



Council Meeting Agenda

OCTOBER 12, 2016
CITY COUNCIL CHAMBERS
3:30 P.M. Closed Session; 4:30 P.M. Regular Session
201 N. Broadway, Escondido, CA 92025

MAYOR	Sam Abed
DEPUTY MAYOR	Michael Morasco
COUNCIL MEMBERS	Olga Diaz Ed Gallo John Masson
CITY MANAGER	Graham Mitchell
CITY CLERK	Diane Halverson
CITY ATTORNEY	Jeffrey Epp
DIRECTOR OF COMMUNITY DEVELOPMENT	Bill Martin
DIRECTOR OF PUBLIC WORKS	Ed Domingue

ELECTRONIC MEDIA:

Electronic media which members of the public wish to be used during any public comment period should be submitted to the City Clerk's Office at least 24 hours prior to the Council meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Council during the meeting are part of the public record and may be retained by the Clerk.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.



Council Meeting Agenda

October 12, 2016
3:30 P.M. Meeting

Escondido City Council

CALL TO ORDER

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) Speakers are limited to only one opportunity to address the Council under Oral Communications.

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

- I. **CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
 - a. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell
Employee Organization: Non-Sworn Police Bargaining Unit
 - b. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell
Employee Organization: Escondido Police Officers' Association
 - c. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell
Employee Organization: Escondido Firefighters' Association

- II. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
 - a. **Property:** 901 West Washington Avenue
City Negotiator: Graham Mitchell, City Manager
Negotiating Parties: Prospective Purchasers
Under Negotiation: Price and Terms of Payment

- III. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code §54957)**
 - City Manager
 - City Attorney

ADJOURNMENT



Council Meeting Agenda

**October 12, 2016
4:30 P.M. Meeting**

Escondido City Council

CALL TO ORDER

MOMENT OF REFLECTION:

City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.

FLAG SALUTE

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) NOTE: Depending on the number of requests, comments may be reduced to less than 3 minutes per speaker and limited to a total of 15 minutes. Any remaining speakers will be heard during Oral Communications at the end of the meeting.

CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: None Scheduled**

4. **[NOTICE OF COMPLETION FOR THE GRAPE DAY PARK PLAYGROUND IMPROVEMENT PROJECT -](#)**

Request the City Council approve and accept the public improvements and authorize staff to file a Notice of Completion for the Grape Day Park Playground Improvement Project.

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

5. **[ADOPTION OF AMENDMENTS TO THE CONFLICT OF INTEREST CODE FOR THE CITY OF ESCONDIDO -](#)**

Request the City Council approve amending the Conflict of Interest Code for the City of Escondido pursuant to the Political Reform Act to update the list of designated public employees and public officials who are required to file a statement of economic interest and the disclosure categories.

Staff Recommendation: **Approval (City Attorney's Office: Jeffrey Epp)**

RESOLUTION NO. 2016-137

CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

PUBLIC HEARINGS

6. **[EXTENSION OF TIME FOR A TENTATIVE SUBDIVISION MAP AND MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN \(SUB 15-0031, PHG 16-0010, AND ENV 16-0006\) -](#)**

Request the City Council approve a three-year Extension of Time for a five-lot Tentative Subdivision Map involving one 1.82-acre commercial lot and four single-family residential lots within the R-1-10 zone; approve a Modification to a Master and Precise Development Plan for the development of a 78,067 SF self-storage facility; and approve the Addendum to the Mitigated Negative Declaration (ER 2005-22) adopted for the originally approved project. The 3.2-acre project site is located on the southwestern corner of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive (APNs 238-141-34 and -41).

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

A) RESOLUTION NO. 2016-143 B) ORDINANCE NO. 2016-14 (Introduction and First Reading)

7. [GATEWAY GRAND - TENTATIVE SUBDIVISION MAP, SPECIFIC PLAN AMENDMENT, MASTER AND PRECISE DEVELOPMENT PLAN, AND DEVELOPMENT AGREEMENT FOR 126-UNIT RESIDENTIAL CONDOMINIUM PROJECT \(SUB 16-0001, PHG 16-0005, AND ENV 16-0001\) -](#)

Request the City Council approve a one-lot Tentative Subdivision Map in conjunction with a Specific Plan Amendment, Master and Precise Development Plan, and Development Agreement for 126 residential condominium units on a 2.59 acre parcel in the Gateway Transit District of the Downtown Specific Plan, addressed as 700 W. Grand Avenue.

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

A) RESOLUTION NO. 2016-144 B) ORDINANCE NO. 2016-16 (Introduction and First Reading)

CURRENT BUSINESS

8. [2015-2016 CITY COUNCIL ACTION PLAN UPDATE -](#)

Request the City Council receive and file the 2015-2016 City Council Action Plan update.

Staff Recommendation: **Receive and File (City Manager's Office: Joyce Masterson)**

FUTURE AGENDA

9. [FUTURE AGENDA -](#)

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

COUNCIL MEMBERS' SUBCOMMITTEE REPORTS

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- [CITY MANAGER'S UPDATE -](#)

ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

ADJOURNMENT

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
October 19	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
October 26	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
November 2	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
November 9	-	-	No Meeting	-

TO ADDRESS THE COUNCIL

The public may address the City Council on any agenda item. Please complete a Speaker's form and give it to the City Clerk. Submission of Speaker forms prior to the discussion of an item is highly encouraged. Comments are generally limited to 3 minutes.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." Please complete a Speaker's form as noted above.

Nomination forms for Community Awards are available at the Escondido City Clerk's Office or at <http://www.escondido.org/city-clerks-office.aspx>

Handouts for the City Council should be given to the City Clerk. To address the Council, use the podium in the center of the Chambers, STATE YOUR NAME FOR THE RECORD and speak directly into the microphone.

AGENDA, STAFF REPORTS AND BACK-UP MATERIALS ARE AVAILABLE:

- Online at <http://www.escondido.org/meeting-agendas.aspx>
- In the City Clerk's Office at City Hall
- In the Library (239 S. Kalmia) during regular business hours and
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

AVAILABILITY OF SUPPLEMENTAL MATERIALS AFTER AGENDA POSTING: Any supplemental writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at www.escondido.org, and clicking the "Live Streaming –City Council Meeting now in progress" button on the home page.

Please turn off all cellular phones and pagers while the meeting is in session.

**The City Council is scheduled to meet the first four Wednesdays
of the month at 3:30 in Closed Session and 4:30 in Open Session.
(Verify schedule with City Clerk's Office)**

**Members of the Council also sit as the Successor Agency to the CDC, Escondido Joint Powers
Financing Authority and the Mobilehome Rent Review Board.**

**CITY HALL HOURS OF OPERATION
Monday-Friday 8:00 a.m. to 5:00 p.m.**



If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4643. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

Listening devices are available for the hearing impaired – please see the City Clerk.

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 4

Date: October 12, 2016

TO: Honorable Mayor and Members of the City Council
FROM: Edward N. Domingue, Public Works Director/City Engineer
Dan Higbee, Construction Project Manager
SUBJECT: Notice of Completion for the Grape Day Park Playground Improvement Project

RECOMMENDATION:

It is requested that the City Council approve and accept the public improvements and authorize staff to file a Notice of Completion for the Grape Day Park Playground Improvement Project.

FISCAL ANALYSIS:

The project was completed with funds from Park Development and a Housing Related Park (HRP) grant in the amount of \$349,830.55.

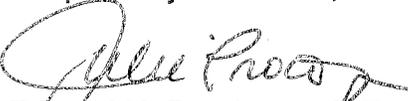
PREVIOUS ACTION:

The City Council approved the Grape Day Park Master Plan and Playground Design on February 4, 2015. On February 10, 2016, the City Council adopted Resolution No. 2016-21, authorizing the award of a Public Service Agreement with GEM Industrial Electric, Inc. for the playground improvements project.

BACKGROUND:

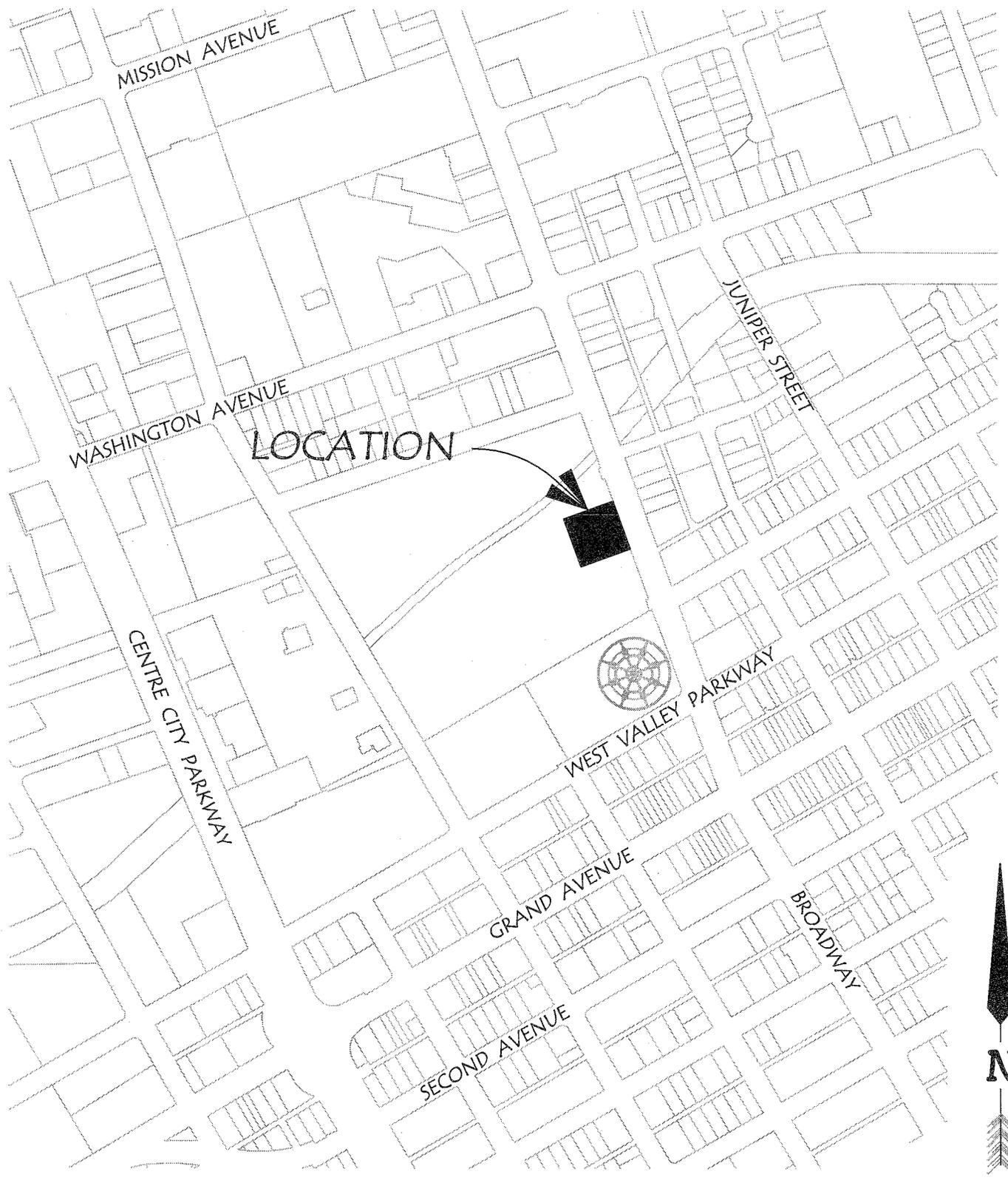
Construction of the playground was completed on September 18, 2016. This project is the first phase of work implementing the Grape Day Park Master Plan. The final playground improvements include a new playground structure, swing sets, and surrounding improvements in Grape Day Park. The playground was designed to implement many historical elements of the City of Escondido's agriculture heritage, while having architectural elements to match the existing Historical Walk. The park has a gable roof play structure, orange crate climbing features, and tree like elements. New benches and trees were installed around the perimeter of the playground.

Respectfully submitted,


FOR Edward N. Domingue, P.E.
Public Works Director/City Engineer


Dan Higbee,
Construction Project Manager

GRAPE DAY PLAYGROUND IMPROVEMENT PROJECT



NOTICE OF COMPLETION
CITY COUNCIL MEETING 10-12-2016





CITY COUNCIL

For City Clerk's Use:

APPROVED DENIED

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 5

Date: October 12, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Allegra Frost, Deputy City Attorney

SUBJECT: Adoption of Amendments to the Conflict of Interest Code for the City of Escondido

RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 2016-137, amending the Conflict of Interest Code for the City of Escondido pursuant to the Political Reform Act to update the list of designated public employees and public officials who are required to file a statement of economic interest and the disclosure categories.

