affirmative.

Chairman Weber questioned whether the subject amendment would help stop the illicit businesses. Captain Stuard noted that the amendment would provide a higher degree of regulation and allow for better enforcement.

Commissioner Hale, Captain Stuard, and Mr. Petrek discussed the location criteria for massage businesses.

Commissioner Winton asked if the subject amendment would create additional work for the Police Department. Captain Stuard noted that the amendment would provide better tools for enforcement.

Discussion ensued regarding a clarification for the process for issuing a business license to a massage technician.

Commissioner Winton asked if the owner of a massage business needed to have a massage technician license. Mr. Petrek replied in the negative.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner McQuead, to approve staff's recommendation. Motion carried unanimously. (7-0)

CURRENT BUSINESS:

- 1. Design Review of a new freestanding menu-board sign (case PHG 11-0007) proposed for the ARCO AM/PM carwash. The proposed sign would be 8 feet in height consisting of three separate sign panels with a total sign area of 33.5 square feet.**

Location: 450 W. El Norte Pkwy

Jay Paul, Associate Planner, referenced the staff report and noted that staff recommended approval of the menu-board sign with the installation of additional landscaping around the entire pay station area and subject to the recommended conditions.

Commissioner Watson asked if the landscaping on the subject property would be updated. Mr. Paul noted that the landscaping along the street frontages would be replaced where needed as part of this project.

Commissioner Johns asked if the height, design, and size of the sign were appropriate. Mr. Paul noted that staff felt the design, height and size would be compatible with the scale of the carwash building and appropriate for the site.

Discussion ensued regarding a clarification of the size and types of plants being proposed for the project. Additional discussion ensued regarding the status of the property at 3rd Avenue and Escondido Boulevard.

Mark Watson, Escondido, applicant, thanked Mr. Paul for his help and stated that they wanted to provide landscaping that would provide screening for the sign to the City's satisfaction.

Discussion ensued regarding a clarification of the area of the sign where the actual advertising would be allowed.

ACTION:

Moved by Commissioner Hale, seconded by Chairman Weber, to approve staff's recommendation with a modification to Condition No. 4 that the back of the signage could not be used for signage or advertising. Motion carried unanimously. (7-0)

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Commissioner Watson noted that this would be his last meeting as a commissioner because he was moving away from the area and had submitted his resignation. Mr. Martin thanked Commissioner Watson for his years of service on both the Planning Commission and the Design Review Board.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:40 p.m. The next meeting was scheduled for January 13, 2015, 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: **January 13, 2015**

CASE NUMBER: PHG 13-0029

APPLICANT: City of Escondido, Loretta McKinney, Director of Library and Community Services

LOCATION: Approximately 23 acres encompassing Grape Day Park and the adjacent parking lot, located west of N. Broadway and east of N. Escondido Blvd., between W. Valley Parkway and Woodward Avenue. (APN: 229-352-1200, 229-372-2000 & 229-381-1500).

TYPE OF PROJECT: Grape Day Park Draft Master Plan

PROJECT DESCRIPTION: A draft Master Plan for future improvements of Grape Day Park including an expanded playground, Heritage Walk "street", demonstration garden, new restroom, restoration of the historic fountain, decorative fencing along Escondido Creek, picnic shelters, a stage, splash pads, new pedestrian paths connecting to the Maple Street Pedestrian Corridor, and an option for relocating the aquatic center. The plan also would maintain open lawn areas and an area for the relocation of the historic Women's Club structure. Traffic calming elements along Broadway and Woodward Avenue and a Class I Bike Lane connecting to the Escondido Creek Bike Trail are also proposed.

STAFF RECOMMENDATION: Review and provide comments for City Council consideration

GENERAL PLAN DESIGNATION: SPA #9 (Downtown Specific Plan Area)

ZONING: SP (Downtown Specific Plan, Park View District)

BACKGROUND: In 2013 the city received a Housing and Community Development (HCD) grant and a donation from the History Center for the expansion of the playground in Grape Day Park. Due to the Historic Landmark status of the park, the Historic Preservation Commission reviewed several playground options and recommended an agricultural/historic theme. Later that year, the City Council authorized the preparation of a Master Plan for the entire park. Consultants were retained to facilitate public outreach and prepare the plan. Three (3) public workshops were held to gather information on park elements desired by the community. Community members also commented on things they didn't like about the park. A committee of city staff and representatives of the CA Center for the Arts Escondido (CCA) and the History Center worked closely with the consultant to develop this Draft Master Plan for Grape Day Park. Community Services staff has even taken playground options to students K-5th grade to get their reaction to different playground elements related to the agricultural/historic theme. Details of the specific playground components will be developed based on all the comments and direction from the City Council. Currently, there is only funding to construct the expansion of the playground.

The following groups have commented on the Grape Day Park Draft Master Plan:

City Appearance Committee – November 20, 2014
Historic Preservation Commission – December 2, 2014
Community Services Commission – December 4, 2014

The Draft Master Plan will be presented to the City Council February 4, 2015.

The Grape Day Park Draft Master Plan consists of a site plan and narrative report. These documents and additional renderings and analysis/inventory plans are available on the Escondido city website on the Planning Division page <http://www.escondido.org/planning.aspx> scroll down the web page to the Grape Day Park Master Plan under "Projects." The [Master Plan Report](#) includes an executive summary and chapters that present more detail regarding the analysis of the existing park features, the community outreach undertaken, proposed improvements, the action plan and funding strategies. Chapter Four – Recommendations for Park Improvements, provides descriptions of the proposed land uses, park elements and improvements keyed to the [Master Site Plan](#). Chapter 5 – Action Plan, charts the phasing of improvements.

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - North of Woodward Avenue, existing commercial, educational and religious uses / Park View District.

SOUTH - City Hall and existing downtown commercial uses with residential further south / Historic Downtown District and Retail Core, and Southern Gateway District.

EAST - The Children's Museum, commercial and residential uses / Park View and Creekside Neighborhood districts.

WEST - CA Center for the Arts Escondido and existing commercial and residential uses / Centre City Urban District.

B. ENVIRONMENTAL STATUS

1. No environmental review has been conducted. Comments from the various commissions will be forwarded for City Council consideration and possible incorporation into the park master plan. Environmental review will be prepared upon City Council direction to move forward with park improvements.
2. The master plan is not anticipated to impact historic/cultural resources nor fish and wildlife resources.
3. In staff's opinion, no significant issues are anticipated.

C. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan land use designation on the site is SPA 9 (Downtown Specific Plan Area). The vision for this area is a dynamic, attractive, economically vital city center that links to the Civic Center complex, providing a social, cultural, economic and residential focus while respecting its history. The draft park master plan is consistent with General Plan Community Health and Services Parks and Recreation Policy 2.1 that requires regular review and updates of park standards, facility plans and improvements, recreation services, funding programs and other pertinent components of the Park Master Plan.

Downtown Specific Plan

The Specific Plan policies promote residential development around Grape Day Park, pedestrian-oriented design, strengthening the Escondido Creek path connection with downtown, and expanding Grape Day Park to Washington Avenue to foster additional recreation opportunities and facilitate more convenient access from northern areas. The long-term vision for this area includes extending fingers of Grape Day Park north of Woodward Avenue to provide park access from Washington Avenue.

Historic/ Landmark Resources

Grape Day Park, with the five individual historic structures along Heritage Walk, is listed on the Local Register of Historic Resources as a Landmark. The draft Master Plan for the park recognizes this significance by proposing agriculturally/historically themed design elements for structures and playground equipment, refurbishing the existing fountain and identifying the future location of the historic Women's Club building that will be moved to Grape Day Park when the city library is expanded.

D. CITY APPEARANCE COMMITTEE COMMENTS

The City Appearance Committee is a group of city staff members representing all departments that review proposals for projects on city property. The Committee reviewed the draft park master plan on November 20, 2014. All members were supportive of the concepts presented in the draft plan and agreed that additional study will be needed to determine the safest way and best location for pedestrians to cross N. Broadway. Concerns were noted regarding potential vehicle and pedestrian conflicts at the access to the rear of the Boys and Girls Club adjacent to the relocated aquatics area, and the potentially extensive filtering equipment and maintenance needs related to the splash pads located away from the pool area.

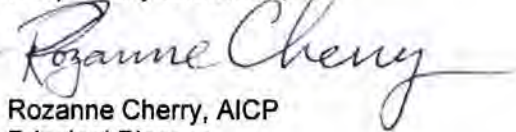
E. HISTORIC PRESERVATION COMMISSION COMMENTS

On December 2, 2014, the Historic Preservation Commission commended staff and the consultant for preparing a plan that was respectful of the historic nature of the park and using design elements that enhanced the existing historic structures. Several commissioners noted the need to address the city's water conservation goals and carefully look at the water features and associated maintenance costs as well as using drought tolerant plant material. Vice-chair Rea and Commissioner Danskin felt that a tree replacement plan and tree list should be developed as soon as possible for immediate use as needed during regular park maintenance. Support was also voiced for the landscape medians proposed on Broadway and Woodward. It was suggested that a mid-block crossing to the Children's Museum would be beneficial to pedestrians.

F. COMMUNITY SERVICES COMMISSION COMMENTS

The Community Services Commission reviewed the draft plan on December 4, 2014, and unanimously supported it. Several commissioners noted their concerns about the use of water and the number of splash pads. Commissioner Garcia felt that the proposed design unified the park and pool area with the community. He also noted concerns about the safety of the park and creating an atmosphere that lets people know it is safe. Commissioner Bologna noted his excitement about the plan and emphasized the need to coordinate with the CCAE and potential hotel site to enhance tourism. He also had concerns with the loss of parking and drainage of the great lawn area, and suggested providing opportunities for food vendors. Commissioner deFrain emphasized the need for the larger pool option. Several commissioners noted that further discussions about the budget, user fees and fundraising strategies were needed.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Rozanne Cherry". The signature is written in dark ink and is positioned to the right of the typed name.

Rozanne Cherry, AICP
Principal Planner



GRAPE DAY PARK DRAFT MASTER PLAN

PROPOSED PROJECT
PHG 14-0024



SITE PLAN

LEGEND

- ① TRAFFIC CALMING ENHANCED STREET PAVING
 - ② TRAFFIC CALMING LANDSCAPE MEDIAN
 - ③ PEDESTRIAN & BICYCLE CROSSING WITH TRAFFIC SIGNAL
 - ④ PEDESTRIAN & BICYCLE BRIDGE
 - ⑤ CLASS I BICYCLE LANE
 - ⑥ REMOVE PEPPER TREES ALONG NORTH BROADWAY
 - ⑦ ENTRY TRELLIS STRUCTURE WITH CLIMBING/FLOWERING VINES 
 - ⑧ PEDESTRIAN WALKS TO MATCH MAPLE STREET PLAZA
 - ⑨ RAILROAD TRACK PAVING PATTERN IN CENTRAL WALK
 - ⑩ DECOMPOSED GRANITE "STREET" WITH BOARDWALK SIDEWALKS
 - ⑪ HERITAGE WALK "STREET" WITH MEMORIALS
 - ⑫ REMOVE TREES & RE-PLANT CLEANER, EASY TO MAINTAIN TREE
 - ⑬ COLORED BANNERS ON THE CALIFORNIA CENTER FOR THE ARTS BUILDINGS
 - ⑭ ELEVATED STAGE
 - ⑮ PICNIC SHELTER
 - ⑯ LARGE GROUP PICNIC SHELTER
 - ⑰ EXPANSION & ENHANCEMENT OF VETERANS MEMORIAL
 - ⑱ EXERCISE/FITNESS STATION
 - ⑲ TRAIN DEPOT PLAZA WITH BOARDWALK STAMPED PAVING
 - ⑳ DEMONSTRATION GARDENS
 - ㉑ AGRICULTURAL & TREE HOUSE THEMED PLAYGROUND W/ DRY STREAM BED
 - ㉒ SPLASH PAD
 - ㉓ RESTORATION OF HISTORIC WATER FOUNTAIN
 - ㉔ GIANT CHESS BOARD IN CONCRETE PAVING
 - ㉕ RELOCATED WOMEN'S CLUB BUILDING
 - ㉖ NEW RESTROOM BUILDING
 - ㉗ EMBELLISHED DECORATIVE WROUGHT IRON FENCING 
 - ㉘ HALF-COURT BASKETBALL COURT
 - ㉙ HORSESHOE PITS
 - ㉚ NEW 25 YARD COMPETITION SWIMMING POOL W/ WATER SLIDE & BLEACHERS
 - ㉛ NEW INSTRUCTIONAL SWIMMING POOL
 - ㉜ NEW POOL FACILITY BUILDING
 - ㉝ RENOVATED SWIMMING POOL & POOL FACILITY BUILDING
 - ㉞ SINGLE POST TRELLIS WITH CLIMBING/FLOWERING VINES 
 - ㉟ SERVICE VEHICLE ACCESS
 - ㊱ INTERACTIVE GROUND LEVEL WATER FOUNTAINS
 - ㊲ OPEN LAWN FOR STAGE/EVENT SEATING
- ITEMS NOT IDENTIFIED ON PLAN**
- ㊳ INFORMATION KIOSKS, HISTORICAL SIGNAGE, AND WAY-FINDING SIGNAGE
 - ㊴ IMPROVE POOR DRAINAGE AREAS THROUGHOUT PARK
 - ㊵ REMOVE TREES IDENTIFIED IN TREE STUDY COMMISSIONED BY THE CITY
 - ㊶ UPGRADE/REPLACE ALL EXISTING IRRIGATION
 - ㊷ REPLACE AND INSTALL ADDITIONAL LIGHTING AND SECURITY CAMERAS

PROPOSED PROJECT
PHG 14-0024



PARKING ANALYSIS
 NEW AQUATIC FACILITY: LOSS OF 87 SPACES
 RENOVATED AQUATIC FACILITY: LOSS OF 30 SPACES



POOL RENOVATION OPTION

PROPOSED PROJECT
 PHG 14-0024



SITE PLAN



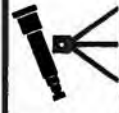
PROPOSED PROJECT
PHG 13-0029



SITE PLAN



**PROPOSED PROJECT
PHG 13-0029**



SITE PLAN



Grape Day Park Master Plan - Draft

January 2015



www.escondido.org/planning
under the "Projects" section

PLANNING COMMISSION

Agenda Item No.: G.2
Date: January 13, 2015

CASE NUMBER: PHG 14-0028

APPLICANT: Nick Nejad

LOCATION: Northwestern corner of South Escondido Boulevard and Sixth Street, addressed as 555 and 557 South Escondido Boulevard (APN 233-231-09).

TYPE OF PROJECT: Modification to a Conditional Use Permit

PROJECT DESCRIPTION: A Modification to a Conditional Use Permit (2005-16-CUP) for the proposed 468 SF expansion to an existing auto repair building.

STAFF RECOMMENDATION: Approval, subject to conditions

GENERAL PLAN DESIGNATION: General Commercial

ZONING: General Commercial (South Escondido Boulevard Area Plan)

BACKGROUND/SUMMARY OF ISSUES:

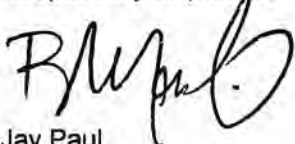
The proposed Conditional Use Permit (CUP) modification is in response to a code compliance action regarding an addition to an existing auto repair building that was done without obtaining the necessary building permits. A Conditional Use Permit previously was approved in 2005 (City File No. 2005-16-CUP) to operate a used-auto dealership on the 0.32-acre site, in conjunction with separate smog and auto repair businesses. The site contains three separate buildings that support each of the businesses. Several upgrades to the site were conducted as a condition of the previous CUP in 2005, which include the installation of landscape planters along the street frontages; new wrought-iron security fencing; and block wall along the rear of the auto sales/display area. Automobile related uses along the South Escondido Boulevard, including auto sales and repair are permitted only with a Conditional Use Permit. This is intended to allow City staff and the Planning Commission more discretion in the location, design and operation of these uses. The owner of the used auto business has submitted plans to remove the unauthorized addition and construct a new, approximately 468 SF addition to the repair building in accordance with current code requirements.

Staff has not identified any issues associated with the proposed building addition.

