

DOWNTOWN HOTEL

FINAL MITIGATED NEGATIVE DECLARATION

ADDENDUM

Addressing the proposed project modifications

City Log ER NO. ER 2005-13

Case Nos. 2005-21-PD/SPA, 2005-03-AZ, 2006-04-TPM, PHG 09-0040

Prepared for:
City of Escondido
201 N. Broadway
Escondido, CA 92025

September 8, 2010

Downtown Hotel

Final Mitigated Negative Declaration

Addendum

INTRODUCTION

On August 23, 2006, the Escondido City Council adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (City File No. ER 2005-13) for the Downtown Hotel Project (City Council Resolution No. 2006-217 R). The Initial Study and Mitigated Negative Declaration evaluated the impacts of the proposed nine-story, 196 room hotel located in the downtown area of Escondido. The analysis identified several mitigation measures to address and mitigate potentially significant impacts to less than significant levels. The impacts evaluated in the adopted MND include aesthetics, air quality, cultural resources, fire, geology & soils, parking, public services, transportation and water quality.

Since the project approval in 2006, the applicant has refined the project details and design, and submitted an application for a Modification to the Master Development Plan, Precise Development Plan and other related project permits. This addendum addresses the proposed modifications to the project and comparison of potential environmental impacts. The addendum is an informational document, intended to be used in the planning and decision making process as provided for under Section 15164 of the CEQA Guidelines. The Addendum does not recommend approval or denial of the proposed modification to the project. The fundamental conclusion of this addendum is that the proposed changes to the Project will not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the previously adopted Mitigated Negative Declaration. Thus, a subsequent Negative Declaration need not be prepared.

STATUTORY BACKGROUND

The City of Escondido is the CEQA lead agency responsible for the proposed Downtown Hotel project. Under the California Environmental Quality Act (CEQA), an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164[c]); however, an addendum is to be considered along by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164[d]).

This Mitigated Negative Declaration Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the Downtown Hotel Mitigated Negative Declaration remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines. Therefore, a decision was made by the City of Escondido not to prepare a Subsequent EIR or Negative Declaration pursuant to Section 15162 of the CEQA guidelines. To support this decision, the following discussion describes the proposed project modifications and the environmental analysis.

SUMMARY OF ORIGINAL PROJECT DESCRIPTION

The original project description analyzed under the Initial Study/Mitigated Negative Declaration (ER 2005-13) consisted of an Amendment to the Civic Center District of the Downtown Specific Plan in conjunction with a Preliminary and Master Development Plan to add hotels as an allowable use and adoption of site specific development standards to allow a 9-story hotel with 196 rooms and related facilities that include a restaurant, health club, and administrative offices. The project site is located on West Valley Parkway in downtown Escondido northwesterly of the intersection of West Valley Parkway and Maple Street, addressed as 250 West Valley Parkway (APN 229-372-20 & 229-381-15). The site is located within the Parkview District (formerly Civic Center District), the Business Improvement District (BID), and Vehicle Parking District #1 of the Downtown Specific Plan (SPA-9). It is currently developed with 75 parking spaces serving City Hall and the CCAE.

Development standards include a building height of 75 feet and project-specific parking standards for 210 parking spaces to be built in the hotel's two underground parking levels based on studies conducted by Walker & Associates and resulting in a reduction of 75 surface parking spaces that currently exist between City Hall and the California Center for the Arts. A Planned Development application, in conjunction with a Preliminary and Master Development Plan for the facility, also was proposed. Minor modifications also were proposed to the California Center for the Arts Escondido, including the relocation of a service door in the northeast corner and the relocation of the existing reader-board sign on West Valley Parkway. Proposed offsite utility improvements would be necessary north of the project site in Grape Day Park and intersection improvements at Maple Street and West Valley Parkway, Second Avenue and Maple Street, as well as Orange Street and West Grand Avenue. The existing CCAE conference center will be integrated into the hotel's structure and facilities. An Extension of Time for the Planned Development approvals and an amended and restated Development and Disposition Agreement (DDA) addressing acquisition and development of the site were approved by the City Council on June 30, 2010.

PROJECT REVISIONS

The proposed project revisions include the following:

- Master Plan Modification and Precise Plan (City File No. PHG 09-0040) for a Hotel and Conference Center, which includes refinements to the final footprint, exterior design, parking garage and interior spaces of the hotel and conference center.
- Increase in building size of 25,517 SF. The Precise Plan proposes the increase in size of the hotel from 196,858 SF to 222,375 SF.
- Allow up to 22% compact spaces in the underground parking garage. 22 of the 100 parking spaces in Level 1 and 25 of the 110 spaces Level 2 are proposed to be compact spaces (i.e., 8.5' wide x 16' deep).

