

ORDINANCE NO. 2015-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MASTER AND PRECISE DEVELOPMENT PLAN FOR A MIXED-USE DEVELOPMENT CONSISTING OF 33 RESIDENTIAL UNITS AND 1,175 SF OF COMMERCIAL SPACE ON APPROXIMATELY 1.0 ACRE OF LAND LOCATED ON THE EASTERN SIDE OF SOUTH ESCONDIDO BOULEVARD, SOUTH OF 15TH AVENUE, ADDRESSED AS 1560-1576 SOUTH ESCONDIDO BOULEVARD

Planning Case Nos.: PHG15-0008 AND SUB15-0009

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notices of a public hearing have been given and a public hearing has been held before the City Council on this issue.

SECTION 2. On October 13, 2015, the Planning Commission recommended approval of the proposed Master and Precise Development Plan to develop 33 residential units and 1,175 SF of commercial space on the 1.0-acre subject site.

SECTION 3. That the City Council has reviewed and considered the Notice of Exemption and has determined that all environmental issues associated with the project have been addressed and no significant environmental impacts will result from approving the project.

SECTION 4. That upon consideration of the Findings of Fact, attached as Exhibit "A" and incorporated by this reference, the staff report, Planning Commission recommendation, and all public testimony presented at the hearing held on this project,

this City Council finds this Master and Precise Development Plan is consistent with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 5. That the City Council desires at this time and deems it to be in the best public interest to approve the requested Master and Precise Development Plan to develop 33 residential units and 1,175 SF of commercial space on approximately 1.0 acre of land located on the eastern side of South Escondido Boulevard, south of 15th Avenue, addressed 1560-1576 South Escondido Boulevard, more particularly described in the attached Exhibit "D," and subject to the Conditions of Approval attached as Exhibit "B" and the list of Permitted Uses attached as Exhibit "C," all of which are attached to this Ordinance and are incorporated by this reference.

SECTION 6. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be prepared in accordance with Government Code section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

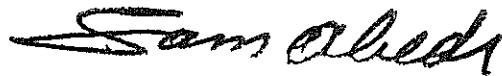
PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 2nd day of December, 2015 by the following vote to wit:

AYES : Councilmembers: DIAZ, GALLO, MASSON, MORASCO, ABED

NOES : Councilmembers: NONE

ABSENT : Councilmembers: NONE

APPROVED:



SAM ABED, Mayor of the
City of Escondido, California

ATTEST:



DIANE HALVERSON, City Clerk of the
City of Escondido, California

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO : ss.
CITY OF ESCONDIDO)

I, DIANE HALVERSON, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2015-23 passed at a regular meeting of the City Council of the City of Escondido held on the 2nd day of December, 2015, after having been read at the regular meeting of said City Council held on the 18th day of November, 2015.



DIANE HALVERSON, City Clerk of the
City of Escondido, California

ORDINANCE NO. 2015-23

EXHIBIT "A"

FINDINGS OF FACT

PHG 15-0009; SUB 15-0008

Tentative Parcel Map

1. The proposed two-lot Tentative Parcel Map for the creation of two fee simple parcels, including an air-space component, is in conformance with the General Plan designation of CG (Commercial General) with Mixed-Use Overlay and the South Escondido Boulevard/Felicita Target Area, since the development is consistent with the requirements for a mixed-use development and consistent with the Target Area and the Escondido Boulevard Neighborhood Plan, including a minimum density of 30 du/acre.
2. The design and improvements of the proposed two lot tentative parcel map to create two fee simple parcels, including an air-space component, is consistent with all requirements of the existing PD/MU zone (Planned Development-Mixed use), including setbacks, parking and open space, based on the applicant's proposal, the existing conditions, and the conditions of approval.
3. The site is physically suitable for this type of development as the site is zoned for a multi-family and commercial mixed-use project, the site is surrounded by similar residential and commercial development, and the proposed development is consistent with the Zoning and General Plan designations.
4. The design of the two lot tentative parcel map and the creation of one air space unit are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat since no stream course or endangered wildlife occurs on the property.
5. The design of the tentative parcel map is not likely to cause serious public health problems since City water and sewer service exist in the area and are available to the site, vehicle traffic generated by the project would not materially degrade the level of service on adjoining streets, and the project is conditioned to provide necessary street and site improvements and reciprocal access, maintenance and use.
6. The design of the two-lot tentative parcel map will not conflict with existing easements of record, or easements established through court judgments or acquired by the population at large, for access through, or use of, property within the proposed tentative parcel map, based on review of available maps, a preliminary title report for the property and the proposed project plans.
7. The requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant effect on the environment as demonstrated in the Notice of Exemption, issued on September 14, 2015, in accordance with CEQA Section 15332 (In-Fill Development Projects).
8. The design of the two lot tentative parcel map has provided, to the extent feasible, for passive or natural heating and cooling opportunities. Unit size and lot configuration provide opportunities for passive/solar heating and landscaping provides passive cooling opportunities.
9. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to recordation of the map.