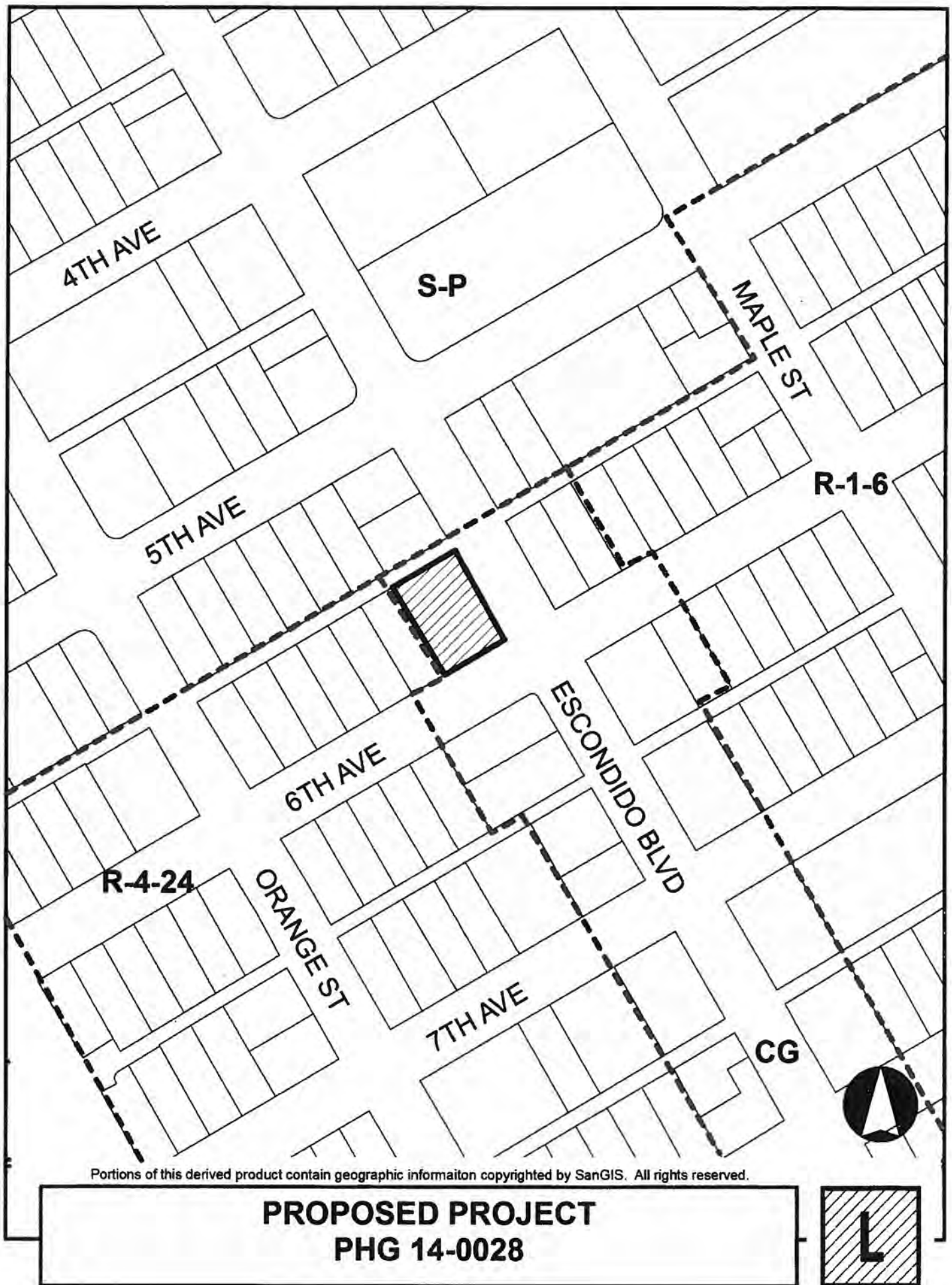
REASONS FOR STAFF RECOMMENDATION:

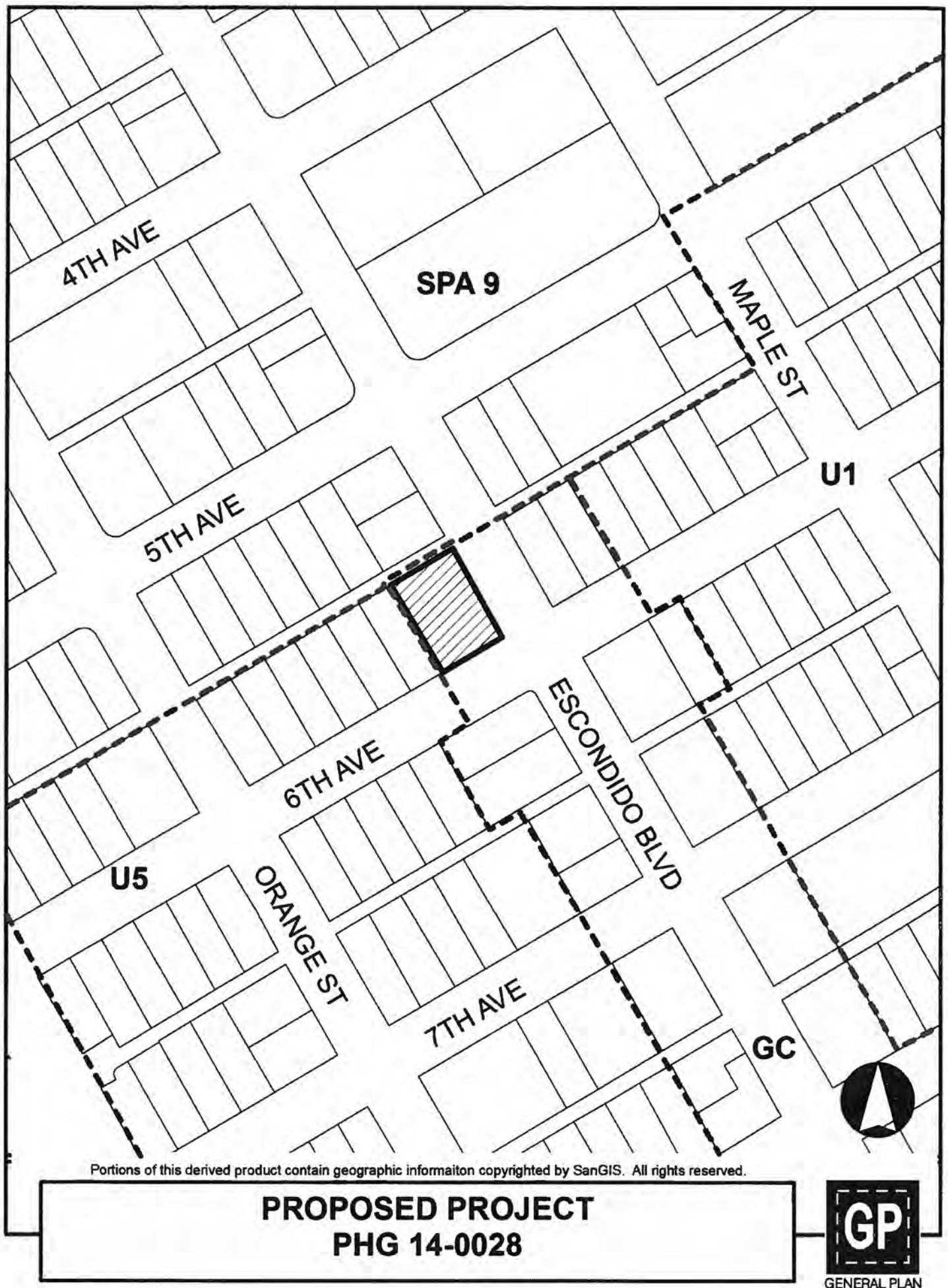
1. Staff feels the small addition to the existing auto repair building is appropriate because the approved building is not large enough in depth to efficiently work on and store vehicles. The site currently is designed and used for automotive service and repair, and the proposed modification to the auto repair building would not significantly alter the current use or character of the site. Sufficient on-site parking is available to support each use.

