



# Council Meeting Agenda

**OCTOBER 1, 2014**  
**CITY COUNCIL CHAMBERS**  
**3:30 P.M. Closed Session; 4:30 P.M. Regular Session**  
**201 N. Broadway, Escondido, CA 92025**

MAYOR	<b>Sam Abed</b>
DEPUTY MAYOR	<b>Olga Diaz</b>
COUNCIL MEMBERS	<b>Ed Gallo</b> <b>John Masson</b> <b>Michael Morasco</b>
CITY MANAGER	<b>Clay Phillips</b>
CITY CLERK	<b>Diane Halverson</b>
CITY ATTORNEY	<b>Jeffrey Epp</b>
DIRECTOR OF COMMUNITY DEVELOPMENT	<b>Barbara Redlitz</b>
DIRECTOR OF PUBLIC WORKS	<b>Ed Domingue</b>

**ELECTRONIC MEDIA:**

Electronic media which members of the public wish to be used during any public comment period should be submitted to the City Clerk's Office at least 24 hours prior to the Council 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 Council during the meeting are part of the public record and may be retained by the Clerk.

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.



# Council Meeting Agenda

October 1, 2014  
3:30 P.M. Meeting

Escondido City Council

## CALL TO ORDER

**ROLL CALL:** Diaz, Gallo, Masson, Morasco, Abed

## ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) Speakers are limited to only one opportunity to address the Council under Oral Communications.

## CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

- I. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
  - a. **Property:** 858 Hubbard Avenue  
**City Negotiator:** Debra Lundy, Real Property Manager  
**Negotiating Parties:** Pettigrew Family Trust  
**Under Negotiation:** Price and Terms of Agreement
  - b. **Property:** 146 E. Valley Parkway  
**City Negotiator:** Debra Lundy, Real Property Manager  
**Negotiating Parties:** Mason Family Trust  
**Under Negotiation:** Price and Terms of Agreement

## ADJOURNMENT



# Council Meeting Agenda

**October 1, 2014  
4:30 P.M. Meeting**

## **Escondido City Council**

### **CALL TO ORDER**

#### **MOMENT OF REFLECTION:**

*City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.*

#### **FLAG SALUTE**

**ROLL CALL:** Diaz, Gallo, Masson, Morasco, Abed

### **ORAL COMMUNICATIONS**

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) NOTE: Depending on the number of requests, comments may be reduced to less than 3 minutes per speaker and limited to a total of 15 minutes. Any remaining speakers will be heard during Oral Communications at the end of the meeting.

### **CONSENT CALENDAR**

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

- 1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
- 2. APPROVAL OF WARRANT REGISTER (Council/Successor Agency )**
- 3. [APPROVAL OF MINUTES: Regular Meeting of September 10, 2014](#)**

## CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

## PUBLIC HEARINGS

- AMENDMENT TO AREA 3 OF THE LOMAS DEL LAGO SPECIFIC PLAN (PHG 13-0046) -**  
Request Council approve an Amendment to Area 3 of the Lomas Del Lago Specific Plan to install a wireless communication facility and adopt the environmental determination prepared for the project.

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RESOLUTION NO. 2014-158

## CURRENT BUSINESS

- BID AWARD FOR STOCKING LIVE RAINBOW TROUT AT DIXON AND WOHLFORD LAKES -**  
Request Council approve awarding a three consecutive year contract for 57,800 pounds of live rainbow trout to Chaulk Mound Trout Ranch. The City will spend approximately \$201,722 per year, and with satisfactory performance and mutual agreement between the City and Chaulk Mound Trout Ranch, the City may extend the renewal for an additional three one-year contracts.

Staff Recommendation: **Approval (Finance Department: Sheryl Bennett and Utilities Department: Christopher McKinney)**

RESOLUTION NO. 2014-146

## FUTURE AGENDA

- FUTURE AGENDA -**  
The purpose of this item is to identify issues presently known to staff or which members of the Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

## COUNCIL MEMBERS SUBCOMMITTEE REPORTS

## CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- [CITY MANAGER'S UPDATE -](#)

### **ORAL COMMUNICATIONS**

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

### **ADJOURNMENT**

#### **UPCOMING MEETING SCHEDULE**

<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Meeting Type</b>	<b>Location</b>
October 8	-	-	No Meeting	-
October 15	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
October 22	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
October 29	-	-	No Meeting	-

## TO ADDRESS THE COUNCIL

The public may address the City Council on any agenda item. Please complete a Speaker's form and give it to the City Clerk. Submission of Speaker forms prior to the discussion of an item is highly encouraged. Comments are generally limited to 3 minutes.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." Please complete a Speaker's form as noted above.

Nomination forms for Community Awards are available at the Escondido City Clerk's Office or at <http://www.escondido.org/city-clerks-office.aspx>

Handouts for the City Council should be given to the City Clerk. To address the Council, use the podium in the center of the Chambers, STATE YOUR NAME FOR THE RECORD and speak directly into the microphone.

### AGENDA, STAFF REPORTS AND BACK-UP MATERIALS ARE AVAILABLE:

- Online at <http://www.escondido.org/meeting-agendas.aspx>
- In the City Clerk's Office at City Hall
- In the Library (239 S. Kalmia) during regular business hours and
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

**AVAILABILITY OF SUPPLEMENTAL MATERIALS AFTER AGENDA POSTING:** Any supplemental writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

### LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at [www.escondido.org](http://www.escondido.org), and clicking the "Live Streaming –City Council Meeting now in progress" button on the home page.

**Please turn off all cellular phones and pagers while the meeting is in session.**

**The City Council is scheduled to meet the first four Wednesdays  
of the month at 3:30 in Closed Session and 4:30 in Open Session.  
(Verify schedule with City Clerk's Office)**

**Members of the Council also sit as the Successor Agency to the CDC, Escondido Joint Powers  
Financing Authority and the Mobilehome Rent Review Board.**

**CITY HALL HOURS OF OPERATION  
Monday-Friday 8:00 a.m. to 5:00 p.m.**



*If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4643. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.*

*Listening devices are available for the hearing impaired – please see the City Clerk.*



**CITY OF ESCONDIDO**  
**September 10, 2014**  
**3:30 P.M. Meeting Minutes**  
**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, September 10, 2014 in the Council Chambers at City Hall with Mayor Abed presiding.

**ATTENDANCE**

The following members were present: Deputy Mayor Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, Councilmember Michael Morasco, and Mayor Sam Abed. Quorum present.

**ORAL COMMUNICATIONS**

**CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)**

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Morasco to recess to Closed Session. Motion carried unanimously.

**ITEM Ia WAS NOT DISCUSSED.**

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett, Clay Phillips  
**Employee Organization:** Escondido City Employee Association:  
Administrative/Clerical/Engineering Bargaining Unit
- II. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))**
- Case Name:** WCAB Katherine Potter v. City of Escondido  
**Case No:** ADJ2318771

**ADJOURNMENT**

Mayor Abed adjourned the meeting at 3:55 p.m.

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MAYOR

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MINUTES CLERK

**CITY OF ESCONDIDO**  
**September 10, 2014**  
**4:30 P.M. Meeting Minutes**

**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, September 10, 2014 in the Council Chambers at City Hall with Mayor Abed presiding.

**MOMENT OF REFLECTION**

**FLAG SALUTE**

Mayor Abed led the flag salute.

**ATTENDANCE**

The following members were present: Deputy Mayor Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, Councilmember Michael Morasco, and Mayor Sam Abed. Quorum present.

Also present were: Clay Phillips, City Manager; Jeffrey Epp, City Attorney; Barbara Redlitz, Community Development Director; Ed Domingue, Public Works Director; Diane Halverson, City Clerk; and Liane Uhl, Minutes Clerk.

**ORAL COMMUNICATIONS**

**Michael O'Connor, Escondido**, indicated there would be a 911 Remembrance Ceremony at Grape Day Park on Thursday, September 11, 2014 from 5:30 pm to 7:30 pm.

**Joanne Tenney, Escondido**, asked Council to approve the Southwest Key Conditional Use Permit.

**Carlos Ronquillo, Escondido**, requested that the children's migrant center be allowed to open.

**Mark Lane, Lemon Grove**, stated he took in a refugee family and urged Council to approve the shelter.

**Jose Alejandro Solalinde, Mexico**, requested Council approve the shelter.

**Pedro Rios, San Diego**, urged Council to approve the shelter.

**CONSENT CALENDAR**

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Masson that the following Consent Calendar items be approved. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency )**
3. **APPROVAL OF MINUTES: A) Regular Meeting of August 6, 2014 B) Regular Meeting of August 13, 2014 C) Regular Meeting of August 20, 2014**

4. **APPROVE THE CONVERSION OF A 1,000 HOUR DEPARTMENT SPECIALIST POSITION TO A THREE-QUARTER TIME REGULAR BENEFITED DEPARTMENT ASSISTANT POSITION IN THE FIRE DEPARTMENT AND APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$29,980** - Request Council approve the three-quarter time regular benefited Department Assistant position utilizing the savings from revised Cooperative EMS Program with the City of San Marcos and approve a budget adjustment in the amount of \$29,980. (File No. 0700-50)

Staff Recommendation: **Approval (Fire Department: Michael Lowry)**

**RESOLUTION NO. 2014-136**

5. **APPROVAL OF CALPERS INDUSTRIAL DISABILITY RETIREMENT FOR TIMOTHY REILEY** - Request Council approve the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for former Police Officer Timothy Reiley. (File No. 0170-57)

Staff Recommendation: **Approval (Human Resources Department: Sheryl Bennett)**

**RESOLUTION NO. 2014-150**

**CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)**

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

**CURRENT BUSINESS**

6. **BID AWARD, DESIGN IMPLEMENTATION AGREEMENT AND BUDGET ADJUSTMENT APPROVAL FOR MAPLE STREET PEDESTRIAN PLAZA MODIFICATIONS** - Request Council approve authorizing the bid award to LB Civil Construction, determined to be the lowest responsive and responsible bidder; approve authorizing the Mayor and City Clerk to execute a Public Improvement Agreement in the amount of \$69,700 for the Maple Street Pedestrian Plaza Modifications, execute a Design Implementation Agreement with the Design Consultants; and approve a budget adjustment to create a project budget and accept funding for the project from the Design Consultants. (File No. 0600-10 [A-3123])

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

**RESOLUTION NO. 2014-142**

Julie Procopio, Assistant Public Works Director, gave the staff report and presented a series of slides.

**MOTION:** Moved by Councilmember Masson and seconded by Councilmember Gallo to approve authorizing the bid award to LB Civil Construction, determined to be the lowest responsive and responsible bidder; approve authorizing the Mayor and City Clerk to execute a Public Improvement Agreement in the amount of \$69,700 for the Maple Street Pedestrian Plaza Modifications, execute a Design Implementation Agreement

with the Design Consultants; approve a budget adjustment to create a project budget, accept funding for the project from the Design Consultants and adopt Resolution No. 2014-142. Motion carried unanimously.

## **PUBLIC HEARINGS**

7. **PUBLIC HEARING FOR CITY OF ESCONDIDO LANDSCAPE MAINTENANCE DISTRICT ZONE 37** - Request Council receive input from the property owner in Zone 37 of the City of Escondido Landscape Maintenance District (LMD) on the proposed budget and assessments for Fiscal Year 2015/2016. No Council action is required. (File No. 0685-10)

Staff Recommendation: **Receive public input (Public Works Department/Engineering: Ed Domingue)**

Frank Schmitz, Engineering Department, gave the staff report.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way. No one asked to be heard. Therefore, he closed the public hearing.

### **COUNCIL ACTION: NO ACTION REQUIRED**

8. **TENTATIVE MAP WITH ONE GRADING EXEMPTION, DEVELOPMENT AGREEMENT AND ANNEXATION (SUB 13-0011, PHG 13-0043, PHG 13-0044, ENV 13-0015)** - Request Council approve the proposed 13-lot Tentative Map with one Grading Exemption on 4.2 acres, a Development Agreement with a five-year term to authorize construction of the residential subdivision within the North Broadway Deficiency Area; approve authorizing an application to the Local Agency Formation Commission (LAFCO) for annexing 5.7 acres that includes the proposed Tentative Map, three adjacent vacant properties and the bordering streets of Stanley and Lehner Avenues and Ash Street; and approve the Mitigated Negative Declaration with mitigation measures to reduce potential biological, noise, hydrology and traffic/transportation impacts to a less than significant level. (File No. 0800-10 SUB 13-0011)

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

**A) RESOLUTION NO. 2014-128 B) RESOLUTION NO. 2014-129  
C) ORDINANCE NO. 2014-17 (Introduction and First Reading)**

Jay Petrek, Assistant Community Development Director, gave the staff report and presented a series of slides.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way. No one asked to be heard. Therefore, he closed the public hearing.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve the proposed 13-lot Tentative Map with one Grading Exemption on 4.2 acres, a Development Agreement with a five-year term to authorize construction of the residential subdivision within the North Broadway Deficiency Area; approve authorizing an application to the Local Agency Formation Commission (LAFCO) for annexing 5.7 acres that includes the proposed Tentative Map, three adjacent vacant properties and the bordering streets of Stanley and Lehner Avenues and Ash Street; approve the Mitigated Negative Declaration with mitigation measures to reduce potential biological, noise, hydrology and traffic/transportation impacts to a less than significant level and adopt Resolution No. 20214-128, Resolution No. 2014-129 and introduce Ordinance No. 2014-17. Motion carried unanimously.

**ITEM 9 WAS CONTINUED TO THE OCTOBER 22, 2014 COUNCIL MEETING.**

9. **APPEAL OF A PLANNING COMMISSION DECISION TO DENY A CONDITIONAL USE PERMIT AND EXTENSION OF TIME (PHG 14-0017)** - Request Council consider an appeal of a Planning Commission decision. The Planning Commission denied a Conditional Use Permit (CUP) to operate an unaccompanied youth care facility, at a site previously used for a skilled nursing facility. (File No. 0800-40 PHG 14-0017)

Staff Recommendation: **Consider the appeal of the Planning Commission denial of the Conditional Use Permit for government services to operate an unaccompanied youth care facility including the associated extension of time for previously approved skilled nursing facility CUP and conditionally approve or deny the project. (Community Development Department: Barbara Redlitz)**

**MOTION:** Moved by Councilmember Masson and seconded by Councilmember Diaz to continue this item to the October 22, 2014 Council meeting. Motion carried unanimously.

