

**Initial Study Part II**  
**ER 2005-13**  
**Preliminary Plan for the Downtown Hotel**  
**Case Numbers: 2005-21-PD/SPA, 2005-03-AZ, 2006-04-TPM**

**Project Description/Summary:**

The following evaluates the potential environmental impacts of a project which includes a new hotel and associated facilities including a restaurant/bar, exercise room, meeting space, and administrative offices. The site is north of the intersection of North Maple Street, between the City of Escondido's existing City Hall and the California Center for the Arts Escondido Conference Center. The site is currently developed with 75 existing parking spaces that currently serve City Hall and the CCAE. They will not be replaced. Other related actions include necessary on and offsite sewer and water improvements, and relocation of utilities currently located within the parking lot. The document also assesses necessary construction impacts. Several amendments to the Downtown Specific Plan are proposed as described below.

The site is located within the Civic Center (CC) District, Retail Overlay (RO), and Vehicle Parking District of the Downtown Specific Plan (SPA-9) land use designation. It involves a site 1.39 acres in size located north of the intersection of West Valley Parkway and Maple Street between the California Center for the Arts Escondido and the Escondido City Hall and taken from the two parcels totaling 7.42 acres where the CCAE and City Hall exist. It is currently developed with 75 parking spaces serving City Hall and the CCAE.

The project proposes a 196-room hotel with associated restaurant, meeting facilities, administrative offices for hotel employees, 209 parking spaces within two underground levels, and health club for hotel guests. The proposed hotel has seven stories above grade and has a maximum height of 75'. The existing CCAE conference center will be integrated into the hotel's structure and facilities. A Development Agreement for the project will be negotiated with the City and the terms of disposition spelled out.

The staging area during construction will be located on the remainder of the parking lot, drive aisle, and landscaping strip to the west of the proposed hotel footprint, along the north side of West Valley Parkway. There are eleven parking spaces in this area, which are currently used by the CCAE and on weekdays use is by permit only. Construction staging will result in the temporary loss of these eleven spaces. It is possible one lane of traffic may be closed on Valley Parkway for the construction of street improvements and loading trucks as necessary to dispose of soil generated by the excavation of the parking structure.

The City's Downtown Specific Plan was adopted in 1993 and has been amended twelve times since. The Most current amendments occurred in November of 2003.

**List of Actions Covered**

The following permits are needed for the project, and are being processed by the City:

1. Specific Plan Amendment to add text establishing a hotel use in the CC District and modifying the height limit from 45' to 75' applicable to those portions of the site within the Retail Overlay District.
2. A Parcel Map application to create the hotel's building site of 1.39 acres
3. A Ground Lease.
4. A Disposition and Development Agreement.

5. A Planned Development Master and Precise Plan.
6. Landscape plan approvals
7. Grading plan approvals
8. Encroachment Permit
9. Regional Water Quality Control Board (RWQCB) Stormwater Permit (requires SWPPP plan)
10. NPDES Permit
11. RWQCB Dewatering Permit
12. Grading Permit
13. General Construction Permit from State Regional Board
14. Building Permits
15. Sign Permit/Sign Relocation
16. Liquor License from Alcoholic Beverage Control (ABC)
17. Conditional Use Permit for hotel restaurant's alcohol sales and live entertainment
18. Construction of traffic signals, street improvements, and infrastructure associated with the request.

This environmental review does not cover any proposed projects planned for the southeast corner of West Valley Parkway or for modifications to Maple Street other than improvements directly associated with this project.

The attached environmental Initial Study implements the California Environmental Quality Act ("CEQA") Guidelines and assesses the potential environmental impacts of the following activities:

1. Amendments to the Downtown Specific Plan and Proposed Project Details as follows:
  - A. Amendment to add text that would describe the hotel use, modify the 45' height limit applicable to those portions of the site within the Retail Overlay District. A maximum height of 75' is proposed.
  - B. Amendment to the Civic Center (CC) District Land Use Matrix to allow hotel facilities on the subject 1.39 acres.
  - C. Amendment to the Civic Center (CC) text to reference site specific development standards through the Planned Development (PD) or equivalent legislative process, and to incorporate project specific parking ratios based on shared parking methodologies per the Walker Parking Consultant's Downtown Parking Demand Study dated February 24, 2006. The document can be seen at: [www.ci.escondido.ca.us/depts/cd/planning/walker/study.pdf](http://www.ci.escondido.ca.us/depts/cd/planning/walker/study.pdf)