DETAILS OF REQUEST

	<u>2006 Master Plan:</u>	<u>Proposed:</u>	<u>Change:</u>
Property Size:			
Hotel:	1.15 acres	1.22 acres	+0.07 acre (3049 SF)
Conference Center:	1.14 acres	1.16 acres	+0.02 acre (871 SF)
Total combined:	2.29 acres	2.38 acres	+0.09 acre (3920 SF)
Building area:			
Suites/Guest Serv:	93,588 SF	109,357 SF	+15,769 SF
120-Seat Restaurant/Bar:	3028 SF	3280 SF	+252 SF
Meeting Space:	1299 SF	2616 SF	+1317 SF
Fitness/Health Club	1976 SF	1032 SF	-944 SF
Parking Level #1:	38,825 SF	42,105 SF	+3280 SF
Parking Level #2:	39,545 SF	42,105 SF	+2560 SF
Operations/Misc.:	18,597 SF	21,880 SF	+3283 SF
Total Structure:	196,858 SF	222,375 SF	+25,517 SF
Building Height:	75 feet (9 stories with 7 above and 2 below ground)	75.5 feet (Same number of stories)	0.5 feet
Materials/Colors:	Typical high-rise steel & concrete construction, beige and white façade, green or blue glass	Same	Unchanged

Hotel Parking:	<u>2006 Master Plan:</u>	<u>Proposed:</u>	<u>Change:</u>
Surface Parking:			
Standard spaces:	0	2	+2
Handicap spaces:	0	1	+1
Tandem Spaces:	0	0	Unchanged
Compact Spaces:	0	0	Unchanged
Garage Parking:			
Standard spaces:	202	157	-45
Handicap spaces:	7	6	-1
Tandem Spaces:	0	0	Unchanged
Compact Spaces:	0	47	+47
Total Spaces:	209	213	+4

Noise Ordinance:	<u>2006 Master Plan:</u>	<u>Proposed:</u>	<u>Change:</u>
Single-family residential:	50 dB daytime 45 dB nighttime	Same	Unchanged
Multi-family residential:	55 dB daytime 50 dB nighttime	Same	Unchanged
Commercial:	60 dB daytime 55 dB nighttime	Same	Unchanged

Note: All figures shown with maximum dB at property line.

Hours of Operation:	24/7	Same	Unchanged
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IMPACT ANALYSIS

City of Escondido staff reviewed the initial study in conjunction with the current project and it has been determined that the proposed changes described in this Addendum would not result in any new or significantly adverse environmental impacts identified for the previously adopted Mitigated Negative Declaration. Analysis of the current project compared to the previously approved development is as follows:

LAND USE AND AESTHETICS – The original project and revised project descriptions would affect the same project site and general footprint, and consists of the same type of land use and operations. The revised project would result in a hotel facility with an increased square footage, with some minor modifications to the building footprint and height. Exterior modifications to the building generally include refinement of architectural elements and spaces, and improved building articulation. The hotel includes similar contemporary architectural features, landscaping and nighttime lighting, to be compatible with the architecture of the adjacent City Hall and California Center for the Arts (CCA). The narrow width of the site results in a relatively slender building which reduces the overall mass as viewed from the street. The structures closest in height are the CCAE's Community Theater (65 feet) and Lyrical Theater (85 feet). The size and design of the hotel would not result in significant effects since it incorporates desirable architectural features, does not conflict with existing Downtown Specific Plan Parkview District standards, and does not substantially depart from the size and scale of the City Hall and CCAE facilities. The Parkview District does not limit heights, number of stories, building size, or floor area ratios. Instead, it calls for standards to be developed through the Planned Development process. The hotel team also has coordinated with the Maple Street Plaza and Grape Day Park architects to ensure that the Paseo properly integrates with and will provide a strong continuation of the experience envisioned in those approved designs. The hotel team has further refined its latest Paseo design based on critiques and recommendations from the Downtown Business Association (DBA), Design Review Board (DRB) and a public workshop. Thus, no new significant impacts or substantial increase in the severity of impacts would occur in regards to aesthetics as a result of the project revisions. The design contains sufficient features and compatibility to keep it under the threshold of significance. Moreover, the implementation of Mitigation Measures No. 12 in the adopted IS/MND (ER 2005-13) would remain applicable to the revised project.

TRAFFIC/CIRCULATION – The proposed Hotel gains access via West Valley Parkway (classified as a Collector Street (64'-84' R-O-W) and Maple Street. West Valley Parkway is a one-way street with traveling from east to west. The impacts of the original project were assessed in a traffic analysis prepared by RBF Consulting dated 3/28/06. Based on San Diego Association of Governments' (SANDAG) traffic generation rates for the San Diego region, the proposed hotel would generate approximately 1,537 new ADTs. The traffic study concluded that the direct project impacts of the Hotel project will be below the City's traffic thresholds of significance, with the incorporation of signals at West Second Avenue and South Maple Street, North Maple Street and West Valley Parkway, and a four-way stop at Orange Avenue and West Grand Avenue. The City's Engineering Department reviewed and concurred with the study and its conclusion that there would be no significant direct or cumulative impacts to the circulation system or degrade the levels of service on any of the adjacent roadways or intersections so long as the three named intersections are improved.