FISCAL ANALYSIS:

None.

GENERAL PLAN ANALYSIS:

N/A.

PREVIOUS ACTION:

The City previously adopted a Conflict of Interest Code pursuant to the requirements of the Political Reform Act. On September 24, 2014, the City Council adopted Resolution No. 2014-143 readopting the Conflict of Interest Code for the City of Escondido and updating the disclosure categories for designated positions.

BACKGROUND:

The City of Escondido and its agencies are subject to the requirements of the Political Reform Act (California Government Code § 81000, *et seq.*) and its regulations governing conflicts of interest. Government Code § 87200 specifically lists officials who are statutorily required to file a statement of economic interest. These officials include Councilmembers, City Manager, City Attorney, City Treasurer, Planning Commissioners, and City Officials and Employees Who Manage Public Investments. In addition to these statutory filing requirements, the Political Reform Act requires the City of Escondido and its agencies to adopt and promulgate a Conflict of Interest Code which includes disclosure

categories and a list of designated public employees and elected and appointed officials who must comply with the requirements of the Conflict of Interest Code.

The City has previously adopted and amended the Conflict of Interest Code pursuant to the requirements of the Political Reform Act. The Political Reform Act requires each local government agency to review its Conflict of Interest Codes biennially to determine whether the Code must be amended.

Upon conducting the biennial review, the City determined it is necessary to amend and update the list of designated positions subject to the City's Conflict of Interest Code as set forth in Resolution No. 2016-137. The amendments are necessary to reflect the most current listing of positions for the City subject to the disclosure requirements of the City's Conflict of Interest Code.

For your convenience, a red-lined version of the City's Conflict of Interest Code showing the recommended changes is attached to this Staff Report. No changes are necessary at this time to the Conflict of Interest Code for the Escondido Joint Powers Financing Authority.

Based on the above, it is recommended that the City Council approve Resolution No. 2016-137.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Allegra Frost", with a long horizontal flourish extending to the right.

Allegra D. Frost
Deputy City Attorney

Attachment: Red-lined List of Designated Positions Required to File Form 700

**CITY OF ESCONDIDO
CONFLICT OF INTEREST CODE
EXHIBIT "A"**

List of Designated Positions Required to File Form 700

<u>DESIGNATED POSITIONS</u>	<u>DISCLOSURE CATEGORY</u>
CITY ATTORNEY'S OFFICE	
Assistant City Attorney	2, 4, 6
Assistant City Attorney/Litigation	2, 4, 6
Senior Deputy City Attorney	2, 4, 6
Deputy City Attorney	2, 4, 6
CITY CLERK	
City Clerk	2, 4, 6
Assistant City Clerk	2, 4, 6
CITY MANAGER'S OFFICE	
Assistant City Manager	2, 4, 6
Assistant to the City Manager	2, 4, 6
Director of Economic Development and Community Relations	2, 4, 6
Special Events/ Economic Development Coordinator	6
Tourism and Marketing Administrator	6
Housing & Neighborhood Services Manager	2, 3, 4, 6
Senior Management Analyst	6
Management Analyst <u>II</u>	6
Management Analyst	6
COMMUNITY DEVELOPMENT	
Director of Community Development	2, 3, 4, 6
Assistant Planning Director	2, 3, 4, 6
Deputy Director of Planning	2, 3, 4, 6
Senior Planner	2, 3, 4, 6

<u>DESIGNATED POSITIONS</u>	<u>DISCLOSURE CATEGORY</u>
Associate Planner	2, 3, 4, 6
Principal Planner	2, 3, 4, 6
Building Official	2, 3, 4, 6
Deputy Building Official	2, 3, 4, 6
Code Enforcement Manager	2, 3, 4, 6
Management Analyst	6
HOUSING AND NEIGHBORHOOD SERVICES	
Neighborhood Services Manager	2, 3, 4, 6
Management Analyst	6
Management Analyst II	6
COMMUNITY SERVICES	
Director of Library and Community Services	2, 3, 4, 6
Assistant Director of Community Services	2, 3, 4, 6
Deputy Director of Public Works/Maintenance	2, 3, 4, 6
Building Maintenance Superintendent	3, 6
Fleet Maintenance Superintendent	3, 6
Principal Librarian	3, 6
Deputy City Librarian	3, 6
<u>Community Services Manager</u>	<u>7</u>
<u>Older Adult Services Manager</u>	<u>7</u>
Program Administrator	7
ENGINEERING/PUBLIC WORKS	
Director of Public Works	2, 3, 4, 6
Assistant Director of Public Works/Engineering	2, 3, 4, 6
Deputy Director of Public Works/Operations	2, 3, 4, 6
<u>Public Works Superintendent</u>	<u>2, 3, 4, 6</u>
Assistant City Engineer	2, 3, 4, 6
Design and Construction Project Manager	2, 3, 4, 6

<u>DESIGNATED POSITIONS</u>	<u>DISCLOSURE CATEGORY</u>
Principal Engineer	3, 4, 7
Senior Engineer	3, 4, 7
Real Property Manager	2, 3, 4, 6
Parks and Open Space Superintendent	3, 6
Parks and Open Space Administrator	3, 6
UTILITIES	
Director of Utilities	2, 3, 4, 6
Deputy Director of Utilities/Construction & Engineering	2, 3, 4, 6
Deputy Director of Utilities/Wastewater	2, 3, 4, 6
Deputy Director of Utilities/Water	2, 3, 4, 6
<u>Utilities Manager</u>	<u>2, 3, 4, 6</u>
Utilities Construction Project Manager	2, 3, 4, 6
Canal Superintendent	3, 6
Wastewater Treatment Plant Superintendent	3, 6
Water Distribution Superintendent	3, 6
Water Treatment Plant Superintendent	3, 6
Utilities Maintenance Superintendent	3, 6
Lakes and Open Space Superintendent	3, 6
Laboratory Superintendent	3, 6
Environmental Programs Manager	3, 6
Senior Program Manager/Utilities	6
Utilities Analyst	6
Environmental Program Manager/Utilities	6
Asset Program Manager	6
FINANCE*	

* Officials Who Manage Public Investments:

It has been determined that the following positions manage public investments and will file a statement of economic interests pursuant to Government Code §87200 et seq: Investment Officer; Director of Administrative Services, Human Resources and Finance.

<u>DESIGNATED POSITIONS</u>	<u>DISCLOSURE CATEGORY</u>
Assistant Director of Finance	6
Finance Manager	6
Treasury Manager	6
Investment Officer	6
Revenue Manager	6
Collections Officer	6
Purchasing Supervisor	6
Budget Manager	6
FIRE DEPARTMENT	
Fire Chief	2, 3, 4, 6
Deputy Fire Chief	2, 3, 4, 6
Fire Division Chief	3, 7
Fire Battalion Chief	3, 7
<u>Fire Marshal</u>	<u>3, 7</u>
Assistant Fire Chief	3, 7
Fire Administrative Services Manager	6
<u>Emergency/Disaster Preparedness Manager</u>	<u>6</u>
Emergency Medical Services Coordinator	6
HUMAN RESOURCES	
Assistant Director of Human Resources	6
Risk and Safety Manager	6
Senior Human Resources Analyst	6
INFORMATION SYSTEMS	
Director of Information Systems	6
Applications Development Manager	6
Network/Office Automation Manager	6
Geographic Information Systems Manager	6
Public Safety Systems Manager	6

<u>DESIGNATED POSITIONS</u>	<u>DISCLOSURE CATEGORY</u>
POLICE DEPARTMENT	
Chief of Police	2, 3, 6
Assistant Chief of Police	2, 3, 6
Police Captain	2, 3, 6
Police Services Bureau Manager	2, 3, 6
<u>Police Business Manager</u>	<u>2, 3, 6</u>
<u>Police Lieutenant</u>	<u>2, 3, 6</u>
Senior Crime Analyst	6
Police Services Analyst	6
BOARDS AND COMMISSIONS	
Building Advisory and Appeals Board	3, 7
Environmental Advisory Commission	3, 7
Historic Preservation Commission	3, 7
Investment Committee	2, 4, 6
Library Board of Trustees	3, 7
Personnel Board of Review	3, 7
Public Art Commission	3, 7
Community and Older Adult Services Commission	3, 7
Transportation and Community Safety Commission	3, 7
Oversight Board to the Successor Agency to the Escondido Redevelopment Agency	3, 6
Independent Districting Commission	1
CONSULTANTS	
Consultants	1

Designated Employees are those positions within this city who may exercise independent judgment and make or participate in the making of governmental decisions which may foreseeably have a material effect on any financial interest.

Persons in newly-created positions shall file under the broadest disclosure category in the agency's conflict-of-interest code until the agency amends its code to reflect the position. However, the City

Manager or his designee may determine in writing that the broadest disclosure is not necessary and set interim disclosure that is more tailored to positions with a limited range of duties. In accordance with 2 Cal. Code of Regs. §18734, such written determination shall include a description of the newly-created position's duties and, based upon that description, a statement of the extent of disclosure requirements. Alternatively, the City Manager or his designee may complete Form 804, which satisfies the requirements of §18734. The City Manager or his designee's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

Consultant means an individual who, pursuant to a contract with a state or local government agency:

- (A) makes a governmental decision whether to
 - (1) approve a rate, rule or regulation;
 - (2) adopt or enforce a law;
 - (3) issue, deny, suspend, or revoke any permit, license, application, certificate, approval, order or similar authorization or entitlement;
 - (4) authorize the agency to enter into, modify, or renew a contract provided it is the type of contract which requires agency approval;
 - (5) grant agency approval to a contract which requires agency approval and in which the agency is a party or to the specifications for such a contract;
 - (6) grant agency approval to a plan, design, report, study, or similar item;
 - (7) adopt, or grant agency approval of policies, standards, or guidelines for the agency, or for any subdivision thereof; or
- (B) serves in a staff capacity with the agency and in that capacity performs the same or substantially all the same duties for the agency that would otherwise be performed by an individual holding a position specified in the agency's Conflict of Interest Code.

The City Manager or his designee may determine in writing that a particular consultant, although a "designated position," is hired to perform a range of duties that are limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. In accordance with 2 Cal. Code of Regs. §18734, such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. Alternatively, the City Manager or his designee may complete Form 805, which satisfies the requirements of §18734. The City Manager or his designee's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

Disclosure Categories

General Provisions – The Political Reform Act, Govt. Code §81000, *et seq.*, requires state and local government agencies to adopt and promulgate conflict of interest codes. The Fair Political Practices Commission has adopted a regulation, 2 Cal. Code of Regs. §18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference and, along with the above list in which members and employees are designated and disclosure categories are set forth, constitute the conflict of interest code of the City of Escondido.

Pursuant to §4 of the standard code, designated employees shall file statements of economic interests with the agency. Upon receipt of the statements of the City of Escondido, the agency shall make and retain a copy and forward the original of these statements to the Escondido City Clerk. Statements for all other designated employees will be retained by the agency.

Disclosure Categories –

Category 1: All investments, business positions, and sources of income (including loans, gifts,** and travel payments) from sources located or doing business in the City of Escondido; All interests in real property located in the City of Escondido or within two miles of any land owned or used by the City of Escondido;

Category 2: All interests in real property located in the City of Escondido;

Category 3: All investments, interests in real property and sources of income (including loans, gifts,** and travel payments) subject to the regulatory, permit or licensing authority of the City of Escondido;

Category 4: Investments in business entities and sources of income (including loans, gifts,** and travel payments) which engage in land development, construction or the acquisition or sale of real property;

Category 5: All interests in real property located within two miles of any land owned or used by the City of Escondido;

Category 6: Investments in business entities and sources of income (including loans, gifts,** and travel payments) of the type which, within the past two years, have contracted with the City of Escondido to provide services, supplies, materials, machinery, or equipment;

Category 7: Investments in business entities and sources of income (including loans, gifts,** and travel payments) of the type which, within the past two years, have contracted with the designated employee's department or board or commission, to provide services, supplies, materials, machinery or equipment.

** Gifts with a value of less than \$50 aggregate per year from a single source are not reportable financial interests and gifts with a value of more than \$4620 aggregate per year from a single source are prohibited.

