

ORDINANCE NO. 2016-14

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A MODIFICATION TO A MASTER
AND PRECISE DEVELOPMENT PLAN FOR A
78,067 SF SELF-STORAGE FACILITY LOCATED
ON THE SOUTHERN SIDE OF BROTHERTON
ROAD, WEST OF CRANSTON DRIVE,
ADDRESSED AS 2319 CRANSTON DRIVE

Planning Case No.: PHG 16-0010

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. That on January 11, 2006, the Escondido City Council approved
a Master and Precise Development Plan (City File No. 2004-70-PD/GE) for a 71,285 SF
self-storage facility on a 1.82-acre commercial lot along with a Grading Exemption for a
combination 1½:1 cut slope/retaining wall up to 18 feet in height in the PD-C (Planned
Development-Commercial) zone. The project also included a five-lot Tentative
Subdivision Map (TR 900) consisting of one 1.82-acre commercial lot (Lot 1) within the
PD-C zone and four single-family residential lots (Lots 2-5) on 1.38 acres of land within
the R-1-10 zone (Single-Family Residential, 10,000 SF min. lot size). The overall 3.2-
acre project site generally is located on the southwestern corner of Brotherton Road
and Cranston Drive, addressed as 2319 Cranston Drive (APNs 238-141-34 and -41),
more particularly described in Exhibit "C," and incorporated by this reference.

SECTION 3. That the City Council adopted a Mitigated Negative Declaration (City File No. ER 2005-22) prepared for the approved project and determined the project would not have any significant impacts to the environment because all project related impacts have been mitigated. In accordance with the California Environmental Quality Act (CEQA) Section 15164, an Addendum (City File No. ENV16-0006) to the adopted Mitigated Negative Declaration was prepared to address the proposed changes to the project.

SECTION 4. That the applicant for the project seeks to modify the Master and Precise Development Plan to develop a 78,067 SF self-storage facility and to modify the architectural of the buildings to incorporate a more contemporary design.

SECTION 5. That on September 13, 2016, the Planning Commission considered the request and recommended approval of the modification to the Master and Precise Development Plan, and adoption of the Addendum to the Mitigated Negative Declaration (Resolution No. 6075), and incorporated by this reference.

SECTION 6. That the City Council has reviewed and considered the Addendum to the adopted Mitigated Negative Declaration 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 7. That upon consideration of the Findings/Factors to be Considered, attached as Exhibit "A" and incorporated by this reference, the staff report, Addendum, Planning Commission recommendation, and all public testimony presented at the hearing held on this project, this City Council finds this Modification to the Master

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

SECTION 8. That the City Council desires at this time and deems it to be in the best public interest to approve the requested Modification to the Master and Precise Development Plan to develop a 78,067 SF self-storage facility, and adopt the Addendum to Mitigated Negative Declaration, subject to the Conditions of Approval and Mitigation Monitoring Report attached as Exhibit "B."

SECTION 9. 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 19th day of October, 2016 by the following vote to wit:

AYES : Councilmembers: GALLO, MORASCO, ABED

NOES : Councilmembers: DIAZ

ABSENT : Councilmembers: MASSON

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. 2016-14 passed at a regular meeting of the City Council of the City of Escondido held on the 19th day of October, 2016, after having been read at the regular meeting of said City Council held on the 12th day of October, 2016.



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

ORDINANCE NO. 2016-14

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED PHG16-0010 and SUB15-0031 (TR900)

Master and Precise Development Plan (PHG16-0010)