Respectfully submitted,



Jay Paul
Associate Planner



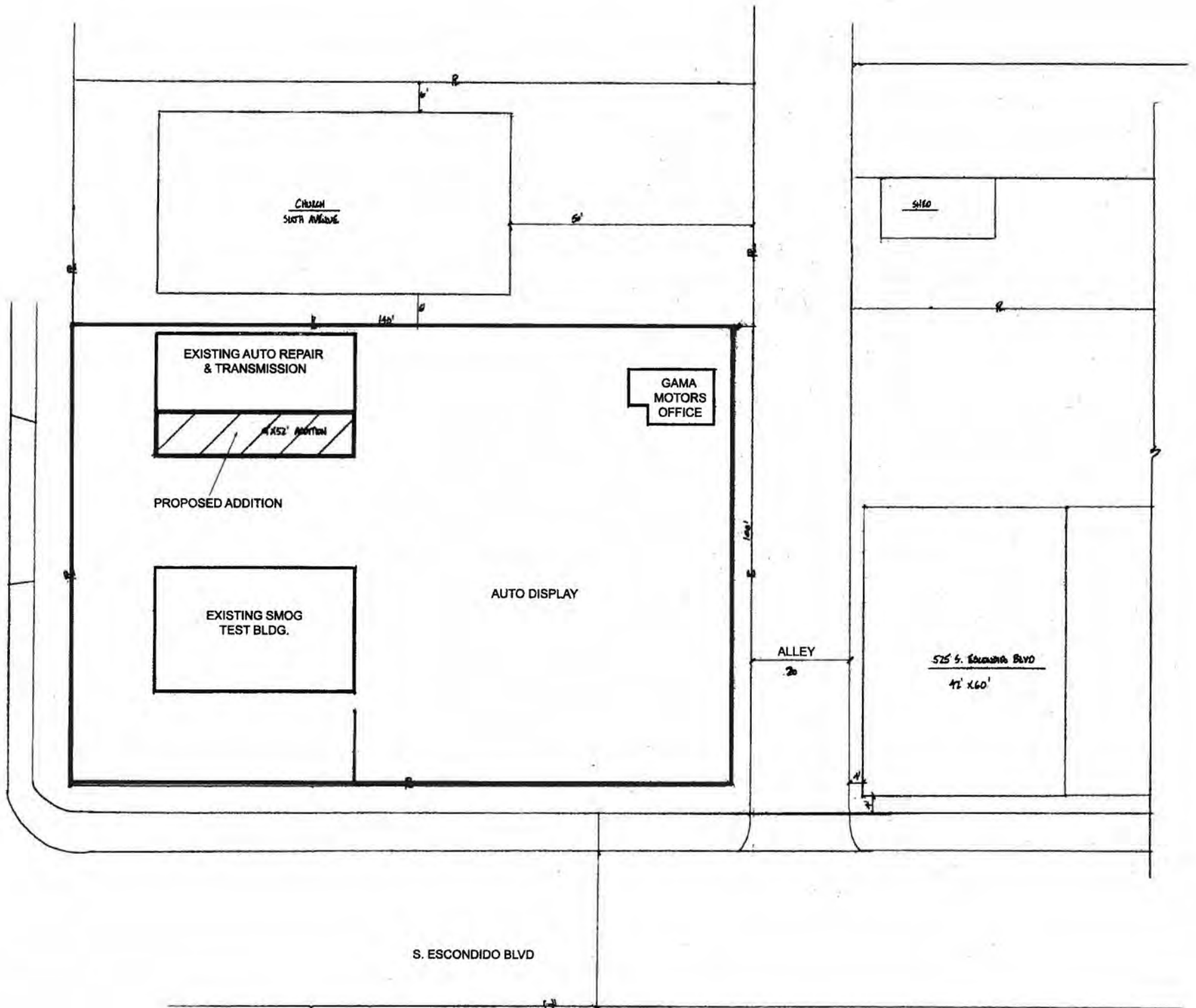


PROPOSED PROJECT
PHG 14-0028

SITE PLAN

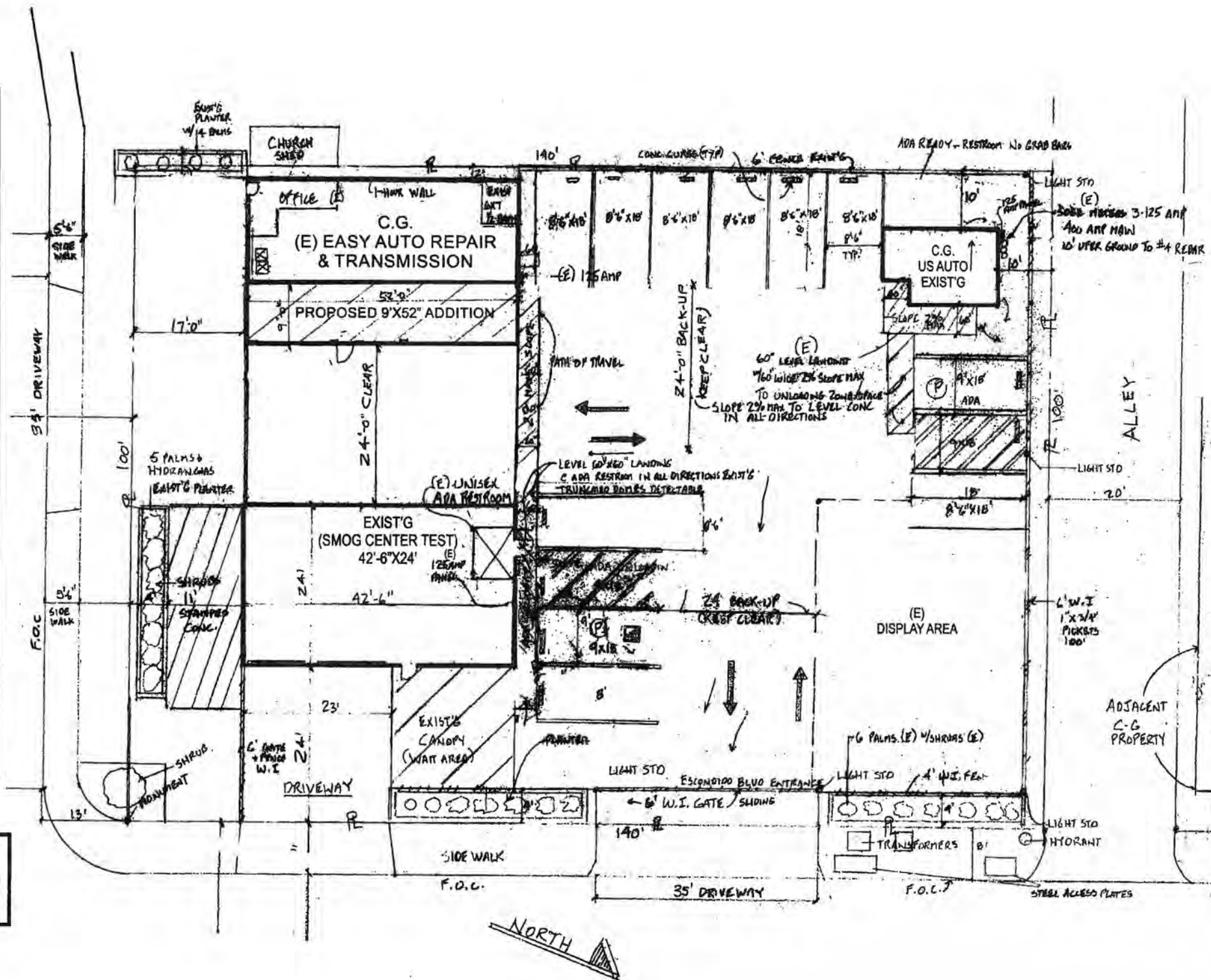


SIXTH AVE



S. ESCONDIDO BLVD

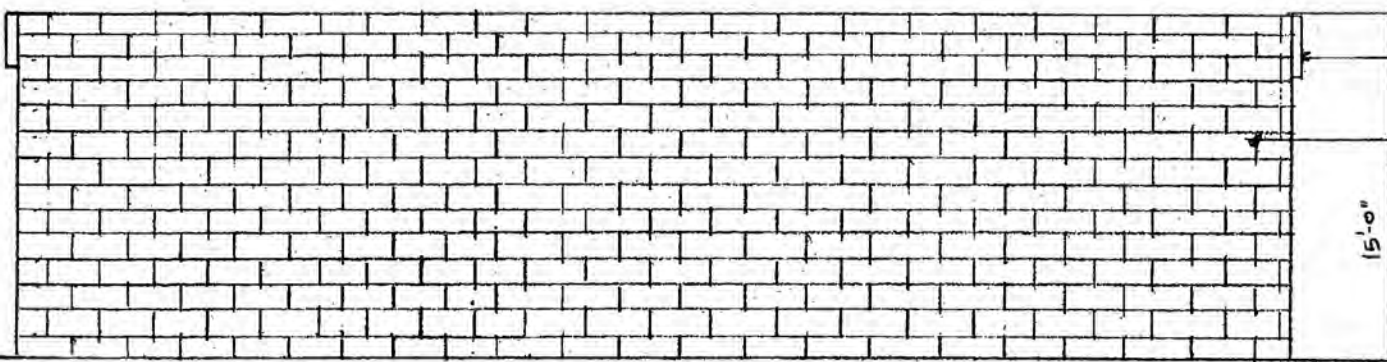
PHG 14-0028



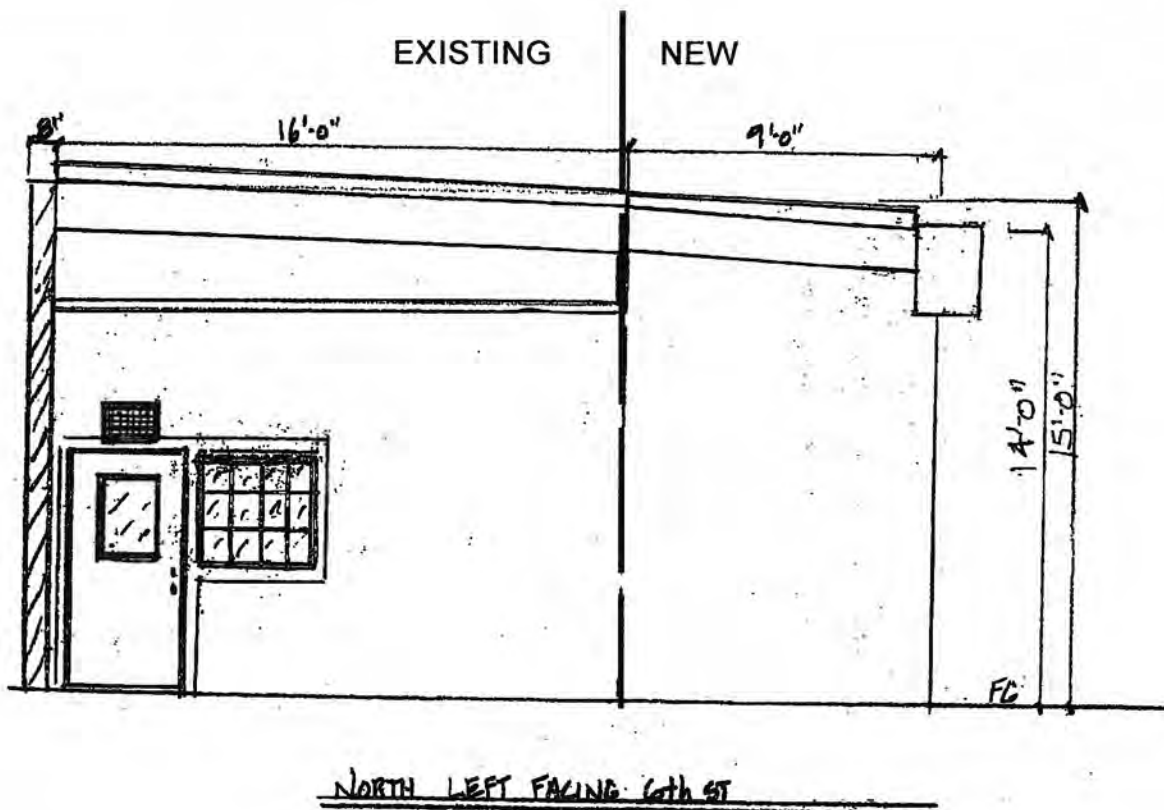
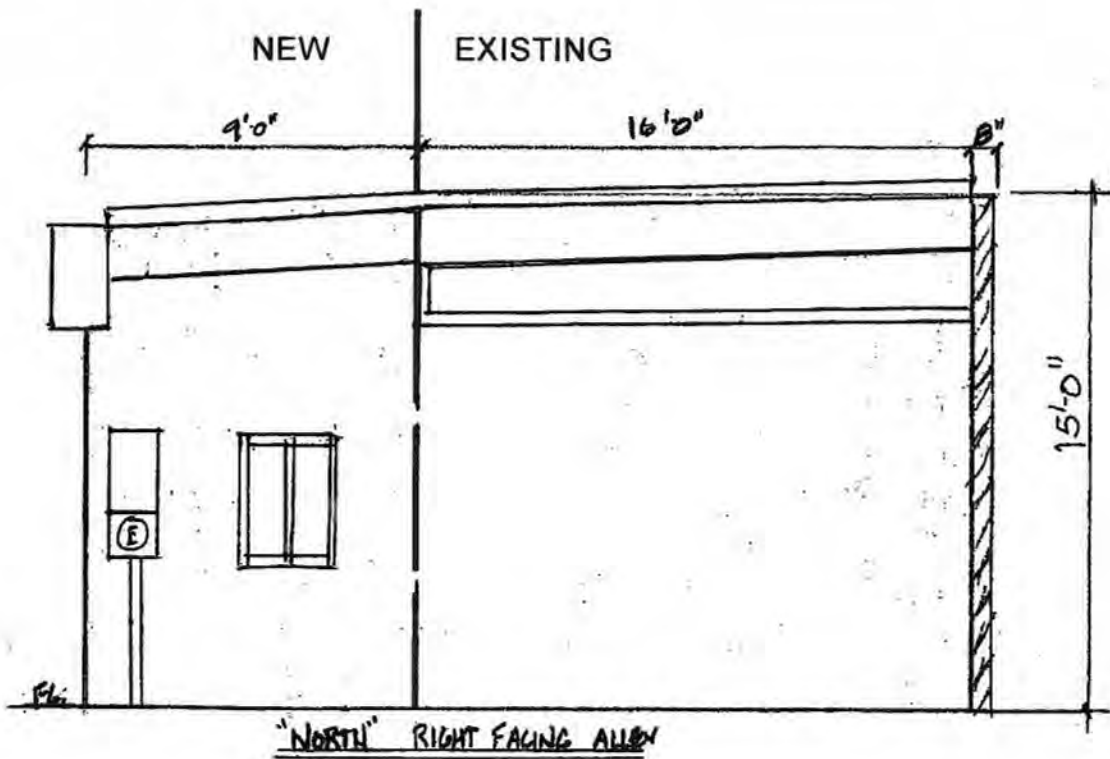
PROPOSED PROJECT
PHG 14-0028



FRONT ELEVATION "EAST"



REAR ELEVATION "WEST"



PROPOSED PROJECT
PHG 14-0028



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH:** CG zoning (General Commercial) Commercial/retail zoning and businesses are located north of the project site across a 20-foot-wide alley. Single-family residences are located further northwest of the project site. The rear of these residences orient towards the alley and the subject site.
- SOUTH:** CG zoning (General Commercial) Commercial/retail zoning and a two-story office building is located south of the project site across Sixth Street, which is a residential street (56' R-O-W). Single-family residential development is located southwest of the project site.
- EAST:** CG zoning (General Commercial) Commercial/retail zoning and business are located east of the project site across South Escondido Boulevard, which is classified as a Collector Street (84' R-O-W).
- WEST:** R-4-24 zoning (Multi-Family Residential, up to 24 du/ac) A church facility and parking lot for the church is located immediately west of the project site. The church building and the building proposed for auto repair are separated by approximately ten feet. The rear of the proposed auto repair building is constructed of concrete block with no openings facing to the west or south. A six-foot-high masonry wall is located along a portion of the western property boundary.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding the proposed project and their ability to serve the site.
2. Effect on Fire Service -- The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic -- The Engineering Department indicated the project would not have any impacts to existing traffic or circulation within the area.
4. Utilities -- Water and sewer is available from existing mains in the adjoining streets or easements. The Engineering Department indicated the project would not result in a significant impact to public services or utilities.
5. Drainage -- The Engineering Department has determined the project would not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15301, "Existing Facilities" and a Statement of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment due to the relatively small size of the facility; surrounding commercial uses and zoning; and existing and past use of the site for automotive service and repair.

E. PROJECT ANALYSIS

Appropriateness of the Proposed Building Addition and whether there is sufficient on-site parking

The site contains three buildings that support separate auto related businesses, including a 1,008 SF smog test building; a 714 SF auto repair building; and a 180 SF office building associated with the auto sales operation. The auto repair building currently is not in operation, but has been used in the past as a storage building, as a separate auto repair business, and also a repair/storage area to support the auto sales operation. The existing repair building is approximately

14 feet in depth, and the applicant (Nick Nejad) indicated the building is not large to accommodate larger vehicles and also secure them inside the building. He also indicated the previous owner of the business had enlarged the front of the building, which is the subject of the code case. Mr. Nejad requested to keep the existing addition, but the improvements were not constructed in accordance with building code requirements. Therefore, the existing improvements will need to be removed and reconstructed. The proposed building addition (9' x 52') is designed to match the existing building and would be slightly larger (in depth) than the existing modification, which would allow sufficient area inside the building to accommodate an office area, bathroom and trash bins. Staff feels the proposed addition would be appropriate for the building and would not create any conflicts with adjacent land uses because the site traditionally has been used for auto related purposes. The addition would require an additional parking space to be provided, which would reduce the amount of area used for auto display. In order to reduce potential conflicts between each business if operated separately, the project has been conditioned to provide dedicated parking spaces for each separate business.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site is developed with three commercial buildings, concrete and asphalt paving, and perimeter fencing. The site is relatively flat (less than 5% slope) and contains limited landscaping.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 0.32 acres (approx. 13,939 SF)
2. Building Size:
Existing Auto Repair 714 SF used for storage and auto repair related uses
Proposed Expansion
3. Hours of Operation: Mon – Sat 8:00 a.m. – 6:00 p.m. (typical operating hours)
May operate Sun and Holidays – depending on the business operator
4. Number of Employees: Up to 3 (typically one for each separate business)
5. Trash Bin: One small roll-off trash bin stored inside the repair building and moved outside during pick-ups.

C. CODE COMPLIANCE ANALYSIS

	<u>Provided</u>	<u>Required</u>
1. Parking:	11 spaces	10 (including appropriate disabled spaces)
		Auto Smog 1:250 SF (1,024 SF = 4 spaces)
		Auto Repair 1:250 SF (1,105 SF = 4 spaces)
		Office 1:300 SF (180 SF = 0.6 space)
		<u>Display 1:1,000 SF (1,734 SF = 1.7 spaces)</u>
		Total Required: 10 spaces

EXHIBIT "A"

FINDINGS OF FACT PHG14-0028

Conditional Use Permit

1. The General Plan land-use designation on the site is CG, which calls for the area to be developed with a variety of commercial, retail, service and office type uses. The site also is located within the South Escondido Boulevard Neighborhood Planning Area, which requires a Conditional Use Permit. A Conditional Use Permit previous was approved for the site to operate a used-auto dealership in conjunction with an existing auto smog business and auto repair business.
2. Granting the proposed Conditional Use Permit would be based on sound principles of land use because the site is zoned for a variety of commercial uses and the site typically has been used for auto related uses, including auto repair.
3. Granting the proposed Conditional Use Permit will not cause deterioration of bordering land uses or create special problems for the area because the property is zoned for commercial uses and currently is used for automobile services. Appropriate on-site circulation and parking would be provided for the range of uses proposed for the site. The subject building is oriented to reduce potential noise and visual impacts to adjacent properties. Appropriate conditions are provided to address potential on-site parking related issues.
4. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15301, "Existing Facilities" and a Statement of Exemption was prepared for the proposed project. The request does not have the potential for causing a significant effect on the environment since the site is zoned and developed for commercial/auto related uses; location along a Circulation Element street which provides adequate access to the site; relatively small size of the facility; surrounding commercial uses and zoning; and existing and past use of the site for automotive service and repair.
5. The proposed Conditional Use Permit has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan, South Escondido Boulevard Area Plan goals, and would not result in a negative impact to the adjacent neighborhood for the reasons stated in the sections above and detailed in the Planning Commission staff report.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG14-0028

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. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete.
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. 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 Planning and Building.
5. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). Any proposed exterior lighting shall be indicated on the building plans.
6. Any signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47). Separate sign permits will be required for project any project signage.
7. A minimum of ten parking spaces shall be maintained on the site (including appropriate disabled spaces). If each building/business is operated as a separate business, then the minimum number of parking spaces shall be designated and reserved (signed) specifically for that business/building as follows:
 - Auto Smog 1:250 SF (1,024 SF = 4 spaces)
 - Auto Repair 1:250 SF (1,105 SF = 4 spaces)
 - Office 1:300 SF (180 SF = 0.6 space)
 - Auto Display 1:1,000 SF (1,734 SF = 1.7 spaces)
 - Total Required: 10 spaces

The appropriate signing plan for each separate building/business shall be submitted with the building permits and inspected by Planning staff prior to final occupancy.

8. Any designated drive aisles and fire lanes (minimum 24 feet in width) and parking space back up areas (minimum 24 feet in width) shall be kept free and clear of any obstructions and also not used as vehicle display areas.
9. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
10. All auto repair functions shall be conducted within an enclosed building.
11. No outdoor storage of parts, supplies, tools, equipment, or any other materials shall be permitted at any time. All storage shall occur within enclosed buildings.
12. The site shall be maintained in a neat and orderly manner.
13. If the trash bin is to be store outside, then a new masonry block trash enclosure with solid metal gates shall be installed. The enclosure shall be designed to include appropriate storm-water features, including a solid roof structure to prevent storm water/rain from entering the enclosure area, to the satisfaction of the Engineering Division and Planning Division.

14. All new utilities and utility runs shall be underground.
15. All uses and hours of operations shall be consistent with the Details of Request.
16. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
17. The building plans shall include appropriate drainage/storm water quality features, to the satisfaction of the Engineering Division.
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. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). The applicant shall remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a check payable to the "San Diego County Clerk" in the amount of \$50.00. In accordance with California Environmental Quality Act (CEQA) section 15062, the filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.



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

Notice of Exemption

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

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

Project Title/Case No.: PHG14-0028

Project Location - Specific: Northwestern corner of South Escondido Boulevard and Sixth Street, addressed as 555 and 557 South Escondido Boulevard (APN 233-231-09).

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

Description of Project: A Modification to a Conditional Use Permit for the proposed 468 SF expansion to an existing auto repair building.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name Nick Nejad operator (Guy Kelly – designer) Telephone (909) 952-8062
Address 557 S. Escondido Boulevard, Suite "B"

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

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

Reasons why project is exempt:

1. The project is located within a developed commercial site within an urban area of the City. The subject area previously was approved for and developed for auto repair and auto sales. The project only involves a minor expansion to an existing auto repair building.
2. The project area is not located adjacent to any sensitive wildlife or habitat areas, and no significant grading or removal of native vegetation is proposed or required. There is no reasonable possibility the project would have a significant effect on the environment.
3. The site is in an area where all public services and facilities are available to allow for the proposed use.

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

Signature:  January 8, 2015
Jay Paul, Associate Planner Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: G.3
Date: January 13, 2015

CASE NUMBER: PHG 14-0024

APPLICANT: Verizon Wireless (M&M Telecom)

LOCATION: The subject property occupies an entire city block, bordered by 3rd Avenue, S. Quince Street, 4th Avenue, and S. Pine Street, and addressed as 310 S. Quince Street (APN 233-121-02).

