

COMMUNITY DEVELOPMENT

Major Projects Update (Project Descriptions)

Commercial / Office:

1. Escondido Research and Technology Center – East (ERTC) (Developer: James McCann) – This is a 72,000 square foot medical office building proposed on the east side of Citracado Parkway across from Palomar Medical Center located at 2130 Citracado Parkway.
2. Escondido Research and Technology Center – West (ERTC) (Developer: James McCann) – This is a 144,000 sq. ft. development involving two medical office buildings proposed on the west side of Citracado Parkway south of Palomar Medical Center located at 2097 – 2175 Citracado Parkway. A grading permit has been issued by the Engineering Division. Esgil and the Planning Division have approved the building plans. A modified building permit to add a linear accelerator has been approved. A fee deferral agreement has been signed and the building permit was issued June 23, 2016.
3. Centerpointe 78 Commercial (Developer: Lars Andersen, Pacific Development) – This project is a 45,650 sq. ft. supermarket and drive-thru restaurant located at 925 N. Broadway. The project was approved by the City Council on December 9, 2015.
4. Westfield Theater (Developer: Kim Brewer, Westfield) – This project is a 10-auditorium movie theater totaling 57,600 sq. ft. located on the north side of the Westfield Mall. The project was approved by the City Council on November 4, 2015.
5. Felicita Development, LLC (Developer: Katherine Park, Creative Design Associates) – This project is a 140-unit hotel, and a gas station or office/residential care facility at the southeast corner of Felicita Rd. and Gamble Lane. The applicant and staff met with the architect to discuss building elevations, five-story height limitations and site design issues given the existing wetland constraints on the property. The project application remains incomplete as additional technical analysis and coordination is needed to address traffic, biology, water and sewer service, geotechnical and storm water concerns, along with a market study for the proposed uses. Follow-up meetings conducted by the applicant with staff and the wildlife agencies lead staff to believe a revised project is forthcoming. The project is on hold pending further direction and submittal of information from the applicant.
6. Springhill Suites (Developer: Raj Patel, San Bernardino Hospitality LLC) – This project is a four-story, 105-suite hotel totaling 73,300 sq. ft. located at 200 La Terraza Drive. The hotel includes a small conference room and an enlarged lobby for serving continental breakfast. A revised set of grading plans has been approved since February 2016 and grading for the hotel site has started. Building plans have been approved and permit fees were paid before the end of the year clearing the way for construction to commence. On January 3, a new ownership group met with the City Council Economic

Development Subcommittee and staff to discuss renewing the now-expired Economic Incentive Agreement that had been granted to the original developer. The City Council approved a new Economic Incentive Agreement on January 25.

7. Centre City Commercial Center (Developer: Todd Dwyer) - This commercial redevelopment project proposes a 15,870 square foot commercial shopping center on the southeast corner of Centre City Parkway and W. Mission Avenue, addressed as 425 W. Mission Avenue (former Wagon Wheel Restaurant and Palm Tree Lodge). The project would include three buildings, two of which contain drive-thru restaurants along with other retail or restaurant tenant spaces. The third building would be a drive-thru self-serve carwash with 26 customer vacuum spaces. A Plot Plan and Tentative Parcel Map were submitted on January 31, 2017, and staff review is underway.

