ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.1
Date: December 13, 2016

CASE NUMBER: PHG 16-0014

APPLICANT: City of Escondido

LOCATION: The 4.5-acre project site is located on the southeast corner of E. Washington Avenue and N. Ash Street, addressed as 1201 E. Washington Avenue (APN 230-141-01-00).

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: The project involves a Conditional Use Permit for the development of a Membrane Filtration/Reverse Osmosis facility (MF/RO) designed to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. Utility projects, including processing, storage, and distribution facilities for water are permitted uses within commercial zones, subject to the approval of a Conditional Use Permit. The proposed MF/RO would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd) with the ability to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. The proposed project would consist of two buildings, both with a maximum height of approximately 31'. The MF/RO Process Building (21,729 SF) would house the MF/RO equipment, pumps, electrical rooms, control rooms, and meeting rooms. The Chemical Building (14,115 SF) would house the transfer pumps and accommodate the storage of chemicals used in treatment process. The project also includes several above ground storage tanks with a maximum height of 30' (300,000 gal influent tank, 160,000 gal inter-process tank, and 820,000 gal product storage tank), and a 1,500 kW emergency backup generator, as well as various above and below ground pipes and support infrastructure.

The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative wrought iron fencing. Access would be provided via two driveways on E. Washington Avenue. A limited number of employees would visit the site for daily inspections (as needed), monthly routine facility maintenance, and delivery and removal of chemicals. A more detailed description of the project components and operations is included in the Final Mitigated Negative Declaration prepared for the project, which is attached with this report. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: GC (General Commercial)

ZONING: CG (General Commercial)

BACKGROUND/SUMMARY OF ISSUES: Tertiary-treated recycled water is produced at the HARRF and is provided to other agencies and City customers for landscape and industrial purposes. The City has been expanding the recycled water conveyance system over the past several years to provide a more dependable and sustainable water supply to be less dependent on imported water. The City Council authorized an extension of the recycled water easterly main (currently in various stages of design and construction) to extend the City's ability to supply recycled water to customers located east of downtown Escondido. The recycled water from the HARRF would be brought to the MF/RO by an existing 24-inch diameter pipeline running along the north side of the flood control channel directly south of the project site.

The proposed MF/RO is part of an expansion of Escondido's recycled water (RW) distribution system to serve eastern and northern agricultural land. The MF/RO would further treat recycled water delivered from the HARRF to a level that is necessary for agricultural uses. While reuse of recycled water for agricultural purposes is an important function of the proposed MF/RO, it should be noted that the primary need for the facility stems from capacity limitations in the City's wastewater outfall pipeline which runs under Escondido Creek for more than 14 miles from the HARRF to San Elijo Lagoon, and ultimately to the Pacific Ocean. The outfall pipeline capacity can vary greatly based on factors such as

conservation efforts and weather. In heavy rains, the City could exceed capacity limitations in the outfall pipe, which could subject us to substantial fines by the Regional Water Quality Control Board.

A major benefit of the project is that the MF/RO would be able to treat the recycled water coming from the HARRF to a level that could be used for agricultural purposes. Agricultural producers are a vital part of Escondido's community and its economy, and avocados are one of the most important crops grown in San Diego County. Water quality for avocado production is important for quantity and quality of production. Growers maintain a high demand for water, specifically low-salinity water, and water must be low in chlorides and other constituents to avoid leaf burn, root rot, and the need for excessive flushing. For these reasons, infrastructure to provide more recycled water with lower salinity to the growers (such as the MF/RO) is necessary to offset agricultural potable demand, decrease demand for imported water, and to continue efficient agricultural production.

Staff feels the issues are as follows:

1. Whether the proposed facility would have any adverse visual, noise, and/or compatibility impacts to surrounding uses.

2. Whether the project site is an appropriate location for the facility.

3. If there are other possible solutions to the City's wastewater outfall capacity limitation, and why the MF/RO project is the most appropriate option.

REASON FOR STAFF RECOMMENDATION:

1. The site is bounded on two sides by Circulation Element roadways, and on a third by the Escondido Creek Flood Control Channel. The buildings have been designed and located to address potential visual and compatibility impacts to surrounding uses, with appropriate setbacks from adjacent residential properties. The majority of the MF/RO equipment and systems would be housed inside of buildings designed with commercial facades in order to blend in with the existing neighborhood, and to reduce equipment noise levels. Perimeter landscape planters and new six-foot-high masonry block walls would be installed to provide additional screening, separation and noise attenuation where necessary. The project design and conditions of approval contained herein will help ensure compatibility of the proposed project with adjacent properties.

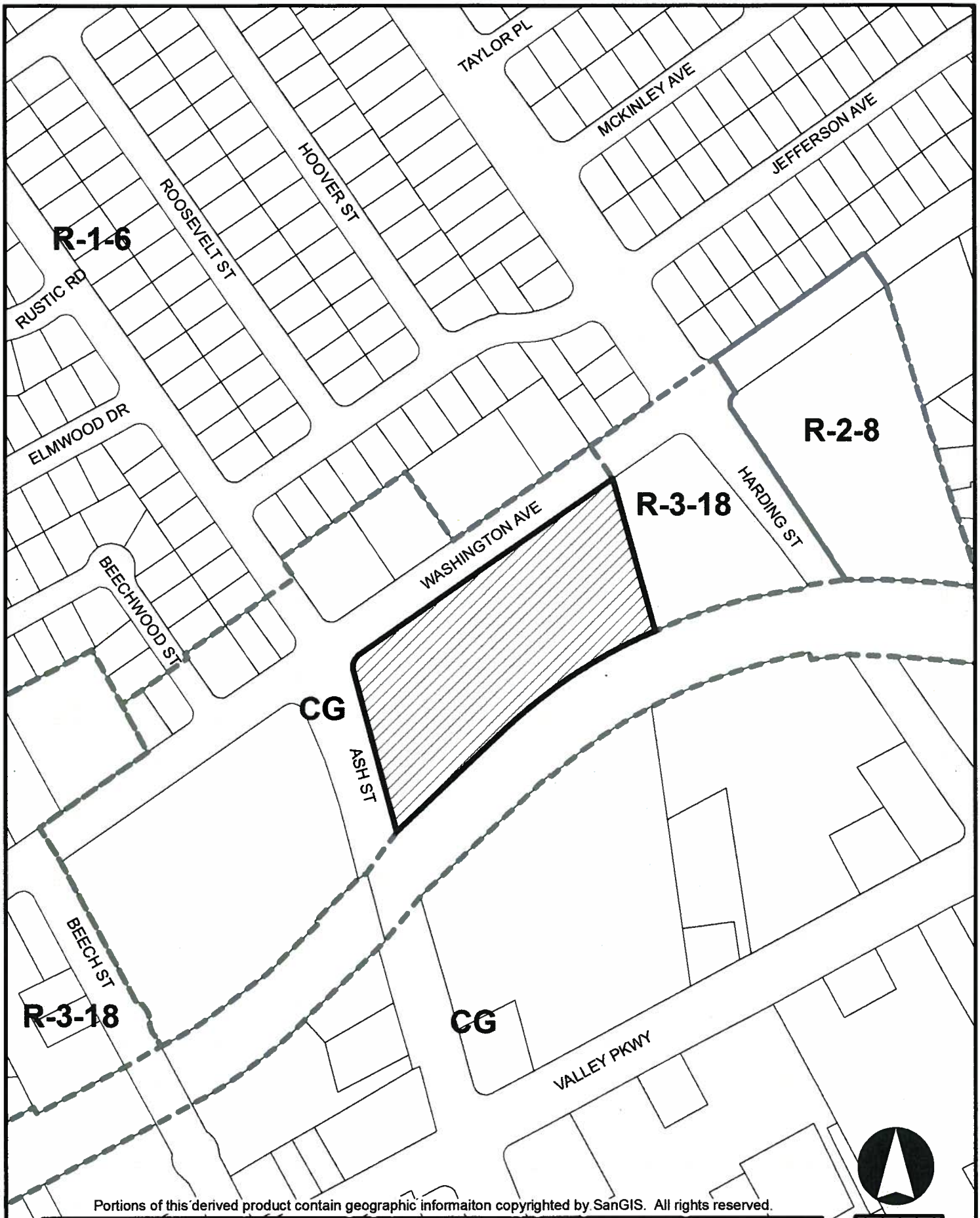
2. Construction of the MF/RO at the subject site would avoid the need to construct additional recycled water infrastructure, specifically pipelines to carry recycled water and brine to/from the MF/RO. The shortest, technically feasible path through the City for recycled water mains for agricultural reuse is along the Escondido Creek Flood Control Channel. Additional costs would be incurred by placing the MF/RO away from the channel due to requirements for construction of additional pipelines. Additionally, the subject property is currently owned by the Utilities Department, which will also assist in reducing project costs. The subject property is immediately adjacent to the channel, and is located in the General Commercial (CG) zone. The CG zone allows public utility uses, subject to approval of a Conditional Use Permit (CUP). The property is and bounded on three sides by either the Escondido Creek Flood Control Channel or Circulation Element roadways, and is sufficiently large enough to accommodate the proposed MF/RO. For these reasons, staff believes that the project site is an appropriate location for the MF/RO.

3. The MF/RO is one of two possible solutions to the City's wastewater outfall capacity issue. It would address the issue by decreasing the capacity demand placed on the outfall pipeline. The other option would be to replace the existing wastewater outfall pipeline with a larger one in order to increase the capacity. The MF/RO is the appropriate option because it is more affordable, can be completed in a shorter timeframe, and is more sensitive to environmental concerns.