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A Conditional Use Permit to allow the installation of a 10-kilowatt (kW) emergency diesel generator in conjunction with a new Wireless Communication Facility for Verizon Wireless, consisting of up to 12 panel antennas and a microwave dish mounted on a new 50' simulated palm tree pole. The facility would be located on a property currently occupied by Escondido Lumber Company.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Downtown SPA (Specific Planning Area) #9

ZONING: SP (Specific Plan): Downtown Specific Plan, Mercado District (Mercado Sur)

BACKGROUND/SUMMARY OF ISSUES:

Verizon is proposing to construct a wireless communication facility which would place up to 12 panel antennas (each six feet in length) and one four-foot-diameter microwave dish on a new, approximately 50-foot-tall faux palm tree on the Escondido Lumber Company site at 310 South Quince Street. The faux tree would be located near an existing live palm on the Quince Street side of the property, just inside a fenced service area that is adjacent to the customer parking lot. A 14' x 19'4" (approximately 271 SF) split-face block wall enclosure with chain link lid would also be constructed to house a 10-kW diesel standby generator and equipment cabinets. This enclosure would be located in the existing parking lot area and would result in the loss of one parking space. Wireless Communication Facilities are an allowed use within the Mercado District of the Downtown Specific Plan and are typically reviewed administratively through the Plot Plan process. However, the Electric Generating Facilities section of the Zoning Code (Section 33-1122) states that any generator with a maximum production capability of more than five kW of power requires a Conditional Use Permit.

Staff feels that the issues are as follow:

1. Whether the design and location of the proposed facility is appropriate for the site and consistent with the Wireless Facility Guidelines.
2. Whether the proposal is consistent with the Zoning Code standards for standby generators.
3. Whether the proposal is consistent with Federal Communications Commission (FCC) limits for radiofrequency emissions.

REASONS FOR STAFF RECOMMENDATION:

1. The proposed 10 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 generator is intended for emergency use and is expected to be used only during power outages and for intermittent maintenance and testing. Per San Diego Air Pollution Control District regulations and Section 33-1122 of the City of Escondido Zoning Code, non-emergency generator use is limited to 52 hours per year to minimize impacts to air quality. Section 33-1122 further limits generator maintenance and testing to the hours

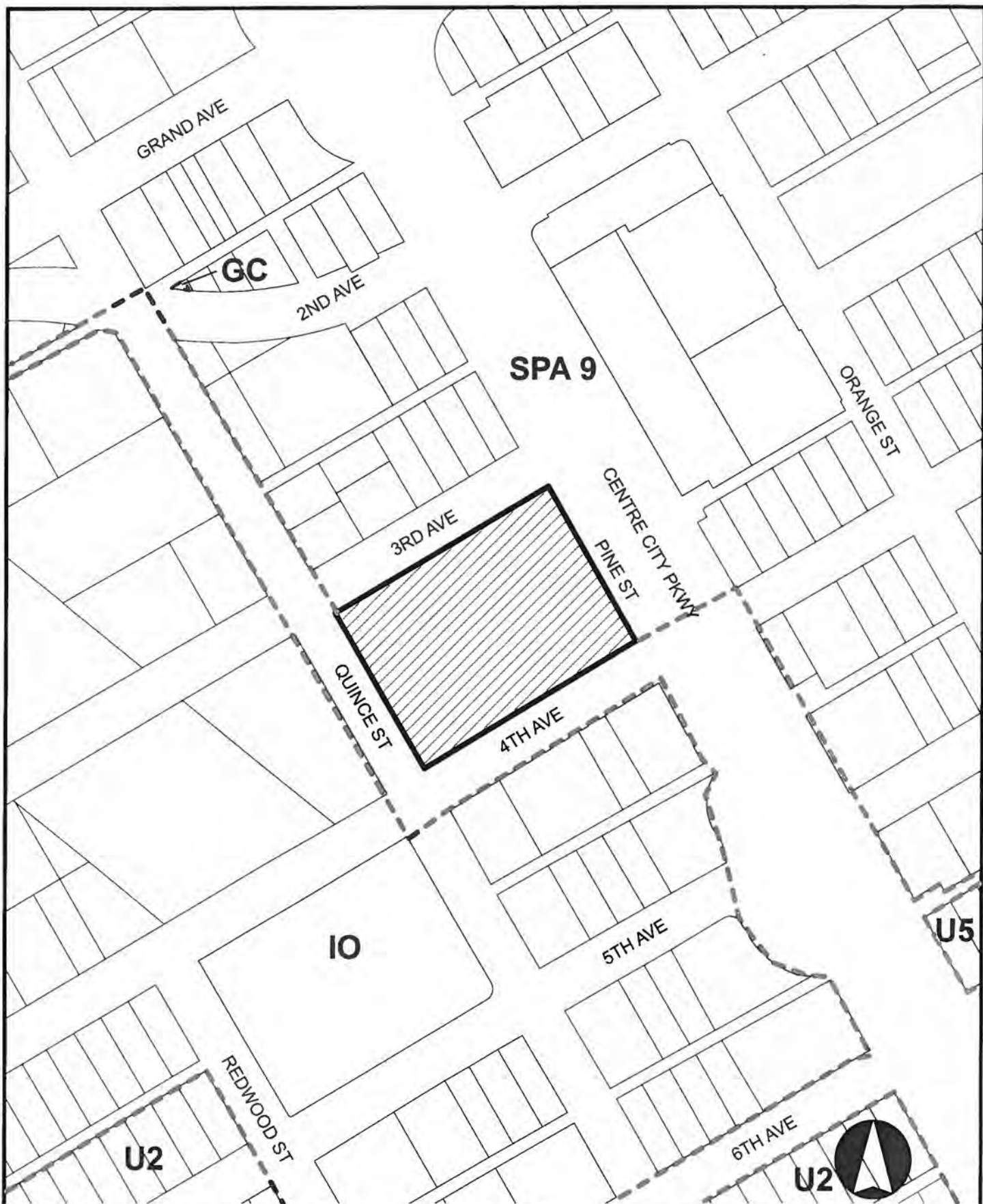
of 7:00 a.m. to 5:00 p.m. to minimize noise impacts to surrounding properties. The applicant has indicated that maintenance and testing activities would conform to these restrictions.

2. The proposed project would be consistent with the various design and location guidelines contained within the Communication Antennas Ordinance and Wireless Service Facilities Guidelines in the Zoning Code. The Ordinance encourages the use of commercial, industrial, and public right-of-way sites for wireless facilities. The project site is part of the Mercado District in the Downtown Specific Plan Area, and is currently used for commercial purposes (a lumberyard). While a few properties in the general vicinity are occupied by legal non-conforming residential uses (at the northeast corner of 3rd Avenue and Quince Street, and on 5th Avenue between Quince Street and Pine Street), most properties in the area are occupied by commercial or industrial uses. The Ordinance also encourages stealth technology that would be in context with the surrounding environment. The proposed antennas and microwave dish would be mounted on a pole designed to resemble a palm tree, and this faux palm would be located adjacent to an existing live palm. The backup generator and other equipment would be housed in a masonry enclosure designed to provide appropriate screening and noise attenuation. Planning staff conducted design review for the project on September 4, 2014, and all recommendations made during that review have been incorporated into the project design.
3. Staff feels the proposed facility would not result in potential health hazards to people in the area because the Radio Frequency (RF) study prepared for the project indicates the facility would be within maximum permissible exposure (MPE) limits for radio frequency emissions, as defined by the Federal Communications Commission (FCC).

Respectfully Submitted,

A handwritten signature in blue ink that reads "Ann Dolmage". The signature is fluid and cursive, with the first name "Ann" and last name "Dolmage" clearly distinguishable.

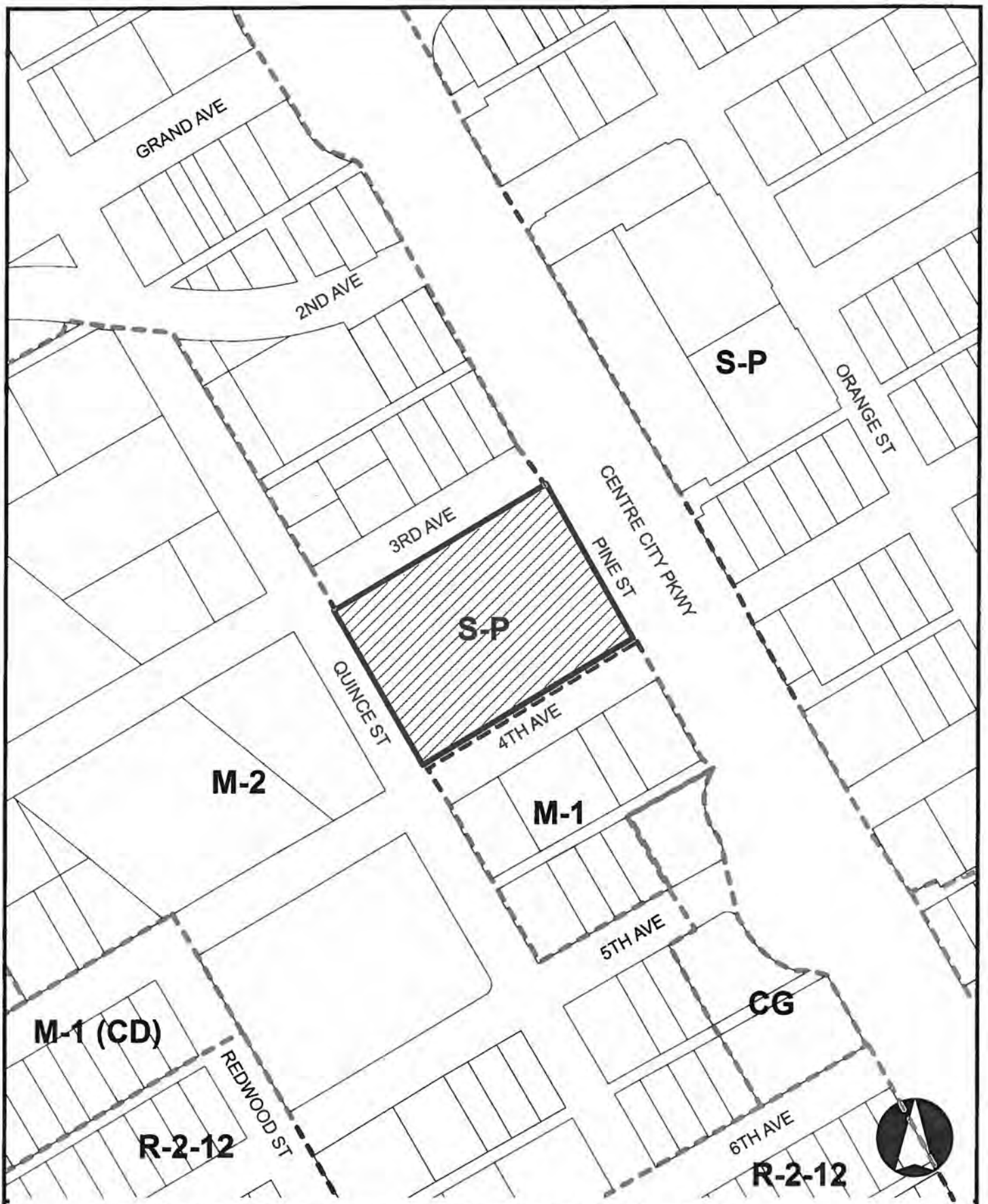
Ann Dolmage
Associate Planner



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PROPOSED PROJECT
PHG 14-0024





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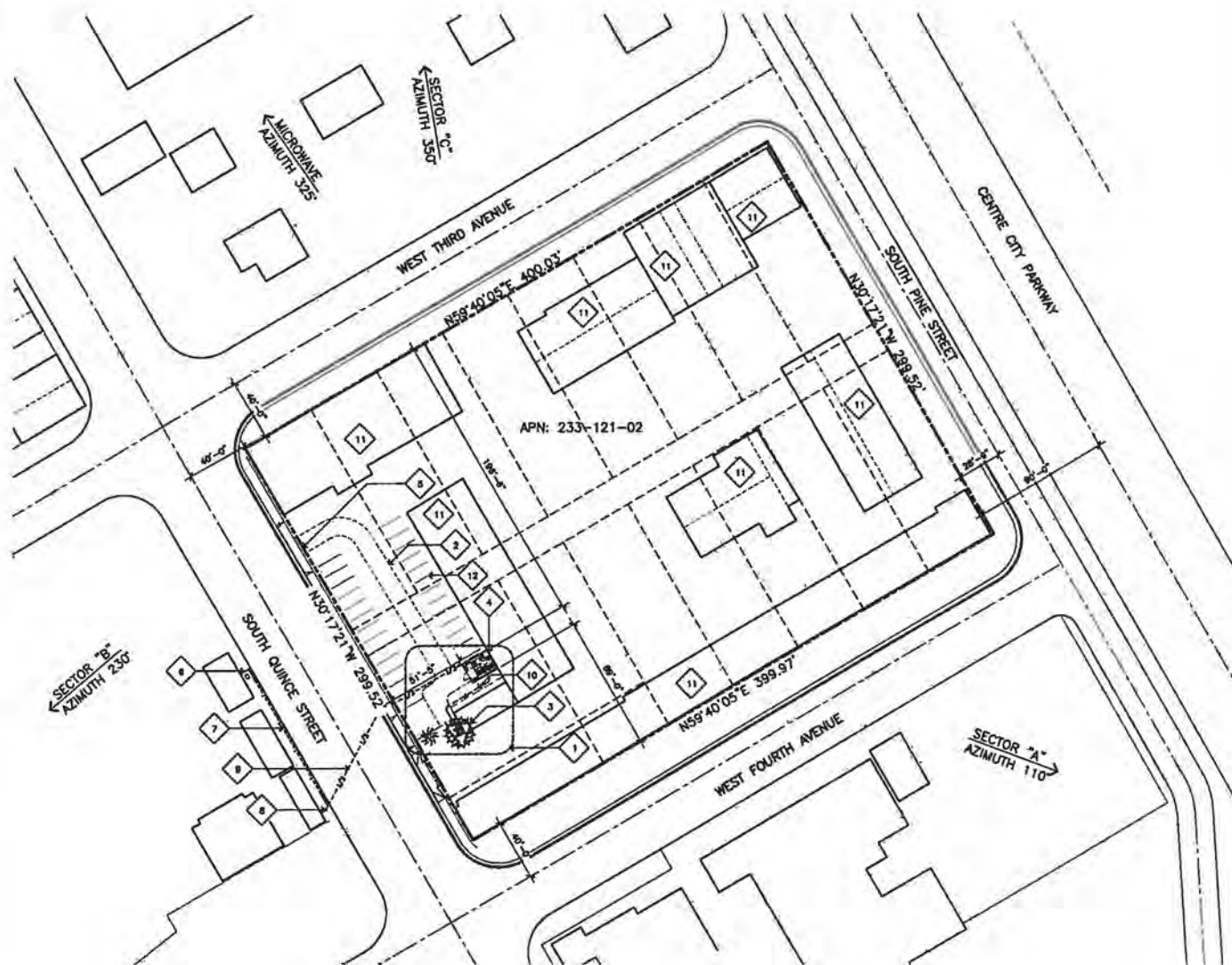
PROPOSED PROJECT
PHG 14-0024



LOCATION/ZONING

KEYNOTES

- | | | | |
|---|--|----|---|
| 1 | PROPOSED VZW LEASE AREA; SEE SHEET A-1. | 7 | PROPOSED VZW TELCO TRENCH; APPROXIMATELY 110'-0". |
| 2 | EXISTING ACCESS PATH. | 8 | EXISTING UTILITY POLE (JP 2188062 AND PROPOSED VZW POWER SOURCE. |
| 3 | PROPOSED VZW 50'-0" HIGH MONOPALM. | 9 | PROPOSED VZW JOINT POWER & TELCO TRENCH; APPROXIMATELY 150'-0". |
| 4 | PROPOSED VZW 14'-0" X 19'-4" SPLIT-FACE BLOCK WALL ENCLOSURE WITH CHAINLINK LID. | 10 | PROPOSED VZW UNDERGROUND CONDUIT TRENCH; APPROXIMATELY 50'-0". |
| 5 | EXISTING PROPERTY LINE. | 11 | EXISTING BUILDING. |
| 6 | EXISTING TELCO PEDESTAL AND VZW TELCO SOURCE. | 12 | EXISTING PARKING LOT WITH 28 PARKING STALLS. ONE PARKING STALL TO BE REMOVED, (25 REMAINING). |