Master and Precise Development Plan

1. The location and design of the proposed planned development is consistent with the goals and policies of the Escondido General Plan and with the South Escondido Boulevard Neighborhood Plan. The proposed project is within the General Commercial General Plan designation with a mixed-use overlay, and the South Escondido Boulevard/Felicita Avenue Target Area, which both allow and encourage mixed-use developments in close proximity to transit and compatible with surrounding structures. A mixed use development is subject to approval of a Planned Development with a minimum density of 30 dwelling units per acre. The proposed density would be 33 du/acre. The project is also consistent with the General Plan Housing Goals and Policies to expand the stock of all housing.
2. The proposed development would be well integrated with its surroundings, since it surrounded by a mix of residential and commercial uses and three similar three-story mixed-use developments on Escondido Boulevard. The size and location of the site allow adequate parking, circulation, utilities and access to be provided for the development of the project, as detailed in the staff report. The overall mass and scale of the building has been mitigated through the quality of the design, the use of a variety of building materials; exterior colors; varied wall planes; perimeter walls and landscaping; and the location of the building on the site. Commercial storefront elements orient towards Escondido Boulevard to maintain the commercial character of the area.
3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, according to a Traffic Impact Analysis recently prepared for an adjacent project, the SANDAG trip generation rates for the proposed development, and a review by the City of Escondido Engineering Division.
4. The proposed project would be adequately serviced by all appropriate public facilities and City services. Nearby connections to City of Escondido sewer and water are available, and existing transit stops are located nearby. In addition, adequate police and fire service is nearby and local schools are available.
5. The overall design of the proposed development would produce an attractive and efficient residential and commercial project since it is located in close proximity to transit and shopping, and appropriate on-site amenities would be provided to support the proposed residents, including a community room, tot lot and community plaza. More than likely the commercial component will be related to the residential services provided by Solutions for Change and additional resident services will be provided on- and off-site by Solutions related to their program model. The commercial storefront will be oriented towards Escondido Boulevard with a design consistent with the pedestrian orientation promoted in the Area Plan, and adequate on-site parking is provided for all uses.
6. The proposed development would be well integrated into its surroundings, since the new structures would incorporate compatible and integrated architecture, materials and colors; the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties; and the development would provide an attractive pedestrian access through the site allowing convenient access for residents to nearby commercial services. The proposed grading design would not result in any manufactured slopes or pad that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. Extensive grading is not required to support the project, and the project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.

7. Utilizing the Planned Development process allows flexibility from the underlying zoning requirements of the previous General Commercial zone to achieve a mixed-use project with affordable units. The project would provide affordable housing opportunities and resident services in a self-contained development, available through the Planned Development process, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process. City services and adequate access would be provided, adequate parking would be provided, the proposed architecture would be integrated into its surroundings, and the project could serve as a catalyst for further revitalization efforts in the area.

EXHIBIT "B"
CONDITIONS OF APPROVAL
PHG 15-0009; SUB 15-0008

Planning Division Conditions

1. This approval terminates the previous Tentative Map (Tract 942) and Planned Development (PHG 10-0002) approvals for the project site.
2. Prior to or concurrent with the issuance of building permits, the appropriate development fees and City-Wide Facilities fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
4. Access for use of heavy fire-fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
5. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
6. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
7. Three copies of the revised Tentative Map reflecting all modifications and any changes required by the approval shall be submitted to the Planning Division for certification prior to approval of the Final Map.
8. Minimum 6-foot-high, solid masonry screen walls shall be constructed along the perimeter of the project boundaries, to the satisfaction of the Planning Division. Appropriate sight distance shall be maintained at driveways and intersections, to the satisfaction of the Engineering Division. Any walls (retaining and screen) shall be constructed of decorative materials, to the satisfaction of the Planning Division and the design and materials shall be indicated on the appropriate plans (building/grading) and final landscape plans. Walls should incorporate pilasters at appropriate intervals, along with a decorative cap. Stucco finished walls should be avoided due to long-term maintenance issues.
9. All habitable buildings shall be noise-insulated to maintain interior noise levels not exceeding 45 dBA or less, with measures incorporated into the building plans with appropriate notes/specifications.
10. Prior to the issuance of grading and/or building permits, a parking management plan which details tandem and assigned spaces, overflow, on-site vehicular maintenance, guest parking and on-street parking shall be submitted and approved by the Planning Division. Joined tandem spaces shall be assigned to the same unit.