**FUTURE AGENDA**

**10. FUTURE AGENDA -**

The purpose of this item is to identify issues presently known to staff or which members of the Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

**COUNCIL MEMBERS SUBCOMMITTEE REPORTS**

Councilmember Masson indicated the Economic Development Subcommittee discussed regional branding, the North County Craft Brew Report, the Business Walk on September 25, 2014, and the Neighborhood Transformation Project, the Economic Development Task Force, the Felicita I-15 Corridor, the ERTC and the Crossroads Business Park. He stated the Escondido College and Career Tech was on October 4, 2014 from 10:00 am – 2:00 pm at Westfield North County. He attended the League of California Cities Conference and indicated that the Stashtober fundraiser for Officer Laura Perez's daughter would be held on October 15, 2014 at Stone Brewery.

Councilmember Diaz attended a San Dieguito River Park Joint Powers Authority meeting where interviews for Executive Director were held.

Councilmember Gallo stated the San Diego County Water Authority had a new web site [www.whenindrought.org](http://www.whenindrought.org) and would be distributing refrigerator magnets with water saving information.

Councilmember Morasco indicated a Utilities Subcommittee Meeting would be held on September 24, 2014 at 1:30 pm and the Regional Solid Waste Association was scheduled to meet on October 2, 2014.

Mayor Abed stated the Economic Development Committee meetings were open to the public. SANDAG has had two meetings: the Regional Planning Committee and the Transportation Committee. They were preparing to submit their recommendations for \$208 Billion for road improvements to be completed by 2050. He also noted that the Sprinter would have double tracking in some areas.

**CITY MANAGER'S UPDATE/BRIEFING**

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- **CITY MANAGER'S UPDATE –**

**ORAL COMMUNICATIONS**

**Greg Dean, Escondido**, indicated that September was National Library Card Sign-Up Month.

**Delores McQuiston, Escondido**, stated there were broken and missing tiles under the dome in front of City Hall and that this posed a safety hazard.

**ADJOURNMENT**

Mayor Abed adjourned the meeting at 5:33 p.m.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MINUTES CLERK

## CITY COUNCIL

For City Clerk's Use:

APPROVED  DENIED

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 4**  
**Date: October 1, 2014**

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Barbara J. Redlitz, Director of Community Development  
**SUBJECT:** Amendment to Area 3 of the Lomas Del Lago Specific Plan (PHG13-0046)

### STAFF RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2014-158 approving an Amendment to Area 3 of the Lomas Del Lago Specific Plan to install a wireless communication facility, and adopt the environmental determination prepared for the project.

### PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

On September 9, 2014, the Planning Commission recommended approval of the proposed project (vote 4-0, McQuead, Johns and Spann absent). The Commissioners did not express any concerns regarding the proposal.

### PROJECT DESCRIPTION:

Verizon is proposing to construct a wireless communication facility to place up to twelve panel antennas and a microwave dish on the roof of the Lomas Del Lago neighborhood shopping center. Wireless communication facilities are not a listed use within the Lomas Del Lago Specific Plan and therefore an amendment to the Specific Plan is necessary. The approximately eight acre Planning Area 3 consists of a developed neighborhood shopping center along with a Caltrans maintenance facility and Park-and-Ride lot.

In order to cover all of the necessary sectors and provide a stealthy design that would be in scale with the existing buildings, the antennas would be placed within a new tower-like feature above the existing Verizon store located toward the northeastern corner of the inline suites, and also within an existing roof feature that would be modified. The proposed 31.5-foot-high tower is designed to match other roof and tower features located throughout the center and conform to the 35-foot-high height limits of the Specific Plan. The emergency generator would be located within a newly constructed masonry block equipment building located along the rear of the building (facing Interstate 15). The equipment enclosure also has been design to match the existing architecture of the center. Additional landscaping would be planted around the equipment enclosure to help screen views from the freeway.



LOCATION:

The Lomas Del Lago Commercial center generally is located on the northeastern corner of Del Lago Boulevard and Via Rancho Parkway, west of Interstate 15, addressed as 3440 Del Lago Boulevard (APNs 271-011-06, -07, -08, and -09).

FISCAL IMPACT:

None

GENERAL PLAN ANALYSIS:

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

ENVIRONMENTAL REVIEW:

The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303, "New Small Facilities and Structures." A Notice of Exemption was issued on August 25, 2014.

PUBLIC COMMENT:

None

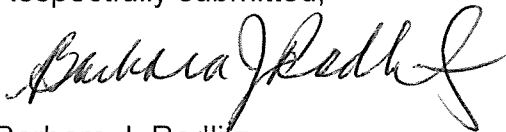
ANALYSIS:

Staff feels the proposed wireless facility is consistent with the Communication Antennas Ordinance because the facility would be integrated into an existing commercial development, which is encouraged, and would be considered a stealthy design. The antennas and support radio/electrical equipment would be completely screened within existing and/or modified architectural features that would complement the existing building(s). The proposed 10 kW emergency diesel generator would not create any adverse compatibility, visual, noise, or air-quality impacts because it will be located within a masonry block equipment enclosure adjacent to

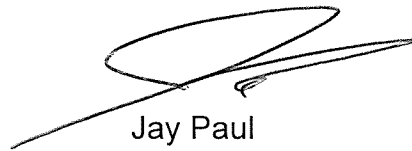
Interstate 15. The generator is for emergency use only during power outages and typically would be tested only once a month for maintenance purposes. The proposed facility would not result in a potential health hazards because the Radio Frequency (RF) study prepared for the proposed project indicates the facility would be approximately 5% of the maximum permissible exposure (MPE) limits for the general public in conformance with Federal Communication Commission (FCC) radio frequency emission guidelines.

The proposed amendment would not alter the list of permitted or conditionally permitted uses within the Specific Plan, but only would allow this specific wireless facility within Planning Area 3. Any future requests for a wireless facility also would require an amendment to the Specific Plan. There are no other wireless facilities on the site.

Respectfully submitted,



Barbara J. Redlitz  
Director of Community Development



Jay Paul  
Associate Planner

**2. SPECIFIC PLAN AMENDMENT – PHG 13-0046:**

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

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

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the design and location of the proposed facility was appropriate for the site and consistent with the Wireless Facility Guidelines. Staff recommended approval based on the following: 1) The proposed wireless facility would be consistent with the Communication Antennas Ordinance because the facility would be integrated into an existing commercial development, which is encouraged, and would be considered a stealthy design. The antennas and support radio/electrical equipment would be completely screened within existing and/or modified architectural features that would complement the existing building(s); 2) The proposed 10 kW emergency diesel generator would not create any adverse compatibility, visual, noise, or air-quality impacts because it will be located within a masonry block equipment enclosure adjacent to Interstate 15. The generator was for emergency use only during power outages and typically would be tested only once a month for maintenance purposes generally between the hours of 7:00 am and 5:00 pm; and 3) Staff felt the proposed facility would not result in a potential health hazards to people in the area because the Radio Frequency (RF) study prepared for the proposed project indicates the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) radio frequency emission guidelines.

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

**ACTION:**

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

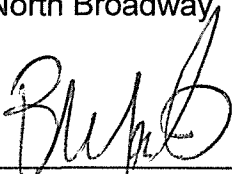
**CURRENT BUSINESS:** None.

**ORAL COMMUNATIONS:** None.

**PLANNING COMMISSIONERS:** No comments.

**ADJOURNMENT:**

Chairman Weber adjourned the meeting at 7:25 p.m. The next meeting was scheduled for September 23, 2014, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.



\_\_\_\_\_  
Bill Martin, Secretary to the Escondido  
Planning Commission



\_\_\_\_\_  
Ty Paulson, Minutes Clerk

## PLANNING COMMISSION

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

**CASE NUMBER:** PHG 13-0046

**APPLICANT:** Verizon Wireless (PlanCom project representative)

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

**TYPE OF PROJECT:** Specific Plan Amendment

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

**STAFF RECOMMENDATION:** Approval

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

**ZONING:** SP (Specific Plan)

### BACKGROUND/SUMMARY OF ISSUES:

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

### Staff feels that the issues are as follow:


1. Whether the design and location of the proposed facility is appropriate for the site and consistent with the Wireless Facility Guidelines.

### REASONS FOR STAFF RECOMMENDATION:

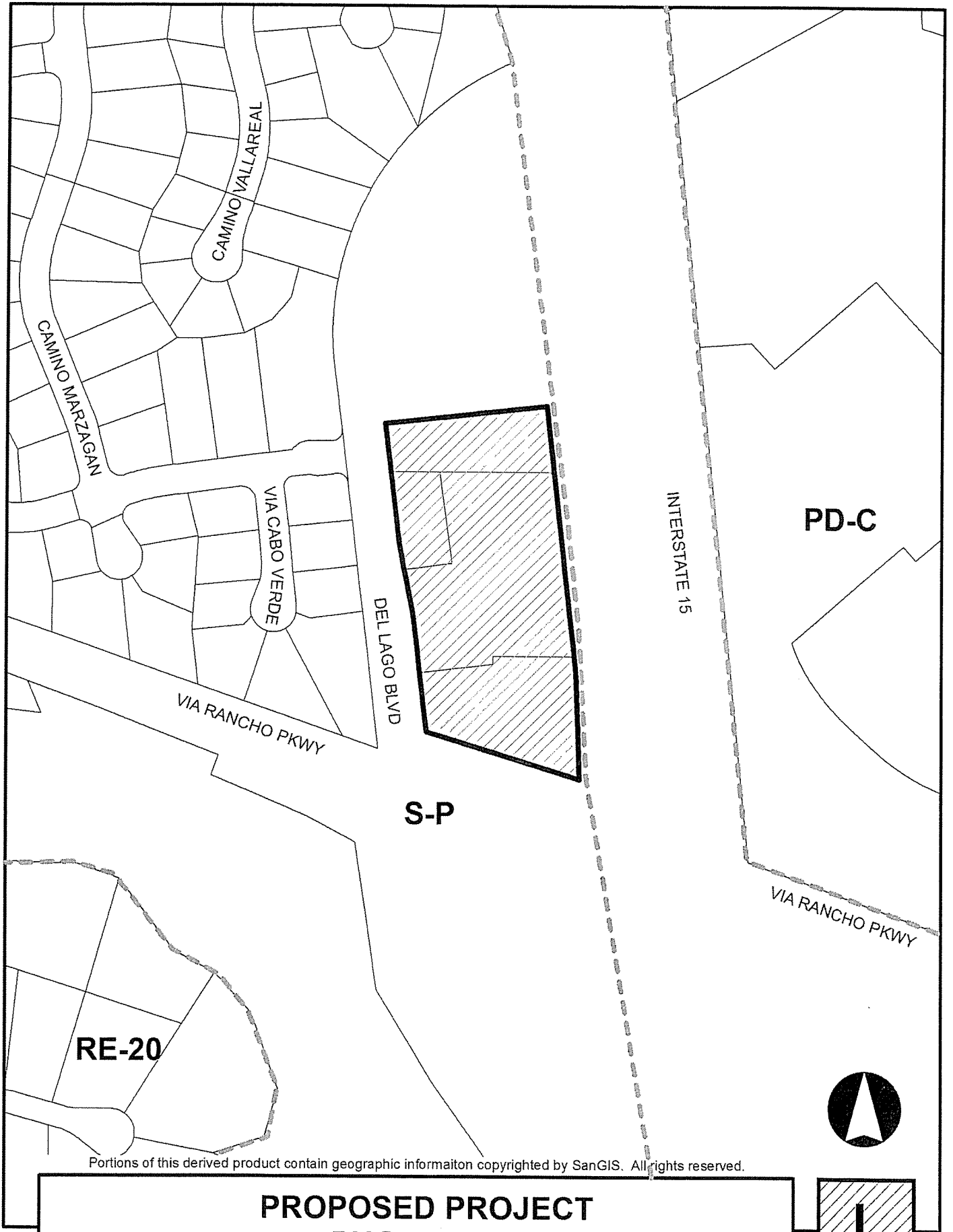
1. The proposed wireless facility is consistent with the Communication Antennas Ordinance because the facility would be integrated into an existing commercial development, which is encouraged, and would be considered a stealthy design. The antennas and support radio/electrical equipment would be completely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

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

Respectfully Submitted,

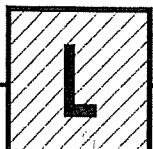


Jay Paul  
Associate Planner

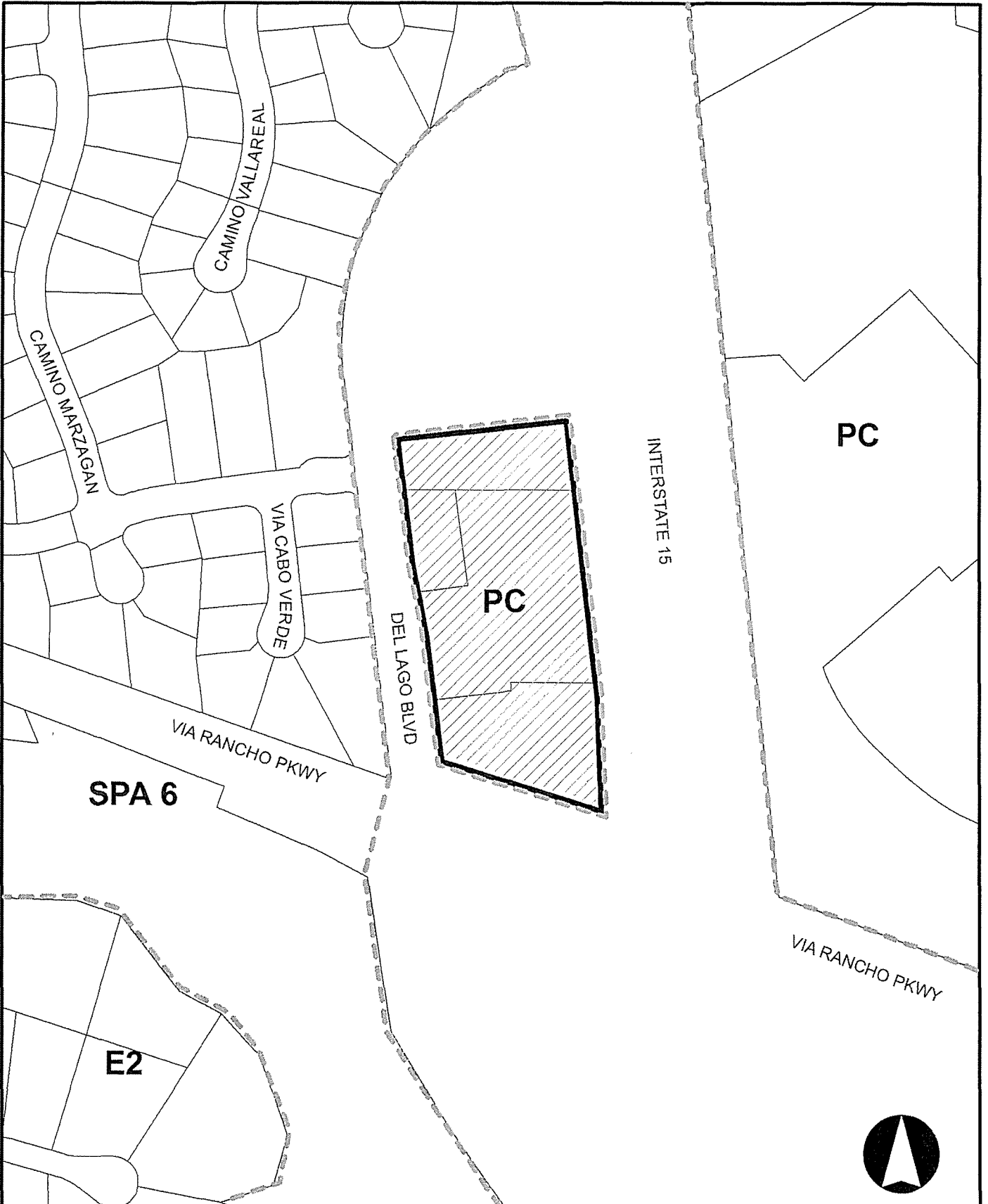


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**PROPOSED PROJECT  
PHG 13-0046**



LOCATION/ZONING



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**PROPOSED PROJECT  
PHG 13-0046**



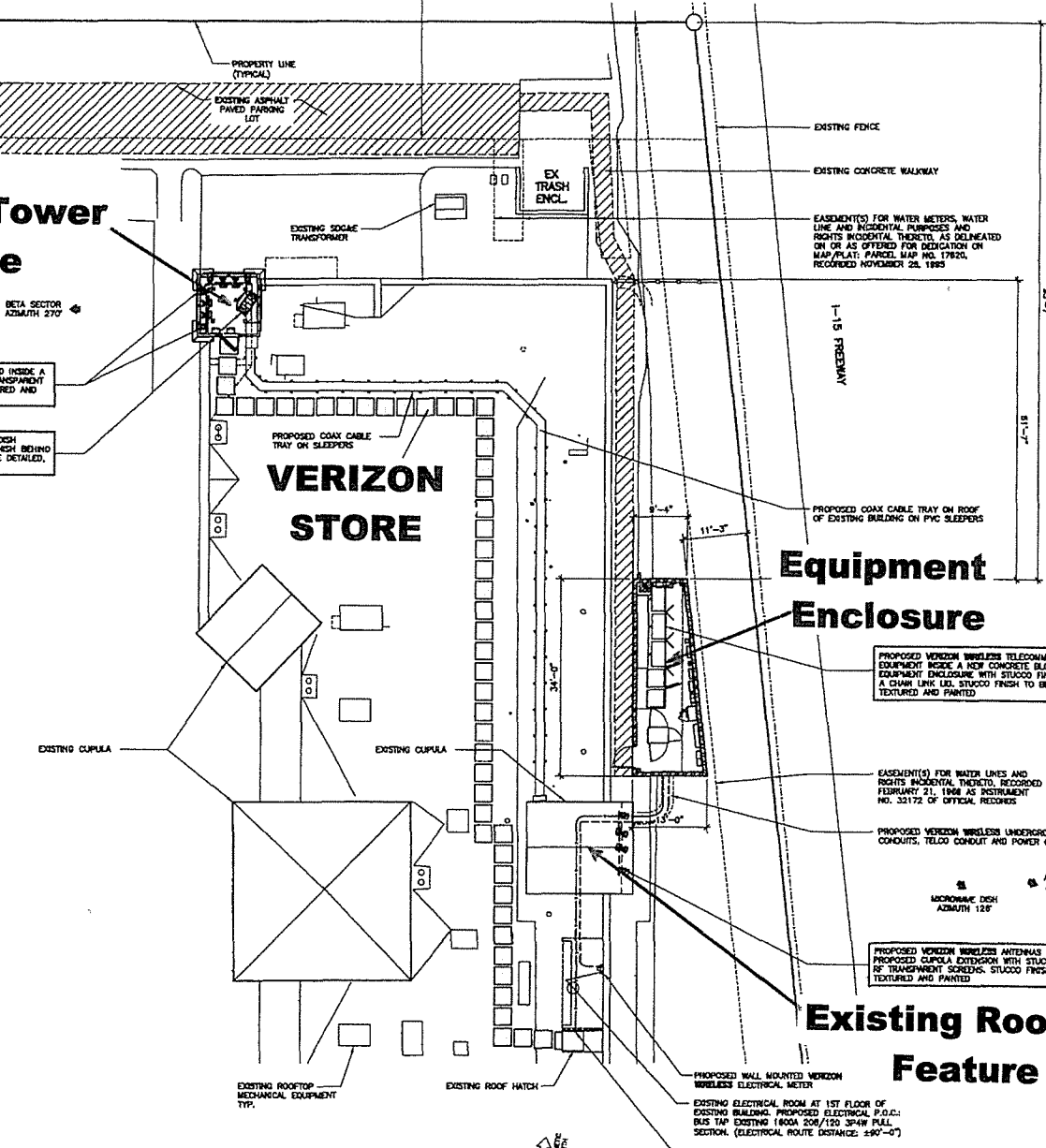


# McDonalds

EASEMENT(S) FOR PERMANENT AND PERPETUAL EASEMENT, TOGETHER WITH THE RIGHT TO CONSTRUCT AND TO FOREVER MAINTAIN AND OPERATE THE UNDERGROUND WATER PIPE LINES AND RIGHTS INCIDENTAL THERETO, RECORDED SEPTEMBER 27, 1993 RECORDING NO. 1993-0432831 OF OFFICIAL RECORD

GAMMA SECTOR  
AZMUTH 0°

## Proposed Tower Feature

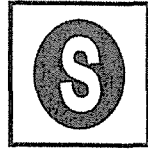


INTERSTATE 15

ENLARGED SITE PLAN

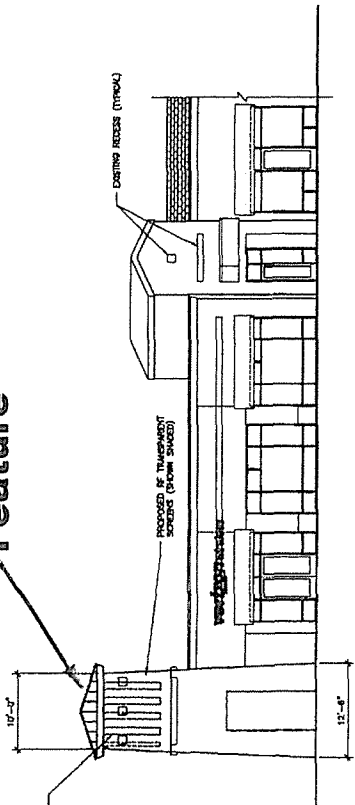


**PROPOSED PROJECT  
PHG 13-0046**



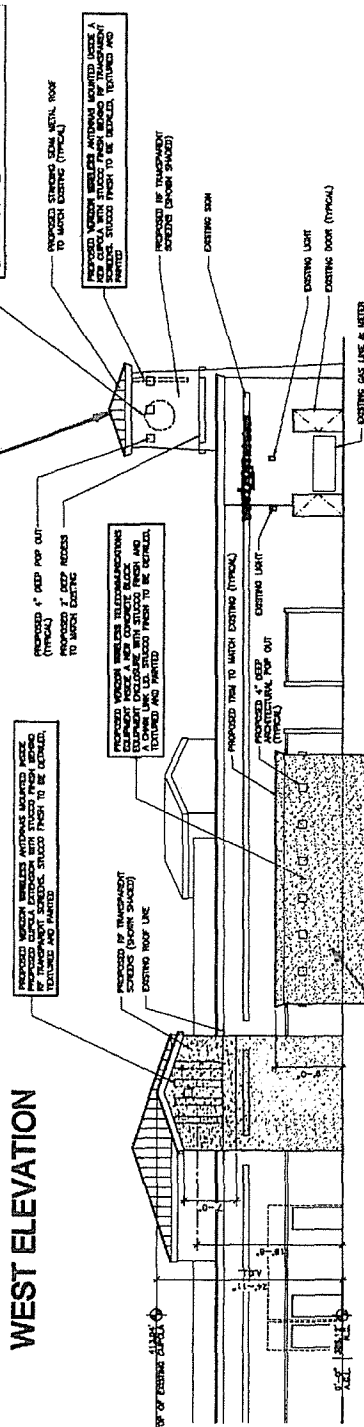
SITE PLAN

# Proposed Tower Feature



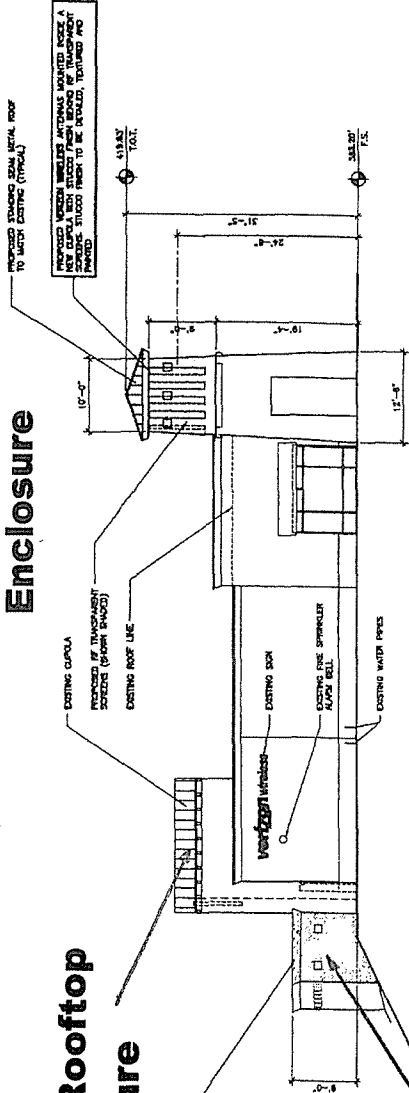
# Proposed New Tower

## WEST ELEVATION



# Equipment Enclosure

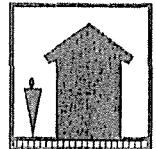
## EAST ELEVATION



# Existing Rooftop Feature

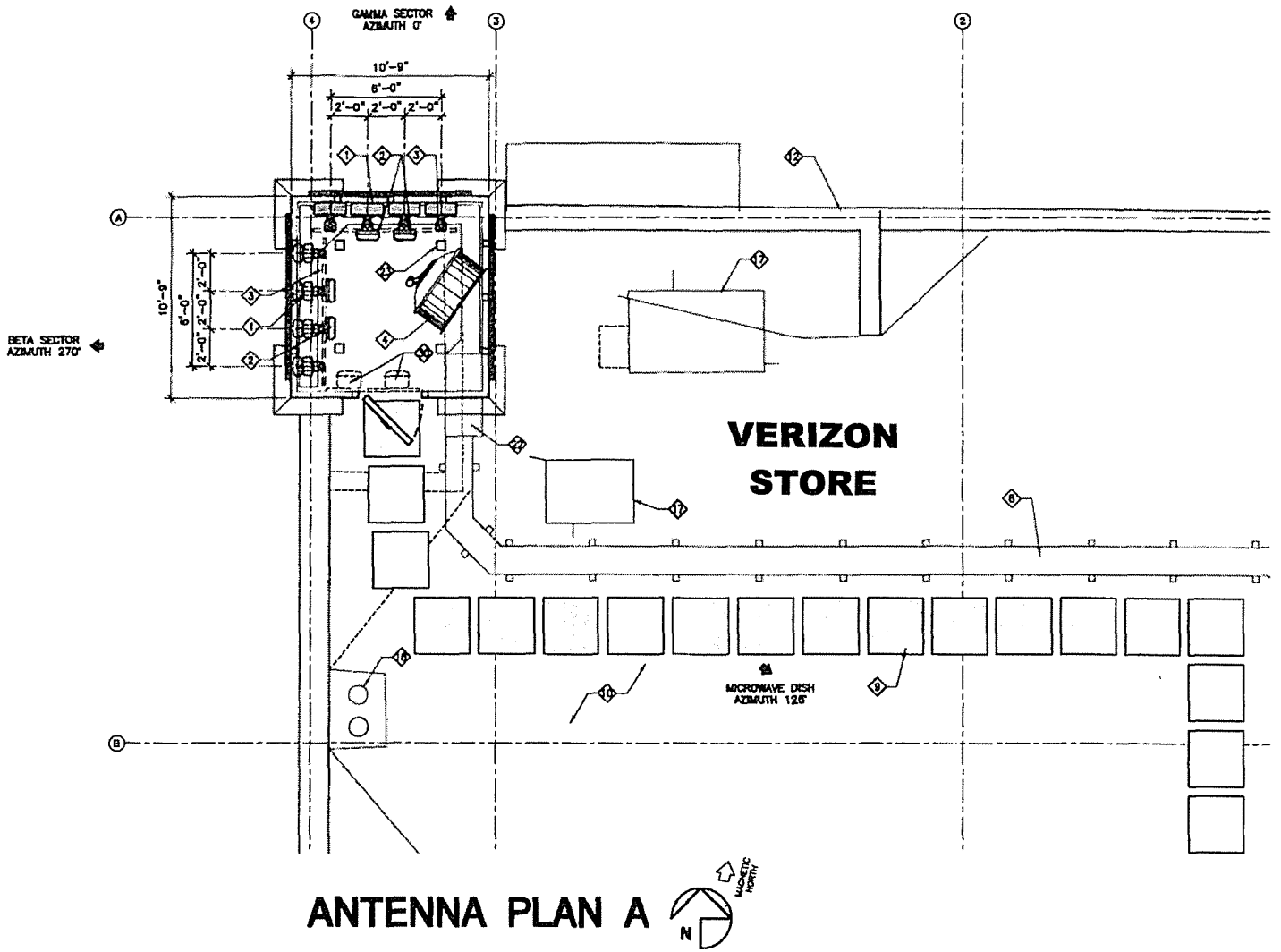
PROPOSED VERTICAL WINDOW UNITS MOUNTED ABOVE TRANSPARENT SCREENS WITH STUCCO FINISH TO BE DETAILED, TEXTURED AND PAINTED.

# Proposed Equipment Enclosure NORTH ELEVATION

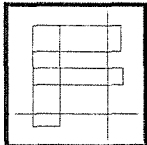


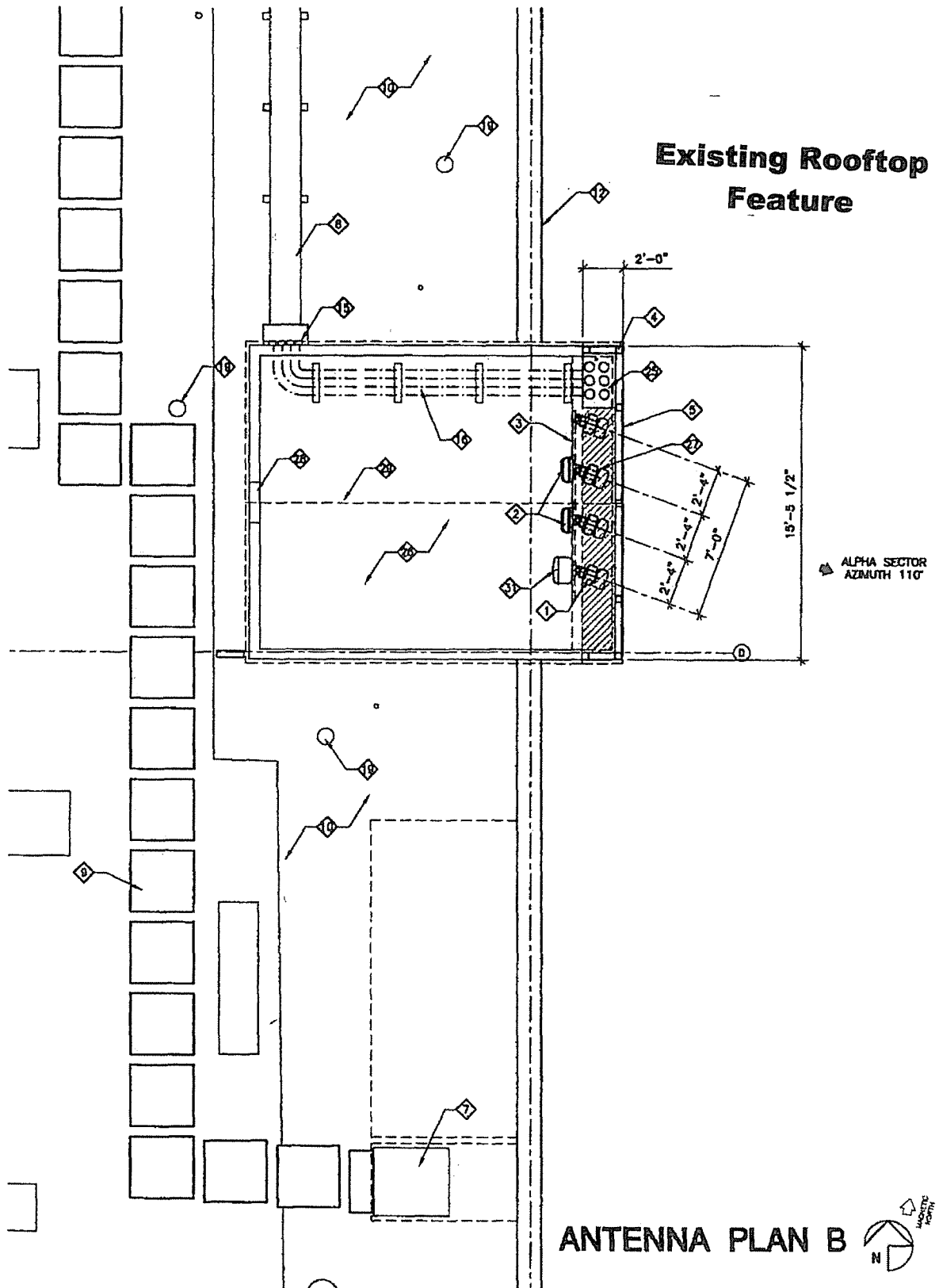
PROPOSED PROJECT  
PHG 13-0046

# Proposed Tower Feature

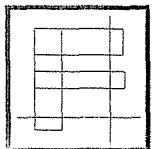


**PROPOSED PROJECT  
PHG 13-0046**

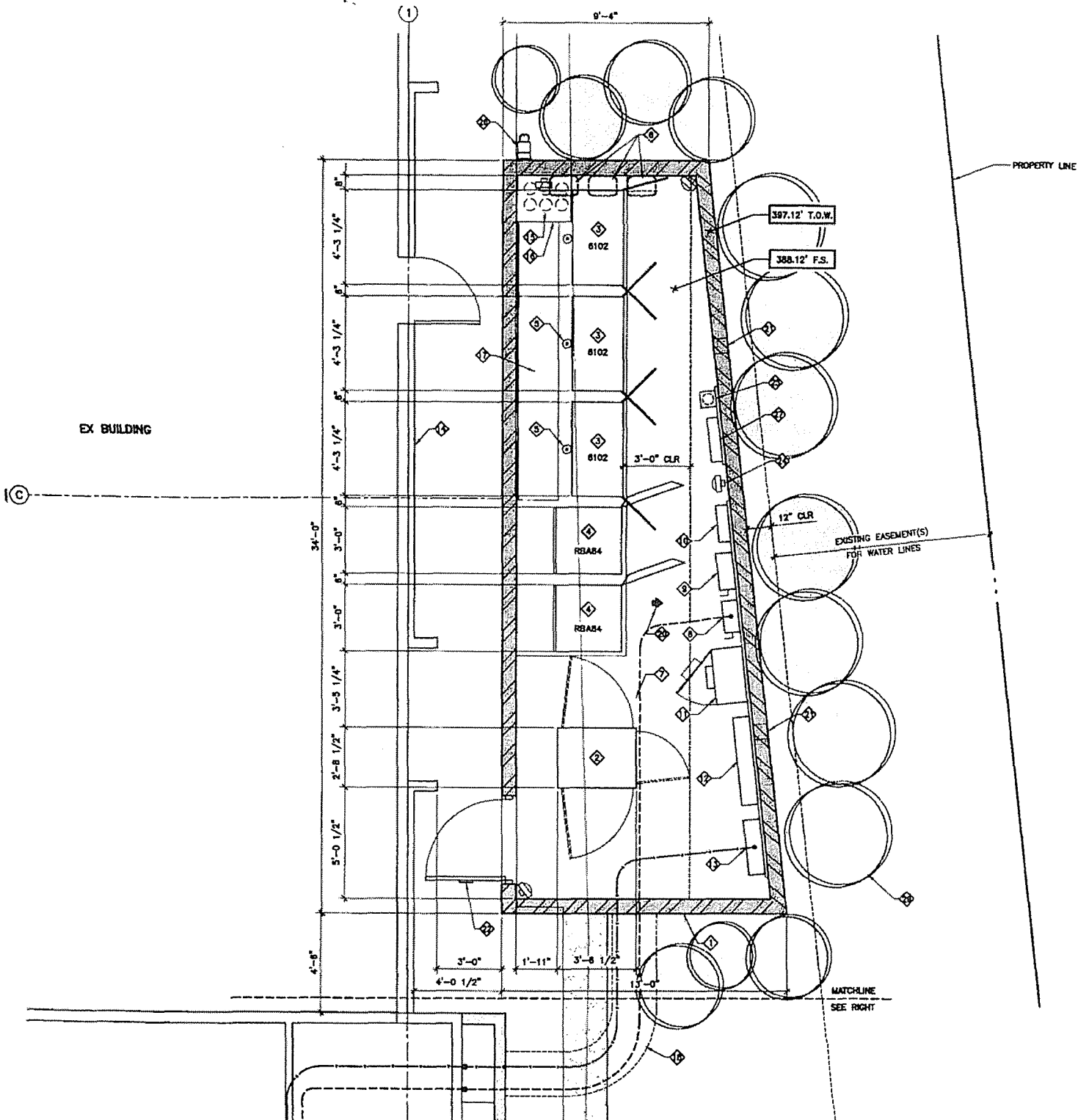




**PROPOSED PROJECT  
PHG 13-0046**



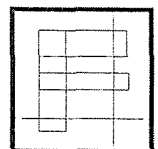
FLOOR PLAN



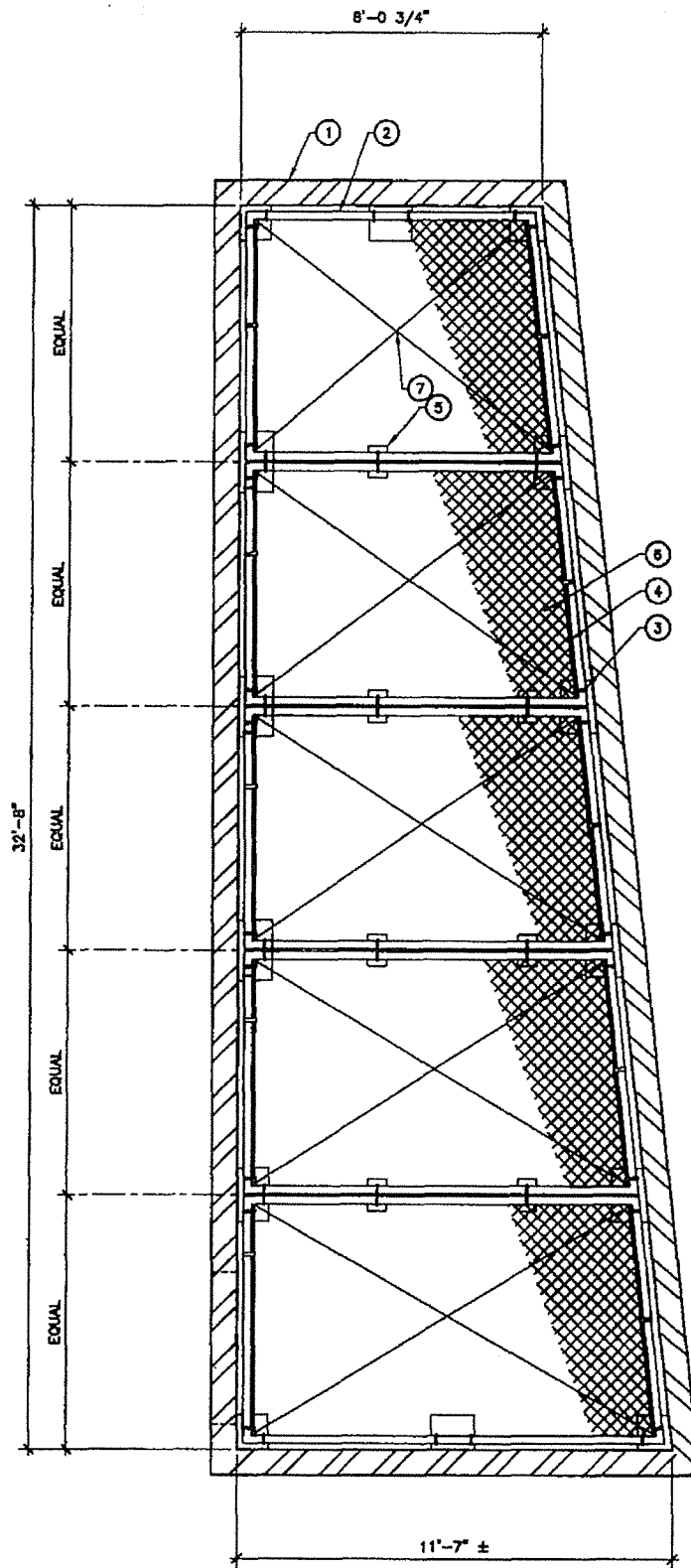
**EQUIPMENT ENCLOSURE PLAN**



**PROPOSED PROJECT  
PHG 13-0046**



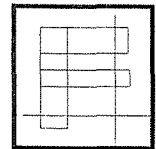
FLOOR PLAN



# CHAINLINK LID PLAN

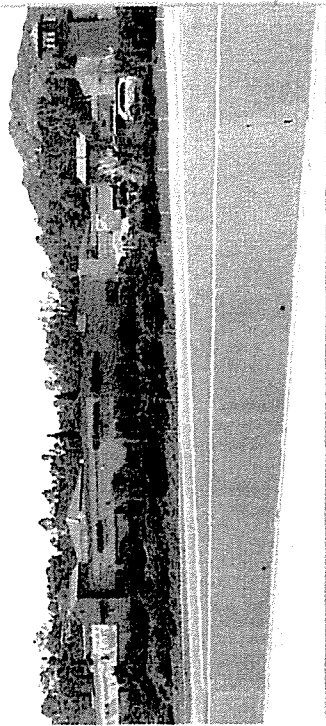


**PROPOSED PROJECT  
PHG 13-0046**



FLOOR PLAN

EXISTING



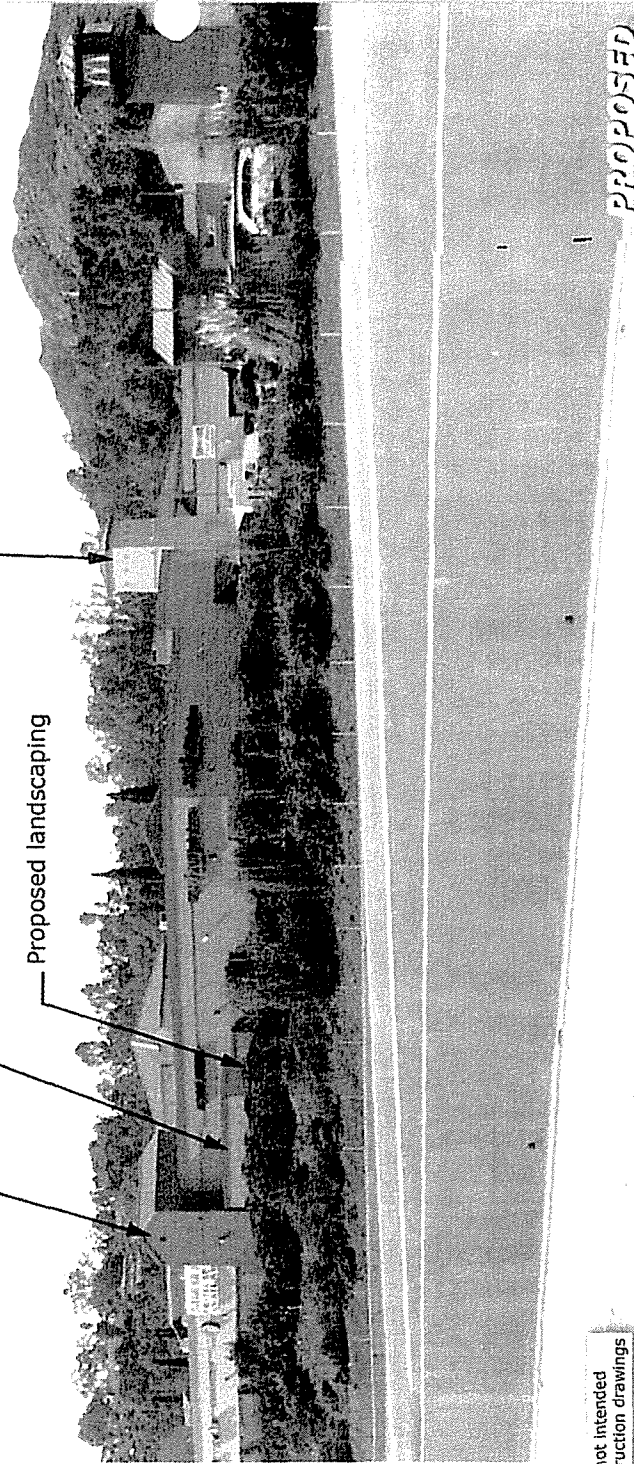
North County Mall  
3480 Plaza Del Lago Blvd.  
Escondido, CA 92025



Proposed antennas mounted within  
proposed cupola extensions matching  
existing building

Proposed equipment enclosure  
finished to match existing  
building

Proposed landscaping



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

PROPOSED

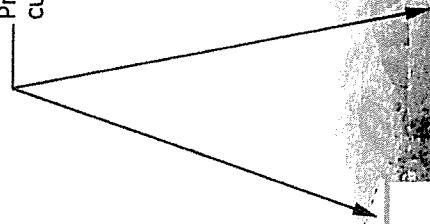
**EXISTING**



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



Proposed antennas mounted within new cupola extensions matching existing building



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

**PROPOSED**



## ANALYSIS

### A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH – SP (Specific Plan) – The Lomas Del Lago Specific Planning Area is located northwest of the site across Del Lago Boulevard. The Specific Plan consists of approximately 178 single-family residential units within a planned and gated community. The homes generally are situated at a higher elevation than the shopping center and overlook the site. The Caltrans Park-and-Ride lot and maintenance facility is located immediately north of the shopping center at a higher elevation

SOUTH – SP (Specific Plan) – Open Space area associated with the larger Lomas Del Lago Specific Planning Area is located west south of the commercial center across Via Rancho Parkway. Single-family residential development is located to the southwest of the center also on the southern side of Via Rancho Parkway. Via Rancho Parkway and the Instate 15 on and off-ramps are located immediately south of the commercial center

EAST - PD-C (Planned Development-Commercial) – The Westfield North County regional shopping center is located east of the subject commercial center on the eastern side of Interstate 15.

WEST - SP (Specific Plan) – The Lomas Del Lago Specific Planning Area is located northwest of the site across Del Lago Boulevard. The homes generally are located at a higher elevation than the commercial center.

### B. ENVIRONMENTAL STATUS

The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303, "New Small Facilities and Structures." A Notice of Exemption was issued on August 25, 2014. In staff's opinion, no project issues remain unresolved through compliance with code requirements and the recommended conditions of approval. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project development area or will be impacted by the proposed facility.

### C. GENERAL PLAN ANALYSIS

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

### D. TELECOMMUNICATIONS ACT – LEGAL REQUIREMENTS:

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

## **E. PROJECT ANALYSIS**

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

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

### **Consistency with Zoning Code Standards for Standby Generators**

The Escondido Zoning Code (Sec. 33-1122) requires a Conditional Use Permit for generators with a production capability of 5 kilowatts (kW) or greater. The proposed 10 kW diesel generator only would be used to provide backup power during a power disruption or extended outage, and also tested once each month for approximately 10 minutes for maintenance purposes, which results in an expected annual maintenance usage of approximately 2 hours. The San Diego Air Pollution Control District limits usage to 52 hours per year when not under emergency conditions. Emissions only occur during emergency situations, and for a very short time, to perform maintenance checks and operator training. Therefore, the proposed generator would not result in any adverse air-quality emissions due to the limited amount of hours a standby generator typically would be used. The generator also would not create any noise or compatibility issues with adjacent uses because the generator would be located within a completely screened masonry block enclosure located along the Interstate 15 frontage. There are no residential structures or other sensitive receptors adjacent to or within close proximity to this area.

### **Conformance with FCC Emission Requirements**

Operation of the facility would generate radio frequency electromagnetic emissions (RF radiation) and the Federal Communication Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public and occupational exposures to RF energy fields. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupation/controlled exposure limits (for workers) and general public/uncontrolled exposure limits. A RF study was prepared for the project by Sitesafe, Inc. to determine whether the proposed communication facility complies with the FCC Radio Frequency Safety guidelines. The study assumes a worst case scenario with the facility operating at maximum capacity, and compares the figures to existing standards. A copy of the study has been attached with this report. The study indicates there are no modeled areas on any accessible ground-level walking/working areas related to the proposed Verizon antennas that exceed the FCC occupational or general public exposure limits. In addition, the maximum MPE level is listed at less than 5% for general public (ground level areas around the antennas).

## SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

### A. PHYSICAL CHARACTERISTICS

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

### B. SUPPLEMENTAL DETAILS OF REQUEST

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

## EXHIBIT "A"

### FINDINGS OF FACT/FACTORS TO BE CONSIDERED PHG 13-0046

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

Granting this permit to allow a personal wireless communication facility on the subject property would be in conformance with these Goals and Policies, and would be based on sound principles of land use because the use is in response to services required by the community and the facility would enhance communication services in the city without posing a health threat to the surrounding area. The facility would incorporate a design that would be compatible with other similar structures within the commercial center and in conformance with the Communication Antennas Ordinance, which would minimize potential visual impacts from adjacent views. The equipment would be located within the new mechanical equipment enclosure, which would eliminate any potential visual and/or noise impacts to adjacent properties. The proposed facility would not result in a substantial alteration of the present or planned land use since the project site is developed with a variety of commercial uses. The facility also would not result in a potential health hazard to nearby residents since the facility would be within MPE (maximum permissible exposure) limits as indicated in the radio frequency analysis prepared for the project. The proposed facility would be in compliance with the City's Wireless Facility Guidelines, as discussed in the Planning Commission staff report.

2. Granting the permit for the emergency backup diesel generator would be based upon sound principles of land use since the site is physically suitable to accommodate the project, the proposed generator will be screened from view from the surrounding streets and properties, the generator only is used for emergency power interruption and will be only run intermittently for monthly maintenance. The masonry block mechanical building would attenuate the sound from the generator to a negligible level.
3. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts since the project incorporates a type of design that would be integrated into the architecture of the commercial center and completely screened.
4. The proposed personal wireless communication facility would not be hazardous to the health of nearby residents since the radio frequency (RF) analysis prepared for the project by Sitesafe concluded the maximum operation levels of radiation for the facility would be within the MPE (Maximum Permissible Exposure) limit established by FCC guidelines. All signage and mitigation measures cited within the report will be followed to ensure worker exposure is limited and unnecessary.
5. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15303, "New Small Facilities and Structures" and a Statement of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment due to the relatively small size of the facility located on a light standard within a park. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project area or will be impacted by the proposed development.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL PHG 13-0046

#### General

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

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



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

### Notice of Exemption

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

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

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

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

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

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

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:**

Name Kerrigan Diehl, PlanCom Inc. Telephone (760) 587-3003  
Address 302 State Place, Escondido, CA 92029

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

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

**Reasons why project is exempt:**

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

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

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

Signed by Lead Agency    Date received for filing at OPR: N/A

Signed by Applicant



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

Notice of Exemption

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

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

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

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name Kerrigan Diehl, PlanCom Inc. Telephone (760) 587-3003
Address 302 State Place, Escondido, CA 92029

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

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

Reasons why project is exempt:

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

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

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

Signed by Lead Agency Date received for filing at OPR: N/A

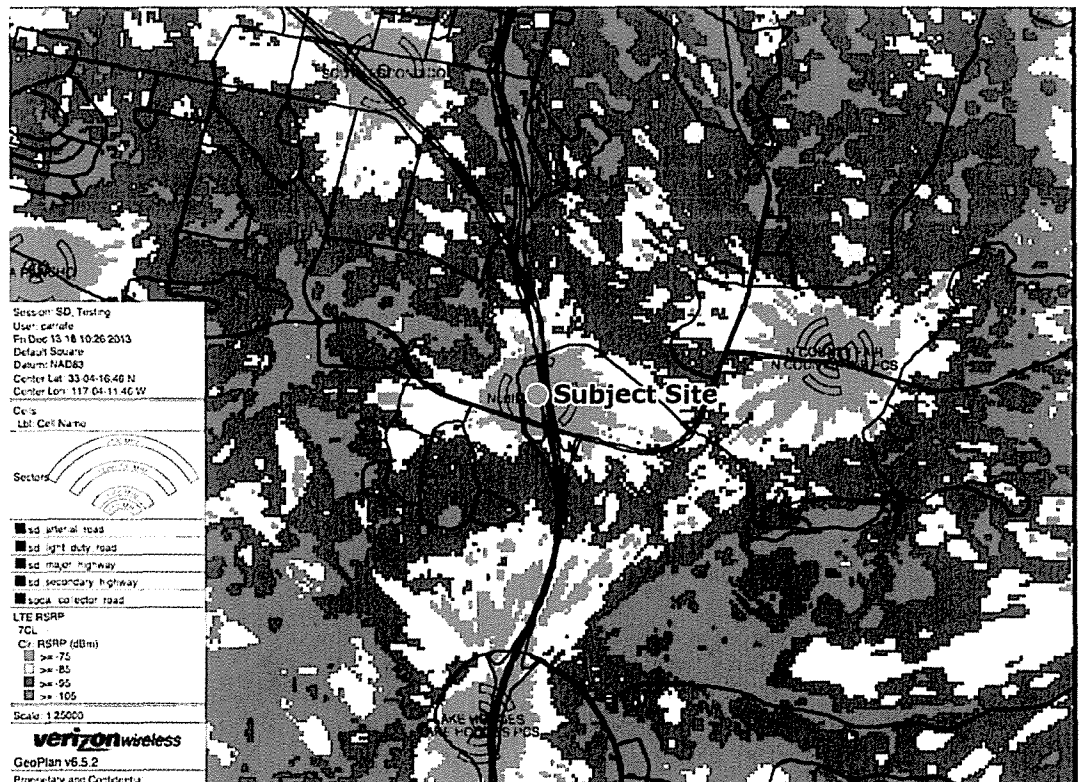
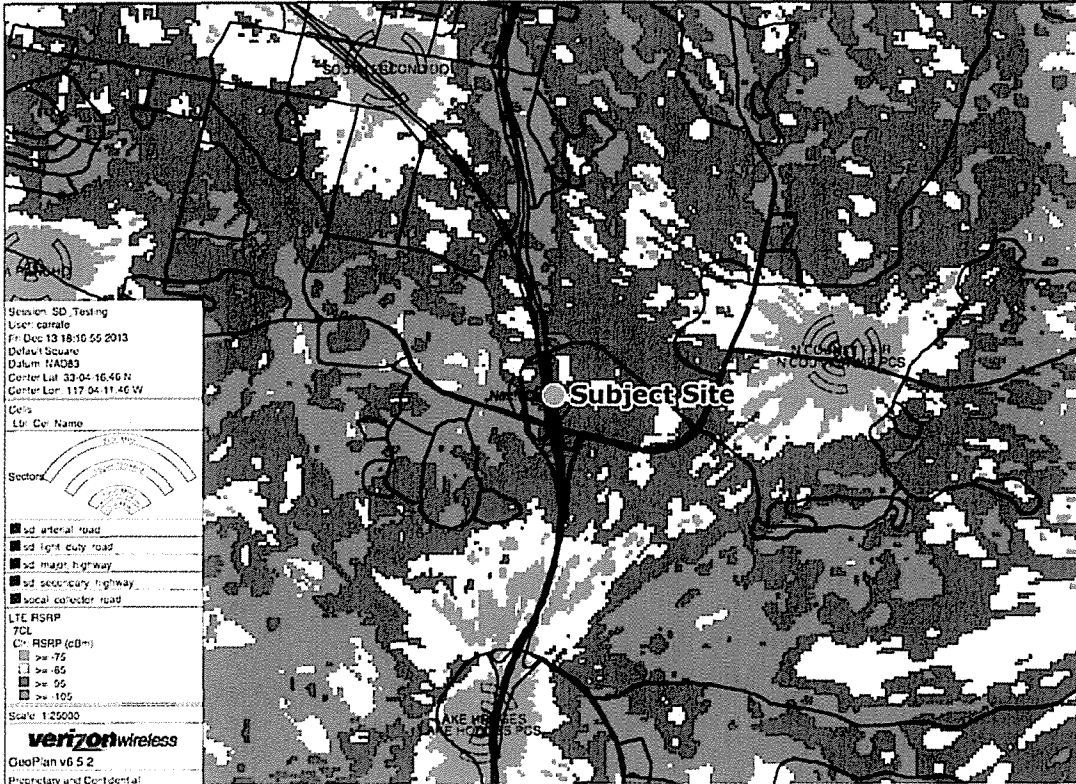
Signed by Applicant



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



## Existing coverage



**Coverage Levels:**

- Excellent
- Good/Variable
- Poor

PH613-0046

## Proposed coverage

# North County Mall Radio Frequency (RF) Site Compliance Report



3480 Plaza Del Lago Boulevard, Escondido, CA 92025

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

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

© 2014 Sitesafe, Inc. Arlington, VA



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

---

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

Kerrigan,

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

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

# Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

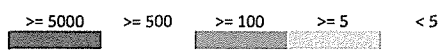
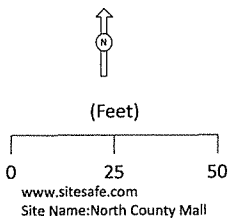
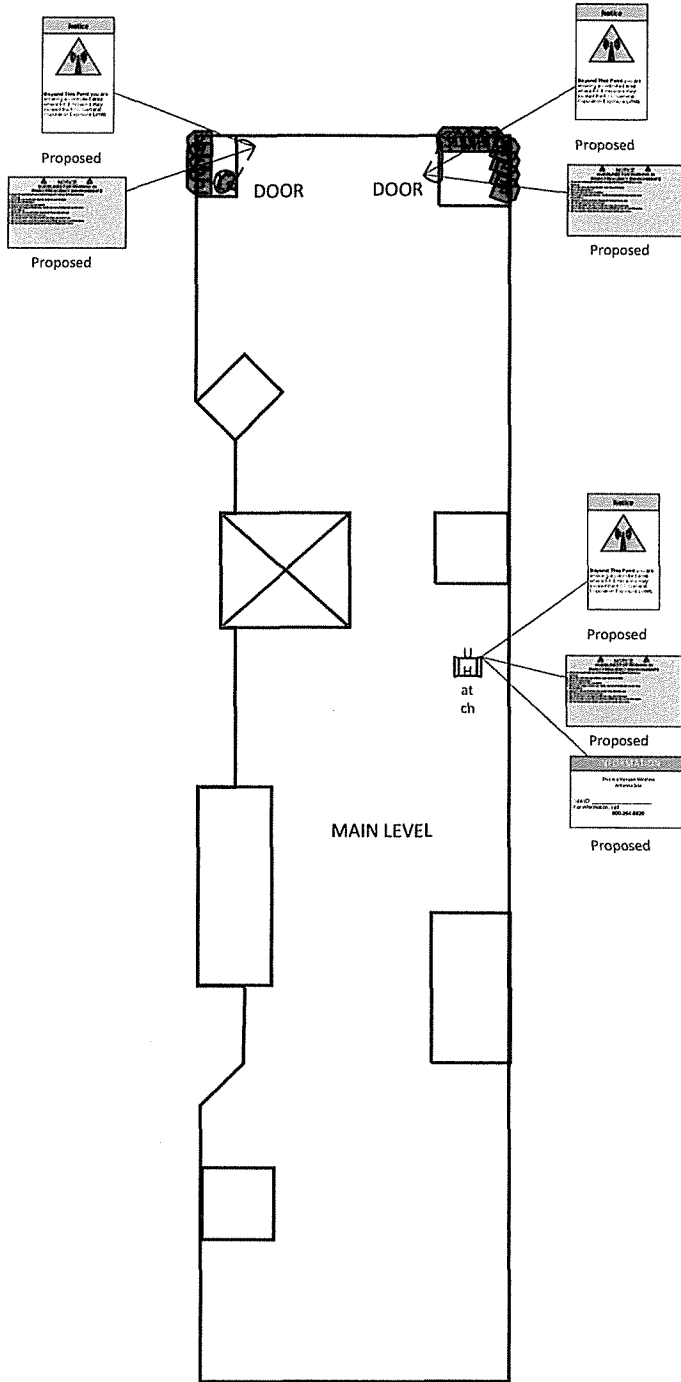
Site Specific Information			
Site Name	North County Mall	Categorically Excluded?	No
Street Address	3480 Plaza Del Lago Boulevard	5% Contributor To Areas Requiring Mitigation?	Yes
City, State, Zip	Escondido, CA 92025		
Multi-Licensee Facility	No	Max % MPE (Predictive)	80.6% Occupational
Structure Type	Rooftop	Max % MPE (Measured)	N/A
Broadcast Equipment	No	Assessment Date	January 3, 2014
# of Access Points	#1	Assessment Purpose	NEW SITE BUILD
Compliance Status		MITIGATION REQUIRED	

<input type="checkbox"/>	Worst-case RF power density levels are BELOW the MPE for General Population/Uncontrolled Environments in accessible areas.
<input checked="" type="checkbox"/>	Worst-case RF power density levels are ABOVE the MPE for General Population/Uncontrolled Environments but BELOW the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE the MPE for Occupational/Controlled Environments but BELOW 10x the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE 10x the MPE for Occupational/Controlled environments.

Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Point	X [1]	X [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/>
Alpha	X [1]	X [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	X [1]	X [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

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

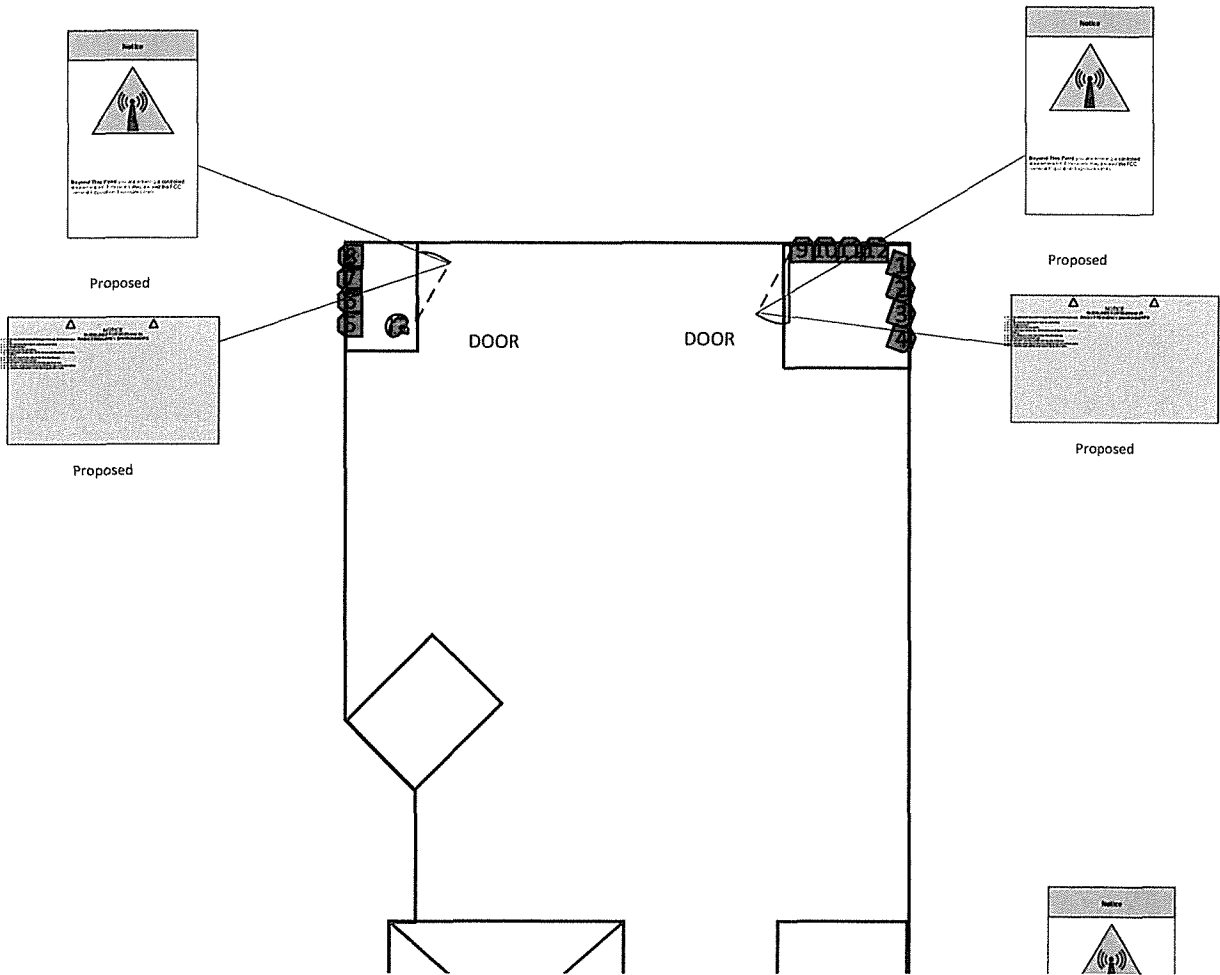
# RF Emissions Simulation For: North County Mall



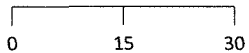
AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
			25			

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.  
Contact Sitesafe Inc. for modeling assistance at (703) 276-1100  
SitesafeTC Version: 1.0.0.0  
1/3/2014 11:26:01 AM

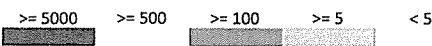
# RF Emissions Simulation For: North County Mall Detailed View



(Feet)



www.sitesafe.com  
Site Name: North County Mall



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
			<b>26</b>			

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**Contents**

1. Executive Summary..... 4

2. Proposed Site Characteristics ..... 5

    a. Structure ..... 5

    b. Accessibility..... 5

    c. Verizon Wireless Signage ..... 5

    d. Antenna Inventory ..... 6

3. Analysis ..... 7

4. Conclusion..... 9

    a. Conclusion Narrative..... 9

    b. Compliance Requirements..... 10

        Signage/Barrier Installation Detail ..... 10

        Signage/Barrier Diagram ..... 11

5. Appendix A: RF Consultant Certifications ..... 12

    a. Preparer Certification ..... 12

    b. Reviewer Certification..... 12

6. Appendix B: Reference Information ..... 13

    a. FCC Rules & Regulations ..... 13

    b. Occupational Safety and Health Administration (OSHA) Requirements ..... 13

    c. RF Signage ..... 14

    d. Barriers..... 14

## 1. Executive Summary

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

The **Verizon Wireless antenna data** was provided by:

<b>Name</b>	Arlet Vargas
<b>Title</b>	Engineer III Consultant-RF
<b>Date</b>	December 26, 2013
<b>Region</b>	Southern CA

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

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

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

**MPE Modeling Program:** SitesafeTC

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

### **Additional Modeling Assumptions:**

#### **General Model Assumptions**

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

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

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

#### **Use of Generic Antennas**

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

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



2. Proposed Site Characteristics

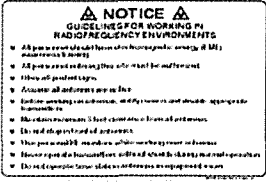



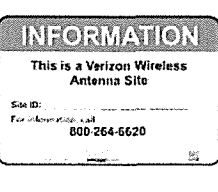
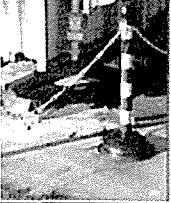
a. Structure

Physical Description	Rooftop
Site Latitude (NAD 83)	N33-4-16.27
Site Longitude (NAD 83)	W117-4-13.16
Site Elevation (AMSL)	380 FT
Structure Height (AGL)	29 FT
Overall Structure Height	29 FT

b. Accessibility

Access to the rooftop through a hatch.

c. Verizon Wireless Signage

Existing Signage						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Point	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
<b>Existing Signage Adheres to VZW Signage &amp; Demarcation Policy?</b>						No

**d. Antenna Inventory**

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

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

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#### 4. Conclusion

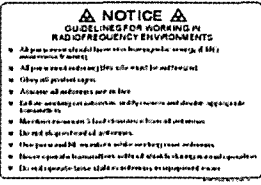



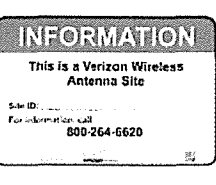
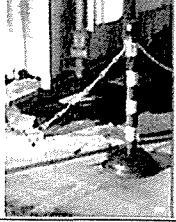
##### a. Conclusion Narrative

###### **Description of MPE-Limit Exceeding Areas:**

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

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

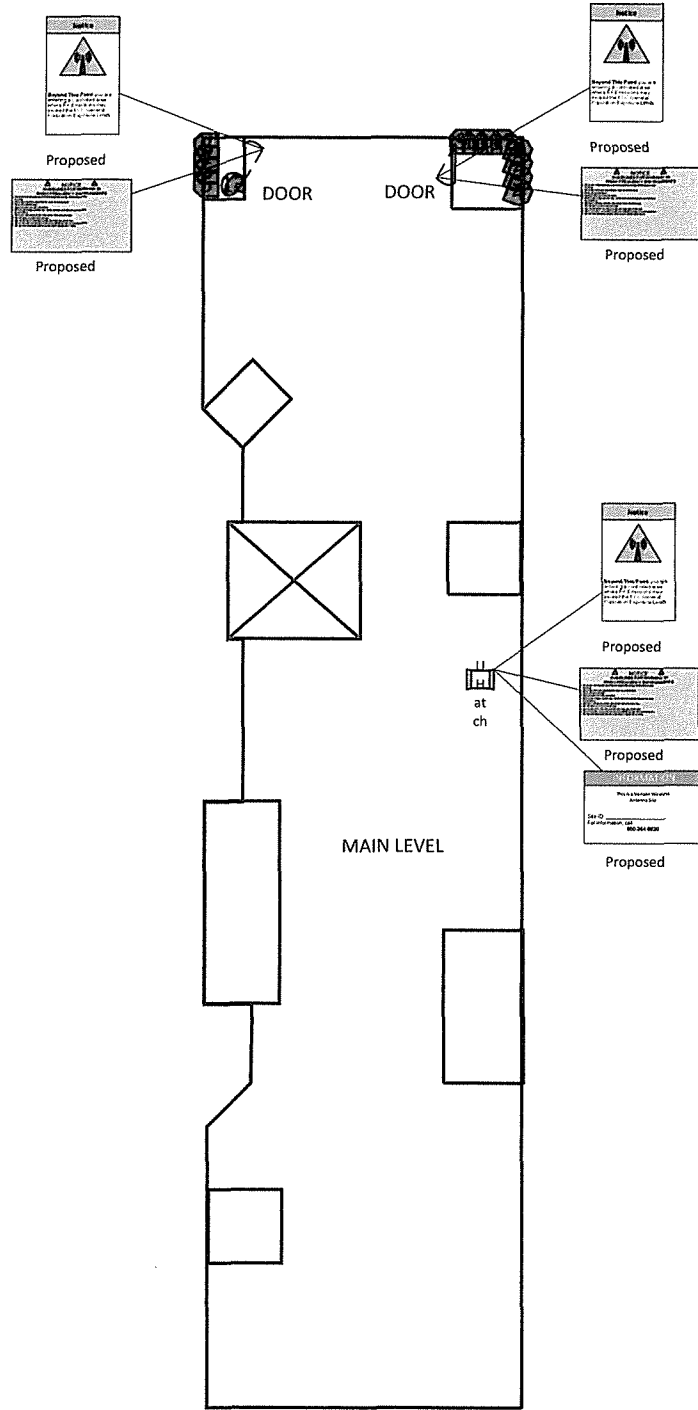
**b. Compliance Requirements**

<u>Compliance Requirements</u>						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Point	X [1]	X [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/>
Alpha	X [1]	X [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	X [1]	X [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

**Signage/Barrier Installation Detail**

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

# North County Mall Signage Diagram



(Feet)

0 22.5 45

www.sitesafe.com  
Site Name: North County Mall

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

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100  
SitesafeTC Version: 1.0.0.0  
3/3/2014 11:27:10 AM

## 5. Appendix A: RF Consultant Certifications

### a. Preparer Certification

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

John Lee

### b. Reviewer Certification

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

## 6. Appendix B: Reference Information

### a. FCC Rules & Regulations

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

#### Two Classifications for Exposure Limits

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

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

#### Environment Classification

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

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

<i>Limits for Occupational/Controlled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2,  H ^2, \text{ or } S$
(MHz)	(mW/cm <sup>2</sup> )	(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, \text{ or } S$
(MHz)	(mW/cm <sup>2</sup> )	(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.

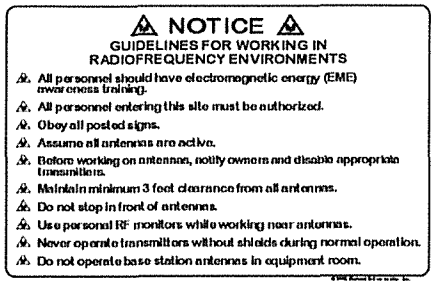
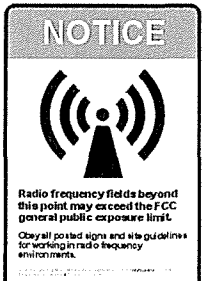
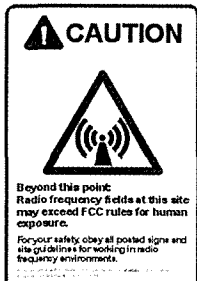

### b. Occupational Safety and Health Administration (OSHA) Requirements

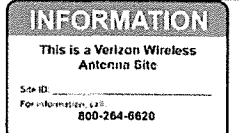
A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> <li>Utilization of good equipment</li> <li>Enact control of hazard areas</li> <li>Limit exposures</li> <li>Employ medical surveillance and accident response</li> </ul>	<ul style="list-style-type: none"> <li>Employ Lockout/Tag out</li> <li>Utilize personal alarms &amp; protective clothing</li> <li>Prevent access to hazardous locations</li> <li>Develop or operate an administrative control program</li> </ul>

**c. RF Signage**

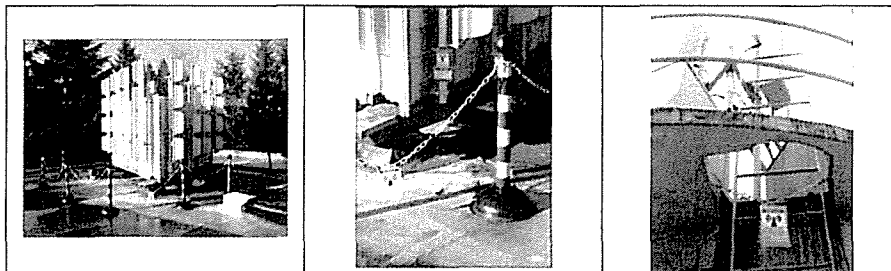
Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of the viewer's position.

GUIDELINES	NOTICE	CAUTION	WARNING
<p>Used anytime hazard signage is employed to achieve FCC compliance. This sign will inform visitors of the basic precautions to follow when working around radiofrequency equipment.</p>	<p>Used to distinguish the boundary between the General Population/Uncontrolled and the Occupational/Controlled areas. The limits associated with this notification must be less than the Occupational/Controlled MPE.</p>	<p>Identifies RF controlled areas where RF exposure can exceed the Occupational/Controlled MPE but below 10 x the Occupational/Controlled MPE.</p>	<p>Denotes the boundary of areas with RF levels substantially above the FCC limits, normally defined as those greater than ten (10) times the Occupational/Controlled MPE.</p>
			

INFORMATION SIGN	INFORMATION
<p>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.</p>	

**d. Barriers**

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





RESOLUTION NO. 2014-158

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
APPROVING AN AMENDMENT TO AREA 3 OF  
THE LOMAS DEL LAGO SPECIFIC PLAN TO  
ALLOW A WIRELESS COMMUNICATION  
FACILITY

Applicant: Verizon Wireless  
Planning Case No.: PHG 13-0046

WHEREAS, the Planning Commission did, on September 9, 2014, consider, and by Resolution No. 6022, recommend approval of an amendment to Area 3 of the Lomas Del Lago Specific Plan (SP 88-03 and 94-35-SP) to allow the installation and operation of a new Wireless Communication Facility for Verizon Wireless consisting of up to twelve panel antennas and related electrical equipment located within new and/or modified architectural features up to approximately 31.5 feet high on the roof of the existing commercial buildings within the shopping center. The proposal also includes the installation of 10 kW emergency backup generator that would be located within a new masonry block equipment enclosure designed to match the architecture of the existing buildings. The Lomas Del Lago Commercial Center generally is located on the northeastern corner of Via Rancho Parkway and Del Lago Boulevard, west of Interstate 15, addressed as 3440 Del Lago Boulevard (APNs 271-011-06, -07, -08, and -09); and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act ("CEQA") and the project is categorically exempt from environmental review in conformance with CEQA Section 15303, "New Small Facilities and Structures." A Notice of Exemption was issued for the project on August 25, 2014; and

WHEREAS, a notice was published and mailed as required by the Escondido Zoning Code and applicable State law, and that a public hearing was held regarding the proposed project and that all persons desiring to speak did so; and

WHEREAS, this City Council has reviewed and considered the proposed amendment to the Lomas Del Lago Specific Plan, the Planning Commission decision, the staff report(s), a copy of which are on file in the Planning Department, and recommendations of the Planning Commission and appropriate agencies, and public testimony presented at the Council hearing; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said amendment to the Lomas Del Lago Specific Plan and adopt the environmental determination (“Notice of Exemption”) issued for the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the Findings of Fact/Factors to be Considered, attached as Exhibit “A” and incorporated by this reference, were made by said Council.
3. That upon consideration of the Findings, all material in the staff report(s) public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council approves said amendment to Area 3 of the Lomas Del Lago Specific Plan to install and operate a wireless communication facility and adopts the Notice of Exemption, as reflected on plans and documents on file in the offices of

the City Clerk and Planning Division, and subject to Conditions of Approval set forth as Exhibit "B" and incorporated by this reference.

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

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

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

## EXHIBIT "A"

### FINDINGS OF FACT/FACTORS TO BE CONSIDERED PHG 13-0046

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

Granting this permit to allow a personal wireless communication facility on the subject property would be in conformance with these Goals and Policies, and would be based on sound principles of land use because the use is in response to services required by the community and the facility would enhance communication services in the city without posing a health threat to the surrounding area. The facility would incorporate a design that would be compatible with other similar structures within the commercial center and in conformance with the Communication Antennas Ordinance, which would minimize potential visual impacts from adjacent views. The equipment would be located within the new mechanical equipment enclosure, which would eliminate any potential visual and/or noise impacts to adjacent properties. The proposed facility would not result in a substantial alteration of the present or planned land use since the project site is developed with a variety of commercial uses. The facility also would not result in a potential health hazard to nearby residents since the facility would be within MPE (maximum permissible exposure) limits as indicated in the radio frequency analysis prepared for the project. The proposed facility would be in compliance with the City's Wireless Facility Guidelines, as discussed in the Planning Commission staff report.

2. Granting the permit for the emergency backup diesel generator would be based upon sound principles of land use since the site is physically suitable to accommodate the project, the proposed generator will be screened from view from the surrounding streets and properties, the generator only is used for emergency power interruption and will be only run intermittently for monthly maintenance. The masonry block mechanical building would attenuate the sound from the generator to a negligible level.
3. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts since the project incorporates a type of design that would be integrated into the architecture of the commercial center and completely screened.
4. The proposed personal wireless communication facility would not be hazardous to the health of nearby residents since the radio frequency (RF) analysis prepared for the project by Sitesafe concluded the maximum operation levels of radiation for the facility would be within the MPE (Maximum Permissible Exposure) limit established by FCC guidelines. All signage and mitigation measures sited within the report will be followed to ensure worker exposure is limited and unnecessary.
5. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15303, "New Small Facilities and Structures" and a Statement of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment due to the relatively small size of the facility located on a light standard within a park. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project area or will be impacted by the proposed development.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL PHG 13-0046

#### General

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

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

# CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 5**  
**Date: October 1, 2014**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Sheryl Bennett, Director of Administrative Services  
Joan Ryan, Assistant Finance Director

**SUBJECT:** Bid Award for Stocking Live Rainbow Trout at Dixon and Wohlford Lakes

RECOMMENDATION:

It is requested that Council adopt Resolution No. 2014-146 and award a three consecutive year contract for 57,800 pounds of live rainbow trout to Chaulk Mound Trout Ranch. The City will spend approximately \$201,722 per year, and with satisfactory performance and mutual agreement between the City and Chaulk Mound Trout Ranch, the City may extend the renewal for an additional three one-year contract.

FISCAL ANALYSIS:

Sufficient funds are located in the Lakes operating budget.

BACKGROUND:

Request for bids were mailed to eight bidders on August 14, 2014, and two bids were received and opened on September 4, 2014. The bids results are as follows:

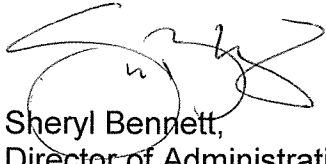
<u>Vendor</u>	<u>Amount</u>
Chaulk Mound Trout Ranch	\$201,722
Mt Lassen Trout Farms	No Bid

We polled the other six non-bidders and found that they did not bid for various reasons, such as, fuel cost hardship, water drought, and difficulty in stocking the quantity of fish required. In order to meet our stocking of live rainbow trout requirements, fish hatcheries must have adequate inventory on-hand; furthermore, the fish must be free of diseases and deformities as set forth with the Fish and Game Code of the State of California. The fish growth process from juvenile to adult sizes takes up to thirty-six months to deliver fish between 3/4 and 5 pounds at our Lakes.

Bid Award for Stocking Live Rainbow Trout at Dixon and Wohlford Lakes  
October 1, 2014  
Page 2

Dan Hippert, Lakes/Open Space Superintendent, reviewed the bid and recommends the bid award to Chaulk Mound Trout Ranch as the lowest most responsive and responsible bidder who met the City's bid requirements.

Respectfully submitted,



Sheryl Bennett,  
Director of Administrative Services




Joan Ryan,  
Assistant Finance Director



DATE September 8, 2014

TO: Blanca Wolf, Purchasing Supervisor

FROM: Dan Hippert, Lakes and Open Space Superintendent 

SUBJECT: Bids for delivery of live rainbow trout

I have reviewed the bids and specifications for the live rainbow trout bid and concur with the recommendation to award this bid to the Chalk Mound Trout Ranch.