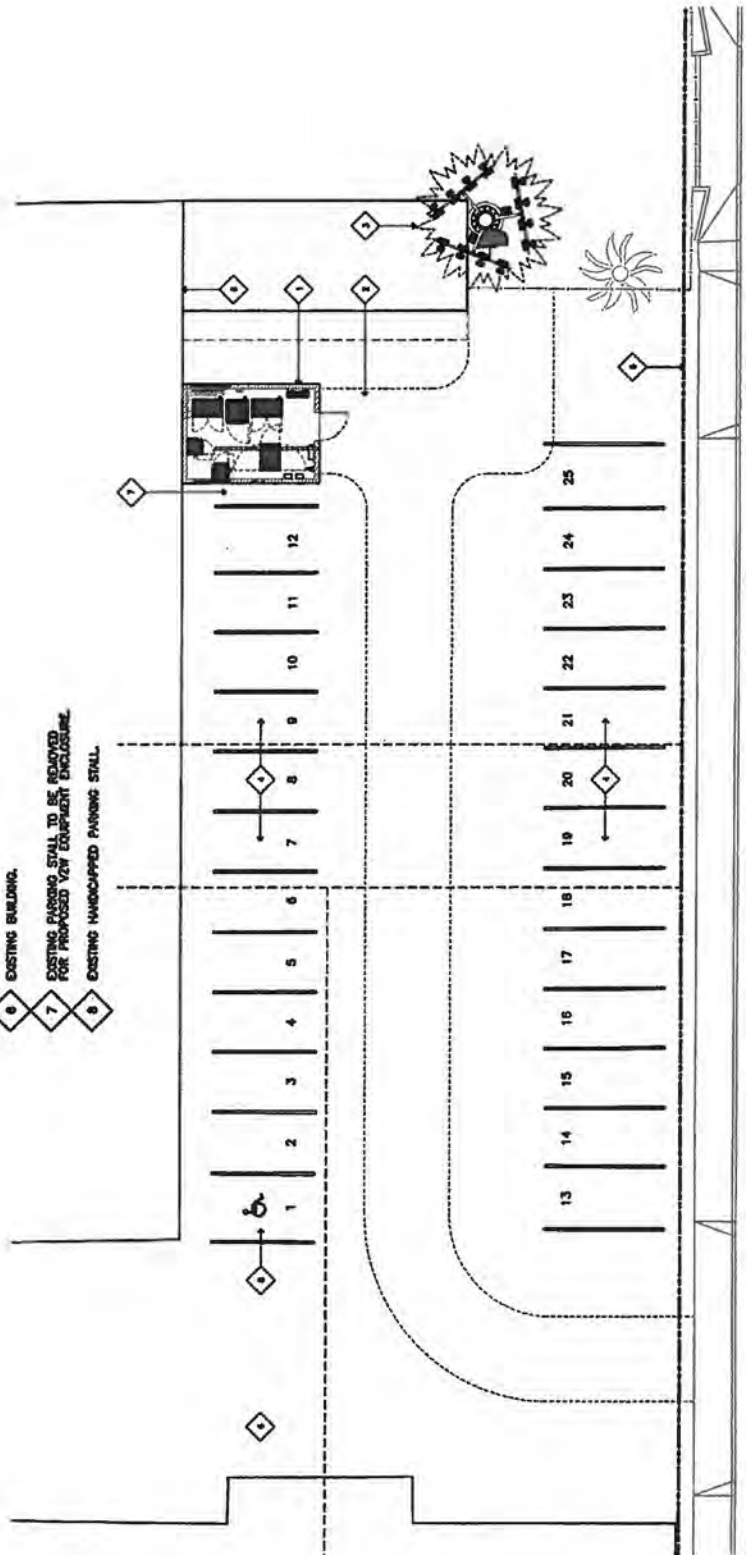
**PROPOSED PROJECT
PHG 14-0024**



SITE PLAN

KEYNOTES

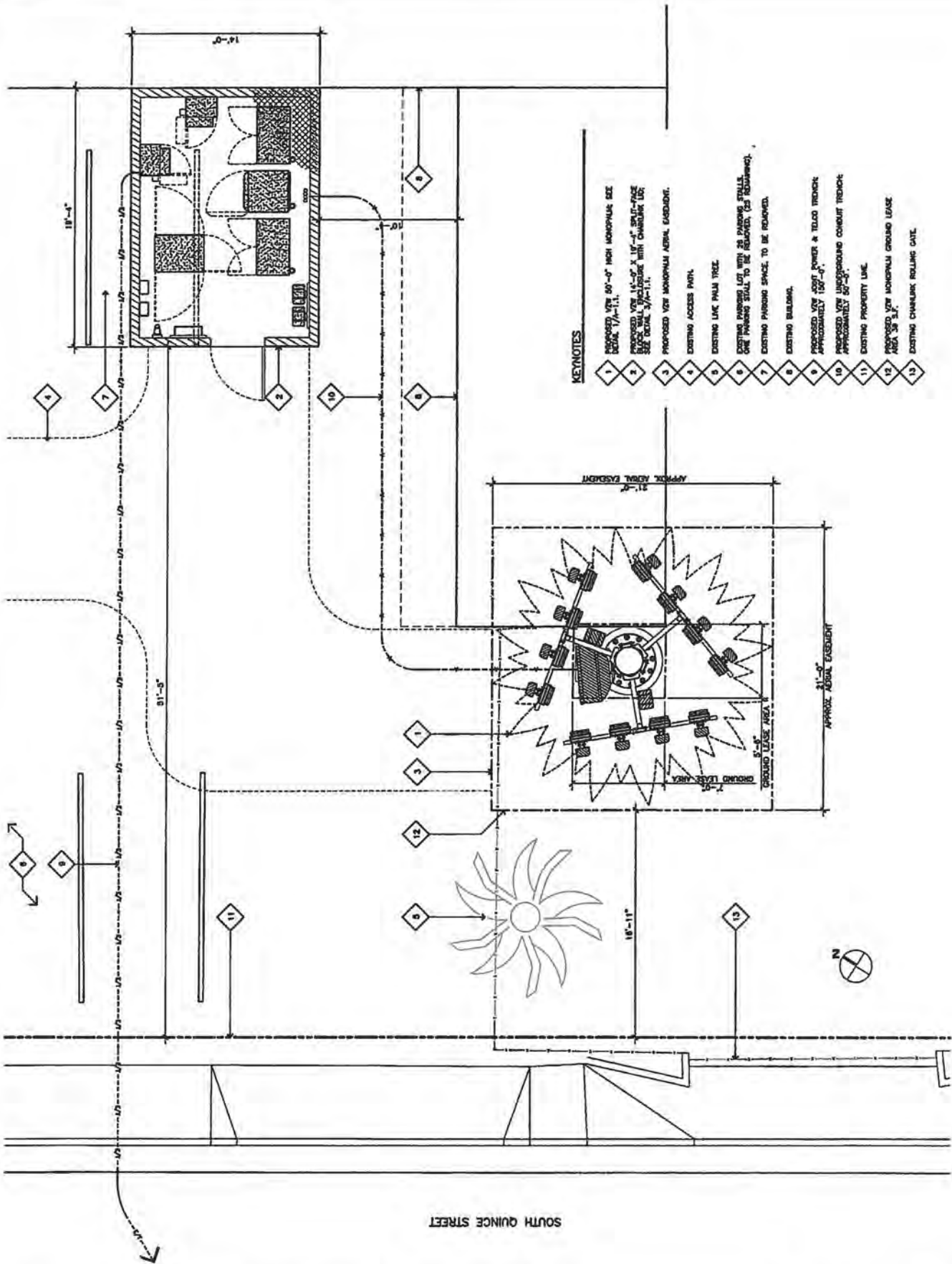
- 1 PROPOSED 1/2" X 1/2" X 1/2" SPLIT-FACE BLOCK WALL ENCLOSURE WITH CHARLIE L.D.
- 2 EXISTING ACCESS PATH.
- 3 PROPOSED 1/2" X 1/2" X 1/2" HIGH MONOPALL.
- 4 EXISTING PARKING LOT WITH 26 PARKING STALLS. ONE PARKING STALL TO BE REMOVED. (25 REMAINING).
- 5 EXISTING PROPERTY LINE.
- 6 EXISTING BUILDING.
- 7 EXISTING PARKING STALL TO BE REMOVED FOR PROPOSED NEW ENCLOSURE.
- 8 EXISTING HANDICAPPED PARKING STALL.



PROPOSED PROJECT
PHG 14-0024

SOUTH QUINCE STREET

PROPOSED PROJECT PHG 14-0024

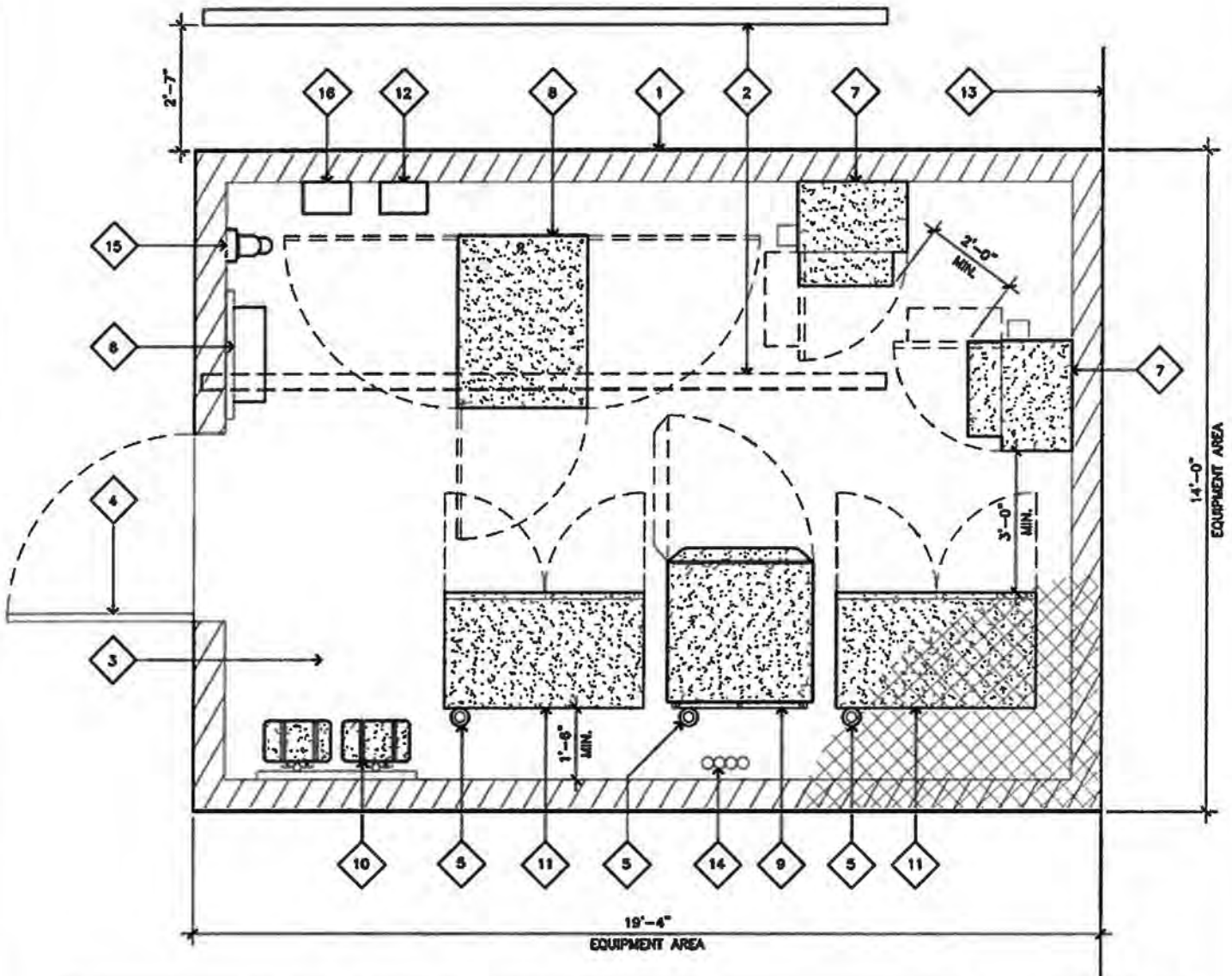


KEYNOTES

- 1 PROPOSED VIEW 60'-0" HIGH MONOPOLUS SIZE DETAIL 1/4"=1'-1"
- 2 PROPOSED VIEW 11'-0" x 11'-0" 20'-0" SIDE-PADE BLACK WALL ENCLOSED WITH CHARLIEK LOT SEE DETAIL 1/4"=1'-1"
- 3 PROPOSED VIEW MONOPOLUS AERIAL ELEVATION
- 4 EXISTING ACCESS PATH
- 5 EXISTING LIME PALM TREE
- 6 EXISTING PARKING LOT WITH 25 PARKING SPACES ONE PARKING SPACE TO BE REMOVED (AS REQUIRED)
- 7 EXISTING PARKING SPACE TO BE REMOVED
- 8 EXISTING BUILDING
- 9 PROPOSED VIEW 400' POWER & TELCO TRENCH APPROXIMATELY 150'-0"
- 10 PROPOSED VIEW UNDERGROUND CONDUIT TRENCH APPROXIMATELY 80'-0"
- 11 EXISTING PROPERTY LINE
- 12 PROPOSED VIEW MONOPOLUS GROUND LEASE AREA 10' x 1'
- 13 EXISTING CHARLIEK ROLLING GATE

KEYNOTES

- | | | | |
|---|--|----|---|
| 1 | PROPOSED VZW 14'-0" X 19'-4" SPLIT-FACE BLOCK WALL ENCLOSURE WITH CHAINLINK LID. | 10 | PROPOSED VZW RAYCAPS (2 TOTAL). |
| 2 | EXISTING PARKING STALL, TO BE REMOVED, 23 TO REMAIN. | 11 | PROPOSED VZW OUTDOOR EQUIPMENT CABINET. |
| 3 | PROPOSED CONCRETE FLOOR, TYP. | 12 | PROPOSED VZW DISCONNECT. |
| 4 | PROPOSED 4'-0" WIDE SOLID METAL GATE. | 13 | EXISTING BUILDING. |
| 5 | PROPOSED (3) VZW GPS ANTENNAS. | 14 | PROPOSED VZW CONDUIT STUB-UPS. |
| 6 | PROPOSED VZW AC POWER PANEL. | 15 | PROPOSED VZW GENERATOR PLUG. |
| 7 | PROPOSED VZW FIBER CABINET MOUNTED TO PROPOSED CMU BLOCK WALL. | 16 | PROPOSED VZW MTS. |
| 8 | PROPOSED VZW STAND-BY GENERATOR. | | |
| 9 | PROPOSED VZW OUTDOOR POWER/BATTERY CABINET. | | |



**PROPOSED PROJECT
PHG 14-0024**



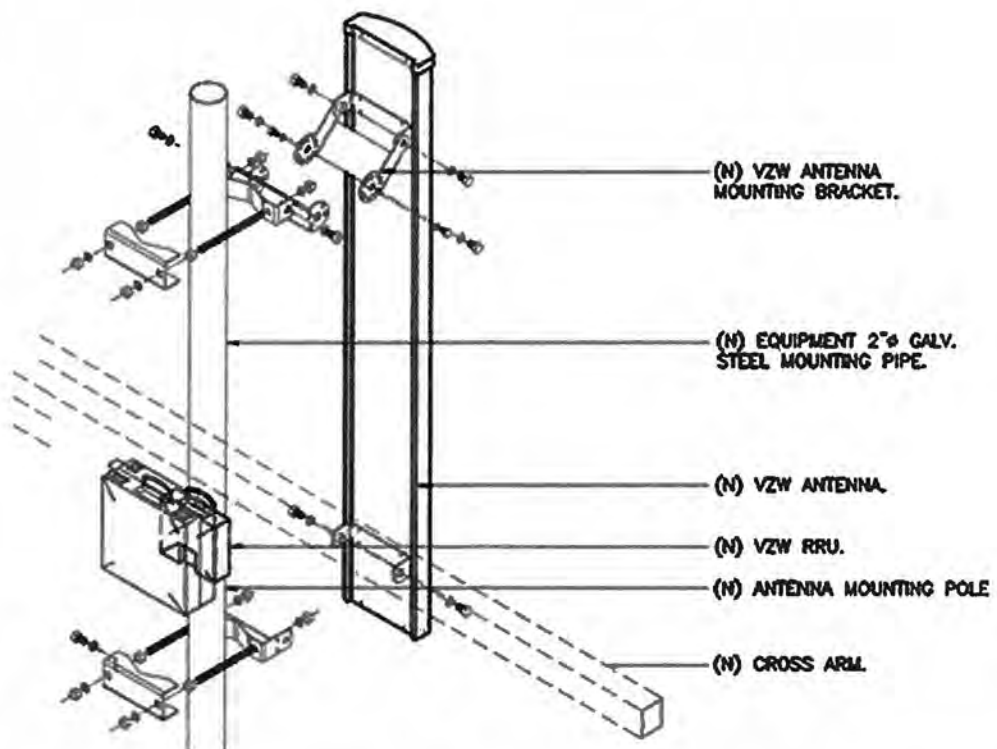
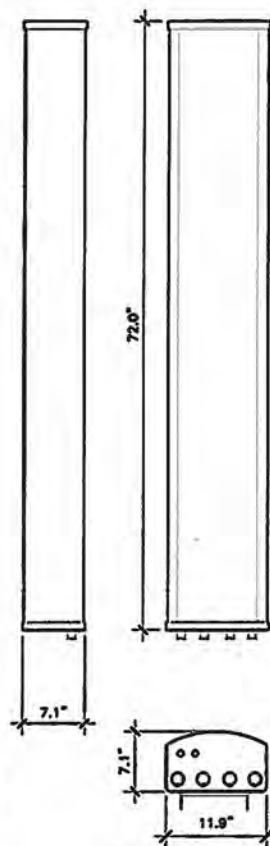
SECTION