1. The General Plan land-use designation for the 1.82-acre commercial component of the project is Planned Commercial (PC) and the project also is located within the Centre City Parkway/Brotherton Road Target Area (Planned Commercial #13, page II-70 and 71). The Guiding Principles for this specific site required that land uses shall be limited to mini-storage units or other uses compatible with adjacent residential properties. Development standards shall include a six-foot-high block wall, in combination with a minimum 20-foot-wide heavily landscaped buffer utilizing mature non-deciduous trees and shrubs with dense foliage to be incorporated along the property abutting residentially zoned property to create a visual buffer upon installation. All structures shall provide roof coverings, similar to and compatible with surrounding residential development. The modified site plan for the self-storage facility and architectural design for the two buildings has incorporated these required features and would be in conformance with the General Plan goals and policies for the development of this site. The overall design of the proposed Planned Development will produce an attractive, efficient development that utilizes quality building materials and ample landscaping with appropriate on-site parking and loading areas. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets and intersections or public facilities, create excessive noise (as mitigated) or compatibility impacts, and adequate on-site parking, circulation and public services could be provided to the site.
2. The approval of the proposed Master and Precise Development Plan would be based on sound principles of land use and the project is well-integrated with the surrounding residential and commercially developed properties because adequate parking, access, on-site circulation and utilities would be provided. The grading has been designed to reduce the overall mass and scale of the buildings through the use of a basement level and stepped building floor design. All of the proposed self-storage buildings would be consistent with the height limits for the adjacent residential zone to further ensure compatibility and reduce potential visual impacts to the adjacent residential properties. The revised building architecture includes a more contemporary style and utilizes certain exterior elements and materials to be compatible with the mix of architectural styles and materials throughout the area. In addition, the perimeter of the site will be landscaped and include masonry screen walls along the eastern and southern property boundaries. Extensive landscaping also will be provided along the eastern and southern sides of the property that abut residential development to provide appropriate visual buffers and separation between the land uses.
3. The proposed Master and Precise Development Plan would not cause deterioration of bordering land uses and the site is physically suitable for the proposed development because the site allows for the development of a self-storage facility in accordance with the General Plan. The proposed grading design would not result in any manufactured slopes or pads that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. The Engineering Department indicated the project is not anticipated to 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. 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 located within a developed area characterized by a mix of commercial, multi-family and single-family development. Appropriate setbacks and buffer areas would be provided from adjacent residential uses. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets and intersection or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided.
4. The proposed location and design would allow the business establishment to be adequately serviced by existing public facilities because the site is an infill property in a develop area of the City with sewer and water service in close proximity to the proposed development.

5. The uses proposed have a beneficial effect not obtainable under existing zoning regulations and the Planned Development process is required to facilitate development of the project in accordance with the General Plan Land-Use designation of Planned Commercial and Guiding Principles for the Brotherton Road Planned Commercial Area #13 (page II-71). The subject site is zoned Planned Development-Commercial (PD-C) and Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in the siting of buildings and design that enhances the appearance and usability of the project. The proposed development proposes a variety of setbacks and appropriate orientation of the buildings and design features (including entries, loading and building access areas, storm water features, landscaping and walls) to correspond to and reduce potential impacts to the variety of adjacent land uses and the built environment. The proposed self-storage facility will have a beneficial effect by providing storage space for the surrounding residential and business community.

6. All of the requirements of the California Environmental Quality Act (CEQA) have been met. On January 11, 2006, the Escondido City Council adopted a Mitigated Negative Declaration (City File No. ER 2005-22) for the Escondido Self Storage Facility and five-lot Tentative Subdivision Map (City Council Resolution No. 2006-09 R). The environmental analysis identified potential significant impacts related to operational noise from the facility and traffic noise along Escondido Boulevard/Center City Parkway. However, mitigation measures would reduce the identified impacts to less than significant levels. An Addendum (City File No. ENV16-0006) to the adopted MND was prepared to address the proposed modifications to the project and comparison of potential environmental impacts. Under the California Environmental Quality Act (CEQA), an Addendum to a Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164[c]); however, an addendum is to be considered along by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164[d]). The Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the adopted Mitigated Negative Declaration remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG16-0010 and SUB15-0031 (TR900)

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, Engineering Division, and the Fire Chief.
2. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. 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.
4. 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.
5. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08). Outdoor audible security and door alarms shall not be used. Mechanical parking lot sweeping and other noise generating outdoor maintenance activities shall be restricted to daytime operational hours.
8. All new utilities shall be underground.
9. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the staff report, exhibits, project Details of Request and conditions of approval, to the satisfaction of the Planning Division.
10. As indicated on the site plan and Details of Request, 24 parking/vehicle loading spaces shall be provided and maintained in conjunction with this development. The spaces shall be striped in accordance with the Zoning Code. Minor modifications to the number of parking spaces required may be approved by the Director of Community Development to address any necessary future site plan issues such as, but not limited to ADA parking, storm water design, path of travel, health and safety, as well as maintenance and code related issues. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire

Marshall. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage.