RESOLUTION NO. 2016-137

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AMENDING THE CITY'S CONFLICT OF
INTEREST CODE PURSUANT TO THE
POLITICAL REFORM ACT

WHEREAS, the City of Escondido is a local government agency subject to the requirements of the Political Reform Act (California Government Code § 81000, *et seq.*) and its regulations governing conflicts of interest; and

WHEREAS, the Political Reform Act requires every agency, including the City of Escondido, to adopt and promulgate a conflict of interest code, adopt disclosure categories, and designate those public employees and elected and appointed officials who must comply with the requirements of the Code; and

WHEREAS, on July 9, 1980, the City originally adopted the Fair Political Practices Commission's standard model conflict of interest code by Resolution No. 80-141, and has continued to maintain such a code in effect, together with disclosure categories and a list of those positions subject to the requirements of the conflict of interest code; and

WHEREAS, on September 28, 1994, the City Council readopted a conflict of interest code as required by the Political Reform Act, and amended and updated the disclosure categories and list of positions subject to the requirements of the Code; and

WHEREAS, the Political Reform Act requires every local government agency to review its conflict of interest code biennially to determine whether the Code must be amended; and

WHEREAS, upon the City's biennial review, the City now desires to amend and update the list of positions subject to the requirements of the Conflict of Interest Code;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the designation of employees and elected and appointed officials subject to the requirements of this Conflict of Interest Code are attached and incorporated by this reference as Exhibit "A."
3. That this resolution supersedes all previous resolutions of the City of Escondido, which amend and update the list of employees and elected and appointed officials who are subject to a conflict of interest code.

**CITY OF ESCONDIDO
 CONFLICT OF INTEREST CODE
 EXHIBIT "A"**

List of Designated Positions Required to File Form 700

<u>DESIGNATED POSITIONS</u>	<u>DISCLOSURE CATEGORY</u>
CITY ATTORNEY'S OFFICE	
Assistant City Attorney	2, 4, 6
Assistant City Attorney/Litigation	2, 4, 6
Senior Deputy City Attorney	2, 4, 6
Deputy City Attorney	2, 4, 6
CITY CLERK	
City Clerk	2, 4, 6
Assistant City Clerk	2, 4, 6
CITY MANAGER'S OFFICE	
Assistant City Manager	2, 4, 6
Director of Economic Development and Community Relations	2, 4, 6
Special Events/ Economic Development Coordinator	6
Tourism and Marketing Administrator	6
Housing & Neighborhood Services Manager	2, 3, 4, 6
Senior Management Analyst	6
Management Analyst II	6
Management Analyst	6
COMMUNITY DEVELOPMENT	
Director of Community Development	2, 3, 4, 6
Assistant Planning Director	2, 3, 4, 6
Deputy Director of Planning	2, 3, 4, 6
Senior Planner	2, 3, 4, 6
Associate Planner	2, 3, 4, 6

<u>DESIGNATED POSITIONS</u>	<u>DISCLOSURE CATEGORY</u>
Principal Planner	2, 3, 4, 6
Building Official	2, 3, 4, 6
Deputy Building Official	2, 3, 4, 6
Code Enforcement Manager	2, 3, 4, 6
Management Analyst	6
COMMUNITY SERVICES	
Director of Library and Community Services	2, 3, 4, 6
Assistant Director of Community Services	2, 3, 4, 6
Deputy Director of Public Works/Maintenance	2, 3, 4, 6
Building Maintenance Superintendent	3, 6
Fleet Maintenance Superintendent	3, 6
Principal Librarian	3, 6
Deputy City Librarian	3, 6
Community Services Manager	7
Program Administrator	7
ENGINEERING/PUBLIC WORKS	
Director of Public Works	2, 3, 4, 6
Assistant Director of Public Works/Engineering	2, 3, 4, 6
Deputy Director of Public Works/Operations	2, 3, 4, 6
Public Works Superintendent	2, 3, 4, 6
Assistant City Engineer	2, 3, 4, 6
Design and Construction Project Manager	2, 3, 4, 6
Principal Engineer	3, 4, 7
Senior Engineer	3, 4, 7
Real Property Manager	2, 3, 4, 6
Parks and Open Space Administrator	3, 6
UTILITIES	
Director of Utilities	2, 3, 4, 6

DESIGNATED POSITIONS	DISCLOSURE CATEGORY
Deputy Director of Utilities/Construction & Engineering	2, 3, 4, 6
Deputy Director of Utilities/Wastewater	2, 3, 4, 6
Deputy Director of Utilities/Water	2, 3, 4, 6
Utilities Manager	2, 3, 4, 6
Utilities Construction Project Manager	2, 3, 4, 6
Canal Superintendent	3, 6
Wastewater Treatment Plant Superintendent	3, 6
Water Distribution Superintendent	3, 6
Water Treatment Plant Superintendent	3, 6
Utilities Maintenance Superintendent	3, 6
Lakes and Open Space Superintendent	3, 6
Laboratory Superintendent	3, 6
Environmental Programs Manager	3, 6
Utilities Analyst	6
Environmental Program Manager/Utilities	6
Asset Program Manager	6
FINANCE*	
Assistant Director of Finance	6
Finance Manager	6
Treasury Manager	6
Investment Officer	6
Revenue Manager	6
Collections Officer	6
Purchasing Supervisor	6
Budget Manager	6

* Officials Who Manage Public Investments:

It has been determined that the following positions manage public investments and will file a statement of economic interests pursuant to Government Code §87200 et seq: Investment Officer; Director of Administrative Services, Human Resources and Finance.

<u>DESIGNATED POSITIONS</u>	<u>DISCLOSURE CATEGORY</u>
FIRE DEPARTMENT	
Fire Chief	2, 3, 4, 6
Deputy Fire Chief	2, 3, 4, 6
Fire Division Chief	3, 7
Fire Battalion Chief	3, 7
Fire Marshal	3, 7
Fire Administrative Services Manager	6
Emergency/Disaster Preparedness Manager	6
Emergency Medical Services Coordinator	6
HUMAN RESOURCES	
Assistant Director of Human Resources	6
Risk and Safety Manager	6
Senior Human Resources Analyst	6
INFORMATION SYSTEMS	
Director of Information Systems	6
Applications Development Manager	6
Network/Office Automation Manager	6
Geographic Information Systems Manager	6
Public Safety Systems Manager	6
POLICE DEPARTMENT	
Chief of Police	2, 3, 6
Police Captain	2, 3, 6
Police Business Manager	2, 3, 6
Police Lieutenant	2, 3, 6
Senior Crime Analyst	6
Police Services Analyst	6
BOARDS AND COMMISSIONS	
Building Advisory and Appeals Board	3, 7

<u>DESIGNATED POSITIONS</u>	<u>DISCLOSURE CATEGORY</u>
Historic Preservation Commission	3, 7
Investment Committee	2, 4, 6
Library Board of Trustees	3, 7
Personnel Board of Review	3, 7
Public Art Commission	3, 7
Community and Older Adult Services Commission	3, 7
Transportation and Community Safety Commission	3, 7
Oversight Board to the Successor Agency to the Escondido Redevelopment Agency	3, 6
Independent Districting Commission	1
CONSULTANTS	
Consultants	1

Designated Employees are those positions within this city who may exercise independent judgment and make or participate in the making of governmental decisions which may foreseeably have a material effect on any financial interest.

Persons in newly-created positions shall file under the broadest disclosure category in the agency's conflict-of-interest code until the agency amends its code to reflect the position. However, the City Manager or his designee may determine in writing that the broadest disclosure is not necessary and set interim disclosure that is more tailored to positions with a limited range of duties. In accordance with 2 Cal. Code of Regs. §18734, such written determination shall include a description of the newly-created position's duties and, based upon that description, a statement of the extent of disclosure requirements. Alternatively, the City Manager or his designee may complete Form 804, which satisfies the requirements of §18734. The City Manager or his designee's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

Consultant means an individual who, pursuant to a contract with a state or local government agency:

- (A) makes a governmental decision whether to
 - (1) approve a rate, rule or regulation;
 - (2) adopt or enforce a law;
 - (3) issue, deny, suspend, or revoke any permit, license, application, certificate, approval, order or similar authorization or entitlement;

- (4) authorize the agency to enter into, modify, or renew a contract provided it is the type of contract which requires agency approval;
 - (5) grant agency approval to a contract which requires agency approval and in which the agency is a party or to the specifications for such a contract;
 - (6) grant agency approval to a plan, design, report, study, or similar item;
 - (7) adopt, or grant agency approval of policies, standards, or guidelines for the agency, or for any subdivision thereof; or
- (B) serves in a staff capacity with the agency and in that capacity performs the same or substantially all the same duties for the agency that would otherwise be performed by an individual holding a position specified in the agency's Conflict of Interest Code.

The City Manager or his designee may determine in writing that a particular consultant, although a "designated position," is hired to perform a range of duties that are limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. In accordance with 2 Cal. Code of Regs. §18734, such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. Alternatively, the City Manager or his designee may complete Form 805, which satisfies the requirements of §18734. The City Manager or his designee's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

Disclosure Categories

General Provisions – The Political Reform Act, Govt. Code §81000, *et seq.*, requires state and local government agencies to adopt and promulgate conflict of interest codes. The Fair Political Practices Commission has adopted a regulation, 2 Cal. Code of Regs. §18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference and, along with the above list in which members and employees are designated and disclosure categories are set forth, constitute the conflict of interest code of the City of Escondido.

Pursuant to §4 of the standard code, designated employees shall file statements of economic interests with the agency. Upon receipt of the statements of the City of Escondido, the agency shall make and retain a copy and forward the original of these statements to the Escondido City Clerk. Statements for all other designated employees will be retained by the agency.

Disclosure Categories –

- Category 1: All investments, business positions, and sources of income (including loans, gifts,** and travel payments) from sources located or doing business in the City of Escondido; All interests in real property located in the City of Escondido or within two miles of any land owned or used by the City of Escondido;
- Category 2: All interests in real property located in the City of Escondido;
- Category 3: All investments, interests in real property and sources of income (including loans, gifts,** and travel payments) subject to the regulatory, permit or licensing authority of the City of Escondido;

Category 4: Investments in business entities and sources of income (including loans, gifts,** and travel payments) which engage in land development, construction or the acquisition or sale of real property;

Category 5: All interests in real property located within two miles of any land owned or used by the City of Escondido;

Category 6: Investments in business entities and sources of income (including loans, gifts,** and travel payments) of the type which, within the past two years, have contracted with the City of Escondido to provide services, supplies, materials, machinery, or equipment;

Category 7: Investments in business entities and sources of income (including loans, gifts,** and travel payments) of the type which, within the past two years, have contracted with the designated employee's department or board or commission, to provide services, supplies, materials, machinery or equipment.

** Gifts with a value of less than \$50 aggregate per year from a single source are not reportable financial interests and gifts with a value of more than \$460 aggregate per year from a single source are prohibited.

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 6
Date: October 12, 2016

TO: Honorable Mayor and Members of the City Council
FROM: Bill Martin, Director of Community Development
SUBJECT: Extension of Time for a Tentative Subdivision Map and Modification to a Master and Precise Development Plan (SUB 15-0031, PHG 16-0010 and ENV 16-0006)

STAFF RECOMMENDATION:

It is requested that the City Council, 1.) adopt Resolution No. 2016-143, approving a three-year Extension of Time for a five-lot Tentative Subdivision Map involving one 1.82-acre commercial lot and four single-family residential lots within the R-1-10 zone; and 2.) introduce Ordinance No. 2016-14, approving a Modification to a Master and Precise Development Plan for the development of a 78,067 SF self-storage facility. The project also includes approval of the Addendum (ENV16-0006) to the adopted Mitigated Negative Declaration (ER 2005-22) adopted for the originally approved project. The 3.2-acre project site is located on the southwestern corner of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive (APNs 238-141-34 and -41).

PLANNING COMMISSION RECOMMENDATION:

On September 13, 2016, the Planning Commission voted 4-0-1 (Commissioner Johns abstained, Commissioners McQuead and Weber absent) to approve the project.

PROJECT DESCRIPTION:

A request for a three-year Extension of Time for an approved five-lot Tentative Subdivision Map (original Map Number TR 900) consisting of one 1.82-acre commercial lot and four single-family residential lots on 1.38 acres in conjunction with a modification to the approved Master and Precise Development Plan (original File No. 2004-70-PD/GE) for a 71,285 SF self-storage facility on the commercial lot. The proposed modifications to the self-storage facility include an approximately 6,782 SF increase in overall floor area (78,067 total floor area) along with a change to the architectural design of the buildings from California/Mediterranean to a more contemporary style. The overall number of stories and height of the two commercial buildings would remain the same (Building 1- two stories over a basement, and Building 2 - one story). The four single-family residential lots range in size from 12,810 SF to 14,000 SF similar to the previously approved Tentative Subdivision Map. The overall grading design and pad elevations for the commercial and residential lots would remain similar to the previous approved design, but have been designed to conform to the new storm water permit requirements. A Grading

Exemption also was approved that includes a combination 1-1/2:1 cut slope/retaining wall up to 18 feet in height along the eastern boundary of the commercial lot. The current grading design utilizes a 2:1 cut slope/retaining wall combination in lieu of the 1-1/2:1 slope/retaining wall. The applicant is requesting to eliminate a previous project condition that requires the residential homes to be constructed prior to or concurrent with the development of the self-storage facility.