ANTENNA MATERIAL: GRP
 ANTENNA COLOR: LIGHT GREY
 DIMENSIONS, HxWxD: (72.0"x11.9"x7.1")
 WEIGHT: 40.6 lbs
 WIND LOAD: 617.7 N @ 150 km/h
 138.9 lbf @ 150 km/h

SIDE

FRONT

BOTTOM



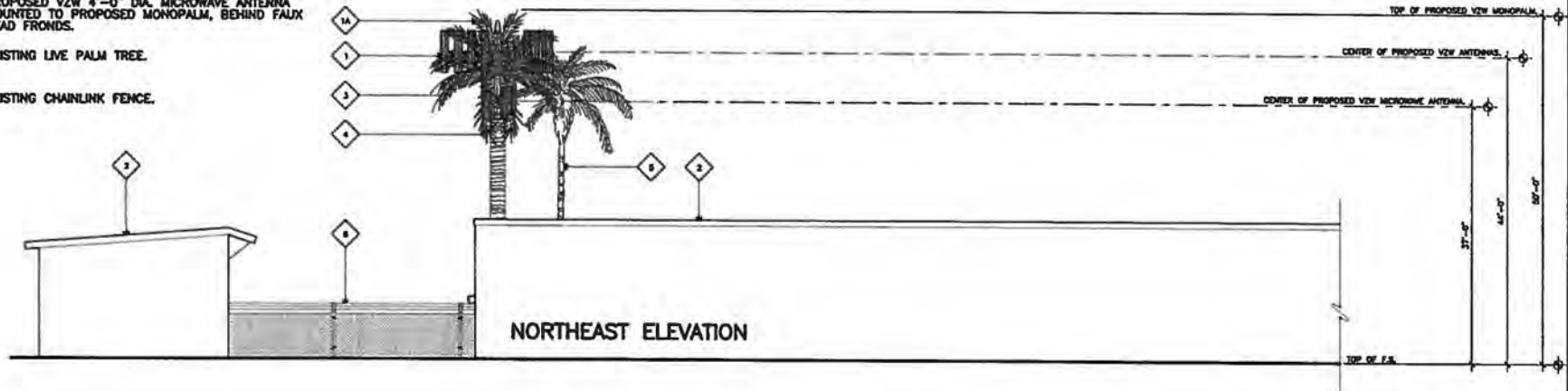
PROPOSED PROJECT
 PHG 14-0024



SECTION

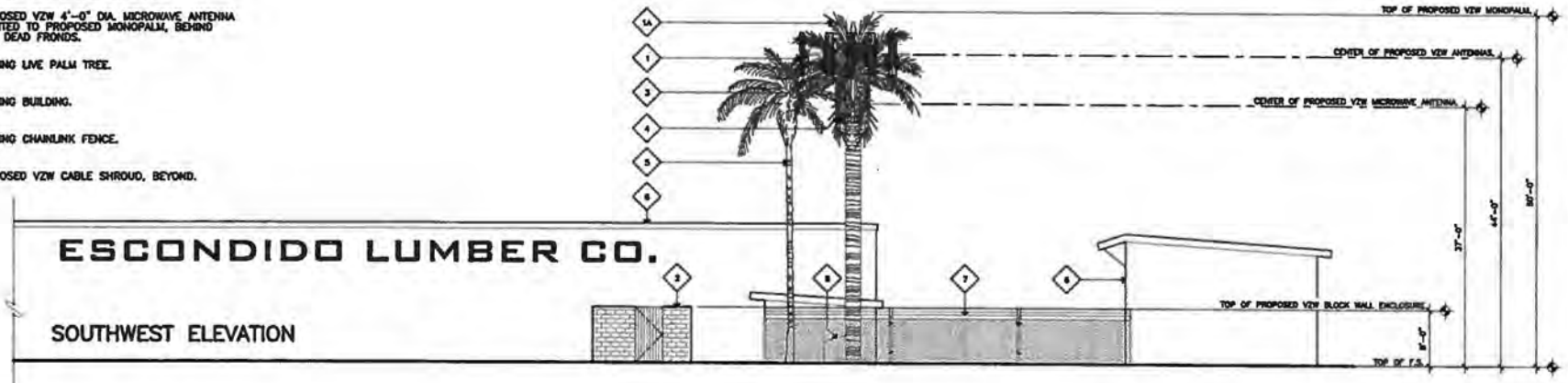
KEYNOTES

- 1 PROPOSED VZW (12) ANTENNAS MOUNTED TO PROPOSED VZW 50'-0" HIGH MONOPALM.
- 1A PROPOSED VZW 50'-0" HIGH MONOPALM.
- 2 EXISTING BUILDING.
- 3 PROPOSED VZW ANTENNAS, RRU'S AND RAYCAPS MOUNTED TO PROPOSED MONOPALM.
- 4 PROPOSED VZW 4'-0" DIA. MICROWAVE ANTENNA MOUNTED TO PROPOSED MONOPALM, BEHIND FAUX DEAD FRONDS.
- 5 EXISTING LIVE PALM TREE.
- 6 EXISTING CHAINLINK FENCE.



KEYNOTES

- 1 PROPOSED VZW (12) ANTENNAS MOUNTED TO PROPOSED VZW 50'-0" HIGH MONOPALM.
- 1A PROPOSED VZW 50'-0" HIGH MONOPALM.
- 2 PROPOSED VZW 14'-0" X 10'-4" SPLIT-FACE BLOCK WALL ENCLOSURE WITH CHAINLINK LID.
- 3 PROPOSED VZW ANTENNAS, RRU'S AND RAYCAPS MOUNTED TO PROPOSED MONOPALM.
- 4 PROPOSED VZW 4'-0" DIA. MICROWAVE ANTENNA MOUNTED TO PROPOSED MONOPALM, BEHIND FAUX DEAD FRONDS.
- 5 EXISTING LIVE PALM TREE.
- 6 EXISTING BUILDING.
- 7 EXISTING CHAINLINK FENCE.
- 8 PROPOSED VZW CABLE SHROUD, BEYOND.



PROPOSED PROJECT
PHG 14-0024



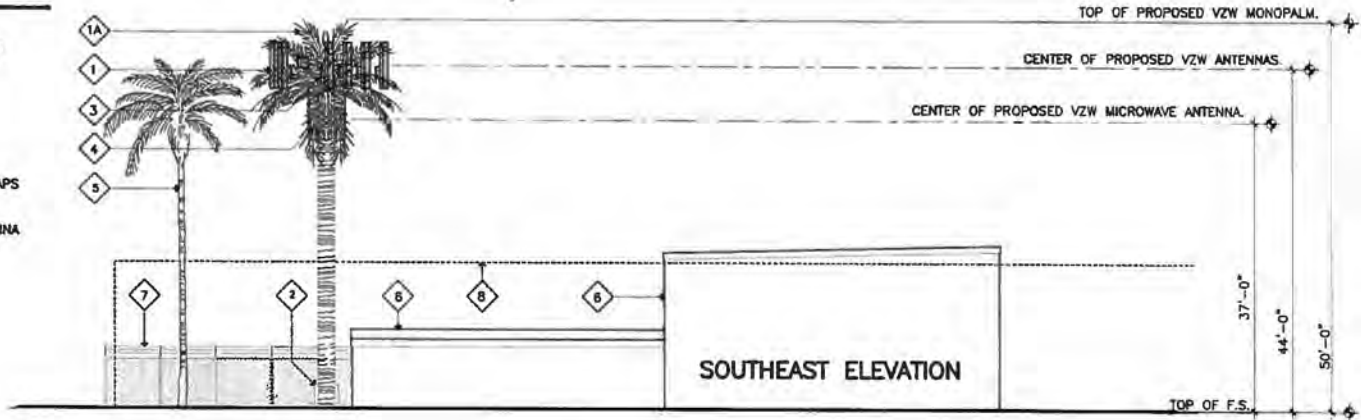
PROPOSED PROJECT PHG 14-0024

11

ELEVATIONS

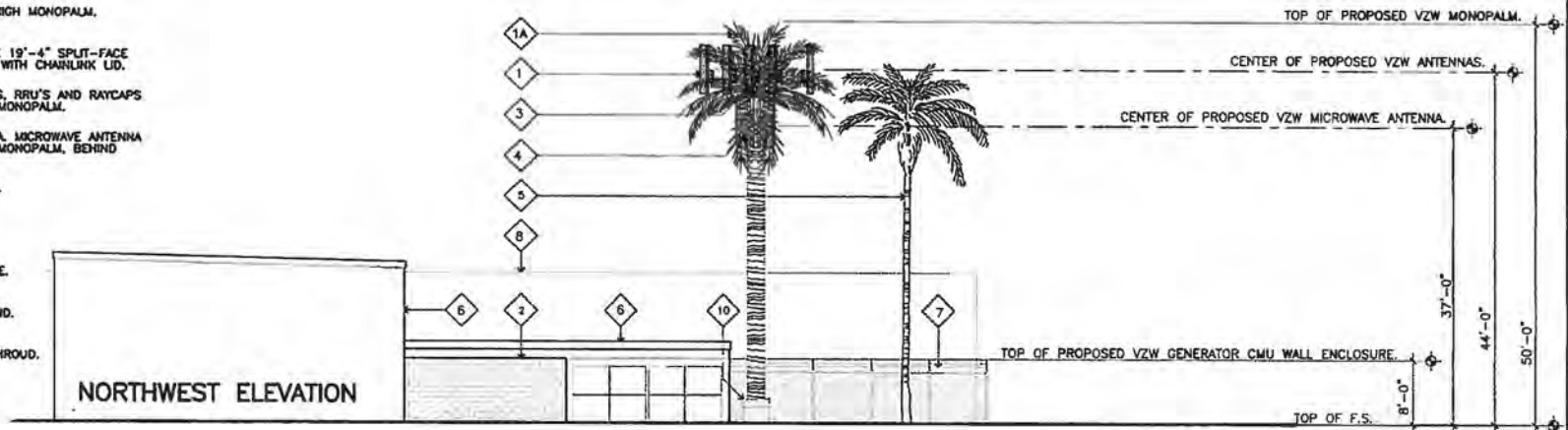
KEYNOTES

- 1 PROPOSED VZW (12) ANTENNAS MOUNTED TO PROPOSED VZW 50'-0" HIGH MONOPALM.
- 1A PROPOSED VZW 50'-0" HIGH MONOPALM.
- 2 PROPOSED VZW CABLE SHROUD, BEYOND.
- 3 PROPOSED VZW ANTENNAS, RRU'S AND RAYCAPS MOUNTED TO PROPOSED MONOPALM.
- 4 PROPOSED VZW 4'-0" DIA. MICROWAVE ANTENNA MOUNTED TO PROPOSED MONOPALM, BEHIND FAUX DEAD FRONDS.
- 5 EXISTING LIVE PALM TREE.
- 6 EXISTING BUILDING.
- 7 EXISTING CHAINLINK FENCE.
- 8 EXISTING BUILDING, IN FOREGROUND.



KEYNOTES

- 1 PROPOSED VZW (12) ANTENNAS MOUNTED TO PROPOSED VZW 50'-0" HIGH MONOPALM.
- 1A PROPOSED VZW 50'-0" HIGH MONOPALM.
- 2 PROPOSED VZW 14'-0" X 19'-4" SPLIT-FACE BLOCK WALL ENCLOSURE WITH CHAINLINK LID.
- 3 PROPOSED VZW ANTENNAS, RRU'S AND RAYCAPS MOUNTED TO PROPOSED MONOPALM.
- 4 PROPOSED VZW 4'-0" DIA. MICROWAVE ANTENNA MOUNTED TO PROPOSED MONOPALM, BEHIND FAUX DEAD FRONDS.
- 5 EXISTING LIVE PALM TREE.
- 6 EXISTING BUILDING.
- 7 EXISTING CHAINLINK FENCE.
- 8 EXISTING BUILDING, BEYOND.
- 9 PROPOSED VZW CABLE SHROUD.



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** - S-P (Specific Plan) zoning / The Mercado District of the Downtown Specific Plan Area continues to the north of the project site, between Quince Street and Pine Street, up to Valley Parkway. This area is within the Mercado Norte portion of the Mercado District, which is comprised of smaller properties mainly occupied by commercial uses. One legal non-conforming residential property exists at the northeast corner of 3rd Avenue and Quince Street.
- SOUTH** - M-1 (Light Industrial) and M-2 (General Industrial) zoning / The properties to the south of 4th Avenue, between Quince Street and Pine Street, are zoned M-1 and are occupied by various commercial/industrial uses, such as a car rental facility and a gas station. Two legal non-conforming residential properties exist on the north side of 5th Avenue. The property bound by 4th Avenue, 5th Avenue, Redwood Street, and Quince Street (southwest of the project site) is occupied by the San Diego County Water Authority, and is zoned M-2.
- EAST** - S-P (Specific Plan) zoning / The properties on the opposite side of Pine Street and Centre City Parkway, and below 2nd Avenue, are within the Southern Gateway District of the Downtown Specific Plan Area. This area is currently occupied by single- and multi-family housing.
- WEST** - M-2 (General Industrial) zoning / The properties on the opposite side of Quince Street are zoned M-2 and are occupied by various fuel companies and other commercial/industrial uses, as well as railroad tracks.

B. ENVIRONMENTAL STATUS

The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303, "New Small Facilities and Structures." A Notice of Exemption will be filed upon project approval (a copy is attached to this report). In staff's opinion, no project issues remain unresolved through compliance with code requirements and the recommended conditions of approval. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project development area or will be impacted by the proposed facility.

C. GENERAL PLAN ANALYSIS

The General Plan land use designation for the project site is Downtown Specific Planning Area (SPA) #9. General Plan Infrastructure Goal 7: (Section 17 Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The General Plan Telecommunication Policies also encourage the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the art telecommunication technologies and facilities. The proposed wireless facility project is consistent with the General Plan Downtown Specific Planning Area designation because wireless facilities are allowed with the approval of a Conditional Use Permit in this designation when compatible with the Communication Antennas Ordinance (Article 34) and compatible with the surrounding properties and the built environment. The location and design of the proposed facility would not impact any existing or planned uses on the subject property or neighboring properties, nor would it impact any existing native habitat areas. Therefore, the proposed project would be in substantial compliance with any relevant General Plan criteria and underlying Downtown Specific Plan zone standards, and also is in conformance with the Wireless Service Facilities Guidelines as discussed in the analysis section below and project findings.

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; 2) prohibit or have the effect of prohibiting the provision of personal wireless services; or 3) be founded on "the environmental effects of radio frequency (RF) emissions **to the extent that such facilities comply** with the FCC's regulations" (emphasis added). Once the Commission is satisfied the project's RF emissions are within the federal thresholds, then the review must be based on otherwise applicable local zoning criteria. A denial of a proposed facility must not run afoul of the federal restrictions set forth as 1), 2), and 3) above.