11. On-site parking spaces and the on-street spaces fronting the site shall not be used for fleet vehicles, commercial type vehicles or large construction vehicles. These restrictions also shall be included in the Parking Management Plan.
12. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. A lighting plan shall be included as part of the building plans. All outdoor lighting shall be arranged so as to prevent light from reflecting upon adjacent properties or streets.
13. A minimum of 71 striped parking spaces shall be provided and maintained in conjunction with this development, as indicated in the details of Request and site plan. All uncovered parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Section 1129B (Accessible Parking Required) of the California Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
14. Permitted animals/pets in residential units shall be allowed in conformance with the R-4 standards, unless project rules are more restrictive.
15. An inspection by the Planning Division will be required prior to issuance of and certificates of occupancy. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
16. Trash enclosures must be designed and installed per City standards, and permanently maintained and in coordination with Engineering Division storm water control requirements. The enclosure shall be constructed of decorative materials compatible with the design of the buildings/walls. All trash enclosures must be screened by landscaping as specified in the Landscape Ordinance, including shrubs and/or vines. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc. Trash enclosure location, dimensions and design shall be included on the building and landscaping plans.
17. As proposed, the buildings, architecture, colors and materials, and the conceptual landscaping of the proposed development shall be in accordance with the Master and Precise Development Plan, staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division. Any major modifications to the exterior architectural building elements or colors, or lessening of the quality of the exterior design, shall require approval by the Director of Community Development, and or the Planning Commission as may be recommended by the Director
18. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code). A separate sign permit shall be required prior to the installation of any signs.
19. All new utilities shall be underground.
20. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Community Development. The final building plans shall indicate how any proposed roof top equipment is screened.

21. This Tentative Parcel Map (SUB15-0008) shall expire three years after the date of final approval unless a final map has been approved or an extension of time has been granted. The term of the Master and Precise Development Plan shall be concurrent with the corresponding Tentative Parcel Map, and shall expire according to the same schedule and procedure as the Tentative Parcel Map.
22. Prior to recordation of the final map, two copies of a Reciprocal Easement Agreement for Reciprocal Use and Maintenance shall be submitted to the Planning and Engineering Divisions for review and approval. The document shall contain provisions for the maintenance and use of any common landscaping, open space, walls, common drainage facilities, utilities, building exteriors, signage, parking spaces, driveways, etc. to the satisfaction of the Planning and Engineering Divisions. It shall also contain provisions for use and maintenance of the laundry room and restrooms within Parcel 2 by the tenants of Parcel 1. A review fee established in the current fee schedule shall be collected at the time of submittal.
23. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.
24. If any gated entrances are proposed in the future, they shall be approved by the Planning Division, Engineering Division, and Fire Department, and shall incorporate appropriate vehicle stacking, turn around areas, electrical switches and strobe detectors as approved by the Fire Department. Decorative materials shall be used in the design of the gate.
25. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
26. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform with the conceptual grading plan.
27. Any decorative pavement, driveways and sidewalks shall be indicated on the grading, building and landscape plans, including appropriate notes regarding type and color of materials. Decorative paving, colored concrete or other decorative materials shall be incorporated into the sidewalk and hardscape features along Escondido Boulevard, along with appropriate landscaping.
28. Commercial activities shall be restricted to the 1,175 SF commercial space, as identified on the plans and details of request. Outdoor storage shall not be allowed. The commercial uses shall be limited to the attached list of "Permitted Uses."
29. Any construction, contractor services, or similar type operations shall be used for business offices only, and shall not be used for the storage, warehousing or distribution of construction materials, or parking of construction vehicles, commercial vehicles, work trucks, etc.
30. Uses involving hazardous chemicals or waste shall not be permitted, unless limited to Class M, B and A3 occupancies, per the Building Code.
31. Commercial activities shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. on week days and 11:00 p.m. on Fridays and Saturdays, and deliveries also shall be restricted to these hours.

32. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.). This condition shall be included in the project/tenant rules.
33. In conjunction with issuance of a grading permit and prior to issuance of a building permit, the abandoned water well on the site shall be capped/destroyed to the satisfaction of the San Diego County Health Department.
34. Should artifacts be discovered during excavation or construction, work is to stop and the City and a qualified archaeologist be consulted to determine the importance of the find and its management (in compliance with CA H&S 7050.5 and Public Resources Code Section 5097.98).
35. Prior to obtaining grading permits the applicant shall work with the Viejas Tribal Government to allow a cultural monitor (at Viejas expense) to be present during excavation in order to keep informed of any new developments.
36. No buildings or structures shall abut or touch the existing adobe wall located on the front of 1538 S. Escondido Boulevard.
37. An Asbestos and Lead-Based Paint (LBP) Survey Report was completed on the structures remaining on the site. The report concluded that there was no asbestos or LBP above threshold levels found in the remaining structures. During demolition activities if any suspect asbestos or lead-based paint materials are uncovered that were not previously sampled, the representative samples shall be collected, analyzed and potentially abated by licensed contractors as follows: Any asbestos containing materials (ACM) shall be removed by a licensed asbestos abatement contractor. Any lead containing paint (LCP) shall be removed by a California Department of Health Services licensed lead abatement contractor.
38. In order to reduce the health risk to an acceptable level for future residential development, the mitigation of the site, as detailed in the Phase II site assessment by SCS Engineers, dated February 24, 2014, shall take place prior to any construction/grading on the site. Excavation, waste characterization and disposal at an appropriate landfill of approximately 100 cubic yards of soil impacted with elevated concentrations of chlordane shall be conducted to render the site suitable for residential development. The excavation area will encompass the areas adjacent to the eastern portion of 1560 S. Escondido Boulevard (warehouse), extending to boring B5 at the south and B6 at the east, as referenced in Figure 3 of the report. The excavation shall go to a depth of 2 feet, totaling approximately 100 cubic yards. All soil excavated at the site would be deemed a waste and require characterization, classification and appropriate disposal. A soil management plan (prepared by an environmental professional and reviewed and signed by a California certified Professional Geologist) shall be prepared for the site prior to issuance of a grading permit that describes the means and methods of soil removal, address appropriate health and safety plans, as well as ensuring that confirmation samples demonstrate the removal of chlordane impacted soil to render the site suitable for residential development.
39. Prior to Certification of the Tentative Parcel Map and recordation of a Final Parcel Map, the map shall be revised to remove the laundry room from the commercial lot, Parcel 2.

Landscaping Conditions

1. Prior to occupancy of any units, all required landscape improvements shall be installed. All vegetation shall be maintained in a flourishing manner and kept free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
2. Seven copies of the detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of Grading or Building permits, and shall be equivalent or superior to the concept plan attached as exhibit(s) to the satisfaction of the Planning Department. The appropriate plan check fee will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards of the City's Water Efficient Landscape Requirements (Article 62). The plans shall be prepared by, or under the supervision of a licensed landscape architect.
3. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then installation of the erosion control plan and suitable BMPs may be acceptable.
4. The streetscape along Escondido Boulevard shall include appropriate decorative paving (i.e. colored concrete, decorative pavers, etc.) and landscape planters, as shown on the concept landscape plan.
5. The streetscape along Escondido Boulevard shall include appropriate sidewalks and landscape planters, along with the required number of street trees, to the satisfaction of the Planning Division.
6. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
7. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.

Building Division Conditions

Building plans for future building permits shall incorporate the following, to the satisfaction of the Building Official:

1. Allowable area calculations in CBC Table 503 are required. Show from buildings to the property lines.
2. Fire sprinklers may be required. Show construction type for each type of occupancy.
3. Show separation of occupancies per CBC Section 508.
4. All ground floor units shall be adaptable and accessible. Ground floor is the first floor above grade with dwelling unit. All first floor units and the units above the commercial use.
5. 2 exits required where the occupant load exceeds 49. See the community room. Doors to swing out with panic hardware.
6. Accessible, separate sex restroom facilities are required to be available for the community room.