11. One monument sign will be permitted subject to CG standards with a maximum height of six feet. A separate sign permit would be required for any building signage in conformance with the City's Sign Ordinance.
12. Any rooftop equipment must be appropriately screened from public view utilizing materials and colors which match the building, to the satisfaction of the Director of Planning and Building. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment.
13. Fire hydrants will be required in locations approved by the Fire Department. The minimum access width of all two-way driveways shall be 24 feet and 20 feet for the proposed one-way driveway. All electric gates shall meet Fire Department specifications. Fire sprinkles will be required in the buildings, to the satisfaction of the Fire Marshal. Stand pipes also may be required. All elevators shall be of an adequate size to accommodate Fire Department medical gurneys.
14. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66) and be consistent with the CG standards and the following limitations:
 - Wall signs shall be limited to the northern, western and southern elevations of Building 1. No signage shall be permitted on the eastern side of Building 1 or on Building 2 (excluding small information/directional signage).
 - One freestanding sign shall be permitted with a maximum height of six feet (that includes the base).
15. Prior to occupancy of the self-storage facility or residential homes, a six-foot-high solid masonry wall shall be constructed along the eastern and southern boundary of Lot 1, as depicted on the site plan. The wall shall also wrap around the northern side of residential Lot 2 and tie into the home (with or without gate) at an appropriate location. The wall shall meet the street side setback for the R-1-10 zone of 10 feet. A three-foot-high wall with three feet of Plexiglas or similar vision/sound attenuation material shall be constructed where the wall adjoins the existing residential property to the east located at 2321 Cranston Drive (APN 238-141-04). Decorative pilasters shall be incorporated into the final design of the wall, to the satisfaction of the Planning Division.
16. Any proposed retaining walls and perimeter or screen walls shall incorporate decorative block materials and cap. This shall be noted on the project improvement plan (i.e., type of block, color, decorative cap, etc.). The trash enclosures also shall utilize a decorative masonry block material and include a cover/roof.
17. No outdoor storage of any type shall be allowed at any time on Lot 1, including cars and trucks, recreational vehicles, boats, trailers, and construction equipment (excluding vehicles associated with the operation of the self-storage facility).
18. Prior to occupancy, a copy of the rental agreement shall be submitted to the Planning Division for review. The agreement shall include prohibitions on commercial operations in the storage units, as well as the storage of hazardous, toxic, flammable or combustible materials (except as may be permitted by the Fire Department).
19. No building or grading permit for the self-storage facility on Lot 1 shall be granted until a final map for SUB16-0031(formally TR900) has been recorded.

20. The hours of operation for the self-storage facility shall be limited to 7:00 a.m. to 7:00 p.m., seven days/week. No after-hours access shall be permitted to the storage facility.
21. All lots shall meet the average lot width and net lot area requirements of the underlying zone. Conformance with these requirements shall be demonstrated on the certified map, grading plan and final map. Non-compliance with these minimum standards will result in a revision to the map.
22. All proposed grading shall be in substantial conformance with the conceptual grading plan as shown on the Tentative Map. If necessary and subject to any recommendation of the soils engineer, the previously approved grading exemption for a combination 1-1/2:1 combination cut slope/retaining wall up to 18 feet in height along the eastern property line of Lot 1 may be utilized.
23. All trash enclosures shall be constructed to City standards, to include a solid roof cover.
24. All new utilities shall be underground.
25. This modification to the Master and Precise Development Plan shall become null and void unless utilized within the effective life of the corresponding Tentative Subdivision Map.
26. Prior to submittal of the grading and improvements plans for the project, a final Tentative Map (TM) shall be submitted for review and certification, along with the appropriate review fee. The certified TM shall include/incorporate any relevant conditions of approval and notes that need to be reflected on the TM, final storm water design elements, as well as the final grading and site design and/or necessary modifications as approved by the City Council.
27. Prior to recordation of the Tentative Map, copies of the CC&Rs shall be submitted for review and approval. The CC&Rs shall be submitted to the Engineering Division (along with the appropriate review fee). The CC&Rs shall contain provisions for the maintenance of any common facilities, landscaping (including parking landscaping), drainage and storm water facilities, and walls.
28. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Negative Declaration. In addition, these fees include an additional authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.
29. The project shall be in compliance with all of the following mitigation measures:
 - Prior to occupancy of the self-storage facility, a six-foot-high masonry sound wall shall be constructed along the eastern and southern boundary of Lot 1, as depicted in Figure 4 of the Exterior Acoustical Analysis, prepared by Pacific Noise Control, dated December 1, 2004.