Respectfully Submitted,

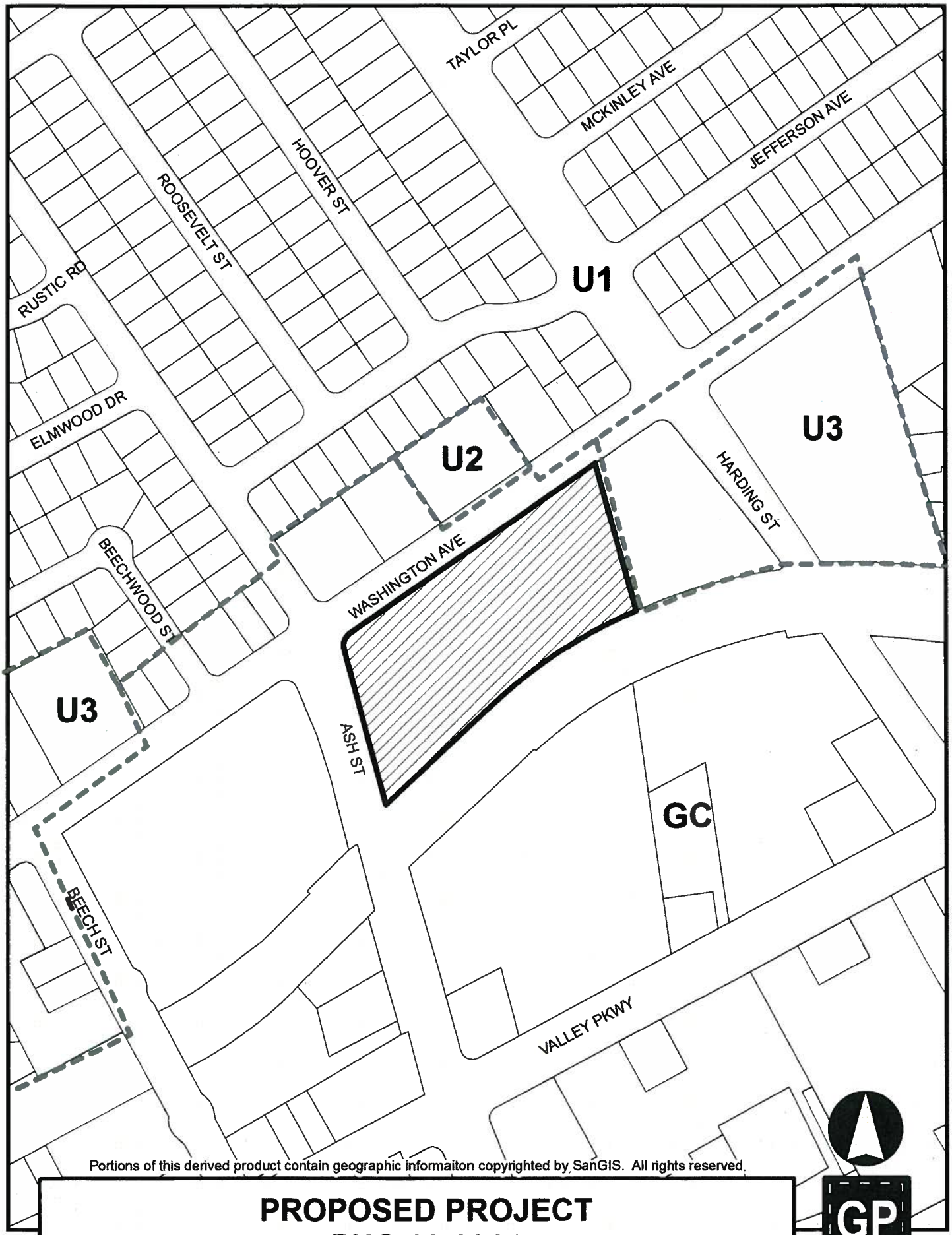
Adam Finestone, AICP
Principal Planner

Jay Paul
Associate Planner



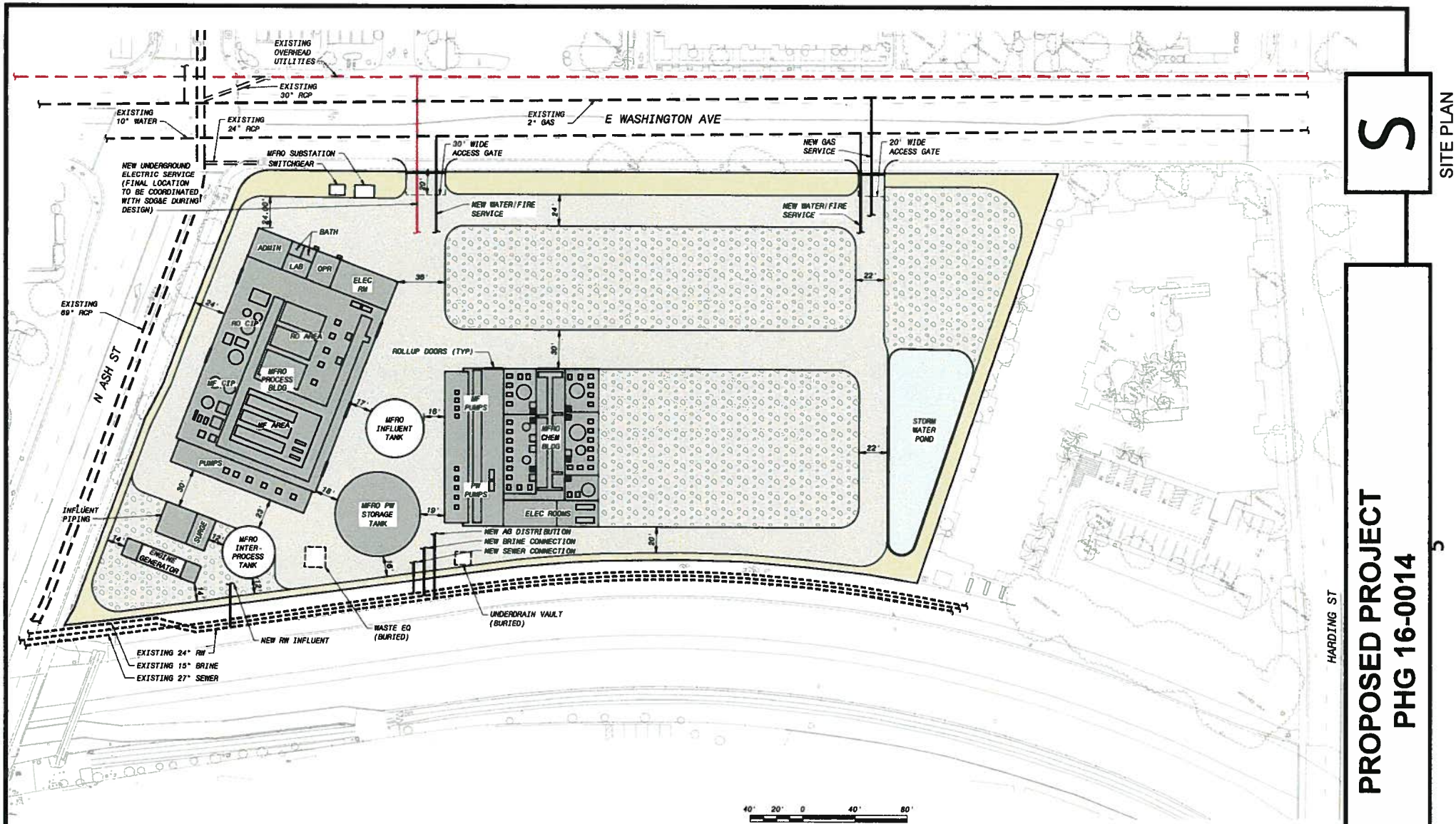
PROPOSED PROJECT
PHG 16-0014

L
LOCATION/ZONING



PROPOSED PROJECT
PHG 16-0014

GP
GENERAL PLAN



LEGEND:

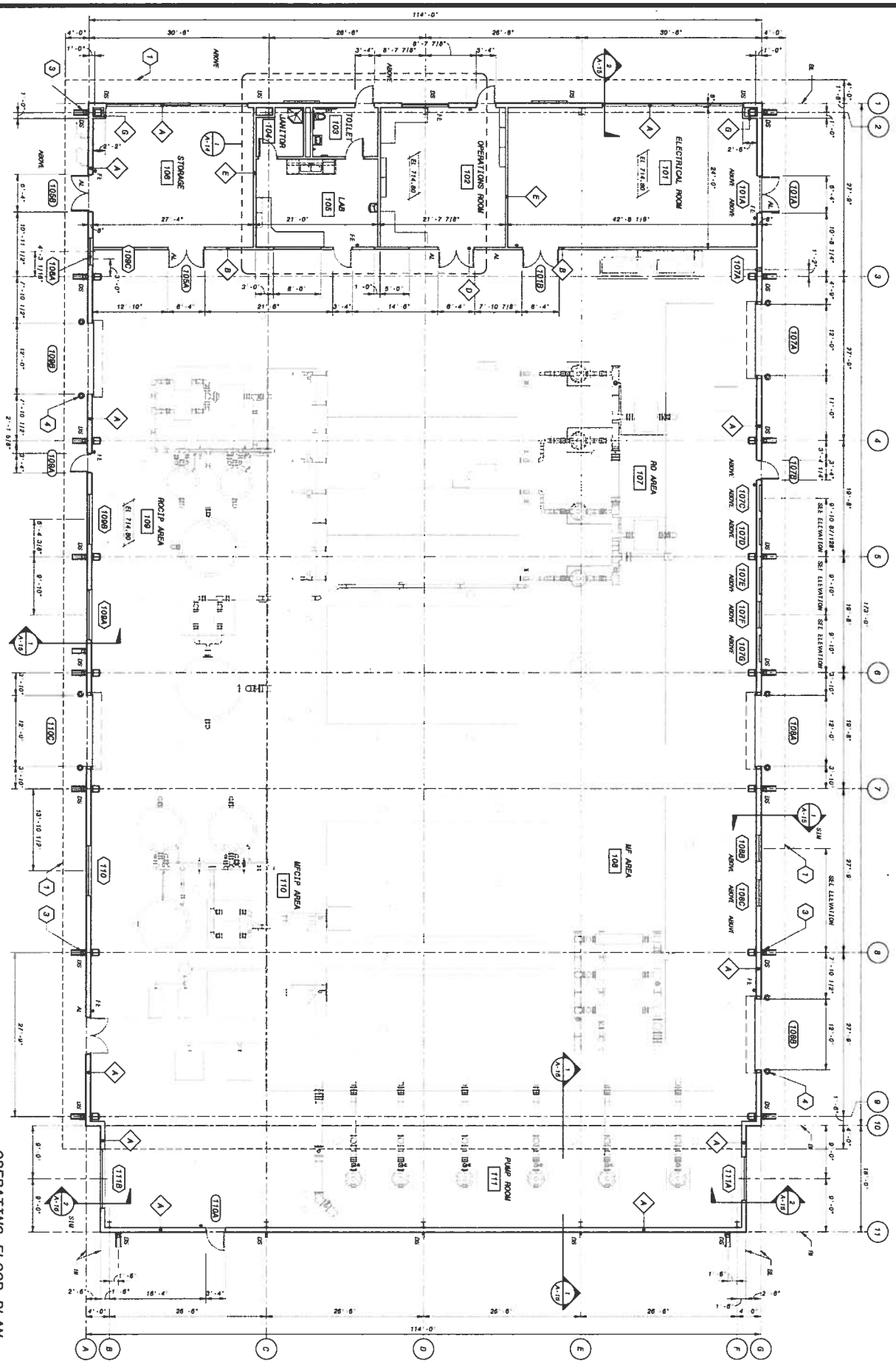
- LANDSCAPE
- AC PAVING
- GRAVEL
- STORM WATER POND
- MFRO FACILITY
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- STORM DRAIN
- BRINE LINE
- SEWER LINE
- AG DISTRIBUTION/ RW INFLUENT LINE