*Figure 1: Aerial photo of the hotel project site and its surroundings.*

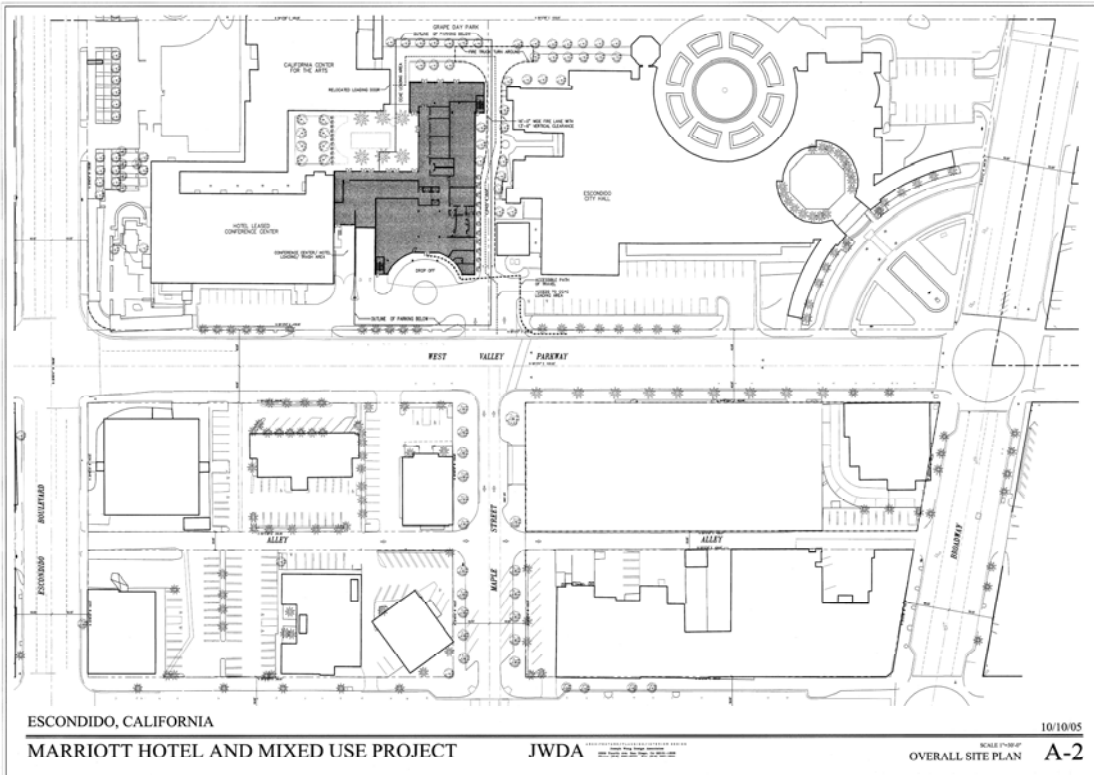
2. Hotel Construction and Operation

A proposed 196,858 SF, nine-story hotel containing 196 guest rooms and other amenities including 1,672 SF of office space, 1,300 SF of conference space, a 3,000+ SF restaurant with a bar, and a 1,976 SF fitness facility for hotel guests. The building would have seven stories above ground and two levels (parking) below ground between City Hall and the California Center for the Arts Escondido Conference Center. CCAE Conference and performance buildings would continue operations during construction. No grading exemptions are required. The project is located on an approximately 1.39 acre footprint in the center of two abutting properties assigned Assessor Parcel Numbers 229-372-2000 and 229-381-1500 fronting on West Valley Parkway. The proposed hotel project is located within the Civic Center (CC) District of the Downtown Revitalization Area Specific Plan (SPA-9), the Retail Overlay (RO), and the Vehicle Parking District. Construction impacts involve intersection improvements at Maple and West Valley Parkway consisting of a traffic signal and crosswalk, installation of another signal at 2<sup>nd</sup> and Maple, installation of a 4-way stop at Grand and Orange, construction of frontage improvements along West Valley Parkway, and an excavation of approximately 25' in depth to construct two levels of underground hotel parking, de-watering in accordance with Regional Water Quality Control Board requirements, water proofing/installation of a vapor barrier along the building foundations, and other, normally required activities associated with the construction of the building. Standard city requirements call for Fire Department, disabled and emergency access to be maintained to the CCAE and City Hall during construction. Technical studies and information dealing with air quality, noise, traffic, and a map showing construction impacts were part of this analysis and have been posted on the City of Escondido's website at the following internet address: <http://www.ci.escondido.ca.us/depts/cd/planning>.

3. Regional Water Quality (RWQCB) permits for de-watering and stormwater runoff.

4. Relocation of CCAE's West Valley Parkway message sign and access door to allow continued truck access for scene room deliveries and emergency vehicles.

5. Extension of a sewer line north, into Grape Day Park pursuant to Figures 9 & 10. The line will necessitate a trench approximately 12' deep and between 2' and 3' wide requiring excavation and backfill. No trees will need to be removed and the contractor will be required to provide protection around the trench and to backfill the portion completed each day.
6. A Parcel Map and long-term Ground Lease for the 1.39 acre building site.



**Figure 2: Map showing the proposed footprint of the Hotel**

NOTE: Although concurrent consideration is being given to the closure of Maple between Grand Avenue and West Valley Parkway, this is not a part of this action and will require separate review. However, the cumulative impacts have been analyzed to show the closure of Maple would not result in any significant impacts. The installation of two traffic signals and a 4-way stop would result in acceptable levels of service under any of the scenarios.

### **Environmental Setting:**

The proposed hotel site is bordered by the CCAE on the west and by the Escondido City Hall on the east. Grape Day Park occurs to the north. Valley Parkway is a one-way street with westerly vehicle traffic. The site is developed with 75 parking spaces which serve the CCAE and City Hall. The CCAE and City Hall properties are developed with structures, paving or installed landscaping. City Hall includes a number of buildings with the main building being 30 to 35 feet in height, with an entry dome 50 feet in height. The CCAE complex includes numerous multi-story buildings, including two theatres, 25,000 SF of conference facilities, office space, and 767 parking spaces in addition to the 75 proposed for removal. The Centre Theater (directly west) is 65 feet in height and the Lyric Theater (to the northwest) is 85 feet in height. Delivery of props to the Centre Theater currently involves utilizing the site for access.

Primary access to the site occurs from West Valley Parkway on the north side of the intersection of West Valley and Maple Street. Access to the CCAE center also occurs at a more westerly lot and delivery bay

off of West Valley Parkway, a circular driveway on Escondido Boulevard, and several driveway openings off of Woodward. Alternate access points for City Hall include a circular drive with access from Broadway and egress on to Valley, and one other driveway on Valley that provides both ingress and egress.

Elevations on the entire site range from approximately 648 feet above mean sea level in the south to 652 feet in the north. The proposed construction site is essentially flat with no topographic features. The site is currently developed as a parking lot with ornamental landscaping so there are no sensitive, threatened or endangered species of plants or animals. Like others in the Downtown, this site is affected by a high water table that begins at eight feet below grade.

Adjacent land uses are summarized below:

North: SP Zoning (Downtown Specific Plan) Grape Day Park, which is designated as a historical landmark, contains three historic buildings, one of which houses the Escondido History Center office, the Escondido Boys and Girls Club, a swimming pool, a historic blacksmith/wheelwright shop, a railroad car that contains a model train and historic displays that are maintained by the EHC, passive recreation facilities such as picnic tables, and a bandstand. A restaurant, vacant contractor's office, a church, and the Classical Academy occur to the north of Woodward. They are located within the General Commercial District of the Downtown Specific Plan. The Lyric Theatre of the California Center for the Arts Escondido occurs to the northwest. The area is within the Civic Center (CC) District, Retail Overlay (RO), and Vehicle Parking District of the Downtown Specific Plan (SPA-9) land use designation.

South: A developed public parking lot occurs to the southeast across West Valley Parkway, and which is located in the Downtown Retail District (DR). A medical office is located on the southwest corner of Maple and West Valley Parkway, as well as businesses in the Professional Office District (PO) within the Retail Overlay (RO) and Vehicle Parking District of the Downtown Specific Plan (SPA-9) land use designation.

East: Developed with the Escondido City Hall within the Civic Center (CC) District, Retail Overlay (RO), and Vehicle Parking District of the Downtown Specific Plan (SPA-9) land use designation.

West: Developed with the Centre Theatre of the California Center for the Arts and 25,000 SF Conference Center. The area is within the Civic Center (CC) District, Retail Overlay (RO), and Vehicle Parking District of the Downtown Specific Plan (SPA-9) land use designation.

The surrounding Professional Office (PO), Civic Center (CC), Civic Center Commercial (CCC) and Retail Overlay) all allow residential uses, but are mostly commercial. A 120 unit residential condominium is currently under construction across Escondido Boulevard and another 82 unit residential project in the same area is currently in plan check. Currently a few traditional single family single-story residences exist 820 feet to the east in the Neighborhood Professional (NP) and Urban Neighborhood (UN) Districts where they have traditionally been allowed.