The amount of project-related traffic is not anticipated to increase due to the proposed increase in building size since the room count would remain the same, and the number of seats in the restaurant and bar also would not change. The largest increase (approx. 10,094 SF) is within the Mezzanine area, which includes relocation/reconfiguration of guest rooms. The small increase in meeting room space (approx. 1,317 SF) is considered an ancillary use by hotel guests which does not increase demand. Other increases include various public spaces, garage area, back of house use, and relocation of the pool, fitness area and guest laundry from the ground floor. The increase in work spaces also would not generate additional demand and would allow for more efficient staff working areas. None of the changes to the building size or use areas are anticipated to result in any additional traffic trips since the proposed project modifications would not result in an increase in quests or customers to the Hotel or Conference Center. Therefore, the City's Engineering Department concluded the proposed modifications to the project would not result in any new significant impacts or substantial increase in the severity of impacts identified in the MND. Implementation of Mitigation Measure No. 1 of the adopted IS/MND (ER 2005-13) and traffic related improvements and project conditions would remain applicable to the revised project.

Construction-related impacts and construction-traffic staging also would not significantly change due to the proposed modifications to the project. The plan is to stock and stage building materials and equipment within the fenced construction area as indicated in the Revised Staging Plan. Off-site stocking or staging may be necessary during various stages of development, but would comply with underlying zoning requirements for any specific sites. Deliveries of building materials will be coordinated, and when feasible scheduled during non-peak traffic times, as required by the project approvals. Haul routes and traffic control plans will be submitted to the City as required by Escondido Codes and regulations. Pedestrian flow and emergency access will be maintained around the site throughout construction by means of temporary protective walkways as proposed in the Site Utilization Plan submitted July 29, 2010. Alternative CCAE drop-off locations also occur on both Escondido Boulevard and the Woodward lot. It is anticipated that the Credit Union, City Hall, City Hall's Mitchell Room, the Conference Center, Grape Day Park and both CCAE theaters will remain open and operating during construction. Temporary fencing, the use of alternate access routes, and only minimal interruptions in activities during certain phases are anticipated. The implementation of Mitigation Measure Nos. 2, 5, 6, 8, 9, 13, 14, 15 and 18 of the adopted IS/MND (ER 2005-13) would remain applicable to the revised project.

PARKING – Walker Parking Consultants prepared a detailed parking utilization study in 2006, which factored in the nature and location of the hotel, and analyzed combined parking demands for each hour. The Walker Study indicated the facility would generate a peak demand of 199 spaces and 209 spaces would be provided in the two underground parking levels. The study was updated on August 25, 2010, to evaluate the modification to the project and concluded that changes to the hotel will increase peak parking demand to 207. With the modification to the parking garage and introduction of compact spaces, 210 garage parking spaces would be provided and the front entry loop provides an additional 3 spaces for a total of 213 spaces, which is more than adequate to support the hotel.

The project also includes the use of up to 22% compact spaces in the underground parking garage. 22 of the 100 parking spaces in Level 1 and 25 of the 110 spaces Level 2 are proposed to be compact spaces (i.e., 8.5' wide x 16' deep). Design efforts to improve the pedestrian corridor to the east, drop the hotel's front entry loop to ground level, and better link the hotel with the existing Conference Center, resulted in underground parking with 22% compact spaces. These spaces still have a standard width of 8.5 feet, but are 16 feet in length instead of 18. The standard back-up width of all drive isles in the parking garage remains 24 feet, meeting City standards. Because of the retention of standard 8.5-foot widths throughout, including no tandem spaces, and

the availability of vehicle parking assistance by hotel personnel, the inclusion of some compact spaces would not result in any new significant impacts or increase the severity of impacts identified in the adopted MND. The proposed garage layout also provides one more new parking space than was achieved in the previously approved Master Plan (210 vs. 209 spaces).

Parking in the 75 spaces on the lot where the hotel site is, as well as the 11 CCAE spaces west of the proposed hotel will not be available during construction. Interim parking, during construction, will be available in the Woodward parking lot north of the CCAE, on the public Lot 1 (119 spaces) across the street, and on surrounding public streets. A study of the Woodward parking lot has determined that sufficient, excess, parking capacity exists. Recent efforts to re-stripe parking spaces along Broadway and in the Woodward lot have added 10 additional stalls, including new handicap spaces. Additional efforts to re-stripe spaces in the City Hall parking lot along West Valley Parkway, as well as installing new parallel street parking are being investigated. All construction-related parking, including off-site parking is conditioned to be coordinated with the City in order to avoid potential conflicts with daily operations at City Hall, CCAE and adjacent businesses. Therefore, the proposed project revisions would not result in any new significant or substantial increase in the severity of impacts in regards to parking.