E. PROJECT ANALYSIS

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

Verizon is proposing to install a new wireless communications facility on the Escondido Lumberyard Company at 310 South Quince Street, in the Mercado District of the Downtown Specific Plan Area. This would be the only wireless facility on the property to date. Several other Verizon wireless facilities exist in the general area, including at Grace Lutheran Church (13th Avenue and Redwood Street), the AT&T building (2nd Avenue and Broadway), and at Security Public Storage (Quince Street and Norlak Avenue). The proposed facility on the lumberyard site would improve cellular service in the gap between these existing sites. The Communication Antennas Ordinance encourages "stealth" technology to minimize the visual effects of wireless facilities, such as the incorporation of designs that mimic natural elements. The proposed facility would consist of a new, 50-foot-tall faux palm tree, to be located next to an existing live palm tree near the Quince Street (west) side of the property. Twelve panel antennas would be mounted near the top of the palm (about 44' from finished surface to the center of the antennas), and the microwave antenna would be mounted just below (about 37' from finished grade to center). The panel antennas would be concealed by the artificial palm fronds, and would be colored green to match the fronds. The microwave antenna would be concealed by a "screen" designed to resemble trimmed, dead fronds.

Escondido Lumber Company has operated a lumberyard at this site since at least 1970. In 2002, a Conditional Use Permit was approved by the Planning Commission to allow a moving and packing service company to use one of the lumber company's storage buildings to store excess packing crates. The staff report for this project indicated a parking requirement of 25 spaces for the lumberyard (for both the existing uses and the proposed storage activities), and the project was conditioned to maintain these 25 spaces. Verizon is now proposing to install a masonry equipment shelter within the parking lot, to house a 10 kW backup generator and other equipment necessary to support this wireless facility. One parking space will need to be removed in order to accommodate this shelter; however, the applicant has indicated that 26 spaces currently exist, so the removal of one space will still leave the lumberyard with the required 25 spaces.

Consistency with Zoning Code Standards for Standby Generators

The Escondido Zoning Code (Sec. 33-1122) requires a Conditional Use Permit for generators with a production capability of five kilowatts (kW) or greater. The proposed 10 kW diesel generator would be used to provide backup power to the facility during a power disruption or extended outage. Emissions would occur only during these emergency situations, and during maintenance checks and testing. The San Diego Air Pollution Control District limits non-emergency generator usage to 52 hours per year. This restriction also appears in the City of Escondido Zoning Code, Section 33-1122. The applicant has confirmed that testing and maintenance activities will occur no more than once per week (more likely once per month), for 15 minutes at a time; this would result in non-emergency use of no more than 13 hours per year. Since generator use would be limited, adverse impacts to air quality would be minimal, and the largely commercial nature of the neighborhood would minimize impacts to residential properties. Additionally, the generator would not create any noise or compatibility issues with adjacent uses because it would be located within an enclosed masonry building to provide appropriate attenuation, and since maintenance and testing activities would be limited to the hours of 7 a.m. to 5 p.m., Monday through Friday (as required under Zoning Code Section 33-1122).

Conformance with FCC Emission Requirements

Operation of the facility would generate electromagnetic emissions, or radiofrequency (RF) radiation. An RF study was prepared for the project by Sitesafe, Inc., to determine whether the proposed communication facility would comply with the

Federal Communications Commission (FCC) Rules and Regulations for RF emissions. The study concluded that exposure levels at ground level (0' to 6' above the ground) are expected to be less than 5% of the FCC's General Public Maximum Permissible Exposure (MPE) limit. On the 22'-tall roof of the lumberyard building adjacent to the wireless facility lease area, exposure levels are expected to be 0.2% of the FCC's Occupational MPE limit. Appropriate signage is required to be posted at access areas to the antennas and equipment to caution workers of radiation emissions. A copy of the RF study has been attached to this report.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The subject property is primarily flat, and occupies an entire city block, with 3rd Avenue to the north, 4th Avenue to the south, Pine Street to the east, and Quince Street to the west. The property is currently developed by Escondido Lumber Company, and contains a sales/office building, a lumber warehouse, and several other storage buildings, as well as a parking lot for lumberyard customers. The property has secondary access from Pine Street (via a locked gate), but frontage and primary access are located on Quince Street.

B. SUPPLEMENTAL DETAILS OF REQUEST

- | | |
|-------------------|--|
| 1. Property Size: | 2.75 acres |
| 2. Type of Tree: | 50' palm tree; crown approximately 20' in diameter |
| 3. Antennas: | Twelve panel antennas (72" L x 11.9" W x 7.1" D), grouped into three sectors of four panels each; mid-point of panels is approximately 44 feet above grade
One microwave antenna, 4' in diameter; mid-point is approximately 37' above grade |
| 4. Radio Units: | Twelve Remote Radio Units (RRUs) (20.4" H x 18.5" W x 10.8" D) |
| 5. Enclosure: | Generator and equipment cabinets to be located within a new, approximately 271 SF split-face masonry block equipment building (19' 4"L x 14'W x 8'H), to be located within the parking lot |
| 6. Generator: | 10 kW standby diesel generator located in equipment shelter. Manufacturer/model proposed by applicant consumes 250 grams of fuel per kilowatt hour (approximately 0.7 gallons per hour for a 10 kW rating). Manufacturer offers an optional 200-liter (53-gallon) fuel tank with its all-weather generator enclosure. Assuming this tank size is used, the generator should run approximately 76 hours on a single tank of fuel. |
| 7. Landscaping: | Existing live palm (approximately 46' tall) adjacent to proposed faux palm. No other landscaping proposed. Both trees will be screened around the base by existing fencing (chain link with slats). |

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>Required (Downtown Specific Plan, Mercado District)</u>
1. Setbacks		
Front (Quince St.)	Approximately 28' from ROW to pole; 18' from ROW to closest fronds	At ROW or 14' from ultimate street curb face, whichever is greater

Side (3 rd Ave.)	Approx. 240' from ROW to pole	At ROW or 14' from ultimate street curb face, whichever is greater
Side (4 th Ave.)	Approximately 65' from ROW to pole	At right of way or 14' from ultimate street curb face, whichever is greater
Rear (Pine St.)	Approximately 384' from ROW to pole	None

EXHIBIT "A"

FINDINGS OF FACT PHG 14-0024

1. The General Plan land use designation for the project site is Downtown Specific Plan Area (SPA) #9. The Downtown Specific Plan Area is further divided into seven districts, and the project site is located within the Mercado Sur section of the Mercado District. The Mercado District permits wireless communications facilities, subject to the provisions in Article 34 of the Escondido Municipal Code. General Plan Infrastructure Goal No. 7 (Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The General Plan also contains specific policies (Policies 17.1 – 17.9) that encourage the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the-art telecommunication technologies and facilities.

Granting this Conditional Use Permit to allow a personal wireless communication facility on the subject property would be in conformance with these Goals and Policies, and would be based on sound principles of land use 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. In conformance with the Communication Antennas Ordinance, the facility would incorporate a design that resembles a real tree, which would minimize potential visual impacts from adjacent views. All equipment, including the backup generator, would be located within the new equipment enclosure, which would eliminate any potential visual and/or noise impacts to adjacent properties. The proposed wireless facility would not result in a substantial alteration of the present or planned land use since it would be located at the edge of an existing lumberyard. The facility also would not result in a potential health hazard to nearby residents since radio frequency emissions would be within the FCC's MPE (maximum permissible exposure) limits as indicated in the RF study prepared for the project. The proposed facility would be in compliance with the City's Wireless Facility Guidelines, as discussed in the Planning Commission staff report.

2. Granting the Conditional Use Permit for the backup diesel generator would be based upon sound principles of land use since the site is physically suitable to accommodate the project, the generator would be screened from view from the surrounding streets and properties, and the generator would only be used during power outages or maintenance/testing activities.
3. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts since the facility has designed to resemble a palm tree and the associated equipment would be appropriately screened by fencing or within an equipment enclosure. The subject property is occupied by a commercial use, as are most other properties in the vicinity.
4. The proposed personal wireless communication facility would not be hazardous to the health of nearby residents since the radio frequency (RF) analysis prepared for the project by Sitesafe concluded the maximum operation levels of radiation for the facility would be within the MPE (Maximum Permissible Exposure) limits established by FCC guidelines.
5. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15303, "New Small Facilities and Structures", and a Statement of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment due to its location in an established commercial area, its conformance to FCC exposure limits, and its use of stealth design. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project area or will be impacted by the proposed development. The project site is not located within a 100-year flood zone as indicated on current FEMA maps.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 14-0024

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
3. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
4. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
5. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. All new utilities and utility runs shall be underground.
7. As proposed, the design, color, and materials of the proposed facilities shall be in accordance with the staff report, exhibits, and the project's Details of Request, including the following to the satisfaction of the Planning Division:
 - a. The panel antennas shall be painted green to match the fronds.
 - b. The equipment shelter shall be constructed with split face or slump block.
 - c. The pole shall be shielded with black vinyl chain link fencing with slats.
 - d. The pole shall be clad in rubberized faux palm material, and all cables shall be concealed within the pole.
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.
9. 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.
10. 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.
11. Verizon shall coordinate with the City of Escondido to select a qualified, independent third party consultant to conduct an actual power density measurement of the facility within 90 days after installation and under full operation of the facility. The results of the study shall be submitted to the Director of Community Development so that the theoretical power density study can be compared to the actual output.
12. 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.

13. 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.
14. Any permanent, temporary or stand-by emergency generators must be in conformance with the City's Ordinance and regulations regarding electric generating facilities.
15. 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.
16. A sign conforming to ANSI C95.2 color, symbol and content, and other markings as appropriate, shall be placed close to the antennas with appropriate contact information in order to alert maintenance or other workers approaching the antennas to the presence of RF transmissions and to take precautions to avoid exposures in excess of FCC limits. The requirement for the appropriate signage/notice shall be indicated on the building plans.
17. The Conditional Use Permit shall be null and void if not utilized within twelve months of the effective date of approval.
18. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
19. A copy of these Conditions of Approval shall be submitted with the building plans indicating compliance with all of the Conditions and Details of Request and exhibits contained in the Planning Commission staff report.
20. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). The applicant shall remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a check payable to the "San Diego County Clerk" in the amount of \$50.00. In accordance with California Environmental Quality Act (CEQA) section 15062, the filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671
FAX (760) 839-4313

PLAN CHECK CORRECTIONS/COMMENTS

CHECKLIST FOR: Building Plans PLAN CHECK NO.: B13-1999 Date: 12-12-13

Project/Case No.: N/A Site Address: 557 S. Escondido Boulevard

Plan Check No. 1 Reviewed By: Jay Paul, Planning Div.

REQUIREMENTS NOT COMPLETE

In accordance with the Escondido Zoning Code and relevant ordinances, the following items must be completed/addressed prior to approval of the building plans for the new sales office. Any and all submittals to the Planning Division must be accompanied by a copy of this checklist indicating which items are being satisfied. **Direct questions to Jay Paul at (760) 839-4537 or jpaul@ci.escondido.ca.us.**

Building Plans

1. Pursuant to the previously approved Conditional Use Permit for the subject property (City File No. 2005-16-CUP) a minimum of nine parking spaces shall be provided for the uses on the site. Additional parking spaces may be required depending on the intended uses of the existing building located towards the rear of the site. Indicate the intended use of existing building located to the rear of the site and the final square footage of this building in order to calculate the required parking. Required parking cannot be identified as display spaces. Wheel stops also will be required, where necessary, and need to be indicated on the plans.
2. Indicate that all parking spaces to be striped to City Standards and indicated striping for all standard and disabled spaces.
3. Indicate all plans for removal of non-permitted additional to repair building located to rear of the building and reconstruction to the original design.
4. Remove proposed signage from exterior of building plans. A separate sign permit will be required for any proposed signage. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47)
5. Show any proposed exterior lighting for the building. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). All lighting shall contain appropriate shielding to prevent potential light or glare from spilling onto adjacent properties or negatively affecting vehicles traveling along the adjacent roadways.
6. Provide color samples for the proposed building and roof.
7. Indicate where trash bins will be stored on site. Any bins located outside of existing building will require the construction of a new trash enclosure designed to conform to current storm water requirements.

NOTE: Building, Engineering and Fire will send separate comments



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

Notice of Exemption

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

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

Project Title/Case No.: PHG 14-0024 (Verizon)

Project Location - Specific: 310 South Quince Street (APN: 233-121-02)

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

Description of Project: Request for approval of a Conditional Use Permit to allow Verizon Wireless to install a 10-kilowatt diesel backup generator in conjunction with a new wireless communications facility at a site occupied by Escondido Lumber Company. The facility will consist of a 50-foot faux palm tree installed next to an existing live palm, within a fenced area adjacent to the lumberyard's parking lot. Twelve panel antennas (six feet in length) and one microwave dish antenna (four feet in diameter) will be mounted on the faux tree. The facility will also include a masonry shelter to house the generator and other equipment. Generator use will occur only during power outages and maintenance/testing.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: M&M Telecom, Inc. (for Verizon Wireless)

Telephone: (760) 505-9921

Address: 6886 Mimosa Drive, Carlsbad, CA 92011

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

Exempt Status: Categorical Exemption. CEQA Section 15303, "New Construction or Conversion of Small Structures"

Reasons why project is exempt:

1. The project will consist of a new wireless communications facility, including a faux palm (on which the antennas will be mounted) and a masonry enclosure for a backup generator and electrical equipment. The facility will incorporate a stealthy design to minimize visual impacts. Generator use will be limited per City and San Diego Air Pollution Control District regulations and the enclosure will minimize noise.
2. The project site is located within a commercial zone and has historically been used as a lumberyard without creating any adverse impacts to the surrounding properties. No change in the type or intensity of use has been proposed. The faux palm will be located within a fenced area adjacent to the lumberyard's parking lot. The project site has no value as habitat for endangered, threatened, or rare species.
3. The proposed project will not be harmful to the health of the general public since radio frequency emissions will comply with maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) standards.

Lead Agency Contact Person: Ann Dolmage

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

Signature: Ann Dolmage
Ann Dolmage, Associate Planner

1-6-15

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Westside Park - Westside Park Radio Frequency (RF) Site Compliance Report



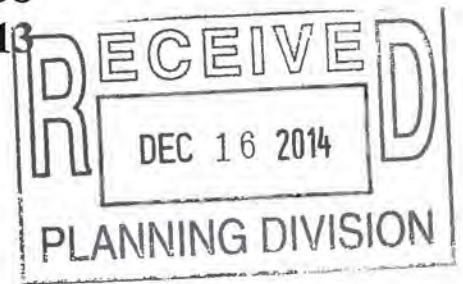
310 South Quince, Escondido, CA 92025



David Charles Cotton, Jr.