- Prior to issuance of building permits for the single-family residences on Lots 2, 3, 4 and 5, and Interior Acoustical Analysis (INA) compliant with the California Building Code of Regulations (CCR), Title 24, Noise Insulation Standards, shall be prepared and shall demonstrate that the proposed architectural design and ventilation would limit interior noise levels to 45 dBA CNEL or less (based on future exterior noise levels). The findings and recommendations of the Interior Noise Analysis shall be incorporated into the building plans for the residential buildings.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division in conjunction with the submittal of the Final Map and Grading Plans, and shall be equivalent or superior to the concept plan attached as exhibit(s) in the staff report(s). A plan check fee of will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Landscape Standards as well as the State Model Water Efficient Landscape Ordinance. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. The landscaping plan shall include specimen sized trees, to the satisfaction of the Planning Division. Street trees shall be provided along every frontage. Root barriers shall be provided in accordance with the Landscape Ordinance. The applicant and future owners shall be responsible for landscaping and ongoing maintenance (landscape and irrigation) for any parkway landscaping and storm water features. The landscape planters along the eastern and southern boundary shall be include specimen sized evergreen trees, dense fast growing shrubs and groundcover to provide appropriate visual screening between the self-storage facility and adjacent residential lots to the east and south.
3. Tree placement on the eastern slope (Lot 1) shall be located in a manner to preserve views from the existing residence to the east, located at 2321 Cranston Drive (APN 238-141-04).
4. The final fencing, gates and wall design shall be included with the landscape plans.
5. The storm water features for the self-storage facility (along Cranston Drive) shall incorporated appropriate plant species (including trees, where appropriate) and be designed as a visual amenity for the project.
6. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
7. Prior to occupancy of the buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
8. 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.

**ENGINEERING CONDITIONS OF APPROVAL
ESCONDIDO TRACT 900 – 2319 Cranston Dr.
(SUB15-0031, PHG16-0010)**

GENERAL

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots or structures, these utilities shall be relocated.
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 Map and/or approval of grading and improvement plans.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. 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 City Engineer.
7. 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.
8. The engineer shall submit to the Planning Division a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Division verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets within and adjoining the project boundary:

<u>STREET</u>	<u>CLASSIFICATION</u>
Brotherton Road	Residential Road (Half Width + 10')
Cranston Drive	Residential Road (Half Width + 10')

See appropriate typical sections in the current Escondido Design Standards for additional details.

3. The Developer shall be responsible to improve the intersection of Cranston Drive and Brotherton Road including signage and striping to the satisfaction of the City Engineer and City Traffic Engineer.
4. The Developer shall be responsible to construct roadway transitions along Cranston Drive between Lots 3 and 4 and to the south of Lot 4 within the existing right-of-way to the satisfaction of the City Engineer.
5. The main access to Lot 1 of this project shall be improved with an alley-type driveways in accordance with Escondido Standard Drawing No. 3 with a minimum throat width of 30 feet. The secondary "exit only" driveway shall be improved with an alley-type driveways in accordance with Escondido Standard Drawing No. 3 with a minimum throat width of 20 feet.
6. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
7. Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards except in areas designed as "Green Streets".
8. 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.
9. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. All new signing and striping and any removal of existing striping shall be done by the Developer.

10. The developer may be responsible for an overlay of Brotherton Road and Cranston Drive due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
11. The developer shall be required to landscape and irrigate the parkway areas along the Brotherton Road project frontage right-of-way and shall install street trees in tree wells to meet "Green Street" standards along the Cranston Drive frontage of Lots 3 and 4 to the satisfaction of the Planning Director and City Engineer. The future owners of the project Lots shall be responsible in perpetuity for the irrigation and maintenance of their respective frontage right-of-way areas and street trees in tree wells.
12. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
13. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer and City Building Official.
14. Street lighting shall be required on all on-site private streets. It shall be the responsibility of the property owner's association to adequately maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&Rs.
15. The developer shall be required to construct a 3,800 lumen street light in accordance with Escondido Standard Drawing No. E-1-E at the intersection of Brotherton road and Cranston Drive and on Cranston Drive near the southeast corner of Lot 4.
16. All gated entrances shall be designed and improved to the satisfaction of the City Engineer and the Fire Marshal.
17. 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.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. 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.

3. 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.
4. 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. In such cases a WDID number shall be obtained and listed on the grading plans.
5. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
6. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
7. All on-site roads, driveways and parking areas shall be private. 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 shall be paved with PCC. PCC ribbon gutters shall be installed in AC pavement areas where drainage from 5,000 SF or more of tributary area is concentrated.
8. Lot drainage shall meet the requirements of current Escondido Design Standards and the City Engineer and shall include the construction of necessary brow ditches.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
10. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

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 public storm drain including clean-outs in Brotherton Road required to convey the storm water stored subsurface onsite. The storm drain lateral(s) out to the public storm drain clean-out shall be private.
3. A Final Storm Water Quality Management Plan 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. The Storm Water Quality Management Plan 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 either bio-infiltration or bio-retention basin 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 drainage from street widening areas along Brotherton Road shall be treated in bio-retention basin(s) on Lot 1. The drainage from street widening areas along Cranston Drive shall be designated and designed to "Green Street" standard with planted tree wells placed behind the curb and gutter.
6. Any on-site trash enclosure areas 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 City Engineer.
7. 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 including the planted tree wells on Cranston Drive shall be that of the respective property owners.
8. The owner of the property shall be required to sign and notarize a Storm Water Control Facility Maintenance Agreement that references the approved SWQMP for City acceptance and recordation. A signed and notarized copy of the agreement shall be provided to the City prior to approval of the grading plan.

WATER SUPPLY

1. All water main locations and sizing shall be to the satisfaction of the City Engineer.
2. 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 8" water main in Brotherton Road with tees and inline gate valves.
3. 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 and in the CC&Rs or Declaration of Restrictions.
4. All on-site waterlines not in public easements will be considered a private water system. The property owner will be responsible for all maintenance of these waterlines and appurtenances.

SEWER

1. All sewer main locations and sizing of mains shall be to the satisfaction of the City Engineer. Required sewer main improvements include the extension of a public 8" sewer main up Cranston Drive and across the frontage of Lot 4.
2. A 5' diameter sewer manhole per Escondido Standard Drawing S-1-E shall be constructed at the terminus of the sewer main in Cranston Drive.
3. All on-site sewer lines not in public easements and all sewer laterals will be considered a private and the property owners will be responsible for all maintenance of these private lines and laterals.
4. No trees or deep rooted plants shall be planted within 15' of sewer mains or laterals.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

STREET	CLASSIFICATION
Brotherton Road	Residential Street (56' R/W)
Cranston Drive	Residential Street (56' R/W)

2. The developer shall dedicate to the public a 20 foot radius corner rounding at the corner of Brotherton Road and Cranston Drive.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
4. 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.
5. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

CC&Rs or DECLARATION of RESTRICTIONS (Maint. Agreement)

1. Copies of the CC&Rs or Declaration of Restrictions shall be submitted to the Engineering Department and Planning Division for approval prior to approval of the Final Map. When approved the CC&Rs or Declaration of Restrictions shall be recorded and the recording information included on the signature sheet of the Final Map.
2. The developer shall make provisions in the CC&Rs or Declaration of Restrictions for maintenance by the property owners of their respective private utilities (including sewer and water), private drainage and storm water treatment facilities, frontage landscaping and tree wells in the adjacent public right-of-way.
3. The CC&Rs must state that the property owners assume liability for damage and repair to City utilities in the event that damage is caused by the property owners when repair or replacement of private utilities is done.
4. The CC&Rs or Declaration of Restrictions must state that if stamped concrete or pavers are used within any public easement the property owner is responsible for replacing the stamped concrete or pavers in kind if the City has to trench the street for repair or replacement of an existing utility.

REPAYMENTS 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 subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution. 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 undergrounding. All new utilities shall be constructed underground.

MITIGATION MONITORING REPORT

PROJECT NAME: Escondido Self-Storage (TR 900)
PROJECT DESCRIPTION: 5-lot Tentative Subdivision Map and Master and Precise Plan Modification for a 78,067 SF self-storage facility
APPROVAL BODY/DATE: City Council
PROJECT LOCATION: 2319 Cranston Drive (APNs 238-141-34 and -41)
CONTACT PERSON: Jim Barisic, Brandywine Homes, Inc.
PHONE NUMBER: (949) 296-2400

NEG. NEC. NO.: ER 2005-22
ASSOC. CASE NO.: SUB15-0031, PHG16-0010
 2004-70-PD/GE
PROJECT MANAGER: Jay Paul, Assoc. Planner
 (760) 839-4537

Phase at which the Mitigation Measures are to be Implemented
 Prior to Issuance of Building Permits

NATURE OF IMPACT	MITIGATION MEASURE	ID NO. LOCATION IN DOC.	RESPONSIBILITY FOR IMPLEMENT.	CERTIFIED INITIAL/DATE	COMMENTS
Noise: Traffic related noise impacts from roadways and operational impacts from the self-storage facility.	1. Prior to occupancy of the self-storage facility, a six-foot-high masonry sound wall shall be constructed along the eastern and southern boundary of Lot 1 as depicted in Figure 4 of the Exterior Acoustical Analysis prepared by Pacific Noise Control, dated December 1, 2004.	Noise 11	Project Applicant Planning Division Field Engineering Building Division		
	2. Prior to issuance of building permits for the single-family residences on Lots 2, 3, 4 and 5, and Interior Acoustical Analysis (INA) complaint with the California Building Code of Regulations (CCR), Title 24, Noise Insulation Standards, shall be prepared and shall demonstrate that the proposed architectural design and ventilation would limit interior noise levels to 45 dBA CNEL or less (based on future exterior noise levels). The findings and recommendations of the Interior Noise Analysis shall be incorporated into the building plans for the residential buildings.	Noise 11	Project Applicant Planning Division Building Division		

Enforcement of the project conditions, mitigation measures, codes, standards and regulations are handled through the plan check process, inspection and evaluation procedures by the above mentioned City Departments and upon failure to comply with the conditions, the project may be referred to the Planning Commission for review and possible modification or revocation of the permit.

EXHIBIT "C"

PHG16-0010 and SUB15-0031 (TR900) Property Description and Depiction

APN 238-141-34 and -41

Real Property situated in the City of Escondido, County of San Diego, State of California, as more particularly described as follows:

That portion of the northerly 400 feet of Lot 1 in Block 31 of Homeland Acres addition to Escondido No. 2, in the County of San Diego, State of California, according to Map thereof No. 1241 filed in the office of the County Recorder of San Diego County, lying easterly of the easterly line of the westerly 230.54 feet of said Lot 1.

Excepting therefrom the southerly 125 feet of the northerly 260 feet of the easterly 220 feet of said Lot 1.

Also excepting therefrom that portion lying within the westerly 319 feet of the southerly 217 feet of the northerly 425 feet of that portion of said Lot 1 which lies easterly of a line described as follows: Beginning at a point on the southerly line of said Lot 1, which is distant thereon north $77^{\circ} 53' 10''$ west 661.68 feet from the southeast corner thereof; thence north $12^{\circ} 05' 05''$ east to the northerly line of said Lot 1.

