

Attachment A
MITIGATED NEGATIVE DECLARATION ER 2005-13
Mitigation Measures
The Downtown Marriott Hotel Project
Escondido Development, LCC & the City of Escondido
2005-21-PD/SPA/, 2005-03-AZ, 2006-04-TPM

The following measures must be agreed to prior to issuance of the Mitigated Negative Declaration, adopted at the time of project approval, and satisfied as part of the project implementation. Specific responsibilities for each measure will be determined in the Mitigation Monitoring Program and Disposition and Development Agreement.

1. Prior to occupancy of the Hotel, traffic control measures in the form of a four-way stop at West Grand Avenue and South Orange Street, and traffic signals at West 2nd Avenue and South Maple Street and at North Maple Street and West Valley Parkway shall be completed to the satisfaction of the Director of Public Works.
2. Prior to demolition of the existing cooling facility on the proposed hotel site, equivalent, interim facilities shall be operational to the satisfaction of the Director of Public Works and Building Official.
3. Prior to any issuance of building permits, flow tests shall be conducted to the satisfaction of the Director of Public Works and Fire Chief demonstrating that existing infrastructure is sufficient to achieve required fire flows. Upgrades of existing water lines, as described in environmental analysis shall be installed if necessary to achieve minimum fire flows to the satisfaction of the Director of Public Works and the City's Fire Chief.
4. The proposed building shall be equipped with fire sprinklers and other fire protection hardware to the satisfaction of the Fire Chief.
5. Prior to the commencement of construction, a plan for the interim provision of handicapped parking spaces shall be provided to the satisfaction of the Director of Planning and Building Official. Said plan shall depict two new, handicapped parking spaces east of the existing City Hall driveway. Said spaces shall be installed prior to commencement of construction to the satisfaction of the Building Official and Director of Planning.
6. Prior to commencement of hotel construction, a detailed plan for relocating existing utilities currently located within the 1.39 acre site shall be prepared to the satisfaction of the Director of Public Works and Building Official. Said plan shall provide for uninterrupted service of both the Escondido City Hall and California Center for the Arts Escondido (CCAЕ) during all phases of construction.
7. Prior to any commencement of construction or issuance of building permits, detailed plans shall be approved by the Building Official and Director of Public Works depicting the waterproofing and/or installation of membranes as necessary to stop groundwater migration into the excavation site. A design groundwater level at least 5 feet above the highest observed groundwater level is to be used as an emergency backup sub-drain system installed to protect against structural damage of floors or walls.
8. Prior to commencement of construction and issuance of building permits, detailed shoring plans shall be approved by the Building Official and Director of Public Works. Said plans shall ensure the protection of adjacent roadways, structures, and emergency access.

9. Prior to commencement of construction and issuance of building permits, detailed plans for temporary emergency access and exiting at the project site shall be approved by the Building Official and Director of Public Works.

10. Prior to commencement of construction and issuance of building permits, detailed dewatering plans shall be approved by the Director of Public Works and Building Official. Said plans shall address the disposal/treatment of groundwater, and restrict the rate of draw down to preserve the structural integrity of surrounding properties.

11. Prior to commencement of construction and issuance of grading and building plans, a site-specific analysis shall be prepared to the satisfaction of the Director of Public Works and Building Official limiting maximum particle acceleration rates during construction as necessary to protect adjacent properties. No driving of pilings shall be included in such plan for construction of the hotel and its parking structure. Deep foundations shall be auger-cast concrete piles or cast-in-drilled-hole (CIDH) pile types.

12. Building Plans shall include articulation and recessed building designs as depicted in the submittal drawings as well as the inclusion of proper venting from the two underground parking levels above and away from neighboring receptors to the satisfaction of the Director of Planning.

13. Prior to commencement of construction, details for the pedestrian crossing at Valley and Maple shall be approved to the satisfaction of the Director of Public Works and Building Official. Said plans shall conform to ADA accessibility and design requirements. Said crossing shall be installed prior to the occupancy of either proposed facility.

14. Prior to commencement of construction, a detailed plan shall be approved by the City's Fire Chief, Building Official, and Director of Planning that depicts short term and permanent access to the California Center for the Arts Escondido as is necessary to provide for the delivery of stage props.

15. Whatever subsurface material is encountered in the excavation, it shall be laid back or shored according to Cal-OSHA standards. If the excavation extends below a 1½:1 inclined plane, shoring and underpinning of surrounding structures will be required.

16. Excavations extending within 3 feet of groundwater will require temporary construction dewatering. An NPDES permit from the Regional Water Quality Control Board will have to be obtained before grading plan issuance or any discharge of dewatering effluent to the satisfaction of the Director of Public Works and Building Official.

17. In order to reduce the potential for significant damage during a seismic event, ground improvements including (but not limited) to earthquake drains, vibro-densification, compaction or jet grouting methods shall be employed.

18. Prior to commencement of construction, a qualified archaeological monitor must be provided onsite to observe all grading and excavation work to a depth of eight feet. If cultural resources are encountered, grading activities shall be redirected to allow their recovery to the satisfaction of the Director of Planning. Recovered materials shall be cleaned and evaluated off-site, and a report of findings prepared for the City at the applicant's expense. Recovered materials shall be donated to the Escondido History Center or other accredited area repository.

These terms listed above constitute an enforceable commitment pursuant to section 15070(b)(1) of the California Environmental Quality Act.