Industrial

1. StorQuest (Developer: The William Warren Group, Inc.) – This proposed project at 220 W. Mission Avenue involves a 102,500 sq. ft., four-story self-storage facility development with three in-line shops and a small office. The Planning Commission voted to recommend approval of the proposed General Plan Amendment, Planned Development and Zone Change on August 9, 2016. The project was approved by the City Council on September 14, 2016.
2. Victory Industrial Development (Developer: Scott Merry, Badiee Development) - This project involves two industrial buildings totaling 91,000 sq. ft. (one building 55,500 sq. ft., second building 35,500 sq. ft.) located at 2005 Harmony Grove Road and a zone change from residential to Planned Industrial consistent with the updated General Plan. The Planning Commission voted to recommend approval of the proposed General Plan Amendment, Planned Development and Zone Change on August 9, 2016. It was approved by the City Council on September 14, 2016. The applicant has completed his purchase of biological mitigation credits to offset project impacts.
3. Escondido Self-Storage Facility (Developer: Brandywine Homes, Inc.) – A modification to a Master and Precise Development Plan for revisions to the design of a previously approved, but not yet constructed, self-storage facility at 2319 Cranston Drive. The project proposes approximately 77,500 SF of storage area in two buildings. The larger building is two stories over a basement with all interior loading. The smaller building is one-story with some exterior roll-up doors. The project was recommended for approval by the Planning Commission on September 13, 2016, and the City Council approved the project on October 12, 2016.
4. Innovative Industrial Development (Developer: Scott Merry, Badiee Development) – This project involves a unique proposal in which two potential industrial development scenarios were analyzed for the 5.76-acre site located at 1925 Harmony Grove Road, directly in front of the “Victory Industrial Development” described above. The first development scenario involves a single tenant building with 98,500 square feet and 197 parking spaces. The alternative scenario envisions three industrial buildings roughly

within the same footprint as the single tenant proposal. The three industrial buildings would include a total of 86,000 square feet with 234 parking spaces. The Planning Commission voted to recommend approval of this project on December 13, 2016. The City Council approved the proposal as recommended by the Planning Commission on January 11. The applicant has notified staff that he intends to move forward with construction of the three-building design.

5. North American Self-Storage (Developer: Russ Colvin) – This project at 852 Metcalf proposes a 132,556 square foot, self-storage facility consisting of four stories over a full basement level on a 1.12-acre site in the M-1 zone. A Plot Plan application was submitted to Planning on September 14, 2016 and a conditional letter of approval was issued on December 21, 2016. The applicant has submitted grading, building and landscape plans into plan check under the city's "expedited plan- check" pilot program.

City Projects

1. Micro-Filtration Reverse Osmosis (Developer: City of Escondido Utilities Department) – The proposed project involves a Conditional Use Permit (CUP) for the development of a new City facility to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses with the capacity for future treatment for indirect potable reuse. The facility would be sized for a total production capacity of 2.0 million gallons per day (mgd). A previous proposal for development of the facility at 2512 East Washington Avenue has now been shelved while staff pursues development of the facility on an alternative site located on the southeastern corner of Washington Avenue and Ash Street. On July 20, 2016, the City Council approved a first-phase design contract with Black and Veatch for the design effort need to bring the new site design to the Planning Commission for CUP consideration. Site and building design concepts have been developed and two neighborhood meetings were held on October 12, 2016 and November 3, 2016. A 30-day public review period for the proposed Mitigated Negative Declaration ended on November 27, 2016. The Planning Commission approved the proposed CUP on December 13, 2016. An appeal of that decision was filed and the City Council denied the appeal on January 11, and affirmed the Planning Commission's decision to approve the project.
2. Wastewater Collections Yard Expansion (Developer: City of Escondido Utilities Department) – The project involves development of 1.8 acres of a larger, approximately 15.4-acre site for the construction of a new wastewater collections yard and maintenance facility for the City's Hale Avenue Resource Recovery Facility (HARRF) at 1521 S. Hale Avenue. The proposed facilities will consist of three separate pre-fabricated metal buildings 3,735 sq. ft. - 5,670 sq. ft. for collections; work bays and workshops for regular maintenance of vehicles and equipment. The project would require the processing of a Conditional Use Permit (CUP) and rezone. The Planning Commission held a public hearing and recommended approval on May 10, 2016. It was approved by the City Council on June 15, 2016. Grading, building and landscape plans are now being reviewed by staff for permit issuance.