LOCATION:

The 3.2-acre site is located on the southwestern corner of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive (APN 238-141-34 and-41).

FISCAL ANALYSIS:

None

GENERAL PLAN ANALYSIS:

The General Plan land-use designation for the 1.82-acre commercial component of the project is Planned Commercial (PC) and the project also is located within the Centre City Parkway/Brotherton Road Target Area (Planned Commercial #13, page II-70 and 71). The Guiding Principles for this specific site require that land uses shall be limited to mini-storage units or other uses compatible with adjacent residential properties. Development standards shall include a six-foot-high block wall, in combination with a minimum 20-foot-wide heavily landscaped buffer utilizing mature non-deciduous trees and shrubs with dense foliage to be incorporated along the property abutting residentially zoned property to create a visual buffer upon installation. All structures shall provide roof coverings, similar to and compatible with surrounding residential development. The modified site plan and architectural design has incorporated these required features into the design.

The General Plan land-use designation of the 1.38-acre residential component of the project is Urban 1 (up to 5.5 du/ac). The proposed subdivision would be consistent with the General Plan density provisions because the overall density on the Urban 1 portion of the site is 3.15 du/ac.

ENVIRONMENTAL REVIEW:

On January 11, 2006, the Escondido City Council adopted a Mitigated Negative Declaration (MND) (City File No. ER 2005-22) for the Escondido Self Storage Facility and five-lot Tentative Subdivision Map (City Council Resolution No. 2006-09R). The environmental analysis identified potential significant impacts related to operational noise from the facility and traffic noise along Escondido Boulevard/Center City Parkway. However, mitigation measures would reduce these impacts to less than significant levels. An Addendum (City File No. ENV16-0006) to the adopted MND has been prepared to address the proposed modifications to the project and comparison of potential environmental impacts, and is attached with the report. Under the California Environmental Quality Act (CEQA), an Addendum to a Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA

Guidelines § 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164[c]); however, an addendum is to be considered by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164[d]). The Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the adopted Mitigated Negative Declaration remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines.

BACKGROUND:

A Tentative Subdivision Map (TR 900) previously was approved by the City Council on January 11, 2006, for a five-lot subdivision map (1 commercial lot and 4 single-family residential lots) along with a Grading Exemption and a Master and Precise Development Plan for a 71,285 SF self-storage facility. The Tentative Map originally was approved for three-years and was scheduled to expire in 2009. Previous State legislative actions (SB 1185, AB 333, AB 208 and AB116) automatically extended the Tentative Map until January 11, 2016. The map still is eligible for a local time extensions up to five additional years. The applicant submitted an application to extend the map prior to the expiration date, which suspends expiration of the map until a final decision is made regarding the extension request. The corresponding Planned Development expiration date is tied to the life of the Tentative Map in accordance with Zoning Code Article 19, Section 33-419. The proposed three-year extension of time request would extend the expiration date until January 11, 2019. Since the application was submitted, the applicant has been working on modifying the Tentative Map to incorporate appropriate storm water features to conform to the new storm water permit requirements, along with revisions to the site plan and architectural design of the self-storage facility.

The self-storage facility originally was proposed for 83,845 SF of floor area consisting of two buildings with the larger building being three stories over a basement level, and the small building one story in height. This proposal did not receive a favorable recommendation from the Planning Commission at the June 28, 2005 hearing, and the applicant redesigned the facility to reduce the overall square footage of the buildings to 71,285 SF by eliminating the third floor of the larger building, bringing the height from 41 feet down to 32 feet. The revised project ultimately was approved by the Planning Commission on November 22, 2005 (vote 6-0), and the City Council on January 11, 2006 (vote 4-1, Council Member Abed voting no). Several of the neighbors expressed opposition at the Planning Commission and City Council hearings noting the mass and scale of the facility would not be compatible with the surrounding residential neighborhood and would create adverse drainage, traffic, and noise impacts.

PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

On September 13, 2016, the Planning Commission voted 4-0-1 to recommend approval of the project. The Commissioner's discussion primarily focused on the timing of the undergrounding

of utilities; payment of the undergrounding in-lieu fee for the utilities along Cranston Avenue; traffic generation and intersection configuration at Centre City Parkway/Brotherton Road; and allowable General Plan land uses for the commercial site. The Commission felt that a self-storage facility would be a very low traffic generator compared to other potential uses of the site, especially during peak hours. They also felt the use was appropriate for the site because it was specifically allowed by the General Plan and previously was approved for the site. The Commission did not have any concerns with the developer's request not to construct the homes with the development of the self-storage facility.

PUBLIC INPUT:

Staff has not received any written public comments regarding the project, but did receive two phone calls from residents in the area requesting additional information regarding the project. Two nearby residents (Irene Shaw and Rick Ankrom) spoke at the Planning Commission hearing noting their concerns with the project and felt that a self-storage facility would not be compatible with the residential neighborhood. The residents noted the revised contemporary architecture did not match the surrounding homes and the project would create traffic impacts. Mr. Ankrom also felt the four homes should be constructed at the same time as the self-storage facility and the new homes would help screen the storage facility.

APPLICANT'S PERSPECTIVE:

The project applicant (Brandywine Homes) indicated the proposed increase in the square footage of the facility provides for a more efficient use of the site, while maintaining the overall height, and mass and scale of the originally approved facility. The applicant noted the self-storage facility would not create adverse impacts to the adjacent neighborhood as that type of facility would generate less traffic than other commercial uses or even potential mixed-use type residential type uses that might be allowed on the site. The applicant also felt that being able to sell the residential lots individually would allow flexibility to build custom homes, but also indicated they were a homebuilder and would not be opposed to building homes on the four lots if necessary.

ANALYSIS:

Project Design Modifications

The proposed modification to the site includes a 6,782 SF increase in the overall square footage of the self-storage facility with the majority of the increase to the smaller single-story building (6,596 SF) and small increase to the larger building (186 SF). The grading design and pad elevations for the project remain in substantial conformance with the previously approved design. The increase in square footage would result in a small amount of additional traffic trips (approx. 13 additional daily trips with 143 total trips generated by the self-storage facility) and the Engineering Division indicated the project would not adversely impact the levels of service on the adjacent streets and intersections. The project is required to widen Brotherton Road

and Cranston Drive across the project frontages, along with undergrounding the overhead utilities along Brotherton Road.

The number of stories and height of the two buildings (30' and 15.5') will remain in substantial conformance with the previously approved buildings to be consistent with the height and number of stories of surrounding homes, and the adjacent R-1-10 single-family residential development standards. The front setback of Building 1 has been increased from the previously approved 10 feet to 19 feet to accommodate the necessary storm water features, but also will provide more landscape opportunities along the Brotherton Road street frontage. The revised architecture reflects a more contemporary design to be compatible with the mix of existing and approved architectural styles throughout the area. The project incorporates residential architectural elements as viewed from the street, to include residential style windows with wooden surrounds, wooden trellis window awnings, and pitched mansard roof elements with concrete tile. A stone veneer wainscot also would be utilized along the northern elevation of Building 1 as well as on the building columns. Building colors will utilize a medium to darker earth tone palate. The amount of exterior roll-up doors to access individual storage units has been reduced with all exterior roll-up doors eliminated from the eastern elevation of the larger Building 1. A few roll-up doors remain along the eastern elevation of single-story Building 2. The applicant feels the previously approved California/Mediterranean style of architecture and lighter exterior colors is dated and a more contemporary design would be a better fit for the neighborhood. Staff believes the facility has been appropriately designed to be compatible with the adjacent residential area, and would not result in any adverse visual or noise impacts with the adjacent homes to the east and south.

Timing of the Construction of the Homes

Based on concerns expressed by some of the neighbors regarding the timing of development of the homes, the project originally was conditioned in 2006 to construct the homes concurrently with or prior to the self-storage facility. Although Brandywine Homes is a residential developer, they are not proposing to construct the residential component of the project. They indicated they would either offer the lots for individual development, or to a developer to be constructed as a single residential project. Although the proposed conditions of approval would allow the commercial and residential buildings to be constructed at different times, all of the required improvements associated with the tentative map would need to be constructed at the same time, which includes all street improvements, pad grading for the commercial lot and residential lots, as well as all infrastructure and storm water features. In addition, appropriate security (grading, landscape and improvement bonds) would be in place to ensure appropriate completion and ongoing maintenance of any required frontage landscaping and on-site storm water features for both components of the project until they are completed and occupied.

Tentative Map Extension

The criteria for determining the appropriateness for granting an extension of time for a Tentative Subdivision Map is based on the map's compliance with the City's current General Plan, Zoning Ordinance, and the requirements of the California Environmental Quality Act (CEQA). The design of the updated Tentative Subdivision Map is in substantial conformance with the previously approved map, incorporates the necessary storm water features in accordance with

the new storm water permit requirements, and conforms to the General Plan, Zoning Code requirements and CEQA provisions. Proposed lot sizes exceed the Urban 1 minimum requirement of 6,000 SF with lot sizes ranging from 12,602 SF to 14,000 SF. All proposed lot sizes, lot width and street frontage are in conformance with the underlying R-1-10 zone. The Planning Division and Engineering Conditions of Approval of been updated to conform to current zoning, landscape, storm water, and engineering design requirements, and also to reflect the modified design of the project. Therefore, staff recommends the requested three-year extension of time and updated Conditions of Approval be approved, which will extend the life of the map until January 11, 2019.

Respectfully Submitted,



Bill Martin
Director of Community Development



Jay Paul
Associate Planner

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

September 13, 2016

The meeting of the Escondido Planning Commission Meeting was called to order at 7:00 p.m. by Commissioner Romo in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Michael Cohen, Commissioner Gregory Johns, Commissioner; Don Romo, Commissioner; James Spann, Commissioner and Stan Weiler, Commissioner.

Commissioners absent: Jeffery Weber, Chairman; and Bob McQuead, Vice-chairman.

Staff present: Bill Martin, Director of Community Development; Jay Paul, Associate Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner Cohen, to approve the minutes of the August 9, 2016, meeting. Motion carried. Ayes: Spann, Romo, Cohen, and Weiler. Noes: None. Abstained: Johns. (4-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS –None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

- 1. TENTATIVE SUBDIVISION MAP, SPECIFIC PLAN AMENDMENT, MASTER AND PRECISE DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT – SUB 16-0001; PHG 16-0005, ENV 16-0001:**

REQUEST: A request for a one-lot Tentative Subdivision Map, Specific Plan Amendment, Master and Precise Development Plan and Development Agreement for the construction of 126 condominium units in three, four- and five story

Commissioner Weiler stated he was originally concerned with the parking for this project but noted that he felt the proposed parking management plan and staff's recommendations would mitigate issues.

Commissioner Cohen and Mr. Waite discussed the proposed parking ratios.

Commissioner Spann was in favor of the proposed project. He also felt the parking management plan would work for the project.

Commissioner Weiler recommended conditioning the project so that the flex area could not be converted to a living unit and that the project's steps along Grand Avenue not be in the right-of-way.

Commissioner Romo was favor of the project as long as there was no on-street parking along Grand Avenue. Mr. Martin noted that the applicant was not proposing or relying on any on-street parking.

ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Spann, to approve staff's recommendation. The motion included conditioning the project so that the flex area could not be converted to a living unit, that the project's landing steps along Grand Avenue not be in the right-of-way, and that on-street parking along Grand Avenue was prohibited. Motion carried. Ayes: Weiler, Cohen, Romo, and Spann. Noes: None. Abstained: Johns. (4-0-1)

2. EXTENSION OF TIME FOR A TENTATIVE SUBDIVISION MAP, MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN AND GRADING EXEMPTION – SUB 15-0031 and PHG 16-0010:

REQUEST: The proposed project involves a request for a three-year Extension of Time for an approved five-lot Tentative Subdivision Map (original Map Number TR 900) consisting of one 1.82-acre commercial lot and four single-family residential lots on 1.38 acres in conjunction with a modification to an approved Master and Precise Development Plan (original File No. 2004-70-PD/GE) for a 71,285 SF self-storage facility on the commercial lot. The proposed modifications to the self-storage facility include an approximately 6,782 SF increase in overall floor area (78,067 total floor area) along with a change to the architectural design of the buildings from California/Mediterranean to a more contemporary style. The overall number of stories and height of the two commercial buildings would remain the same (Building 1 two stories over a basement, and Building 2 one story). The four single-family residential lots range in size from 12,810 SF to 14,000 SF similar to

the previously approved Tentative Subdivision Map. A Grading Exemption also was approved for a combination cut slope/retaining wall up to 18 feet in height with an inclination between 1-1/2:1 to 2:1 along the eastern boundary of the commercial lot. The revised project has been designed to conform to the new storm water permit requirements. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The 3.20-acre project site generally is located on the southwestern corner of Brotherton Road and Cranston Drive, east of Center City Parkway, addressed as 2319 Cranston Drive (APN 238-141-34).