## **I. Land Use**

### **City of Escondido Significance Criteria:**

*Significant land use impacts would occur if the project substantially conflicted with established uses, disrupted or divided an established community or resulted in a substantial alteration to the present or planned land uses. Consistency with the City of Escondido General Plan and zoning and other applicable environmental plans and policies, is evaluated in making a determination of potential significant land use impacts.*

The City of Escondido General Plan designates this area SPA-9, and is also known as the City's Downtown Specific Plan. The Hotel site is within the SPA-9's Civic Center (CC) District and Vehicle Parking District. The southern half of the proposed hotel site is also within the Retail Overlay (RO) District, allowing commercial and residential development and encouraging mixed-use projects. The CC District does not establish specific development standards since all development is subject to the Planned Development process (case no. 89-64-PD). Therefore, the request does not depart from any existing standards.

However, the current Downtown Specific Plan does not include hotels in its list of permitted uses at this site, so the project proposes an amendment to Downtown Specific Plan's Civic Center District by adding a hotel use on the 1.39 acres. The project also proposes the adoption of development standards that would allow the proposed project. The project also proposes to amend the Downtown Specific Plan's Retail Overlay to allow building heights to 75' on the subject 1.39 acres.

The hotel would operate the existing CCAE conference facilities. The hotel has been sized to accommodate groups likely to utilize these facilities. The operation of the hotel is not anticipated to generate any land use impacts since adequate parking is proposed and the hotel would expand conference marketing opportunities, and customers are likely to support downtown restaurants and shops which are within walking distance.

The proposed land use standards will not result in a significant land use impact since the standards are similar in scale and intensity to the adjacent CCAE and City Hall complexes and is consistent with the Civic Center District language (on page 105 of the Specific Plan) which has a goal for this area to form the center of Downtown and to serve both the City as well as the North San Diego County region.

The hotel's location between two large facilities and the complementary nature of its land uses make it unlikely that it will serve as a precedent for future development elsewhere in the Downtown.

The project will include a restaurant and bar facility that will serve members of the public as well as hotel guests. The issuance of an ABC license will be controlled by the City's Police Department, and any live, amplified music and entertainment will be subject to a separate Conditional Use Permit.

The construction of the hotel will eliminate the surface parking lot located between the CCAE and City Hall that contains 75 parking spaces. The construction staging will also make the adjacent eleven CCAE permitted spaces unavailable. None of the existing 75 parking spaces will be replaced since the proposed 209 spaces are necessary to address the hotel's parking needs.

The amount of available parking remains an issue with surrounding merchants as they believe the loss of convenient parking will affect customer patronage. Much of their concern centered on the combined loss of parking that would have resulted from the concurrent construction of a mixed-use facility on the southeast corner of Maple and West Valley Parkway. Under the current proposal the 119 parking spaces on the southeast corner of Maple and West Valley will not be affected. The 64 existing spaces on the south and east sides of City Hall will remain. Five on-street spaces just west of the intersection of Maple

and West Valley Parkway will be temporarily lost during construction, but will be replaced east of the intersection in an area where the curb is currently marked as a no parking zone. The project would only result in the short-term loss of 16 permit spaces in addition to the existing 75 spaces in the lot. Less than significant short term impacts will result from the loss since the public lot south of Valley will remain and sufficient spaces exist in the Woodward lot as well as other spaces around City Hall. Prior to commencement of construction, two additional handicapped spaces will be constructed east of the existing City Hall/CCAЕ driveway to serve handicapped patrons of the CCAЕ and City Hall. .

The long term loss of 75 spaces is not considered significant given the amount of remaining parking and the requirement for interim handicapped parking discussed later on. Five handicapped parking spaces are located in the existing lot. Because many of the existing 64 spaces to remain around City Hall and a number of spaces in the Woodward lot to the north exceed the minimum width (8.5') for a standard parking space, some of these can be designated and used as handicapped spaces if needed without a loss of remaining spaces. Recent improvements have also added 12 new spaces in the Woodward lot and along the eastern edge of Grape Day Park, including two additional handicapped spaces. None of the 11 CCAЕ permit spaces are currently designated as handicapped spaces. (See Mitigation Measure 5.)

In late September, 2005 and again in early February, 2006 City staff surveyed the 906 parking spaces located in the surface lots just south of Woodward Avenue. The survey found that less than half of these parking spaces were occupied at the peak hour of 11:00 AM on a weekday. Most of these 906 spaces are located within approximately 1,100 feet from the Civic Center; none are further than 1,400 feet, which at typical walking speed translates into no more than a 7 minute walk. Research by Walker & Associates on walking distances between where one parks and one's final destination has shown that, particularly in a pleasant walking environment, walking distances of as much as 1,400 feet are acceptable for employees and other long term parkers. The Woodward surface lots therefore provide an alternative location to those who have been using the 75 spaces near the CCAЕ and City Hall. Directing them to use the Woodward lot insures that parking spaces more central to the downtown can be reserved for retail or restaurant users or those unfamiliar with the area. The full analysis and parking counts can be found in the Walker Parking Study which is posted on the City of Escondido's Planning Division website at the following internet address: <http://www.ci.escondido.ca.us/depts/cd/planning/walker/study.pdf>. Less than significant impacts will result from the proposed loss of 75 spaces given the underutilization of the existing Woodward lot.

#### General Construction Impacts:

A map showing construction impacts is included on the City's website and can be accessed at: <http://www.ci.escondido.ca.us/depts/cd/planning>. It is anticipated that minor modifications, including the accommodation of ADA ramps, to the intersections at North Maple Street & West Valley Parkway and West Second Avenue & South Maple Street will occur in conjunction with the signalization of these intersections. (see Mitigation Measure 13.) The proposed construction would require the relocation of a variety of utility lines currently located under the parking lot. (See Mitigation Measure 6.) One of the existing chiller buildings will also be removed.

Excavations for the proposed parking garage are expected to contact groundwater. The proposed building foundations will be waterproofed to prevent the migration of groundwater from surrounding areas. Standard City procedures require the foundations to resist hydraulic forces. A similar situation was successfully addressed in plan check for the approved Venue project located on the southeast corner of Washington and Center City Parkway. The drawdown of groundwater and shoring design will also be per the recommendations of the project's structural engineer. The application of Building Code requirements to the satisfaction of the City's Building Official will ensure no impacts will occur to surrounding buildings. (See Mitigation Measures 7 and 8.)

Provisions will be made to ensure that all utilities will be relocated and be operational before the commencement of construction. (See Mitigation Measures 2 and 6.) Additionally, necessary utility connections and infrastructure improvements will impact surrounding areas including City Hall, The CCAE, Grape Day Park and West Valley Parkway. Shoring will be incorporated that will preserve emergency pedestrian and fire access to City Hall and the CCAE as well as preserving structural integrity of adjacent structures (12/28/05 letter from Geotechnics Incorporated to Phelps Program Management and Geotechnical Investigation report dated 3/15/05. The Geotechnical Section 8.3.8 Temporary Excavations, 8.3.9 Temporary Shoring, and 8.3.10 Temporary Dewatering). (See Mitigation Measures 10, 11 and 15.) Foundation designs are described in sections 8.5 and 8.5.1 and shall conform with the recommendations. All groundwater will be required to be discharged in accordance with applicable standards as specified by the Regional Water Quality Control Board. The plan also provides for rerouting of crosswalks and sidewalk traffic safely around the construction zone as well as necessary vehicular and emergency access. (See Mitigation Measures 9 and 14.) The staging area during construction will be located on the remainder of the parking lot, drive aisle, truck loading ramp, and landscaping strip to the west of the proposed hotel footprint. The 11 permit parking spaces in this area will be temporarily lost during construction.