3. HARRF Biogas to Energy Project (Developer: City of Escondido Utilities Department) – This project is a proposed Conditional Use Permit that will utilize the existing digester gas created during the sewage treatment process to power two generators with a combined output of 1,200 kW of power. The gas which is currently being flared on the site will be redirected for a useful purpose and used to offset the HARRF's demand on utility natural gas and electricity from SDG&E. A Conditional Use Permit for the project was approved by the Planning Commission December 13, 2016.
4. Lake Wohlford Replacement Dam (Developer: City of Escondido Utilities Department) – This project consists of the construction of a replacement dam downstream (west) from the existing dam at Lake Wohlford, as well as partial deconstruction of the existing dam. In 1924, hydraulic fill was added to increase the overall height of the original dam from 76 feet to 100 feet. A 2007 seismic analysis of the dam identified a stability concern for the raised portion of the dam in the event of a major earthquake. As a result, the City reduced the reservoir's water level to limit the risk of a potential failure. The water level reduction decreased the reservoir's capacity to approximately 40% of its prior size. To improve the dam's seismic safety and regain the lost water storage capability, the City is planning to construct the replacement dam so the resultant reservoir level and storage capacity are equal to the elevation and capacity prior to the water level restriction, at 1,480 feet elevation and 6,500 acre feet, respectively. AECOM working under contract to the civil engineer (Black & Veatch) was selected to prepare an Environmental Impact Report for the project. A Draft EIR was prepared and issued for a 45-day public review period that began on October 4, 2016 and closed on November 17, 2016. Staff and AECOM are now in the process of coordinating responses to the comments that were received during the public review period.

Institutional

1. Escondido United Reformed Church (Developer: Brent Cooper) – The project is an expansion for a phased, multi-year, master construction/development plan for a new 12,250 SF two-story sanctuary, conversion of existing buildings to a social hall, demolition of an existing social hall/classroom building (approx. 4,620 SF) and construction of approximately 5,250 SF for a nursery, multi-purpose room, classrooms for Sunday school at 1864 N. Broadway. Revised architectural plans were unanimously approved by the Planning Commission on June 14, 2016. A proposed modification to the Conditional Use Permit to increase the size of the sanctuary and classroom buildings and delete Phase 4 was approved by the Planning Commission on June 27, 2017.
2. Emmanuel Faith Community Church (Developer: Jim North, EFCC) - The project is a phased, multi-year construction and renovation program for the Emmanuel Faith campus that includes demolishing the existing children's rooms and constructing a new nursery and children's building for up to 200 children, construction of a two-story training center/youth complex, renovation of the existing high school/college building, conversion of the existing education center into an office and meeting room building,

demolition of the existing café and construction of a new café, demolition and construction of a new maintenance building, construction of a new gathering plaza with baptismal outdoor water feature, and reconstruction and expansion of the existing worship center from 1,600 seats to 2,000 seats. The Planning Commission approved the proposed modification to the Conditional Use Permit for the campus on June 9, 2015. Grading, building and landscape plans for the first phase (45,414 square foot new children's building) have been approved and Phase I is under construction.

3. Self-Realization Fellowship Center (Developer: John Pyjar, Domusstudio Architecture
– This proposal to modify the Center's existing CUP would expand the campus by constructing a new 7,424 square foot meditation chapel with seating for 200 persons, a 4,278 square foot multi-purpose building, a 3,929 square foot Sunday school classroom and would convert an existing office/residential building to a bookstore. Additional parking would be provided and some existing buildings on the site would be relocated or demolished. The CUP application was submitted on November 14, 2016. Staff reviewed the initial submittal and sent a letter to the applicant on December 14, 2016, indicating that the application was incomplete and specifying the additional information that was necessary to complete the application.

Residential

1. Oak Creek (Developer: Jason Han, New Urban West) – This project is a 65-unit single-family residential development located at the southeastern corner of Felicita Road and Hamilton Lane approved by the City Council in 2015. The LAFCO Board unanimously approved the annexation on October 5, 2015, and the annexation has been recorded. No grading or improvement plans have been submitted by the developer at this time.
2. Amanda Estates (Developer: Jason Han, New Urban West) – This project is a 22-unit single family development on Amanda Lane approved by the City Council in 2015. The LAFCO Board approved the reorganization (annexation) at their meeting on August 3, 2015, and the annexation has been recorded. No grading or improvement plans have been submitted by the developer at this time.
3. Lexington (Zenner) (Developer: Eric Johnston, KB Homes) – The project is a 40-unit, single-family development at the northeastern corner of Lehner Avenue and Vista Avenue. A rough grading permit was issued for the project site on August 18, 2016 and grading is underway. The final map has been approved by City Council. Building plans for Phase 1 were submitted into plan check on December 20, 2016 and permits were issued before the end of the year. On January 24, the Planning Commission approved a variance request from KB Homes to reduce perimeter wall setbacks for five residential lots.
4. Stella Park Condominiums (Developer: Edward Kaen, ETP, LLC) – This project is a 63-unit, three-story townhome Planned Development located at 2516 S. Escondido Blvd. The project includes three separate recreation areas for residents. The City Council approved the project on April 27, 2016. A Substantial Conformance Tentative Map (TM)