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the design of the subdivision is consistent with the PD-C and R-1-10 development standards, appropriateness of the proposed modifications to the self-storage facility with respect to neighborhood compatibility, and whether the residential homes should be constructed prior to or concurrently with the self-storage facility. Staff recommended approval based on the following: 1) While the Planned Development-Commercial zone does not have specific development standards for a commercial lot, the proposed 1.82-acre commercial lot would be consistent with the General Commercial lot design standards. The four residential lots would be consistent with the underlying R-1-10 design standards for lot area, width and street frontage. All of the proposed lots are designed with sufficient area to develop a typical single-family residence, garage, and usable open space areas while meeting all setback and height requirements. Appropriate on-site and street frontage parking also would be available; 2) Staff felt the self-storage facility has been appropriately designed because the grading plan for the commercial development incorporates the same grading design and pad elevations as the previously approved project. Building heights also remain the same, and much of the floor area either is below ground or at grade to preserve views from the existing residence to the east and to reduce the overall mass and scale of the facility. The more contemporary building architecture incorporates residential like design elements and materials used throughout the surrounding area. The project also includes appropriate perimeter landscaping, along with the required 20-foot-wide landscape buffer and solid masonry separation/noise walls adjacent to residential development on the east and southeast; and 3) Staff did not have concerns with removing the original condition that requires the homes to be built at the same time as the self-storage facility because the Tentative Map would be required to be recorded as a single project and all street improvements, grading and storm water features associated with the commercial and residential components completed at the same time. In addition, appropriate security would be in place to ensure appropriate maintenance of any required frontage landscaping and on-site storm water features for both components of the project until the homes ultimately are completed.

Commissioner Weiler and staff discussed the timing for undergrounding the utilities and installation of sidewalks.

Commissioner Romo discussed the parameters of the extension of time.

Jim Barisic, Irvine, applicant, noted that they worked with staff for over a year on the subject project. He stated that they concurred with staff's recommendation. He also indicated that they were very pleased with changes to the architectural schemes.

Irene Shaw, Escondido, stated that she lived near the subject project. She noted that her neighborhood was unaware that the project was being expanded in size. She indicated that she was concerned with potential traffic impacts to the neighborhood. She did not feel the project would be compatible with the residential area. She also felt more neighbors would have attended the meeting had they known the project was being expanded.

Rick Ankrom, Escondido, referenced Page 63 of the staff report, noting that it did not show the full intersection of South Escondido Boulevard, Centre City Parkway, and Brotherton. He stated that this area had extensive traffic noting previous accidents at this intersection. He indicated that that most of the businesses take egress and ingress off of South Escondido Boulevard. He was opposed to the access for the project being off of Brotherton and Cranston due to the streets being narrow and residential. He noted that he had never seen a storage facility in a residential area. He was concerned with the requests to change the architecture, increase the square footage, and the extension of time. Mr. Ankrom then referenced the traffic analysis, feeling the projected ADTs generated by the self-storage units needed to be further analyzed. He felt the project's residences should be built in conjunction with the facility, noting his view that this would help provide additional screening, and that the new architectural design was did not match the surrounding residential area.

Commissioner Romo and staff discussed uses that were allowed in the subject zoning.

Mark Whitehead, Irvine, stated that they had just purchased the project a year ago, noting that the original applicant was not able to finish the project. He indicated that being able to sell the residential lots individually provided more flexibility to build custom homes. He noted they were a homebuilder and would not be opposed to building homes on the four lots. He stated that the egress and ingress had not changed from what was originally approved. He noted that the change in square footage, especially for Building 2 was a more efficient use of the site while providing appropriate screening. He also noted that self-storage facilities

were very low traffic generators as well as noting that they had worked with City on the appropriate architecture design.

Commissioner Romo and staff discussed the pad elevations.

Commissioner Johns and staff discussed the locations for the closest self-storage facility to the project.

Commissioner Spann stated that self-storage facilities were low traffic generators. He felt the proposed plan was superior to the previous plan.

Commissioner Romo noted that the project had already been approved, would have minimal impacts on traffic, and in his view be the best use for the site.

ACTION:

Moved by Commissioner Cohen, seconded by Commissioner Weiler, to approve staff's recommendation. Motion carried. Ayes: Weiler, Cohen, Romo, and Spann. Noes: None. Abstained: Johns. (4-0-1)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Commissioner Weiler and staff discussed status of the South Escondido Neighborhood Plan.

Mr. Martin noted that there could be some pending items that would require a November 22nd meeting.

ADJOURNMENT:

Commissioner Romo adjourned the meeting at 8:47 p.m. The next meeting was scheduled for September 27, 2016, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

ESCONDIDO SELF STORAGE – TR 900

**MITIGATED NEGATIVE DECLARATION
(City File No. ER2005-22)**

Final

ADDENDUM

Addressing proposed project modifications

City File No. ENV 16-0006
Case No. PHG16-0010, SUB 15-0031

Prepared for:
City of Escondido
201 N. Broadway
Escondido, CA 92025

October 2016

Escondido Self Storage Facility – TR 900

Mitigated Negative Declaration

Addendum (Final)

INTRODUCTION

On January 11, 2006, the Escondido City Council adopted a Mitigated Negative Declaration (MND) (City File No. ER 2005-22) for the Escondido Self Storage Facility and five-lot Tentative Subdivision Map (City Council Resolution No. 2006-09 R). The Initial Study and Mitigated Negative Declaration evaluated the impacts of the proposed Master and Precise Development Plan for an 83,845 SF self-storage facility. The project also included a Tentative Subdivision Map (TR 900) consisting of one 1.82-acre commercial lot and four single-family residential lots on 1.38 acres (3.2 total acres) along with Grading Exemptions for a 1-1/2:1 cut slope/retaining wall combination up to 18 feet high along the eastern boundary of commercial Lot 1. The analysis identified several mitigation measures to address and mitigate potentially significant impacts to less than significant levels. The impacts evaluated in the adopted MND include land-use/aesthetics, geology & soils, transportation/traffic, hydrology and water quality, and noise.

Although the adopted Mitigated Negative Declaration evaluated the impacts for a proposed 83,845 SF self-storage facility (three-stories over a basement level) the Escondido Planning Commission and City Council ultimately approved a Master and Precise Development Plan for a slightly smaller 71,285 SF self-storage facility consisting of a 66,645 SF two-story building over a basement level, and a separate 4,640 SF single-story building. Since the project approval in 2006, the applicant has refined the project and submitted an application for a Modification to the Master and Precise Development Plan, along with an Extension of Time for the Tentative Subdivision Map. This addendum addresses the proposed modifications to the project and comparison of potential environmental impacts. The addendum is an informational document, intended to be used in the planning and decision making process as provided for under Section 15164 of the CEQA Guidelines. The Addendum does not recommend approval or denial of the proposed modification to the project. The fundamental conclusion of this addendum is that the proposed changes to the project will not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the previously adopted Mitigated Negative Declaration. Thus, a subsequent or supplemental Negative Declaration need not be prepared.

STATUTORY BACKGROUND

The City of Escondido is the CEQA lead agency responsible for the proposed Escondido Self Storage Facility and Tentative Map project. Under the California Environmental Quality Act (CEQA), an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164[c]); however, an addendum is to be considered by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164[d]).

This Addendum to the Mitigated Negative Declaration demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the adopted Mitigated Negative Declaration remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines. Therefore, a decision was made by the City of Escondido not to prepare a Subsequent EIR or Negative Declaration pursuant to Section 15162 of the CEQA guidelines. To support this decision, the following discussion describes the proposed project modifications and the environmental analysis.

SUMMARY OF ORIGINAL PROJECT DESCRIPTION

As stated above, the project description analyzed under the original Initial Study/Mitigated Negative Declaration

(ER 2005-22) consisted of a five-lot Tentative Subdivision Map (TR 900) consisting of one 1.82-acre commercial lot and four residential lots on 1.38 acres of land. The project also included a Master and Precise Development Plan for an 83,845 SF self-storage facility on the proposed commercial lot. The four single-family residential lots would range in size from approximately 12,810 SF (net) to 14,000 SF. The project includes a Grading Exemption for a 1.5:1 cut slope/retaining wall combination up to 18-feet in height along the eastern boundary of Lot 1. Although the Initial Study/Mitigated Negative Declaration analyzed the environmental impacts of a larger 83,845 SF facility, a smaller 71,285 SF facility ultimately was approved by the City Council.

PROJECT LOCATION

The approximately 3.2-acre project site generally is located on the southwestern corner of the intersection of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive (APN 238-141-34 and -41).

PROJECT REVISIONS

There have been no significant changes to the square footage of the project analyzed in the adopted Mitigated Negative Declaration that evaluated a proposed 83,843 SF self-storage facility. The revised building square footage at 78,067 SF still is less than the square footage analyzed in the adopted Mitigated Negative Declaration and therefore, any potential impacts would be less than previously analyzed. However, the proposed new design is slightly larger in area (6,782 SF) than the approved the final project design of 71,285 SF. The overall number of building (2 separate self-storage buildings) and overall building height remain the same. The grading design also remains in substantial conformance with the previously approved grading design. The changes to the original approved Master and Precise Development Plan are as follows:

- Modification to the Master and Precise Plan (New City File Nos. PHG 16-0010) for a 78,067 SF self-storage facility
- Increase in the approved building square footage from 71,285 SF to 78,067 SF (6,782 SF increase in building square footage)
- Modification to the Master and Precise Development Plan for the revised footprint for the two buildings, along with revised architectural design, materials, colors, concept landscape design and signage.
- On-site storm water features have been incorporated in accordance with the City's storm water requirements.

DETAILS OF REQUEST

	<u>2006 Master Plan:</u>	<u>Proposed:</u>	<u>Change:</u>
Property Size:			
Lot 1 (Commercial)	1.74 acres	1.74 acres	None
Lots 2 -5 (Residential)	1.27 acres	1.27 acres	None
Street Dedication	<u>0.19 acres</u>	<u>0.19 acres</u>	None
	3.2 acres	3.2 acres	
Building area:			
Building 1:	66,645 SF	66,831 SF	+186 SF
Building 2:	<u>4,640 SF</u>	<u>11,236 SF</u>	<u>+6,596 SF</u>
	<u>71,285 SF</u>	<u>78,067 SF</u>	<u>+6,782 SF</u>
Building Height:			
Building 1:	32 feet (highest pt.)	30 feet (highest pt.)	
Building 2:	15 feet	15.5 feet (highest pt.)	
Number of Stories:			
Building 1:	2 stories over basement	same	
Building 2:	1 story	same	
Building Coverage:	35.4% (27,206 SF)	41.40% (31,460 SF)	+4,254 SF

Architecture:	Spanish/Med features Stucco exterior Light earth tones S-tile pitched mansard roof	Contemporary features Stucco Exterior darker earth tones Flat tile mansard and parapet roof elements
Parking:	<u>2006 Master Plan:</u> 18 proposed 14 required (1:5000 SF)	<u>Proposed:</u> 24 proposed (with specific loading areas) 15 required
Grading Exemptions	1.5:1 cut slope on Lot 1 (up to 18 feet)	None proposed (1.5:1 slope changed to 2:1)
Hours of Operation:	7 days (7:00 am – 7:00 pm) (with manager's residence)	Same (no manager's residence)
Residential Lots:	4 lots	4 lots
Lot Size:	10,000 SF min.	10,000 SF min.
Lot Width:	80 foot min.	80' foot min.

IMPACT ANALAYSIS

City staff has reviewed the adopted Initial Study/MND in conjunction with the proposed modified design and updated technical studies prepared for the proposed project and has determined that the proposed changes described in this Addendum would not result in any new or significantly adverse environmental impacts identified in the previously adopted Mitigated Negative Declaration. Although the revised project includes an increase in square footage for the self-storage component, the increase and overall size of the modified project is less than the size of the project analyzed in the adopted Mitigated Negative Declaration (ER 2005-22). Analysis of the current project compared to the previously approved development is as follows:

Land-Use and Aesthetics – There are two General Plan land use designations on the 3.2 acre project site. The western 1.82-acre commercial component has a Planned Commercial (Planned Commercial #13) designation, while the eastern 1.38-acres has an Urban 1 designation. The General Plan Guiding Principles for Planned Commercial Area #13 (page II-71) state that land uses planned for this site shall be limited to mini-storage units or other uses compatible with adjacent residential properties subject to the provisions set forth in the Zoning Code. Development standards shall include a six-foot-high wall, in combination with a minimum 20-foot-wide heavily landscape buffer utilizing mature non-deciduous trees and shrubs with dense foliage to be incorporated along the property abutting residentially zoned property to create a visual buffer upon installation. All structures shall provide roof coverings, similar to and compatible with surrounding residential development. Since the project original was approved in 2006, the General Plan was updated in 2012. The Planned Commercial land-use designation includes additional development requirements that limits the Floor Area Ratio (FAR) to 1.5 and Building Height to 1-3 stories. (page II-24).

The original project and revised project descriptions would affect the same project site, consists of the same type of land use (self-storage facility) and operations. The revised project would result in a self-storage facility with a slightly increased square footage and building footprint as described in the Details of Request. The project would continue to incorporate the six-foot-high separation wall adjacent to residential development/zoning, and minimum 20-foot-wide landscape buffer along the eastern and southern perimeter of commercial Lot 1. The modified project also would be in conformance with the General Plan Planned Commercial requirements for FAR and building height/number of stories. Therefore, none of the modifications would result in new or substantially increased significant impacts related to land use and planning, including effects to an established community or conflicts with established plans, policies or regulations as described in the adopted MND.

Visual impacts expected from the original approved project were not anticipated to result in any significant impacts to the surrounding area. The size and design of the revised project would not result in any effects to visual resources that are more severe than those described in the original Mitigated Negative Declaration because the new project incorporates an appropriate architectural design that would be compatible with the surrounding mix of commercial and residential uses, and does not conflict with the existing Planned Commercial standards for the site. The modified design also does not substantially depart from the overall size and scale of the originally approved facility with the proposed increase of approximately 6,782 SF of additional storage building area. The design of the building has been modified from the approved California/Mediterranean exterior type design to incorporate more contemporary exterior design to be consistent with the mix of existing and approved projects/building designs throughout the area. The height of the buildings also would be in substantial conformance with the height of the previously approved buildings. The pad elevations for the commercial and residential lots would be in substantial conformance with the previous grading design. Any light and glare produced by the project would be in conformance with the City's outdoor lighting standards. Thus, no new significant impacts or substantial increase in the severity of impacts would occur in regards to aesthetics as a result of the project.

Traffic/Circulation – The project site fronts onto and takes access from Brotherton Road and Cranston Drive, which are both unclassified streets. Access for the self-storage facility would continue to take access from two driveways onto Brotherton Road, and residential lots 2 and 3 from individual driveways onto Brotherton Road. Residential lots 4 and 5 would take access from Cranston Drive via individual driveways in similar locations to the approved Tentative Map. Self-storage facilities generally are one of the lowest traffic generators for a commercial land use and the adopted Mitigated Negative Declaration anticipated a self-storage facility would generate 168 average daily vehicle trips (ADT) based on the SANDAG Guide to Vehicular Traffic Generation Rate of 2 trips per 1,000 SF floor area. This traffic generation rate was based on an 83,843 SF self-storage facility. The four new residential lots would generate up to 40 ADT for a total of 208 ADT (168 self-storage trips and 40 residential trips) for the proposed development. The Engineering Division concluded that both Brotherton Road and Cranston Drive are capable of handling projected 208 additional daily trips, and would not materially degrade the levels of service on the adjacent streets of affected intersections. Although the adopted MND analyzed up to 208 ADT from an 83,843 SF self-storage facility, a smaller 71,285 SF facility ultimately was approved, which would generate up to 142 trips, for a total of 182 ADT (142 self-storage trips plus 40 residential trips). No mitigation measures were required, but the project is required to improve the respective project frontages along Brotherton Road and Cranston Drive to include curb, gutter and sidewalk in accordance with the street design standards. Although the proposed revision in the project would added approximately 6,782 SF to the approved facility, this increase in daily trips (13.5 ADT) would not be considered a significant increase and would be within the amount of trips analyzed in the adopted Mitigated Negative Declaration. Therefore, the Engineering Division concluded the revised project would not result in any adverse impacts to the affected roadways and intersections.

Construction-related impacts and any necessary construction-traffic staging also would not significantly change due to the proposed modifications to the project because the grading design is similar to the approved conceptual grading plan. Temporary construction-related traffic impacts would occur during grading and construction activities. Moderate to heavy grading is anticipated to prepare the site and heavy equipment used for grading and excavation, once staged, typically remains on site until grading and similar activities for a given stage of construction is completed. Proposed grading includes a combination of cut and fill to include 20,900 cubic yards of cut, 14,500 cubic yards of fill with an export of 6,400 cubic yards of material. Construction equipment primarily would be utilized in an incremental fashion over the course of construction. The load capacity of a truck is anticipated between 15 to 18 cubic yards per truck. A total of between 355 to 426 truck loads over the grading period would be anticipated to export 6,400 cubic yards of material. Additional traffic would be associated with employee trips to and from the site, equipment delivery and removal, and other related activities. The amount of construction traffic would fluctuate during different phases of the construction, but most of the heavy truck/haul truck trips would cease upon completion of the grading phase. While construction traffic would be a nuisance to motorists in the project vicinity and would result in short-term impacts, this short-term impact generally would be reduced by requiring the project proponent to coordinate and implement a Traffic Control Plan (TCP) with the Engineering Division along with approved haul routes with the City that minimize potential conflicts, especially during peak hours. All necessary measures would be implemented prior to the onset of construction activities as part of the project conditions of approval and grading permit. Therefore, traffic impacts associated with temporary construction activities would be considered less than significant.

Air Quality – Although the adopted Mitigated Negative Declaration concluded the original project would not result in any significant air-quality impacts, a detailed Air Quality and Greenhouse Gas Analysis was not prepared for the approved project. Therefore, an Air Quality Analysis has been prepared by Blodgett Baylosis Environmental Planning (dated May 2016) for the proposed project revision. The Air Quality Analysis concluded the project would be below the City's thresholds of significance for estimated construction and operational emissions. The nearest sensitive receptors to the project site include single-family residential development located immediately to the east and south, and across Brotherton Road on the north. Standard operation conditions and permit-related requirements would be in place to minimize and reduce any potential temporary construction/grading related impacts to sensitive receptors. Thus, no new significant impacts or substantial increase in the severity of impacts would occur in regards to air quality and global climate change as a result of project revisions. The project also would not create objectionable odors to any sensitive receptors because the a self-storage facility and single-family residential development are not land-uses identified by the San Diego Air Quality Management District (SDAQMD) with activities that have the potential to generate adverse odor impacts.

Estimated Construction Emissions in Pounds per Day

Construction Phase	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation (on-site)	2.69	30.82	18.06	0.02	1.65	1.40
Site Preparation (off-site)	0.02	0.03	0.35	--	0.06	0.01
Total Site Preparation	2.71	30.85	18.41	0.02	1.71	1.41
Grading (on-site)	2.85	29.94	19.63	0.02	7.76	4.85
Grading (off-site)	0.03	0.04	0.44	--	0.08	0.02
Total Grading	2.88	29.98	20.07	0.02	7.84	4.87
Building Construction (on-site) 2016	3.69	24.63	16.71	0.02	1.62	1.55
Building Construction (off-site) 2016	0.25	1.37	2.96	--	0.38	0.11
Total Building Construction 2016	3.94	26.00	19.67	0.02	2.00	1.66

Construction Phase	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Building Construction (on-site) 2017	3.32	22.85	16.24	0.02	1.46	1.39
Building Construction (off-site) 2017	0.23	1.22	2.73	--	0.38	0.11
Total Building Construction 2017	3.55	24.07	18.97	0.02	1.84	1.50
Paving (on-site)	1.65	16.46	12.05	0.01	1.02	0.94
Paving (off-site)	0.04	0.05	0.60	--	0.12	0.03
Total Paving	1.69	16.51	12.65	0.01	1.14	0.97
Architectural Coatings (on-site)	28.69	2.18	1.86	--	0.17	0.17
Architectural Coatings (off-site)	0.02	0.02	0.28	--	0.05	0.01
Total Architectural Coatings	28.71	2.20	2.14	--	0.22	0.18
Maximum Daily Emissions	28.71	30.85	20.08	0.02	7.84	4.87
Daily Thresholds	75	250	550	250	100	55

California Air Resources Board CalEEMod V.2013.2.2 [computer program].

Construction impacts are short term and result from fugitive dust, equipment exhaust, and indirect effects associated with construction workers and deliveries. As demonstrated in the Air Quality Analysis, project construction would not exceed the applicable regional emissions thresholds. Therefore, as project emissions would be well below these limits, project construction would not result in regional emissions that would exceed the NAAQS or CAAQS or contribute to existing violations. Additionally, the General Plan Update FEIR requires

future projects to implement construction dust control measures, which is a standard requirement for a project condition of approval and issuance of grading/improvement plan.

Estimated Operational Emissions in Pounds per Day (lbs/day)

Emission Source	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Area-wide (lbs/day)	8.48	0.08	7.88	--	1.06	1.06
Energy (lbs/day)	--	0.06	0.04	--	--	--
Mobile (lbs/day)	0.75	1.69	7.86	0.02	1.40	0.39
Total (lbs/day)	9.24	1.84	15.78	0.02	2.47	1.45
Daily Thresholds	55	250	550	250	100	55

Source: California Air Resources Board CalEEMod [computer program].

Increases in concentrations of greenhouse gas (GHG) emissions generated by human activities have the potential to result in global climate change impacts. GHGs include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Common activities that generate GHGs include vehicular travel, electricity use, natural gas use, water use, and waste generation. The City of Escondido has prepared a Climate Action Plan (CAP) demonstrating how the City would reduce GHG emissions. The CAP establishes a threshold level of 2,500 metric tons of carbon dioxide equivalent (MT CO₂E) per year for identifying projects that require a project-specific technical analysis to quantify and mitigate project emissions (City of Escondido 2013a and 2013b).

The City of Escondido has established a standard threshold of significance for a project's GHG emissions. According to Chapter 33-Zoning, Article 47-Environmental Quality, Division 1, Section 33-924(7A) of the City's municipal code, projects that do not generate more than two thousand five hundred (2,500) metric tons (MT) of carbon dioxide equivalent (CO₂e) greenhouse gas (GHG) emissions are generally not considered significant. The following table summarizes annual greenhouse gas emissions from build-out of the proposed project. As indicated in the table below, the CO₂E total for the project is 1,916 pounds per day or 0.86 MTCO₂E per day. This translates into an estimated annual operational emission of 313.9 MTCO₂E per year. The project's estimated GHG emissions are below the thresholds of significance established by the City. As a result, the project's GHG impacts are less than significant.

Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Phase - Site Preparation	2,480.10	0.74	--	2,495.80
Construction Phase - Grading	2,139.27	0.64	--	2,152.82
Construction Phase - Construction	2,352.22	0.54	--	2,363.60
Construction Phase - Construction 2017	2,334.85	0.51	--	2,345.74
Construction Phase - Paving	1,777.47	0.53	--	1,788.69
Construction Phase - Coatings	281.44	0.02	--	282.07
Long-term Area Emissions	158.28	0.10	--	163.16
Long-term Energy Emissions	75.86	--	--	76.32
Long-term Mobile Emissions	1,675.21	0.06	--	1,676.57
Total Long-term Emissions	1,909.36	0.16	0.01	1,916.05

Source: CalEEMod V.2013.2.2.

Assembly Bill (AB) 32 codified the 2020 goal of reducing statewide GHG emissions to 1990 levels and launched the Climate Change Scoping Plan that outlined the reduction measures needed to reach these targets. Following the state's adopted AB 32 GHG reduction target, the City set a goal to reduce emissions back to 1990 levels by the year 2020. The City's E-CAP was prepared to demonstrate how this would be achieved. As the project is below the screening threshold, it would not conflict with implementation of the E-CAP or interfere with

the City achieving the GHG reduction goals outlined in the ECAP, and would not conflict with the AB 32 mandate for reducing GHG emissions at the state level. As illustrated above, the project would emit less than 2,500 MT CO₂E annually and would not interfere with the City achieving the GHG reduction goals outlined in the E-CAP.