During the excavation phase of construction the northern lane of West Valley Parkway in front of the hotel site will be temporarily closed to traffic to accommodate trucks. No restriction will be proposed on hours of operation during the day. The outbound truck route will be limited to using West Valley Parkway westward, then Centre City Parkway north and southbound to I-15 or Highway 78. Inbound routes will be limited to North Broadway from Highway 78 to West Valley Parkway and Washington Avenue eastbound between Centre City Parkway and North Broadway. No truck traffic will be allowed on Grand Avenue, Second Avenue or Broadway between 2<sup>nd</sup> Avenue and West Valley Parkway.

Access to the Center Theater scene room and Conference Center loading ramp will be coordinated with the site superintendent during construction. For those times when, because of certain construction activities, it is infeasible or unsafe for public or commercial access to be granted to these entry points, the CCAE loop drive off Escondido Boulevard and connection via the Woodward parking lots to the north will remain available, though less convenient. Less than significant impacts to parking, pedestrian and vehicular circulation will occur.

#### Sewer:

The proposed 196-room hotel will generate a total of approximately 17,000 gpd of discharge per day. The Director of Public Works has concluded that there is adequate sewer capacity to serve the proposed project even in light of other pending projects within the City. Sewer service will be available from the existing trunk line located along the flood control channel in Grape Day Park. Sewage is transported across the park in an existing 24" line then via an existing 36" sewer line running along the flood control channel all the way to the Hale Plant (HARRF) for treatment. According to the City Engineer, no history of spills or capacity problems exists along these lines. The current capacity at the Hale Avenue Plant is 18 mgpd and is currently operating at 15.3 mgpd. The project will not impede future southern development that will likely need to gain sewer access to the north, as well. The hotel's sewer line will run between the hotel and City Hall. Opportunities would exist to upgrade the sewer line, if necessary to accommodate future, southern, developments.

#### Water:

The proposed project would require approximately 35,000 gpd of water. According to pressure and flow tests conducted by city engineering staff on 1/6/06, there is adequate water capacity to serve the proposed project as well as other pending developments using the existing 10" line in West Valley Parkway. The project is required to have fire sprinklers. As conditioned, the project will have an adequate supply of water and adequate fire flow. (See Mitigation Measures 3 and 4.)

#### Parks/Open Space:

The proposed hotel is adjacent to Grape Day Park, which is approximately ten acres in size. It currently houses a historic wheel right/blacksmith shop, the Escondido History Center office, a small museum, a railroad car with historic displays, a band shell, and other structures on about one acre of the park site that generate limited activity. The balance of Grape Day Park is utilized for passive uses such as picnics and informal athletics such as pick-up soccer and horse shoes. Due to the hotel's proximity, it is likely that some hotel guests would utilize Grape Day Park. The incremental utilization is not likely to be significant since the hotel will contain a fitness center and pool. Most activity will be oriented toward the retail and restaurant uses on Grand Avenue and the CCAE complex on Escondido Boulevard. The hotel will have no rights to use Grape Day Park for its activities.

#### Schools:

No significant impacts will result since the hotel will not have any permanent occupants and will not generate any school age children.

#### Impacts on the California Center for the Arts Escondido (CCAЕ) Access:

During the public workshops, a number of CCAE users expressed concerns that the hotel design would preclude them from using the existing parking lot to drop off their children for various events. They prefer the existing location since it allows them to drop them off in close proximity to the CCAE, remain in their car, and watch them until they are safely inside the building. The proposed design would require a less proximate drop off, and likely require them to escort their children. Requests have been made to utilize the proposed driveway between the City Hall and proposed hotel as a point of access to the CCAE. This is not proposed since it would not accommodate the necessary turn-a-rounds. Although the design would be less convenient to parents of small children, the impact does not rise to the level of CEQA significance given the availability of other CCAE parking within a reasonable walking distance.

The proposed hotel will also require the relocation of one of the CCAE's rear access doors used to drop off props and other production equipment. The project proposes to relocate this access door in a manner that it would be accessible to trucks. Access for the trucks would be provided along a minimum 16' wide driveway, between the Hotel and City Hall. The design will allow trucks to turnaround and return to West Valley Parkway in a forward manner. General, vehicular, access will be restricted to prop deliveries and emergency vehicles by the placement of removable, bollards at the southern driveway entry. (See Mitigation Measure 9.)

The project will also require the relocation of the existing CCAE message sign located along West Valley Parkway. It will either be demolished (then replaced nearby) or simply relocated to a more westerly location that conforms to city sight distance requirements. This area extends from its present location easterly to within 100' of the intersection at West Valley Parkway and Escondido Boulevard.

## II. Aesthetics

### City of Escondido Significance Criteria:

*Aesthetic impacts would be significant if the project resulted in the obstruction of any scenic view or vista open to the public; damage of significant scenic resources within a designated State scenic highway, create an aesthetically offensive site open to the public, and/or substantial degradation of the existing visual character or quality of the site and its surroundings. Significant aesthetic impacts would also occur if the project generated new sources of light or glare that adversely affected day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent properties or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the project. Currently no special means exists of determining compatibility locally.*

### Height/Architectural Design:

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 Civic Center (CC) District standards, and does not substantially depart from the size and scale of the City Hall and CCAE facilities. The CC 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 height of the Hotel is proposed to be 75 feet. The front portion of the 1.39 acre site is also within the Downtown Specific Plan's Retail Overlay which currently allows building heights of 45' with an additional 10' bonus for certain incentives. The hotel's proposed height exceeds the Retail Overlay's guidelines but would not be out of character with buildings nearby. The closest structures are the CCAE's Community Theater (65 feet) and Lyrical Theater (85 feet). In the area are also taller structures which exceed the current height guidelines, namely City Hall's dome at Broadway and West Valley Parkway (50 feet), the PacBell building and antenna grouping at Broadway and Second Avenue (60 feet), Palomar Hospital at West Valley Parkway and Hickory (120 feet), and Vita Gold's silos and associated rigging at West Second and South Quince (100 feet).

The design contains sufficient features and compatibility to keep it under the threshold of significance. The site is not located on any ridgelines identified in the Community Open Space/Conservation Element of the General Plan. No Grading exemptions are being requested within the scope of this project. The proposed slopes on are minimal (less than 10%) and will not block significant views.



Fig. 3: Center Theater: 65 feet

Fig. 4: Lyrical Theater: 85 feet

Fig. 5: City Hall Dome: 50 feet

The hotel project has been through design revision following input from two neighborhood meetings, Downtown Business Association review, and Design Review Board comment. In response, the hotel has been reduced in height to the current proposal of 75 feet.