and proposed modification to the Precise Development Plan was filed by Lyon Homes on December 12, 2016. The Planning Commission approved a modification to the Precise Development Plan and the substantial conformance TM on February 14.

5. Wohlford (Developer: Jack Henthorne) – This project is a 55-lot single family development located on Bear Valley Parkway east of Encino Drive. A Specific Alignment Plan for Bear Valley Parkway detailing the proposed roadway design is under review. An application for a Development Agreement has been submitted by the applicant. The Draft EIR has been posted on the city website and released for a 45-day public review period commencing on March 27 and ending on May 12, 2017.
6. Latitude II (Developer: Peter Zak, Lyon/NCA) – This project is a 112-unit multi-family condominium development, located at the northeastern corner of Centre City Parkway and Washington Avenue, and was approved by the City Council on August 19, 2015. Building permits for all buildings were issued on June 22, 2017.
7. Canyon Grove Estates Tract 932 (Developer: John Vance, Shea Homes) – This project is a 179-lot single family residential development on the north side of Vista Avenue east of Conway Drive. The final architectural design and landscaping plans for the Precise Plan application were approved by the Planning Commission on June 14, 2016.
8. Safari Highlands Ranch (SHR) (Developer: Jeb Hall, Concordia Homes) – This project is a 550-unit single family development located east of the Rancho San Pasqual community and north of the San Diego Safari Park. The project involves 1,100 acres including annexation and a Sphere of Influence update for a master planned community with parks, trails, recreation center, fire station and open space. Planning and Engineering extensions of staff have been funded by the applicant and retained to assist the City in processing the project. The City Council approved the consultant contract for preparing the EIR on March 23, 2016. The contract planner has been meeting with the consultant, Michael Baker International (MBI), and has started review of first draft sections of the EIR. While the EIR is generally on schedule, there have been some changes to the site plan, which will affect the EIR schedule. The changes include the elimination of the “water factory” for wastewater treatment, elimination of the public park, changes to the entry road which would now be private instead of public, and relocation of the fire station to the former public park site. These changes will require the applicant’s civil engineer to make a number of revisions to the tentative map, but are not anticipated to affect the proposed development envelope or the number of proposed lots. A revised tentative map depicting the site plan changes was submitted on October 17, 2016.
9. High Pointe Tract 693-J (Developer: Russell Schaeffer, True Life Communities) – This project is a custom-home development with 39 estate lots accessed from Mesa Rock Road. The final map has recorded. Staff has prepared a bond and fee letter based on the proposed grading and landscape plans, and has sent it to the applicant.