David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838
Date: 2014-November-13

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Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	Westside Park	Categorically Excluded?	No
Street Address	310 South Quince	5% Contributor To Areas Requiring Mitigation?	No
City, State, Zip	Escondido, CA 92025		
Multi-Licensee Facility	No	Verizon's Max % MPE (Predictive – Occupational)	0.2% Occupational
Structure Type	Monotree	Verizon's Max % MPE (Measured –Occupational)	N/A
Broadcast Equipment	No	Assessment Date	November 13, 2014
# of Access Points	1	Assessment Purpose	New Site Build
Compliance Status		MITIGATION REQUIRED	

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

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

Additional Compliance Requirements(s):			
Install the Caution sign near the antenna level, below the proposed microwave antenna. The enclosure access gate must be locked.			
Consultant Legal Name	Sitesafe, Inc.	Phone/Fax	703-276-1100
Address	200 North Glebe Road, Suite 1000 Arlington, VA 22203-3728		

Contents

1. Executive Summary	4
2. Existing Site Characteristics	5
a. Structure	5
b. Accessibility	5
c. Verizon Wireless Signage	5
d. Antenna Inventory	6
3. Analysis	7
a. Predictive Model: All Transmitters	7
b. Predictive Model: Significant Contribution of Verizon Wireless.....	8
4. Conclusion	9
a. Conclusion Narrative	9
b. Compliance Requirements	10
Signage/Barrier Diagram	10
Signage/Barrier Installation Detail	11
5. Appendix A: RF Consultant Certifications	12
a. Preparer Certification	12
b. Reviewer Certification	12
6. Appendix B: Reference Information	13
a. FCC Rules & Regulations	13
b. Occupational Safety and Health Administration (OSHA) Requirements	13
c. RF Signage	14
d. Physical	14
e. Indicative Markers	14

1. Executive Summary

Verizon Wireless has contracted with Sitesafe, Inc., an independent Radio Frequency consulting firm, to conduct a Radio Frequency Exposure (RFE) Compliance **Pre-Installation Assessment** of the Westside Park 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	Chris Harrison
Title	Project Manager
Date	November 6, 2014
Region	West

This **Pre-Installation** compliance assessment and report has been **prepared and reviewed** by:

	Preparer	Reviewer
Name	Donna Guevarra	(See PE signature on title page)
Title	EME Report Writer	Professional Engineer
Date	11/13/2014	11/13/2014

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. Existing Site Characteristics

a. Structure

Physical Description	Monotree
Site Latitude (NAD 83)	N33-6-57.28
Site Longitude (NAD 83)	W117-5-10.66
Site Elevation (AMSL)	649 ft
Structure Height (AGL)	50 ft
Overall Structure Height	50 ft

b. Accessibility

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c. Verizon Wireless Signage

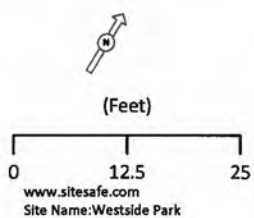
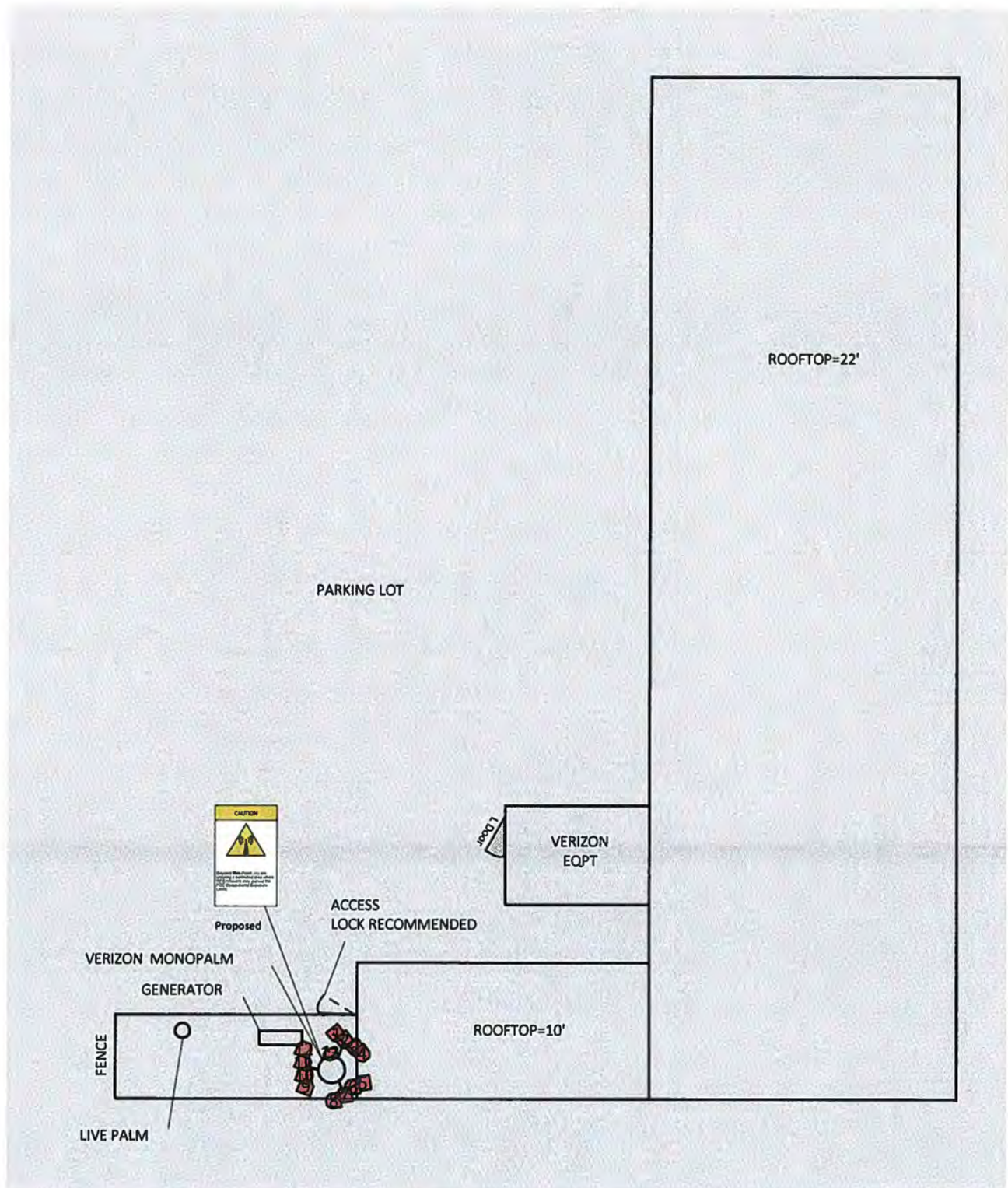
Existing Signage						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier/Marker
Access Point	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Existing Signage Adheres to VZW Signage & Demarcation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

d. Antenna Inventory

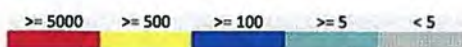
Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Total ERP (Watts)	X	Y	Z
1	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	751	110	68	6.5	12.32	1626.2	78.7'	119.2'	44'
2	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	2100	110	63	6.5	16.34	4103.8	79.9'	118.3'	44'
3	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	1900	110	66	6.5	15.83	3649.1	81.4'	117.3'	44'
4	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	850	110	66	6.5	12.58	2071.9	82.3'	116.4'	44'
5	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	751	230	68	6.5	12.32	1626.2	82.5'	112.2'	44'
6	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	2100	230	63	6.5	16.34	4103.8	81'	111.7'	44'
7	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	1900	230	66	6.5	15.83	3649.1	79.8'	110.5'	44'
8	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	850	230	66	6.5	12.58	2071.9	78.3'	109.7'	44'
9	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	751	350	68	6.5	12.32	1626.2	74.4'	111.7'	44'
10	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	2100	350	63	6.5	16.34	4103.8	74.2'	113.3'	44'
11	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	1900	350	66	6.5	15.83	3649.1	74'	115.2'	44'
12	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	850	350	66	6.5	12.58	2071.9	74.1'	117'	44'
13	VERIZON WIRELESS (Proposed)	Generic Microwave	Aperture	18000	300	2	2	37.66	61	77.8'	116.5'	37'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates the antenna radiation center height above the main site level unless otherwise indicated. Effective Radiated Power (ERP) is provided by the operator or based on Sitesafe experience. The values used in the modeling may be greater than are currently deployed. For other operators at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to operator, their FCC license and/or antenna information was not available nor could it be secured while on site. Other operator's equipment, antenna models and powers used for modeling are based on obtained information or Sitesafe experience.

RF Emissions Simulation For: Westside Park Composite View

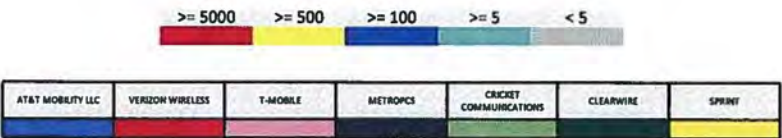
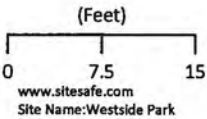
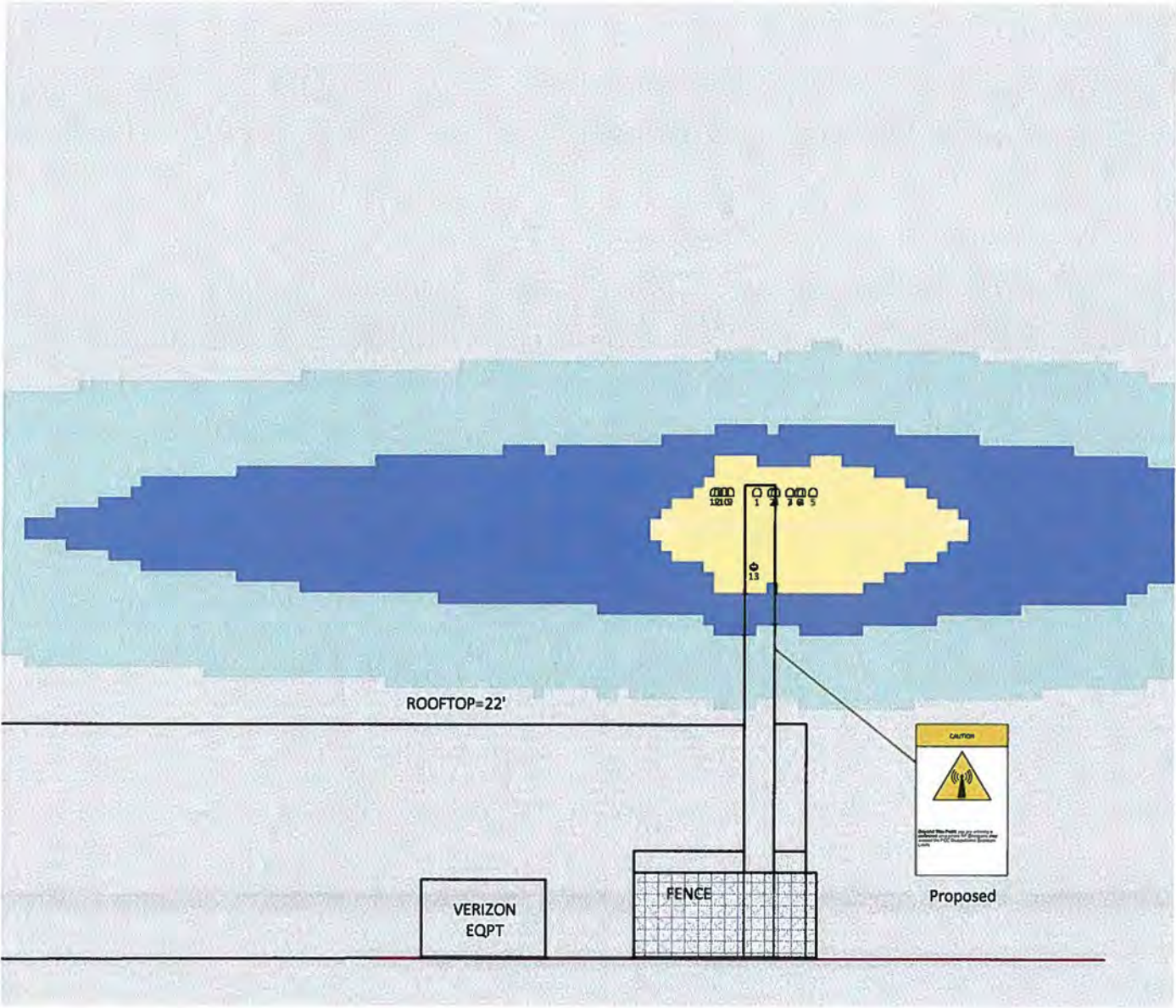


% of FCC Public Exposure Limit
Spatial average 0' - 6'



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

RF Emissions Simulation For: Westside Park Elevation View



Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100. Sitesafe Version: 1.0.0.0 11/13/2014 5:34:28 PM

4. Conclusion

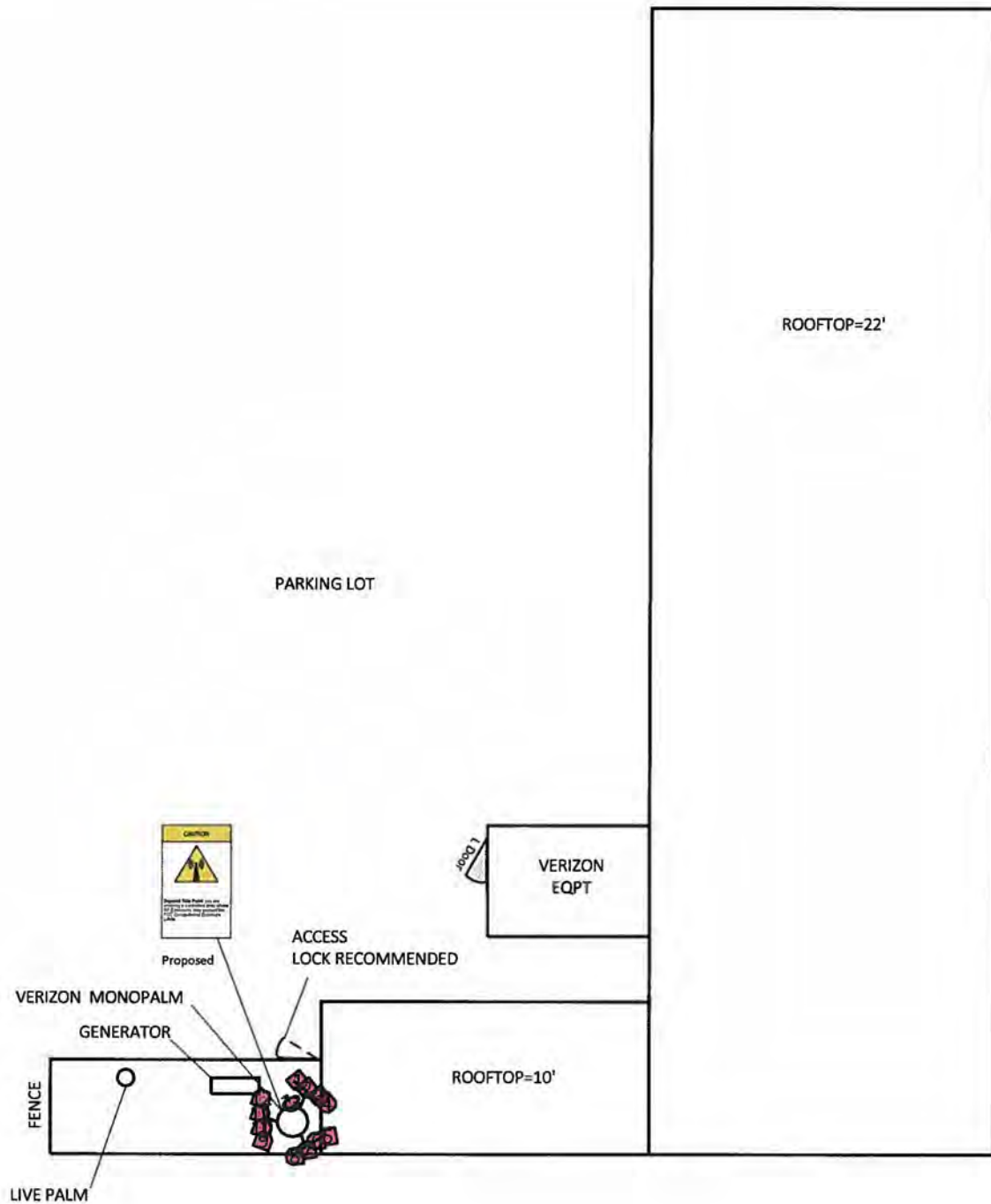
a. Conclusion Narrative

Description of MPE-Limit Exceeding Areas:

Verizon Wireless will be compliant with FCC Rules and Regulations. The site is not compliant with Verizon Wireless signage policy.

The Max MPE predicted is 0.2% Occupational on the 22' rooftop level.

Signage Diagram For: Westside Park



(Feet)

0 12.5 25

www.sitesafe.com
Site Name: Westside Park

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

[illegible]

Signage/Barrier Installation Detail

Site Access Point #1

- Install a Yellow Caution Sign near the antenna level, below the proposed microwave antenna.
- The enclosure access gate must be locked.

Verizon Wireless Alpha Sector

- No action required

Verizon Wireless Beta Sector

- No action required

Verizon Wireless Gamma Sector

- No action required

5. Appendix A: RF Consultant Certifications

a. Preparer Certification

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

Donna Guevarra

b. Reviewer Certification

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

6. Appendix B: Reference Information

a. FCC Rules & Regulations

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

Two Classifications for Exposure Limits

Occupational – Applies to situations in which persons are “exposed as a consequence of their *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
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.
			
INFORMATION SIGN			
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.			

d. Physical

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit.

e. Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit.