



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

August 27, 2024 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Stan Weiler

VICE CHAIR

David Barber

COMMISSIONERS

Carrie Mecaro

Barry Speer

Jeff Jester

Dustin Steeve

Marc Correll

MINUTES CLERK

Alex Rangel

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, AUGUST 27, 2024

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. 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

PLANNING COMMISSION

TUESDAY, AUGUST 27, 2024

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) July 23, 2024 Meeting Minutes

WRITTEN COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

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

PUBLIC HEARINGS

Please limit your testimony to three minutes.

- [2.](#) **PL23-0335 – 15051 Charity Drive / New Wireless Communication Facility**

REQUEST: A Conditional Use Permit to construct a new freestanding 40'-0" tall Wireless Communication Facility (WCF) supporting three new antennas ("Project"). The proposed mono-eucalyptus is designed with stealth technology and clad in synthetic materials to simulate a Eucalyptus tree. The proposed mono-eucalyptus will be supported by new ground and wall mounted equipment, including a 20-kW diesel generator for backup power. The request also includes the construction of a ground level enclosure surrounded by an 8'-0" tall CMU wall to house supportive equipment for the WCF and associated landscaping.

PROPERTY SIZE AND LOCATION: The 10.01-acre site is located on Charity Way and is addressed at 15051 Charity Way. (Assessor's Parcel Number: 241-090-18-00)

APPLICANT: Qualtek Wireless, LLC



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CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15303 (New Construction and Conversion of Small Facilities and Structures)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

CURRENT BUSINESS

3. **PL24-0101 | 546 E. 6th Avenue Mills Act Request**

REQUEST: Recommend to the City Manager authorization of a Mills Act Contract to assist the property owners of a single-family residence at 546 E. 6th Avenue with future preservation of the historic resource.

PROPERTY SIZE AND LOCATION: The 10,500 square foot site is located on 6th Avenue and is addressed at 546 E. 6th Avenue (Assessor's Parcel Nos.: 233-291-14-00 and 233-291-15-00)

APPLICANT: Rodney L. George & Denise A. Lincoln

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15331 (Historic Resources Restoration / Rehabilitation)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

4. **Old Escondido Neighborhood Recommendation**

REQUEST: Discussion regarding how to elevate the profile of the Old Escondido Neighborhood District and forward a recommendation to the City Council.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

FUTURE AGENDA ITEMS



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ORAL COMMUNICATIONS

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PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

- [5.](#) Tentative Future Agenda

ADJOURNMENT



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PLANNING COMMISSION MINUTES

July 23, 2024 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

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CHAIR

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MINUTES CLERK

Alex Rangel

HOW TO WATCH

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201 N. Broadway, Escondido, CA 92025



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PLANNING COMMISSION MINUTES

TUESDAY, JULY 23, 2024

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Carrie Mecaro

ROLL CALL:

Commissioners Present: David Barber, Vice-Chair; Marc Correll, Commissioner; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner, and Dustin Steeve, Commissioner.

Commissioner Absent: Stan Weiler, Chair.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Melissa DiMarzo, Assistant Planner II; Alex Rangel, Minutes Clerk.

1. APPROVAL OF MINUTES: July 9, 2024

Motion: Commissioner Correll; Second: Commissioner Jester.

Motion carried (5-0) to approve the minutes.

Ayes: Barber, Correll, Jester, Mecaro, Steeve.

Abstain: Speer.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

None.

CURRENT BUSINESS:

2. PL24-0188 – Historic Preservation

REQUEST: Receive staff's presentation to the Planning Commission entailing an overview of the Historic Preservation process, including the Planning Commission's decision-making role within those processes.

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a "Project" under CEQA, pursuant to CEQA Guidelines Section 15378(b)(5).



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APPLICANT: City of Escondido

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

The commissioners discussed various aspects of historic preservation, including public outreach and City process.

COMMISSION ACTION:

None.

3. PL24-0089 – 225 W. 6th Avenue / Addition to a Local Register Property

REQUEST: Recommend approval of the Design Review for a 276 square-foot addition consisting of habitable space and 163 square-foot covered patio, both located at the rear of an existing residence listed on the City's Local Register and located within the Old Escondido Neighborhood.

PROPERTY SIZE AND LOCATION: The 0.15-acre site is located on the south side of West 6th Avenue, between South Maple St. and S. Escondido Blvd., and is addressed at 225 W. 6th Avenue. (APN: 233-242-03-00).

ENVIRONMENTAL STATUS: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)

APPLICANT: Jeff Adusei

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

The Commissioners discussed various aspects of the project, including material components, design guidelines, and future projects for the property.

COMMISSION ACTION:



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PLANNING COMMISSION MINUTES

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Motion to approve Planning Resolution No. 2024-13, recommending approval of the Design Review to the Director of Development Services.

Motion: Commissioner Correll. Second: Commissioner Speer.

Motion carried (6-0) to approve the project.

Ayes: Barber, Correll, Jester, Mecaro, Speer, Steeve.

Absent: Weiler.

FUTURE AGENDA ITEMS:

Commissioner Steeve requested, and Commissioner Correll concurred, that the commission discuss opportunities and recommendations to City Council regarding the Old Escondido Neighborhood District.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Morones provided a Tentative Future Agenda for the upcoming August 27, 2024 Planning Commission meeting.

ADJOURNMENT

Vice-Chair Barber adjourned the meeting at 7:57 p.m.

Veronica Morones. Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk



STAFF REPORT

DATE: August 27, 2024

PL23-0335 – 15051 Charity Way Wireless Communication Facility

PROJECT NUMBER / NAME: PL23-0335 – 15051 Charity Drive / New Wireless Communication Facility

REQUEST: A Conditional Use Permit to construct a new freestanding 40'-0" tall Wireless Communication Facility (WCF) supporting three new antennas ("Project"). The proposed mono-eucalyptus is designed with stealth technology and clad in synthetic materials to simulate a Eucalyptus tree. The proposed mono-eucalyptus will be supported by new ground and wall mounted equipment, including a 20-kW diesel generator for backup power. The request also includes the construction of a ground level enclosure surrounded by an 8'-0" tall CMU wall to house supportive equipment for the WCF and associated landscaping.

PROPERTY SIZE AND LOCATION: The 10.01-acre site is located on Charity Way and is addressed at 15051.
(Assessor's Parcel Number: 241-090-18-00)

APPLICANT: Qualtek Wireless, LLC

GENERAL PLAN / ZONING: Valley View Specific Plan (SP4)/ Specific Plan (SP)

PRIMARY REPRESENTATIVE: Matt Vigil, Qualtek Wireless, LLC

DISCRETIONARY ACTIONS REQUESTED: Conditional Use Permit

PREVIOUS ACTIONS: None

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15303 (New Construction and Conversion of Small Facilities and Structures)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: ___YES ___X_NO

REPORT APPROVALS: X Dare DeLano, Senior Deputy City Attorney

X Veronica Morones, City Planner



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BACKGROUND

The 10.01-acre site was annexed from the County of San Diego along with 209.5 other acres as a result of an annexation process approved by the Local Agency Formation Commission in 2003. When the parcel was annexed it contained a 3,614 square foot single home that was built in 1978. The existing residence is situated in the northwestern corner of the site, with a driveway extending southward from the western-most end of Charity Way down to the residence. The existing residence is oriented westward.

SUMMARY OF REQUEST

Qualtek, LLC ("Applicant") requests approval of a Conditional Use Permit to construct a 40'-0" tall mono-eucalyptus wireless communication facility (WCF), which will support three primary antennas visually screened per standards dictated in the Five General Principles for Personal Service Wireless Guidelines (Article 34, Section 33-703). Adjacent to the new mono-eucalyptus, the Applicant proposes to construct an 8'-0" tall concrete masonry unit (CMU) block wall enclosure, consisting of two compartments: one for ground and wall mounted wireless equipment placed on a concrete plinth and another containing a backup 20 KW generator situated on another concrete pad. The proposed WCF would be located in the northeastern corner of the project site.

The total area of the equipment and generator enclosure is approximately 343 square feet. The mono-eucalyptus location was negotiated with the property owner, and does not encroach into any required setback, nor does it exceed any height limitations. The applicant is employing the latest in stealth designs and using the highest quality materials to simulate a natural tree, ensuring full aesthetic integration of the new facilities as well as an appropriate and sustainable palette of vegetative screening, supported by consistent irrigation and maintenance.

SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:	10.01 net acres	
	<u>Minimum Required</u>	<u>Provided</u>
2. Lot Coverage/Floor Area Ratio:	30% (130,810)	**3,948 square feet (.02%)
3. Building Height	35'	*40'0'
4. Setbacks:		
a. Front Yard:	25'	~500'
b. Rear Yard:	15'	145'
c. Side Yard:	10'	106'
5. Open Space / Landscaping:	Adequate screening required	Moderate to tall vegetation
6. Trees:	Screening and similar height to proposed WCF	(6) 24" Box Desert Willows (max. height of 20-feet)
7. Signage:	N/A	Pole Mounted Safety Signs
8. Lighting:	Shielding required	None proposed



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*Pursuant to Section 33-1075, Wireless masts or other similar structures for Communication Antennas may be erected above the height limits established by the underlying zoning district.

**Includes square-footage of existing single-family structure and proposed enclosure.

PROJECT ANALYSIS

1. General Plan Conformance:

a. Community Protection

The role of the Community Protection Element is to protect residents, workers, and visitors to the City of Escondido from natural and man-made hazards. Its purpose is to identify and address the most relevant public safety issues affecting the community. Two public safety issues that are associated with the proposed project and within the regulatory authority of the City of Escondido are Noise and the levels of Radio Frequency/Electro-Magnetic Emissions exposure (which is also regulated by the Federal Government). A noise study was conducted by MD Acoustic based on the proposed operation and location of the 20-kW generator, and the mitigating factors including its enclosure and natural surrounding topography and terrain (see Attachment 2). The noise study is modeled to accurately evaluate the future operational noise levels at and/or adjacent to the project site. MD Acoustics calculated the noise level projection to the nearest sensitive receptors based on the proposed project design. The projected noise levels to the nearest sensitive receptors based on the proposed project design were found to be under the thresholds provided for residential uses in the General Plan as well as the limits set within Article 12 (Noise Abatement and Control) for residentially zoned districts.

The CMU enclosure is meant to mitigate operational noise or emissions from either the wall mounted or ground mounted equipment, and the generator when it is in use. The attached noise report assessed the future diesel generator noise level to the nearest sensitive receptors and compared it to the City's applicable noise limits. The City has outlined acceptable ranges of noise within certain districts. Section 17-229 of the Escondido Municipal Code provides that the exterior noise limits for residential zoning districts may not exceed 50 dBA during the day and may not exceed 45 dBA at night. The study finds that the operation of the generator would not exceed the strictest nighttime residential noise level, operating at 43 dBA.

The other potential danger posed by wireless antennas and related equipment is radio frequency electromagnetic emission. EBI Consulting conducted a study to determine exposure levels from the proposed wireless communication facilities at this site (see Attachment 3). The Federal Communication Commission (FCC) has developed Maximum Permissible Exposure (MPE) levels for the general public and for occupational activities. As presented in the report, based on worst-case predictive modeling, there are no modeled exposures on an accessible ground walking/working surface related to the proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

However, there are areas where workers who may be elevated above the ground may be exposed to cumulative power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields. EBI



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recommended a Site Safety Plan in the RF report which includes a warning sign and a NOC Information sign for installation 10'-0" above ground level at the base of the facility disclosing potential exposure above occupational levels. Condition of approval no. C.5. of the Exhibit "D" of the draft resolution requires adherence to all recommendations of EBI's report by the Applicant.

b. Housing

The project site is not identified in the City's General Plan Housing Element Suitable Sites Inventory for the 6th RHNA Planning Cycle. Because the provision of "no net loss" applies to housing located on any site listed in the City's Housing Element, the City does not need to determine if this project or a decision related to this project would be subject to No Net Loss Law and its remedies.

2. Zoning or Specific Plan Conformance:

a. Specific Planning Area 4

The project site is not part of any adopted Specific Plan. Per Section F. of Specific Plan Area 4, development area within the Specific Plan Area, but without an adopted Specific Plan, shall be determined by applying a zoning designation that is consistent with the Rural II General Plan Designation. The Residential Agricultural (RA) zoning designation is consistent with those General Plan designations. Wireless Communication Facilities are a conditionally permitted use in the RA zoning district subject to a CUP. Therefore, the proposed use is consistent with the applicable zoning.

b. Article 34 (Communication Facilities) - Conformance with Section 33-703 (Personal wireless service facilities guidelines—Five General Principles) five general principles for consideration of new facilities

The Escondido Zoning Code contains a specific section on standards relating to wireless facilities. Section 33-703 Personal Wireless Facilities Guidelines – Five General Principles are intended to ensure the installation of a new wireless facility is reviewed and regulated, particularly in residential zones. The project is required to conform to the following principles: Height Guidelines, Location Guidelines, Stealth Technology guidelines, Older Facility Guidelines and Emissions Guidelines.

i. Height guidelines – Utilize lowest profile technology

The proposed mono-eucalyptus pole adheres to the height restriction for a freestanding structure in the base zoning district (35'-0"). However, the three antennas attached to the mono-eucalyptus extend three feet (3'-0") above the monopole to a height of 38'-0" feet. The mono-eucalyptus and antennas will be visually screened by wrapping the structural and technological elements with synthetic colors and materials designed to simulate a Eucalyptus Tree. The canopy of the tree, in order to ensure that the monopole and the antennas are effectively screened, adds an additional two feet (2'-0") to the overall height of the structure, resulting in a monopole, antennas, and artificial tree trunk and canopy with an overall height of 40'-0" from grade. Although the base zoning provides for a maximum of 35'-0", Section 33-1075 (Permitting structures in excess of height



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limit) states that wireless masts or other similar structure (in this case, synthetic tree canopy) meant to visually screen the mono-eucalyptus and antennas are permitted. Therefore, the proposed total height of the WCF is consistent with requirements for communication facilities outlined within the Escondido Zoning Code.

ii. Location Guidelines – Avoid proliferations that create or compound undesirable visual impacts, but also encourage co-location where appropriate.

The project site is located on the edge of City of Escondido on a large parcel (10.01 ac) with a developed single-family residence at its east end. The location of the project site was selected collectively by the applicant and the property owner, to ensure the facility was located in an optimum position as it relates to the network of existing Dish sites, the availability of infrastructure, presence of visual integration and a physically unobstructed location accessible to technical personnel. The height of the mono-eucalyptus is comparable to the existing tree canopy and the proposed landscape plan is introducing six (6) Desert Willows surrounding the mono-eucalyptus and CMU enclosure. In closer proximity to the mono-eucalyptus, adjacent to CMU block walls, the project proposes the installation of twelve (12) Bougainvillea “La Jolla” (5 gallon) and twenty-four (24) Texas Ranger Sage (5’ gallon) shrubs. The galvanized steel access gates to the enclosure will be painted to match prevailing earth tones. The mono-Eucalyptus will employ synthetic materials like simulated bark to wrap the monopole, and stabilized polyethylene (PE) plastic foliage to obscure technological elements of the mono-eucalyptus as described in the visual renderings (see Attachment 4).

There are no existing WCFs on the project site so no co-location is possible at this time. However, in the event a future facility requested to co-locate with this WCF, a subsequent approval pursuant to the City’s Community Antennas ordinance (Article 34) would be required.

iii. Stealth Technology guideline – Encourage creative, unobstructive stealth technology

The applicant has employed a faux Eucalyptus design to clad and surround the mono-eucalyptus and new antennas employing the latest stealth technology available to mask and mitigate the visual impact of these structures. The mono-eucalyptus is clad in synthetic materials designed to emulate a natural tree, wrapping the central pole in a synthetic bark and incorporating branches and foliage to obscure the three new antennas. The mono-eucalyptus is consistent with the height of existing trees and the proposed landscaping will further ensure additional tree canopy capable of visually screening both the new mono-eucalyptus as well as the CMU block enclosure, and the equipment contained within.

iv. Older facility guidelines – encourage older facilities to upgrade using less obtrusive technology

The project is for the construction of a new wireless communication facility. The proposed structure will consist of the latest technology demonstrating consistency with the five principles for wireless communication facilities.



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v. Emissions guidelines – Ensure that emissions do not exceed federal thresholds

All the new equipment and the program for ongoing operations and maintenance will meet all federal guidelines as discussed in the EBI consulting report. As stated within the EBI report, the FCC's required limits on emissions consider a substantial margin for safety (p. 17 of PDF). Ground-level emissions would be in line with required FCC levels as depicted on page 12 of the EBI report (Nearest Walking Surface [Ground Level] Simulation). However, there are areas where workers who may be elevated above the ground may be exposed to cumulative power densities greater than the occupational limits (refer to p. 13 of PDF). Therefore, the Applicant will be responsible for informing workers about the presence and locations of antennas and their associated fields. EBI recommended a Site Safety Plan which includes a warning sign and an NOC Information sign for installation 10'-0" above ground level at the base of the facility disclosing potential exposure above occupational levels, which has been conditioned as mandatory for the project.

3. Climate Action Plan Consistency:

The emissions created by intermittent testing and use of the 20kW diesel generator do not exceed GHG emission thresholds in the Climate Action Plan.

4. Site Design

a. Grading, topography, retaining wall, and fencing:

In order to install the new mono-eucalyptus and associated concrete masonry unit block enclosure housing ground and wall mounted equipment and the new 20 kW generator, the only excavation required would include trenching for utility connections, footings for the CMU block wall, and leveling required to install plinths and concrete pads that will support ground mounted equipment and the proposed generator. Engineering review confirmed that minor grading could be reviewed and inspected during the building permit process and that a grading permit was not required.

b. Project Access and Circulation:

The project is located adjacent to Charity Way and directly accessible using private roads which are publicly accessible until a certain point. On a site visit conducted by the staff consultant, private vehicles were met by locked gates near the split of Old Battlefield Road into Harwood and Brillwood Roads. Harwood Road leads into an existing subdivision, while Brillwood Road connects to Charity Way. The applicant has indicated the lease agreement between Dish and the property owner contains provisions for providing access to the mono-eucalyptus and enclosure. The mono-eucalyptus and enclosure are located 106' south of Charity Way and the path to the mono-eucalyptus and enclosure are unobstructed by any physical barriers.

c. Building Orientation:

The enclosure is oriented north and south, with the proposed mono-eucalyptus situated to the north of the enclosure.



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d. Open Space and Landscaping

The area south of Charity Way is planted with a row of mature trees. In conformance with the 33-703 Personal wireless service facilities guidelines – Five general principles, a landscape and irrigation plan has been submitted, which maintains existing mature trees on site, and introduces six (6) new 24" box Desert Willows surrounding the mono-eucalyptus and enclosure. The landscape plan also calls for the installation of twelve (12) 5- gallon La Jolla Bougainvillea and twenty-four (24) 5-gallon Texas Ranger Sage to provide additional vegetative screening. Desert Willows, when mature, grow to heights of 20' with mature tree canopies that extend in width from 24' to 36'. The existing mature tree canopy, and the proposed shrubs and trees will provide sufficient vegetative screening of the CMU enclosure and contribute to the integration of the enclosure and mono-eucalyptus into the natural landscape.

5. Building Design:

a. Mono-eucalyptus and Enclosure Height, Mass, and Scale:

The mono-eucalyptus itself is 35'-0" in height as measured from grade, with three mounted antennas extending to a height of 38'-0" and visual screening in the form of synthetic tree canopy extending to an overall height of 40'-0", the additional height is in conformance with Section 33-1075 (Permitted structures in excess of height limit). The mono-eucalyptus is vertically oriented and designed and constructed to simulate a Eucalyptus tree. The enclosure will be immediately adjacent and to the south of the proposed mono-eucalyptus. The enclosure is composed of an 8'-0" tall concrete masonry unit (CMU) block wall with two distinct compartments, a larger compartment to support wall and ground mounted equipment which is accessible via a galvanized steel pedestrian scaled entry gate. The smaller of the two compartments is reserved for the generator with pedestrian/vehicular access.

b. Enclosure Floor Plans:

The enclosure has a total area of 343 square feet and is composed of two compartments. The larger of the two compartments is 244 square feet in area. The majority of its surface will be covered with compacted gravel. A new 3' x 6' foot concrete plinth will be installed to accommodate ground mounted equipment. The second compartment is approximately 99 square feet in area covered in compacted gravel and a 4' x 7' concrete pad upon which the proposed generator will be placed.

c. Building Materials:

The mono-eucalyptus is a galvanized steel pole which will be surrounded by material simulating a natural Eucalyptus trunk. Pre-manufactured tree branches designed to closely simulate natural colors and textures are inserted and anchored into the faux trunk and extend beyond and slightly above the mounted antennas in order to provide sufficient visual screening. The equipment enclosure will be constructed of CMU block, and the access gates to each compartment will be fabricated from galvanized steel. The access gates will be painted in earth tones meant to blend with the surrounding environment, reducing the effect of reflection or glare. The foliage is designed to be a realistic representation of naturally occurring tree foliage and contains such details as veins



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and texture. The foliage is made of a UV stabilized polyethylene plastic to aid in the preservation of color.

FISCAL ANALYSIS

The applicant will be responsible for payment of applicable Development Impact Fees.

ENVIRONMENTAL ANALYSIS

The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15303 (New Construction or Conversion of Small Structures). A notice of exemption is prepared and attached to the staff report.

PUBLIC INPUT

The project was noticed consistent with the requirements of both the Escondido Zoning Code (Article 61, Division 6) and the State Law. Staff has not received any correspondence from the public regarding the project as of the preparation of this report.

CONCLUSION AND RECOMMENDATION

Staff finds that the proposed Project is consistent with the Communication Antennas Ordinance (Article 34 of the Escondido Zoning Code) as discussed in the staff report. The purpose of the personal wireless services facilities section is to provide standards and design guidelines for new facilities such that antennas and supporting facilities will be installed and operated in a manner consistent with all of the articulated health, safety, visual and aesthetic objectives of the Zoning Code and the General Plan. Its objectives are to provide reasonable opportunities for the installation of wireless facilities in a manner that is secure, safe and does not obstruct or interfere with the provision of emergency services, and can be regulated to ensure reasonable placement and the high-quality design and construction of such facilities. The faux mono-Eucalyptus employs the latest stealth designs and technologies, adheres to the applicable zoning standards, has demonstrated that the antenna and functioning generator will operate within or below the prescribed standards for noise, emissions and radio frequency exposure.

Based on the analysis contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. 2024-14, approving the proposed Conditional Use Permit as described in this staff report, and as detailed in Exhibit "A" through "D" of Resolution No. 2024-14.

ATTACHMENTS

1. Location, General Plan Map, Zoning Map
2. Noise Study
3. Radio Frequency-Electro Magnetic Emissions Study
4. Visual Renderings
5. CEQA Notice of Exemption
6. Draft Planning Commission Resolution No. 2024-14 including Exhibits A, B, C, D

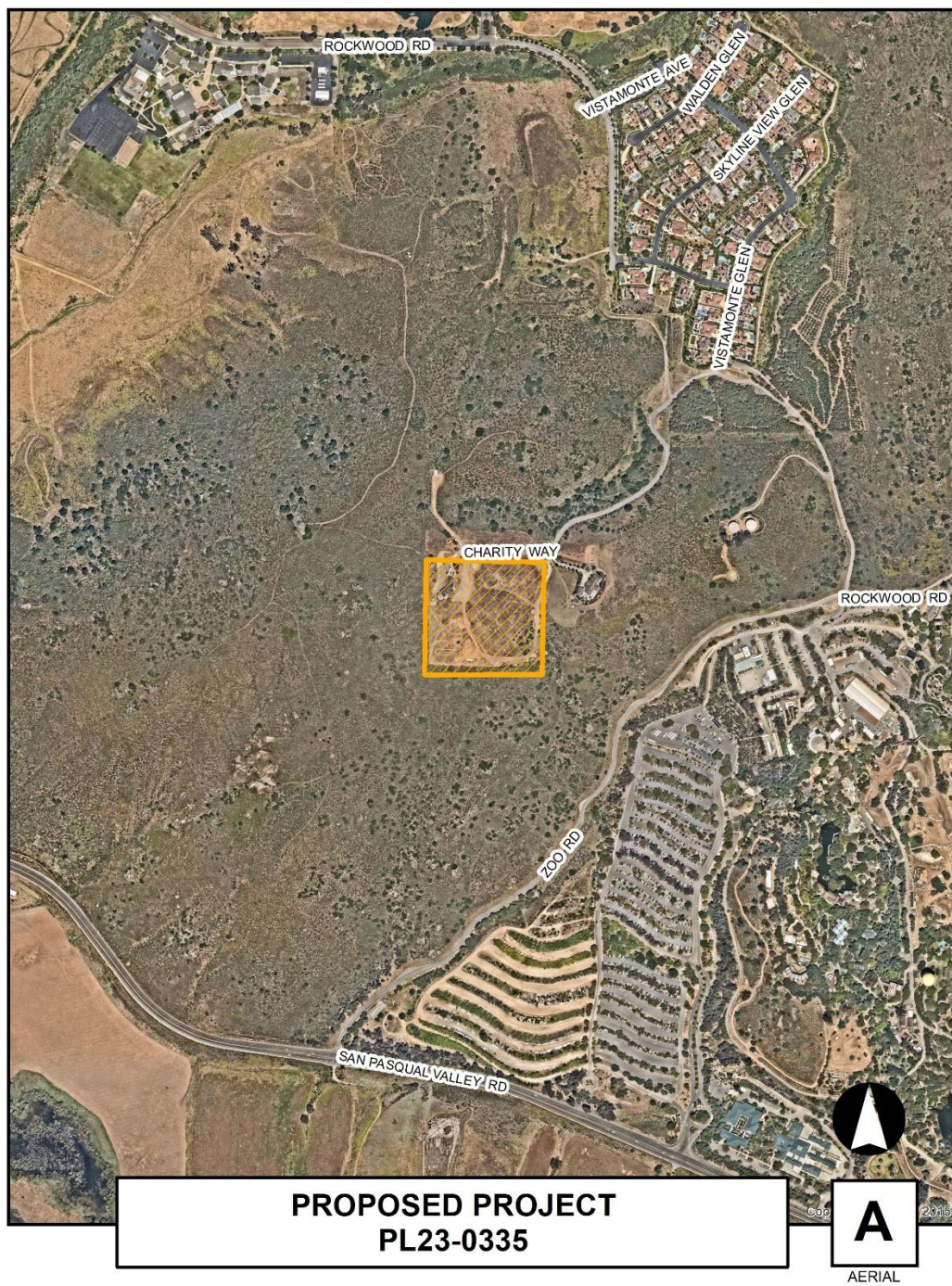


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Attachment 1

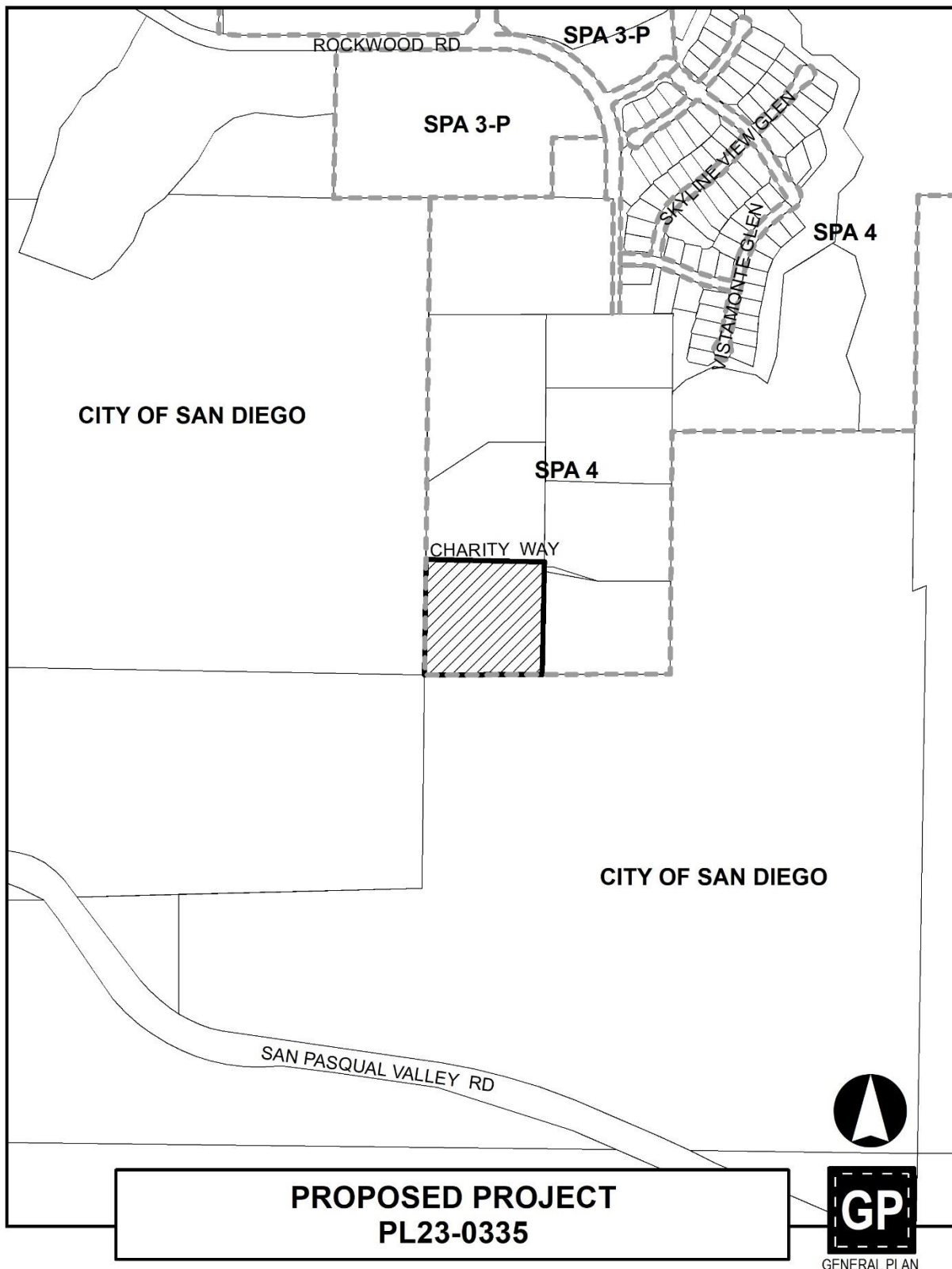
Location, General Plan Map, and Zoning





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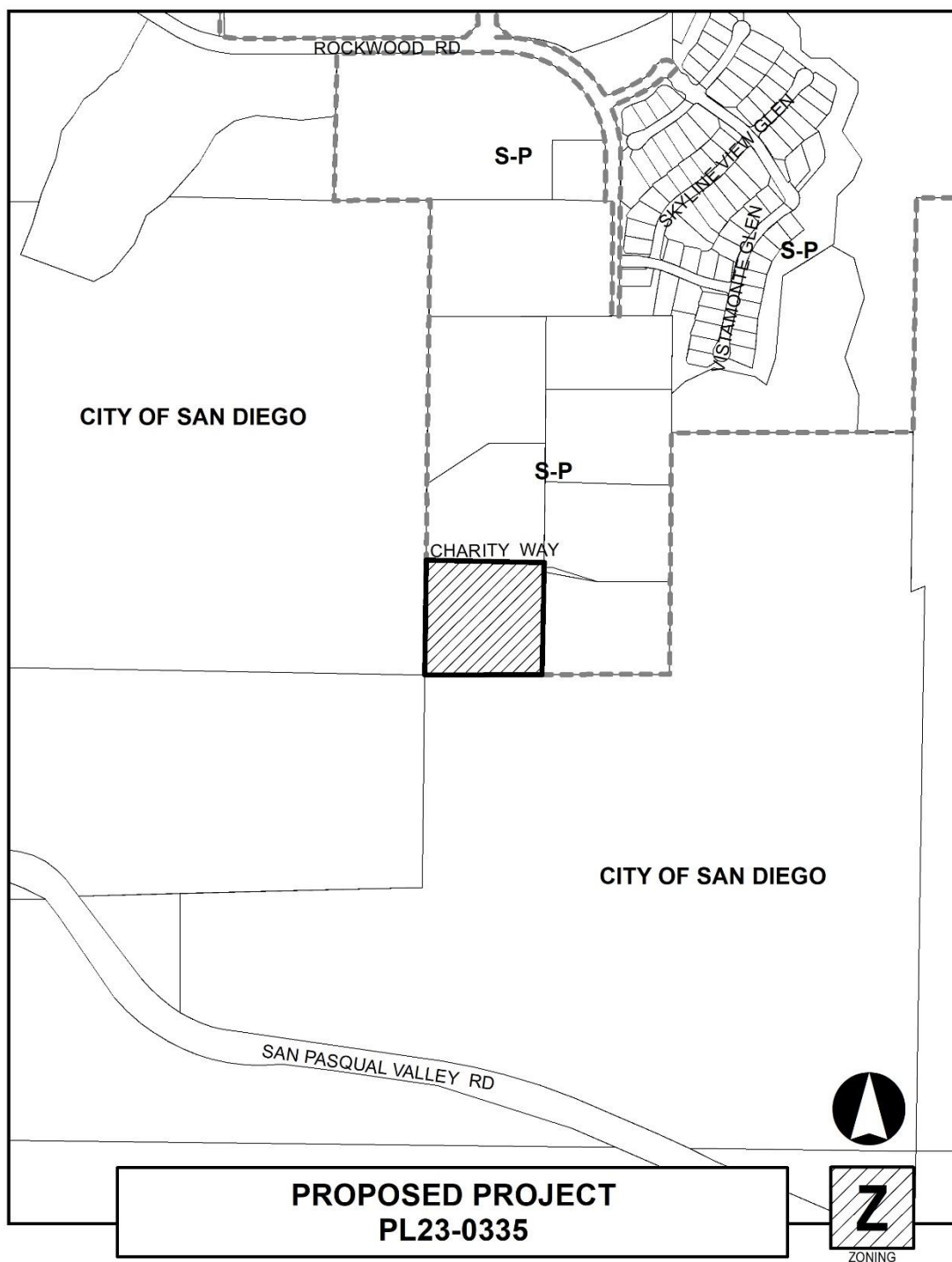
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February 24, 2022

Dish Wireless C/O QualTek
10 Pasteur, Suite 100
Irvine, CA 92618
C/O EBI Consulting

Subject: Dish Wireless – SDSAN00272B – Noise Review Letter – Escondido, CA

MD Acoustics, LLC (MD) has completed a noise assessment for the Dish Wireless – SDSAN00272B project located at 15051 Charity Way Escondido, CA 92027. The site plan utilized for the project is located in Exhibit A (page 3 of this report). The project assessed the future diesel generator noise level projections to the nearest sensitive receptors and compared to the City's applicable noise limits as outlined in the City's Municipal Code. The project proposes to install a Generac RD20 Diesel Generator. A glossary of acoustical terms is located in Appendix A.

1.0 Acoustics Requirements

The City has outlined the noise limit within the City of Escondido. Section 17-229 from the City's Municipal Code provides the exterior noise limits by zoning district and is provided in Appendix B. As outlined in Section 17-229 maximum residential noise levels in residential districts may not exceed 50 dBA during the day and may not exceed 45 dBA at night.

Therefore, the project may not exceed the most strict nighttime noise level of 45 dBA during the nighttime (10PM to 7AM) hours.

2.0 Study Method and Procedure

The future telecommunication equipment noise level was modeled using SoundPlan 3D (SP) acoustic modeling software. SP is capable of evaluating stationary noise sources (e.g. point sources such as fan's, and exhaust from cabinets) at various receptor locations. SP's software utilizes algorithms (based on inverse square law and reference equipment noise level data) to calculate the noise projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography and noise sensitive receptors. The model assumes the implementation of a Generac RD20 Diesel Generator with an operating reference level of 70 dBA at 7 meters (see Appendix C). Appendix D provides the model's inputs and outputs.

3.0 Findings

A total of one (2) receptor was modeled to accurately evaluate the future operational noise levels at and/or adjacent to the project site. A receptor is denoted by a yellow dot. The dot represents either a property line, a sensitive receptor such as an outdoor sensitive area/building facade or a calibration point (point where sound pressure levels are confirmed to match manufacturer's noise data).

MD calculated the noise level projection to the nearest sensitive receptors based on the proposed project design. The projected noise level of 43 dBA at both Receptor 1 and 2 does not exceed the City's nighttime noise limit of 45 dBA.

4.0 Conclusion

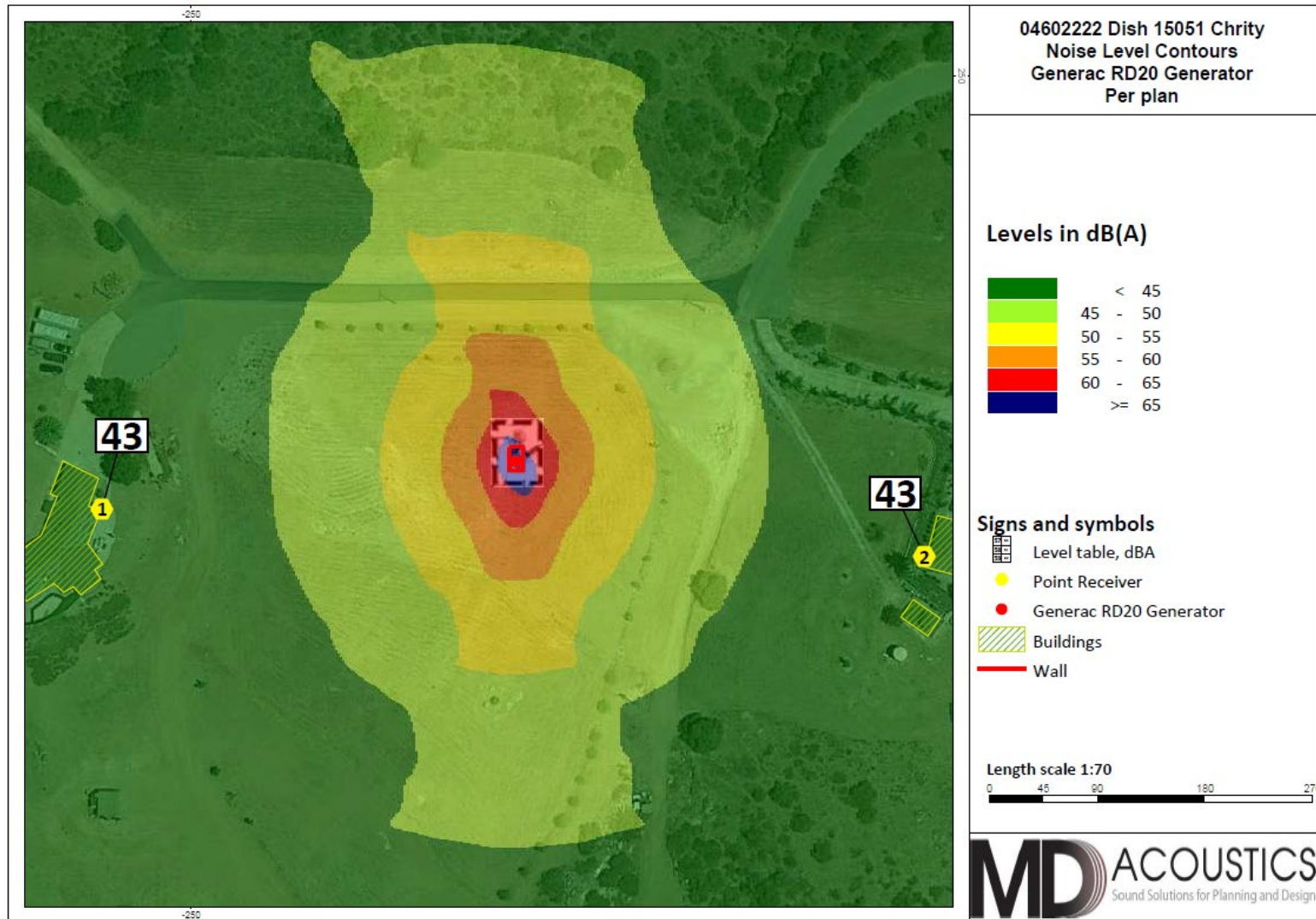
MD is pleased to provide this noise review for this project. The project will comply with the City's applicable noise allowable limits based on the recommendations provided. If you have any questions regarding this letter, please call our office at (805) 426-4477.

Sincerely,
MD Acoustics, LLC



Robert Pearson
Acoustical Consultant

Exhibit B Future Operational Noise Level



Appendix A

Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient or Background Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Field Sound Transmission Class (FSTC): The field sound transmission class (FSTC) rating is used for in situ wall and floor/ceiling sound isolation performance assessment. The standard requires the measurement of sound transmission loss and includes required procedure to show that the FSTC rating, as it has been determined by the test procedure, was not influenced by flanking of sound around the partition intended to be tested. Sound transmission class and FSTC ratings are intended by standard to be equivalent; however, practical experience indicates that FSTC ratings tend to be up to five ratings points less than laboratory-measured STC ratings.

Day-Night Level (LDN or DNL): LDN is the average noise level over a 24-hour period. The noise between the hours of 10PM to 7AM is artificially increased by 10 dB. This noise is weighted to take into account the decrease in community background noise of 10 dB during this period.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Noise Isolation Class (NIC): The noise isolation class (NIC) rating is similar to STC and FSTC. However, the standard STC rating contour is applied to the one-third octave band noise reduction measured in a field situation, rather than the transmission losses measured in the field. No correction to the measured noise reduction data is made to account for partition size, receiving room absorption, or sound flanking. Like the STC and FSTC ratings, the field measured NIC rating of a noise reduction spectrum is equal to the value of the contour crossing at 500 Hz. In the absence of sound flanking, the NIC is generally within five points of the laboratory STC rating for typical building partition constructions. The NIC rating is used to assess the sound isolation performance of in situ partition construction, especially complicated ones that involve

multiple sound transmission paths that are not suited for laboratory testing. The NIC rating is often used in lieu of STC and FSTC.

Normalized Noise Isolation Class (NNIC): The normalized noise isolation class (NNIC) is the same as the NIC rating except the receiving room absorption is normalized to correspond to a 0.5-s reverberation time.

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Sound Transmission Class (STC): To quantify STC, a Transmission Loss (TL) measurement is performed in a laboratory over a range of 16 third-octave bands between 125 – 4,000 Hertz (Hz). The average human voice creates sound within the 125 – 4,000 Hz $1/3^{\text{rd}}$ octave bands.

STC is a single-number rating given to a particular material or assembly. The STC rating measures the ability of a material or an assembly to resist airborne sound transfer over the specified frequencies (see ASTM International Classification E413 and E90). In general, a higher STC rating corresponds with a greater reduction of noise transmitting through a partition.

STC is highly dependent on the construction of the partition. The STC of a partition can be increased by: adding mass, increasing or adding air space, adding absorptive materials within the assembly. The STC rating does not assess low frequency sound transfer (e.g. sounds less than 125 Hz). Special consideration must be given to spaces where the noise transfer concern has lower frequencies than speech, such as mechanical equipment and or/or music. The STC rating is a lab test that does not take into consideration weak points, penetrations, or flanking paths.

Even with a high STC rating, any penetration, air-gap, or “flanking path can seriously degrade the isolation quality of a wall. Flanking paths are the means for sound to transfer from one space to another other than through the wall. Sound can flank over, under, or around a wall. Sound can also travel through common ductwork, plumbing or corridors. Noise will travel between spaces at the weakest points. Typically, there is no reason to spend money or effort to improve the walls until all weak points are controlled first.

Appendix B
City of Escondido, CA
Noise Ordinance

of appropriate wind screens and the location selected shall be at any point on the affected property. In cases when the microphone must be located within ten (10) feet of walls or similar large reflecting surfaces, the actual measured distances and orientation of sources, microphone and reflecting surfaces shall be noted and recorded. In no case shall a noise measurement be taken within five (5) feet of the noise source. Item 2.

(d) For inside measurements, the microphone shall be at least three (3) feet distant from any wall, ceiling or partition, and the average measurement of at least three (3) microphone positions throughout the room shall be determined. (Ord. No. 90-8, § 2, 3-28-90)

Sec. 17-229. Sound level limits.

(a) Unless a variance has been applied for and granted pursuant to this article, it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property on which the sound is produced, exceeds the applicable limits set forth in the following table, except that construction noise level limits shall be governed by Section 17-234 of this article.

TABLE 17-229

Zone	Time	Applicable Limit One-hour Average Sound Level (Decibels)
Residential zones	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
Multi-residential zones	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
Commercial zones	7 a.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	55
Light industrial/ Industrial park zones	Anytime	70*
General industrial zones	Anytime	75*

*Subject to provisions of Section 17-229 (c)(5).

(b) Maximum Permissible Sound Levels by Receiving Land Use.

(1) The noise standards for the various categories of land use as presented in subsection (a) of this section shall, unless otherwise specifically indicated, apply to each property or portion of property substantially used for a particular type of land use reasonably similar to the land use types shown in subsection (a) of this section. Where two (2) or more dissimilar land uses occur on a single property, the more restrictive noise limits shall apply.

(2) Additional land use classifications may be added by action of the city council to reflect both lower and higher existing ambient levels than those shown.

(3) Where doubt exists when making identification of receiving land use, the city manager shall make an interpretation.

(4) No person shall operate or cause to be operated, any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level to exceed the environmental and/or nuisance interpretation of the applicable limits given in subsection (a) of this section.

(5)(A) Environmental noise shall be measured by the equivalent sound level (Leq) for such hours as are specified.

(B) Nuisance noise shall be measured as a sound level not to be exceeded at any time.

(C) Sound levels by receiving land use shall be measured at the boundary or at any point within the boundary of the property affected.

(D) Fixed location public utility distribution or fixed transmission facilities, located on or adjacent to a property line shall be subject to noise level limits of this section measured at or beyond six (6) feet from the boundary of the easement upon which the equipment is located.

(c) Corrections to Exterior Noise Level Limits.

(1) If the noise is continuous, the Leq for any hour will be represented by any lesser time period within that hour. Noise measurements of a few minutes only will thus suffice to define the noise level.

(2) If the noise is intermittent, the Leq for any hour may be represented by a time period typical of the operating cycle. Measurement should be made of a representative number of noisy/quiet periods. A measurement period of not less than fifteen (15) minutes is, however, strongly recommended when dealing with intermittent noise.

(3) In the event the alleged offensive noise, as judged by the enforcement officer, contains a steady, audible sound such as a whine, screech or hum, or contains a repetitive impulsive noise such as hammering or riveting, the standard limits set forth in Table 17-229 shall be reduced by ten (10) dB or to the ambient noise level when such noises are not occurring.

(4) If the measured ambient level exceeds that permissible in subsection (a) of this section, the allowable noise exposure standard shall be the ambient noise level. The ambient level shall be measured when the alleged noise violations source is not operating.

(5) The sound level limit at a location on a boundary between two (2) land use classifications is the limit applicable to the receiving land use; provided, however, that the one-hour average sound level limit applicable to extractive industries including but not limited to borrow pits and mines, shall be seventy-five (75) decibels (dB) at the property line regardless of the zone where the extractive industry is actually located.

Fixed-location public utility distribution or transmission facilities located on or adjacent to a property line shall be subject to the noise level limits of this section, measured at or beyond six (6) feet from the boundary of the easement upon which the equipment is located. (Ord. No. 90-8, § 2, 3-28-90)

Sec. 17-230. Motor vehicles.

(a) Repairs of Motor Vehicles. It shall be unlawful for any person within the city to repair, rebuild or test any motor vehicle in such a manner as to cause disturbing, excessive, or offensive noises as defined in section 17-227 (k) of this article.

(b) On-Highway. Violations for exceeding applicable noise level limits as to persons operating motor vehicles on a public street or highway in the city shall be prosecuted under applicable California Vehicle Code provisions and under federal regulation adopted pursuant to 42 U.S.C. 4905 (a)(1)(A), (B), and (C)(ii), (iii) for which enforcement responsibility is delegated to local governmental agencies.

(c) Off-Highway. Except as otherwise provided for in this article, it shall be unlawful to operate any motor vehicle of any type on any site other than on a public street or highway as defined in the California Vehicle Code in a manner so as to cause noise in excess of those noise levels permitted for on-highway motor vehicles as specified in the table "35 miles per hour or less speed limits" contained in Section 23130 of the California Vehicle Code.

(d) Emergency Vehicles. Nothing in this section shall apply to authorized emergency vehicles when being used in emergency situations.

(e) Urban Transit Buses. Buses as defined in the California Vehicle Code shall at all times comply with the requirements of this section. (Ord. No. 90-8, § 2, 3-28-90)

Sec. 17-231. Powered model vehicles.

It shall be unlawful for any person to operate any powered model vehicle except between the hours of seven (7) a.m. and nine (9) p.m. and then only in such a manner so as not to emit noise in excess of those levels set forth in section 17-229; however, if powered model vehicles are operated in public parks at a point more than one hundred (100) feet from

Appendix C

Manufacturers Cut Sheet

Protector™ Series

Diesel Generator Set

1 of 18

INCLUDES:

- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- Isochronous electronic governor
- Sound attenuated aluminum enclosure
- Smart battery charger
- UV / Ozone resistant hoses
- $\pm 1\%$ voltage regulation
- Integrated base tank options are available with run times over 90 hours without having to refuel*
- Five year limited warranty
- UL 2200 / UL142 / ULC S601 Listed
- Meets code requirements for external vent and fill

Standby Power Rating

Model RD015 - 15 kW 60 Hz
 Model RD020 - 20 kW 60 Hz
 Model RD030 - 30 kW 60 Hz
 Model RD048 - 48 kW 60 Hz (single-phase only)
 Model RD050 - 50 kW 60 Hz (three-phase only)



QUIET-TEST



*Assembled in the USA using domestic and foreign parts

Meets EPA Emission Regulations
 CA/MA Emissions Compliant

* Time calculated at one-half maximum kW output.

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
 - ✓ PROTOTYPE TESTED
 - ✓ NEMA MG1-22 EVALUATION
 - ✓ SYSTEM TORSIONAL TESTED
 - ✓ MOTOR STARTING ABILITY
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

15 • 20 • 30 • 48 • 50 kW

Operating Data

ENGINE COOLING

	15 kW	20 kW	30 kW	48 kW & 50 kW
Air flow (inlet air including alternator and combustion air in cfm / cmm)	2750 / 78	2750 / 78	2800 / 79	2824 / 80
System coolant capacity (gal / Liters)	3.0 / 11.4	3.0 / 11.4	2.5 / 9.5	3.0 / 11.4
Heat rejection to coolant (BTU per hr / MJ per hr)	95,220 / 100.5	95,220 / 100.5	128,638 / 135.7	135,900 / 143.4
Maximum operation air temperature on radiator (°C / °F)	50 / 122			
Maximum ambient temperature (°C / °F)	50 / 122			

COMBUSTION REQUIREMENTS

Flow at rated power (cfm / cmm)	86.3 / 2.4	86.3 / 2.4	88 / 2.5	190 / 5.38
---------------------------------	------------	------------	----------	------------

SOUND EMISSIONS

Sound output in dB(A) at 23 ft (7 m) with generator in exercise mode*	65			
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load*	70			

EXHAUST

Exhaust flow at rated output (cfm / cmm)	98.88 / 2.8	98.88 / 2.8	296.6 / 8.4	448 / 12.7
Exhaust temperature at rated output (°C / °F)	482 / 900	482 / 900	499 / 930	499 / 930

ENGINE PARAMETERS

Rated Synchronous Rpm	1800			
HP at rated kW	26.4	33.5	49	85

POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration	3% for every 5 °C above 25 °C or 1.7% for every 5 °F above 77 °F
Altitude Deration (15, 30, 48, and 50 kW)	1% for every 100 m above 915 m or 3% for every 1,000 ft above 3,000 ft
Altitude Deration (20 kW)	1% for every 100 m above 305 m or 3% for every 1,000 ft above 1,000 ft

CONTROLLER FEATURES

2-Line Plain Text Multilingual LCD Display	Simple user interface for ease of operation
Mode Buttons: Auto	Automatic Start on Utility failure. Programmable 7 day exerciser
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place
Off	Stops unit. Power is removed. Control and charger still operate
Ready to Run/Maintenance Message.	Standard
Engine Run Hours Indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility Adjustable	From 140-171 V/190-216 V
Future Set Capable Exerciser/Exercise Set Error Warning	Standard
Run/Alarm/Maintenance Logs	50 Events Each
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration)
Starter Lock-out	Starter cannot re-engage until 5 seconds after engine has stopped
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradeable Firmware	Standard
Low Coolant Level Shutdown	Standard

Appendix D

Soundplan Input/Output

Dish 15051 Charity

Contribution spectra - Situation 1 - Per Plan - SP

Item 2.

Source	Time slice	Sum dB(A)	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	
Receiver 1 FI G Lr,lim dB(A) Leq,n 42.9 dB(A)											
Generac RD20 20kW Generator	Leq,n	42.9	37.8	36.6	36.0	34.8	32.1	24.3	16.6	0.6	
Receiver 2 FI G Lr,lim dB(A) Leq,n 43.3 dB(A)											
Generac RD20 20kW Generator	Leq,n	43.3	40.3	35.5	35.0	33.7	31.5	23.7	16.0	0.1	

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950

1

35

Dish 15051 Charity

Contribution level - Situation 1 - Per Plan - SP

9

Source	Source ty	Leq,n dB(A)	A dB	
Receiver 1 FI G Lr,lim dB(A) Leq,n 42.9 dB(A)				
Generac RD20 20kW Generator	Point	42.9	0.0	
Receiver 2 FI G Lr,lim dB(A) Leq,n 43.3 dB(A)				
Generac RD20 20kW Generator	Point	43.3	0.0	

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950

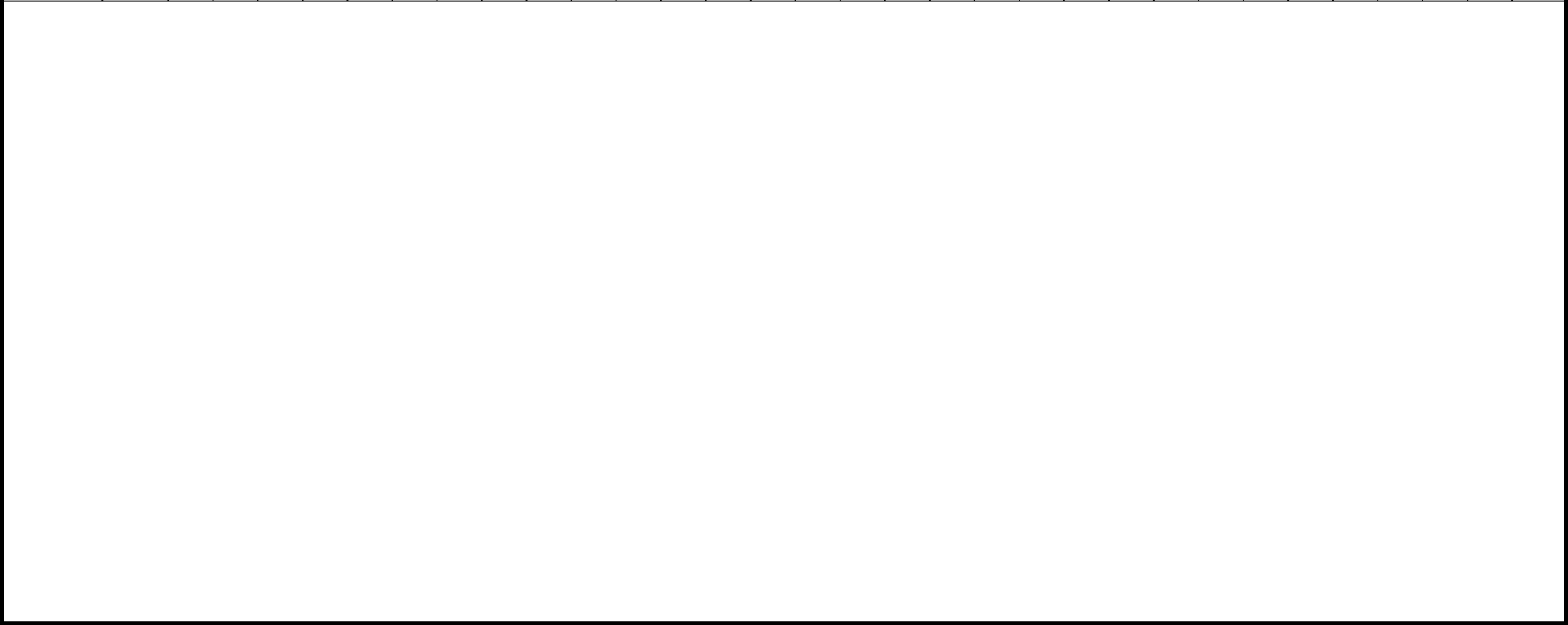
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Dish 15051 Charity

3rd octave spectra of the sources in dB(A) - Situation 1 - Per Plan - SP

4

Name	I or A	Li	R'w	L'w	Lw	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz
	m,m²	dB(A)	dB	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Generac RD20 20kW Generator				96.5	96.5	55.8	55.8	55.8	87	86.8	86.8	85.8	85.8	85.8	83.8	83.8	83.8	83.8	83.8	83.8	79.8	79.8	79.8	73.8	73.8	73.8	70.8	70.8	70.8	66.8	66.8	66.8



Radio Frequency - Electromagnetic Energy (RF-EME) Report

Site No. SDSAN00272B

15051 Charity Way
Escondido, California 92027
33° 6' 12.05" N, -117° 0' 19.38" W NAD83

EBI Project No. 6223000974
March 17, 2023



Prepared for:
Dish Wireless

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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APPENDICES

APPENDIX A CERTIFICATIONS

APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS

APPENDIX C FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

REFERENCE DOCUMENTS (NOT ATTACHED)

CDs: SDSAN00272B_ZD_20230313142315

RFDS: RFDS-SDSAN00272B-PRELIMINARY-20211021-v.0_20211021212750

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Dish Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Dish Wireless Site SDSAN00272B located at 15051 Charity Way in Escondido, California to determine RF-EME exposure levels from proposed Dish Wireless communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to DISH's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site. Additionally, there are areas where workers who may be elevated above the ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the Dish Wireless antennas, the maximum power density generated by the DISH antennas is approximately **6.22** percent of the FCC's general public limit (**1.24** percent of the FCC's occupational limit).

The composite exposure level from all carriers on this site is approximately **6.22** percent of the FCC's general public limit (**1.24** percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Dish Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Dish Wireless since only DISH has the ability to lockout/tagout the facility, or to authorize others to do so.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Dish Wireless in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-sight paths for good propagation and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons regardless of age, gender, size, or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a monotree located at 15051 Charity Way in Escondido, California.

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (°)	Mechanical Downtilt (°)	Horizontal Beamwidth (°)	Aperture (feet)	Total Power Input (Watts)	Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
1	Dish	KMW	KE654L4H6-D 02DT 600	600	0	0	70	6.0	120	11.89	1652.65	2710.35
1	Dish	KMW	KE654L4H6-D 02DT 700	700	0	0	63	6.0	120	12.35	1837.30	3013.18
1	Dish	KMW	KE654L4H6-D 02DT 2000	2000	0	0	62	6.0	160	16.56	6458.33	10591.66
1	Dish	KMW	KE654L4H6-D 02DT 2100	2100	0	0	62	6.0	160	16.54	6428.65	10542.99
2	Dish	KMW	KE654L4H6-D 02DT 600	600	120	0	70	6.0	120	11.89	1652.65	2710.35
2	Dish	KMW	KE654L4H6-D 02DT 700	700	120	0	63	6.0	120	12.35	1837.30	3013.18
2	Dish	KMW	KE654L4H6-D 02DT 2000	2000	120	0	62	6.0	160	16.56	6458.33	10591.66
2	Dish	KMW	KE654L4H6-D 02DT 2100	2100	120	0	62	6.0	160	16.54	6428.65	10542.99
3	Dish	KMW	KE654L4H6-D 02DT 600	600	220	0	70	6.0	120	11.89	1652.65	2710.35
3	Dish	KMW	KE654L4H6-D 02DT 700	700	220	0	63	6.0	120	12.35	1837.30	3013.18
3	Dish	KMW	KE654L4H6-D 02DT 2000	2000	220	0	62	6.0	160	16.56	6458.33	10591.66
3	Dish	KMW	KE654L4H6-D 02DT 2100	2100	220	0	62	6.0	160	16.54	6428.65	10542.99

• Note there is 1 Dish Wireless antenna per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Ground
1	Dish	3.9	28.3	31.0	31.0
2	Dish	10.4	23.4	31.0	31.0
3	Dish	3.0	19.7	31.0	31.0

• Note the Z-Height represents the distance from the antenna centerline in feet.

The above tables contain an inventory of proposed Dish Wireless antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the monotree with antenna locations.

3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Dish Wireless and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Dish Wireless and information gathered from other sources. Elevations of walking/working surfaces were estimated based on elevations provided and available aerial imagery. Sector orientation assignments were made assuming coverage is directed to areas of site. Changes to antenna mount heights or placement will impact site compliance. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to DISH's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the Dish Wireless antennas, the maximum power density generated by the Dish Wireless antennas is approximately 6.22 percent of the FCC's general public limit (1.24 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 6.22 percent of the FCC's general public limit (1.24 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The Site Safety Plan also presents areas where Dish Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Dish Wireless antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the ground. In order to alert people accessing the monotree, a Warning sign and an NOC Information sign are recommended for installation 10 feet above ground level at the base of the monotree.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. Barriers are not recommended for installation because there are no exceedances on any walking/working surface.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the monotree should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All workers and individuals, including arborists and landscapers, accessing the monotree along with nearby elevated structures or trees within areas exceeding the general public MPE must be made aware of the presence and locations of antennas and their associated fields, where applicable.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Dish Wireless Site Number SDSAN00272B located at 15051 Charity Way in Escondido, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled exposures on any accessible ground walking/working surface related to DISH's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Dish Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Dish Wireless since only Dish Wireless has the ability to lockout/tagout the facility, or to authorize others to do so.

6.0 LIMITATIONS

This report was prepared for the use of Dish Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Barry Barsamian, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I 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 have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Barry Barsamian

Reviewed and Approved by:



sealed 20mar2023

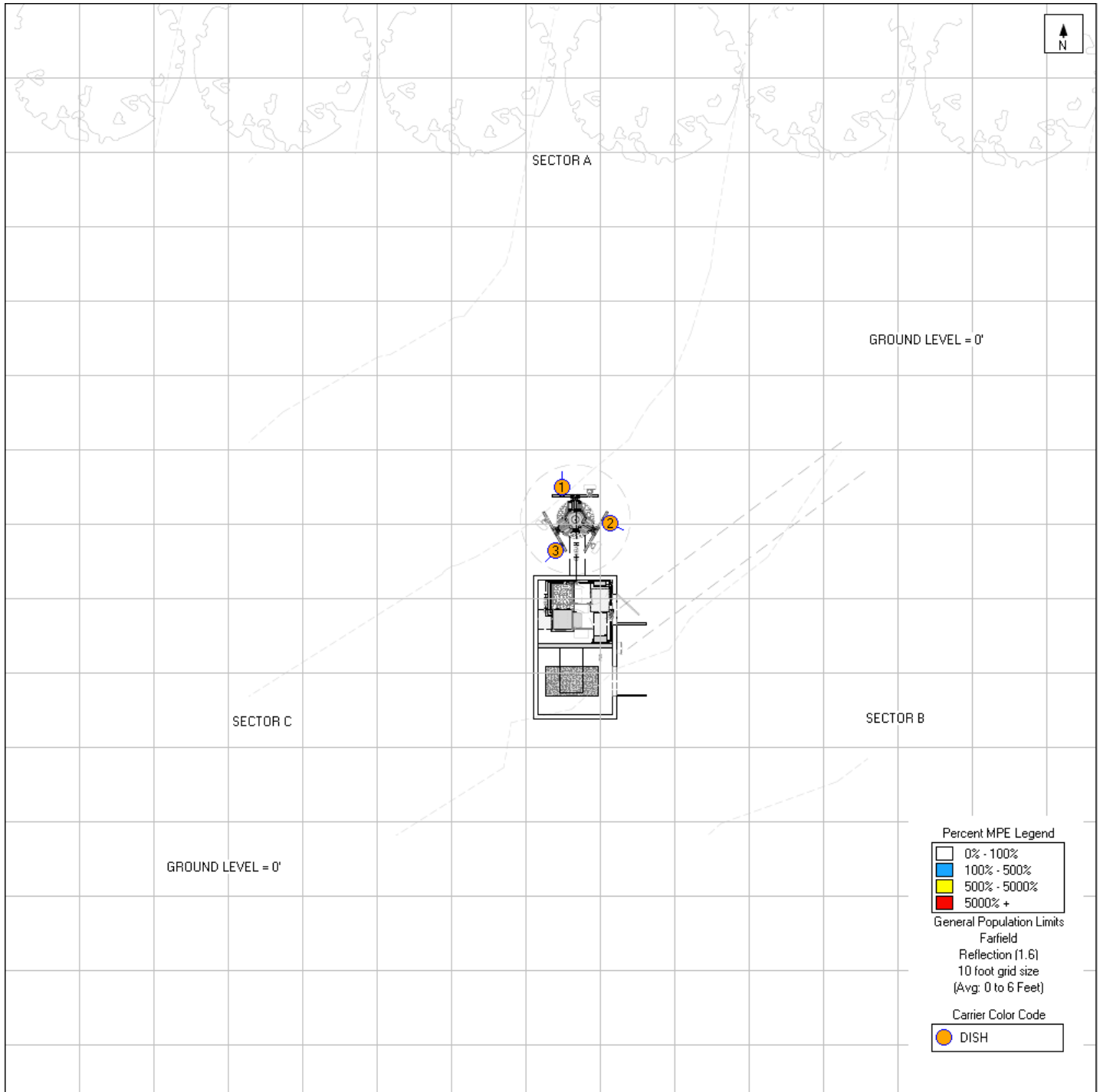
Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

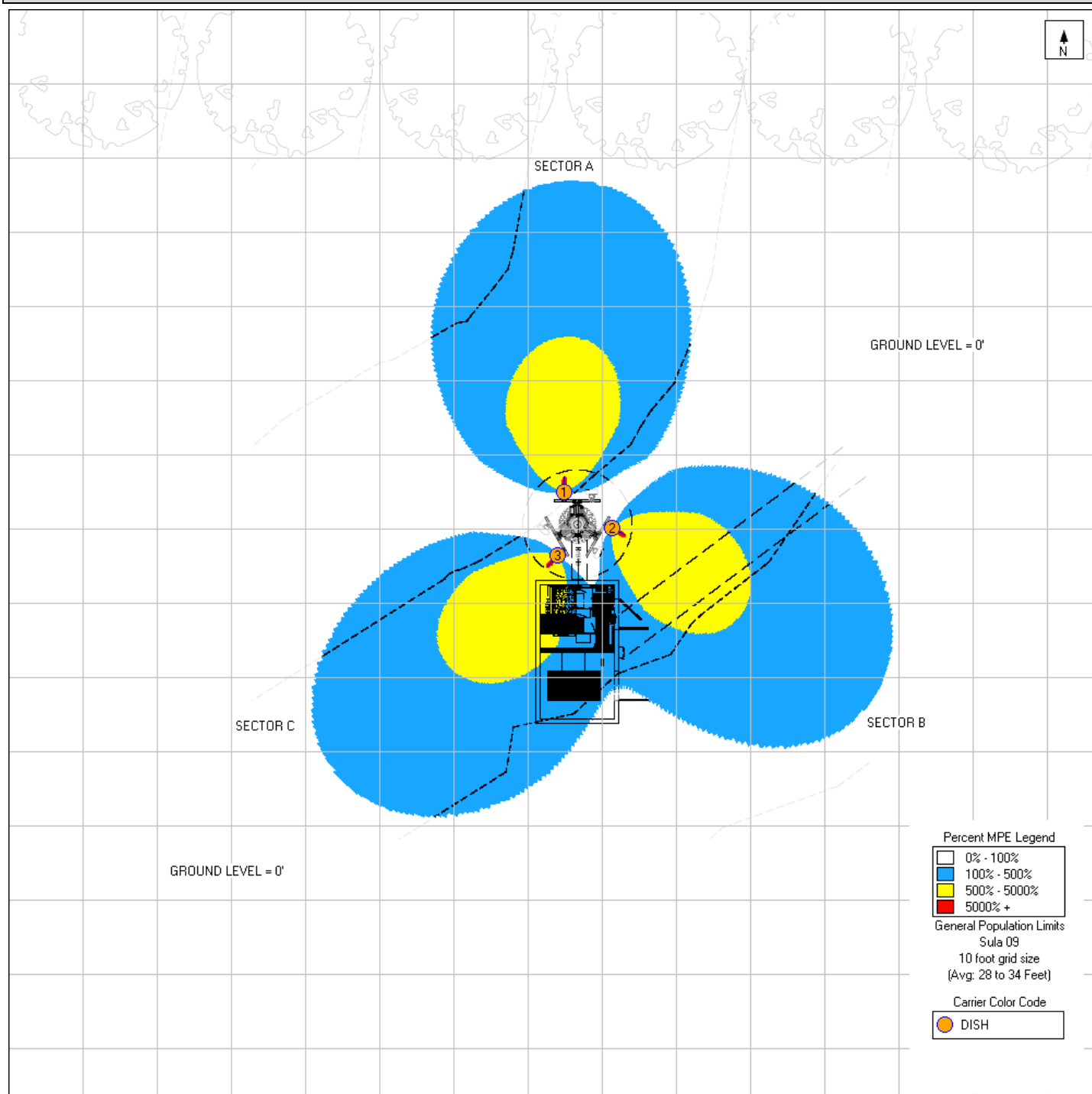
Appendix B

Radio Frequency Electromagnetic Energy Safety Information and Signage Plans

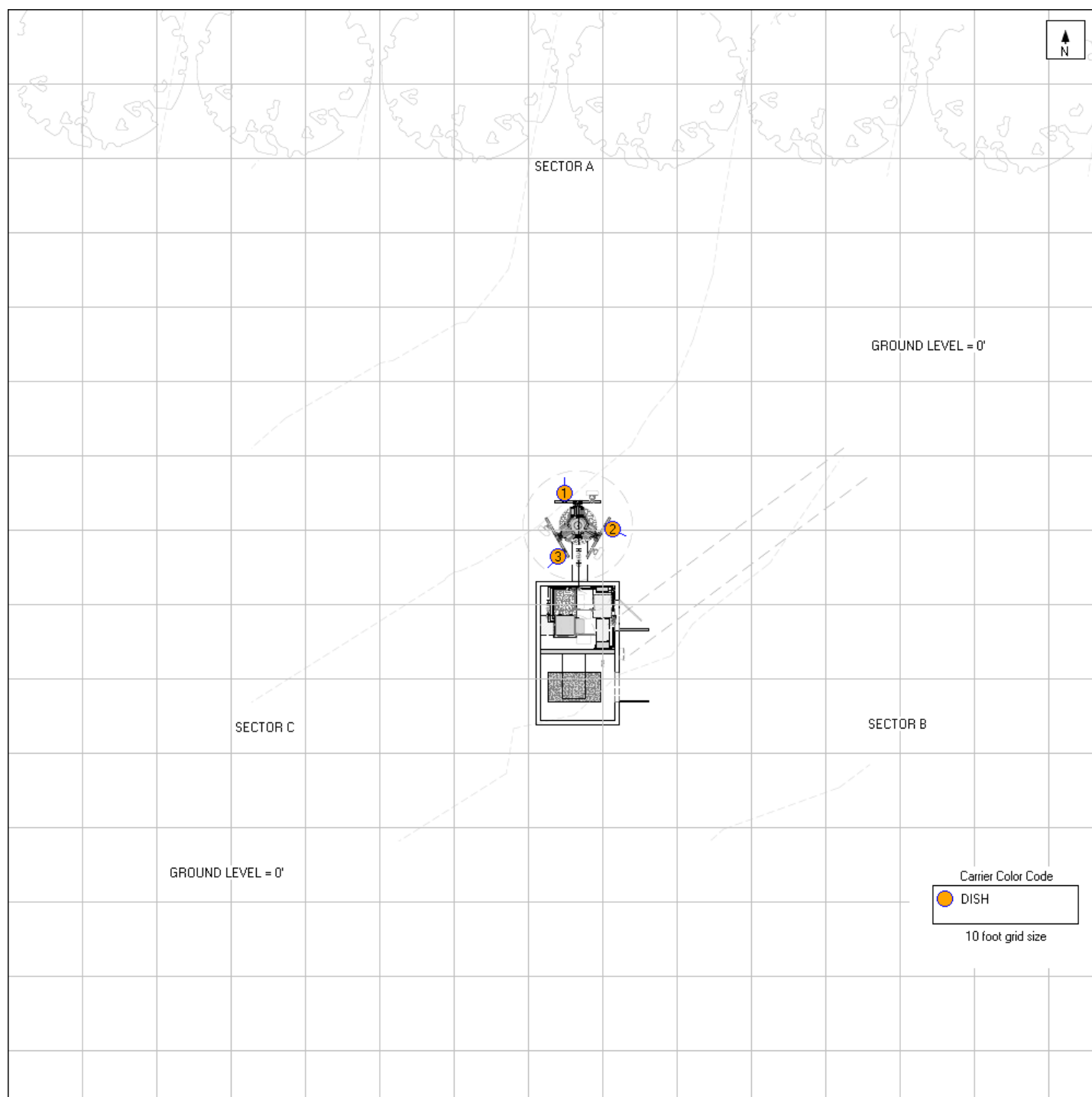
Nearest Walking Surface (Ground Level) Simulation








Antenna Face Level Simulation








Dish Wireless Safety (Signage) Plan



Post 10 feet above ground level
at the base of the monotree.

Final Compliance Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER / MARKER
Access Point(s)	0	0	0	1	1	N/A
Alpha	0	0	0	0	0	N/A
Beta	0	0	0	0	0	N/A
Gamma	0	0	0	0	0	N/A

Sign	Posting Instructions	Required Signage / Mitigation
	NOC Information Information signs are used to provide contact information for any questions or concerns for personnel accessing the site.	Securely post 10 feet above ground level at the base of the monotree in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.
	Guidelines Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments.	Signage not required.
	Notice Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures.	Signage not required.
	Caution Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded.	Signage not required.
	Warning Used to notify individuals that they are entering a hot zone where the occupational FCC's MPE limit has been exceeded by 10x.	Securely post 10 feet above ground level at the base of the monotree in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.

Appendix C

Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who 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. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the Dish Wireless equipment operating at 600 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the Dish Wireless equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

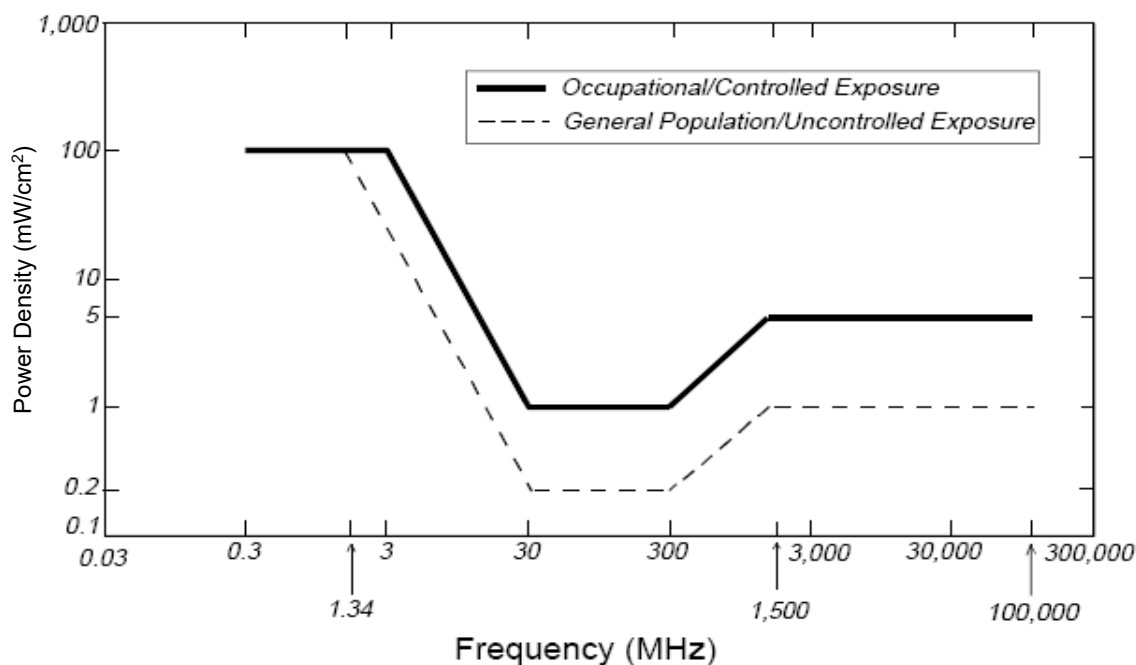
Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Dish Wireless in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

PHOTO SIMULATION
MONO-EUCALYPTUS MOUNTED PANEL ANTENNAS:
**15051 CHARITY WAY,
ESCONDIDO, CA 92027**



SHEET INDEX

PAGE NO.	PAGE TITLE
1	COVER
2	VIEW 1
3	VIEW 2
4	VIEW 3

PROJECT DESCRIPTION

DISH WIRELESS PROPOSES A NEW
SITE INSTALLATION

● LOCATION OF DISH WIRELESS ANTENNAS

COVER

07.11.23

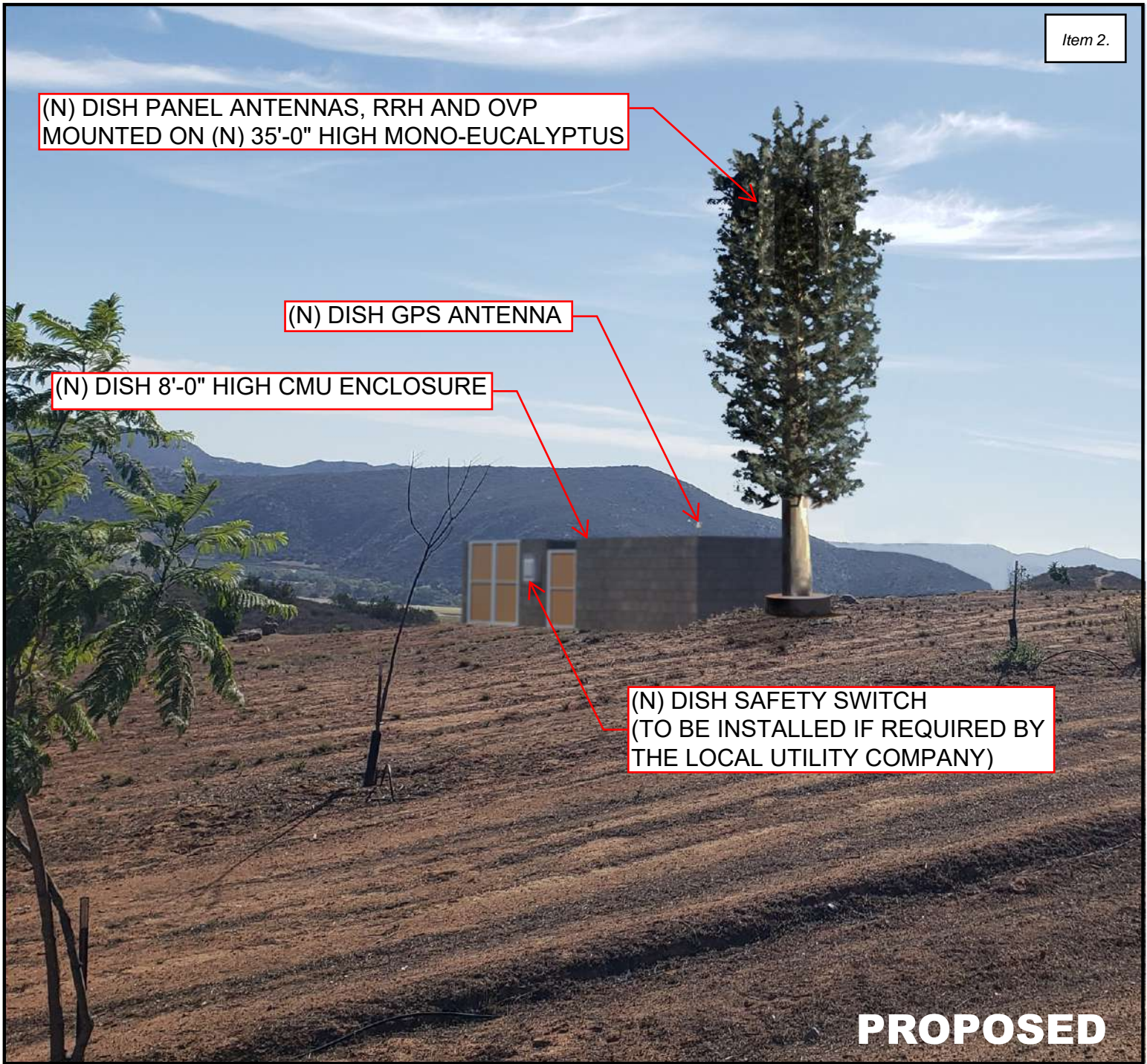


PROJECT INFORMATION

SITE ID: SDSAN00272B
SITE ADDRESS: 15051 CHARITY WAY ESCONDIDO, CA 92027



EXISTING



Item 2.

(N) DISH PANEL ANTENNAS, RRH AND OVP
MOUNTED ON (N) 35'-0" HIGH MONO-EUCALYPTUS

(N) DISH GPS ANTENNA

(N) DISH 8'-0" HIGH CMU ENCLOSURE

(N) DISH SAFETY SWITCH
(TO BE INSTALLED IF REQUIRED BY
THE LOCAL UTILITY COMPANY)

PROPOSED

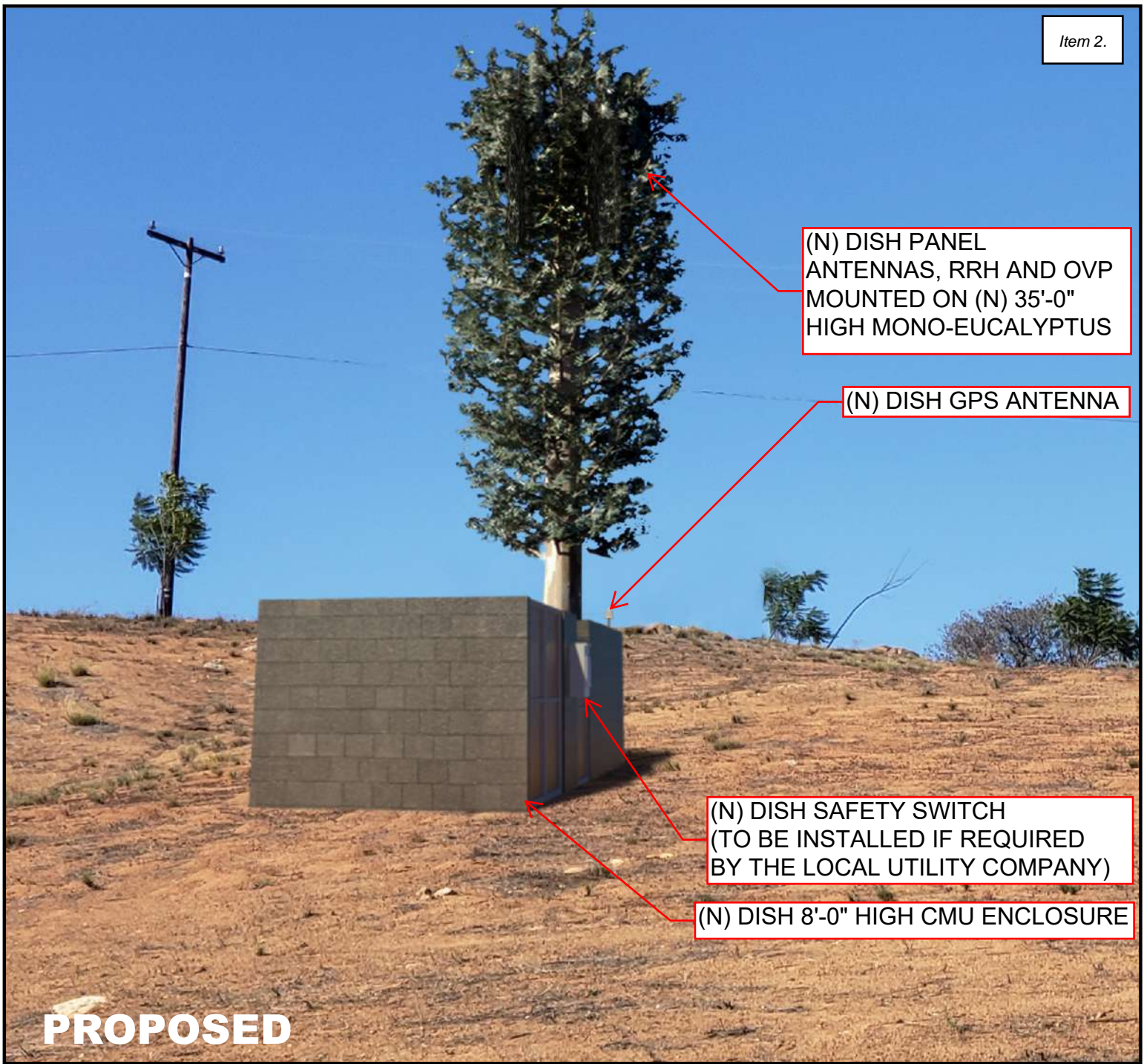
VIEW 1 | NORTHEAST VIEW FROM BRILLWOOD HILL RD

07.11.23



PROJECT INFORMATION

SITE ID: SDSAN00272B
SITE ADDRESS: 15051 CHARITY WAY ESCONDIDO, CA 92027



VIEW 2 | SOUTHEAST VIEW FROM OPEN FIELD

07.11.23



PROJECT INFORMATION

SITE ID: SDSAN00272B
SITE ADDRESS: 15051 CHARITY WAY ESCONDIDO, CA 92027



EXISTING



PROPOSED

VIEW 3 | NORTHWEST VIEW FROM CHARITY WAY

07.11.23



PROJECT INFORMATION

SITE ID: SDSAN00272B
SITE ADDRESS: 15051 CHARITY WAY ESCONDIDO, CA 92027



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

Notice of Exemption

To: San Diego Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS A-33

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

Project Title/Case No.: New Wireless Communication Facility / PL23-0335

Project Location – Specific: The 10.01-acre site is located along Charity Way and developed with a single-family residential structure addressed as 15051 Charity Way, Escondido, CA 92027 (Assessor's Parcel Number: 241-090-18-00).

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

Description of Project: A Conditional Use Permit to construct a new freestanding 40'-0" tall Wireless Communication Facility (WCF) supporting three new antennas ("Project"). The proposed mono-eucalyptus is designed with stealth technology and clad in synthetic materials to simulate a Eucalyptus tree. The proposed mono-eucalyptus will be supported by new ground and wall mounted equipment, including a 20-kW diesel generator for backup power. The request also includes the construction of a ground level enclosure surrounded by an 8'-0" tall CMU wall to house supportive equipment for the WCF and associated landscaping.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Matt Vigil, Qualtek Wireless

Telephone: (714) 742-7387

Address: 555 Malloy Court, Corona, CA 92880

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

Exempt Status: The project is categorically exempt from further CEQA review pursuant to CEQA Guidelines section 15303, Class (New Construction or Conversion of Small Structures).

Reasons why project is exempt: The project qualifies for this exemption because the project includes the installation of a new 40' 0" mono-eucalyptus with an associated CMU block wall enclosure approximately 350 square-feet in area. The exemption applies to the new construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities; additionally, it includes the operation repair, maintenance, or minor alteration of existing public or private structures, facilities, and mechanical equipment.

Lead Agency Contact Person: Vicrim Chima, Planning Division Area Code/Telephone (760) 839-4553

Signature *Vicrim Chima*

08-27-2024

Vicrim Chima, Contract Planner

Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

Planning Commission

Hearing Date: August 27, 2024

Effective Date: September 9, 2024

PLANNING COMMISSION RESOLUTION NO. 2024-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ESCONDIDO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT
TO INSTALL 40'-0" HIGH WIRELESS COMMUNICATION FACILITY AND
ASSOCIATED ENCLOSURE

APPLICANT: Matt Vigil, Qualtek Wireless

CASE NOS: PL23-0335

WHEREAS, Matt Vigil ("Applicant"), filed a land use development application, Planning Case No. PL23-0335 constituting a request for a Conditional Use Permit to install a 40'-0" mono-eucalyptus Wireless Communications Facility and associated enclosure. The 10.01-acre site is located at 15051 Charity Way (APN:241-090-18-00), in the Valley View Specific Plan Area 4 (SPA 4) of the General Plan, and has a zoning designation of Specific Plan (SP);

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

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA");

WHEREAS, the Land Use and Community Form chapter of the General Plan identifies the project site within the Valley View Specific Planning Area (No. 4) and allows for development of areas within the Specific Planning Area but without an adopted specific plan to develop consistent with the Rural II land use;

WHEREAS, the Residential Agricultural (RA) zone is the only zoning designation consistent with the Rural II land use designation and therefore, the project site is subject to the development densities and intensities outlined within the RA zone;

WHEREAS, the installation of 40'-0" tall Wireless Communication Facility is a Conditionally Permitted Use in the Residential Agricultural (RA) zone, in accordance with Article 34 of the Escondido Zoning Code;

WHEREAS, the project complies with the applicable height guidelines, location guidelines, stealth technology guidelines and emission guidelines standards for a new Wireless communication facilitates and, subject to the approval of a Conditional Use Permit, in accordance with Article 34 of the Escondido Zoning Code;

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

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the application in accordance with City (Article 61, Division 6) and State public noticing requirements; and

WHEREAS, on August 27, 2024, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all person's full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated August 27, 2024, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

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

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

1. The above recitations are true and correct.
2. The Planning Commission, in its independent judgement has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). All of the requirements of CEQA have been met.
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been

considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "D," is hereby **approved** by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

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

6. The development plans for the Project are on file in the Planning Division of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is **conditionally approved** as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

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

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in the Development Services Department. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing

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

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

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 27th day of August 2024, by the following vote, to wit:

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

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

Veronica Morones, Secretary
Escondido Planning Commission

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

ALEX RANGEL, Minutes Clerk
Escondido Planning Commission

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

Exhibit "A"

Legal Description

PARCEL A: PARCEL 3 OF PARCEL MAP NO. 3247, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1974, AS FILE NO. 307629 OF OFFICIAL RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 7, 1900.

PARCEL B: EASEMENT FOR ROAD PURPOSES OVER A STRIP OF LAND, 40.00 FEET WIDE, FOR ROAD PURPOSES, LYING IN SECTION 29, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTERLINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEER'S STATION B.C. 268 + 24.78 ON THE CENTERLINE OF CALIFORNIA STATE HIGHWAY 78 AS SAID STATION IS SHOWN ON MAP OF RELOCATION OF ROUTE 15, DIVISION 1-2, SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID STATE HIGHWAY 78 NORTH 82 DEGREES 08' 32" WEST (RECORD NORTH 82 DEGREES 06' 00" WEST) 690.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE NORTH 7 DEGREES 51' 28" EAST 18.09 FEET TO THE BEGINNING OF A TANGENT 350 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 42 DEGREES 26' 37" AN ARC DISTANCE OF 259.27 FEET; THENCE TANGENT TO SAID CURVE NORTH 50 DEGREES 18' 05" EAST 282.75 FEET TO THE BEGINNING OF A TANGENT 350 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 23 DEGREES 17' 45" AN ARC DISTANCE OF 142.31 FEET; THENCE TANGENT TO SAID CURVE NORTH 73 DEGREES 35' 50" EAST 48.22 FEET TO THE BEGINNING OF A TANGENT 300 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 37 DEGREES 48' 00" AN ARC DISTANCE OF 197.92 FEET; THENCE TANGENT TO SAID CURVE NORTH 35 DEGREES 47' 50" EAST 103.80 FEET TO THE BEGINNING OF A TANGENT 300 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 18 DEGREES 54' 00" AN ARC DISTANCE OF 98.96 FEET; THENCE TANGENT TO SAID CURVE NORTH 54 DEGREES 41' 50" EAST 336.95 FEET TO THE BEGINNING OF A TANGENT 400 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 18 DEGREES 52' 30" AN ARC DISTANCE OF 131.77 FEET; THENCE TANGENT TO SAID CURVE NORTH 35 DEGREES 49' 20" EAST 70.16 FEET TO THE BEGINNING OF A TANGENT 600 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 5 DEGREES 13' 30" AN ARC DISTANCE OF 54.72 FEET; THENCE TANGENT TO SAID CURVE NORTH, 41 DEGREES 02' 50" EAST 108.99 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 32 DEGREES 38' 05" AN ARC DISTANCE OF 113.92 FEET; THENCE TANGENT TO SAID CURVE NORTH 8 DEGREES 24' 45" EAST 28.45 FEET TO THE BEGINNING OF A TANGENT 150 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 41 DEGREES 18' 25" AN ARC DISTANCE OF 108.14 FEET; THENCE IN TANGENT TO SAID CURVE NORTH 49 DEGREES 83' 10" EAST 62.98 FEET TO THE BEGINNING OF TANGENT 150 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 26 DEGREES 23' 10" AN ARC DISTANCE OF 69.08 FEET; THENCE TANGENT TO SAID CURVE NORTH 23 DEGREES 20' 00" EAST 40.38 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 20 DEGREES 09' 10" AN ARC DISTANCE OF 70.35 FEET; IN THENCE TANGENT TO SAID CURVE NORTH 3 DEGREES 10' 50" EAST 42.39 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 6 DEGREES 59' 20" AN ARC DISTANCE OF 24.40 FEET; THENCE TANGENT TO SAID CURVE NORTH 10 DEGREES 10' 10" EAST 116.03 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 52 DEGREES 21' 20" AN ARC DISTANCE OF 182.76 FEET; THENCE TANGENT TO SAID CURVE NORTH 62 DEGREES 31' 30" EAST 67.89 FEET TO THE BEGINNING OF A TANGENT 300 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 22 DEGREES 19' 50" AN ARC DISTANCE OF 116.92 FEET; THENCE TANGENT TO SAID CURVE NORTH 40 DEGREES 11' 40" EAST 292.25 FEET TO THE BEGINNING OF A TANGENT 400 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 38 DEGREES 06' 40" AN ARC

DISTANCE OF 266.06 FEET; THENCE TANGENT TO SAID CURVE NORTH 78 DEGREES 18' 20" EAST 196.26 FEET TO THE BEGINNING OF A TANGENT 1200 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 1 DEGREES 30' 50" AN ARC DISTANCE OF 31.71 FEET; THENCE TANGENT TO SAID CURVE NORTH 76 DEGREES 47' 30" EAST 98.14 FEET TO THE BEGINNING OF A TANGENT 1200 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 8 DEGREES 19' 30" AN ARC DISTANCE OF 174.36 FEET; THENCE TANGENT TO SAID CURVE NORTH 68 DEGREES 28' 00" EAST 59.57 FEET TO THE BEGINNING OF A TANGENT 100 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 54 DEGREES 55' 40" AN ARC DISTANCE OF 95.87 FEET; THENCE TANGENT TO SAID CURVE NORTH 13 DEGREES 32' 20" EAST 145.83 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE WESTERLY THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 34° 32' 47" AN ARC DISTANCE OF 120.59 FEET; THENCE TANGENT TO SAID CURVE NORTH 21 DEGREES 00' 27" WEST, 636.06 FEET, MORE OR LESS TO A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, SAID POINT BEARS 790.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN STATE HIGHWAY 78.

PARCEL C: AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 40.00 FEET IN WIDTH LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 7, 1900, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 89 DEGREES 04' 11" EAST 790.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39 DEGREES 19' 45" WEST 330.00 FEET.

PARCEL D: AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 60.00 FEET IN WIDTH LYING WITHIN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 7, 1900, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 89 DEGREES 04' 11" EAST 790.00 FEET; THENCE NORTH 39 DEGREES 19' 45" WEST 100.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53 DEGREES 22' 33" WEST 336.40 FEET; THENCE NORTH 78 DEGREES 44' 02" WEST 223.50 FEET; THENCE SOUTH 64 DEGREES 21' 07" WEST 164.26 FEET; THENCE SOUTH 45 DEGREES 54' 45" WEST 293.00 FEET; THENCE SOUTH 25 DEGREES 07' 07" EAST 207.16 FEET; THENCE SOUTH 24 DEGREES 12' 08" WEST 188.00 FEET; THENCE SOUTH 58 DEGREES 09' 22" WEST 290.81 FEET; THENCE SOUTH 73 DEGREES 20' 01" WEST 236.01 FEET; THENCE SOUTH 32 DEGREES 18' 39" WEST 173.89 FEET; TO THE NORTHEAST CORNER OF PARCEL 3 OF PARCEL MAP NO. 3247, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1974, AS FILE NO. 307629 OF OFFICIAL RECORDS.

THE SIDE LINES OF SAID EASEMENT SHALL BE PROLONGED OR SHORTENED AS NECESSARY TO TERMINATE IN THE NORTHERLY AND EASTERLY LINES OF PARCEL A ABOVE AND IN THE SOUTHWESTERLY LINE OF PARCEL C ABOVE.

APN: 241-090-18-00

PROJECT PLANS

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- SECTOR SCOPE OF WORK:
- INSTALL (1) NEW 35'-0" MONO-EUCALYPTUS
 - INSTALL (1) NEW 1'-10" STAND-OFF ARM
 - INSTALL (3) NEW PANEL ANTENNAS (1 PER SECTOR)
 - INSTALL (6) NEW RRH (2 PER SECTOR)
 - INSTALL (1) NEW OVP
 - INSTALL (3) NEW BACK-TO-BACK MOUNT (1 PER SECTOR)
 - INSTALL (1) NEW HYBRID CABLE
 - INSTALL (24) NEW JUMPERS

- EQUIPMENT SCOPE OF WORK:
- NEW 11'-0"x19'-0" EQUIPMENT LEASE AREA
 - INSTALL (1) NEW 11'-0"x32'-7"x8'-0" HIGH CMU ENCLOSURE
 - INSTALL (1) NEW EQUIPMENT CABINET
 - INSTALL (1) NEW CABINET PLINTH
 - INSTALL (1) NEW 3'-0"x6'-0" CONCRETE PAD
 - INSTALL (1) NEW 25kva GENERATOR
 - INSTALL (1) NEW 4'-0"x7'-0" CONCRETE PAD
 - INSTALL (1) NEW AUTOMATIC TRANSFER SWITCH
 - INSTALL (1) NEW 200A PEDESTAL METER
 - INSTALL (1) NEW POWER PANEL CABINET
 - INSTALL (1) NEW NEMA 3 TELCO-FIBER BOX
 - INSTALL (1) NEW DISCONNECT SWITCH
 - INSTALL (1) NEW GPS UNIT
 - INSTALL (1) NEW POWER CONDUIT
 - INSTALL (1) NEW TELCO CONDUIT

SITE PHOTO





UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 642-2444
WWW.CALIFORNIA811.ORG

CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

PROPERTY OWNER: MACKENZI SUE RASHIDI
ADDRESS: 15051 CHARITY WAY
ESCONDIDO, CA 92027
CONTACT: (858) 7336-7000

COUNTY: SAN DIEGO

LATITUDE (NAD 83): 33° 6' 12.05"
(33.103348°)

LONGITUDE (NAD 83): -117° 0' 19.38"
(-117.005384°)

ZONING JURISDICTION: ESCONDIDO CITY

ZONING DISTRICT: RESIDENTIAL AGRICULTURE

PARCEL NUMBER: 241-090-18-00

OCCUPANCY GROUP: SINGLE-FAMILY RESIDENTIAL

CONSTRUCTION TYPE: III-A

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

PROJECT DIRECTORY

APPLICANT: DISH Wireless, L.L.C..
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

SITE DESIGNER: GENARO CRUZ
1875 CORONADO AVE
SIGNAL HILL, CA 90755
PHONE: 714-443-8407

SITE ACQUISITION: QUALTEK

CONSTRUCTION MANAGER: ANTHONY WOODARD

RF ENGINEER: ALEJANDRO VELAZQUEZ

UTILITY COORDINATOR: QUALTEK
GARY KRAUS
(949) 929-1467

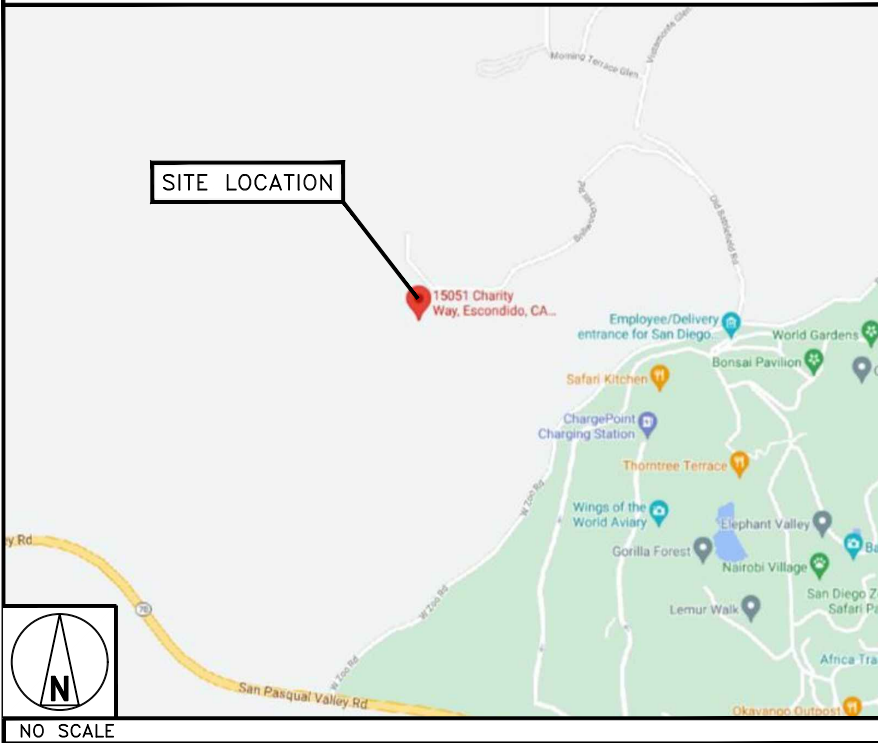
LAND USE PLANNER: QUALTEK
KORINA ARVIZU
(949) 616-0948
karvizu@qualtekwireless.com

DIRECTIONS

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:

GET ON I-5 N FROM N HARBOR DR, HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD, USE THE LEFT 2 LANES TO TURN LEFT ONTO W LAUREL ST, USE THE LEFT 2 LANES TO TURN LEFT ONTO INDIA ST, USE THE LEFT 2 LANES TO TAKE THE RAMP ONTO I-5 N, FOLLOW I-5 N TO TAMARACK AVE IN CARLSBAD. TAKE EXIT 49 FROM I-5 N, MERGE ONTO I-5 N, KEEP LEFT TO STAY ON I-5 N, TAKE EXIT 49 FOR TAMARACK AVE, CONTINUE ON TAMARACK AVE. TAKE JEFFERSON ST, MAGNOLIA AVE AND ROOSEVELT ST TO TYLER ST, TURN LEFT ONTO TAMARACK AVE, TURN RIGHT ONTO JEFFERSON ST, TURN LEFT ONTO MAGNOLIA AVE, CONTINUE ONTO ROOSEVELT ST, TURN LEFT ONTO WALNUT AVE, TURN RIGHT ONTO TYLER ST, DESTINATION WILL BE ON THE LEFT.

VICINITY MAP



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815



EXPIRATION: 12-31-24

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
MC	NS	GC

RFDS_REV_#1_ISSUE: 10/21/2021

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/17/22	90% CONSTRUCTION DRAWING
1	06/26/23	REVISED 90% CDs
2	07/07/23	CLIENT COMMENTS
3	08/31/23	REVISED 90% CDs
4	09/06/23	100% CONSTRUCTION DRAWING
5	02/07/24	IRRIGATION PLAN

A&E PROJECT NUMBER

SITE ID_6149

DISH Wireless, L.L.C.
PROJECT INFORMATION

SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



APN
241-090-18
SITE ADDRESS
15051 CHARITY WAY, ESCONDIDO, CA 92027

TITLE REPORT
NO TITLE REPORT HAS BEEN ISSUED DURING THE TIME OF SURVEY.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE SIX, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

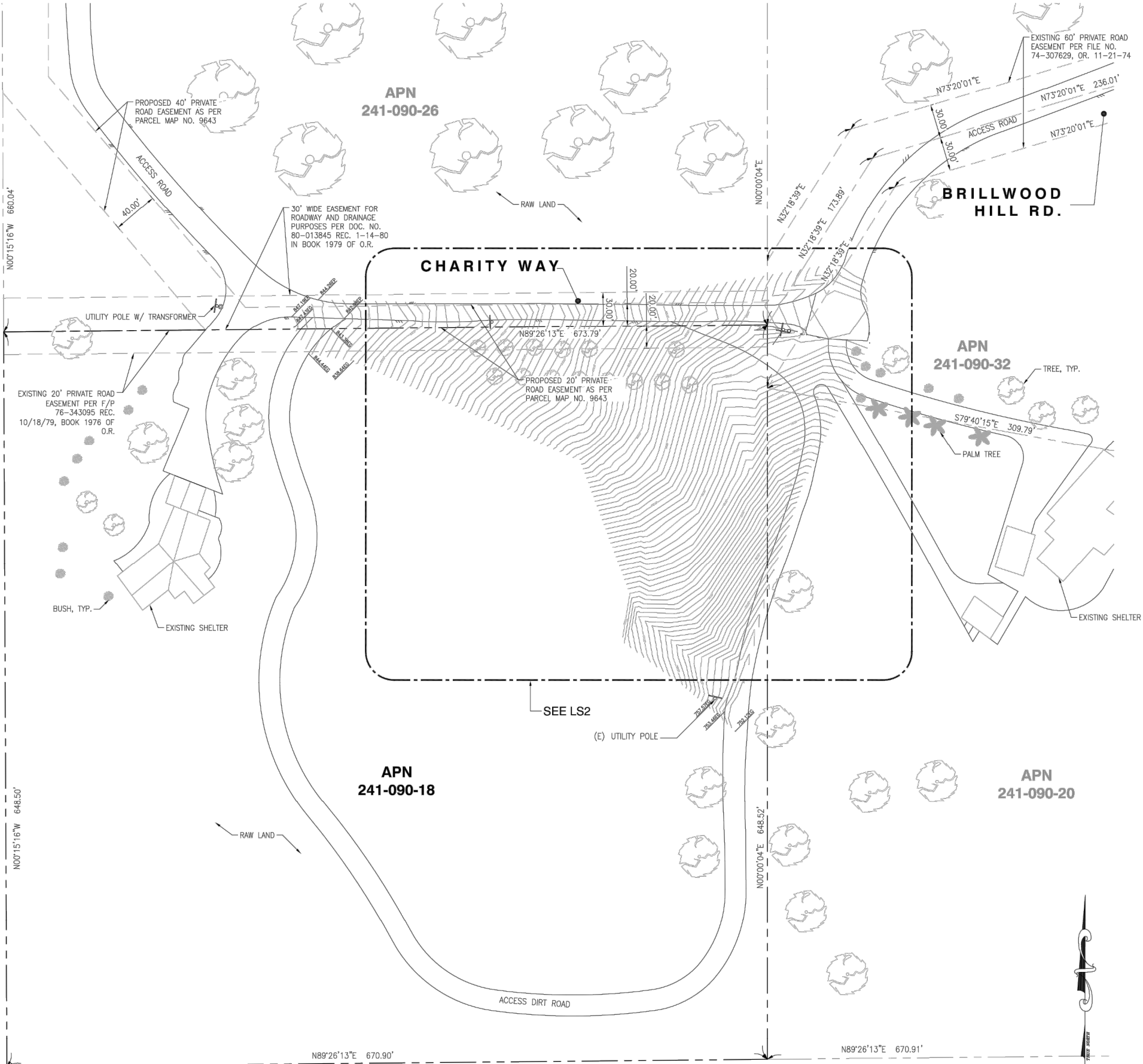
FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06073C1082G EFFECTIVE DATE 05/16/2012.

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
 - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
 - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
 - FIELD SURVEY COMPLETED ON OCTOBER 21, 2021

- LEGEND**
- CENTER LINE
 - PROPERTY LINE
 - - - EASEMENT LINE
 - /// EDGE OF PAVEMENT
 - /// EDGE OF PAVEMENT
 - EP EP
 - EG EXISTING GRADE
 - TREE
 - BUSH

PROPERTY LINES DERIVED FROM
PARCEL MAP NO. 5189
PARCEL MAP NO. 3247
PARCEL MAP NO. 9643

DATED OCTOBER 13, 1976
DATED JULY 26, 1971
DATED JULY 11, 1979



dish
wireless.

16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606

QUALTEK
WIRELESS

10 PASTEUR, SUITE 100
IRVINE, CA 92618

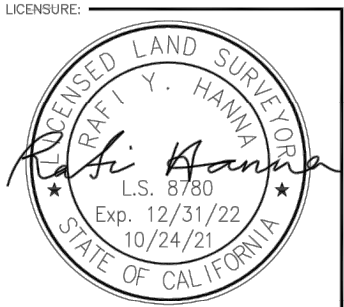
esite
concepts

16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (658) 432-4112 / (658) 432-4257

REV	DATE	DESCRIPTION
1	10/24/2021	PRELIMINARY SURVEY

ISSUED-DATE:
OCTOBER 24, 2021

ISSUED-FOR:
TOPOGRAPHIC SURVEY



PROJECT-INFORMATION:
SDSAN00272B

15051 CHARITY WAY
ESCONDIDO, CA 92707

DRAWN BY: VNS
CHECKED BY: RH

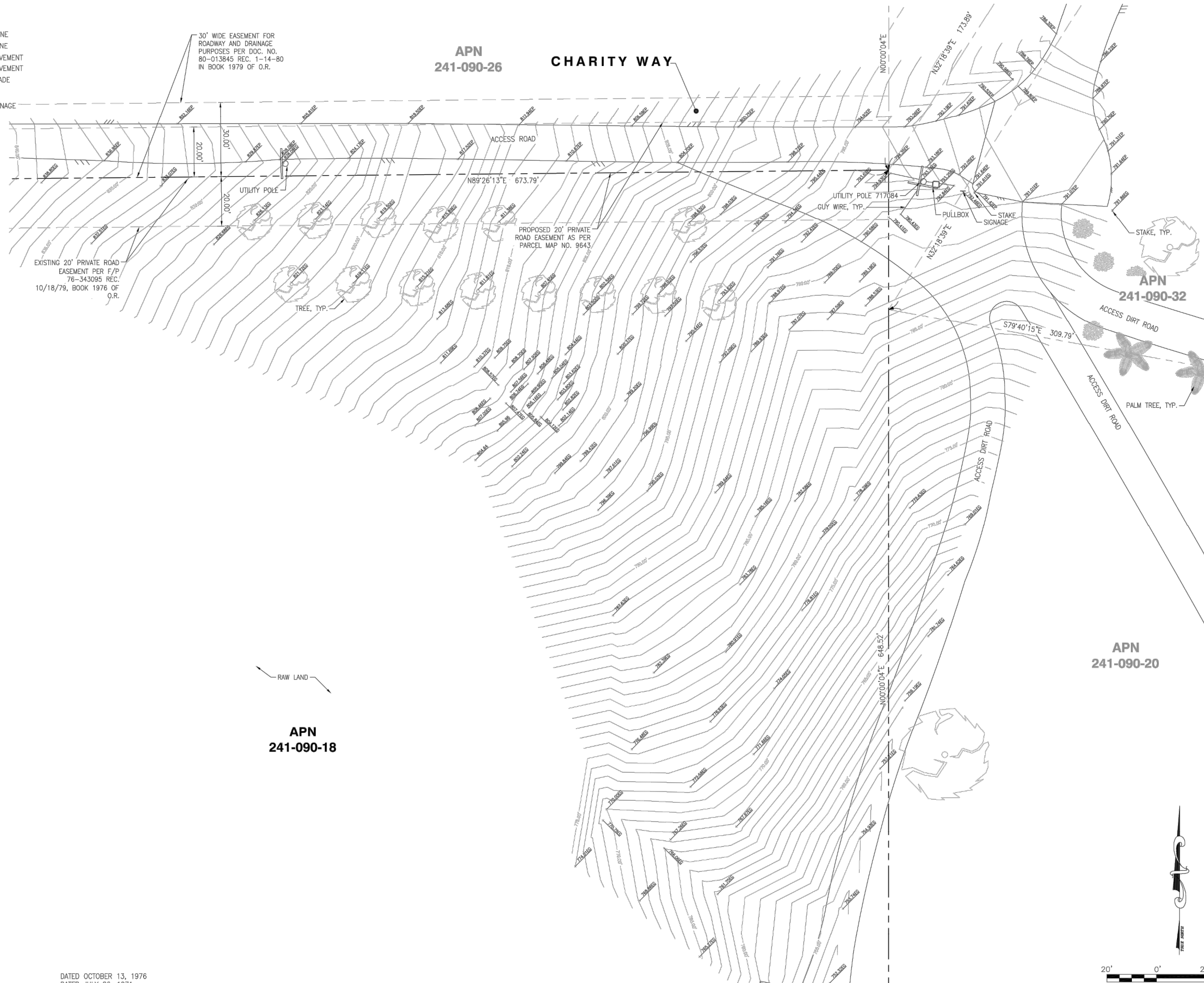
SHEET-TITLE:
TOPOGRAPHIC SURVEY

SHEET-NUMBER:

LS-1

LEGEND

- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING GRADE
- UTILITY POLE
- EXISTING SIGNAGE
- GUY WIRE
- TREE
- BUSH
- PALM TREE



PROPERTY LINES DERIVED FROM
 PARCEL MAP NO. 5189
 PARCEL MAP NO. 3247
 PARCEL MAP NO. 9643

DATED OCTOBER 13, 1976
 DATED JULY 26, 1971
 DATED JULY 11, 1979

20' 0' 20' 40'

GRAPHIC SCALE: 1"=20'

dish
 wireless.

Item 2.

16812 ARMSTRONG AVE.
 SUITE 200
 IRVINE, CA 92606

QUALTEK
 WIRELESS

10 PASTEUR, SUITE 100
 IRVINE, CA 92618

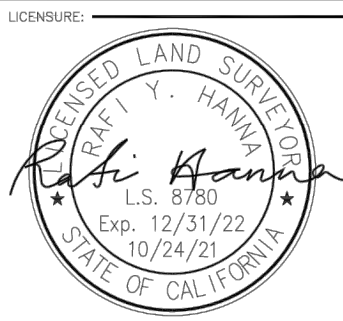
esite
 concepts

16885 VIA DEL CAMPO CT., SUITE 318
 SAN DIEGO, CA 92127
 tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
1	10/24/2021	PRELIMINARY SURVEY

ISSUED-DATE: OCTOBER 24, 2021

ISSUED-FOR: TOPOGRAPHIC SURVEY



PROJECT-INFORMATION: SDSAN00272B







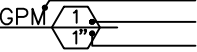
15051 CHARITY WAY
 ESCONDIDO, CA 92707

DRAWN BY: VNS
 CHECKED BY: RH

SHEET-TITLE: TOPOGRAPHIC SURVEY

SHEET-NUMBER: LS-2

Irrigation Legend

Symbol	Catalogue No.	Manuf.	Description	GPM	PSI	Detail No.
	RWS-M-B-1408	RAINBIRD	ROOT WATERING SYSTEM	2.0	30	A, SHEET L-3
	1402 with US-400 POPUP	RAINBIRD	6" FULL CIRCLE BUBBLER	0.5	30	B, SHEET L-3
	NIBCO T-580	NIBCO	MASTER SHUTOFF VALVE			C, SHEET L-3
	PGA SERIES	RAINBIRD	REMOTE CONTROL VALVE		SET 30PSI	D, SHEET L-3
	ESP-SMT4	RAINBIRD	4-STATION OUTDOOR			E, SHEET L-3
	RAIN CLIK	HUNTER	RAIN SENSOR			
<p>— • — Schedule 40 PVC. Main Line Pipe @ 24" Depth (Exact depth at future sewer easement) (3/4" Diameter Unless Otherwise Indicated)</p> <p>———— Class 200 PVC Pipe @ 18" Min. Depth (3/4" Diameter Unless Otherwise Indicated)</p> <div><p>Maximum Flow (GPM) Through Valve Controller Station Valve Size</p></div>						
<p>NOTES: Controller Device. Install new controller only if one does not exist or existing controller does not meet current City standards.</p>						

IRRIGATION NOTES

1. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF, OVER-SPRAY, LOW-HEAD DRAINAGE AND OTHER SIMILAR CONDITIONS. SOIL TYPES AND INFILTRATION RATES SHALL BE CONSIDERED WHEN DESIGNING IRRIGATION SYSTEMS. IRRIGATION SYSTEM SHALL BE DESIGNED, CONSTRUCTED, MANAGED, AND MAINTAINED TO ACHIEVE AS HIGH AN OVERALL EFFICIENCY AS POSSIBLE.
2. ALL IRRIGATION SYSTEMS SHALL INCLUDE:
 - A. A SMART IRRIGATION CONTROLLER, OR OTHER EQUIVALENT TECHNOLOGY WHICH AUTOMATICALLY ADJUSTS THE FREQUENCY AND/ OR DURATION OF IRRIGATION EVENTS IN RESPONSE TO CHANGING WEATHER CONDITIONS, SHALL BE REQUIRED.
 - B. ANTI-DRAIN CHECK VALVES SHALL BE INSTALLED TO PREVENT LOW-HEAD DRAINAGE IN SPRINKLER HEADS.
 - C. A PRESSURE REGULATOR WHEN THE STATIC WATER PRESSURE EXCEED MAXIMUM RECOMMENDED OPERATION PRESSURE OF THE IRRIGATION SYSTEM.
 - D. A RAIN SENSOR WITH AN AUTOMATIC RAIN SHUTOFF FEATURE SHALL BE REQUIRED.

INSPECTION NOTES

1. PRIOR TO START OF WORK THE CONTRACTOR AND OWNERS REPRESENTATIVE SHALL MEET AND REVIEW UTILITIES AND EXISTING SITE CONDITIONS. AT COMPLETION OF WORK A FINAL INSPECTION SHALL BE MADE AND ACCEPTED BY OWNER AND GOVERNING JURISDICTION.
2. THIS PLAN IS DIAGRAMMATIC AND ALLOWS FOR ADJUSTMENT TO BE MADE TO ACCOMMODATE EXISTING SITE CONDITIONS.
3. LANDSCAPE INSTALLATION SHALL MEET STANDARD SHOWN UNLESS SUPERSEDED BY LOCAL STANDARDS.
4. PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL UTILITIES, STRUCTURES ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGES AND REPLACEMENT.
5. THE CONTRATOR SHALL REMOVE ALL DEBRIS, WEEDS AND TRASH FROM COMMUNICATION SITE AREA AT COMPLETION OF WORK.
6. CONTRACTOR TO MAINTAIN SITE FOR 30 DAYS.
7. THE MAINTENANCE OF THE COMMUNICATION SITE IS DEFINED WITHIN MAINTENANCE AGREEMENT WITH OWNER.

P.O.C.

CONTRACTOR TO CONNECT TO EXISTING IRRIGATION AT LOCATION OF EXISTING CONTROLLER VALVES. CONTRACTOR TO REPLACE EXISTING VALVE WITH NEW. CONTRACTOR TO INSPECT ALL MAINLINE AND LATERAL LINES AND REPLACE IF DAMAGED OR WORN. CONTRACTOR TO ADD NEW SMART CONTROLLER WITH RAIN-CLIK (PER NOTES, THIS PAGE).

DIG-ALERT NOTE

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

EXISTING IRRIGATION NOTES

1. ALL IRRIGATION DAMAGED DURING CONSTRUCTION OF ENCLOSURE WALLS SHALL BE REPLACED AND CONSISTENT WITH EXISTING IRRIGATION MATERIALS.

MAINTENANCE NOTE

LANDSCAPE TO BE PROPERLY MAINTAINED IN A HEALTHY CONDITION FREE OF WEEDS, PESTS OR DISEASES. MAINTENANCE RESPONSIBILITY TO BE NEGOTIATED BETWEEN PROPERTY OWNER AND DISH WIRELESS.

LANDSCAPE CONTRACTOR NOTES

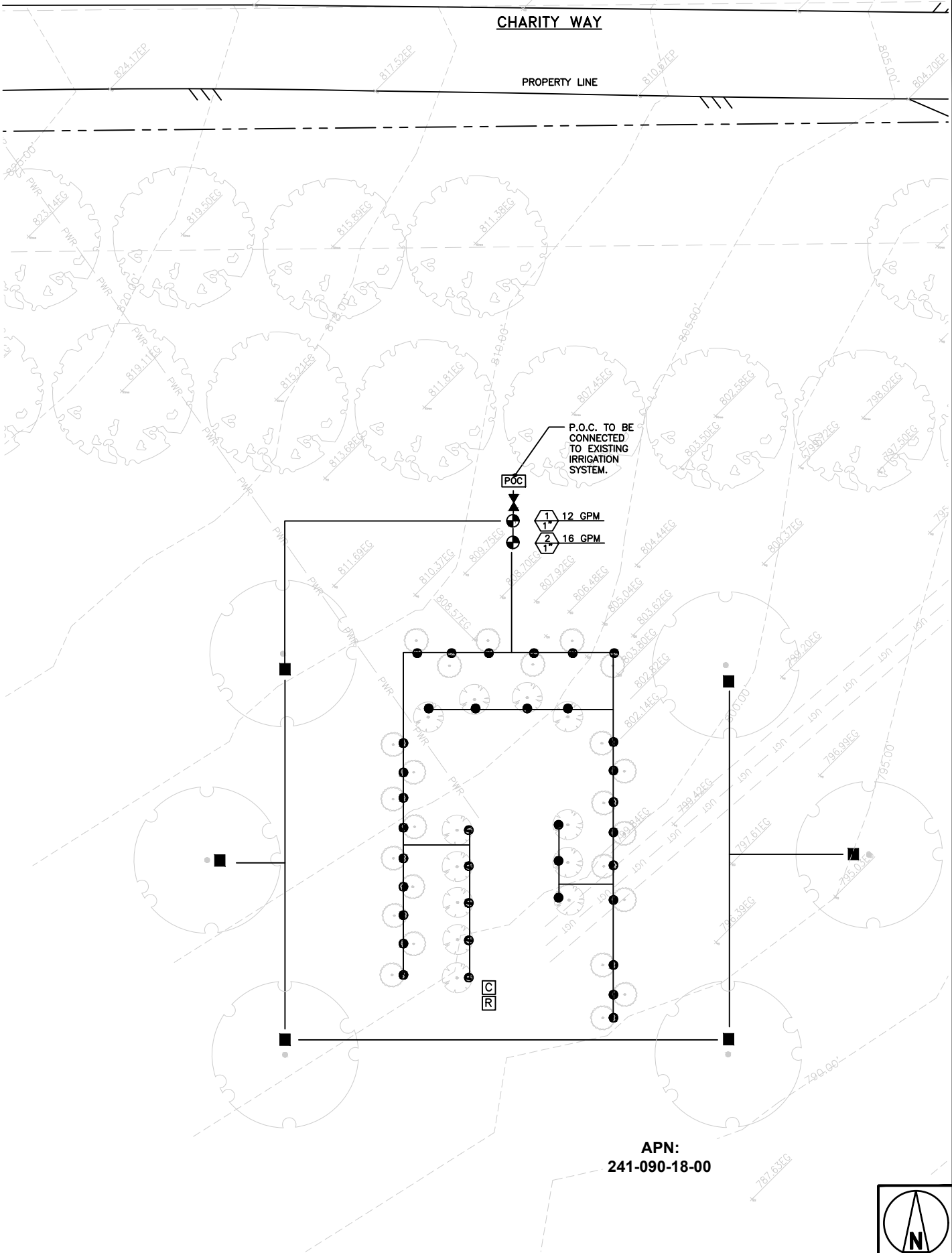
1. LANDSCAPE CONTRACTOR HIRED TO INSTALL PROPOSED LANDSCAPING SHALL BE C-27 CERTIFIED.

IRRIGATION DETAIL NOTES

1. APPLY TEFLON TAPE TO ALL THREADED PIPE CONNECTIONS.

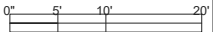
CHECK VALVE NOTES

1. CONTRACTOR TO UTILIZE CHECK VALVES TO PREVENT LOW HEAD DRAINAGE.



IRRIGATION PLAN

SCALE: 1" = 10'-0"



Item 2.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815



**CS
DG**

6965 El Camino Real
Suite 105-482
Carlsbad, CA 92009
(P) 760-272-5742
(F) 760-454-3097

CS Design Group, Inc.

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MC NS GC

RFDS_REV_#1_ISSUE: 10/21/2021

CONSTRUCTION DOCUMENTS

SUBMITTALS		
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2	07/07/23	CLIENT COMMENTS
3	08/31/23	REVISED 90% CD
4	09/06/23	100% CONSTRUCTION DRAWING
5	02/07/24	ADDED LANDSCAPE PLAN

A&E PROJECT NUMBER

SITE ID_6149

DISH Wireless, L.L.C.
PROJECT INFORMATION

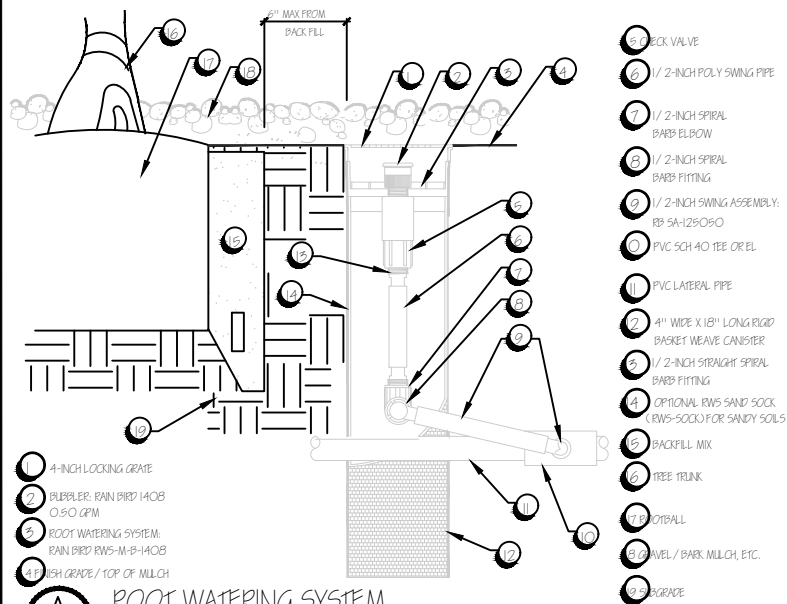
SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE

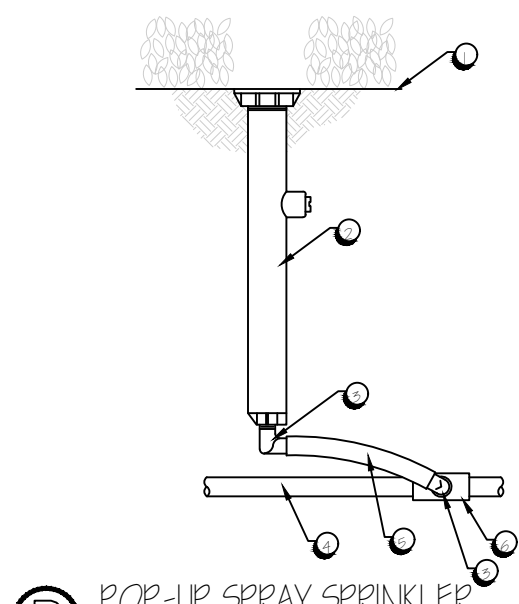
IRRIGATION PLAN

SHEET NUMBER

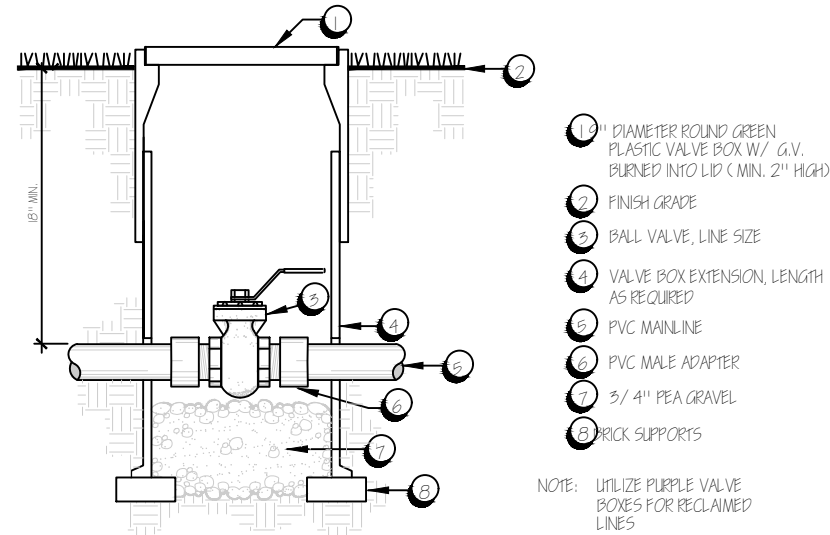
L-1



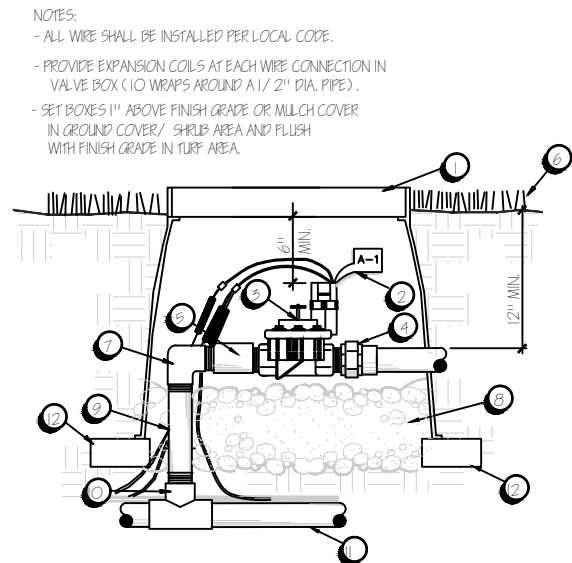
A ROOT WATERING SYSTEM
N.T.S.



B POP-UP SPRAY SPRINKLER
N.T.S.

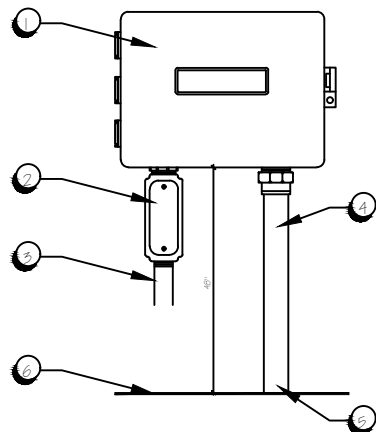


C BRASS BALL VALVE
N.T.S.

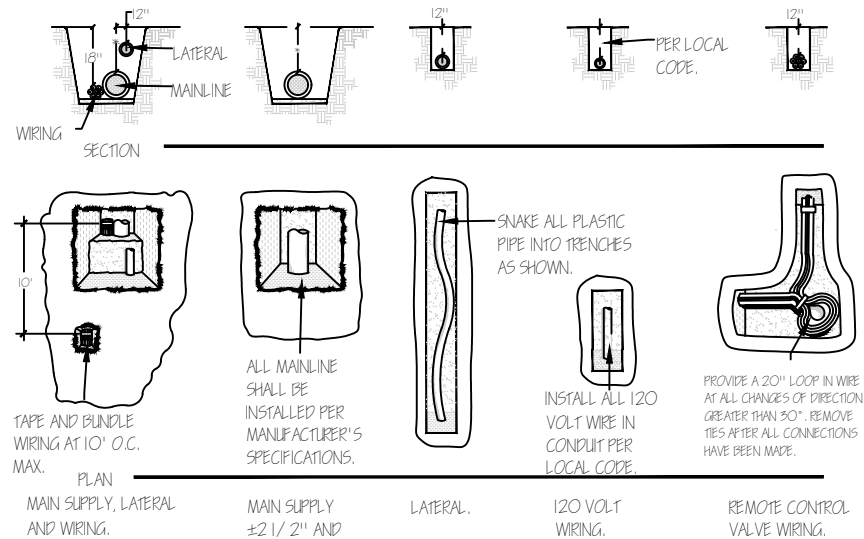


D REMOTE CONTROL VALVE
N.T.S. B.G. STANDARD

NOTE: ALL ELECTRICAL WORK SHALL COMPLY W/ LOCAL AND NATIONAL CODES.
ELECTRICAL METER TO BE INSTALLED OPPOSITE SIDE IRRIGATION CONTROLLER PER MFG.'S SPECIFICATIONS.







E WALL MOUNTED CONTROLLER
N.T.S.



F PIPE & WIRE TRENCHING DETAIL
N.T.S.

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PLANT LEGEND — PROPOSED

SYMBOL	BOTANICAL NAME		EXISTING LANDSCAPING						
	EXISTING TREES TO REMAIN								
SYMBOL	BOTANICAL NAME	COMMON NAME	FUNCTION	WOCOLS RATING	SIZE	MATURE HEIGHTxSPREAD	COUNT		
PROPOSED TREES									
	Chilopsis linearis	Desert Willow	Screening	Low	24" Box	25' x 25'	6		
PROPOSED SHRUBS									
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	Screening	Low	5 Gal	60" x 60"	12		
	Leucophyllum langmania	Texas Ranger Sage	Screening	Low	5 Gal	48" x 60"	24		

PLANTING NOTES

1. THE SCOPE OF WORK INCLUDES FURNISHING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING, BACKFILL, IRRIGATION AND DRAINAGE WORK OUTLINED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED FOREMAN.

2. PLANT MATERIAL LOCATIONS ARE DIAGRAMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.

3. BEFORE ANY PLANTING OCCURS, ALL PLANTED AREAS ARE TO HAVE BEEN GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE PER THE GRADING NOTES.

4. ALL PLANTING AREAS SHALL HAVE THE FOLLOWING SOIL AMENDMENTS INCORPORATED INTO THE TOP 6" OF NATIVE SOIL:

3 CUBIC YARDS - NITROGEN AND IRON FORTIFIED ORGANIC AMENDMENT
30 LBS -6 - 20 - 20 ORGANIC GRO-POWER FERTILIZER

5. DIG PLANTING PITS 2 TIMES THE HEIGHT AND WIDTH OF THE ROOTBALL. BACKFILL PITS WITH 70% NATIVE ON SITE SOIL AND 30% NITROLIZED SHAVINGS OR EQUIVARIANT.

SAMPLE BACKFILL:

70% NATIVE SOIL BY VOLUME
30% NITROLIZED SHAVINGS OR EQUIVARIANT
16 LBS GRO-POWER PLUS, PER CUBIC YARD MIX
* OTHER AMENDMENTS PER SOIL ANALYSIS

6. IF APPLICABLE, ALL TREES TO BE STAKED AS SHOWN IN THE TREE PLANTING DETAIL.

7. WHERE CIRCUMSTANCES PERMIT, PLANT NO TREE CLOSER THAN 18" TO AN EDGE OF PAVING OR HEADERBOARD.

8. REFER TO PLANTING DETAILS.

9. USE PLANT MATERIALS ACCLIMATED TO THE AREA.

10. WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT SPECIMEN TREES CLOSER THAT 4'-0" FROM THE EDGE OF PAVING, HEADERBOARD, OR ROOF LINES. DEEPROOT OR APPROVED ROOT BARRIERS ARE TO BE INSTALLED PER DETAIL. REFER TO PLANTING LEGEND FOR SPECIES REQUIRING DEEP ROOT BARRIERS.

11. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR IS TO CONTACT THE DEVELOPER FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE OF DISEASE.

19. NO SHRUBS ARE TO BE PLANTED WITHIN 12" OF HARDSCAPE, MEASURED FROM CENTER OF SHRUB.

PLANTING NOTES

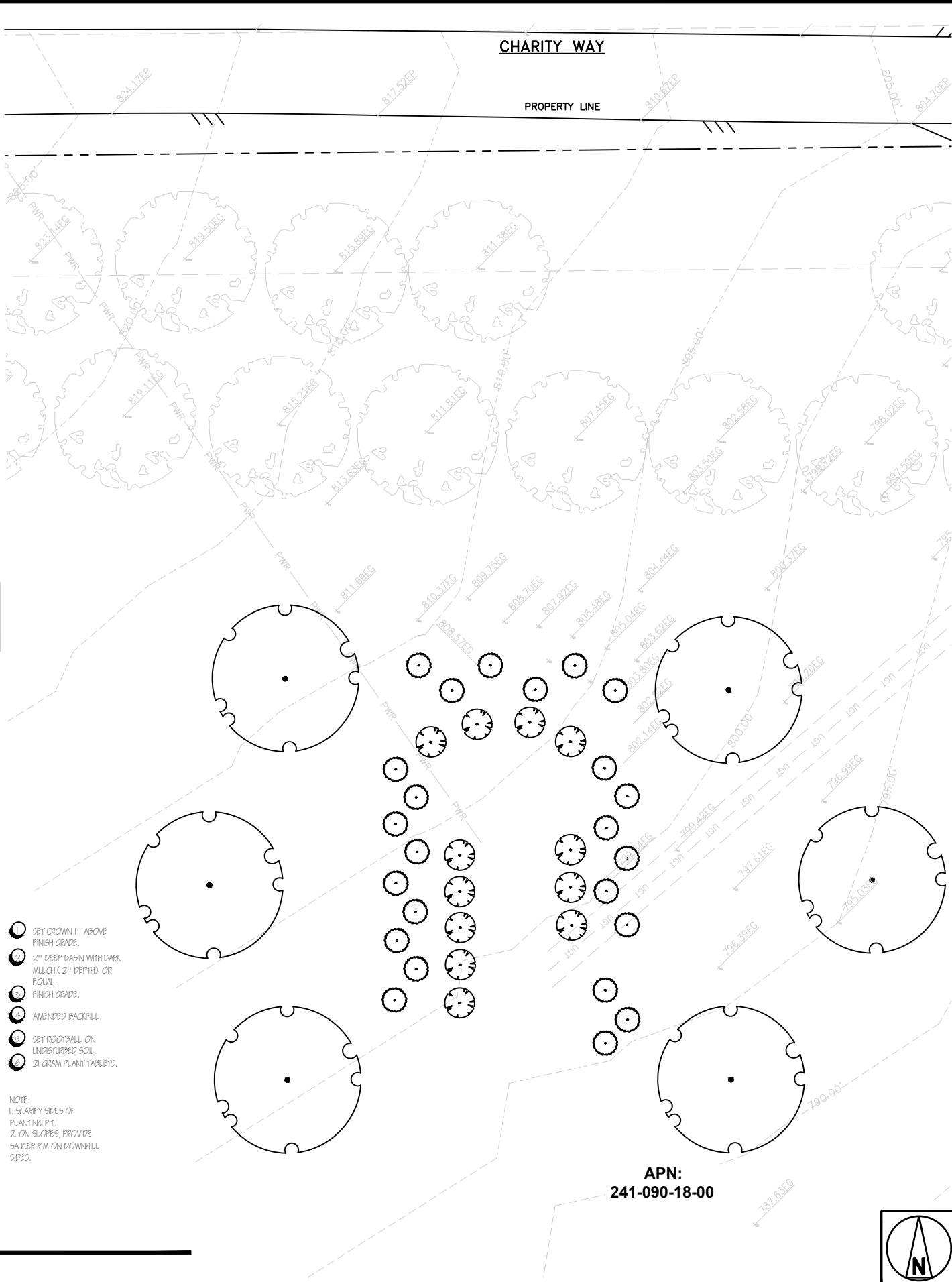
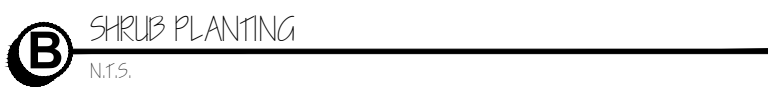
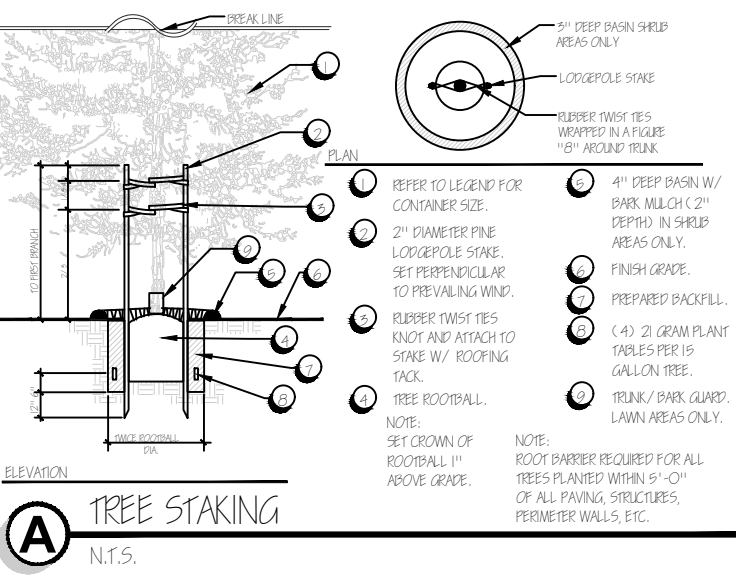
1. ALL EXISTING TREES WITHIN THE PROPERTY LINES SHALL BE PROTECTED IN PLACE. NO TREES SHALL BE REMOVED AS A PART OF THIS PERMIT UNLESS OTHERWISE INDICATED. LANDSCAPE CONTRACTOR TO VERIFY EXISTING TREES AT LOCATION OF PROPOSED ENCLOSURE AND ANTENNAS. IF EXISTING TREES (INDICATED TO REMAIN) ARE REMOVED OR DAMAGED DURING CONSTRUCTION OF ENCLOSURE AND INSTALLATION OF ANTENNA, CONTRACTOR TO REPLACE WITH LIKE SPECIES.

2. ALL FERTILIZERS AND AMENDMENTS USED DURING PLANTING PREPARATION SHALL BE DERIVED FROM ORGANIC-BASED MATERIALS AS A BEST MANAGEMENT PRACTICE FOR STORM WATER SOURCE CONTROL. NO SEWAGE SLUDGE IS ALLOWED.

3. A 3" DEEP LAYER OF APPROVED ORGANIC MULCH SHALL BE APPLIED TO COVER THE SOIL WITHIN 30" OF THE ENCLOSURE ON THE SUBJECT PROPERTY AFTER THE PLANTING IS COMPLETE.

DIG-ALERT NOTE

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS) . CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.



Item 2.

dish

wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK

10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815

LICENSED LANDSCAPE ARCHITECT
GARY A CHAPMAN #1619
Signed
May 2, 2025
Expiration Date
2.05.24
State of CALIFORNIA

CS
DG

6865 El Camino Real
Suite 105-482
Carlsbad, CA 92009
(P) 760-272-5742
(F) 760-454-3087

CS Design Group, Inc.

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MC NS GC

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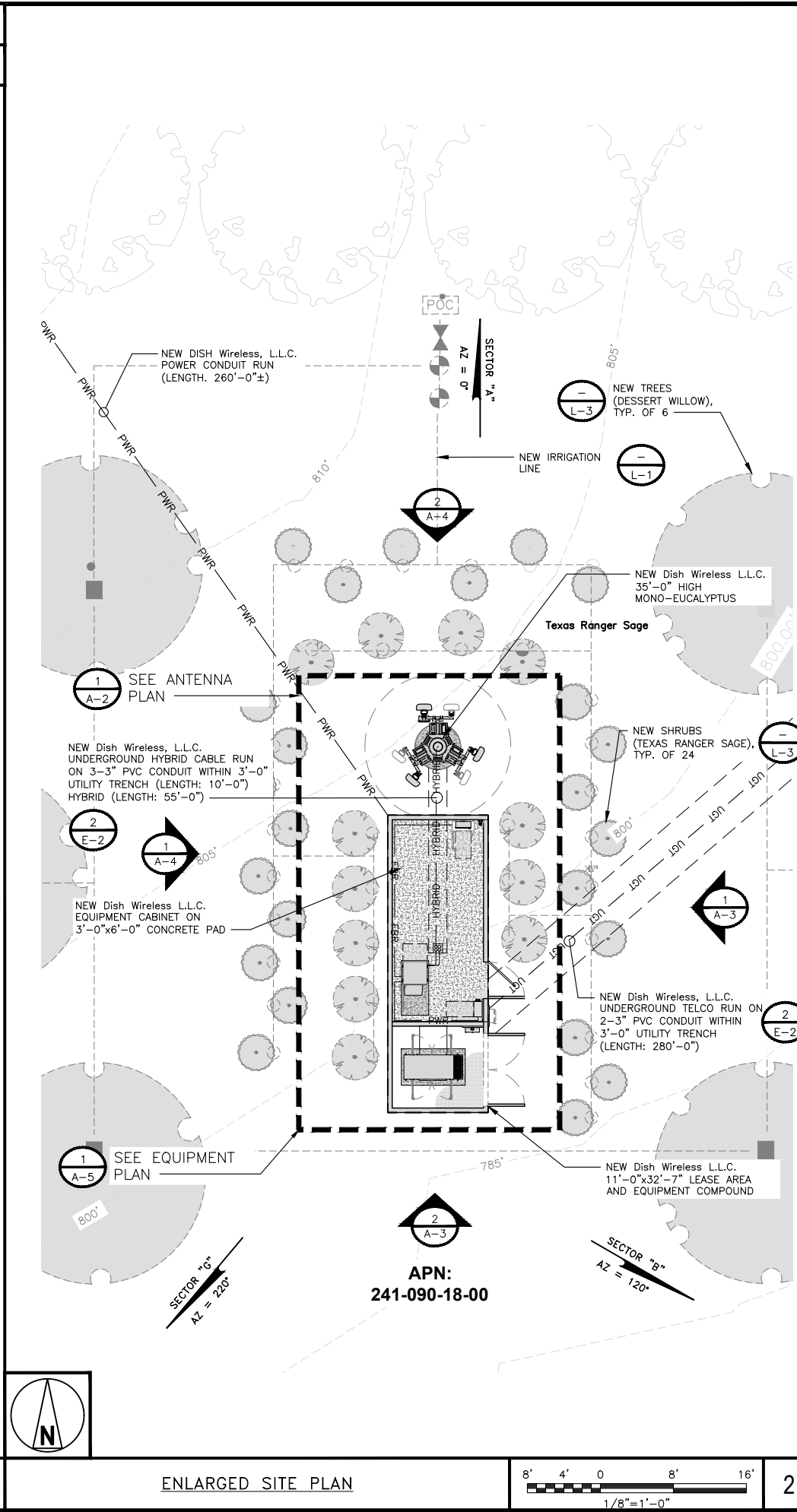
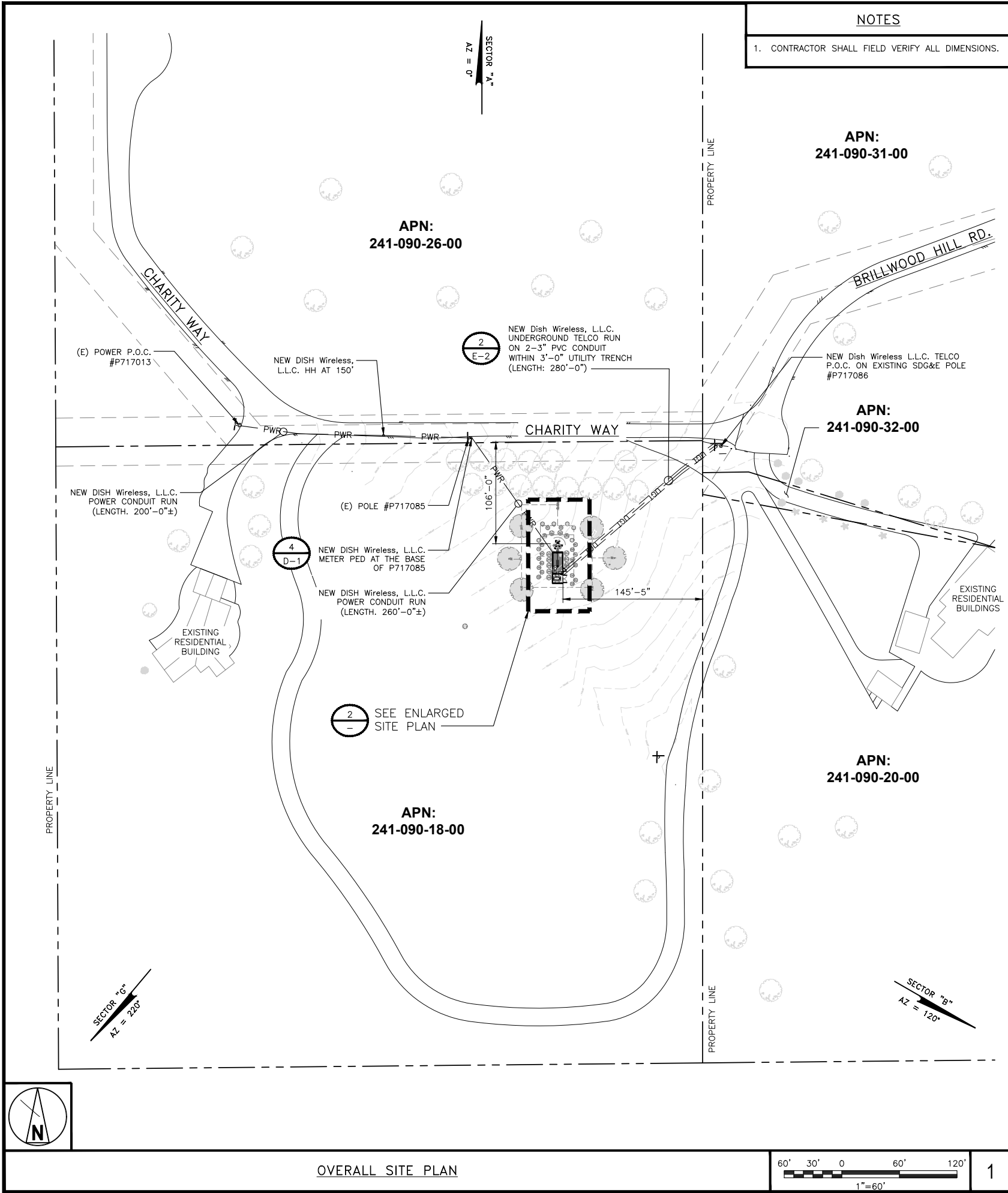
A&E PROJECT NUMBER
SITE ID_6149

DISH Wireless, L.L.C.
PROJECT INFORMATION
SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-3

75



Item 2.

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
APN:
10 PAS1 241-090-20-00
IRVINE, CA 92610-3015

REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
CIVIL
STATE OF CALIFORNIA

EXPIRATION: 12-31-24

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SITE ID_6149

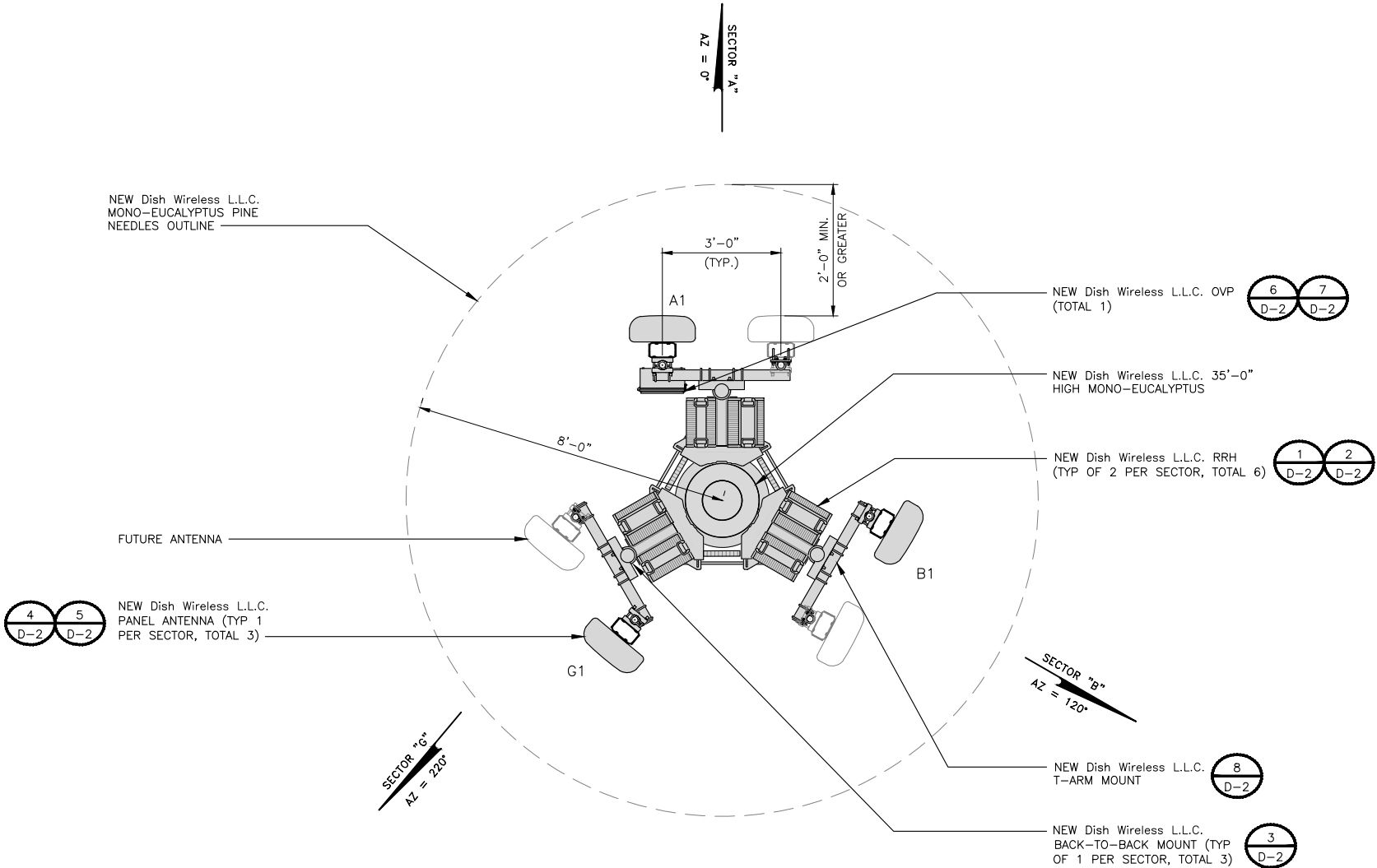
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ESCONDIDO, CA 92027

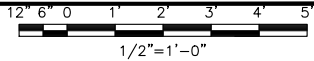
SHEET TITLE
OVERALL SITE PLAN & ENLARGED SITE PLAN

SHEET NUMBER
A-1

76



ANTENNA PLAN



1

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR NEW	MANUFACTURER – MODEL NUMBER	TECHNOLOGY	SIZE (HxWxD)	AZIMUTH	RAD CENTER	
ALPHA	A1	NEW	KMW KE654L4H6–D	5G	72.0"x18.1"x7.1"	0°	35'–0"	(1) HIGH–CAPACITY HYBRID CABLE (75'–0" LONG)
BETA	B1	NEW	KMW KE654L4H6–D	5G	72.0"x18.1"x7.1"	120°	35'–0"	
GAMMA	G1	NEW	KMW KE654L4H6–D	5G	72.0"x18.1"x7.1"	220°	35'–0"	

SECTOR	POSITION	EXISTING OR NEW	RRH				NOTES
			MANUFACTURER – MODEL NUMBER	TECHNOLOGY	SIZE (HxWxD)	WEIGHT	
ALPHA	A1	NEW	SAMSUNG RF4450T–71A	5G	15"x16.5"x11"	94.6 LBS.	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
	A1	NEW	SAMSUNG RF441D–70A	5G	15"x15"x8.9"	61.3 LBS.	
BETA	B1	NEW	SAMSUNG RF4450T–71A	5G	15"x16.5"x11"	94.6 LBS.	
	B1	NEW	SAMSUNG RF441D–70A	5G	15"x15"x8.9"	61.3 LBS.	
GAMMA	G1	NEW	SAMSUNG RF4450T–71A	5G	15"x16.5"x11"	94.6 LBS.	
	G1	NEW	SAMSUNG RF441D–70A	5G	15"x15"x8.9"	61.3 LBS.	

ANTENNA SCHEDULE

2

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
3. NEW ANTENNAS, BRACKETS AND EQUIPMENT HARDWARE TO BE PAINTED TO MATCH EXISTING NEEDLES IN COLOR

Item 2.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815



EXPIRATION: 12–31–24

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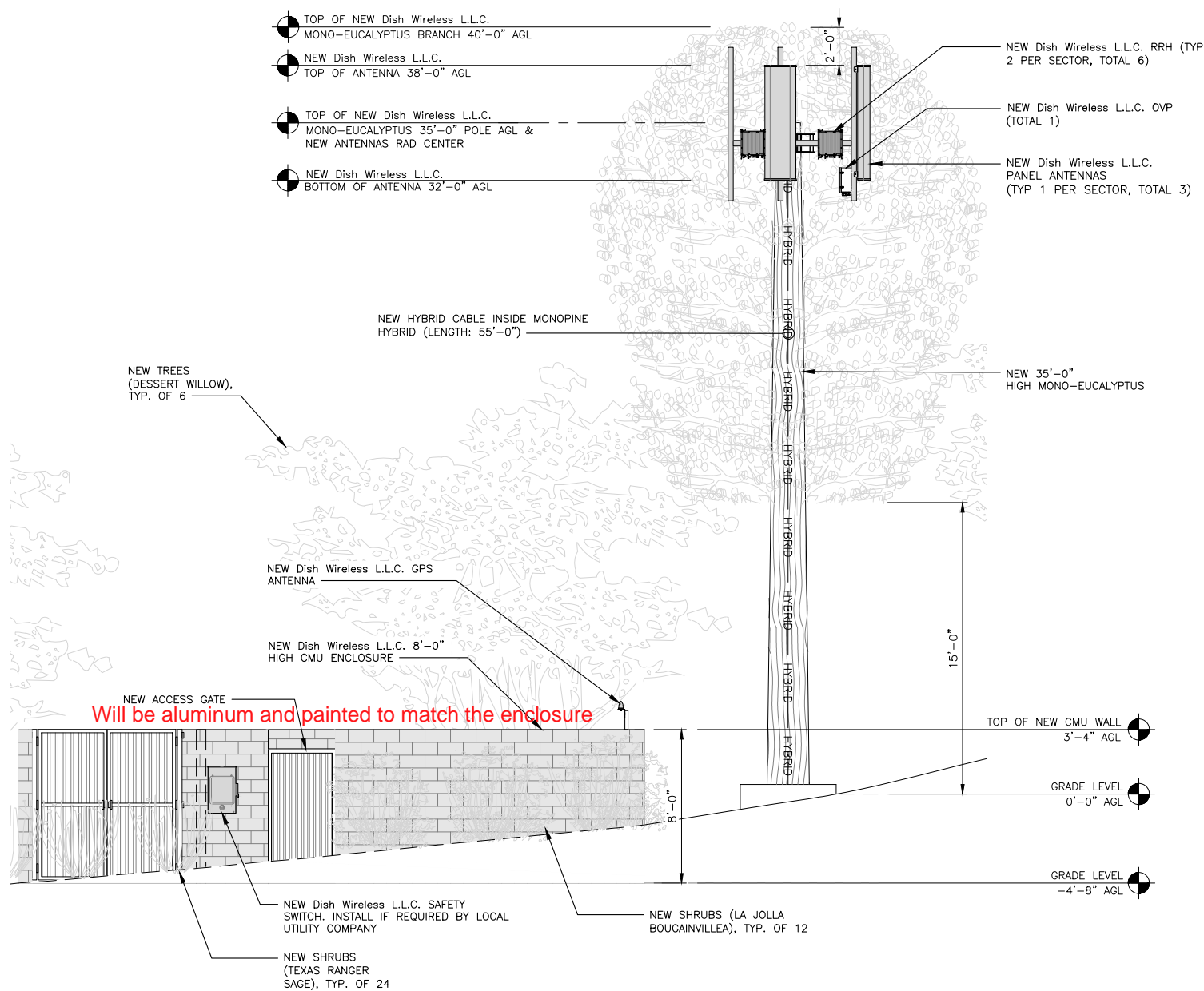
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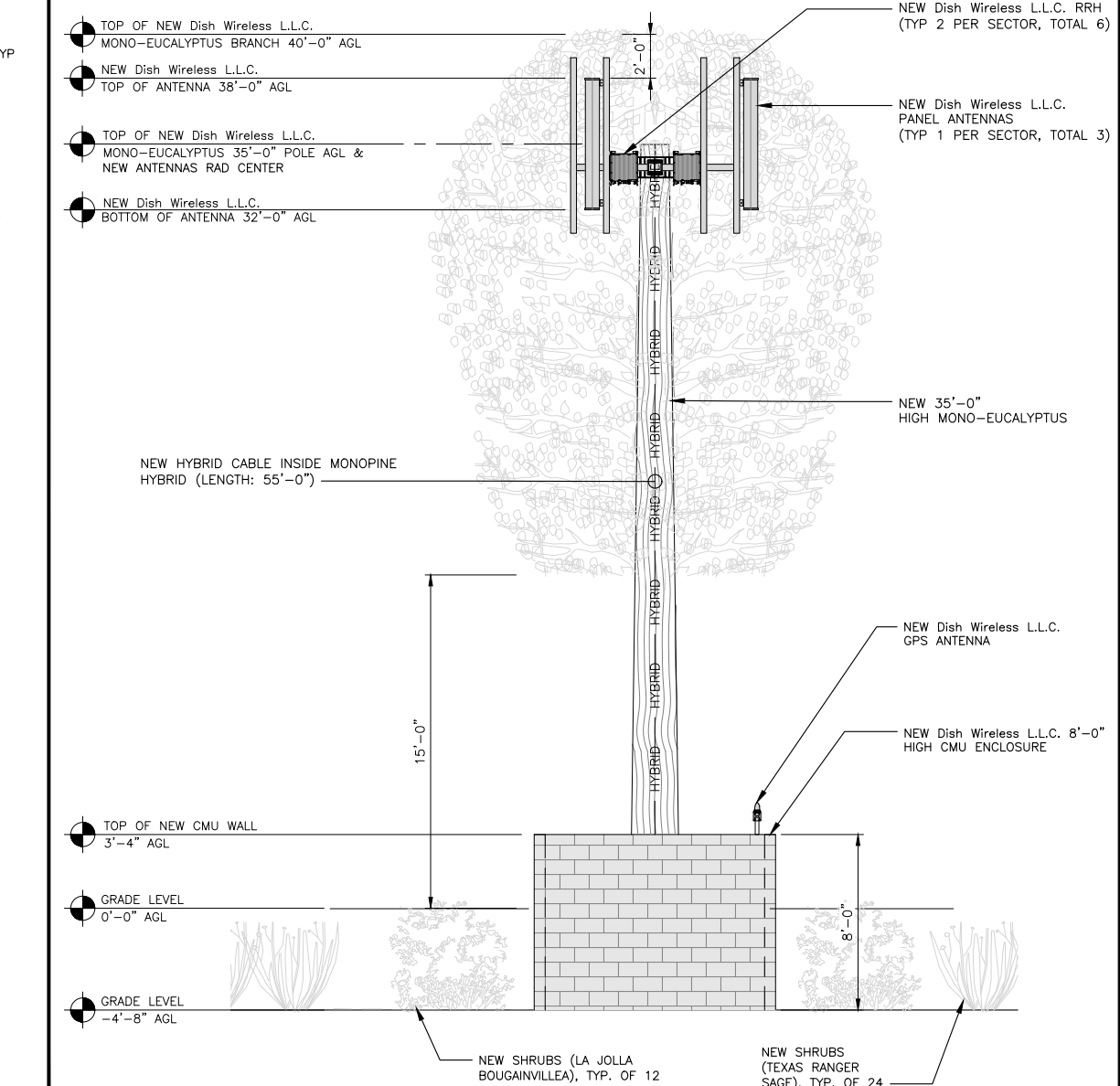
SHEET TITLE
ANTENNA PLAN
ANTENNA SCHEDULE

SHEET NUMBER

A-2



NEW ELEVATION (EAST)



NEW ELEVATION (SOUTH)

NOTES

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3. NEW ANTENNAS, BRACKETS AND EQUIPMENT HARDWARE TO BE PAINTED TO MATCH EXISTING NEEDLES IN COLOR

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
WIRELESS

10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815



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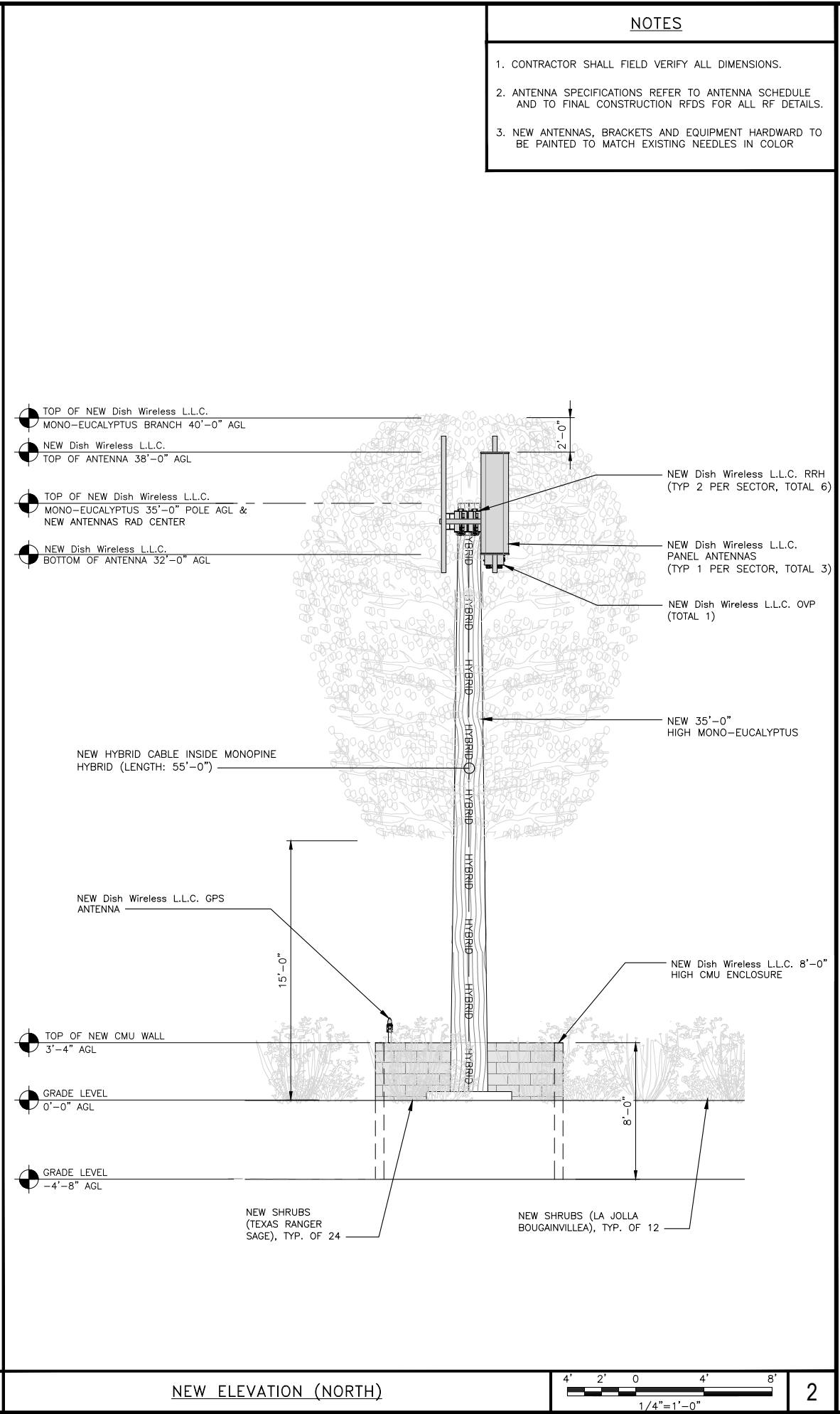
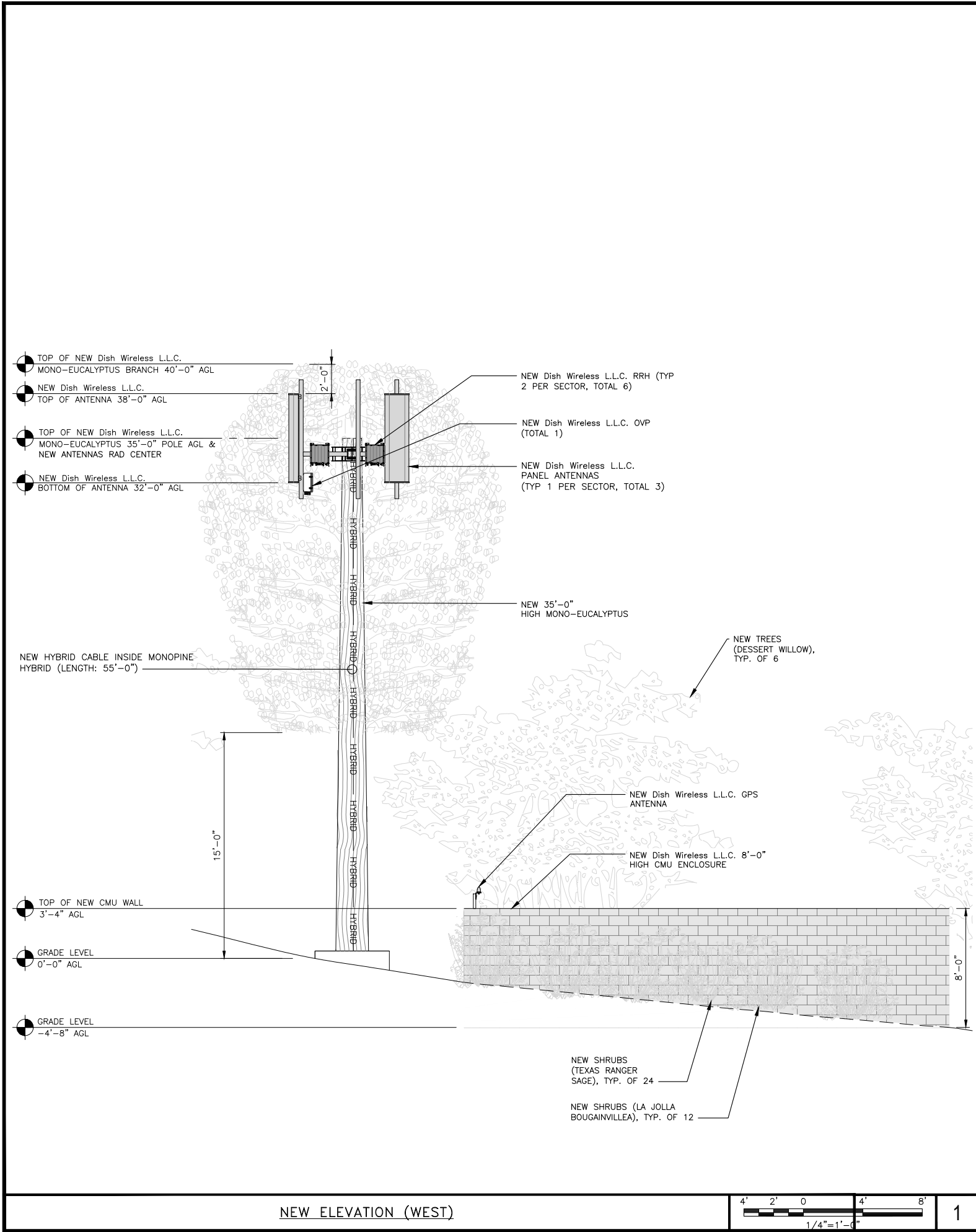
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PROJECT INFORMATION

SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE
EAST & SOUTH
ELEVATION

SHEET NUMBER

A-3



NOTES

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dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
WIRELESS

10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815



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PROJECT INFORMATION

SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE
WEST & NORTH
ELEVATION

SHEET NUMBER

A-4

CHARLES INDUSTRY HEX
CUBE-PM639155N4

DIMENSIONS (HxWxD):	74"x32"x32"
POWER PLANT:	-48VDC ABB/600W
TOTAL WEIGHT (EMPTY)	408 LBS

PLAN

SIDE

BACK

SIDE

FRONT

CABINET DETAIL

NO SCALE

1

CHARLES INDUSTRY
LT-97-002422 PLINTH KIT

DIMENSIONS (HxWxD)	6"x32"x32"
--------------------	------------

NOTE: GASKET AND MOUNTING HARDWARE INCLUDED

FRONT/BACK

SIDE

PLAN

PLINTH KIT DETAIL

NO SCALE

2

RAYCAP PPC
RDIAC-2465-P-240-MTS

ENCLOSURE DIMENSIONS (HxWxD):	39"x22.855"x12.593
WEIGHT:	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G

TOP

BACK

SIDE

FRONT

SIDE

POWER PROTECTION CABINET (PPC) DETAIL

NO SCALE

3

EATON METER SOCKET
UNRRS213BEUSE

DIMENSIONS (HxWxD)	16"x12"x6"
TYPE	RING
AMPERAGE RATING	200 CONT. AMP
WEIGHT	18 lbs

TOP

BACK

SIDE

FRONT

METER BANK DETAIL

NO SCALE

4

SQUARE D SAFETY SWITCHES
D224NRB

ENCLOSURE DIM (HxWxD)	29.25"x19.00"x8.50"
ENCLOSURE TYPE	NEMA 3R RAINPROOF
UL LISTED	FILE E-2875

TOP

SIDE

FRONT

SAFETY SWITCH DETAIL

NO SCALE

5

CHARLES CFIT-PF2020DSH1
FIBER TELCO ENCLOSURE

ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4

FRONT

SIDE

BACK

FRONT

FIBER TELCO ENCLOSURE DETAIL

NO SCALE

6

GENERIC
FIBER NID ENCLOSURE

DIMENSIONS (HxWxD)	36.1"x29"x12.9"
WEIGHT	85 lbs

BOTTOM

BACK

SIDE

FRONT

FIBER NID ENCLOSURE DETAIL

NO SCALE

7

PCTEL
GPSGL-TMG-SPI-40NCB

DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz

TOP

BACK

SIDE

GPS DETAIL

NO SCALE

8

GPS MINIMUM SKY VIEW REQUIREMENTS

MINIMUM OF 75% OR
270° IN ANY DIRECTION

GPS

GPS UNIT

OBSTRUCTIONS MUST
BE BELOW 10°

GPS MINIMUM SKY VIEW REQUIREMENTS

NO SCALE

9

Item 2.

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
WIRELESS

10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815

REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
CIVIL
STATE OF CALIFORNIA

EXPIRATION: 12-31-24

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5	02/07/24	IRRIGATION PLAN

A&E PROJECT NUMBER

SITE ID_6149

DISH Wireless, L.L.C.
PROJECT INFORMATION

SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE

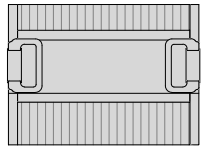
EQUIPMENT DETAILS

SHEET NUMBER

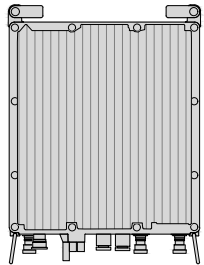
D-1

81

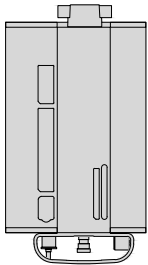
SAMSUNG – LOW BAND RF4450T-71A	
DIMENSIONS (HxWxD)	15"x16.5"x11"
WEIGHT	94.6 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR -48VDC
INPUT VOLTAGE	(-36 to 58 VDC)



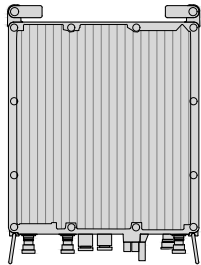
PLAN



BACK



SIDE



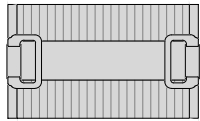
FRONT

RRH DETAIL

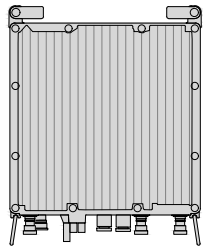
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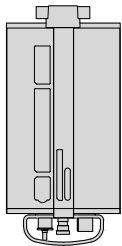
SAMSUNG – MID BAND RF4451D-70A	
DIMENSIONS (HxWxD)	15"x15"x8.9"
WEIGHT	61.3 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR -48VDC
INPUT VOLTAGE	(-36 to 58 VDC)



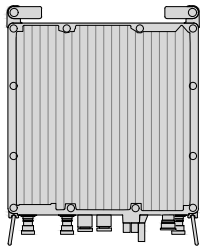
PLAN



BACK



SIDE



FRONT

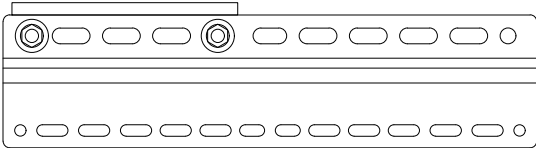
RRH DETAIL

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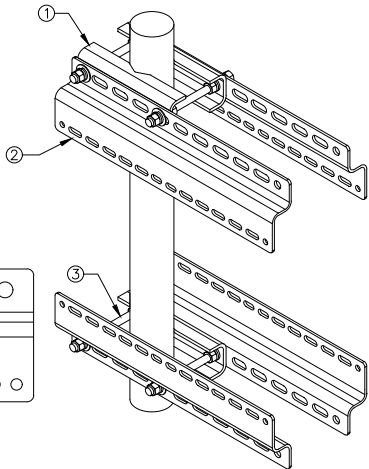
2

SABRE DOUBLE Z-BRACKET C10123155	
DIMENSIONS (HxWxD) (1 BRACKET)	5"x20"x1-13/16"
WEIGHT (FULL ASSEMBLY)	35.79 lbs
PACKAGE QUANTITY	4

#	DESCRIPTION
1	PLATE, CHANNEL BRACKET
2	RRH Z BRACKET, 3/16"
3	THREADED ROD ASSEMBLY 1/2"x12"



NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT

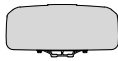


RRH MOUNT DETAIL

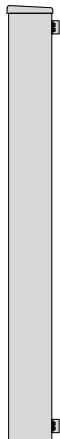
NO SCALE

3

KMW KE654LH6-D	
DIMENSIONS (HxWxD)	72"x18.1"x7.1"
RF PORTS, CONNECTOR TYPE	8 x 4.3-10 FEMALE
WEIGHT	52.9 lbs
WEIGHT WITH BRACKETS	71.9 lbs



PLAN



SIDE



FRONT

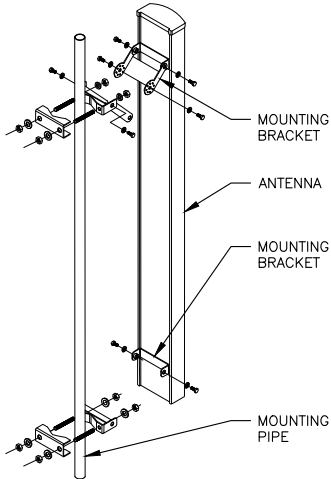
ANTENNA DETAIL

NO SCALE

4

M04 MOUNTING BRACKET HPA-33R-BUU-H4-K	
WIDTH	5"
DEPTH	2"
HEIGHT	8"
TOTAL WEIGHT	1.5 lbs
HOUSING MATERIAL	ASA/ABS/ALUMINUM
RADOME COLOR	LIGHT GRAY
CONNECTOR	1x8-PIN DAISY CHAIN

NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT



ANTENNA MOUNTING DETAIL

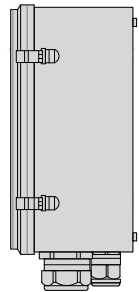
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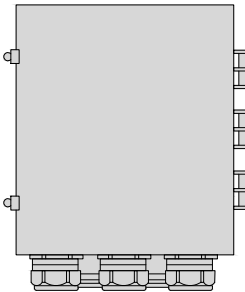
RAYCAP RDIDC-9181-PF-48 DC SURGE PROTECTION	
DIMENSIONS (HxWxD)	18.98"x14.39"x8.15"
WEIGHT	21.82 LBS



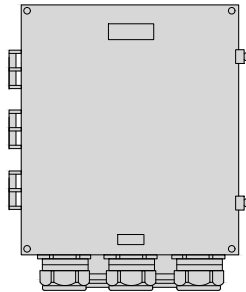
PLAN



SIDE



BACK



FRONT

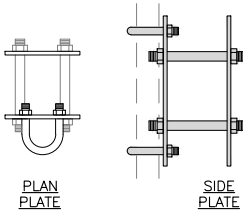
SURGE SUPPRESSION DETAIL

NO SCALE

6

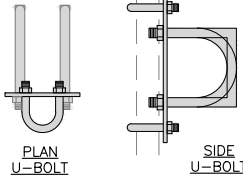
COMMSCOPE XP-2040 CROSSOVER PLATE	
DIMENSIONS (HxW)	10"x12"
WEIGHT	11 lbs

NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT



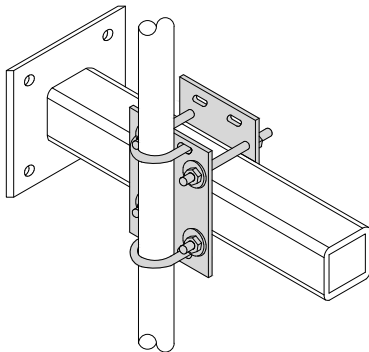
PLAN
PLATE

SIDE
PLATE



PLAN
U-BOLT

SIDE
U-BOLT



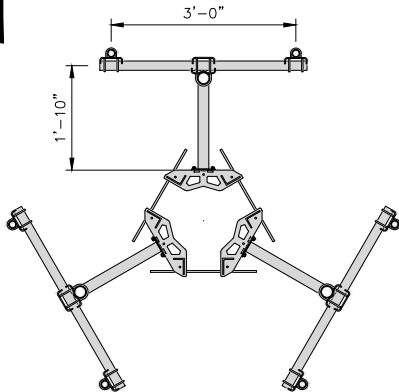
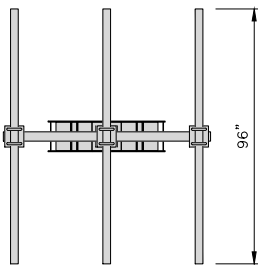
RRH/OVP MOUNT DETAIL

NO SCALE

7

COMMSCOPE MC-K6MHDX-9-96	
FACE WIDTH	3'-0"
WEIGHT	1203.31 lbs
NOTE: 15" TO 50" O.D.	

NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT

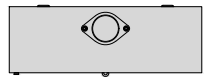


T-ARM MOUNT DETAIL

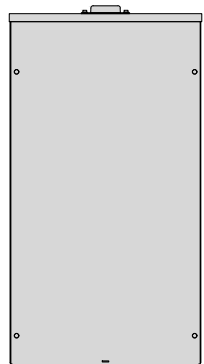
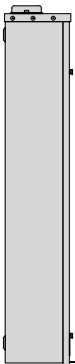
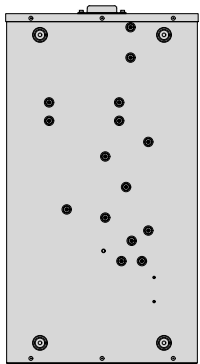
NO SCALE

8

KOHLER RDT 200AMPS AUTOMATIC TRANSFER SWITCH	
DIMENSIONS (HxWxD)	33.8"x18.6"x6.4"
WEIGHT	±26 lbs



PLAN



AUTOMATIC TRANSFER SWITCH DETAIL

NO SCALE

9

Item 2.

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wireless™

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
WIRELESS

10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815



EXPIRATION: 12-31-24

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DRAWN BY: CHECKED BY: APPROVED BY:

MC NS GC

RFDS_REV_#1_ISSUE: 10/21/2021

CONSTRUCTION
DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
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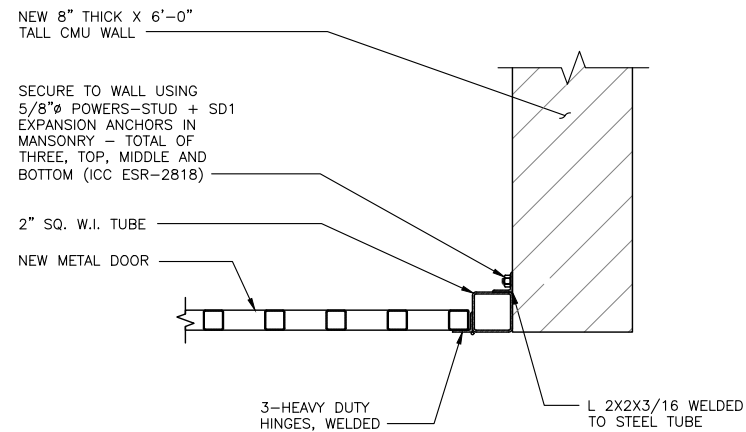
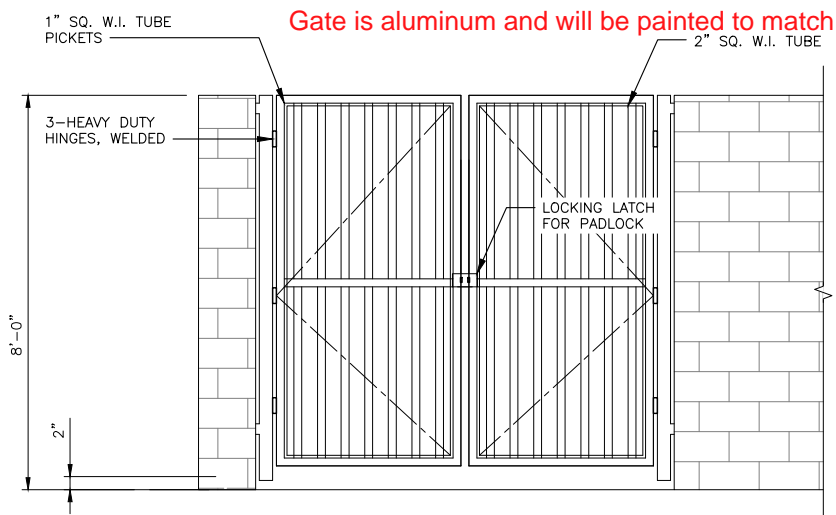
SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER

D-2

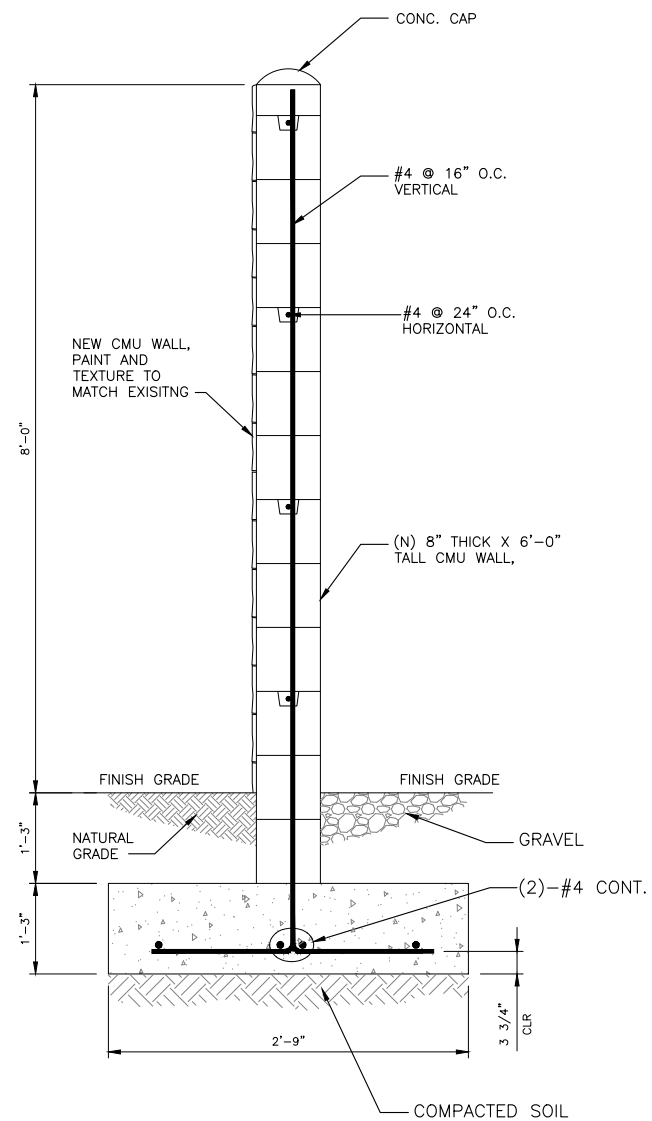
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CMU WALL AND METAL GATE DETAIL

NO SCALE

1

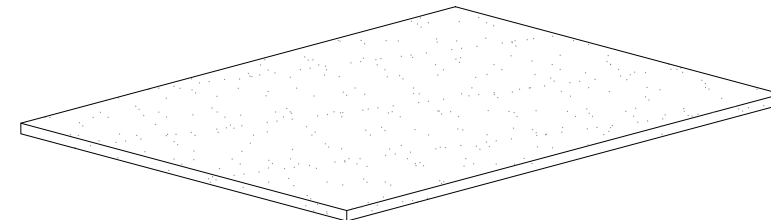


CMU WALL SECTION DETAILS

NO SCALE

2

UTILITY RUBBER MAT, BLACK	
DIMENSIONS	4'x 3'x 1/2"
WEIGHT/ VOLUME	36.5 LB AVERAGE
MATERIAL	100% RECYCLE RUBBER



UTILITY RUBBER MAT DETAIL

NO SCALE

3



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815



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MC

NS

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15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE

CMU ENCLOSURE AND
METAL GATE DETAILS

SHEET NUMBER

D-4

NOT USED

NO SCALE

5

NOT USED

NO SCALE

6

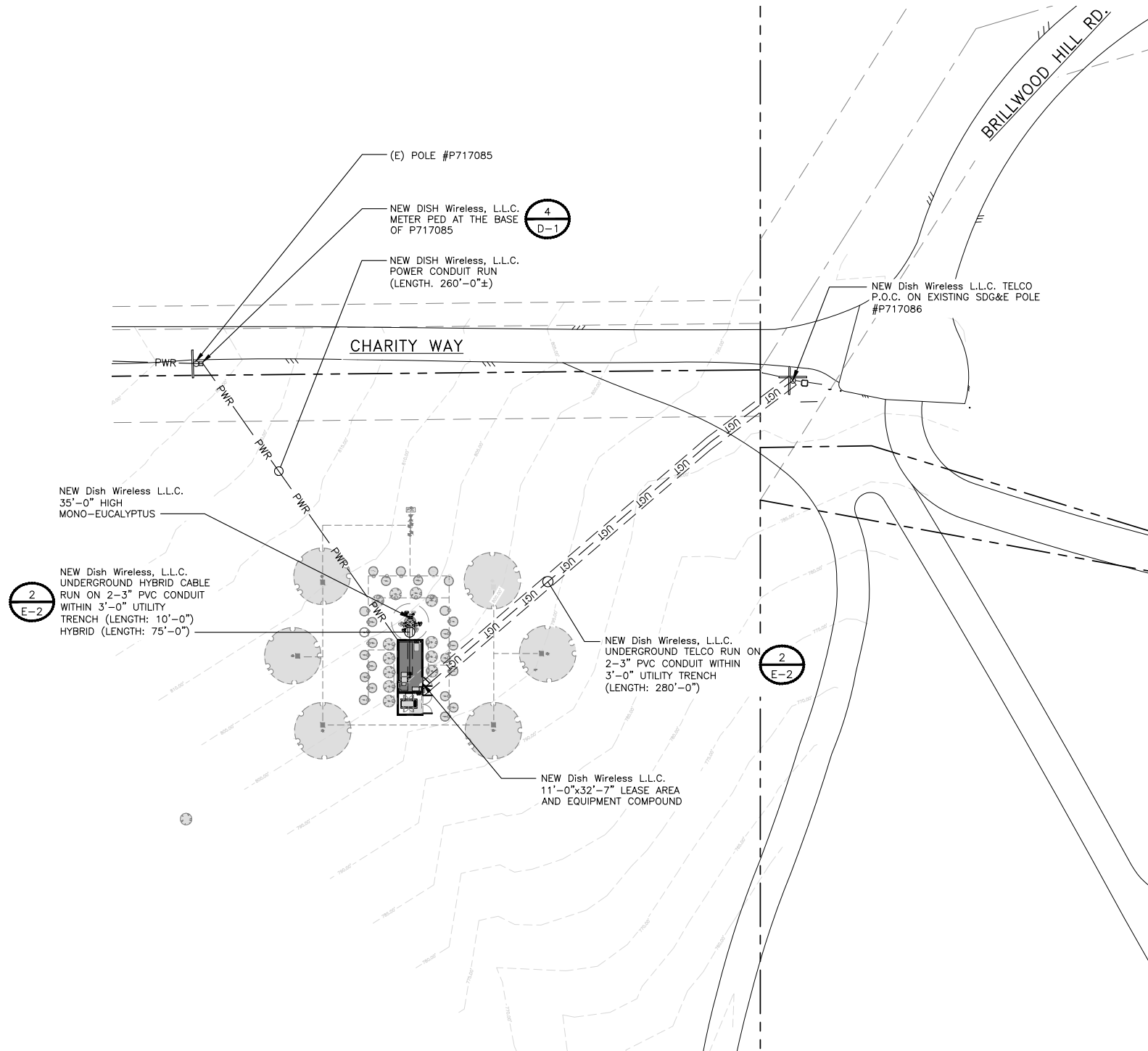
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NO SCALE

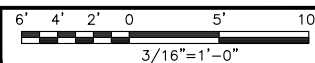
7

1. CONTRACTOR SHALL FIELD VERIFY ALL NEW UNDERGROUND UTILITY CONDUIT ROUTE.

1. CONTRACTOR SHALL FIELD VERIFY ALL NEW UNDERGROUND UTILITY CONDUIT ROUTE.



UTILITY ROUTE PLAN



1

DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.

1. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
3. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
4. CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
5. CONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
6. CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
7. CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM.
9. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABINETS.
10. ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
11. PANEL SCHEDULE LOADING AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.
13. ALL TRENCHES IN COMPOUND TO BE HAND DUG

Item 2.

dish
wireless™

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
APN:
241-090-20-00
10 PASTER, S. 1000
IRVINE, CA 92618-3815



EXPIRATION: 12-31-24

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MC	NS	GC
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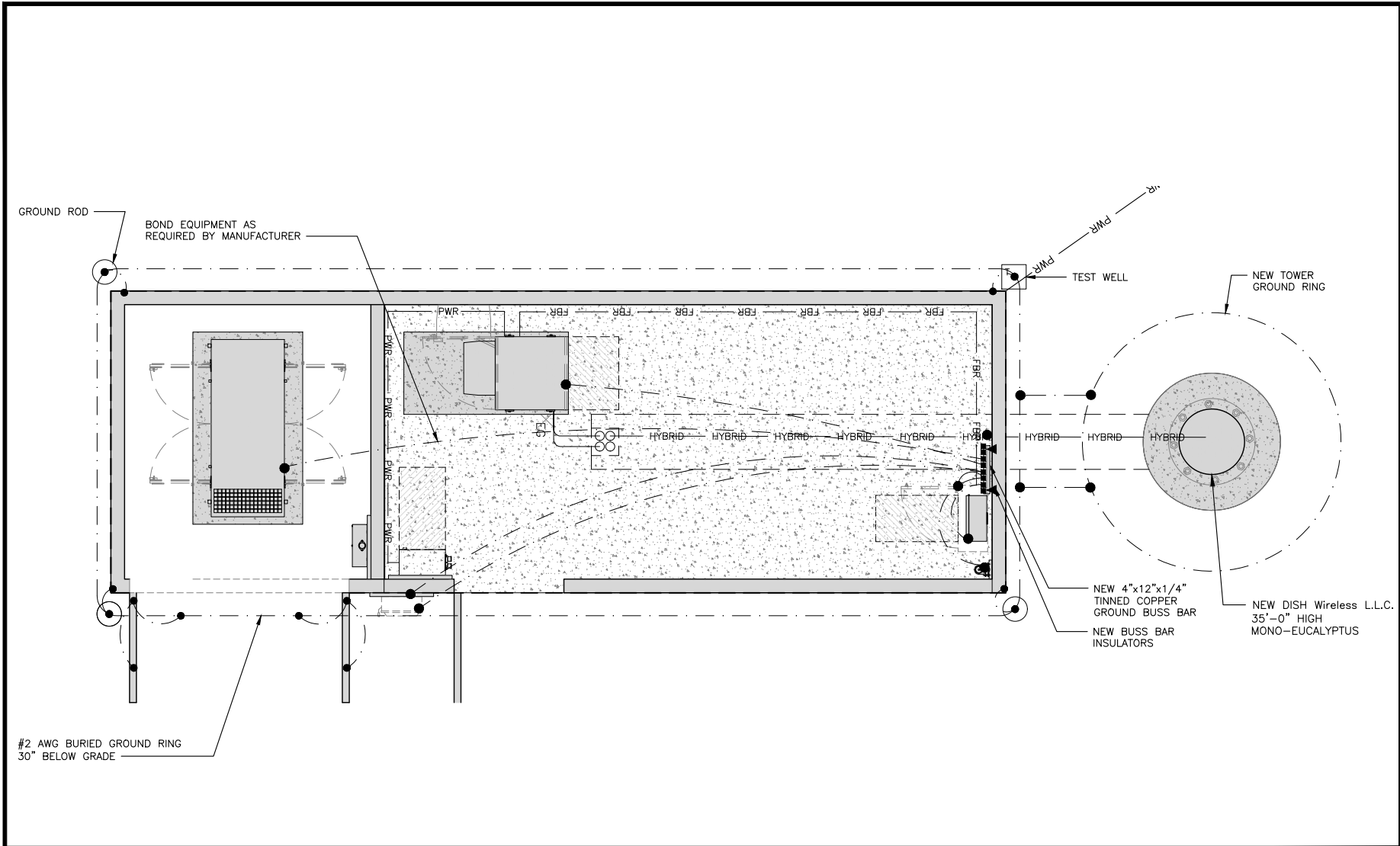
SHEET TITLE

UTILITY ROUTE PLAN & ELECTRICAL NOTES

SHEET NUMBER

E-1

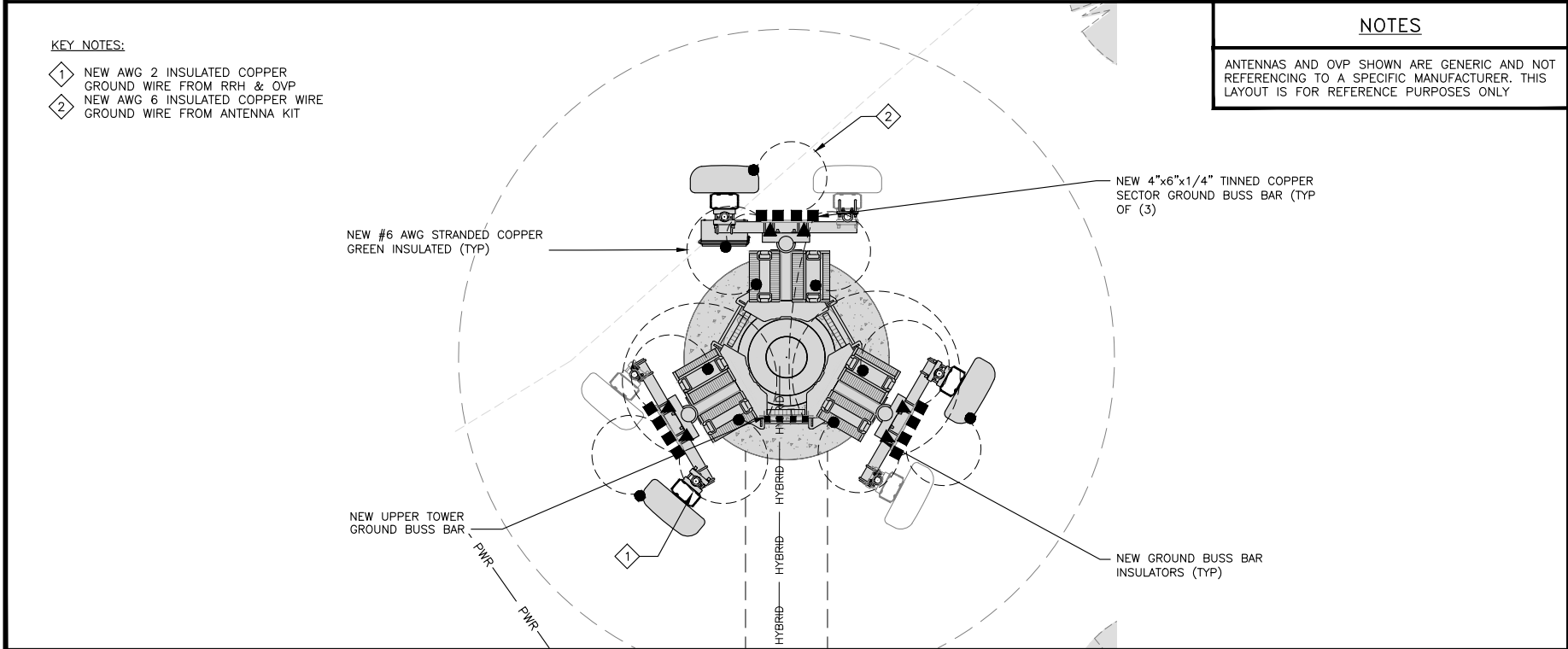
85



EQUIPMENT GROUNDING PLAN

NO SCALE

1



ANTENNA GROUNDING PLAN

NO SCALE

2

● EXOTHERMIC CONNECTION

■ MECHANICAL CONNECTION

▬ GROUND BUS BAR

○ GROUND ROD

● TEST GROUND ROD WITH INSPECTION SLEEVE

----- #6 AWG STRANDED & INSULATED

- - - - - #2 AWG SOLID COPPER TINNED

▲ BUSS BAR INSULATOR

GROUNDING LEGEND

1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
2. CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH Wireless L.L.C. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
3. ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.

GROUNDING NOTES

- A

EXTERIOR GROUND RING: #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 6 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.
- B

TOWER GROUND RING: THE GROUND RING SYSTEM SHALL BE INSTALLED AROUND AN ANTENNA TOWER'S LEGS, AND/OR GUY ANCHORS. WHERE SEPARATE SYSTEMS HAVE BEEN PROVIDED FOR THE TOWER AND THE BUILDING, AT LEAST TWO BONDS SHALL BE MADE BETWEEN THE TOWER RING GROUND SYSTEM AND THE BUILDING RING GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.
- C

INTERIOR GROUND RING: #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUNDED TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.
- D

BOND TO INTERIOR GROUND RING: #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING.
- E

GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.
- F

CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE. STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO GROUND RING WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.
- G

HATCH PLATE GROUND BAR: BOND TO THE INTERIOR GROUND RING WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.
- H

EXTERIOR CABLE ENTRY PORT GROUND BARS: LOCATED AT THE ENTRANCE TO THE CELL SITE BUILDING. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH AN EXOTHERMIC WELD AND INSPECTION SLEEVE.
- I

TELCO GROUND BAR: BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.
- J

FRAME BONDING: THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.
- K

INTERIOR UNIT BONDS: METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.
- L

FENCE AND GATE GROUNDING: METAL FENCES WITHIN 7 FEET OF THE EXTERIOR GROUND RING OR OBJECTS BONDED TO THE EXTERIOR GROUND RING SHALL BE BONDED TO THE GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.
- M

EXTERIOR UNIT BONDS: METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE EXTERIOR GROUND RING. USING #2 TINNED SOLID COPPER WIRE
- N

ICE BRIDGE SUPPORTS: EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.
- O

DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR
- P

TOWER TOP COLLECTOR BUSS BAR IS TO BE MECHANICALLY BONDED TO NEW ANTENNA MOUNT COLLAR.
- REFER TO DISH Wireless L.L.C. GROUNDING NOTES.

GROUNDING KEY NOTES

NO SCALE

3

Item 2.

dish

wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK

WIRELESS

10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815

REGISTERED PROFESSIONAL ENGINEER

CHRIS S. LEE

No. 61054

CIVIL

STATE OF CALIFORNIA

EXPIRATION: 12-31-24

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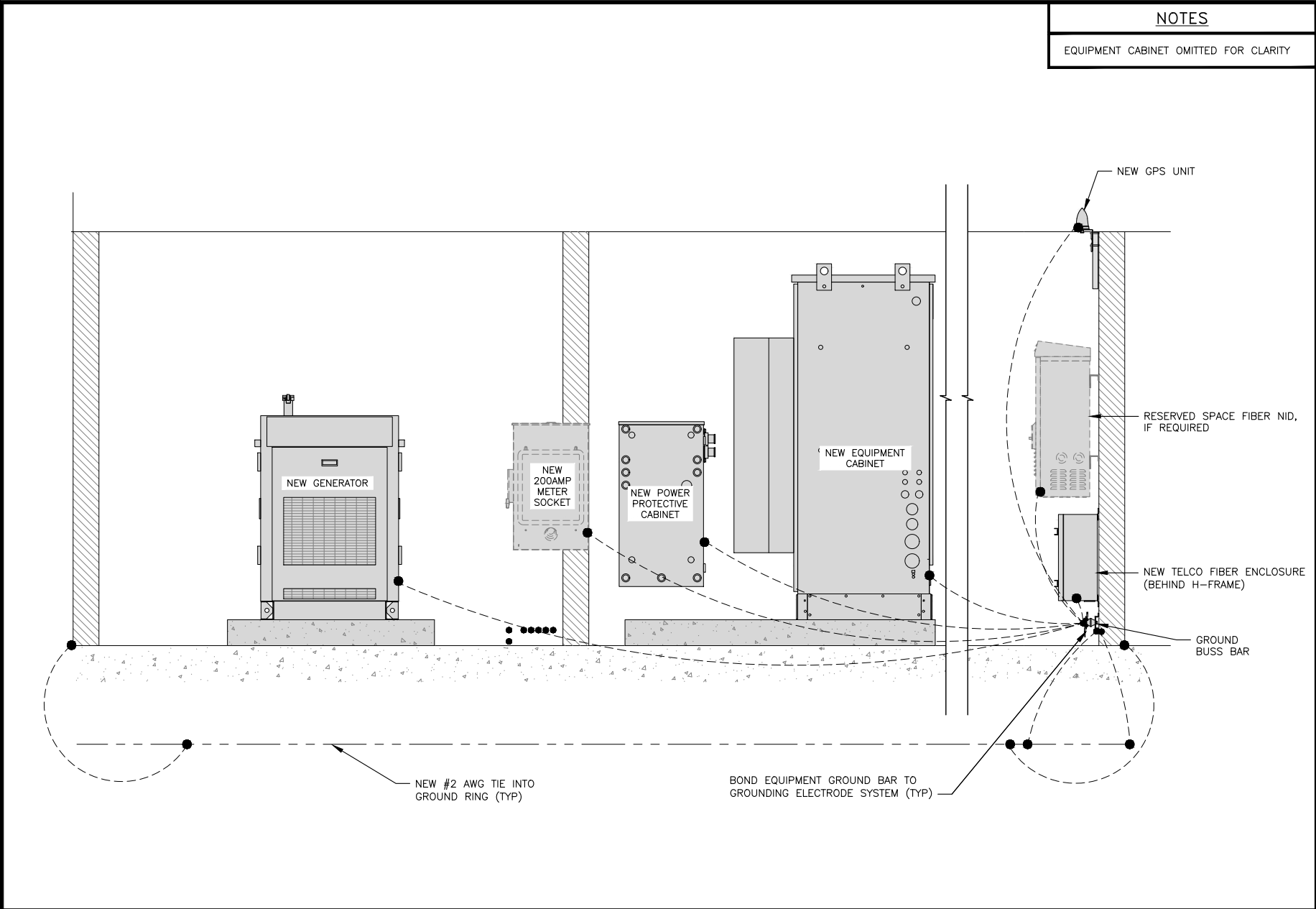
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GROUNDING PLANS
AND NOTES

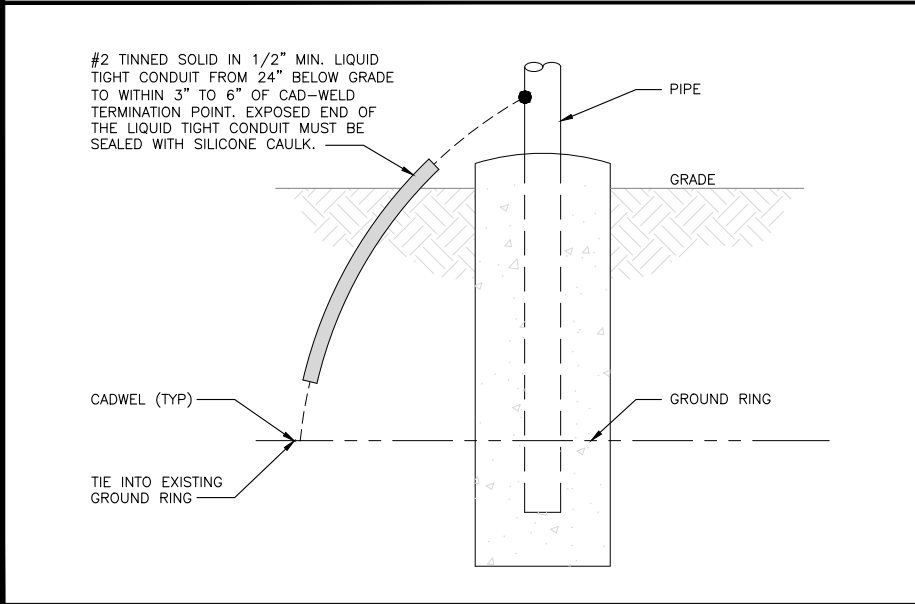
SHEET NUMBER
G-1

88



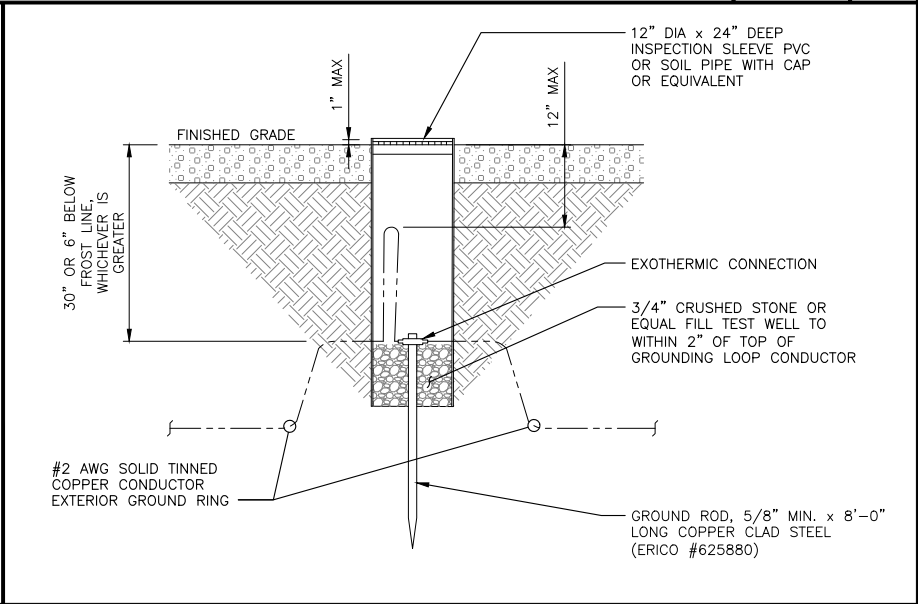
H-FRAME GROUNDING DETAIL

NO SCALE 1



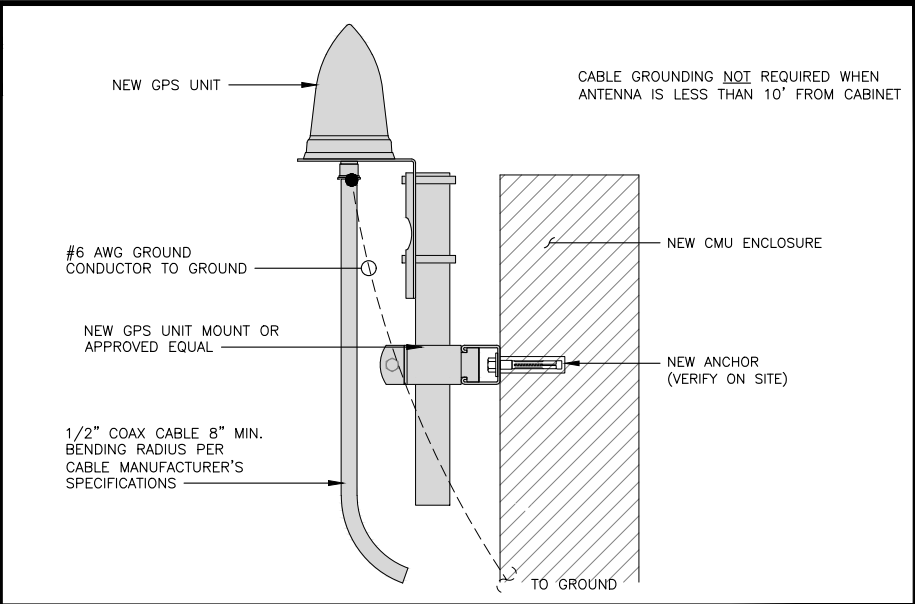
TRANSITIONING GROUND DETAIL

NO SCALE 4



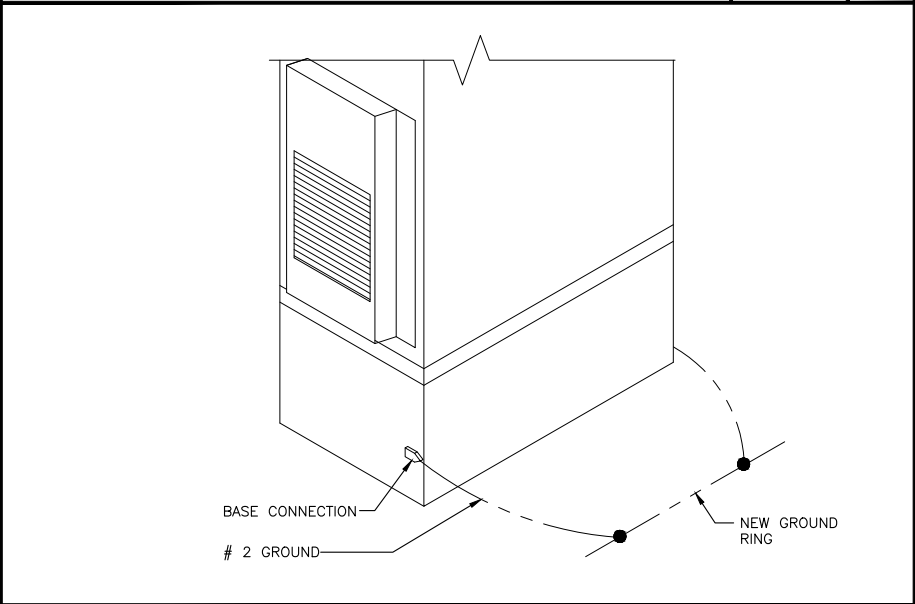
TYPICAL TEST GROUND ROD WITH INSPECTION SLEEVE

NO SCALE 5



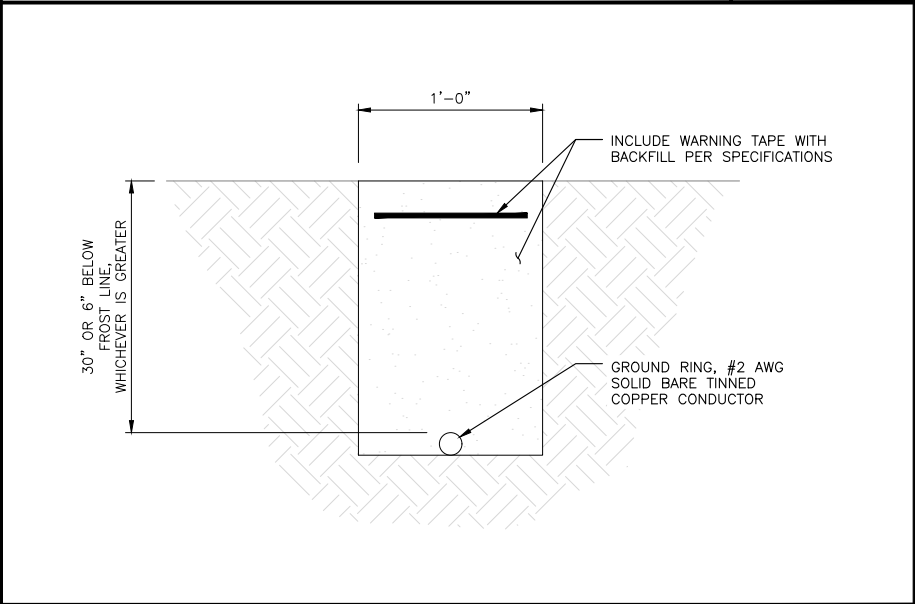
TYPICAL GPS UNIT GROUNDING

NO SCALE 2



OUTDOOR CABINET GROUNDING

NO SCALE 3



TYPICAL GROUND RING TRENCH

NO SCALE 6

Item 2.

dish
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5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
WIRELESS

10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815

REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
CIVIL
STATE OF CALIFORNIA

EXPIRATION: 12-31-24

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DRAWN BY: CHECKED BY: APPROVED BY:

MC NS GC

RFDS_REV_#1_ISSUE: 10/21/2021

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/17/22	90% CONSTRUCTION DRAWING
1	06/26/23	REVISED 90% CDs
2	07/07/23	CLIENT COMMENTS
3	08/31/23	REVISED 90% CDs
4	09/06/23	100% CONSTRUCTION DRAWING
5	02/07/24	IRRIGATION PLAN

A&E PROJECT NUMBER
SITE ID_6149

DISH Wireless, L.L.C.
PROJECT INFORMATION

SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-2

89

<div>1. EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.</div> <div>2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.</div> <div>3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.</div> <div>4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.</div> <div>5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.</div> <div>6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.</div> <div>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.</div> <div>8. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).</div>			<div></div>			<div></div>		
TYPICAL GROUNDING NOTES	NO SCALE	1	TYPICAL EXTERIOR TWO HOLE LUG	NO SCALE	2	TYPICAL INTERIOR TWO HOLE LUG	NO SCALE	3
<div><div>NOTE: MINIMUM OF 3 THREADS TO BE VISIBLE (TYP)</div><div></div></div>								
LUG DETAIL	NO SCALE	4	NOT USED	NO SCALE	5	NOT USED	NO SCALE	6
NOT USED	NO SCALE	7	NOT USED	NO SCALE	8	NOT USED	NO SCALE	9

Item 2.

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK

WIRELESS

10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815

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A&E PROJECT NUMBER

SITE ID_6149

DISH Wireless, L.L.C.
PROJECT INFORMATION

SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE

GROUNDING DETAILS

SHEET NUMBER

G-3

90

RF JUMPER COLOR CODING					3/4" TAPE WIDTHS WITH 3/4" SPACING							
LOW-BAND RRH – (600MHz N71 BASEBAND) + (850MHz N26 BAND) + (700MHz N29 BAND) – OPTIONAL PER MARKET	ALPHA RRH				BETA RRH				GAMMA RRH			
	PORT 1 + SLANT	PORT 2 + SLANT	PORT 3 + SLANT	PORT 4 + SLANT	PORT 1 + SLANT	PORT 2 + SLANT	PORT 3 + SLANT	PORT 4 + SLANT	PORT 1 + SLANT	PORT 2 + SLANT	PORT 3 + SLANT	PORT 4 + SLANT
	RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
	ORANGE	ORANGE	RED	RED	ORANGE	ORANGE	BLUE	BLUE	ORANGE	ORANGE	GREEN	GREEN
		WHITE (-) PORT	ORANGE	ORANGE		WHITE (-) PORT	ORANGE	ORANGE		WHITE (-) PORT	ORANGE	ORANGE
			WHITE (-) PORT				WHITE (-) PORT				WHITE (-) PORT	
ADD FREQUENCY COLOR TO SECTOR BAND (CBRS WILL USE YELLOW BANDS)												
	RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
	PURPLE	PURPLE	RED	RED	PURPLE	PURPLE	BLUE	BLUE	PURPLE	PURPLE	GREEN	GREEN
		WHITE (-) PORT	PURPLE	PURPLE		WHITE (-) PORT	PURPLE	PURPLE		WHITE (-) PORT	PURPLE	PURPLE
				WHITE (-) PORT				WHITE (-) PORT				WHITE (-) PORT
MID-BAND RRH – (AWS BANDS N66+N70)												
	RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
	PURPLE	PURPLE	RED	RED	PURPLE	PURPLE	BLUE	BLUE	PURPLE	PURPLE	GREEN	GREEN
		WHITE (-) PORT	PURPLE	PURPLE		WHITE (-) PORT	PURPLE	PURPLE		WHITE (-) PORT	PURPLE	PURPLE
				WHITE (-) PORT				WHITE (-) PORT				WHITE (-) PORT
HYBRID/DISCREET CABLES	EXAMPLE 1	EXAMPLE 2 (3RD TECH ADDED)		EXAMPLE 3 (CANISTER) COAX#1 (ALPHA) COAX#2 (ALPHA)								
	RED	RED	RED	RED	RED							
	BLUE	BLUE	BLUE									
	GREEN	GREEN	GREEN		RED							
	ORANGE	YELLOW										
	PURPLE											
FIBER JUMPERS TO RRHs	LOW BAND RRH	MID BAND RRH	LOW BAND RRH	MID BAND RRH	LOW BAND RRH	MID BAND RRH	LOW BAND RRH	MID BAND RRH				
	RED	RED	BLUE	BLUE	GREEN	GREEN						
	ORANGE	PURPLE	ORANGE	PURPLE	ORANGE	PURPLE						
POWER CABLES TO RRHs	LOW BAND RRH	MID BAND RRH	LOW BAND RRH	MID BAND RRH	LOW BAND RRH	MID BAND RRH	LOW BAND RRH	MID BAND RRH				
	RED	RED	BLUE	BLUE	GREEN	GREEN						
	ORANGE	PURPLE	ORANGE	PURPLE	ORANGE	PURPLE						
RET MOTORS AT ANTENNAS	ANTENNA 1 MID BAND/ "IN"	ANTENNA 1 LOW BAND/ "IN"	ANTENNA 1 MID BAND/ "IN"	ANTENNA 1 LOW BAND/ "IN"	PORT 1/ ANTENNA 1 "IN"	ANTENNA 1 LOW BAND/ "IN"						
	RED	RED	BLUE	BLUE	GREEN	GREEN						
	PURPLE	ORANGE	PURPLE	ORANGE	PURPLE	ORANGE						
MICROWAVE RADIO LINKS	FORWARD AZIMUTH OF 0-120 DEGREES		FORWARD AZIMUTH OF 120-240 DEGREES		FORWARD AZIMUTH OF 240-359 DEGREES							
	PRIMARY	SECONDARY	PRIMARY	SECONDARY	PRIMARY	SECONDARY						
	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE						
	RED	RED	BLUE	BLUE	GREEN	GREEN						
	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE						
	RED	BLUE	BLUE		GREEN							
		WHITE	WHITE		WHITE							
		WHITE	WHITE		WHITE							
LINKS WILL HAVE A 1.5-2 INCH WHITE WRAP WITH THE AZIMUTH COLOR OVERLAPPING IN THE MIDDLE. ADD ADDITIONAL SECTOR COLOR BANDS FOR EACH ADDITIONAL MW RADIO.												
MICROWAVE CABINETS WILL REQUIRE P-TOUCH LABELS INSIDE THE CABINET TO IDENTIFY THE LOCAL AND REMOTE SITE ID'S.												

LOW BANDS (N71–N26) OPTIONAL – (N29)			AWS (N66+N70+H–BLOCK)		
ORANGE			PURPLE		
CBRS TECH (3 GHz)			NEGATIVE SLANT PORT ON ANT/RRH		
YELLOW			WHITE		
ALPHA SECTOR			BETA SECTOR		
RED			BLUE		
GAMMA SECTOR			GREEN		
COLOR IDENTIFIER			NO SCALE	2	
NOT USED			NO SCALE	3	
NOT USED			NO SCALE	4	

Item 2.

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

QUALTEK
WIRELESS

10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815

REGISTERED PROFESSIONAL ENGINEER
CHRIS S. LEE
No. 61054
CIVIL
STATE OF CALIFORNIA

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MC NS GC

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DOCUMENTS

SUBMITTALS

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A&E PROJECT NUMBER
SITE ID_6149

DISH Wireless, L.L.C.
PROJECT INFORMATION

SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE
RF PLUMBING DIAGRAM

SHEET NUMBER
RF-1

91

dish
wireless.5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120**QUALTEK**
WIRELESS10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815

EXPIRATION: 12-31-24

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RFDS_REV_#1_ISSUE: 10/21/2021

**CONSTRUCTION
DOCUMENTS**

SUBMITTALS

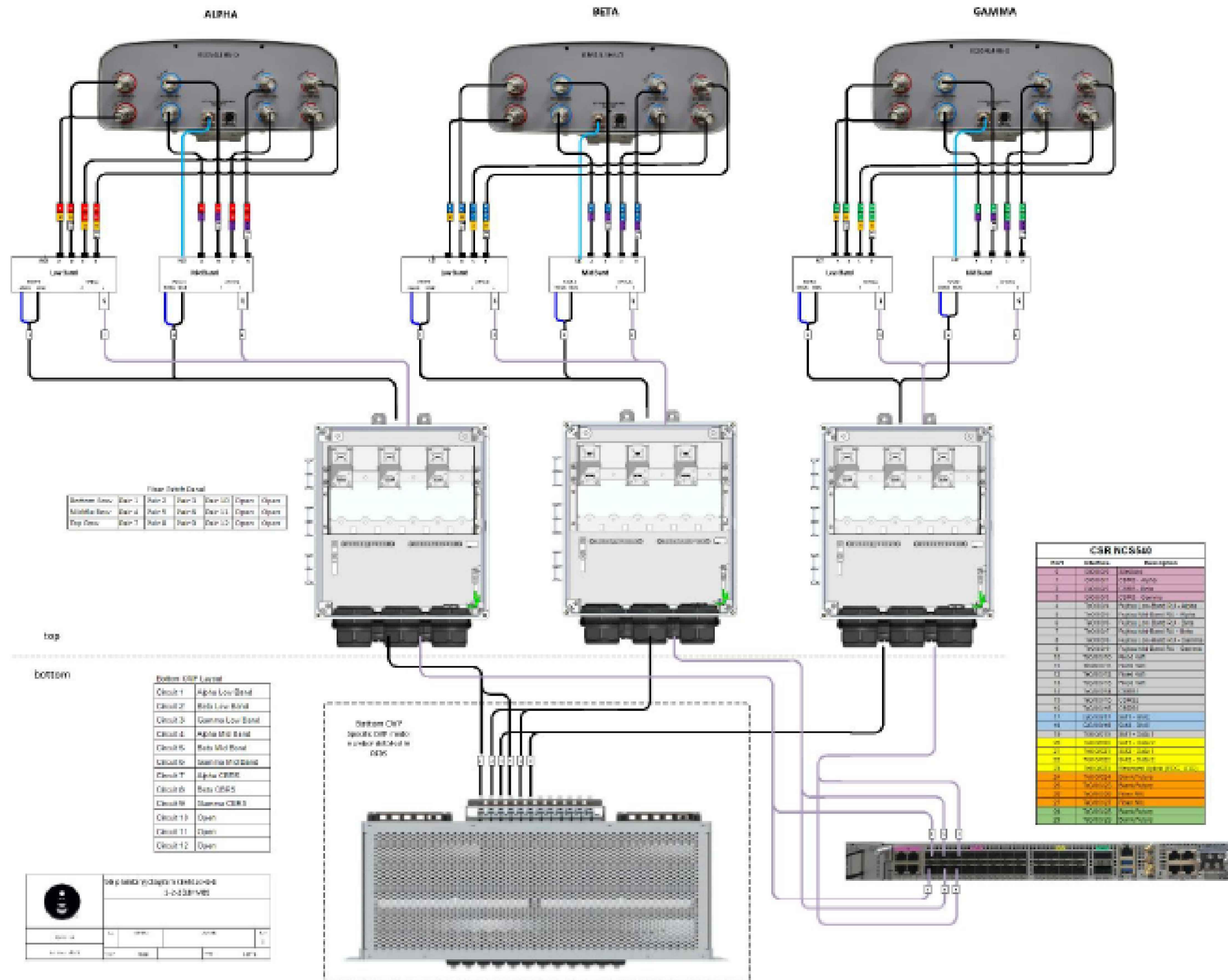
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SITE ID_6149

DISH Wireless, L.L.C.
PROJECT INFORMATIONSDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027SHEET TITLE
RF CABLE COLOR CODES

SHEET NUMBER

RF-2

SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH Wireless L.L.C. AND TOWER OWNER NOC & THE DISH Wireless L.L.C. AND TOWER OWNER CONSTRUCTION MANAGER.
2. "LOOK UP" – DISH Wireless L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH Wireless L.L.C. AND DISH Wireless L.L.C. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH Wireless L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA–322 (LATEST EDITION).
5. ALL SITE WORK TO COMPLY WITH DISH Wireless L.L.C. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH Wireless L.L.C. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TID–219–A–2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH Wireless L.L.C. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.
10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH Wireless L.L.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.
14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER’S EQUIPMENT AND TOWER AREAS.
16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF OWNER.
20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER’S DESIGNATED LOCATION.
21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GENERAL NOTES:

- 1.FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR:GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION

CARRIER:DISH Wireless L.L.C.

TOWER OWNER:TOWER OWNER
2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF DISH Wireless L.L.C. AND TOWER OWNER
13. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER’S DESIGNATED LOCATION.
14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

Item 2.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815



EXPIRATION: 12–31–24

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DRAWN BY:	CHECKED BY:	APPROVED BY:
MC	NS	GC

RFDS_REV_#1_ISSUE: 10/21/2021

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	05/17/22	90% CONSTRUCTION DRAWING
1	06/26/23	REVISED 90% CDs
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A&E PROJECT NUMBER

SITE ID_6149

DISH Wireless, L.L.C.
PROJECT INFORMATION

SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-1

AB	ANCHOR BOLT	IN	INCH
ABV	ABOVE	INT	INTERIOR
AC	ALTERNATING CURRENT	LB(S)	POUND(S)
ADDL	ADDITIONAL	LF	LINEAR FEET
AFF	ABOVE FINISHED FLOOR	LTE	LONG TERM EVOLUTION
AFG	ABOVE FINISHED GRADE	MAS	MASONRY
AGL	ABOVE GROUND LEVEL	MAX	MAXIMUM
AIC	AMPERAGE INTERRUPTION CAPACITY	MB	MACHINE BOLT
ALUM	ALUMINUM	MECH	MECHANICAL
ALT	ALTERNATE	MFR	MANUFACTURER
ANT	ANTENNA	MGB	MASTER GROUND BAR
APPROX	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
ATS	AUTOMATIC TRANSFER SWITCH	MTL	METAL
AWG	AMERICAN WIRE GAUGE	MTS	MANUAL TRANSFER SWITCH
BATT	BATTERY	MW	MICROWAVE
BLDG	BUILDING	NEC	NATIONAL ELECTRIC CODE
BLK	BLOCK	NM	NEWTON METERS
BLKG	BLOCKING	NO.	NUMBER
BM	BEAM	#	NUMBER
BTC	BARE TINNED COPPER CONDUCTOR	NTS	NOT TO SCALE
BOF	BOTTOM OF FOOTING	OC	ON-CENTER
CAB	CABINET	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
CANT	CANTILEVERED	OPNG	OPENING
CHG	CHARGING	P/C	PRECAST CONCRETE
CLG	CEILING	PCS	PERSONAL COMMUNICATION SERVICES
CLR	CLEAR	PCU	PRIMARY CONTROL UNIT
COL	COLUMN	PRC	PRIMARY RADIO CABINET
COMM	COMMON	PP	POLARIZING PRESERVING
CONC	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CONSTR	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
DBL	DOUBLE	PT	PRESSURE TREATED
DC	DIRECT CURRENT	PWR	POWER CABINET
DEPT	DEPARTMENT	QTY	QUANTITY
DF	DOUGLAS FIR	RAD	RADIUS
DIA	DIAMETER	RECT	RECTIFIER
DIAG	DIAGONAL	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCEMENT
DWG	DRAWING	REQ'D	REQUIRED
DWL	DOWEL	RET	REMOTE ELECTRIC TILT
EA	EACH	RF	RADIO FREQUENCY
EC	ELECTRICAL CONDUCTOR	RMC	RIGID METALLIC CONDUIT
EL.	ELEVATION	RRH	REMOTE RADIO HEAD
ELEC	ELECTRICAL	RRU	REMOTE RADIO UNIT
EMT	ELECTRICAL METALLIC TUBING	RWY	RACEWAY
ENG	ENGINEER	SCH	SCHEDULE
EQ	EQUAL	SHT	SHEET
EXP	EXPANSION	SIAD	SMART INTEGRATED ACCESS DEVICE
EXT	EXTERIOR	SIM	SIMILAR
EW	EACH WAY	SPEC	SPECIFICATION
FAB	FABRICATION	SQ	SQUARE
FF	FINISH FLOOR	SS	STAINLESS STEEL
FG	FINISH GRADE	STD	STANDARD
FIF	FACILITY INTERFACE FRAME	STL	STEEL
FIN	FINISH(ED)	TEMP	TEMPORARY
FLR	FLOOR	THK	THICKNESS
FDN	FOUNDATION	TMA	TOWER MOUNTED AMPLIFIER
FOC	FACE OF CONCRETE	TN	TOE NAIL
FOM	FACE OF MASONRY	TOA	TOP OF ANTENNA
FOS	FACE OF STUD	TOC	TOP OF CURB
FOW	FACE OF WALL	TOF	TOP OF FOUNDATION
FS	FINISH SURFACE	TOP	TOP OF PLATE (PARAPET)
FT	FOOT	TOS	TOP OF STEEL
FTG	FOOTING	TOW	TOP OF WALL
GA	GAUGE	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
GEN	GENERATOR	TYP	TYPICAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	UG	UNDERGROUND
GLB	GLUE LAMINATED BEAM	UL	UNDERWRITERS LABORATORY
GLV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GPS	GLOBAL POSITIONING SYSTEM	UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
GND	GROUND	UPS	UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT)
GSM	GLOBAL SYSTEM FOR MOBILE	VIF	VERIFIED IN FIELD
HDG	HOT DIPPED GALVANIZED	W	WIDE
HDR	HEADER	W/	WITH
HGR	HANGER	WD	WOOD
HVAC	HEAT/VENTILATION/AIR CONDITIONING	WP	WEATHERPROOF
HT	HEIGHT	WT	WEIGHT
IGR	INTERIOR GROUND RING		

ABBREVIATIONS

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°f AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:

#4 BARS AND SMALLER 40 ksi

#5 BARS AND LARGER 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

• CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"

• CONCRETE EXPOSED TO EARTH OR WEATHER:

• #6 BARS AND LARGER 2"

• #5 BARS AND SMALLER 1-1/2"

• CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

• SLAB AND WALLS 3/4"

• BEAMS AND COLUMNS 1-1/2"

7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
- ELECTRICAL INSTALLATION NOTES:
1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.

2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.

3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.

4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.

4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.

5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.

6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).

7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.

8. TIE WRAPS ARE NOT ALLOWED.

9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.

10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.

11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.

12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.

13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).

14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.

17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.

18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.

19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.

20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.

21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).

22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).

23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.

24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.

25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.

26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.

27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH Wireless L.L.C. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.

28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.

29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH Wireless L.L.C.".

30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.
- Item 2.
-
- 5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
-
- 10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815
-
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- | | | |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| MC | NS | GC |
- RFDS_REV_#1_ISSUE: 10/21/2021
- CONSTRUCTION DOCUMENTS
- | SUBMITTALS | | |
|------------|----------|---------------------------|
| REV | DATE | DESCRIPTION |
| 0 | 05/17/22 | 90% CONSTRUCTION DRAWING |
| 1 | 06/26/23 | REVISED 90% CDs |
| 2 | 07/07/23 | CLIENT COMMENTS |
| 3 | 08/31/23 | REVISED 90% CDs |
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| 5 | 02/07/24 | IRRIGATION PLAN |
| | | |
- A&E PROJECT NUMBER
SITE ID_6149
- DISH Wireless, L.L.C.
PROJECT INFORMATION
- SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027
- SHEET TITLE
GENERAL NOTES
- SHEET NUMBER
- GN-3
- 95

GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES’S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL–OF–POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON–ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON–METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4” NON–METALLIC, FLEXIBLE CONDUIT FROM 24” BELOW GRADE TO WITHIN 3” TO 6” OF CAD–WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.

Item 2.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



10 PASTEUR, SUITE 100
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EXPIRATION: 12–31–24

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DRAWN BY: CHECKED BY: APPROVED BY:

MC NS GC

RFDS_REV_#1_ISSUE: 10/21/2021

CONSTRUCTION
DOCUMENTS

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A&E PROJECT NUMBER

SITE ID_6149

DISH Wireless, L.L.C.
PROJECT INFORMATION

SDSAN00272B
15051 CHARITY WAY
ESCONDIDO, CA 92027

SHEET TITLE
GENERAL NOTES

SHEET NUMBER

GN-4

Exhibit “C”

PLANNING CASE NOS. PL23-0335

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines section 15303 (New Small Facilities or Structures). The Class 3 exemption allows for construction and location of limited numbers of new, small facilities or structures, including accessory structures. The Project entails the installation of a new 40’ 0” mono-eucalyptus with an associated CMU block wall enclosure approximately 350 square-feet in area. The request does not have the potential for causing a significant effect on the environment as substantiated by the Project’s noise and electromagnetic reports (dated February 24, 2022 and March 17, 2023, respectively) as well as its relatively small size on the largely open residential site, and the proposed visual vegetative screening.

The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.

3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the August 27, 2024, Planning Commission Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Conditional Use Permit Findings (Escondido Zoning Code Section 33-1203)

With respect to Planning Case No. PL23-0335, the Planning Commission finds the following:

1. *A conditional use permit should be granted upon sound principles of land use and in response to services require by the community.*

This project is in strict compliance with all applicable zoning standards, and the five principal guidelines for scaling, locating, and operating new wireless communication facilities as outlined in Article 34 (Communication Antennas). The General Plan encourages working with service providers to ensure the access of availability of a wide state of the art telecommunication systems and services for households, businesses, institutions, and public agencies (Telecommunications Policy 17.1) and continue to use telecommunication technologies to enhance the delivery of public services. The installation of the new mono-eucalyptus and associated wireless enclosure support these general plan policies by allowing wireless technologies to expand their strength and area of their coverage with minimal impact to the environment and the site. The Applicant has chosen to employ high quality stealth technology to mask the visual impact of the mono-eucalyptus. The CMU block wall enclosure will blend in naturally with the surrounding environment, and a planting scheme supported by consistent irrigation including six (6) 24" desert palms which can reach a height of 20'-0" – 30'-0" with an associated mature canopy of 24'-36' will be adequate to visually screen the enclosure and mitigating the visual impact of the mono-eucalyptus.

The safety of the proposed wireless facility, including the noise impacts related to intermittent use of a mobile diesel generator, and the level of radio frequency emissions created by the mono-eucalyptus have all been studied by qualified professionals and the results of their studies have been attached to the staff report. The studies find that noise generation, even in residential districts during quiet hours, does not exceed the standards in the Community Protection Element (Community Noise Sources, page VI-22) or those defined in Section 17-299 of the Escondido Zoning Code.

A Radio Frequency – Electromagnetic Emissions (RF-EME) study was performed using federally mandated Maximum Possible Exposure thresholds defined by the Federal Communication Commission. The study provides thresholds for exposure at individual sites, and exposure to cumulative levels of radio frequency transmissions. The proposed facility does not exceed the individual or cumulative standards for RF exposure. However, individuals elevated above the site could be exposed to cumulative levels that exceed Federal standards. This doesn't preclude individual's abilities to approach or service the site on the ground, but only when elevated above it. The RF Study proposes a site safety plan to inform potential servicers of the site of the exposure levels elevated above ground. This signage is proposed in the form a Safety Sign and Notice of Caution Sign mounted on 10'-0" poles in order to make personal serving the site aware.

2. *A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

An existing WCF (similar Palm Tree monopole) was installed at the neighboring site to the east of the proposed project site (see 15101 Brillwood Avenue CUP-2006-11), approximately 250-feet to the east. The use has not been reported to deteriorate or create special problems for the area in which the new proposed mono-eucalyptus and enclosure are proposed. Based on the Noise and RF (Radio Frequency) analysis, the installation of the mono-eucalyptus and enclosure would not cause the deterioration of bordering land uses or create special problems for the area in which it is located.

3. *A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located.*

The site is located within an area which already supports a Wireless Communications Facility. The existing facility has not been reported to conflict or otherwise adversely impact the area in which it located. The installation of the proposed mono-eucalyptus, employing the latest stealth design technology, sufficiently screened by existing and proposed landscaping, while providing the infrastructure to maintain public services, non-emergency and emergency and complying with noise, emissions, design, and location standards is appropriate for the proposed project.

The installation of the Palm Tree monopole at the neighboring site to the east has not been reported to deteriorate or create special problems for the area in which the new proposed mono-eucalyptus and enclosure are proposed. Based on the Noise and RF (Radio Frequency) analysis, the installation of the mono-eucalyptus and enclosure would not cause the deterioration of bordering land uses or create special problems for the area in which it is located.

EXHIBIT "D"

PLANNING CASE NOS. PL23-0335

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **January 29, 2024**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **August 27, 2024**, and shall not be altered without express authorization by the Development Service Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there

has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

- 3. Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

- 5. Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

6. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.

- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

- a. Prior to building permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

- 8. Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

- 9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. **During** Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

- 10. Fees.** 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 Development Services. Through plan check processing, the

Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

11. Public Art Partnership Program. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. Clerk Recording.

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. 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 period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. 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.

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy

of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

- 15. Revocation, Suspension, Modification.** At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the

owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving

written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

- 17. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

B. Construction, Maintenance, and Operation Obligations:

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This

condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.

- 9. Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An

exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

- 16. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Specific Planning Division Conditions:

1. Within 90 days following commencement of full, unattended operation of the facility, the Applicant shall provide the City with a post-installation assessment report signed by a third-party RF engineer certifying the wireless facility's compliance with applicable FCC rules and regulations.
2. Wireless facilities shall be maintained by the permittee(s) and subsequent owners in a manner that implements requirements of the Escondido Zoning Code and all other applicable standards and permit conditions. Landscaping, painting, and other concealment treatment for any facility shall be maintained as such over time.
3. The facility shall not be expanded, relocated, or otherwise modified without approval of subsequent permits by the City of Escondido

4. The antennas and RRUs shall be painted to blend with the color of the faux eucalyptus tree and leaves and each antenna shall have a sock cover with attached branches and leaves to match the faux tree foliage.
5. The Applicant shall comply with the recommendations outlined within the Radio Frequency Electromagnetic Energy (RF-EME) Report (dated March 17, 2023) prepared by EBI Consulting, which includes but is not limited to adherence and implementation of a Site Safety Plan (Appendix B of report) and creation and implementation of procedures to shut down and lockout/tagout the wireless equipment in accordance with the identified operating protocol.



STAFF REPORT

DATE: August 27, 2024
PL24-0101 – 546 E. 6th Avenue

PROJECT NUMBER / NAME: PL24-0101 – 546 E. 6th Avenue

REQUEST: Recommend to the City Manager authorization of a Mills Act Contract to assist the property owners of a single-family residence at 546 E. 6th Avenue with future preservation of the historic resource.

PROPERTY SIZE AND LOCATION: The 10,500 square foot site is located on 6th Avenue and is addressed at 546 E. 6th Avenue (Assessor's Parcel Nos.: 233-291-14-00 and 233-291-15-00)

APPLICANT: Rodney L. George & Denise A. Lincoln

GENERAL PLAN / ZONING: Single Family Residential (R-1-6) / Urban 1 (U1)

PRIMARY REPRESENTATIVE: Alex Rangel, Assistant Planner I

DISCRETIONARY ACTIONS REQUESTED: Mills Act Contract Recommendation

PREVIOUS ACTIONS: On August 1, 2024, the Zoning Administrator approved a request for the subject single-family residence to be listed on the City's Local Register of Historic Places.

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15331 (Historic Resources Restoration / Rehabilitation)

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2024-15

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

REPORT APPROVALS:

X Dare DeLano, Senior Deputy City Attorney

X Veronica Morones, City Planner



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BACKGROUND

Property Background

The project site is located on the north side of 6th Avenue and west of Grape St., addressed as 546 E. 6th Avenue (APNs 233-291-14-00 and 233-291-15-00), comprised of two lots totaling 10,500 square feet ("SF") within the boundaries of the Old Escondido Neighborhood. The project site contains a 2,640 SF single-family residence with a 576 SF basement and 168 SF covered front patio, constructed in the "Dutch Colonial Revival" architectural style. The property also includes a 760 SF detached garage, constructed to compliment the architecture of the main residence.

On August 1, 2024, the Zoning Administrator approved a request to list the structure identified above on the City's Local Register of Historic Places, determining that the home met three of the seven criteria listed under the City of Escondido's Zoning Code ("EZC") Section 33-794.

Mills Act Contract and Property Application:

The Mills Act is a state law enabling owners of designated historic properties to enter into a preservation contract with their local legislative body and receive a substantial reduction in their property taxes per California Government Code Section 50280. A property owner may apply for a Mills Act contract if their subject property is listed on the Local, State, or National Historic Register. Section 33-799(e) of the EZC grants the City Manager the authority to execute agreements and/or contracts necessary for the historic register incentive programs, and the Planning Commission acts as the legislative body required by Government Code Section 50280 to authorize and recommend the agreement.

SUMMARY OF REQUEST

The applicant requests execution of a Mills Act agreement with the City of Escondido for the single-family residence located at 546 E. 6th Avenue. The applicant intends to utilize the reduced property taxes in order to assist with regular maintenance of the property, and make improvements to the existing structures and the site. Application materials for this request, including a list of proposed improvements pursuant to the Mills Act agreement. The applicant has also provided a completed California Department of Parks and Recreation ("DPR") 523, provided under Attachment 1 of this report.

SUPPLEMENTAL DETAILS OF REQUEST

- | | |
|--------------------------------|--|
| 1. Property Size: | 0.26 gross acres / 10,500 SF |
| 2. Original Construction Date: | c. 1903 (San Diego County Assessor Record) |
| a. Significant improvements: | 1975 – 576 SF Expansion, 1,320 SF second floor addition (Permit 10057) |
| | 1978 – 760 SF Detached Garage (Permit 19327) |
| | 2016 – Exterior paint modification (ADM16-0149) |
| | 2017 – Rooftop Solar Installation (ADM17-0043) |
| | 2017 – Window retrofitting (ADM17-0234) |
| | 2018 – Residential re-roof (ADM18-0061) |



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PROJECT ANALYSIS

1. General Plan Conformance:

The General Plan's Resource Conservation Element, Section G, identifies the City's Historic and Cultural Resources and the need for preserving and interpreting the community's past. Conservation of the City's archaeological, cultural, and agricultural resources serves to foster the community's appreciation of Escondido's past, and provides an important perspective and economic opportunity for future planning efforts. Goal 5 of the Resource Conservation element identifies "Historic and Cultural Resources," and the preservation of important cultural and paleontological resources that contribute to the unique identity and character of Escondido.

- a. Cultural Resources Policy 5.5 – Preserve historic buildings, landscapes, and districts with special and recognized historic or architectural value in their original locations through preservation, rehabilitation (including adaptive reuse), and restoration where the use is compatible with the surrounding area.
 - i. The applicant is requesting to enter into a Mills Act agreement with the City, which will provide fiscal incentive to the applicant to preserve, maintain, and improve the property as a historic resource.
- b. Cultural Resources Policy 5.6 – Review proposed new development and/or remodels for compatibility with the surrounding historic context.
 - i. As part of the Mills Act agreement's scheduled improvements, the City will review any and all improvements through the "Certificate of Appropriateness" process to ensure conformance with the Secretary of the Interior's guidelines for the treatment of historic resources, and the City's adopted Design Guidelines for Homeowners of Historic Resources.

2. Historic Research and Review:

The applicant conducted historic research and data collection to support the criteria outlined in Section 33-794(c) of the EZC. The DPR form provided under Attachment 1 details the results of the research and data collection. The DPR form includes historic background on the residence and property, provides descriptive information of the architectural style, and details interior and exterior historical aspects of the residence. The DPR form provides context for the current state of the subject property, which provides the City and the property owner the basis for determining proposed improvements to be made throughout the Mills Act contract's duration.

a. Mills Act Contract:

A Mills Act contract (also referred to as a "historic property preservation agreement") is valid for a minimum of ten years, and is automatically renewed each year unless a notice of non-renewal is filed by the property owner or the City. The terms of the contract require the property owner commit to maintaining the structure and surrounding property, as detailed in the Mills Act contract and its improvement schedule below. For the full draft contract, please refer to Attachment 3. The contract requires the property owner to adhere to the Secretary of the Interior's Standards for the



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listed improvements. City staff informed the property owner/applicant that all of the proposed modifications outlined in the Mills Act contract will require staff review at the time of the proposed improvement, to ensure compliance with the Mills Act agreement and the City's Historic Preservation requirements through the Certificate of Appropriateness process outlined in EZC Section 33-798.

b. Summary of Proposed Improvements:	Cost Estimate:
i. Foundation Repair (Structural Integrity)	\$5,950
ii. Electrical Rewire and panel replacement (Property Maintenance)	\$4,850
iii. Exterior slider, window replacement (Architectural)	\$13,350
iv. Exterior stucco, siding repairs (Architectural, Property Maint.)	\$18,775
v. HVAC Furnace, A/C Repair (Property Maintenance)	\$21,600
vi. Porch roofing, truss replacement (Property Maintenance)	\$3,200
vii. Fencing replacement (Property Maintenance, Beautification)	\$16,800
viii. Gutter, downspout improvements (Property Maintenance)	\$4,100
ix. Period-specific window, screen replacement (Architectural)	\$2,500
x. Interior replacements – Staircase, Balconies (Interior)	\$5,500
Total estimated cost of scheduled improvements:	\$96,625

FISCAL ANALYSIS

Approval of a Mills Act contract will reduce the property tax to the homeowner, and proportionately reduce the City's share of property taxes. The annual tax revenue loss to the City is typically estimated to be approximately \$200 for each property. The City currently has entered into 107 Mills Act contracts; however, a complete fiscal analysis on the aggregate loss of property taxes to the City has not been conducted at this time.

ENVIRONMENTAL ANALYSIS

California Environmental Quality Act ("CEQA") Guidelines list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The Project qualifies for an exemption under CEQA Guidelines section 15331 (Historic Resources Restoration/Rehabilitation) because the request ensures maintenance and repair of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The CEQA Notice of Exemption prepared for the Project is incorporated into this staff report by this reference (see Attachment 2). The Notice of Exemption demonstrates that the Project qualifies for this exemption and will not have a significant effect on the environment.

PUBLIC INPUT

None.

CONCLUSION AND RECOMMENDATION



CITY *of* ESCONDIDO

STAFF REPORT

Item 3.

Based on the analysis contained in this staff report, staff recommends the Planning Commission approve Resolution 2024-15, recommending to the City Manager the execution of a Mills Act contract for the property.

ATTACHMENTS

1. California Department Parks and Recreation form 523
2. Notice of Exemption
3. Planning Commission Resolution 2024-15, including Exhibits A, B, and C

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other
Review Code

Reviewer

Date

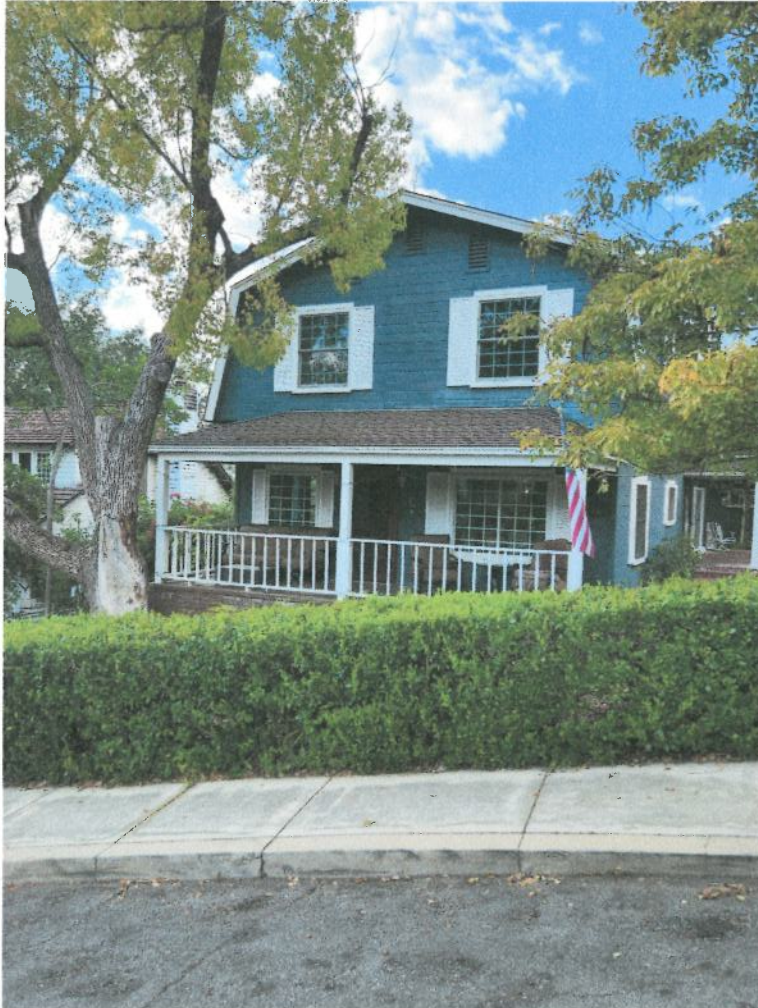
Listings

Item 3.

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: Klement/Walters aka Wisdom/Walters

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front of home facing South on 6th Ave March 2024

*P6. Date Constructed/Age and Source:

XHistoric ☐ Prehistoric ☐ Both

Built between 1897-1898 per San Diego County Assessor Books. There is no entry in the column labeled "Value of Improvements" in 1896-1897. The 1898-1899 Assessor Book has an entry in said column in following Assessor Books that continue to appreciate with the house. (Note: local brochures incorrectly state house being built in 1903.) (See Attachments)

*P7. Owner and Address:

RODNEY L. GEORGE & DENISE A. LINCOLN
546 EAST 6TH AVENUE
ESCONDIDO, CA 92025

*P8. Recorded by: (Name, affiliation, and address)

*P9. Date Recorded:

*P10. Survey Type: (Describe)

Local Register Mills

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

*Attachments: ☐ NONE ☒ Location Map

☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record

☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

Item 3.

HRI #

Trinomial

NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: Klement/Walters aka Wisdom/Walters

☐ Artifact Record ☐ Photograph Record

☐ Other (List): _____

Front of House

Front facing Gambrel/Mansard Roof Dutch Colonial Revival with 2nd story symmetrical 12 over 12 double-hung windows. The main entry door is centered on the full-width brick porch. The windows to the right are an example of "grouped windows" with shutters. There is a fixed window to the left of the door.

The front porch with simple window and door trim also has a simple post and balusters on the front railing. The body of the house is made of wood clapboards that wrap around the entire house. A large Camphor tree sits proudly in the front yard is reportedly planted by Judge Wisdom in 1919 while developing Boulder Heights Park across the street. (See Attachments)

East side House

The east side of the house (facing Grape St) displays 4 six over six double hung windows set into the Mansard roof extending over the top portion of the house, another great example of Dutch Colonial Architecture. The side entrance has a gabled entry. There is a large set of wood sliding French doors overlooking the brick patio with a climbing rose covered pergola. This area was added with the 1970's addition to the back of the house. The placement of the side door is at the exact transition between the original house and the addition. (See Attachments)

West side of House

There is a ½ gate and a trellis near the front of the house by the porch. There is one 6 over 6 double hung dormered window on the Mansard roof that extends the first 1/3 of the way down the wall. Two smaller double hung windows are on the body of the clapboard sided house. There are two 12 over 12 double hung windows and two 4 over 4 double hung windows and a bay window with views to the west. Two air conditioning units (both need replacing) and the lower level has 4 more windows with metal security gates attached and 3 small windows that view into the original unfinished basement. (See Attachments)

Back of the House

The back of the house (South facing) has an imposing 3 story brick Chimney that supports the 2 large fireplaces inside the home and 2 more 6 over 6 double hung windows on either side which is typical of Dutch Colonial Revival architecture. 2/3 of the body of the house is clapboard with the bottom 1/3 stucco covered wood framing that flows on to the west side of the house and blends into the cinder block foundation of the original home at the 24-foot mark which clearly marks the transition from the original home to the addition.

The back yard has brick steps that open on to another patio area and beautiful plants and trees next to the detached wood clapboard and cinder block 3+ car garage that make for a lovely hideaway. (See Attachments)

Front of House

Front facing Gambrel/Mansard Roof Dutch Colonial Revival with 2nd story symmetrical 12 over 12 double-hung windows. The main entry door is centered on the full-width brick porch. The windows to the right are an example of "grouped windows" with shutters. There is a fixed window to the left of the door.

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State of California • The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Item 3.

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: Klement/Walters aka Wisdom/Walters

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County SAN DIEGO and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad ESCONDIDO Date 2024 T; R; ☐ of ☐ of Sec; B.M.

c. Address 546 EAST 6TH AVENUE City ESCONDIDO Zip 92025

d. UTM: (Give more than one for large and/or linear resources) Zone 11, me/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 233-291-14-00 & APN 233-291-15-00 Legal: Lot 6 and the west ½ of Lot 7 in block "E" of Escondido, in the city of Escondido, County of San Diego, State of CA, according to map thereof No. 336, filed in the office of the County Recorder of San Diego County, July 10, 1886.

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Klement/Walters House aka Wisdom/Walters House is a historical residence typical of the Dutch Colonial Style, reportedly built in 1903. Research shows it was built between 1897-1898 per Assessors Records. The 1970's addition by Frank Klement, who lived in the house at the time, added 24 feet to the back of the Dutch Colonial Revival built by Crown Builders. The original builders and architects are unknown. However, "On March 1, 1886, the Escondido Company deeded the grant to the newly formed Escondido Land & Town Company, The Company even built a few houses in town, so that prospective residents would have places to move into while they were looking for property to buy." (*San Diego Historical Society Quarterly - July 1963*) A building permit for an addition on the back of the house, (bedroom-Upper Level, family room-Mid-level and walkout finished basement-lower level) was pulled in 1975. 546 East 6th Avenue is located in the heart of OLDE ESCONDIDO HISTORIC DISTRICT. The 4 bedrooms, 4 baths, detached 3+ car garage on a 7000 sq ft lot and ½. (APN 233-291-14 and APN 233-291-15) is on the north side of 6th Avenue one house west of Grape Street. The 3216 sq ft wood and brick framed house sits proudly at the top of the street directly across from the Welty House (547 East 6th Ave). The house is south facing and has a very old Camphor tree in the front yard that was planted by Judge Pierce Jefferson Wisdom in 1919, when developing Boulder Height Park directly across the street. The tree and house were remembered fondly by LaurA Hazard who lived in the house in the 1950's. She remembers playing on a rope swing in the tree as a child. LaurA toured the house after the current owners moved in and was so pleased to remember her room in the basement, the kitchen and placement of the dining and living room were relatively unchanged since her time in the house. She mentioned the (Dutch Colonial) roof pitch was expanded in the 1970's addition to give more headroom in the bedrooms upstairs, but the original house footprint was otherwise maintained. Two fireplaces on the back (north) side of the house were included in the addition. Subsequently, a 3+ car garage and retaining wall were built in Dutch Colonial Revival Style. The roofs on both the house and the garage are composite shingles. The house has solar panels added to the roof of the house in the 2010's.

*P3b. **Resource Attributes:** (List attributes and codes) (HP2) Single Family Dwelling

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____

Page _____ of _____

B1. Historic Name: Klement/Walters House

B2. Common Name: Wisdom/Walters House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Dutch Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house is said to have been built in 1903 but research has found through Assessors record books that it likely was built earlier. The 1898-99 records show an entry in the column "value of improvements" which was not there on the 1896-1897 record. (see attachment) The original builders and architects are unknown. However, "On March 1, 1886, the Escondido Company deeded the grant to the newly formed Escondido Land & Town Company, The Company even built a few houses in town, so that prospective residents would have places to move into while they were looking for property to buy." (*San Diego Historical Society Quarterly - July 1963*)

The original house sits on Lot 6 with the earliest records showing C.D. Lawton as an owner from 1896-1898 when it was acquired by Isabella Thayer between 1898-1914 then passed to her son Edwin Van Fleet when she died. Peter Truman owned from 1915-1917. Judge Pierce Jefferson Wisdom and his wife bought Lot 6 and soon after bought Lots 7 and 8 from Emma Clark. The Judge was very prominent in the neighborhood and Escondido, having been involved in mercantile business where he and his sons had Wisdom and Sons, Wisdoms Co., and others on Grand Ave. P.J. Wisdom was a Judge, a county clerk, deacon in his church, a farmer, who grew wheat and acquired the 2 adjacent lot to grow wheat for the war effort and developed Boulder Heights Park in 1919. The Judge lived in the house at 546 East 6th Avenue until 1921.

Walter M. Berry bought the house, then sold off 1 & 1/2 of the 2 lots Wisdom acquired and built the original garage in 1943. Berry worked for Escondido Land and Town Co.

LaurA Hazard who lived in the house from 1952-1975 and visited in November 2023, remembered a long driveway from 6th avenue that connected to the garage. Of the two lots purchased by Judge Wisdom only 1/2 of lot 7 is now part of the current 546 East 6th Avenue property. This created a beautiful expansive yard in both the front, back and side, while allowing 2 other homes to be built in the 1960's just west of the property.

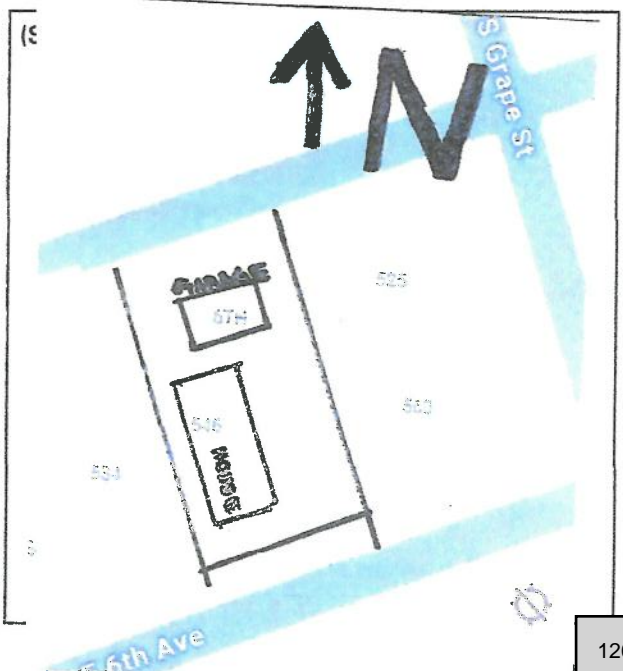
In 1975 a building permit was pulled by Crown Builders by Frank H. Klement who owned the house between 1975-1980 to demo the original garage, add a 24-foot 3 level addition to the back of the house which included main bedroom and bathroom, family room, and finished basement. 2 fireplaces were added, one in the family room, the other one below in the finished basement.

The addition has a clear transition between the original cinder block foundation and redwood framing to the 1970's addition. In the years since the addition, little has changed in the house with the exception of solar panels being placed on the roof by Dennis J. Walters in the 2010's. The current owners, Rodney and Denise George updated the kitchen with cabinets and appliances, and have been very busy removing 1980's wallpaper, carpet and drapes to improve the interior and both have pledged to enable the home to continue to be loved by future generations.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____
Original Location: _____

*B8. Related Features: A brick patio and a pergola just in front of the side garage door, opens on to the yard and 20 ft tall hedge of Eugenia. The sidewalk on 6th Avenue has 2 brick posts with lights atop either side.

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____

Page _____ of _____

The front porch has simple wood balusters and handrail with an opening to the east side of the steps down to a winding brick path that meanders through lovely garden paths on the back and west side of the house. A new 3+ car detached garage in the Dutch Colonial Revival style with the same Gambrel/Mansard roof as the house was added to the back of the property with alley access. A brick patio and a pergola just in front of the side garage door, to the east, open on to the yard and a 20 ft tall hedge of Eugenia to the East. A very large Camphor tree is in the front yard which was remembered fondly from the 1950's by LaurA Hazard and which is said to have been planted in 1919 during the development of Boulder Heights Park.

B9a. Architect: UNKNOWN

b. Builder: UNKNOWN

*B10. Significance: Theme Residential Architecture Historic District Area Central, Olde Escondido Historic District
Period of Significance Land Boom 1888-1920 Property Type Residential Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

"Thirty Ranchos" as they were called were distributed in San Diego County. One of these was Rincon del Diablo; it was granted in 1843 to Juan Bautista Alvarado. The grant was consisting of 12,633 acres, now Escondido Valley. Alvarado died on the Rancho after only 3 years and in 1850 the heirs sold the Rancho to Judge Oliver S. Witherby of San Diego, who was a member of the Boundary Commission and San Diego's first representative to the State Legislature.

Judge Witherby sold the property in 1868 to the Wolfskill brothers, John, Josiah, and Matthew of Los Angeles for \$8,000. The area was then known as Wolfskill Plains.

The Land Boom of the 1880's-1920's helped to create the first settlement near the present site of Jesmond Dene. The area's name was changed to Escondido April 24, 1884.

A group of investors from Los Angeles and San Diego bought the grant from the Wolfskills for \$128,000 then quickly sold it to the Escondido Company on March 1, 1886. The Escondido Land and Town Company acquired the Deed and proceeded to subdivide the Valley into small farms and lay out the town site. The Company even built a few houses in town so prospective residents would have places to live while they looked for property to buy.

546 East 6th Avenue was built within walking distance to downtown (now Grand Avenue) and the 100-room hotel built in 1887 which was located at the previous site of the Palomar Hospital. The Hotel was a social center for the community and this explains why so many of the residents of this 546 East 6th were business owners and involved in the growth of Escondido.

"The people that settled in Escondido in the nineties were well educated, and in comfortable financial circumstances: They built many beautiful homes; some are still standing today." Escondido Land and Town Company advertised to wealthy businessmen and farmers living in the Midwest. A. W. Wolford answered the call and became prominent in the city of Escondido for many years. Many of the streets in the Old Escondido District were named after Midwest states, and were later changed in the 1930's when home mail delivery began. The home at 546 East 6th Avenue was originally 8th Avenue

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____
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and was not moved but rather the street name was changed. (see attached)

Many of the original houses in the district were simple workman cottages, but some were prominent properties and were built in architectural styles more popular in the Midwest or East to appeal to the businessmen needed to build the town of Escondido. This may be the reason there is little known about the original builder and architect of this house.

Judge P.J. Wisdom and his sons Milton, Guy, P.J. Jr., Samuel all came from Iowa in 1904 and were successful in mercantile and other Escondido retail business for many years.

In 1900 the population was about 1200 and steadily grew to 24,000. Some contributing factors were the growth of grain farming, lemon, avocado and grape production.

Judge Pierce Jefferson Wisdom was born September 6, 1842. His early life was occupied by farming and stock raising in Iowa. In 1872 he opened a store in Blockton, Iowa, where he supplied the needs of settlers for miles. He maintained a private post office and it proved such a convenience that he prevailed to have it changed to a government office. He conducted the store and post office for 13 years. In 1861, he served 6 months under Captain John Flick in Missouri. In 1862, he volunteered in Company G until the end of the Civil War.

Pierce J. Wisdom married Miss Jane Carter and had 4 children. After Jane died, he married Harriet Worthington and had 5 more children. After Harriet died, he married Miss Ella, and moved to Escondido in 1904 with his adult sons, Guy Wade, Milton V., Pierce J. Jr., Samuel, and William D. All were previously top sales people with the Shinola Shoe Polish Company and said to be "of more than ordinary executive ability, having been associated with their father for a number of years, they attained many of the business traits that have characterized their individual success."

In the early 1900's Judge Wisdom was involved in the mercantile business that he and his sons owned and operated on Grand (Formerly Ohio) Avenue. The businesses were Wisdom's, P.J. Wisdom + Sons, Wisdom Co., M.V. Wisdom + Co., and M.V. Wisdom Grocery.

Judge Wisdom was reportedly retired from the Mercantile business by 1910 but was still very busy with his duties as Justice of Peace, City Recorder, and Deacon of the Church. The Wisdoms were involved in many civic organizations in Escondido. P.J. Wisdom was a Mason and trustee of the local lodge. As a Civil War Veteran, he was a Royal Arch Mason and at one time Commander of the Grand Army of the Republic (GAR).

In 1917 Judge Wisdom bought the two adjacent lots east of his home at 546 East 6th (then 8th) Avenue (see attached)

In 1919, Judge Wisdom took it upon himself to transform the then dilapidated parcel of land across from his lots and home (546 East 6th Avenue) from a dumping ground to the Boulder Heights Park which was compared at the time to Grape Day Park. David, Owen, and Miss Edith Welty, along with Aubrey Ashley started with planting a pine, pepper and red gum trees years earlier. Wisdom arranged to have the trash removed, secured a hydrant to supply water to the parcel with no charge to the city. It was planted with an artistic arrangement of geraniums, roses, morning glories, Boston Ivy, trumpet vine, pepper, two apricot trees, a few small camphor trees, and at the point a beautiful head of golden rod with a little wild lilac and other natural growth

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____
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plants.

"The park is surrounded on three sides by private property, namely that of David and Owen Welty, Judge Wisdom and Aubrey Ashley, the latter of the Times-Advocate office. It corners the Judge Wisdom residence and is in front of his two vacant lots. A well graded drive circles the park and autoists may run up Eighth Avenue, circle the spot and return via the same street. The plot has been changed from a dumping ground to a beauty spot and Judge Wisdom certainly deserves credit for his thought as well as energy in developing this public playground. The park is already used extensively by the children of the neighborhood who seem to take pride in it." (*Times-Advocate (Escondido, Ca.) Sat. August 23, 1919*)
 The Camphor tree in the front yard of the Wisdom House at 546 East 6th Avenue is reportedly one of the trees planted in 1919.

On February 17, 1925 Judge Wisdom passed away. "**Patriarch of Escondido Country** Quietly and Peacefully Goes to His Reward For 21 years an honored and prominent citizen of Escondido and at the present City Recorder and Judge of Police Court Judge Pierce Jefferson Wisdom passed away at 12:45 Tuesday afternoon, and thus one of the patriarchs of this city and valley has gone to a noble reward after a long and useful life. His death comes as a sorrow to scores of people, but with the knowledge that he had lived more than his allotted time of life and had filled his long life with good deeds and usefulness to himself and to humanity. He was 82 years of age. Judge Wisdom was of staunch character a man of the highest type, the kind that builds for durability. True to his friends to the last degree, he was kind to those who held views contrary to his own. He held the love and respect of the people and passes to his reward with the respect of everyone."

"Great Throng Honors Wisdom"

The honorary pall bearers were in the fore, namely: J. Van Ryan, Lawrence N. Turrentine. The body was borne to Oak Hill Cemetery. **As a further mark of respect to the memory of Judge Wisdom, practically every business in Escondido closed its doors during the hour of the funeral service."**

Judge Wisdom sold the house to Walter and May Berry in 1921. The Berry's sold off the adjacent lots Wisdom had bought in 1917 to grow crops. Berry was the Assistant Secretary for Escondido Land and Town Co. and his wife May Berry was an author of Poems and Sketches.

Fred H. and Kathryn Barth lived in the home in 1947-1948. They had a business F.H. Barth Co. a Securities Company and sadly both died in a plane crash in the Canary Islands while celebrating Mrs. Barth's retirement from the company they started together.

Kenneth Hazard and his wife Mary lived in the house 1952-1969 then sold it to their daughter and new husband. LaurA A. Hazard owned the house until 1975 when it was sold to Frank H. Klement who added the 24-ft addition in the back and new 3+ car garage. Klement died in a car accident.

Dennis J. Walters lived in the home the longest from 1990-2023. He traveled to many countries for both business and pleasure.

The current owners, Rodney and Denise George bought the house in 2023 and are dedicated to updating and restoring the house to be loved for another 127 years.

546 East 6th Avenue is a beautiful and historic property which is a wonderful example of Dutch Colonial Revival Architecture. Some of the authentic characteristics of Dutch Colonial Revival apparent in the house are the gambrel roof which was popular to increase the roof span of the bedrooms and attic space. Double hung sash windows in the dormers down the sides

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____

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and side by side paired double hung sash widows in the front façade. Casement windows that open out, stone or brick foundation, front facing gable with full width porch and grouped together side by side windows. The original hand-hewn Redwood is visible in the basement and in the walls of the front 2/3 of the home, sometimes sistered with new wood. The original foot print of the house remains unchanged and is built on the original foundation. The addition on 3 levels built in the 1970's added 24 feet to the back of the house. There is a clear, visible, transition from the front 2/3 of the house.

The house next door, and to the west of 546 East 6th Avenue, at 534 East 6th Avenue also has some characteristics of Revival Architecture with its long continuous dormers on the front and back of the house. However, the individual dormer windows are more authentic and expensive to build.

The only other Dutch Colonial Revival house in the Old Escondido Historic District is the Scovil House at 706 South Hickory Street. This house has some typical Dutch Colonial Revival features, similar to 546 East 6th Avenue with a gambrel roof, full width front porch and dormered windows but appears to have been modified over the years with vinyl siding.

B11. Additional Resource Attributes: (List attributes and codes) HP2- Single Family Residence

***B12. References:**

City of Escondido and County of San Diego Building records, Escondido Tax Assessor Directories, (Escondido History Center), Ancestry.com *A Field Guide to American Houses* by Virginia & Lee McAlester, 2003, pp 408-432, Census Reports 1910, 1920, 1940, Daily Times Advocate Misc. Articles, Death, Birth, Marriage & Funeral Announcement – Find A Grave, Neighbors and Former Residents and Owners

B13. Remarks: The property is zoned R 1-6 and is in the OLD ESCONDIDO neighborhood overlay. Located within the OLDE ESCONDIDO HISTORIC DISTRICT offers a level of protection: No threats to the property owner are known at this time.

***B14. Evaluator:** _____

*Date of Evaluation: _____

(Sketch Map with north arrow required.)

(This space reserved for official comments.)



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

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

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

Project Title/Case No: PL24-0100

Project Location - Specific: On the northern side of E. 6th Avenue, between S. Hickory St. and S. Grape St. addressed as 546 E. 6th Ave. (APNs: 233-291-14-00 & 233-291-15-00).

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

Description of Project: A Historic Preservation Agreement with the property owners at 546 E. 6th Avenue and the City of Escondido.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Rodney L. George & Denise A. Lincoln

Address: 546 E. 6th Ave.

Escondido, CA 92025

Telephone: 619-405-0545

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

Exempt Status: This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

Reasons why project is exempt:

The proposed project consists of a request to enter into a Historic Preservation Agreement, which will ensure the maintenance and repair of the historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. There are no unusual circumstances surrounding the proposed project that would result in a reasonable possibility of a significant effect on the environment in that the area of impact is already disturbed and improved with an existing, permitted Single Family Dwelling and all proposed changes would occur within previously disturbed areas. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources as the area of impact has already been disturbed, and all improvements to the historic building will be in conformance with the City's adopted Design Guidelines for Homeowners of Historic Resources. The project area is not environmentally sensitive as it has already been developed.

Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension: 760-839-4542

Signature: _____

Alex Rangel, Assistant Planner I

_____ Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Planning Commission

Hearing Date: AUGUST 27, 2024

Effective Date: AUGUST 28, 2024

PLANNING COMMISSION RESOLUTION NO. 2024-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING THE CITY MANAGER EXECUTE, ON BEHALF OF THE CITY, A HISTORIC PROPERTY PRESERVATION AGREEMENT WITH R.L GEORGE AND D.A. LINCOLN, FOR THE PROPERTY LOCATED AT 546 E. 6TH AVENUE

APPLICANT: Rodney L. George and Denise A. Lincoln

CASE NO: PL24-0101

WHEREAS, the Mills Act is a state law enabling owners of designated historic properties to enter into a historic property preservation contract with their local legislative body and receive a property tax reduction; and

WHEREAS, Rodney L. George and Denise A. Lincoln ("Applicants"), submitted a Historic Property Preservation Application (Planning Case No. PL24-0101 ("Application")) constituting a request to enter into a Historic Property Preservation Agreement ("Agreement") with the City of Escondido ("City") to assist the Applicants in Historic Preservation ("Project") on a 0.26 gross acre site located at 546 E. 6th Avenue (APNs 233-291-14-00 and 233-291-15-00), in the R-1-6 Zone; and

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

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning

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

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

WHEREAS, the Zoning Administrator approved placement of the property on the Local Register of Historic Resources at the regularly scheduled Zoning Administrator meeting of August 1, 2024; and

WHEREAS, the Application and property conform to the requirements listed XXX which deems them eligible for a historic property preservation agreement, as described in ;

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, on August 27, 2024, the Planning Commission held a public meeting as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

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

- c. The staff report, dated August 27, 2024, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

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

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

1. The above recitations are true and correct.
2. The Planning Commission, in its independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15331, Class 31 "Historic Resources Restoration/Rehabilitation," in that granting of the request ensures maintenance and repair of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.
6. The Application for the Project is on file in the Planning Division of the Development Services Department and is available for inspection by anyone interested herein, and the Application is incorporated herein by this reference as if they were fully set forth herein. The

Agreement is recommended for approval as set forth in the staff report and Application, all designated as recommended for approval by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved Application shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 27th day of August, 2024, by the following vote, to wit:

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

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

VERONICA MORONES, Secretary of the
Escondido Planning Commission

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

ALEX RANGEL, Minutes Clerk
Escondido Planning Commission

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

EXHIBIT "A"

PLANNING CASE NO. PL24-0101

LEGAL DESCRIPTION

LOT 6 AND THE WEST 1/2 OF LOT 7 IN BLOCK "E" OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

Commonly Known as: 546 East 6th Avenue, Escondido, CA 92025

HISTORIC PRESERVATION AGREEMENT

PL24-0101

EXEMPT FROM FEES pursuant to
Gov't Code §§ 6103, 27383, and 27388.1
(filing requested/executed by municipality)

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City Clerk
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

This Space for Recorder's Use Only

APN: [233-291-14-00 & 233-291-15-00]

HISTORIC PROPERTY PRESERVATION AGREEMENT

This HISTORIC PROPERTY PRESERVATION AGREEMENT ("**Agreement**") is made and entered into this _____ day of _____, 2024, by and between the City of Escondido, a California municipal corporation ("**City**") and Rodney George and Denise Anne Lincoln ("**Owners**"). (The City and Owner may each be referred to herein as a "**Party**" and collectively as the "**Parties**.")

RECITALS

A. The Owner possesses and owns that certain real property located within the City as further described in Exhibit A to this Agreement, attached hereto and incorporated herein by this reference ("**Property**").

B. The City and the Owner desire to enter into this Agreement to carry out the purposes of the Mills Act (California Government Code section 50280 et seq.) ("**Mills Act**") and California Revenue and Taxation Code sections 439 to 439.4.

C. The Property is a "qualified historical property," as that term is defined under the Mills Act ("**Qualified Historical Property**"), in that the Property is privately owned, the Property is not exempt from property taxation, and the Property is listed in the City's Local Register of Historic Places.

D. The Property is a "restricted historical property," as that term is defined in Revenue and Taxation Code section 439.1.

E. The City and the Owners desire to limit the use of the Property and to preserve the Property so as to retain its characteristics as a property of cultural, architectural, and historical significance.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, and the substantial public benefits to be derived therefrom, the Parties hereby mutually agree as follows:

1. Recitals. The Recitals set forth above are included herein by reference as part of this Agreement and the Parties agree that said Recitals are essential facts to this Agreement.

2. Applicability of Government Code and Revenue and Taxation Code. This Agreement is made pursuant to the Mills Act and California Revenue and Taxation Code sections 439 to 439.4 and is subject to all of the provisions of these statutes.

3. Preservation/Rehabilitation and Maintenance of Property. During the term of this Agreement, the Property shall be subject to the following conditions, requirements, and restrictions:

a. The Owners agree to preserve/rehabilitate and maintain the cultural, historical, and architectural characteristics of the Property during the term of this Agreement as set forth in the Schedule of Improvements identified in Exhibit B to this Agreement, attached hereto and incorporated herein by this reference (“**Schedule of Improvements**”).

b. The Owners shall maintain all buildings, structures, yards, and other improvements in a manner that does not detract from the appearance of the immediate neighborhood. Prohibited property conditions include, but are not limited to, all of the following:

(i.) dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, and windows;

(ii.) scrap lumber, junk, trash, or debris;

(iii.) abandoned, discarded, or unused objects or equipment, such as automobiles, automobile parts, furniture, stoves, refrigerators, cans, containers, or similar items;

(iv.) stagnant water or excavations, including swimming pools or spas; and

(v.) any device, decoration, design, structure, or vegetation that a reasonable person would determine to be unsightly by reason of its height, condition, or location.

c. All improvements and work performed on the Property shall meet, at a minimum, the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the United States Secretary of the Interior’s Standards for Rehabilitation, the California State Historical Building Code, and the applicable City laws and regulations pertaining to development.

d. If the City institutes a code enforcement action pertaining to the Property, the City may request, and the Owners shall submit within 30 days of such request, documentation of expenditures incurred and work performed by the Owner within the previous 24 months to accomplish items from the Schedule of Improvements. If the Owners perform work on the Property, rather than contracting with a third party, the value of the Owners’ labor shall be calculated at the market rate for such work performed. The Owners shall be in substantial compliance with the

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Schedule of Improvements when the expenditures incurred and work performed to accomplish the improvements are equal to or greater than the Owners' annual property tax savings for the previous 24 months, as determined by the City, based upon the County Tax Assessor's valuation of the Property using the process set forth in California Revenue and Taxation Code sections 439 to 439.4.

e. The Owners shall, within 30 days after written notice from the City, furnish the City with any information the City shall require to enable the City to determine (i) the Property's present state, (ii) the Property's continued eligibility as a Qualified Historical Property, and (iii) whether the Owners are in compliance with this Agreement.

____ OWNERS' INITIALS

4. Inspections. The Owners agree to permit periodic examinations and inspections of the interior and exterior of the Property by the City, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, as may be necessary to determine the Owner's compliance with this Agreement. After five years, and every five years thereafter, the City shall inspect the Property, including the interior and exterior of the premises, to determine the Owners' continued compliance with this Agreement.

____ OWNERS' INITIALS

5. Term. This Agreement shall be effective and shall commence on January 1 of the year following the successful recordation of this Agreement by the San Diego County Recorder's Office and shall remain in effect for a period of 10 years thereafter.

6. Renewal.

6.1. *Automatic Renewal*. On the 10th anniversary of this Agreement and on each successive anniversary date ("**Renewal Date**"), a period of one year shall automatically be added to the initial term of this Agreement unless a Party gives a notice of nonrenewal as provided in this Agreement.

6.2 *Notice of Nonrenewal*. If, in any year, a Party desires not to renew this Agreement, such Party shall serve a written notice of nonrenewal on the other Party. If the Owners elect to serve a notice of nonrenewal, the notice must be served on the City at least 90 days prior to the Renewal Date, or else a period of one additional year shall automatically be added to the term of this Agreement. Conversely, if the City elects to serve a notice of nonrenewal, the notice must be served on the Owners at least 60 days prior to the Renewal Date, or else a period of one additional year shall automatically be added to the term of this Agreement. The City may issue a notice of nonrenewal if the City determines improvements, maintenance, rehabilitation, renovation, or restoration of the Property is required for the Property's continued eligibility as a Qualified Historical Property. Upon receipt by the Owners of a notice of nonrenewal from the City, the Owners may make a written protest of such nonrenewal. The City may, at any time prior to the Renewal Date, withdraw its notice of nonrenewal.

6.3 *Effect of Notice of Nonrenewal*. If, in any year, either Party serves a notice of nonrenewal as provided in this Agreement, this Agreement shall remain in effect for (i) the balance of the period remaining under the initial term of this Agreement, or (ii) the balance of the period remaining since the last renewal of this Agreement, as the case may be.

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7. Cancellation.

7.1 The City may cancel this Agreement if the City determines that the Owners (i) have breached any term, condition, or covenant of this Agreement; (ii) have allowed the Property to deteriorate to the point that the Property no longer meets the standards of a Qualified Historical Property; or (iii) have failed to restore or rehabilitate the Property in the manner required by this Agreement.

_____**OWNERS' INITIALS**

7.2 *Notice of Cancellation.* This Agreement cannot be cancelled until after the City has given notice and has held a public hearing as required by California Government Code section 50285.

7.3 *Cancellation Fee.* If the City cancels this Agreement pursuant to the terms of this Agreement, the Owners shall pay those cancellation fees set forth in the Mills Act. Upon cancellation, the Owners shall pay a cancellation fee of 12.5% of the then-current fair market value of the Property, which is to be determined by the County Assessor as though the Property were free and clear of any of the restrictions pursuant to this Agreement. The cancellation fee shall be paid to the County Auditor at the time and in the manner that the County Auditor shall prescribe and shall be allocated by the County Auditor to each jurisdiction in the tax rate area in which the Property is located in the same manner as the County Auditor allocates the annual tax increment in that tax area for that fiscal year.

_____**OWNERS' INITIALS**

8. No Compensation. The Owners shall not receive any payment from the City in consideration for the obligations imposed under this Agreement. The Parties recognize and agree that the consideration for the execution of this Agreement is the substantial public benefits to be derived therefrom and the advantage that will accrue to the Owners as a result of the assessed value of the Property because of the restrictions that this Agreement imposes on the use and preservation of the Property.

9. Enforcement.

9.1 As an alternative to cancellation of the Agreement, the City may, in its sole discretion, specifically enforce or enjoin the Owners' breach of the terms of this Agreement, including but not limited to bringing an action to enforce this Agreement by specific performance or injunction. In the event of such breach, the City shall give written notice to the Owners notifying the Owners of the violation ("**Notice of Violation**"). If such breach is not corrected to the reasonable satisfaction of the City within 30 calendar days after the date of the Notice of Violation, or within such other reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within 30 calendar days and thereafter diligently pursued to completion), the City may, without further notice, declare the Owners to be in breach of the terms of this Agreement, and may bring any action necessary to specially enforce the obligations of the Owners under the terms of this Agreement or apply for such other relief as authorized under local, state, or federal law.

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Historic Property Preservation Agreement

9.2 *Remedy if Agreement Not an Enforceable Restriction.* In the event it is finally determined by a court of competent jurisdiction that this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or nonrenewal of this Agreement, for any tax year during the life of this Agreement, then this Agreement shall be null and void and without further effect, and the Property shall from that time forward be free from any restriction whatsoever under this Agreement without any payment or further act by the Parties.

10. Indemnification. The Owners (including Owners' agents, employees, contractors, and subcontractors, if any) shall hold harmless, defend (with counsel reasonably acceptable to the City), and indemnify the City, its boards, commissions, departments, officials, officers, agents, employees, and volunteers from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, in law or equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "**Claims**"), and any attorney's, consultant, or expert fees and City staff costs for investigating or responding to any Claims, incurred in connection with or arising in whole or in part from this Agreement, the use or occupancy of the Property by the Owners (including Owners' agents, employees, invitees, contractors, and subcontractors, if any), the condition of the Property, or any construction or other work undertaken on the Property, including without limitation (i) any death or bodily injury to a person; (ii) any injury to, loss, or theft of tangible or intangible property, including economic loss; or (iii) any other loss, damage, or expense sustained by the Owners in connection with any work or obligations performed in connection with this Agreement, except for any liability resulting from the active negligence, sole negligence, or willful misconduct of the City. The duty to defend the City as described in this Paragraph 10 shall apply regardless of whether any Claims are groundless, fraudulent, or false. All obligations under this Paragraph 10 shall survive the termination of this Agreement.

OWNERS' INITIALS

11. Condemnation, Eminent Domain, Destruction of Property.

11.1 *Condemnation/Eminent Domain.* If condemnation proceedings are filed against the Property, or if the Property is acquired in whole or in part by eminent domain or other acquisition by an entity authorized to exercise the power of eminent domain, and such acquisition is determined by the City to frustrate the purpose of this Agreement, this Agreement shall be cancelled and shall be deemed null and void for all purposes of determining the value of the Property, or part of the Property, that is acquired. However, if any such condemnation proceeding is subsequently abandoned or the acquisition of the Property rescinded, this Agreement shall be reactivated retroactively and shall be in full force and effect without the need for any further act by the Parties.

11.2 *Destruction of Property.* If the Property is destroyed by fire or other natural disaster such that, in the opinion of the City, the historic value of the structure has been lost and a majority of the structure must be replaced, this Agreement shall be cancelled.

11.3 *No Cancellation Fee.* If the Agreement is cancelled for any reason articulated in Paragraphs 11.1 or 11.2 of this Agreement, no cancellation fee as otherwise required by this

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Historic Property Preservation Agreement

Agreement and the Mills Act shall be imposed.

12. Miscellaneous.

12.1 *Governing Law.* This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California. Any litigation arising out of this Agreement shall be conducted only in the state or federal courts of San Diego County, California.

12.2 *Entire Agreement.* This Agreement, together with its attachments or other documents, if any, described or incorporated herein, contains the entire agreement and understanding concerning the subject of this Agreement and supersedes and replaces all prior negotiations, understandings, or proposed agreements, written or oral, except as otherwise provided herein. Each of the Parties hereto acknowledges that no other Party, nor the agents nor the attorneys for any Party, has made any promise, representation or warranty whatsoever, express or implied, not contained herein, to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

12.3 *Amendment.* This Agreement may not be amended except in a writing signed by all of the Parties hereto, and then only in the specific instance and for the specific purpose given. Any such amendment shall be recorded with the Office of the County Recorder for the County of San Diego.

12.4 *Independent Investigation.* The Parties acknowledge that they have conducted an independent investigation of the facts concerning the subject matter of this Agreement. The Parties agree that the factual recitals are correct and expressly assume the risk that the true facts concerning the foregoing may differ from those currently understood by them.

12.5 *Advice of Counsel.* The Parties hereby acknowledge that they have executed this Agreement after having the opportunity to consult with, and receive the advice of, their own counsel.

12.6 *Capacity.* Each individual signing this Agreement represents and warrants that he or she has been authorized to do so by proper action of the Party on whose behalf he or she has signed.

12.7 *Headings.* Section headings are for reference purposes only and shall not be used for interpreting the meaning of any provisions of this Agreement.

12.8 *Attorney's Fees.* In any action to enforce the terms of this Agreement, the Parties agree that the prevailing party shall be entitled to its reasonable attorney's fees and all costs, fees, and expenses, including the fees of expert witnesses and consultants, whether or not such costs, fees, and expenses are recoverable or allowed as costs under section 1033.5 of the California Code of Civil Procedure. In addition to the foregoing award of attorney's fees and costs, the prevailing party shall be entitled to its attorney's fees and costs incurred in any post-judgment proceedings to collect or enforce any judgment. This provision is separate and shall survive the merger of this provision into any judgment on this Agreement.

12.9 *Counterparts.* This Agreement may be executed on separate counterparts that, upon completion, may be assembled into and shall be construed as one document.

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12.10 *Severability.* This Agreement shall be performed and shall be enforceable to the full extent allowed by applicable law, and the illegality, invalidity, waiver, or unenforceability of any provision of this Agreement shall not affect the legality, validity, applicability, or enforceability of the remaining provisions of this Agreement.

12.11 *Notice.* All notices, demands, approvals, or consents provided for in this Agreement shall be in writing and delivered to the appropriate Party at its address as follows:

If to the City:

City Clerk
City of Escondido
201 North Broadway
Escondido, CA 92025

If to the Owners:

Rodney George and Denise Anne Lincoln
546 E. 6th Avenue
Escondido, CA 92025

Any notice, delivery, or other communication shall be effective and shall be deemed to be received by the other Party within five business days after the notice has been deposited in the U.S. Mail, duly registered or certified, with postage prepaid, and addressed as set forth above. Any Party may change the address information provided above by giving written notice to the other Party in the manner provided in this Agreement.

12.12 *Covenants Run with Land.* So long as this Agreement remains in effect, the obligations and benefits provided for in this Agreement shall run with the land obligated and benefited, respectively, and shall be binding on all parties having or acquiring any right, title, or interest in the Property or any part thereof. As such, it is the intent of the Parties that this Agreement and the promises, covenants, rights, and obligations set forth herein (i) shall be and are covenants running with the Property, encumbering the Property for the term of this Agreement, binding upon the Owner's successors in title and all subsequent owners and operators of the Property; (ii) are not merely personal covenants of the Owner; and (iii) shall bind the Owner and its respective successors and assigns during the term of this Agreement. Further, the Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in title or owner or operator of the Property shall be bound by the terms herein.

12.13 *Sale of Property.* The Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in title or owner or operator of the Property shall be bound by the terms herein. If the Property is sold, the Owner shall provide notice to the City of the sale and provide the City with a signed statement from the new owner indicating that a copy of this Agreement, all exhibits this Agreement, and all amendments to this Agreement, if any, were provided to the new owner.

12.14 *Notice to Office of Historic Preservation.* The Owner or an agent of the Owner shall provide written notice of this Agreement to the Office of Historic Preservation within six months of entering into this Agreement. A copy of this notice shall also be provided to the City.

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12.15 *Effective Date.* Unless a different date is provided in this Agreement, the effective date of this Agreement shall be the latest date of execution set forth by the names of the signatories below.

IN WITNESS WHEREOF, this Agreement is executed by the Parties or their duly authorized representatives as of the Effective Date:

CITY OF ESCONDIDO

Date: _____ By _____
Sean McGlynn, City Manager

[OWNERS]

Date: _____ By _____
Rodney George

Date: _____ By _____
Denise Anne Lincoln

(ABOVE SIGNATURES MUST BE NOTARIZED; ACKNOWLEDGMENT PAGES FOLLOW)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
Michael R. McGuinness, City Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]

COUNTY OF _____]

On _____, before me, _____, a
Notary Public, personally appeared _____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

City of Escondido

CAO: 9/17/2021

Historic Property Preservation Agreement

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]

COUNTY OF _____]

On _____, before me, _____, a
Notary Public, personally appeared _____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

[Owners]

Exhibit A

Legal Description of Property

That certain real property in the County of San Diego, State of California, described as follows:

LOT 6 AND THE WEST 1/2 OF LOT 7 IN BLOCK "E" OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

Commonly Known as: 546 East 6th Avenue, Escondido, CA 92025

Exhibit B

Schedule of Improvements

1. Foundation Repair
2. Electrical Re-wiring and panel replacement
3. Exterior sliders, window replacement
4. Exterior stucco, siding repairs
5. HVAC Furnace, Air Conditioning repair
6. Porch roofing, truss replacement
7. Fencing replacement
8. Gutters and downspout improvements
9. Period-specific window and screen replacement
10. Interior replacement, to include staircase, balconies.

EXHIBIT “C”

PLANNING CASE NO. PL24-0101

ENVIRONMENTAL DETERMINATION

1. Pursuant to California Environmental Quality Act (“CEQA”), Public Resources Code section 2100 et. Seq., and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. Seq., the City of Escondido (“City”) is the Lead Agency for the application (“Project”), as the public agency with the principal responsibility for approving the project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15331 (“Historical Resource Restoration/Rehabilitation”), in that the proposed project consists of a request to enter into a Historic Preservation Agreement, which will ensure the maintenance and repair of the historical resource in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

The Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. The Project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed Project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. There are no unusual circumstances surrounding the proposed Project that would result in a reasonable possibility of a significant effect on the environment in that the area of impact is already disturbed and improved with an existing, permitted Single Family Dwelling and all proposed changes would occur within previously disturbed areas. The Project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources as the area of impact has already been disturbed, and all improvements to the historic building will be in conformance with the City’s adopted Design Guidelines for Homeowners of Historic Resources and comply with the requirements outlined by the Secretary of the Interior’s Standards for Historic Preservation. The Project area is not environmentally sensitive as it has already been developed.

3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the August 27, 2024 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption

requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.



STAFF REPORT

DATE: August 27, 2024
Old Escondido Neighborhood Recommendation

PROJECT NUMBER / NAME: Old Escondido Neighborhood Recommendation

REQUEST: Discussion regarding how to elevate the profile of the Old Escondido Neighborhood District and forward a recommendation to the City Council.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: Commissioner Steeve requested, and Commissioner Correll concurred, the Commission discuss opportunities and make recommendations to City Council on how to elevate the profile of the Old Escondido Neighborhood District.

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: Christopher W. McKinney, Deputy City Manager, Acting Director of
Development Services

☒ Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 4

August 27, 2024

Tentative Future Agenda Items

DATE: August 27, 2024

TO: Planning Commissioners

FROM: Veronica Morones, City Planner

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- Commercial Development (3 drive-through uses) at Mission and Centre City Parkway
- South Centre City Specific Plan Amendment for drive-through use, and new drive-through
- General Plan Amendment to convert existing office to residential use

Policy Work:

- Annual Zoning Code Clean Up
- Planning Commission Bylaw Clean Up

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History