10. Del Prado (Developer: Kerry Garza, Touchstone Communities) – This project is a 113-unit townhome-style Planned Development located at the southwestern corner of Brotherton Road and the Centre City Parkway frontage road. The project includes a recreational facility, pool, and open space areas. Staff worked through various site design and utility issues with the applicant prior to scheduling the project for a public hearing. The City Council approved the project on May 11, 2016. No grading or improvement plans have been submitted by the developer at this time.
11. 701 San Pasqual Valley Rd (Developer: Bob Stewart) – This project is a 19-unit single family development located at 701 San Pasqual Rd/1201 E. 5th Avenue (formerly Tract 898) on 7.2 acres. The application is under review and a letter detailing additional comments and submittal requirements was forwarded to the applicant. Staff has met several times with the applicant to help work through project design and storm water issues. A Draft Mitigated Negative Declaration has been submitted and staff has provided comments to the applicant on the draft and technical studies.
12. Escondido Gateway (Developer: Greg Waite, Integral Communities) – This project is a mixed-use development involving 126 residential units within three, 4-5 story buildings with indoor and outdoor recreational areas and an opportunity for a small (1,000 sq. ft.) commercial/flex space on 2.6 acres (48 dwelling units/acre) located at 700 W. Grand Avenue (former Police Station) across the street from the Escondido Transit Center. Plans were submitted for the project involving a Specific Plan Amendment, Tentative Map, Planned Development and Development Agreement. The City Council approved the project on October 12, 2016. The Development Agreement has recorded.
13. The Villages at Escondido Country Club (Developer: Jason Han, New Urban West, Inc.) – The project would redevelop the former 109.3-acre Escondido Country Club golf course property with a new residential development consisting of 392 dwelling units including single-family detached and attached duplex units. The proposed project density is 3.6 dwelling units per acre with a minimum residential lot size of 2,555 square feet. The development would include 48 acres of open space including a landscaped greenbelt with a four-mile trail system linking park features. Other proposed amenities include a new clubhouse building, swimming pool, gym, tennis/pickle ball court, restaurant and bar and banquet facilities. The proposed General Plan Amendment, Specific Plan, Vesting Tentative Map and Zone Change applications and plans were submitted to the Planning Division on October 31, 2016. The developer has retained Dudek to prepare the Draft EIR for the project. The developer has provided funding for a contract planner working under the direction of the Planning Division to assist the City in processing the project. A kick-off meeting was held on November 15, 2016, to commence project-related discussions between Planning staff and their contract planner, the applicant and the EIR consultant. A letter indicating the project application is incomplete was sent to the applicant on November 30, 2016. City staff met with the applicant on December 22nd to review the comment letter. A Notice of Preparation (NOP) for the EIR was issued on January 25, 2017 for a 30-day review period ending on February 24, 2017. The NOP includes notification of a public scoping meeting that was held on February 13. A project resubmittal in response to the city's November 30

letter was received on March 16. The complete resubmittal will include additional information for the proposed specific alignment plan for Country Club Lane. Planning staff has developed a new section on the city's website for ECC project-related documents and plans. The information can be accessed at the following link: [ECC - City of Escondido](#)

14. Ivy/Valley Parkway Mixed-Use Development (Developer: Abad Rahan Pars Inc./ Norm Wieme, Architect) – This project at 113 N. Ivy consists of a plot plan application to construct a four-story building with 20 two-bedroom apartment units and approximately 3,000 square feet of commercial space on a vacant 0.5-acre parcel located at 113 N. Ivy Street. The conditional letter of approval for the plot plan was approved and issued on September 19, 2016. The applicant has indicated that grading and building plans are expected to be submitted into plan check soon. Utilities staff is currently working on a reimbursement agreement for new water infrastructure that will be installed by the project in the adjoining alley.
15. North Avenue Estates (Developer: Casey Johnson) – This project involves a request to annex a 17.2-acre vacant property east of Laurashawn Lane (and four adjacent developed lots) and revise conditions for a previously approved 34-lot subdivision (Tract 916). The proposal also includes a request for a new development agreement to replace the previously approved development agreement that has expired since the project was originally approved in 2006 and a Master Development Plan for residential clustering. An application to re-entitle aspects of the project that have expired and modify the project design to reflect new storm water requirements was submitted to the Planning Division on March 7. The proposal is currently being reviewed by staff.
16. Aspire and The Ivy (Developer: Addison Garza, Touchstone Communities) – This project involves the redevelopment of three downtown sites and includes a six-story mixed-use development with 106 residential units on the municipal parking lot (Parking Lot 1) on Valley Parkway adjacent to Maple Street Plaza with commercial opportunities available on the ground floor (Aspire). A four-story parking garage would be constructed on Parking Lot 4 (Second/Kalmia) to recapture public spaces lost on Lot 1 and increase the overall number of public parking spaces in the downtown area. The third component (The Ivy) would be a complete redevelopment of the long-vacant Escondido Surgery Center site (2nd/South Ivy) with a four-story, 95-unit residential condominium development offering 95 condominium units with parking underneath the podium-style building. All of these proposals were submitted to city offices on June 23, 2017, and are currently being reviewed by staff.