AIR QUALITY – An Air Quality analysis for the original project was completed by EDAW, Inc., which concluded that impacts for the project are below the City's thresholds of significance. Although the revised project involves an increase in the square footage of the building, the project revisions are not anticipated to result in an increase in vehicle trips. Therefore, anticipated traffic-related impacts to air quality would not be considered significant. The revised project would result in demolition, site preparation, grading, construction and project operation similar to those identified in the previously analyzed project description and adopted MND. As a result, construction-related and project-level, long-term operational air-quality impacts would be similar to those identified in the original project description. An increase in the square footage of the facility would likely generate additional stationary source emissions associated with heating and cooling. These emissions would contribute to regional and global increases in green house gas emissions and associated climate change effects. The resulting increase/impacts is considered insignificant given the size of the project and is not anticipated to be substantially more significant, since the addition is limited in size and would be subject to Title 24 efficiency standards. Thus, no new significant impacts or substantial increase in the severity of impacts would occur in regards to air quality and global climate change as a result of project revisions. Implementation of the Mitigation Measure No. 11 of the adopted IS/MND (ER 20050-13) would remain applicable to the revised project.

HYDROLOGY/WATER QUALITY – The original project and revised project descriptions would affect the same project site, consists of the same type of land use and operations, affect similar project footprint, and would be constructed using similar grading/building practices. In addition, the same water quality standards would be applicable to the revised project. The Engineering Department has determined that runoff from the project would not be significant, existing drainage facilities within Grape Day Park are adequate, and the project would not materially degrade water quality. Upon completion, the hotel structure would not increase the amount of runoff from the site. The project's impact on water quality would not be significant since it would be required to follow standard protocols and comply with National Pollution Discharge Elimination System (NPDES) standards which require structural Best Management Practices such as approved mechanical filtration devices. The implementation of Mitigation Measure No. 16 of the adopted IS/MND (ER 2005-13) would remain applicable to the revised project.

On site groundwater is anticipated to be encountered at a depth perhaps as shallow as seven feet. The proposed project revisions would not result in the increase in severity of potential groundwater impacts. The protocol for managing the groundwater must comply with the State Regional Water Quality Control Board and the County of San Diego Department of Environmental Health requirements. The City would provide sewer and water service from mains within the adjacent street or easements; consequently, no significant impact is expected to occur to the groundwater table. The implementation of Mitigation Measure Nos. 7, 10, and 16 would remain applicable to the revised project.

BIOLOGICAL, CULTURAL, GEOLOGY/SOILS, HAZARDS AND HAZARDOUS MATERIALS, MINERAL RESOURCES, NOISE, POPULATION/HOUSING, PUBLIC SERVICES, RECREATION, UTILITIES/SERVICE SYSTEMS – The original project and revised project descriptions would affect the same project site, consists of the same type of land use and operations, affect similar project footprint, and would be

constructed using similar grading/building practices. Appropriate pedestrian flow and emergency access will continue to be maintained around the site throughout construction, with minimal interruptions in activities during certain construction phases as previously anticipated and planned for. The applicant's architects and engineers have worked closely with the Fire Department, SDG&E, the CCAE and other City departments to insure that the design of the Paseo as depicted in the current Precise Plan will meet all public safety and temporary vehicular access concerns. Thus, no new significant impacts or substantial increase in the severity of impacts would occur in regards to the items/resources listed above. Implementation of the relevant Mitigation Measures Nos. 2, 3, 4, 6, 12, 15, 17 and 19 of the adopted IS/MND (ER 20050-13) would remain applicable to the revised project.

SUMMARY AND FINDINGS

For all impact areas, a preliminary review indicated that the proposed modification is in substantial conformance with the original design of the project and therefore would have no new impacts not already identified in the Downtown Hotel Mitigated Negative Declaration (ER 2005-13). Based on the impact comparison provided above, the revised project would not result in new significant impacts or a substantial increase in the severity of impacts under CEQA. Thus, the revised project would not: a) result in increased impacts related to degradation of the environment; b) result in increased cumulative impacts; or c) result in increased substantial adverse effects on human beings, either directly or indirectly. No significant impacts to the environment as a result of this project have been identified when considering the mitigation measures included as part of the development plan. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly provided all mitigation measures and normal project conditions are followed. A Mitigation Monitoring and Reporting Program remains valid and in force as approved with the Master Plan, and no additions or changes are necessary. In summary, the analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration have occurred, and thus an Addendum to the Downtown Hotel Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for the proposed project. The evidence in the file support that no circumstances or conditions requiring the preparation of a subsequent Negative Declaration are present in this case.