7. Complying accessible resident and visitor parking shall be provided.
8. Accessible route from the public way and accessible parking spaces to the commercial entrances, community room and dwelling entrances shall be shown on building plans.
9. Compliance with the California Green Building Code for indoor water use, outdoor water use, construction waste recycling, reduction and disposal, building maintenance and operation, pollution control, interior moisture control, indoor air quality, bicycle parking, designated parking, light pollution control and water reduction shall be shown on plans.

Fire Department Conditions

1. NFPA 13D automatic fire sprinkler system will be required.
2. Sprinklers will be required on all overhangs exceeding four feet.
3. An approved fire alarm system is required.
4. A fire hydrant is required to be located within 50 feet of the fire department connection. 1 FDC and 1 PIV is required per building.
5. Fire hydrants capable of delivering 1500 GPM at 20 PSI residual pressure are required every 500 feet.
6. Extinguisher(s) will be provided at locations indicated with a minimum rating of 2A-10B:C in a visible and accessible location, at an exit or in the exit path. Walking distance is not to exceed 75 feet.
7. Roadways shall be improved to 24' width. Red curbs with 4" white lettering, "NO PARKING FIRE LANE" signs are required in 24'-wide access areas.
8. Speed humps/bumps will not be allowed.
9. Dead-end access roads and driveways over 150' require a Fire Department turn-around.
10. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site.
11. All gated entrances must be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Electric gates must be operable by Fire Department strobe detectors and allow free exiting. A funding method to provide ongoing maintenance of fire lanes, electric gates, and other fire & life safety requirements must be provided for in the CC&Rs and/or the Association, to the satisfaction of the Fire Department. A responsible property manager must be easily accessible to the Fire Department.
12. Knox box shall be required.
13. A 28' inside turning radius is required on all corners.
14. Roof access to structures must be provided from stairwells.
15. Elevators must be capable of accommodating a fire department gurney.
16. Barricades shall not obstruct fire hydrants or impede emergency vehicle access.

17. 13'6" vertical clearance must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed.
18. Show 3 ft. clearance around fire protection equipment on landscape plans.
19. Minimum 10 ft. clearance required to the rear of the building. No trip hazards and vertical clearance for ground ladders required. Show rescue windows (if any) to confirm access is adequate.

Engineering Division Conditions

General

1. The applicant shall provide the City Engineering Dept. with a Parcel Map Guarantee and Title Report covering subject property.
2. The engineer shall submit to the Planning Department a copy of the Tentative Parcel Map as presented to the Planning Commission. The Tentative Parcel Map shall be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Parcel Map with any changes as required by the Planning Commission. A copy of this Certified Tentative Parcel Map must be included in the first submittal for plan check to the Engineering Department.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the recordation of the Final Parcel Map and/or approval of grading and improvement plans and the issuance of Building Permits.
4. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the Director of Engineering Services.
5. An engineered improvement plan prepared by a Registered Civil Engineer is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.
6. The project engineer will be required to locate and pothole all existing utilities along project frontages to verify connection locations and depths and to design new facilities to standard required utility clearances at crossings.

STREET IMPROVEMENTS AND TRAFFIC

1. The developer shall be required to landscape and irrigate the parkway areas along the Escondido Blvd. project frontage to the satisfaction of the Planning Director.
2. All driveways shall be alley-type in accordance with Escondido Standard Drawing G-5-E, with a minimum throat width of minimum 24 feet.
3. The developer shall install a public street lights per Escondido Standard Drawing E-1-E at the project entrance as required by the City Engineer.
4. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards. Any existing raised or damaged curb & gutter or sidewalk along the

project's Escondido Blvd frontage shall be identified on the grading plans and/or improvement plan for removal and replacement.

5. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Restrictions on landscaping may be required at the discretion of the City Engineer.
6. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. Site grading and erosion control plans prepared by a Registered Civil Engineer are required for all onsite improvements and shall be submitted to the Engineering Department. Grading Plans are subject to approval by the Planning, Utility, Fire and Engineering Departments prior to issuance of a Grading Permit.
2. *All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.*
3. Any proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.
4. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
5. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The developer will be required to extend the offsite storm drain including clean-outs in Escondido Blvd. required to convey the storm water stored subsurface onsite shall be public. The storm drain lateral(s) out to the public storm drain clean-out shall be private.
3. A Final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans. Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.

4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
5. The on-site trash enclosure area shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the Director of Engineering Services.
6. All onsite storm drains, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the property owner.
7. The owner of the property shall be required to sign and notarize a Storm Water Control Facility Maintenance Agreement that references the approved WQTR for City acceptance and recordation. A signed copy of the agreement shall be provided to the City prior to approval of the grading plan.

WATER SUPPLY

1. Fire hydrant(s) together with a minimum eight (8") inch public water main system shall be installed at locations approved by the Fire Marshal, and designed and constructed to the satisfaction of the Utilities Director. This new 8" public water main shall be connected to the 12" water main in Escondido Blvd.
2. The project owner is solely responsible for replacing any stamped concrete, pavers, or pervious pavements in kind if the City has to trench the project driveways for repair or replacement of any waterline. This wording shall be included in the grant of the public waterline easement.

SEWER

1. The proposed 6" sewer main serving the project shall be shall be considered private. The responsibility for maintenance of this private sewer system all the way to the public main in Escondido Blvd. shall be that of the property owner. A 5' diameter sewer manhole per Escondido Standard Drawing S-1-E shall be constructed where this private sewer main connects to the existing sewer main in Escondido Blvd. and at its terminus within the project.
2. No trees or deep rooted plants shall be planted within 15' of sewer mains or laterals.

EASEMENTS AND DEDICATIONS

1. A 20' wide Public Waterline Easement shall be granted to the City of Escondido for the public water main within the project site. The easement shall include all fire hydrants, water meters and other appurtenances. No private utilities or drainage facilities shall run parallel within this proposed public waterline easement.
2. All existing and proposed easements, both private and public, affecting subject property shall be shown and labeled on the parcel map, grading and improvement plans.
3. The developer shall dedicate all necessary dedications of public rights-of-way on the following streets contiguous to the project to bring the roadway to the indicated classification and required alignment.

STREET
Escondido Blvd

CLASSIFICATION
Collector (82' R/W)

Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.

CASH SECURITY AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.
2. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the project boundary or along fronting streets shall be relocated underground in accordance with the City's Utilities Under-grounding Ordinance.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and under-grounding. All new utilities shall be constructed underground.

EXHIBIT "C"

PHG 15-0009, SUB 15-0008 1560-1576 South Escondido Boulevard

Planned Development Permitted and Conditionally Permitted Principal Uses

| Use Title | P or C |
|--|--------|
| Manufacturing, Wholesale Trade, and Storage | |
| Mini-warehouse storage facilities* (section 33-339) | C |
| Newspaper printing and publishing | P |
| Food and liquor | |
| Food stores (grocery, produce, candy, baked goods, meat, delicatessen, etc.), off-sale beer and wine, off-sale general license excluding concurrent sale | P |
| Liquor stores, packaged (off-sale) | P |
| General retail | |
| Building materials and supplies including lumber, heating, plumbing, and electrical equipment, etc. (No outdoor storage or sale) | P |
| Drugstores | P |
| Pharmacies | P |
| Florists, gifts, cards, newspapers and magazines | P |
| Furniture, home and office furnishing and equipment, electrical appliances, and office machines and supplies | P |
| General retail, NEC (as determined by the director of community development, based on conformance with the purpose of the specific zone, interaction with customers, the appearance of the building, the general operating characteristics, and the type of vehicles and equipment associated with the use, and including incidental assembling of customized items) | P |
| Hospital/medical equipment sales | P |
| Nurseries and garden supply stores | P |
| Sporting goods (includes ammunition and firearms, fishing, hunting, golf, playground equipment, etc.) | P |
| Restaurants, cafés, delicatessens, sandwich shops, etc. | |
| Without alcoholic beverages | P |
| With on-sale beer and wine and on-sale general licenses | P |
| Specialized food sales from pushcart facilities* (section 33-342) | P |
| Services | |
| Animal care (excluding kennels) | P |
| Educational services | |
| Day nurseries, child care centers* (Article 57) | P |
| Schools, including kindergarten, elementary, junior, and senior high schools* (Article 57) | P |
| University, college, junior college, and professional schools | P |
| Vocational and trade schools | P |
| Other special training (including art, music, drama, dance, language, etc.) | P |
| Special needs education | P |
| Government services | |
| Administrative centers and courts | P |
| Financial services and institutions (including banks, securities brokers, credit offices, real estate services) | P |
| Insurance | P |
| Hospital and medical service organizations (including Blue Cross, Blue Shield, etc.) | P |

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| Medical, dental and related health services | |
| Massage establishments* (Article 38) | P/C |
| Medical, dental and optical laboratories | P |
| Medical clinics and blood banks | P |
| Medical, dental, optical, and other health care offices | P |
| Other medical and health services NEC | P |
| Offices and business services, except medical | |
| General business services (including advertising, credit reporting, building services, news syndicate, employment services, computer services, drafting, detective/protective services, etc.) | P |
| General office use (includes professional offices) | P |
| Mailing, accounting and office services | P |
| Travel agencies and services | P |
| Repair services, except automotive | |
| Apparel and shoe repair and alteration | P |
| Bicycle repair | P |
| Locksmiths and key shops | P |
| Miscellaneous repair services (excluding machine shops and welding services) | P |
| Small appliance repair and services (including TV, radio, small electronics, computers, household appliances, etc.) | P |
| Watch, clock, and jewelry repair | P |
| Social, professional, and religious organizations and services | |
| Churches, synagogues, temples, missions, religious reading rooms, and other religious activities* including columbariums and mausoleums* as an incidental use (Article 57) | P |
| Social and professional organizations (political membership, veterans, civic, labor, charitable and similar organizations, etc.) | P |
| Youth organizations* (Article 57) | P |
| Other services | |
| Barber, beauty, nail, and tanning services | P |
| Equipment rental and leasing service* (Article 57 and Council Resolution #73-264-R) (includes airplanes, business equipment, furniture, construction equipment, sanitation units, sports equipment, etc.) | P |
| Laundry and dry cleaning services | |
| Self-service, coin-operated | P |
| Pick-up service only | P |
| Dry cleaning, laundering, pressing and dying for on-site retail customers only | P |
| Personal services, NEC (including clothing and costume rental, tattooing, marriage bureaus, baby-sitting services, etc.) | P |
| Photographic and duplicating services: | |
| Blueprinting | P |
| Photocopying | P |
| Studios, developing, printing, and similar services, except commercial photography | P |
| Commercial photography, including aerial photographs and mapping services | P |
| Picture framing, assembly only | P |
| Recycling services* (Article 33): | |
| Reverse vending machines occupying a total of 50 square feet or less | P |
| Cultural Entertainment and Recreation | |
| Cultural, including museums, art galleries, etc. | P |

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| Health and fitness facilities, including gymnasiums, athletic clubs, body building studios, dance studios, martial arts schools, etc. | P |
| Communications (telephone, telegraph, radio, TV, etc.) | |
| Broadcasting (radio and/or television), recording, and/or sound studios | P |
| Personal wireless service facilities* (subject to Article 34) | |
| Roof-mounted or building-mounted facilities incorporating stealthy designs and/or screened from public ways or significant views | P |
| Pole-mounted or ground-mounted facilities that incorporate stealthy designs and do not exceed 35' in height | P |
| Pole-mounted or ground-mounted facilities that exceed 35' in height or roof-mounted or building-mounted designs which project above the roofline and are not completely screened or considered stealthy | C |
| Other communications, NEC | C |
| Telephone exchange stations and telegraph message centers | P |

P= Permitted Use

C= Conditionally Permitted Use (Subject to a Conditional Use Permit, pursuant to Section 33-1200)

* Subject to special regulations - see Article in parentheses

EXHIBIT "D"
LEGAL DESCRIPTION
PHG 15-0009

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 236-460-70)

ALL THAT PORTION OF LOT 9 IN BLOCK 256 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE SOUTHEASTERLY 96.75 FEET OF SAID LOT 9; THENCE ALONG THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 96.75 FEET, SOUTH 59°38'17" WEST 106.64 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 30°21'43" WEST 50.00 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE SOUTH 59°38'17" WEST 190.48 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 9; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 30°23'10" WEST 99.75 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO LESTER PURER AND WIFE RECORDED MAY 7, 1947 AS DOCUMENT NO. 47823, BOOK 2392, PAGE 425 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE OF SAID PURER LAND, NORTH 59°39'12" EAST 297.11 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 9; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 30°22'51" EAST 149.67 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 236-460-71)

ALL THAT PORTION OF LOT 9 IN BLOCK 256 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE SOUTHEASTERLY 96.75 FEET OF SAID LOT 9; THENCE ALONG THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 96.75 FEET, SOUTH 59°38'17" WEST 106.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 30°21'43" WEST 50.00 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE SOUTH 59°38'17" WEST 190.48 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 9; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 30°23'10" EAST 50.00 FEET TO THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 96.75 FEET; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 59°38'17" EAST 190.46 FEET TO THE TRUE POINT OF BEGINNING.