Fig. 6: SBC Building: 60 feet

Fig. 7: Palomar Hospital: 120 feet

Fig. 8: Vita Gold Silos: 100 feet

Although the construction of the hotel would constitute a new architectural element, the same can be said for any new building or architectural modification in the Downtown. The impact of the hotel would not be significant since each new building must be evaluated for appropriateness pursuant to the City's Design Review Ordinance and public hearing that would be used to evaluate future submittals. (See Mitigation Measure 12.)

### III. Agricultural Resources

#### City of Escondido Significance Criteria:

*Project impacts to agricultural resources would be significant if they lead to direct or indirect loss of Prime Farmland, Unique Farmland or Farmland of Statewide Importance, defined by the California Department of Conservation, or conflicted with the City's existing agricultural zoning or Williamson Act Contract.*

Agricultural Sites The site is not listed as Prime Agricultural Lands as identified in the General Plan Final Environmental Impact Report, which was prepared for the City's most recent General Plan revisions in 2000.

The California Department of Conservation, which publishes farmland conservation reports, classifies both the Hotel site as "Urban and Built-up Land" which is defined as:

"...land occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel...including residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures."

The development of a hotel on the site would therefore not result in significant individual or cumulative impacts to agricultural resources.

### IV. Transportation

#### City of Escondido Significance Criteria:

*According to the City of Escondido Environmental Quality Regulation (Article 47, Sec. 33-924), impacts are considered significant if the project:*

- 1. Causes the level of service (LOS) of a circulation element street to fall below a mid-range of LOS "D" and /or adds more than 200 ADT to a circulation element street with a LOS below the mid-range "D" yet above LOS "F". According to the Escondido General Plan, the minimum acceptable LOS is "C".*
- 2. Exceeds, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways.*

3. *Results in a change of air traffic patterns, including either an increase in traffic levels or in a location that results in substantial safety risks or increased hazards due to a design feature.*
4. *Results in inadequate emergency access or parking capacity, or conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

*General Plan Circulation Policy D2.3 states that:*

*“... Due to the physical design characteristics, environmental resource considerations, existing development, freeway interchange impacts and incomplete system improvements, level of service “C” may not be feasible in all areas at all times. However, level of service “C” should be pursued in the ultimate implementation of the circulation system.”*

#### Site Specific Issues:

The impacts of the project, as well as what was then a reasonably anticipated project on the southeast corner of North Maple and West Valley Parkway were assessed in a traffic analysis prepared by RBF Consulting dated 3/28/06 and received by the City on 4/17/06. 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. As mentioned, the traffic study also analyzed a mixed-use project which was contemplated across West Valley Parkway. That structure is no longer proposed and therefore it is not covered by this review. The traffic study also assessed the impacts of the closure of Maple and temporary impacts caused by the closure of Grand Avenue during the weekly Farmer’s Market. The mitigation measure to require new traffic signals and a 4-way stop will result in less than significant transportation impacts. The RBF Traffic Study is posted on the City’s website at: <http://www.ci.escondido.ca.us/depts/cd/planning/rbf/study.pdf>.

Access The proposed hotel project’s entry loop and underground parking would connect with West Valley Parkway which is currently a major arterial (80’ R-O-W) at North Maple Street which is a collector (80’ ROW currently with angled parking along both sides). The intersection would be signalized and traffic out of the hotel site could either continue south across West Valley Parkway on Maple or go west-bound on West Valley Parkway which is currently one-way in that direction.

Traffic The City’s traffic studies conclude that the proposed project will add traffic to the existing intersections of North Maple Street & West Valley Parkway, South Maple Street & West Second Avenue, and South Orange Street & West Grand Avenue. The intersection in front of the hotel would be signalized and traffic out of the hotel site could either continue south across West Valley Parkway on Maple or go west-bound on West Valley Parkway which is currently one-way in that direction. The intersections of West Valley Parkway & North Maple Street and West Second Avenue & South Maple Street will be required to be signalized and the intersection of Orange Street and West Grand Avenue will be required to be upgraded to a four-way stop. The City’s Engineering Department anticipates that the project will not have any significant individual or cumulative impacts to the circulation system or degrade the Levels of Service on any of the adjacent roadways or intersections. (See Mitigation Measure 1.)

## V. Air Quality

### *City of Escondido Significance Criteria:*

*Project impacts exceeding any of the following South Coast Air Quality Management District (SCAQMD) daily emissions criteria can be considered significant:*

- *Carbon Monoxide* 550 lbs.
- *Reactive Organic Gases* 55 lbs.
- *Oxides of Nitrogen* 55 lbs.
- *Fine Particulate Matter* 150 lbs.
- *Sox* 250 lbs.
- *Lead* 3.2 lbs.

An Air Quality analysis for the project was completed by EDAW, Inc, and a report prepared dated 12/19/05. The report concluded that impacts for the project are below the City's thresholds of significance. The complete Air Quality Study as submitted by EDAW is posted on the City's website at: <http://www.ci.escondido.ca.us/depts/cd/planning>.

The project's site is within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds and amounts of pollutants being emitted into the air locally, and throughout the basin, and the dispersal rates of pollutants within the region. The major factors affecting pollutant dispersion are wind, speed and direction, the vertical dispersion of pollutants (which is affected by inversions) and the local topography. The air basin currently is designated a state and federal non-attainment area for ozone and particulate matter. However, in the SDAB, part of the ozone contamination is derived from the Los Angeles area South Coast Air Basin during periods of westerly winds (Santa Ana condition) when air pollutants are windborne over the ocean, drift to the south and eventually are blown easterly into the SDAB. Policies of the Air Pollution Control District (APCD) are continually being evaluated, and revised periodically, to respond to state and regional air quality issues. Escondido establishes project specific significance thresholds for individual projects. The proposed project is within these thresholds.

For long-term emissions, the direct impacts of a project can be measured by the project's consistency with regional plans to improve and maintain air quality. Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. For planning purposes, the APCD assumed the City's General Plan designation of SPA-9 in calculating air quality impacts. According to CEQA Guidelines, a project normally is considered to have a significant air quality impact if it violates any ambient air quality standard, contributes substantially to an existing or projected air-quality violation, or exposes sensitive receptors to substantial pollution concentrations.

Mobile emissions resulting from the project would be directly related to the amount of vehicular traffic generated. The proposed 196 hotel units would have an incremental impact to the basin-wide air-quality, but not to a level of significance since it stays below the city's air quality thresholds and no cumulative air issues have been identified. The development would not create localized impacts since it would not degrade the levels of service on adjacent streets and intersections, nor violate emissions thresholds. There are no significant impacts, and per the EDAW report, no mitigation measures are required.

### Construction-Related Emissions (Short-term, Mobile and Stationary Impacts):

Construction-related activities are temporary, short-term sources of air emissions. Common sources of construction-related air emission include:

- Fugitive dust from grading activities;
- Construction equipment exhaust;
- Construction-related trips by worker, delivery trucks and material-hauling trucks; and

- Construction-related power consumption.