S

SITE PLAN

PROPOSED PROJECT
PHG 16-0014

5



MFRO PROCESS BUILDING

PROPOSED PROJECT
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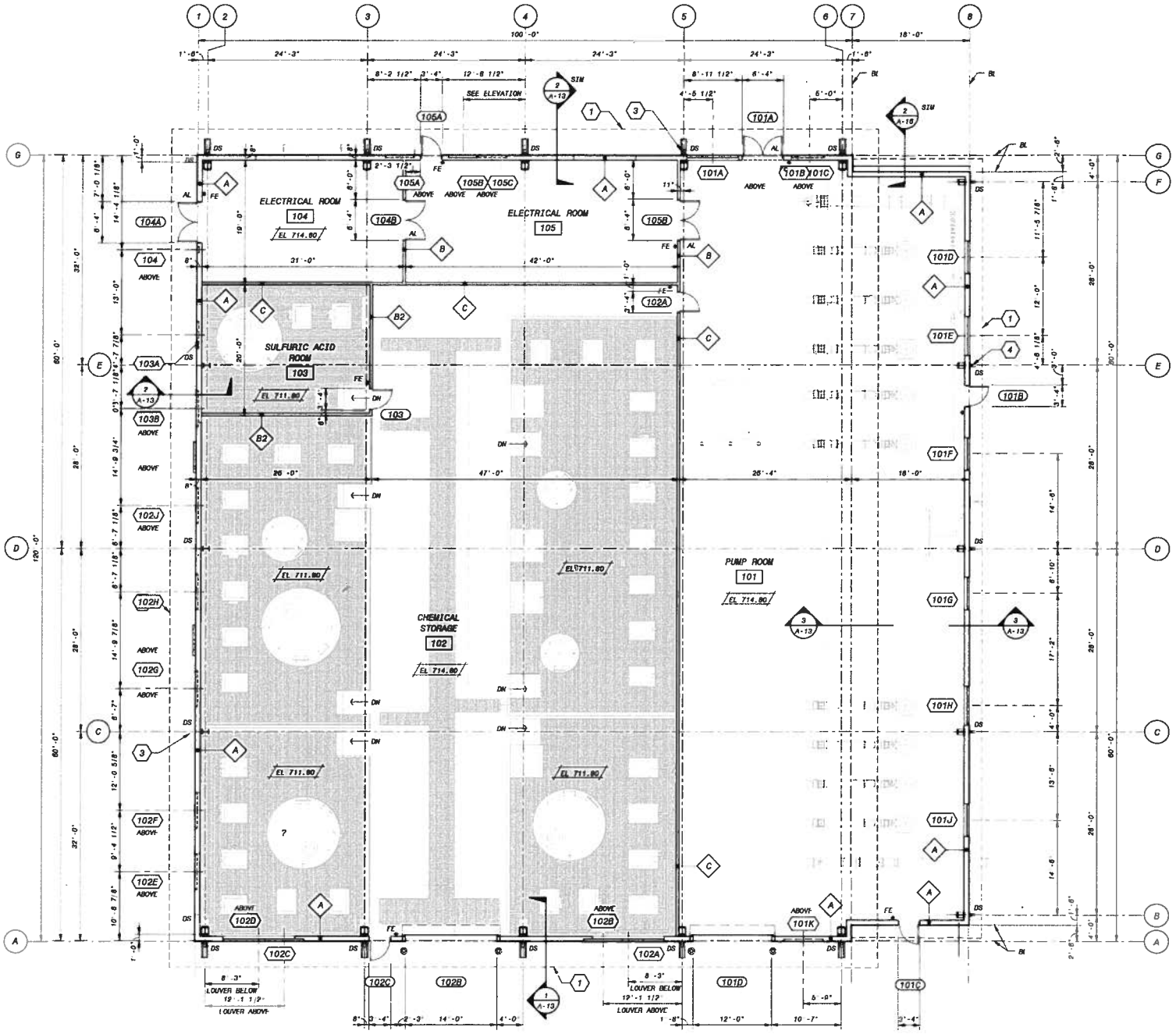
F

FLOOR PLAN



ARCHITECTURAL TAGS

(XX)	**ACCESSORY ITEM** LETTER SEQUENCE
101A	**DOOR** ROOM NUMBER + LETTER SEQUENCE
101A	**LOUVER** ROOM NUMBER + LETTER SEQUENCE
00	**LABORATORY CABINET** NUMERIC SEQUENCE
ROOM NAME 101	**ROOM NAME & NUMBER** FIRST DIGIT LEVEL DESIGNATION + NUMERIC SEQUENCE (01-99)
A1	**WALL TYPE** LETTER SEQUENCE + NUMERIC SEQUENCE
W	**WINDOW** LETTER SEQUENCE
0	**SHEET KEYNOTE** NUMERIC SEQUENCE

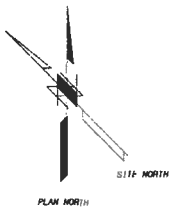
SHEET KEYNOTES

1. ROOF OUTLINE ABOVE, SEE ROOF PLAN & WALL SECTIONS.
2. .
3. DOWNSPOUT & SPLASHBLOCK, TYPICAL.
4. DOWNSPOUT.

GENERAL NOTES

1. FOR WALL TYPES SEE SHEET A-20.
2. FOR ABBREVIATIONS, SEE SHEET A-17.
3. SEE EAST ELEVATION FOR ADDITIONAL DOWNSPOUTS NOT SHOWN ON PLAN.

OPERATING FLOOR PLAN



CHEMICAL STORAGE BUILDING

PROPOSED PROJECT
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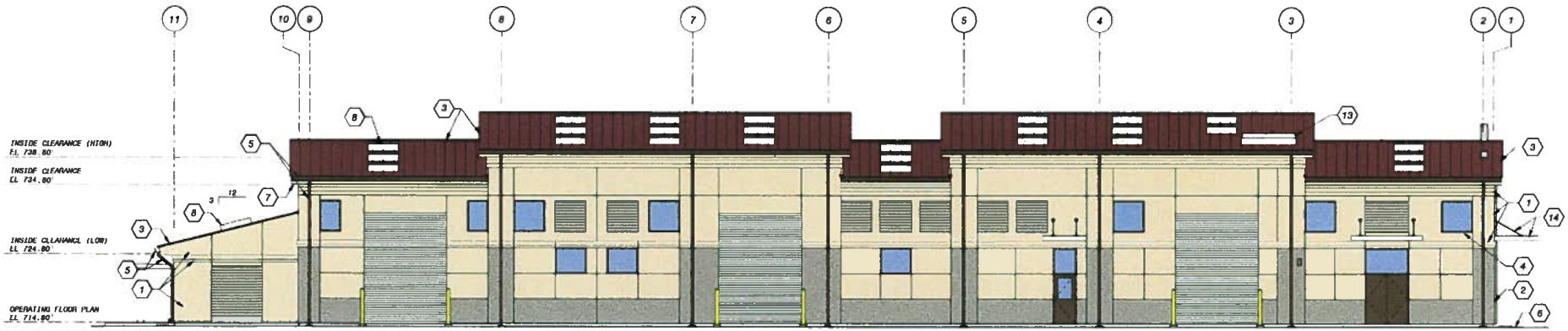
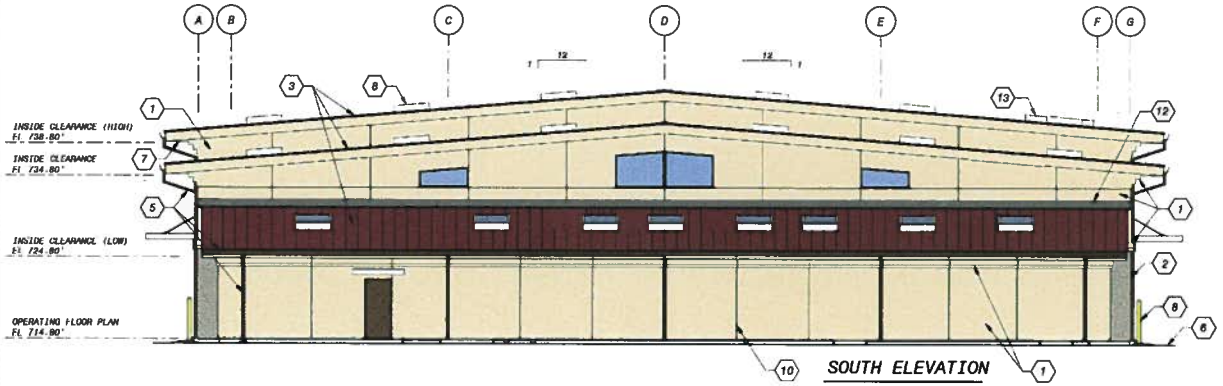
F
FLOOR PLAN



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

1. FOR ARCHITECTURAL TAGS & SYMBOL LEGEND, SEE OPERATING FLOOR PLAN DRAWING.
2. SEE FLOOR PLAN FOR LOUVER DIMENSIONS NOT SHOWN.

SHEET KEYNOTES

1. STUCCO, FIELD COLOR.
2. STUCCO, BASE COLOR.
3. STANDING SEAM METAL ROOF SYSTEM.
4. ALUMINUM WINDOW FRAME, TYPICAL.
5. PREFINISHED METAL GUTTER & DOWNSPOUT.
6. FINISHED GRADE, SEE CIVIL DRAWINGS.
7. STUCCO RAKE TRIM/FASCIA: COLOR TO MATCH STUCCO FIELD.
8. SKYLIGHT, SEE ROOF PLAN.
9. GUARDPOST, TYPICAL, SEE CIVIL DRAWINGS.
10. CONTROL JOINT (CJ), TYPICAL.
11. UNIT HEATER FLUE, TYPICAL, SEE HVAC DRAWINGS.
12. WALL TO ROOF FLASHING.
13. ROOF HOOD CURB AS REQUIRED. DIMENSION DETERMINED BY EQUIPMENT PROVIDED. LOW SIDE CURB HEIGHT 1'-4" MINIMUM ABOVE ROOF SYSTEM.
14. HANGER ROD & ALUMINUM CANOPY.

E

ELEVATIONS

MFRO PROCESS BUILDING

PROPOSED PROJECT
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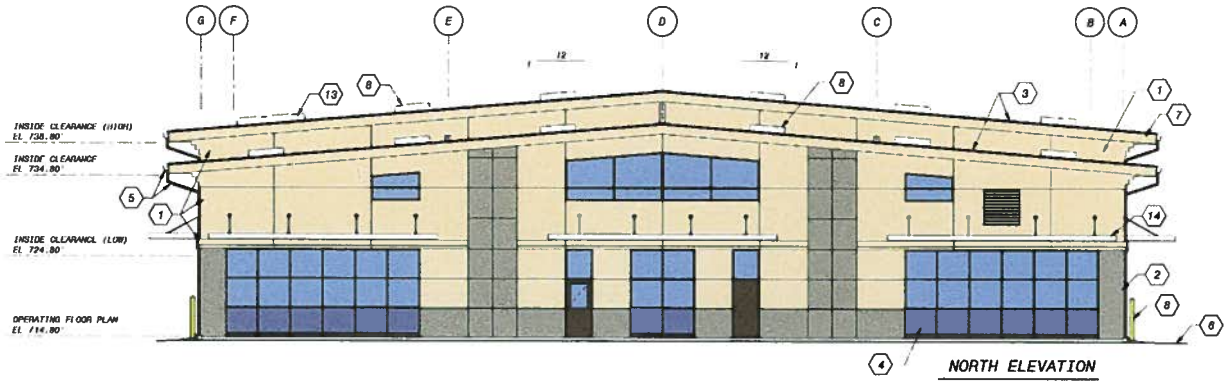
8

WEST ELEVATION



NORTH ELEVATION

GENERAL NOTES

1. FOR ARCHITECTURAL TAGS & SYMBOL LEGEND, SEE OPERATING FLOOR PLAN DRAWING.

SHEET KEYNOTES

1. STUCCO, FIELD COLOR.
2. STUCCO, BASE COLOR.
3. TILE ROOF; SEE DETAIL A ON DRAWING A-18.
4. ALUMINUM WINDOW FRAME, TYPICAL.
5. PREFINISHED METAL GUTTER & DOWNSPOUT.
6. FINISHED GRADE, SEE CIVIL DRAWINGS.
7. STUCCO RAKE TRIM/FASCIA: COLOR TO MATCH STUCCO FIELD.
8. SKYLIGHT, SEE ROOF PLAN.
9. GUARDPOST, TYPICAL, SEE CIVIL DRAWINGS.
10. CONTROL JOINT (CJ), TYPICAL.
11. UNIT HEATER FLUE, TYPICAL, SEE HVAC DRAWINGS.
12. WALL TO ROOF FLASHING.

E

ELEVATIONS

MFRO PROCESS BUILDING

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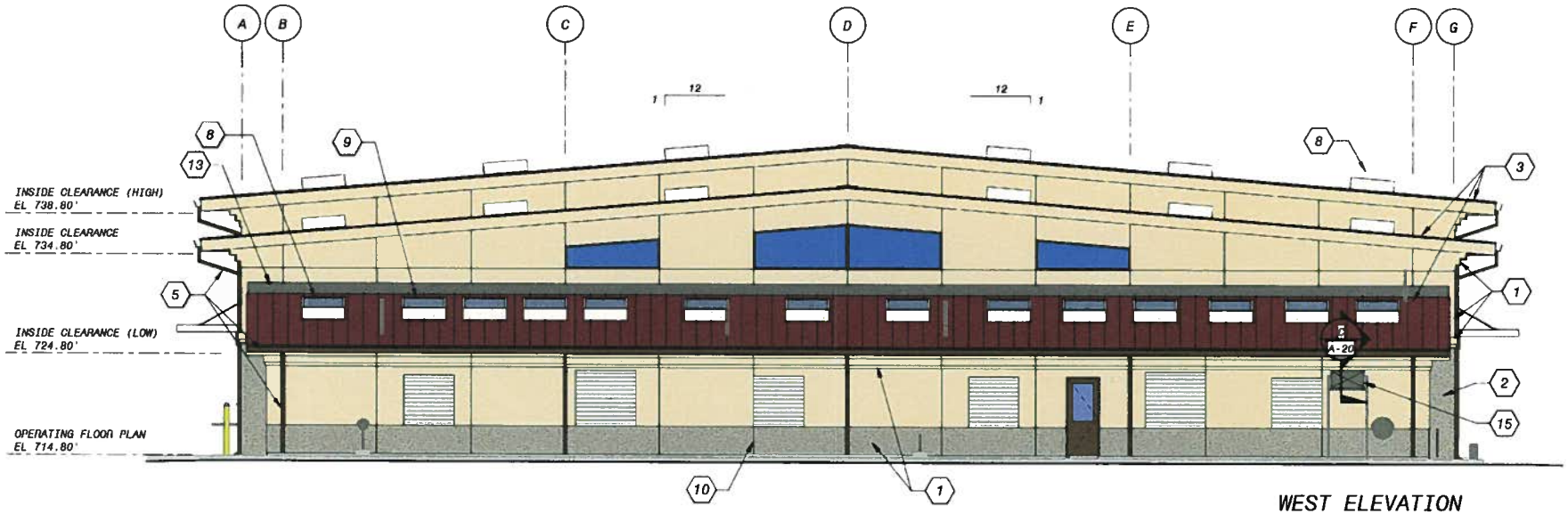
SOUTH ELEVATION



WEST ELEVATION

SHEET KEYNOTES

1. STUCCO, FIELD COLOR.
2. STUCCO, BASE COLOR.
3. STANDING SEAM METAL ROOF SYSTEM.
4. ALUMINUM WINDOW FRAME, TYPICAL.
5. PREFINISHED METAL GUTTER & DOWNSPOUT.
6. FINISHED GRADE.
7. REMOVABLE SKYLIGHT, SEE ROOF PLAN.
8. SKYLIGHT, SEE ROOF PLAN.
9. HATCH/SKYLIGHT, SEE ROOF PLAN.
10. CONTROL JOINT (CJ), TYPICAL.
11. STUCCO RAKE/FASCIA TRIM, COLOR TO MATCH STUCCO FIELD.
12. PIPING, SEE MECHANICAL PROCESS DRAWINGS.
13. WALL TO ROOF FLASHING.
14. HANGER ROD & ALUMINUM CANOPY.
15. DUCT WALL PENETRATION, SEE HVAC DRAWINGS.

E
ELEVATIONS

CHEMICAL STORAGE BUILDING
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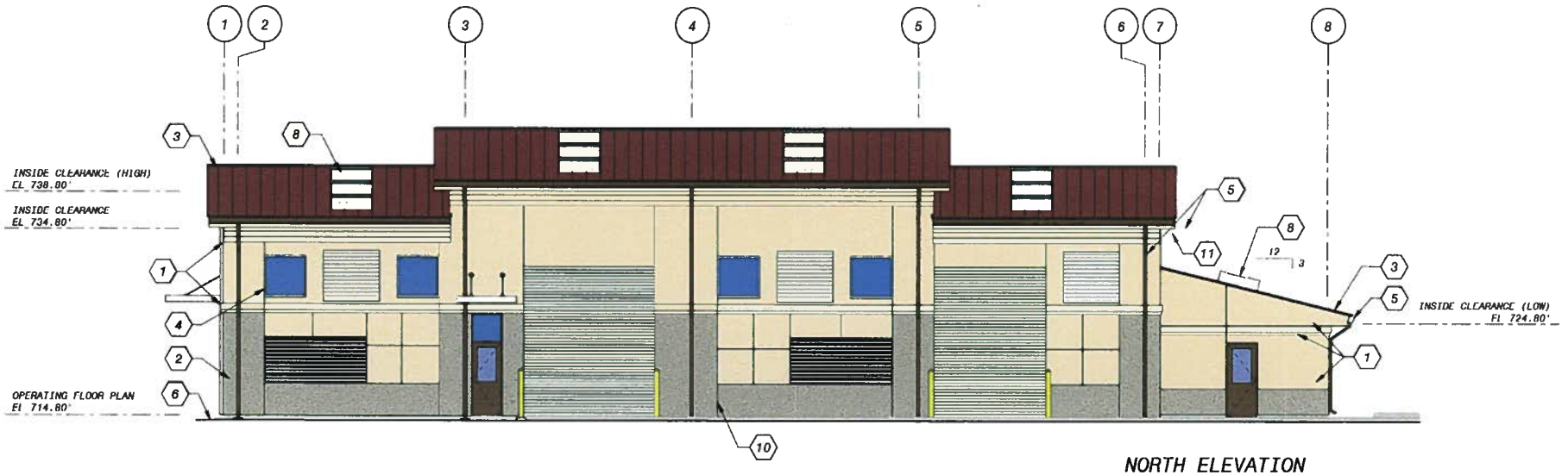
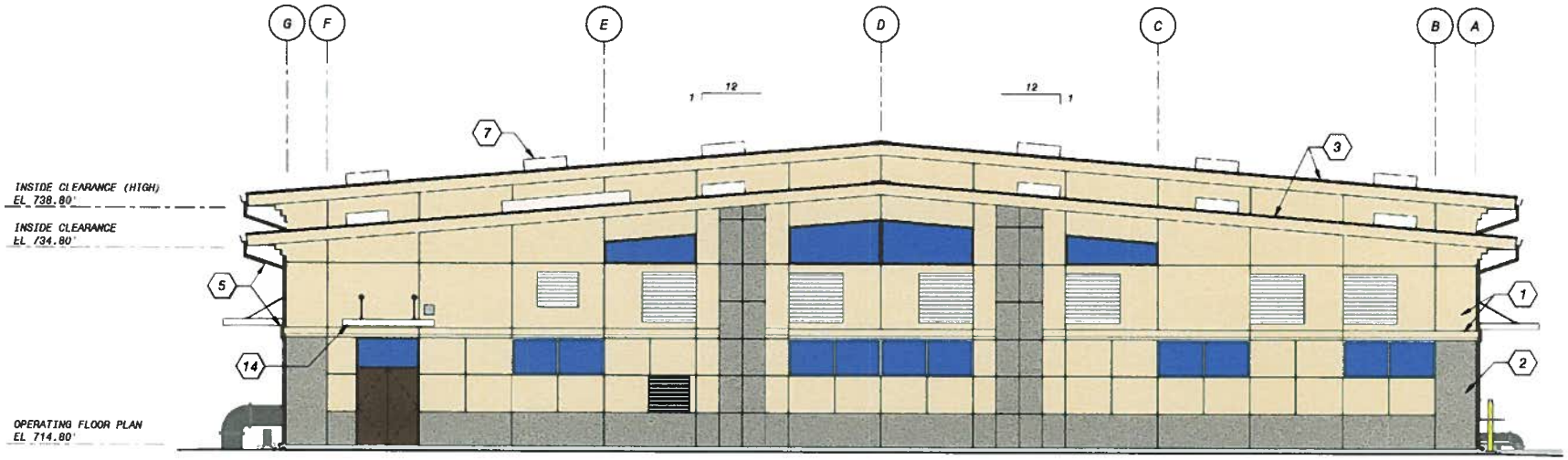
10



NORTH ELEVATION



EAST ELEVATION

SHEET KEYNOTES

1. STUCCO, FIELD COLOR.
2. STUCCO, BASE COLOR.
3. ROOF TILE: SPANISH ROOF TILE.
4. ALUMINUM WINDOW FRAME, TYPICAL.
5. PREFINISHED METAL GUTTER & DOWNSPOUT.
6. FINISHED GRADE.
7. REMOVABLE SKYLIGHT, SEE ROOF PLAN.
8. SKYLIGHT, SEE ROOF PLAN.
9. HATCH/SKYLIGHT, SEE ROOF PLAN.
10. CONTROL JOINT (CJ), TYPICAL.
11. STUCCO RAKE/FASCIA TRIM, COLOR TO MATCH STUCCO FIELD.
12. PIPING, SEE MECHANICAL PROCESS DRAWINGS.
13. WALL TO ROOF FLASHING.
14. HANGER ROD & ALUMINUM CANOPY.

CHEMICAL STORAGE BUILDING

PROPOSED PROJECT
PHG 16-0014

E
ELEVATIONS

PROPOSED PROJECT
PHG 16-0014

3D

3D RENDERING

PROPOSED PROJECT
PHG 16-0014

SV
STREET VIEW

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH – CG (General Commercial), R-2-12 (Light Multiple Residential), and R-1-6 (Single-Family Residential, 6,000 SF min. lot size) – Properties in the CG zone are located across E. Washington Avenue at the corner of N. Ash Street. They are currently developed with a convenience store and a self-service car wash. The next property east is zoned R-2-12, and contains a 13-unit multi-family affordable housing project. Further to the east are single-family residences.

SOUTH – CG (General Commercial) – The Escondido Creek flood control channel (concrete lined channel) is located along the southern side of the project site. Beyond that is a commercial shopping center with a major tenant (Walmart Neighborhood Market) and several single or multi-tenant pad buildings. The rear of the shopping center, along with various parking areas, loading doors and trash enclosure areas orients towards the project site. Paved maintenance access paths parallel both sides of the channel with a Class 1 bike path along the southern side. Chain-link fencing secures the northern and southern perimeters of the flood control channel.

EAST - R-3-18 zoning (Medium Multiple Residential) – A 115 unit, three-story independent and assisted living facility for senior citizens (The Springs of Escondido) is located to the east of the subject property. The rear of the commercial buildings generally orient towards the project site including upper story open balconies and windows. The ground floor patios would be screened by a new six-foot-tall masonry block wall that would replace the existing wooden fence. A minimum 10-foot-wide landscape planter is proposed along the eastern property boundary. The nearest building (Chemical Building) would be setback approximately 256' to 298' from the eastern property boundary.

WEST - CG (General Commercial) – A mid-size commercial shopping center is located to the west across N. Ash Street with a variety of single and multi-tenant pad and in-line buildings. A variety of commercial uses also are located southwest and northwest of the site.

B. ENVIRONMENTAL STATUS

A Draft Initial Study/Mitigated Negative Declaration was issued for a 30-day public review for the proposed project on October 25, 2016, in conformance with the California Environmental Quality Act (CEQA). The finding of the environmental analysis in the Initial Study identified potentially significant impacts related to the issues of biological resources, cultural and tribal cultural resources, and noise. However, design and minimization measures, revisions in the project plans and/or mitigation measures would provide mitigation to a point where potential impacts would be reduced to a less than significant level. All other project impacts studied were found to be less than significant. The City has concluded necessary consultation with the Native American Tribes in accordance with Assembly Bill 52 with the incorporation of appropriate mitigation measures to address potential impacts to Tribal Cultural Resources, including Native American monitors during initial site grading. The Final Mitigated Negative Declaration may be viewed at the following link: **https://www.escondido.org/membrane-filtration-reverse-osmosis-facility.aspx**.

The City is seeking funding from the State Revolving Fund (SRF) Loan Program for this project. The U.S. Environmental Protection Agency (USEPA) sponsors the SRF Program to provide funding for construction of publicly-owned treatment facilities and water reclamation projects. In order to comply with requirements of the SRF Loan Program, which is administered by State Water Resource Control Board (SWRCB) the Initial Study/MND must fulfill additional requirements known as CEQA-Plus. The CEQA-Plus requirements have been established by the EPA and are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans. The Final MND includes the appropriate CEQA-Plus analysis.

Staff received nine pieces of written correspondence (letters and/or emails) during the public review period for the Draft Initial Study/Mitigated Negative Declaration and two letters in the days following the review period. (An extension had been granted to the authors of the letters received following the close of the review period.) The Final Mitigated Negative Declaration (MND) includes those comments and provides responses to them. The following modifications to the draft MND have been made: Modifications made to the MND address the following items:

1. An additional Biological Resources mitigation measure was inserted to require mitigation for non-native grassland.

2. A traffic control plan must be obtained from the California Department of Transportation.

3. Additional analysis was provided in the areas of Greenhouse Gas Emissions and Noise.

Additional information on each of those items can be found in the responses to comment letters B, C, and K-a.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site. The entire site would be fenced and gated to control access.

2. Effect on Fire Service – Fire Station #2 and Fire Station #7 are both approximately 1 mile from the project site. The Fire Department did not express any concerns regarding their ability to serve the site. Appropriate on-site circulation for emergency vehicles would be provided.

3. Traffic -- The Engineering Services Department indicated the intermittent operational traffic and the short term construction traffic resulting from the proposed project would not adversely affect level of service on nearby roadways and intersections. A Traffic Control and Management Plan will be required for all phases of construction. The project contractor would implement traffic control measures to ensure that all nearby roadways and intersections would operate at acceptable levels of service. Traffic related to operation of the facility generally would be limited to inspection, deliveries, maintenance, and repair activities that would occur infrequently.

4. Utilities -- Water service to the site is provided by the City of Escondido. The Engineering Services Department concluded the project would not materially degrade the level-of-service of the public sewer and water system. Waste streams generated by the facility including strainer backwash, MF/UF neutralized waste, RO flush waste, RO waste, RO flush pump, RO neutralized waste, as well as sanitary sewer waste would be discharged to a proposed on-site waste equalization wet well prior to discharge to the sanitary sewer and conveyed to HARRF for treatment. The proposed sewer system would convey wastewater flows to an existing 27-inch pipe located along the north side of the channel. Two submersible sump pumps would be provided to pump waste flows to the sanitary sewer.

   Pipelines entering the project site from Washington Avenue include potable water, fiber optic and electrical conduit. Pipelines entering the project site from the south include the recycled water influent, brine/reject waste return, agriculture supply pipeline, and sanitary sewer. The recycled water and brine pipelines paralleling the south side of the project site were constructed as part of the City's Recycled Water Easterly Main Extension Project (City File No. ENV13-0007). The recycled water from the HARRF would be brought to the MF/RO by an existing 24-inch diameter pipeline along the north side of the channel. MF/RO treatment process waste streams would be collected and conveyed back to the HARRF through a 16-inch brine pipeline along the north side of the channel.

5. Drainage – An existing 69 inch storm drain is located in North Ash Street with a 24 inch branch to a curb inlet at the corner of N. Ash Street and E. Washington Avenue. The concrete-lined Escondido Creek Flood Control Channel is also located south of the project site. The project would include an onsite storm water basin to capture and control the release of water as required by the City's storm water requirements. Additionally, the project would include onsite bio filtration areas to treat runoff. The project would include one connection to the flood control channel to convey water from the storm water basin.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The proposed project is consistent with the General Plan and applicable Municipal Code provisions. There are several policies and quality of life standards in the City's General Plan that address the reuse of recycled water. They are detailed in the Findings of Fact attached to this staff report as Exhibit "A."

Project Design and Neighborhood Compatibility

The 4.5-acre project site is zoned for general commercial uses and has been developed and utilized in the past for public utility and storage type purposes. Although the area is primarily commercial in nature, there is a mix of multi-family and single-family development located adjacent on the east and to the north. The architecture, materials and exterior colors of the proposed MF/RO Process and Chemical Storage buildings have been designed to reflect the general commercial character of the area, utilizing stucco, storefront type glass and upper story window features, along with metal awnings

over certain windows and doors, and a standing seam metal roof with varying rooflines and skylights. The buildings have been located towards the western area of the site to provide appropriate separation from the adjacent residential care facility located on the east. The three large above-ground storage tanks have been located either between the buildings or behind equipment to help buffer them from adjacent street views.

The nearest building would be setback between 256 feet to 298 feet from the easterly property line. The majority of the facility equipment would be housed inside of buildings with sound attenuating features (e.g., acoustic louvers, acoustic hoods, etc.). The exterior pumping equipment generally would be placed behind the storage tanks to further reduce potential noise and compatibility impacts to surrounding uses, especially the residential care facility on the east. All equipment would be selected based on mechanical specifications to meet the City's noise standards.

The size and height of the two buildings (varying from approximately 27 feet to 31 feet in height) would be in conformance with other larger commercial and multi-family structures throughout the area, which vary from 31 feet to 33 feet in height. The site would be secured by new decorative wrought-iron type fencing, along with perimeter landscape planters and a new six-foot-high masonry block wall along the eastern boundary. A limited number of personnel would need to be on site and outdoor activities (such as deliveries or maintenance) would be infrequent, which would further reduce potential noise and compatibility impacts to the adjacent residences. Staff believes the project has been appropriately designed to mitigate any potential noise, visual, or compatibility impacts to adjacent uses.

The facility would be a relatively low intensity type use (noise, traffic, onsite activities, etc.) compared to the range of commercial uses that could occupy the site (drive-through restaurant, gas station with convenience store, auto repair and auto services, large home improvement facility with outdoor storage, etc.). A table identifying possible development options for the project and the traffic that would be generated by such uses (measured in Average Daily Trips, or ADTs) has been provided in the Supplement to Staff Report/Details of Request section of this report.

Chemical Storage - Operation of the proposed facility includes the storage of certain chemicals that would be used in the MF/RO process to include sodium hypochlorite and liquid ammonium sulfate (disinfectant), sulfuric acid and sodium bisulfite (pH control), threshold inhibitor, antiscalant, calcium chloride, citric acid, and sodium hydroxide. Storage of chemicals would be within specific designed tanks, containers and containment areas within the Chemical Storage Building. The delivery and disposal of chemicals to and from the project site would occur in full accordance with all applicable federal, state, and local regulations. A Hazardous Materials Business Plan (HMBP) must be prepared for the proposed project as required by the County of San Diego Department of Environmental Health. The HMBP is intended to minimize hazards to human health and the environment from fires, explosions, or an unplanned release of hazardous substances into air, soil, or surface water. Staff believes the storage of the necessary chemicals on site would not create any significant health hazard due to the project design and safety features, implementation of the HMBP, and compliance with all applicable federal, state and local regulations regarding the use and transport of hazardous materials.

Why the MF/RO is the appropriate option to alleviate the wastewater outfall pipe capacity issue

As stated previously, the City's wastewater outfall pipeline is nearing capacity. In order to continue meeting the needs of a growing demand for both water and wastewater services, the City must address this issue. This can be accomplished by either reducing the capacity demand on our wastewater pipeline (the MF/RO would be a part of the City's capacity demand reduction efforts), or by increasing the size of the pipeline. Each option is described below.

MF/RO Facility – The MF/RO would be part of an expansion of Escondido's recycled water distribution system. By providing an additional level of treatment to recycled water produced at the HARFF, the City would be able to sell the water to agricultural users (primarily avocado growers) toward the north and east sides of the city. The additional destination for recycled water would initially increase the amount of such water that could be diverted from the wastewater outfall pipeline by approximately 1.5 mgd, with additional diversion possible if the recycled water system expands to serve additional agricultural users. Since agricultural users currently use potable water sources for irrigation, the MF/RO would provide the added benefit of reducing demand on existing potable water sources.

The MF/RO is a financially sound investment for several reasons. The cost of the facility is estimated to be $32.7 million, and existing infrastructure necessary to convey recycled water from the HARRF to the facility is already existing. Portions of the recycled water distribution system necessary to convey the highly treated water from the facility to the end users are also already existing, and additional portions can be constructed as the need for them arises over the next 15 – 20 years. Since the infrastructure is already in place to serve the facility, and preliminary design has already begun, the MF/RO could be ready to serve end users in approximately 18 months. In addition, the MF/RO would create an income stream through the sale of treated water to agricultural users that would assist in covering the costs for project construction.

Expansion of outfall pipeline – The existing outfall pipeline runs for 14.3 miles under Escondido Creek to the San Elijo Lagoon, where it then is conveyed through another 1.5 mile pipeline under water to the Pacific Ocean. Expanding the outfall pipeline would require construction within the creek which would significantly damage sensitive habitat that would take years to restore. It would also continue an unsustainable approach to water use by sending additional wastewater to the Pacific Ocean instead of reusing it in a manner that would free up existing potable water supplies for domestic use. After more than five years of drought, it is clear that we must find ways to conserve the shrinking supply of potable water.

Even if water supply concerns were not an issue, the cost of upsizing the outfall pipeline presents a major obstacle. Construction costs alone are currently estimated to be $450 million. When coupled with the estimated $500 million cost involved with obtaining necessary permits and environmental clearances, including environmental mitigation for the damage caused to Escondido Creek, the outfall pipeline expansion project would cost nearly one billion dollars. (In addition, considering that obtaining clearances and permits is estimated to take approximately 7 years, the costs for environmental mitigation could rise substantially.) This cost would be incurred over the course of only 3 – 5 years, and has no possibility to create any income for the City. This is an expense the City simply cannot afford.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site is undeveloped, weed-abated land, generally covered by grasses, dirt, and some concrete. The project site is relatively flat with an elevation of approximately 674 feet. Several non-native trees are distributed around two edges of the project site. Sparse ornamental trees are located along the northern, western, and eastern perimeter of the site, both within and just outside the project boundaries. The project site includes an existing fence line around the perimeter of the site. The project site fronts onto and currently takes access from Washington Avenue on the north and North Ash Street on the west, and is adjacent to the Escondido Creek Flood Control Channel to the south.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:	4.5 acres (one parcel)
2. Proposed New Buildings:	2 new buildings (MF/RO Process building and Chemical Storage building)
MF/RO Process Bldg. (west bldg.):	MF/RO equipment, pumps, electrical rooms, control rooms, and meeting rooms
Size:	21,729 SF
Height:	Approx. 31' to top of ridgeline
Chemical Storage Bldg. (east bldg.):	Chemical feed and storage, electrical room and pump gallery for MF/UF feed pumps and agricultural recycled water pumps
Size:	14,115 SF
Height:	Approx. 31' to top of ridgeline
Standby Generator:	1,500 kW (13'W x 60'L x 18' T with two radiator discharge noise attenuation covers)
Above Ground Storage Tanks	
MF/UF Influent Tank:	300,000 gal. (50-feet diameter, 25-feet tall, with the potential to be partially buried 10 feet below finished grade)
Inter Process Storage Tank:	160,000 gal. (40-feet in diameter and 20-feet tall, with the potential to be partially buried 10 feet below finished grade)
Product Storage Blend Tank:	820,000 gal. (72-feet diameter and 30-feet tall, with the potential to be partially buried 10 feet below finished grade)
Surge Tank:	Steel pressure tank would be approximately 2,150 cubic feet.
3. Colors/Materials:	Stucco exterior (light cream/tan upper building area with darker base-wainscot); vertical and horizontal score/control joints; storefront type windows along the northern elevation of the larger Process building; upper story windows and varied wall louvers; Standing seam metal roof with varying roofline and skylights; dimensional wall banding; metal roll-up doors.
4. Fencing:	New decorative six-foot-high wrought-iron style fencing and gates along the northern, southern and western perimeter, and a new six-foot-high masonry wall along the eastern property boundary.

C. CODE COMPLIANCE ANALYSIS:

		Proposed	CG Zone Requirements
1.	Setbacks:		
	Front (west Ash St):	24' to Process Bldg. and 19' to Generator	None
	Rear (east)	256' to 298' from Chemical Bldg.	10' (when adjacent to residential zone)
	Street Side (north):	41' – 84' to MF/RO Bldg.	15' (when adjacent to R-2 zone).
	Side (south):	25' to Chemical Bldg. 61' to Process Bldg. 21' to PW Storage Tank 17' to Inter Process Tank 19' to Generator	None
2.	Building Height:	Ranges from approx. 27' to 31' to top of ridgeline	None (subject to Uniform Building Code; General Plan limits height to 3 stories with some exceptions)
3.	Lot Coverage:	22.6 % (45,170 SF)	50% (up to 99,534 SF) General Plan limits lot coverage to 0.5
4.	Parking:	The proposed use does not require any dedicated striped parking spaces, but on-site parking could be provided as necessary. Employees on site would be infrequent and appropriate space is available on site to accommodate city vehicles and any delivery trucks. Section 33-767 allows the Commission to waive parking for uses with limited number of persons that would utilize the facility (i.e., utility or corporation storage yards or other similar uses).	

General Commercial Project Comparison: Based on the area of the site and General Plan land-use and zoning designations (with a mixed-use overlay) that allows a variety of permitted and conditionally permitted commercial uses, along with a residential component up to 30 du/ac.

Land Uses	SF and Density	FAR	ADT
Mixed-Use Multi-Family Residential with commercial component	10,000 SF Specialty Commercial 30 du/ac 3-story multi-family residential (122-130 units)	N/A	1,180
Neighborhood Shopping Center	64,978 SF	0.35	7,793
Specialty Retail Center	92,000 SF	0.5	3,680
Standard Office Development	92,000 SF	0.5	1,840
Restaurants (1 per acre) including variety of fast food with drive through and sit down	2,500 SF to 3,500 SF	N/A	4,370
City Park 4.57 acres	N/A	N/A	228

EXHIBIT "A"

FINDINGS OF FACT
PHG16-0014

Conditional Use Permit

1. Based on the totality of the record and evidence described and referenced herein, the Planning Commission finds that the proposed Project is consistent with the purposes of various goals, policies, and quality of life standards of the Escondido General Plan, as noted below:

   a. Quality of Life Standard 10 (Water System) directs the City to continue efforts to implement water reclamation and water conservation programs. Construction of the MF/RO facility expand the City's existing water reclamation programs.

   b. Water Resources and Quality Policy 6.1 seeks to integrate water management programs that emphasize multiple benefits and balance the needs of urban, rural, and agricultural users. The MF/RO would benefit urban and rural users by increasing available wastewater capacity, thus reducing the potential for major utility infrastructure deficiencies, would free up potable water sources that are currently used for agricultural irrigation purposes. The MF/RO would provide benefits to agricultural users by providing a reusable high-quality water source for irrigation purposes.

   c. Water System Policy 12.13 encourages the City to explore opportunities to increase the use of recycled water. Construction of the MF/RO would provide a new, reusable recycled water source for agricultural users.

   d. Wastewater System Policy 13.3 encourages the City to design a wastewater system to support development of properties at intensities specified in the General Plan Land Use Plan. The MF/RO would relieve wastewater outfall capacity concerns that might otherwise hinder development at densities specified in the Land Use Element of the General Plan.

   e. Hazardous Materials Policy 8.11 encourages the City to maintain strict land use controls, performance standards, and structural design standards for uses that generate, use, or store hazardous materials. The MF/RO would be designed to provide land use controls, performance standards, and structural design standards to meet all applicable federal, state, and local codes and regulations.

   f. Agricultural Resources Policy 4.4 encourages the use of reclaimed water for agricultural irrigation. The MF/RO would create a reusable agricultural irrigation source from reclaimed water.

   g. Minimizing Infrastructure Impediments Policy 9.2 encourages the City to plan for and coordinate sufficient water and sewer infrastructure capacity to support new business development while continuing to support the existing business base. The MF/RO would alleviate capacity concerns on the City's wastewater outfall pipe which would allow for the continued growth of economic activities.

2. Approval of the Conditional Use Permit for the proposed MF/RO facility (as fully described and set forth in the staff report and Final Mitigated Negative Declaration prepared for the project, as amended by the conditions of approval identified as Exhibit "B" to this report) is based on sound principles of land use because the proposed facility would be in conformance with the underlying zoning code development requirements, including, but not limited to, setbacks, building height, lot coverage, landscaping, and fencing. The project design and conditions of approval contained herein will ensure compatibility of the proposed project with adjacent properties.

3. The impacts of the proposed project will not adversely affect the policies of the Escondido General Plan or the provisions of the Municipal Code, which includes zoning code provisions.

4. This project is in response to services required by the community for the following reasons:
   a. The MF/RO is a component of the existing recycled water conveyance system and will provide relief to capacity limitations on the City's existing wastewater outflow pipeline.

b. Recycled water produced at the MF/RO would create a high-quality water supply for local agricultural growers, utilizing an existing, available, and renewable water resource to help promote and support the local agricultural economy. (Current levels of treatment of recycled water at the HARRF allow for use as general irrigation and certain industrial purposes, but are not suitable for specific agricultural uses.)

c. Recycled water produced at the MF/RO would be available for use by local agricultural growers in place of their current use of potable water. Reducing the agricultural use of potable water provides a greater supply for domestic use.

5. The proposed MF/RO would not create a nuisance, cause deterioration of bordering land uses, or create special problems for the area in which it is located for the following reasons:
   a. The proposed buildings and infrastructure have been placed as far away from adjacent residential land uses as possible.

   b. The facility's process, pumps, chemical feed and storage equipment would either be placed within the proposed buildings, or located to minimize potential visual and noise impacts to adjacent residential and commercial uses, and include the appropriate attenuation features to mitigate potential noise impacts. Landscaping and perimeter walls along the boundary adjacent to residential uses would provide an appropriate physical barrier and visual screening.

   c. The Engineering Services Department has indicated the project would not result in a significant impact to the adjacent roadways and intersections due to the limited number of anticipated vehicle trips associated with the operation of the facility. The project will not diminish the Quality-of-Life Standards of the General Plan because the project, as conditioned, would not degrade the levels of service on adjacent street and intersections, and adequate public facilities and access would be provided (as discussed in the staff report and Mitigated Negative Declaration prepared for the project.).

   d. The architecture, materials and exterior colors of the proposed MF/RO buildings has been designed to reflect the general commercial character of the area by utilizing stucco, storefront type glass and upper story window features, along with metal awnings over certain windows and doors, and a standing seam metal roof with varying rooflines and skylights.

   e. The use of hazardous materials and substances during construction and ongoing operations, as described in the Mitigated Negative Declaration prepared for the project, would be subject to federal, state, and local health and safety requirements for handling, storage, and disposal. The delivery and disposal of chemicals to and from the project site would occur in full accordance with all applicable federal, state, and local regulations.

6. All of the requirements of the California Environmental Quality Act (CEQA) have been met because the findings of the environmental analysis (as demonstrated in Final Mitigated Negative Declaration) are that the Initial Study identified impacts related to biological resources, cultural and tribal cultural resources, and noise that may be potentially significant. However, design and minimization measures, revisions in the project plans, and/or mitigation measures would provide mitigation to a point where potential impacts are reduced to less than a significant level. All other project impacts studied were found to be less than significant. There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment. The City also has complied with the provisions of Assembly Bill 52 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources. This Final MND includes the appropriate CEQA-Plus requirements/analysis established by the EPA that are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans.

EXHIBIT "B"

CONDITIONS OF APPROVAL
MF/RO
PHG16-0014

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Services Department, Building Division, and Fire Department.

2. All uses, capacity, hours of operation and outdoor activities shall be substantially consistent with the Details of Request and conditions of approval contained within this report.

3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Director of Community Development.

4. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). Any outdoor lighting adjacent to residential uses shall provide appropriate shielding to prevent light from adversely affecting the adjacent properties. This shall be demonstrated on the building plans.

5. All project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08) and the mitigation measures identified in the Final Mitigated Negative Declaration (also listed below).

6. 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.

7. All new utilities shall be placed underground, to the satisfaction of the City Engineer and Director of Public Works.

8. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which complement the building(s).

9. A decorative concrete masonry unit (CMU) block wall no less than six (6) feet in height shall be installed along the entire length of the eastern property line (between the subject property and adjacent senior care facility), and along N. Ash Street where shown on the 3D Rendering exhibit included in the staff report. Steel fencing (minimum six feet in height) with vertical bars and top pickets shall be provided around the remainder of the project site.

10. Striped parking spaces are not required for the project in accordance with Zoning Code Section 33-767. However, parking shall be provided on-site if determined necessary by the adopted building code in effect at the time of building permit issuance.

11. This CUP shall become null and void unless utilized within 36 months of the effective date of approval, unless an extension of time is approved in accordance with Article 61, Division 1 of the Zoning Code.

12. Any construction and/or traffic control proposed within the California Department of Transportation right-of-way (N. Ash Street and the intersection of N. Ash Street and E. Washington Avenue) will require an encroachment permit from said department.

13. Deliveries to and from the project site shall be limited to the hours of 8:00 am – 6:00 pm.

14. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, 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, which includes an additional authorized County administrative handling fee of $50.00 ($2,210.25 + $50). 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. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

Mitigation Measures

BIO-1a

Proposed project activities (including, but not limited to, staging and disturbances to non-native vegetation, structures, and substrates) should occur outside of the avian breeding season, which generally runs from March 1 - August 31, to avoid take of birds or their eggs.

BIO-1b

If avoidance of the avian breeding season is not feasible a qualified biologist, with experience in conducting breeding bird surveys, shall conduct a preconstruction clearance survey for active nests no more than 30 days prior to the initiation of project construction activities.

- If a protected native bird is found, flagging, stakes, and/or construction fencing shall be used to demarcate an appropriate buffer zone based on the sensitivity of the nesting species and proximity to construction activities. Project construction personnel, including all contractors working on site, will be instructed on the sensitivity of the area. The project proponent shall delay all project construction activities within the established buffer area until August 30th or until a qualified biologist has determined that the juveniles have fledged, the nest is vacated, and there is no evidence of nesting. The qualified biologist can determine if construction activities may encroach into the buffer if absolutely necessary and as long as the project activities are not adversely affecting the nesting birds.

- Should nesting birds be found, the qualified biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project construction activities. The biological monitor will send weekly monitoring reports to the City during the grubbing and clearing of vegetation, and will notify the City immediately if project activities damage active avian nests.

BIO-2

A mitigation ratio of 0.5:1 shall be required to compensate direct impacts to nonnative grassland in a manner compliant with section 5.2.1 and Table 5-2 of the draft Escondido Subarea Plan. The Applicant shall purchase 0.77 acre of compensatory mitigation credits from the Daley Ranch Conservation Bank, or from the City's Focused Planning Area (FPA) or another approved mitigation bank in the region, to offset project impacts to nonnative grassland.

CUL-1

The City of Escondido Planning Division shall enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to implementing the project. The purposes of the agreement are (1) to provide the clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the City and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities

CUL-2

Prior to issuance of a grading permit, the City shall provide written verification to the City that a qualified archaeologist meeting the Secretary of the Interiors Standards for archaeology (U.S Department of the Interior, 2008), and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-3

The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-4

During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-5

In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL-6

If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-7

The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-8

As specified by California Health and Safety Code Section 7050.5, if human remains are found within the project during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the MLD, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-9

If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified

archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-10

Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program in the proposed project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

CUL-11

In the event of unanticipated discovery of paleontological resources, the City shall cease ground-disturbing activities within 100 feet of the find until it can be assessed by a qualified paleontologist. The qualified paleontologist shall assess the find, implement recovery measures if necessary, and determine if paleontological monitoring is warranted once work resumes.

NOI-1

All construction equipment operating at the project site shall be equipped with properly operating mufflers.

NOI-2

Noise and ground-borne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses east of the project site.

NOI-3

When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

NOI-4

All stationary construction noise sources used at the project site shall be located away from adjacent receptors, to the extent feasible, and be muffled and enclosed within temporary sheds or other insulation barriers to the extent feasible.

NOI-5

A construction relations officer shall be designated for the proposed project to serve as a liaison with surrounding residents and property owners and be responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted that include permitted construction days and hours at the project site.

NOI-6

Prior to any construction activities, the existing residential land uses located directly adjacent to the project site shall be notified of the dates of construction along with a disclosure that perceptible vibration levels could be felt over the duration of those construction activities. These neighboring sensitive land uses shall be kept informed of any changes to the construction schedule.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of Grading or Building permits. 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. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Specimen sized trees (min. 24" box) shall be used to replace any mature trees to be removed. Mature oak trees shall be replaced at a min. ratio of 2:1 with 24" box sized trees, or 5:1 ratio with 15 gallon trees.

3. Trees with broad, dense canopies shall be provided along the eastern property line (between the subject property and the residential uses) in order to provide visual screening of the subject property.