Hydrology/Water Quality – A Priority Development Project Storm Water Quality Management Plan (SWQMP) has been prepared for the revised project. The Engineering Department has determined that runoff from the project would not be significant, existing drainage facilities within the area are adequate to support the project, and the project would not materially degrade water quality nor violate any water quality standards or waste discharge requirements. The project would result in an increase in on-site runoff because the proposed development results in an increase in impervious surfaces. However, the runoff from the project would be minimized by the use of bioretention basins and other landscape features located before the off-site discharge points. The retention of water would also reduce the peak rate of flow existing from the site. The project would be required to extend the existing storm drain system in Brotherton Road to serve the project site. Thus, the project's impact to drainage patterns would be less than significant. A Stormwater Pollution Prevention Plan (SWPPP) would be prepared in compliance with the Construction General Permit. The SWPPP would identify erosion control and sediment control best management practices (BMPs) that would be implemented to minimize the occurrence of soil erosion or loss of topsoil. Adherence to all NPDES MS4 Permit regulations, including applicable BMPs, would ensure construction and operation does not result in erosion or flooding impacts. To address potential pollutants of concern, the project would implement construction and post-construction Best Management Practices (BMPs) in compliance with the City and Regional Water Quality Control Board (RWQCB) regulations. Construction BMPs are anticipated to include silt fencing, gravel bag barriers, street sweeping, solid waste management, stabilized construction entrance/exits, water conservation practices, and spill prevention and control. Operational BMPs would include low-impact development design practices, source control, and proposed bioretention basins. Ultimately, the project would be required to comply with the drainage and water quality regulations in place at the time of construction. Implementation of these BMPs, along with regulatory compliance, would preclude any violations of applicable standards and discharge regulations. Therefore, project impacts related to water quality would be less than significant.

The City would provide sewer and water service from mains within the adjacent street or easements; consequently, no significant impact is expected to occur to the groundwater table. The proposed project revisions would not result in the increase in severity of potential groundwater impacts. Should groundwater be encountered during grading operations, the protocol for managing the groundwater must comply with requirements of the State Regional Water Quality Control Board and the County of San Diego Department of Environmental Health.

Noise – An Exterior Noise Analysis was prepared for the original project in 2004 by Pacific Noise Control to evaluate the existing ambient noise environment and the potential for noise impacts from the operation of the self-storage facility, as well as future noise impacts on the adjacent residential lots from the adjacent roadways. The study concluded that mitigation would be required in the form of a six-foot-high solid masonry wall to be constructed along the eastern and south boundary of Commercial Lot 1 adjacent to existing and proposed residential lots. An updated Noise Analysis was prepared for the revised project by Blodgett Baylosis Environmental Planning (August 2016) to evaluate the existing ambient noise condition and potential impacts from the development and operation of the proposed facility.

Operational Noise Impact – Storage Activity

The City has established exterior sound level limits for different land uses in Section 17-229 of the Municipal Code. These sound level limits are the allowable noise levels at any point on or beyond the boundaries of the property on which the sound is produced. Where two or more dissimilar land uses occur on a single property, the more restrictive noise limits apply. Because the self-storage facility is adjacent to single-family residential zoning and land uses on the east and south, the one-hour average noise level shall not exceed 50 dB between the hours of 7:00 a.m. to 7:00 p.m. and 45 dB between the hours of 10:00 p.m. and 7:00 a.m.

Noise associated with the storage facility generally would consist of loading and unloading activities that can generate hourly average noise levels of approximately 45 to 55 dB at a distance of 50 feet. Loading/unloading activities would occur directly across from the eastern property boundary at a distance of approximately 45 to 50 feet. Therefore, the hourly average noise level at the project's eastern and southern boundary line is anticipated to range up to approximately 55 dB. Implementation of Noise Mitigation Measure No. 1 in the adopted IS/MND

(ER 2005-22) would remain applicable to the revised project and reduced potential operational noise impacts to below a level of significance. The mitigation measure requires the installation of a six-foot-high masonry wall along the eastern and southern boundary of Commercial Lot 1. The redesign of Building No 2 would further attenuate noise to residential uses to the south because the building shields loading areas to the residential land use on the south. To further reduce potential nuisance noise impacts, the project would include provisions to use silent alarms for the self-storage facility rather than exterior audible security and door alarms, as well as restricting lot sweeping and maintenance activities to the daytime operational hours.

Heating, Ventilation, and Air Conditioning Systems - Stationary operational noise sources are regulated by the limits within City Municipal Code Section 17-229, which states that the receiving land use noise level for a single-family uses shall not exceed 50 dBA LEQ from 7:00 AM to 10:00 PM and 45 dBA LEQ from 10:00 PM to 7:00 AM. A typical HVAC system would generate a noise level of 56 dBA LEQ at a distance of 7 feet. The closest residential property line to the proposed roof mounted project HVAC units would be the residence adjacent to the eastern and southern property line located approximately 30 feet from the nearest proposed HVAC unit on the south, and 50 feet on the east. At this distance, the unit was modeled to generate a noise level of approximately 43 dBA LEQ at the residential property line.¹ The HVAC units also would be located behind parapet walls that would further help to attenuate noise levels. Therefore, HVAC unit noise would not exceed 50 dBA LEQ, and impacts would be less than significant.

Construction Noise

Construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Construction of the proposed project would involve the use of a wide variety of heavy construction equipment onsite, and generally would involve the following construction phases: site preparation, grading/excavation, drainage/utilities/sub-grade, building construction, architectural coatings, and paving. Construction activities occurring under each of these phases would require the use of heavy equipment (e.g., excavators, backhoes, loaders, graders, compactors, cranes, etc.) along with the use of smaller power tools, generators, and other sources of noise. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. It is not anticipated that all equipment would be operated at any given time and in the same location. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. As such, construction activity noise levels at the site would fluctuate depending on the particular type, number, and duration of use of the various pieces of construction equipment.

Section 17-234 of the City Municipal Code stipulates that construction equipment or a combination of equipment are not allowed to operate so as to cause noise in excess of a one hour average sound level limit of 75 dB at any time, unless a variance has been obtained in advance from the City Manager; however, pursuant to the Escondido Municipal Code, all construction activities may only occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and on Saturdays between the hours of 9:00 a.m. and 5:00 p.m. Construction is not allowed on Sundays or public holidays. These permitted hours of construction are required in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption.

Construction of the proposed project would generate noise that could expose nearby noise sensitive receptors (residential development to the south and east, and north across Brotherton Road) to increased noise levels. The magnitude of any such impacts would depend on the type of construction activity, equipment, duration of the construction phase, distance between the noise source and receiver, and intervening structures. The use of construction equipment would also occur in various areas of the site and at varying times, while and generally being distanced from neighboring properties. Temporary construction noise levels could potentially exceed the 75 dBA (during intermittent increases, or "spikes," in noise levels) as equipment is utilized and moved around within the limits of the proposed grading/development area. However, it is not anticipated that the average one-hour noise level would exceed the one-hour average sound level limit of 75 dBA. Therefore, the project is not anticipated to result in a significant impact. In addition, implementation of the following standard avoidance measures would further reduce project impacts on adjacent residential land uses.

1. (HELIX Acoustical Analysis Report 2016 prepared for the Del Prado Project IS/MND, City Project No. ENV15-0011).

- The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.
- To ensure that noise from equipment and vehicles are kept to a minimum, the project Contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes. This requirements would be enforced through a grading and building permit.

Vibration

Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings located in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects, low rumbling sounds and discernable vibrations at moderate levels, and actual building damage at the highest levels. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernable in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage.

Based upon City General Plan Community Protection Element standards, a significant impact would occur if project construction activities would expose vibration-sensitive uses to vibration levels that exceed 65 vibrations decibels (VdB), residences and buildings where people normally sleep to 80 VdB, or institutional land uses with primarily daytime uses to 83 VdB. The U.S. Department of Transportation (U.S. DOT) also has guidelines for vibration levels from construction related to their activities, and recommends that the maximum peak-particle-velocity levels remain below 0.05 inches per second at the nearest structures. Another source of vibration includes vibration resulting from the operation of empty haul trucks. However, if a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second. Moderate to heavy grading activities will occur throughout the project site, especially in the areas of larger cut areas and slopes. The nearest sensitive receptors are the residential units located in the center east portion of the project site along the west side of Cranston Drive. The type of equipment to be used on the project site is not anticipated to exceed vibration levels above 0.5 inches per second. Therefore, the project would not result in a significant impact.

Construction activities that typically generate the most vibration include blasting and impact pile driving. As noted in the geotechnical report prepared for the project site, the site is underlain by hard bedrock. Boring samples taken throughout the site indicated that bedrock may be found between three to ten feet below ground surface. In order to accommodate the building foundations and basement level for self-storage Building 1, the bedrock must be broken down in order to continue the grading process. The use of heavy equipment to "rip" the bedrock is anticipated for the project and blasting and impact pile driving generally are not anticipated or proposed. However, should blasting be necessary, the applicant will need to obtain a blasting permit from the City's Fire Department. The blasting permit will contain specific conditions that will require strict adherence to avoid and offset any potential impacts to adjacent residential structures. In addition, implementation of the following standard avoidance measure would further reduce potential project impacts on adjacent residential land uses.

- Heavy construction/haul vehicles should be prohibited from travelling and accessing the project site from Cranston Drive. This would further reduce the potential generation of vibration from empty vehicles.

Transportation Noise

As stated in the City's General Plan Community Protection Element, the noise level goal for single-family residential uses is 60 A-weighted decibels (dBA) community noise equivalent level (CNEL) at the exterior use areas. In addition, Title 24 of the California Code of Regulations establishes an interior noise standard of 45 dBA CNEL. The updated Noise Study prepared for the project indicated the average noise levels along Brotherton Road at the future single-family homes were 65.2 dBA, which would exceed the City goal of 60 dBA.

Noise Mitigation Measure No 1 in the adopted IS/MND (ER 2005-22) requires a six-foot-high masonry wall to be constructed along the eastern boundary of Commercial Lot 1 adjacent to the residential lots on the east and south. The wall would provide appropriate attenuation of the exterior noise levels at the ground floor of the residential homes in conformance with the City's goal of 60 dBA. Traditional architectural materials are normally able to reduce exterior to interior noise by up to 15 dBA. Because building facade noise levels are projected to exceed 60 CNEL at the upper stories of the proposed residences facing Brotherton Road or S. Centre City Parkway traditional architectural materials would not be expected to attenuate interior noise to a level of 45 CNEL. Therefore, interior noise levels are likely to exceed the Title 24 interior noise standard of 45 CNEL, resulting in a potentially significant impact. However, implementation of Noise Mitigation Measure No. 2 in the adopted IS/MND (ER 2005-22) would remain applicable to the revised project and would reduce potential impacts to below a level of significance. The mitigation measure requires that an Interior Acoustical Analysis (INA) shall be prepared and the measures recommended in the INA incorporated into the building plans for the affected buildings prior to the issuance of building permits for the residential units.

Biological, Cultural, Geology/Soils, Hazards and Hazardous Materials, Mineral Resources, Population/Housing, Public Services, Recreation, Utilities/Service Systems – The adopted 2005 MND concluded that potential impacts associated with all of the listed issues would be less than significant, based on considerations including the nature, location and extent of project-related disturbance and development and requirements for conformance with applicable regulatory and industry standards. The original and revised project descriptions would affect the same area, include the same types of land use, and would be constructed using similar grading and building practices. Accordingly, the impact conclusions noted for the listed issues in the adopted 2005 MND would also apply to the revised project description, with all associated potential impacts to be less than significant. Thus, no new significant impacts or substantial increase in the severity of impacts would occur in regarding to the items/resources listed above. Implementation of the relevant mitigation measures of the adopted IS/MND (ER 2005-22) would remain applicable to the revised project.

SUMMARY AND FINDINGS

For all impact areas, a preliminary review indicated that the proposed modification is in substantial conformance with the original design of the project and therefore would have no new impact(s) not already identified in the adopted Mitigated Negative Declaration (ER 2005-22). Based on the impact comparison provided above, the revised project would not result in new significant impacts or a substantial increase in the severity of impacts under CEQA. Thus, the revised project would not: a) result in increased impacts related to degradation of the environment; b) result in increased cumulative impacts; or c) result in increased substantial adverse effects on human beings, either directly or indirectly. No significant impacts to the environment as a result of this project have been identified when considering the mitigation measures included as part of the development plan. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly provided all mitigation measures and normal project conditions are followed. A Mitigation Monitoring and reporting program will be in force as approved with the modification to the Master and Precise Development Plan and Tentative Map extension of time. No additions or changes are necessary. In summary, the analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration have occurred, and thus an Addendum to the adopted Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for the proposed project. The evidence in the file support that no circumstances or conditions requiring the preparation of a subsequent Negative Declaration are present in this case. No circulation of this Addendum for public comment is required. (CEQA Guidelines Section 15164(c)).