The City of Escondido Grading Ordinance's dust and erosion control requirements include Best Management Practice provisions for dust control to reduce impacts to air quality during grading and construction activities. At a minimum, these ordinances and provisions require projects to perform regular watering and timely re-vegetation of disturbed areas to minimize the dust and airborne nuisance impacts to off-site receptors. Per the EDAW study, emissions from construction equipment, worker, delivery and material-hauling trucks, and construction-related power consumption would be temporary and would result in an extremely small contribution to the SDAB and therefore would not result in a significant impact.

To avoid impacts to neighboring structures, the project will be required to include proper venting from the two underground parking levels in its design. Any and all venting of these levels will be above and away from the neighboring City Hall and Center for the Arts buildings so as not to adversely affect receptors with concentrated exhaust fumes and venting equipment noise. (See Mitigation Measure 12.) Beyond these venting requirements, the EDAW study concludes that no further mitigation for air quality is required. The complete EDAW Air Quality Study is posted on the City's website at: <http://www.ci.escondido.ca.us/depts/cd/planning>.

## **VI. Biological Resources**

### **City of Escondido Significance Criteria:**

*Project impacts upon biological resources may be significant if the project generates impacts that create any of the following results:*

- *Substantial direct or indirect-effect on any species identified as a candidate, sensitive, or special status in local/regional plans, policies or regulations, or by the State of California Department of Fish and Game (F & G) or U.S. Fish and Wildlife Service (U.S. FWS);*
- *Substantial effect upon sensitive natural communities identified in local/regional plans, policies, regulations or by the agencies (F & G-U.S. FWS);*
- *Substantial affects (e.g. fill, removal, hydrologic interruption) upon federally protected wetlands under Section 404 of the Clean Water Act;*
- *Substantial interference with movement of native resident or migratory wildlife corridors or impeding the use of native wildlife nursery sites;*
- *Conflict with any local policies/ordinance that protect biological resources (e.g. tree preservation policy or ordinance)*
- *Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan.*

The site is currently a fully developed urban space with ornamental landscaping. No sensitive plant or animal species exist on the site. Further development of the site would not require mitigation. Utilities connection and the possible upsizing of lines may occur in Grape Day Park, but would be within established easements and existing turf. Any impacted areas would have the prior grade reestablished and the turf replaced.

## **VII. Cultural Resources**

### **City of Escondido Significance Criteria:**

*A significant impact to cultural resources would occur if implementing the project causes substantial change to a historical or archaeological resource pursuant to Section 15064.5 of the California Environmental Quality Act Guidelines, the destruction of unique paleontological resources or unique geologic feature, or disturb any human remains.*

This site is currently a fully developed urban space. There are no historic structures or other cultural resources on the site that would be adversely affected by the hotel either during or after construction. Impacts to neighboring Grape Day Park would be limited to utility connections and possible line upsizing in the vicinity of the hotel construction. No mitigation measures are required since only trenching and backfilling will occur and no sensitive resources or structures exist within the established easements.

A search of City records regarding both sites did not reveal any sensitive cultural resources. In addition, an assessment was received on 4/17/06 from Archaeos. This report states that further analysis likewise found no sensitive cultural resources, but recommended that an archaeological monitor be present on the site during grading and excavation to a depth of eight feet. (See Mitigation Measure 18.)

## **VIII. Geology and Soils**

### **City of Escondido Significance Criteria:**

*A significant geologic impact would occur if a project exposed people or structures to major geologic hazards such as earthquake damage (rupture, ground shaking, ground failure, and landslides), Slope and/or foundation instability, erosion, soil instability or other problems of a geologic nature.*

The site is not located on any active or potentially active fault trace as defined by the California Division of Mines and Geology. The nearest active fault to the site is the Rose Canyon Fault, located approximately 15 miles to the west. Other nearby faults include the Elsinore-Julian Fault and the Newport-Inglewood Fault. The site does not possess a significantly greater seismic risk than that of the surrounding area based on accounts from other geotechnical investigations for projects developed in the area; therefore a significant geology and soils impact would not occur. However, based on the finding that the soil may be subject to liquefaction, the California State Building Standards may require the use of additional ground improvement techniques. (See Mitigation Measure 17.) The proposed development would have less than significant impacts.

The excavation on the site is expected to be approximately 25 feet deep. It extends north and south between the back of the sidewalk along West Valley Parkway and the tree-lined walk adjoining City Hall with the Art Center's Scene Room. It extends east and west from the area of City Hall's four musical sculptures to the western edge of the current parking lot adjoining the Center for the Arts. The site consists of Group B Soils which are chiefly soils that are moderately deep to deep, moderately well drained to well drained, and moderately coarse. It is reasonably anticipated that conventional grading practices can be utilized to develop the site without the need for blasting. No blasting will be permitted for the project, and any proposal to incorporate blasting would require its own supplemental review to assess blasting impacts. Given the proximity of City Hall and the CCAE, the nature of construction activity will be limited by limitations on particle acceleration which must be developed prior to the commencement of construction. (See Mitigation Measure 11.)

## **IX. Hazards and Hazardous Materials**

### **City of Escondido Significance Criteria:**

*A significant impact to the environment and the public associated with hazards and hazardous materials would result from a project if any of the following occurred:*

- 1. Creation of a significant hazard to the public or the environment through routine transport, use or disposal of hazardous materials or from reasonably foreseeable upset and accident;*
- 2. Emission and/or handling of hazardous materials substances or waste within one-quarter mile of an existing or proposed school;*
- 3. Location of a project on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5;*

4. *Location within an airport land-use plan or within two miles of a public airport. Or the project is located within the vicinity of a private air strip;*
5. *Impairment/interference with an adopted emergency response plan or emergency evacuation plan; and*
6. *Expose people or structures to a significant risk of loss, injury or death involving wild fires.*

A Phase 1 Environmental Site Assessment was prepared by Geotechnics Incorporated dated 3/18/05 and examined a variety of sources to determine the potential presence of significant levels of hazardous waste. Lists and databases consulted include Federal NPL Superfund sites within 1 mile, CERCLIS sites within .5 miles that the Federal EPA plans to investigate in the future or already has, the EPA RCRA TSD Facilities within 1 mile, EPA RCRA Generators List on the site and immediate site vicinity, EPA ERNS List, Cal Sites (formerly ASPIS) within 1 mile. The Phase I report did not find that any of these properties posed an apparent threat to the site.

A site investigation was also completed. It did not reveal any obvious Recognized Environmental Conditions (RECs) in conjunction with the site except "Geotechnics understands the proposed development on-site includes the construction of sub-surface parking." Based on the LeRoy Crandall Phase II Geotechnical Investigation of the site, dated 6/6/90, the proposed construction of sub-surface parking, additional groundwater sampling may be required to fulfill National Pollutant Discharge Elimination System (NPDES) permit requirements. One monitoring well was constructed on the property, labeled as Boring 21. Samples conducted in 1990 indicated that no organic contaminants were detected in the sample with the exception of low levels of benzene and toluene (2 parts per billion). These limits were at the limits of detection and were determined not to be significant. Additionally, nitrate and total dissolved solids concentrations exceeded drinking water, inland surface water, and groundwater quality objectives established by the RWQCB. The report recommended additional groundwater sampling to fulfill NPDES permit requirements. (See Mitigation Measure 16.)

The project will comply with the requirements of "General Waste Discharge Requirements for Groundwater Extraction Waste Discharges from Construction Projects to Surface Waters Within the San Diego Region Except for San Diego Bay" as defined under the "California Regional Water Control Board, San Diego Region, Order No. 2001-96, NPDES No. CAG919002," which contains effluent pollutant concentration limitations based on criteria for the protection of aquatic species, the protection of human health from consumption of aquatic organisms, maximum contaminant levels (MCL) for potable drinking water supplies, and/or best available technology economically achievable (BAT) for the removal of organic pollutants commonly found in petroleum-and solvent-contaminated groundwaters.

Should the project encounter polluted groundwater as defined by Order No. 2001-96 during the dewatering process, it shall use the appropriate BAT and Best Management Practices (BMP) to treat the dewatering effluent to achieve the water standards as outlined in Order No. 2001-96. Based on prior sampling, the most likely contaminant in the project site's groundwater would be total suspended solids or nitrates, the BAT for which are carbon filters and holding tanks.

The Geotechnics report indicated that 47 sites within a half mile (Cortese Sites) have either water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites underground storage tanks having a reportable release and all solid waste disposal facilities from which there is known migration. The report concluded these sites pose no apparent threat to the site due either to their distance, the fact that they are either down or cross gradient to the site, by virtue of previous work performed, or due to the issuance of no further action letters (see Section 7.7 on pg. 11) .

The Geotechnics report also found that three properties within 1 mile of the site are listed on the Prop 65 database. The records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The facilities are located up gradient and over ¼ mile from the site. Therefore, the Geotechnics report concluded these facilities pose no apparent threat to the site (see Section 7.8 on pg. 11)

The Geotechnics report found that five sites with leaking Underground Storage Tanks are located within 1/8 mile and are upgradient (101 N Maple, 137 W Valley Parkway, 120-128 Broadway, 208 Broadway, and 300 W Grand Avenue). Geotechnics reviewed County Department of Environmental Health records for these facilities. These sites were previously noted on the Cortese Sites and found not to pose an apparent threat to the site (see Section 7.10 on pg. 11).

The County Department of Environmental Health regulates the storage and on-site use of any potential hazardous materials such as fuel oil, motor oil, paints and hazardous cleaning materials to prevent the accidental release of, and proper prevention of pollution of the environment. The Phase 1 also looked at on-site potential sources of hazardous materials. Their study showed that the site formerly contained a hardware store, a furniture store, the Autofire Auto Electric facility, and the First National Bank. The report concludes that it is unlikely that historical usage of hazardous materials at the site have adversely affected the site (see Section 8.1 on pg. 13).

The site is not adjacent to or within two miles of an airport. However, Palomar Hospital to the east presently maintains a heliport and emergency helicopter operations. A Helicopter Overlay to preserve the glide path is in place affecting the project site. Because the project does not exceed 400 feet in height, no impacts will result. In addition, any proposed development would not impair the City's emergency response plan according to discussions with the City Fire Department. Emergency access to the site would occur west of City Hall and extend to Grape Day Park. The areas will not expose people or structures to a significant risk of loss, injury or death involving wild fires since the site is in an urban setting and will be irrigated. (See Mitigation Measure 9.)

## **X. Hydrology and Water Quality**

### **City of Escondido Significance Criteria:**

*Significant impacts associated with hydrology and water quality would result from a project if water quality standards or waste discharge requirements were violated; groundwater and surface water quality and quantity were substantially altered; drainage patterns were substantially altered so as to increase erosion/siltation and increase surface runoff; increased runoff would exceed the capacity of existing or planned drainage systems or add a substantial source of pollution; the project were located in a 100-year floodplain and cannot be protected; and, the project exposed people to hydrological hazards, such flooding or inundation by seiche, tsunami, or mudflow.*

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. The project site is level, with less than 10% slope and primarily drains to West Valley Parkway. Currently, it is covered with an impervious surface. Upon completion, the hotel structure would not increase the amount of runoff from the site. Proposed drainage facilities include using the existing 36" storm drain line within the park which runs in a northerly direction to the flood control channel. With respect to the quality of water runoff, the addition of another level of parking increases the potential for normally expected contaminants caused by parked and moving vehicles such as leaking fluids, oil, tire residue, etc. However, 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. (See Mitigation Measure 16.)

Surface runoff during construction is not considered significant due to the City's adopted standards for Best Management Practices and the fact that the large excavation for the parking structure would retain surface runoff. Because the hotel site exceeds one acre in size, the project will require a General Construction Permit from the State's Regional Board. In order to obtain the permit the project will be required to submit a Stormwater Pollution Prevention Plan (SWPPP).

On site groundwater is anticipated to be encountered at a depth perhaps as shallow as seven feet. Provisions and methods developed for managing the dewatering of the construction excavations will insure that sites identified in the Geotechnics Incorporated Phase I Environmental Site Assessment dated 3/18/05 and located within the influence area of any excavation will not be impacted. Any subsurface structure other than footings shall be designed to prevent the infiltration of groundwater into the structure without the benefit of pumps, siphons, or drains. The infiltration barrier shall have the same or greater life expectancy as the structure. Prior to any construction permit issuance the water quality of the groundwater on the site shall be tested and an appropriate management protocol for treatment of the groundwater shall be determined and implemented. 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.

## **XI. Mineral Resources**

### **City of Escondido Significance Criteria:**

*Impacts to mineral resources would be substantial if the proposed project resulted in the loss of significant state or locally important mineral resources.*

The proposed project would not substantially impact mineral resources based on the soil study and analysis prepared by the applicant. The limited size of the project would not substantially increase the use of, or result in the depletion of any nonrenewable natural resources.

## **XII. Noise**

### **City of Escondido Significance Criteria:**

*Significant noise impacts would occur if the project; exposed persons to, or generated noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies; exposed persons to, or generated excessive ground-borne vibration or ground-borne noise levels. Significant noise effects would also occur if the project resulted in substantial permanent or temporary/periodic increase in ambient noise levels in the project vicinity above noise levels existing without the project. According the General Plan Noise Policy E1.4, projects that increase noise levels by 5 dB or greater should be considered as generating a significant impact and should be mitigated.*

The City's General Plan Noise Element contains noise policies that which outline acceptable noise levels associated with each type of land use. Noise levels in hotel rooms are not specifically addressed. However, impacts have been assessed in terms of standards for residential uses. A 60 dBA CNEL exposure is considered normally acceptable for exterior residential land uses and 45 dBA CNEL for interior levels based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. The City requires that noise levels be presented in terms of Community Noise Equivalent Level (CNEL). CNEL is a weighted sound level during a 24-hour period, after the addition of 5 decibels (dB) to average sound levels at evening hours (7 PM to 10 PM) and 10dB

to the average night hours (10 PM to 7AM). The addition of 5 and 10 dB is applied to account for noise sensitivity during evening and nighttime hours.

In order to assess future noise generation associated with the improvement of the City's circulation system, a Noise Contour map was prepared for the Noise Element of the General Plan. The Noise Exposure Map-Future Conditions Map contained in the General plan does not depict the subject site as exposed to 60 CNEL or more. The August 2000 Final Environmental Impact Report prepared for the Escondido General Plan Update illustrates existing and future noise contours. Noise levels depicted for the site fall below the 60 CNEL standard contained in the Noise/Land Use Compatibility Guidelines of the General Plan.

Grading and construction would create temporary noise impacts. Modern construction equipment, properly used and maintained, meet the noise limits contained in the City's Noise Ordinance. All noise generated by the project would be required to comply with the City's Noise Ordinance. Upon completion of the project, all project-related construction noise will cease. (See Mitigation Measure 11.)

In the project's Noise Study received 12/20/05, the applicant's consultant concluded that no significant construction noise impacts were identified. The report suggested various measures to follow to avoid conflicts and annoyance to nearby businesses and residents.

### **XIII. Population and Housing**

#### **City of Escondido Significance Criteria:**

*Significant population and housing impacts would occur if the proposed project; induced substantial population growth in an area; and, displaced substantial numbers of people or existing housing.*

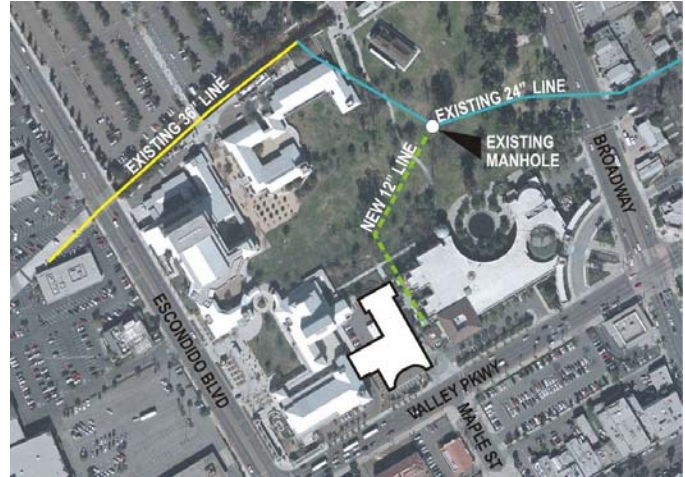
No residential housing is proposed by the project. However, it is reasonable to anticipate that the project will provide jobs for perhaps as many as 70 employees. This increase is not considered significant since at current vacancy rates over 500 apartments are available for rent within the City of Escondido. In addition, over 1000 housing units within the City are currently permitted and in various stages of construction. Sufficient existing ownership housing is also available.

### **XIV. Public Services**

#### **City of Escondido Significance Criteria:**

*Impacts to public services would occur if there was a substantial increase on the demand for the services (fire protection, schools, parks or other public facilities) by the project, which would also cause a reduction in existing service levels.*

Sewer Service An existing 24" sewer line is currently located in Grape Day Park. Sewer service would be provided to the project via a 12" extension through Grape Day Park that would tie into a manhole north of the City Hall fountain. The existing 24" line would then carry the flow northward to the main 36" line which runs along the flood control channel. The hotel project would generate approximately 17,000 gallons per day at peak occupancy. The capacity of the Hale Avenue Resource Recovery Facility is currently 18 mgpd. It is currently operating at 15.3 mgpd. The City's Engineering Department has evaluated the project's direct impacts, in addition to the list of cumulative projects and found that adequate sewer capacity will exist. The project's sewer lines are to be located along the eastern access driveway and will extend northerly in the alignment shown as figures 9 and 10 below.



**Fig. 9: Proposed Grape Day Sewer Line Route**    **Fig. 10: Sewer Line Site Plan with Proposed Route**

Water Service The site is within the City’s Municipal Water District. A 10” water line is currently located in West Valley Parkway. The hotel would generate a water demand of approximately 35,000 gallons per day. As a result of recent testing, the City’s Engineering Department has determined that adequate water pressure and volume for fire protection and domestic use exists for the project. Tests for pressure and volume will be required again prior to building permit issuance to insure both are still sufficient. (See Mitigation Measure 3 and 4.)

Storm Water/Refuse Collection The proposed project includes the construction of new storm drain facilities and water detention facilities, in concert with the NPDES standards to meet state and federal requirements. Escondido Disposal currently provides solid waste service to the site and the project would not result in a significant increase in solid waste. The proposal would not result in any individual or cumulative impacts to utilities and service systems since adequate capacity for this and all pending projects exists.

Fire The City Fire Department has indicated their ability to adequately serve the proposed hotel site providing certain features are made part of the design. These include stand pipes, sprinklers, radio repeaters, smoke alarms appropriate to high-rise construction, and access around the structure during and after construction in compliance with NFPA 72 standards. Additionally fire connections existing on the south east corner of the Conference Center need to be maintained and access provided during construction via a Knox box. An unmarked door for lobby control also needs to be added at the ground level in the southwest stairwell. The closest Fire Station is located at Fire Station #1 at the intersection of North Quince Street and Norlak Avenue; approximately 0.75 miles from the site. (See Mitigation measure 14.)

Law Enforcement Pursuant to a memo dated 8/10/05 from the City’s Police Department, the proposed project and its resultant increase to calls of service was not considered a significant issue provided there are barricades at the entry acceptable to Law Enforcement, a phone in the pool area, and security cameras in the building and parking garage levels approved by the Police Department. An ABC license and Conditional Use Permit for alcohol sales will also be required.

## **XIV. Recreation**

### ***City of Escondido Significance Criteria***

*Significant impact would occur if the project resulted in an increase of the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. A significant impact would also occur if the project includes or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.*

Development of the area would result in a small incremental demand on the City's recreational facilities. Although it can be anticipated that some hotel guests will utilize Grape Day Park for passive recreational opportunities, impacts would not be significant since the hotel will have its own internal recreational facilities, including a health club.

## **XV. Mandatory Findings of Significance**

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.

## **Source of Information/Material Used in Preparation of this Analysis**

1. Escondido General Plan – 1990
2. Escondido General Plan EIR
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
7. Escondido Historical Resources Survey
8. Site Visits/Field Inspection
9. Comments from other Departments:
  - Engineering
  - Building
  - Fire
  - Police
10. Project Description and Preliminary Information
11. SANDAG's Vegetation Communities with Sensitive Habitat Mapping