4. Dense landscaping shall also be provided in locations necessary to screen the generator from N. Ash Street to the extent feasible.

5. All other areas of the site shall be landscaped in accordance with Article 62 Landscape Standards.

6. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.

7. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

ENGINEERING CONDITIONS OF APPROVAL
MF/RO

GENERAL.

1. Improvement plans prepared by a Civil Engineer are required for all public street water and sewer improvements and a Grading plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a Landscape Architect.

2. No construction permits will be issued until Final Grading Plans and Storm Water Quality Management Plan (SWQMP) have been approved by the City Engineer.

3. 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.

STREET IMPROVEMENTS AND TRAFFIC

1. The project owner shall be responsible for slurry seal overlay and restriping of Washington Avenue, between Ash and Harding, to the requirements of City Engineer after completion of onsite improvements, prior to project occupancy.

2. All proposed driveway approaches for the project shall be Alley-Type.

3. The project owner shall be responsible to remove all existing driveway approaches along property frontage on Washington Avenue and replace with full height curb& gutter and sidewalk.

4. The project owner is responsible to remove and replace all damaged curb &gutter and sidewalk along project frontages on Ash Street and Washington Avenue.

5. The project owner is responsible for obtaining construction Permit form Caltrans for any work proposed on Ash Street (HWY 78).

6. The project owner will be required to provide a detailed detour and traffic control plan, for all construction within existing right-of-way, to the satisfaction of the City Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

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 and on the grading plan, that he/she has

reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.

2. All onsite parking and access drives are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. All proposed onsite project improvements shall be included in Grading Plans subject to review and approval by the City Engineer, Fire Marshall and Planning Director.

3. The project owner 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.

4. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit.

5. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

DRAINAGE

1. A Final Storm Water Quality Management Plan (SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 Storm Water Design Manual, as amended) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.

WATER SUPPLY

1. The project owner shall be required to design and construct a water system to serve the project to the requirements of the Fire Marshal and Utilities Engineer.

SEWER

1. The project owner is required to design and construct a sewer system to serve the project in accordance with the requirements of Utilities Engineer and Building Official.

EASEMENTS

1. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to issuance of building permit, unless approved by the easement owner. 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 Grading or Building permit, as determined by the City Engineer.

UTILITY UNDERGROUNDING AND RELOCATION

1. The project owner is required to pay overhead utilities undergrounding in lieu fee for the existing overhead utilities along project frontage on Ash Street.

2. All new dry utilities to serve the project shall be constructed underground.

Adam Finestone

From: Bill Martin
Sent: Wednesday, November 30, 2016 8:59 PM
To: Adam Finestone
Cc: Joanne Tasher
Subject: Fwd: [Website Feedback]: A Place of Healing

Please attach to PC staff report this and any other emails or letters we receive. Thanks!

Bill

Sent from my iPhone

Begin forwarded message:

From: <noreply@www.escondido.org>
Date: November 30, 2016 at 1:14:13 PM PST
To: <bmartin@escondido.org>
Subject: [Website Feedback]: A Place of Healing
Reply-To: <batakahara@yahoo.com>

Barbara Takahara
batakahara@yahoo.com

Dear Planning Commission,

Back when the City was involved in the rental ban, the Escondido Creek walk became a place of healing. People in my neighborhood greeted me with "Good Morning" ask I walked along the creek walk to my work place across the tracks where the Union Tribune used to be. I walked the creek to work for seven years.

The English greeting was an effort by Hispanics toward healing after the protest marches and rallies because of the proposed rental ban.

Now, I see an outreach from groups to support our Mission Park area. Healing is taking place as different nationalities help each other to preserve the character of our neighborhood..

Please rethink the use of the Ash and Washington property. It is not in character with our neighborhood to have the property used for industrial use. Use the property to unite our community by continuing the proposed development of the creek..

Do not forget the vision for Escondido Creek, a place of healing and strengthening our community.

Sincerely,

Barbara Takahara

FARM BUREAU SAN DIEGO COUNTY
1670 East Valley Parkway, Escondido CA 92027-2409
Phone: (760) 745-3023 • Fax: (760) 489-6348
E-mail: sdcfb@sdfarmbureau.org • Website: www.sdfarmbureau.org

November 30, 2016

Christopher W. McKinney, P.E.
Director of Utilities, City of Escondido
201 North Broadway
Escondido, CA 92025

Re: Support for MFRO project

Dear Mr. McKinney,

On behalf of the San Diego County Farm Bureau I am writing in support of the City of Escondido's Membrane Filtration/Reverse Osmosis (MFRO) facility planned for construction at the corner of Washington Avenue and Ash Street. It is our understanding the site is currently owned by the City of Escondido's Utilities Department and appropriately zoned to allow for the installation of the water treatment facility. We are certain the City of Escondido will be sensitive to the neighborhood and mitigate any impacts.

The Escondido community has a long agricultural history and a number of farms continue today within the city and its water service area. Tree crops, principally avocados, dominate local production. Throughout the region water prices have tripled in just over a decade and resulted in the loss of more than 10,000 acres of fruit trees. The City of Escondido's plan to provide farmers with high quality recycled water at an affordable price will create a rare exception to the exodus of farmers driven out by water prices in other districts. In fact, absent the MFRO facility it must be assumed water pricing would lead to a sharp decline in planted acres in Escondido as we have seen elsewhere.

While the benefit to the farm community is clear, benefits will also come to the residents of Escondido. As farmers roll off the potable water supply, water will be freed up for urban users resulting in greater reliability from local and imported supplies.

It is our sincere hope that the City of Escondido moves forward with the MFRO facility. Building this facility will result in direct benefits to farmers and to every member of the community.

Sincerely,

Eric Larson
Executive Director

NORTH SAN DIEGO
WATER REUSE
coalition

December 2, 2016

City of Escondido Planning Commission
201 North Broadway
Escondido, CA 92025-2798

Dear Members of the Escondido Planning Commission,

The North San Diego Water Reuse Coalition is comprised of ten northern San Diego County water and wastewater agencies—Carlsbad Municipal Water District, City of Escondido, Leucadia Wastewater District, City of Oceanside, Olivenhain Municipal Water District, Rincon del Diablo Municipal Water District, San Elijo Joint Powers Authority, Santa Fe Irrigation District, Vallecitos Water District, and Vista Irrigation District—that began collaborating in 2010 to reduce potable water use and strengthen local drought resilience at a regional level through water recycling and reuse. Participating agencies are able to connect recycled water sources with recycled water demands more efficiently and cost-effectively through the Coalition.

The Coalition developed a Regional Recycled Water Facilities Plan in 2012, and many individual construction elements of the North San Diego County Regional Recycled Water Project are underway. Upon completion of all long-term project elements, the project will add nearly 32 million gallons per day of recycled water and potable reuse water to northern San Diego County's water supply.

The Coalition respectfully requests that the planning commission recognize the importance of developing local, drought-resilient supplies and consider the City of Escondido Utilities Department's request for a Conditional Use Permit for a Membrane Filtration/Reverse Osmosis Facility Project given significant investments in the project by DWR via the Integrated Regional Water Management Program and north county ratepayers. This project is not only a critical piece of the City's overall recycled water and potable reuse program, but also an important

element in Coalition efforts to increase recycled water production and expand its use through the larger North San Diego County Regional Recycled Water Project.

Olivenhain Municipal Water District is a founding member of the Coalition and I serve as the administrative lead. I would like to express my appreciation on behalf of fellow Coalition members for the Commission's careful consideration of the City of Escondido Utilities Department's request for a Conditional Use Permit. If you or your staff should have any questions regarding the City of Escondido's participation in the North San Diego County Regional Recycled Water Project or Coalition goals to expand the use of recycled water, please do not hesitate to contact the undersigned at 760-753-6466.

Regards,

Kimberly A. Thorner

Kimberly A. Thorner
General Manager
Olivenhain Municipal Water District

CC: Wendy Chambers, General Manager, Carlsbad Municipal Water District
Christopher McKinney, Utilities Director, City of Escondido
Paul Bushee, General Manager, Leucadia Wastewater District
Cari Dale, Water Utilities Director, City of Oceanside
Greg Thomas, General Manager, Rincon del Diablo Municipal Water District
Mike Thornton, General Manager, San Elijo Joint Powers Authority
Mike Bardin, General Manager, Santa Fe Irrigation District
Glenn Pruim, General Manager, Vallecitos Water District
Eldon Boone, General Manager, Vista Irrigation District

Adam Finestone

From: Karen Grangetto <karen.grangetto@gmail.com>
Sent: Thursday, December 08, 2016 3:27 PM
To: Adam Finestone
Subject: MR/RO Case PHG 16-0014 (Micro-Filtration Reverse Osmosis Project)

Attn: Planning Commission Members

Greetings:

My name is Edward Grangetto, co-founder of Escondido Growers for Agricultural Preservation (EGAP). We are an organization dedicated to the preservation of our agricultural heritage for all Escondido Citizens through the use of renewable water resource management that meets the evolving business needs of growers and the community. Our purpose is to create a self sustaining grower district that uses recycled water as their primary irrigation source.

EGAP is very proud to provide an option for the City of Escondido to avoid a potential cost of 300 - 400 million dollars to increase the size of its outfall pipe, to discharge treated wastewater to the ocean.

By sending Escondido wastewater to the growers, the city can help to retain a business cluster, identified by the recent CEDS Report, and an object of strategic focus with a view toward retention and expansion.

EGAP would like to express their wholehearted support for the Micro-Filtration Reverse Osmosis Plant located on the corner of Washington Avenue and Ash Street. The plant will not only provide a resource to address Escondido's Wastewater dilemma, it will also provide the capacity for future treatment for indirect potable reuse. By sending Escondido's wastewater to the growers, the City will be able to "free-up" a gallon of potable water for every gallon of treated recycled water.

Escondido has taken the lead in finding a novel approach to the necessity for wastewater disposal. The growers of Escondido were expecting the recycled water to begin flowing in 2015, however, due to various delays that target has been moved to 2018. Please send the correct message to the citizens of our community by voting "yes" on this proposal immediately. Water does not wait!

Thank you for your consideration.

Edward Grangetto,
Co-Founder of EGAP

--
Eddie & Karen Grangetto
Escondido Growers for

Agricultural Preservation
and Grangetto Ranches, Inc.
h/o 760-432-8425