Dan Hippert  
Lakes and Open Space Superintendent

RESOLUTION NO. 2014-146

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
AUTHORIZING CITY COUNCIL TO  
APPROVE THE BID AWARD FOR STOCKING  
LIVE RAINBOW TROUT AT DIXON AND  
WOHLFORD LAKES TO CHAULK MOUND  
TROUT RANCH

WHEREAS, sufficient funds are available in the Lakes operating budget; and

WHEREAS, the City of Escondido duly published an invitation for bids for stocking live rainbow trout at Dixon and Wohlford Lakes to include detailed bid specifications and requirements; and

WHEREAS, request for bids for stocking live rainbow trout at Dixon and Wohlford Lakes were mailed to eight vendors on August 14, 2014; and

WHEREAS, two bids were received and opened on September 4, 2014; and

WHEREAS, the apparent low bid submitted by Chaulk Mound Trout Ranch was determined to be the lowest and responsive bidder who conformed to the City's bid specifications and requirements; and

WHEREAS, a three consecutive year contract for 57,800 pounds of live rainbow trout will be established with Chaulk Mound Trout Ranch; and

WHEREAS, with satisfactory performance and mutual agreement between the City and Chaulk Mound Trout Ranch, the City may extend the renewal for an additional three one-year contract; and

WHEREAS, staff recommends awarding the bid to Chaulk Mound Trout Ranch in the amount of \$201,722; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to award the bid to Chaulk Mound Trout Ranch.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That City Council accepts the recommendation of staff and finds Chaulk Mound Trout Ranch to be the lowest and responsive bidder who conformed to the City's bid specifications and requirements.
3. That the City Council is authorized to approve on behalf of the City, the bid award to Chaulk Mound Trout Ranch for stocking live rainbow trout at Dixon and Wohlford Lakes.



**FUTURE CITY COUNCIL AGENDA ITEMS**  
**September 25, 2014**

*AGENDA ITEMS AND COUNCIL MEETING DATES ARE SUBJECT TO CHANGE. CHECK WITH THE CITY CLERK'S OFFICE AT 839-4617*

**October 8, 2014**  
**No Meeting**

**October 15, 2014**  
**4:30 p.m.**

	<b>CONSENT CALENDAR</b>
	<p><b>Lease Agreement with Warfighter Academy at 700 West Grand</b> (D. Lundy)</p> <p><i>Warfighter Academy has proposed to rehabilitate 700 West Grand to make it habitable for occupancy and rent the site on an interim basis from the City for its tactical training business.</i></p>
	<p><b>Final Engineer's Report for City of Escondido Landscape Maintenance Assessment District Zone 37 for Fiscal Year 2015/2016</b> (E. Domingue)</p> <p><i>Adoption of Resolution No. 2014-156 is the final step in the review process for the Engineer's Report and assessment for Zone 37 of the City of Escondido Landscape Maintenance Assessment District for FY 2015/2016.</i></p>
	<p><b>Mills Act Agreement and CEQA Exemption for a Local Register Property (HP 14-0003)</b> (B. Redlitz)</p> <p><i>An Old Escondido Neighborhood 1924 Historic Property previously listed on the Local Register. The current owners of the property wish to enter into a Mills Act agreement with the City.</i></p>
	<p><b>Mills Act Agreement and CEQA Exemption for a Local Register Property (HP 14-0001)</b> (B. Redlitz)</p> <p><i>An Old Escondido Neighborhood 1928 Historic Property previously listed on the Local Register. The current owners of the property wish to enter into a Mills Act agreement with the City.</i></p>
	<b>PUBLIC HEARINGS</b>
	<p><b>Local Register Historic Listing, Mills Act Agreement and CEQA Exemption (HP 14-0002)</b> (B. Redlitz)</p> <p><i>To add an Old Escondido Neighborhood hilltop property at the south end of Broadway that includes a Mid-Century Modern residence designed and built in 1978 for renowned architect Ralph Haver to the Local Register. The current owners of the property also wish to enter into a Mills Act Agreement with the City.</i></p>

**October 15, 2014**

**Continued**

	<b>PUBLIC HEARINGS Continued</b>
	<b>Recommendations for Allocation of Affordable Housing Funds</b> (B. Redlitz)  <i>Council approved release of an RFP of up to \$1,000,000 for the development of affordable housing on August 6, 2014. The RFP includes both federal HOME funds, which may be used solely for affordable housing purposes and must be committed by June 30, 2015, and repayments of Low and Moderate Income Set-Aside Funds. Staff has reviewed the responses submitted, ranked each proposal, and brings recommendations for allocation of the funds to Council.</i>
	<b>CURRENT BUSINESS</b>
	<b>WORKSHOP</b>
	<b>Workshop on the Status of the City's Pavement Management Program</b> (E. Domingue)
	<b>Future Agenda Items (D. Halverson)</b>



# City Manager's WEEKLY UPDATE to City Council

September 24, 2014

## ECONOMIC DEVELOPMENT

Swirlz Candy Store on Grand Avenue is closing due to the owner's health.

## SPECIAL EVENTS

On September 28<sup>th</sup>, the 28<sup>th</sup> Annual Tour de Poway bike ride will pass through Escondido. This is a rules of the road bike ride meaning all cyclists will be required to stop for red lights.

## COMMUNITY DEVELOPMENT

### Planning:

- An application has been submitted for a temporary use permit for an Oktoberfest Craft Beer event at the Swap Meet World Market at 800 W. Washington on Oct. 25<sup>th</sup> and 26<sup>th</sup>. The event will be held from 12:00 PM – 5:00 PM each day and will include live amplified music.
- Staff met with the applicants for the Safari Highlands project to discuss project status, submittals and procedures. Discussion focused primarily on the need for the applicants to secure some sort of binding commitment for offsite road easements for emergency access in order to process a tentative map and avoid potential condemnation issues. Staff has encouraged a phased submittal, with the first phase including the Specific Plan, annexation and Sphere of Influence amendment applications and the associated EIR to establish a feasible road alignment, to be followed by subsequent submittal of the tentative map application processed concurrently with the LAFCO annexation process. The applicant is negotiating with adjacent property owners regarding the easements and anticipates submittal of preliminary agreements for staff consideration, to allow the tentative map to be considered with the other entitlements. They anticipate submittal of an application in 2-3 months.
- The representatives for the proposed Conditional Use Permit for a self-storage facility at 222 W. Mission have indicated they do not intend to pursue the project, based on feedback that the project would necessitate a General Plan Amendment that may not be supported.
- Interfaith submitted building permit plans on 9/8/14 for administrative offices and a recuperative care center for veterans to be located at 250 N. Ash St. Staff determined that the submittal was sufficient for plan check purposes, and "grandfathered" the care facility as a permitted use under the zoning code provisions for the Hospital Professional (HP) zone since it was submitted prior to the 9/12/14 effective date of the recent zoning code amendment for the commercial zones (which now require a Conditional Use permit for similar uses).

# City Manager's WEEKLY UPDATE to City Council

- The Planning Commission unanimously approved both agenda items last night, including a variance to allow a new freestanding monument sign for the Shell station at 615 W. El Norte Parkway, and a CUP for a new Verizon wireless communications facility and associated generator at 2066 Aldergrove Ave.
- Major Projects Update:
  - Oak Creek (NUW) – Comments on the Draft EIR are due on 9/29/14. The document is posted on the City's website at the following link:
    - [http://www.escondido.org/Data/Sites/1/media/pdfs/Planning/oakcreek/CD/INDEX - Report Navigatoin.pdf](http://www.escondido.org/Data/Sites/1/media/pdfs/Planning/oakcreek/CD/INDEX_Report_Navigatoin.pdf). A neighborhood meeting was held on 9/22/14, in the City Council Chambers to discuss the project and the findings of the Draft EIR. Approximately 70 people attended. Comments focused on issues associated with downstream impacts from the Chatham site, the design of the single project entry on Felicita, and the tree removals.
  - Amanda Lane (NUW) – Staff continues to coordinate with the applicant on their revised submittals and the design of offsite improvements along Gamble Lane.
  - Centerpointe 78 Commercial: – Staff is coordinating with the traffic consultant to finalize the traffic study for inclusion in the Draft EIR. A major issue is the need for additional right-of-way and improvements along the Broadway frontage, and the associated impact on the existing traffic signals.
  - North Broadway Deficiency Area Projects: – The application for the Zenner annexation and the associated 40-unit subdivision at Vista Ave. and Lehner Ave. remains incomplete, pending submittal of letters of permission for offsite improvements at Ash/Vista, to avoid condemnation issues.
  - San Diego Veterans Village: The applicant is evaluating potential revisions to address the HPC comments regarding the proposed demolition of several historic adobe structures and to address Fire Department concerns.
  - Latitude II – Following a series of preapplication meetings, a formal application is anticipated within the next month for a proposed 112 unit condominium project.

## Housing:

Staff is reviewing the four submittals received in response to the 2014 RFP for the Housing funds; applicants include Solutions for Change, Urban Housing Communities (UHC), Community Housing Works (CHW) , and Habitat for Humanity. This item will be presented to Council on 10/15/14.

## Building Division:

- Building had very busy week issuing 52 permits for the week with a total valuation of \$97,515. Most of the permits issued were miscellaneous type permits and photovoltaic permits.



# City Manager's WEEKLY UPDATE to City Council

- Inspections and counter contacts have increased with average daily inspections of 28 with 24 on Friday and average daily counter contacts of 32 with 23 on Friday. Our new Building Inspector started this week, to fill the vacancy created by a newly retired employee.
- Photovoltaic permits are dominating the permit activity for this week with 29 permits issued and 15 more in for plan review. Building has issued 477 photovoltaic permits this year.

## **PUBLIC WORKS UPDATE**

### **Engineering:**

The City's "Missing Link" Bicycle Path project that connects the Escondido Creek trail with the Transit Center was recommended for Active Transportation grant funding by SANDAG's Transportation Committee on Friday, September 19<sup>th</sup>. The project ranked 8<sup>th</sup> out of 42 applications received. If approved by the SANDAG Board and California Transportation Commission, the City will receive \$1.092-Million in grant funding to complete this important bicycle path link.

### **Capital Improvements:**

#### **Lake Wohlford Road- Emergency Repair:**

All slope restoration and site cleanup was completed on Monday, September 22 with the roadway reopened to all traffic at 4:22 in the afternoon. Thank you to staff and Shaw Equipment Rentals Inc. for completing the repairs in 12 days.

#### **2013/2014 Street Maintenance Project:**

New roadway striping has been applied along 9<sup>th</sup> Avenue between Spruce Street and Auto Parkway as part of this year's roadway maintenance project. The new striping plan provides for two vehicle travel lanes and a bike lane for west bound traffic. East bound traffic is provided a single travel lane with the addition of a bike lane.

#### **Maple Street Pedestrian Plaza Modifications:**

The project is scheduled to begin after the end of Cruisin' Grand on October 3, 2014.

### **Private Development**

#### **Lincoln Avenue at Goldenrod Street - 16" Gas Main Inspection:**

SDG&E will begin testing of the pipeline on Saturday, September 27<sup>th</sup>, 2014. At that time, they will launch the robotic device, which will examine the interior surface of the 16" gas main which runs between the City of Escondido and the City of Carlsbad.





# City Manager's WEEKLY UPDATE to City Council

## County Project - Bear Valley Parkway Widening between Boyle Avenue and San Pasqual Valley Road:

The contractor is continuing to clear and grub the site which includes house foundations, driveways and landscape items between Birch Avenue and Viewmont Drive.

## Pennsylvania Avenue and Kalmia Street- Classical Academy High:

The project striping is scheduled for the evening of Thursday, September 25.

## Moir Wall reconstruction:

The replacement of the large granite wall that failed at the intersection of 8<sup>th</sup> Avenue and Broadway has now been completed.

## **Operations:**

- 81 street lights were repaired and brought to operational status.
- City electricians collectively completed 53 special projects at various locations throughout the City.
- 20 traffic signals were repaired, 3 traffic signals were serviced.
- Crews started on the installation of an 18 inch storm drain to the east of the parking lot of the Sports Center in Kit Carson Park. This project will eliminate an unsightly drainage swale, eliminate an existing erosion problem and improve the water quality through the installation of a bio filter above the storm drain. The bio filter will treat storm water runoff from the Sports Center parking lot.
- Parking lot lighting was repaired at 5 locations within the City.
- The Paving Crew completed a pavement repair in Kit Carson Park adjacent to the amphitheater. This area was damaged by Cal Fire during their occupation of the park in May.
- The Patch Truck crew repaired 72 potholes at various locations in the City.
- 1 transient camp was cleaned up and yielded approximately 10 cubic yards of trash and debris.
- The Debris Crew collected approximately 10 yards of abandoned materials from the City's right of way.
- The material removed from Eagle Scout Lake has been removed from Kit Carson Park and transported to Ryan Park. The fill material will be used for the construction of an athletic field sometime in the future. At present, the area serves as additional parking when large events are held in the park. A small amount of soil was left adjacent to the lake to be used as backfill for the storm drain installation ongoing adjacent to the Sports Center

## **Building Maintenance**

The City will be participating in a program sponsored by SDG&E that allows an approved contractor to inspect and "tune up" our HVAC equipment. There is **no cost to the City for this service**. This program applies to qualifying building HVAC equipment that is sized at 60 tons or less. We have approximately 150 units that will qualify. The contractor will perform services



# City Manager's WEEKLY UPDATE to City Council

such as: optimizing the refrigerant charge, tightening or replacing belts, replacing filters, lubricating the equipment, checking for leaks, etc. This service would likely cost us over \$20,000 if we had to pay for it. Additionally, it will be added reassurance that our HVAC equipment will be running as efficiently as possible. This should save energy as well as lower cost.

## **PUBLIC SAFETY**

### Police:

- Three conditional job offers were given this week (Pete McCollough, Adrian Garcia and Jose Guerrero).
- Detective Jeff Valdivia received the "Business Salute to Public Safety" award due to the NTP idea.
- PD's vintage police car was recognized with an award at Cruisin' Grand.
- The Chief gave a presentation at the Emanuel Faith Leadership Retreat on NTP
- A fundraiser at Amici's generated over \$11,000 for Suzeth Perez.
- County chiefs met with director of the FBI James Comey to discuss current issues and future trends

###