PLANNING COMMISSION

Agenda Item No.: G.2
Date: September 13, 2016

CASE NUMBER: PHG16-0010 and SUB15-0031 (Original File Nos. TR 900, 2004-70-PD/GE)

APPLICANT: Brandywine Homes

LOCATION: The 3.2-acre site is located on the southwestern corner of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive (APN 238-141-34)

TYPE OF PROJECT: Modification to a Master and Precise Development Plan and Extension of Time for a Tentative Subdivision Map

PROJECT DESCRIPTION: The proposed project involves a request for a three-year Extension of Time for an approved five-lot Tentative Subdivision Map (original Map Number TR 900) consisting of one 1.82-acre commercial lot and four single-family residential lots on 1.38 acres in conjunction with a modification to the approved Master and Precise Development Plan (original File No. 2004-70-PD/GE) for a 71,285 SF self-storage facility on the commercial lot. The proposed modifications to the self-storage facility include an approximately 6,782 SF increase in overall floor area (78,067 total floor area) along with a change to the architectural design of the buildings from California/Mediterranean to a more contemporary style. The overall number of stories and height of the two commercial buildings would remain the same (Building 1 two stories over a basement, and Building 2 one story). The four single-family residential lots range in size from 12,810 SF to 14,000 SF similar to the previously approved Tentative Subdivision Map. The overall grading design and pad elevations for the commercial and residential lots would remain similar to the previous approved design, but have been designed to conform to the new storm water permit requirements. A Grading Exemption also was approved that includes a combination 1-1/2:1 cut slope/retaining wall up to 18 feet in height along the eastern boundary of the commercial lot. The current grading design utilizes a 2:1 cut slope/retaining wall combination in lieu of the 1-1/2:1 slope/retaining wall. The applicant is requesting to eliminate a previous project condition that requires the residential homes to be constructed prior to or concurrent with the development of the self-storage facility.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Planned Commercial and Urban 1 (up to 5.5 du/ac)
Centre City Parkway/Brotherton Road Target Area

ZONING: PD-C (Planned Development Commercial)
R-1-10 (Single-Family Residential, 10,000 SF min. lot size)

BACKGROUND/SUMMARY OF ISSUES:

A Tentative Subdivision Map (TM 900) previously was approved by the City Council on January 11, 2006, for a five-lot subdivision map (1 commercial lot and 4 single-family residential lots) along with a Grading Exemption and a Master and Precise Development Plan for a 71,285 SF self-storage facility. The Tentative Map originally was approved for three-years and was scheduled to expire in 2009. Previous State legislative actions (SB 1185, AB 333, AB 208 and AB116) automatically extended the Tentative Map until January 11, 2016. The map still is eligible for a local time extensions up to five additional years. The applicant submitted an application to extend the map prior to the expiration date, which suspends expiration of the map until a final decision is made regarding the extension request. The criteria for determining the appropriateness for granting an extension of time for a Tentative Subdivision Map is based on the map's compliance with the City's current General Plan, Zoning Ordinance, and the requirements of the California Environmental Quality Act (CEQA). The corresponding Planned Development expiration date is tied to the life of the Tentative Map in accordance with Zoning Code Article 19, Section 33-419. The proposed three-year extension of time request would extend the expiration date until January 11, 2019. Since the application was submitted, the applicant has been working on modifying the Tentative Map to incorporate appropriate storm water features to conform to the new storm water permit requirements, along with revisions to the site plan and architectural design of the self-storage facility.

The self-storage facility originally was proposed for 83,845 SF of floor area consisting of two buildings with the larger building being three stories over a basement level, and the small building one story in height. This proposal did not receive a favorable recommendation from the Planning Commission at the June 28, 2005 hearing and the applicant redesigned the facility to reduce the overall square footage of the buildings to 71,285 SF by eliminating the third floor of the larger building, bringing the height from 41 feet down to 32 feet. The revised project ultimately was approved by the Planning Commission on November 22, 2005 (vote 6-0) and the City Council on January 11, 2006 (vote 4-1, Abed voting no). Several of the neighbors expressed opposition at the Planning Commission and City Council hearings noting the mass and scale of the facility would not be compatible with the surrounding residential neighborhood and would create adverse drainage, traffic, and noise impacts.

Staff feels the issues are as follows:

1. Whether the design of subdivision is consistent with the PD-C and R-1-10 development standards.
2. Appropriateness of the proposed modifications to the self-storage facility with respect to neighborhood compatibility.
3. Whether the residential homes should be constructed prior to or concurrently with the self-storage facility.

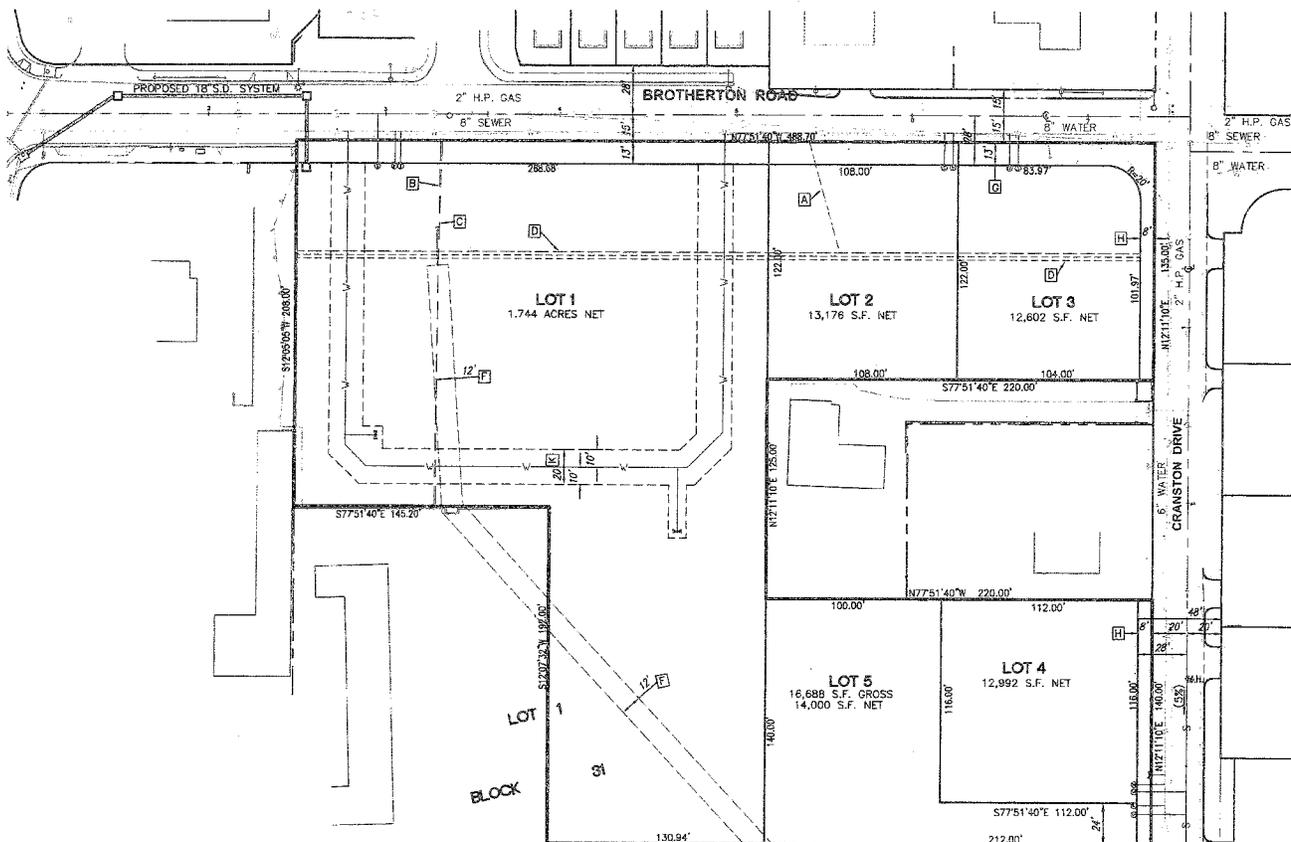
REASONS FOR STAFF RECOMMENDATION:

1. While the Planned Development-Commercial zone does not have specific development standards for a commercial lot, the proposed 1.82-acre commercial lot would be consistent with the General Commercial lot design standards. The four residential lots would be consistent with the underlying R-1-10 design standards for lot area, width and street frontage. All of the proposed lots are designed with plenty of area to develop a typical single-family residence, garage, and usable open space areas while meeting all setback and height requirements. Appropriate on-site and street frontage parking also would be available.
2. Staff feels the self-storage facility has been appropriately designed because the grading plan for the commercial development incorporates the same grading design and pad elevations as the previously approved project. Building heights also remain the same, and much of the floor area either is below ground or at grade to preserve views from the existing residence to the east and to reduce the overall mass and scale of the facility. The more contemporary building architecture incorporates residential like design elements and materials used throughout the surrounding area. The project also includes appropriate perimeter landscaping, along with the required 20-foot-wide landscape buffer and solid masonry separation/noise walls adjacent to residential development on the east and southeast.
3. Staff does not have concerns with removing the original condition that requires the homes to be built at the same time as the self-storage facility because the Tentative Map would be required to be recorded as a single project and all street improvements, grading and storm water features associated with the commercial and residential components completed at the same time. In addition, appropriate security would be in place to ensure appropriate maintenance of any required frontage landscaping and on-site storm water features for both components of the project until the homes ultimately are completed.

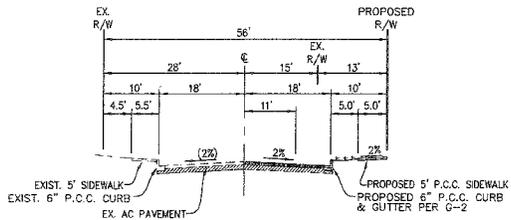
Respectfully Submitted:



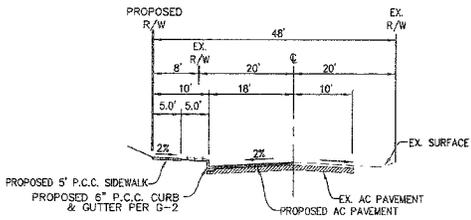
Jay Paul
Associate Planner



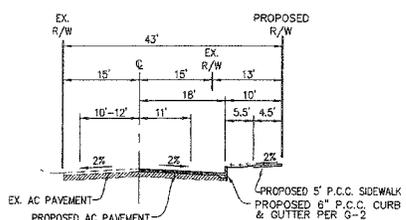
HOMELAND ACRES UNIT NO. 2
MAP NO. 1241



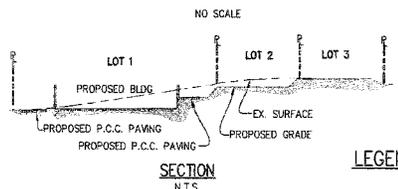
TYPICAL SECTION
BROTHERTON ROAD
(WESTERLY PORTION)



TYPICAL SECTION
CRANSTON DRIVE



TYPICAL SECTION
BROTHERTON ROAD
(EASTERLY PORTION)



LEGEND

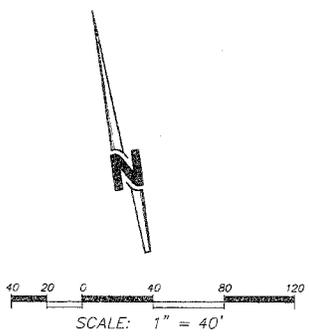
- EXISTING CONTOUR LINE
- 713.00 PROPOSED FINISHED ELEVATION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING P.C.C. CURB & GUTTER
- EX. WATER LINE
- EX. SEWER LINE
- EX. GAS LINE
- EX. FIRE HYDRANT
- EX. POWER POLE AND GUY WIRE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED 3,170(±) S.F. OF 6" P.C.C. CURB, GUTTER AND SIDEWALK
- PROPOSED 14,000(±) S.F. OF P.C.C. PAVING
- PROPOSED 1" WATER LATERAL
- PROPOSED IRRIGATION WATER LATERAL
- PROPOSED 6" & 4" SEWER LATERAL

ASSESSOR'S PARCEL NO:
238-141-34-00 AND 238-141-41-00

SITE ADDRESS
2319 CRANSTON DRIVE
ESCONDIDO CA 92025

EARTHWORK QUANTITIES

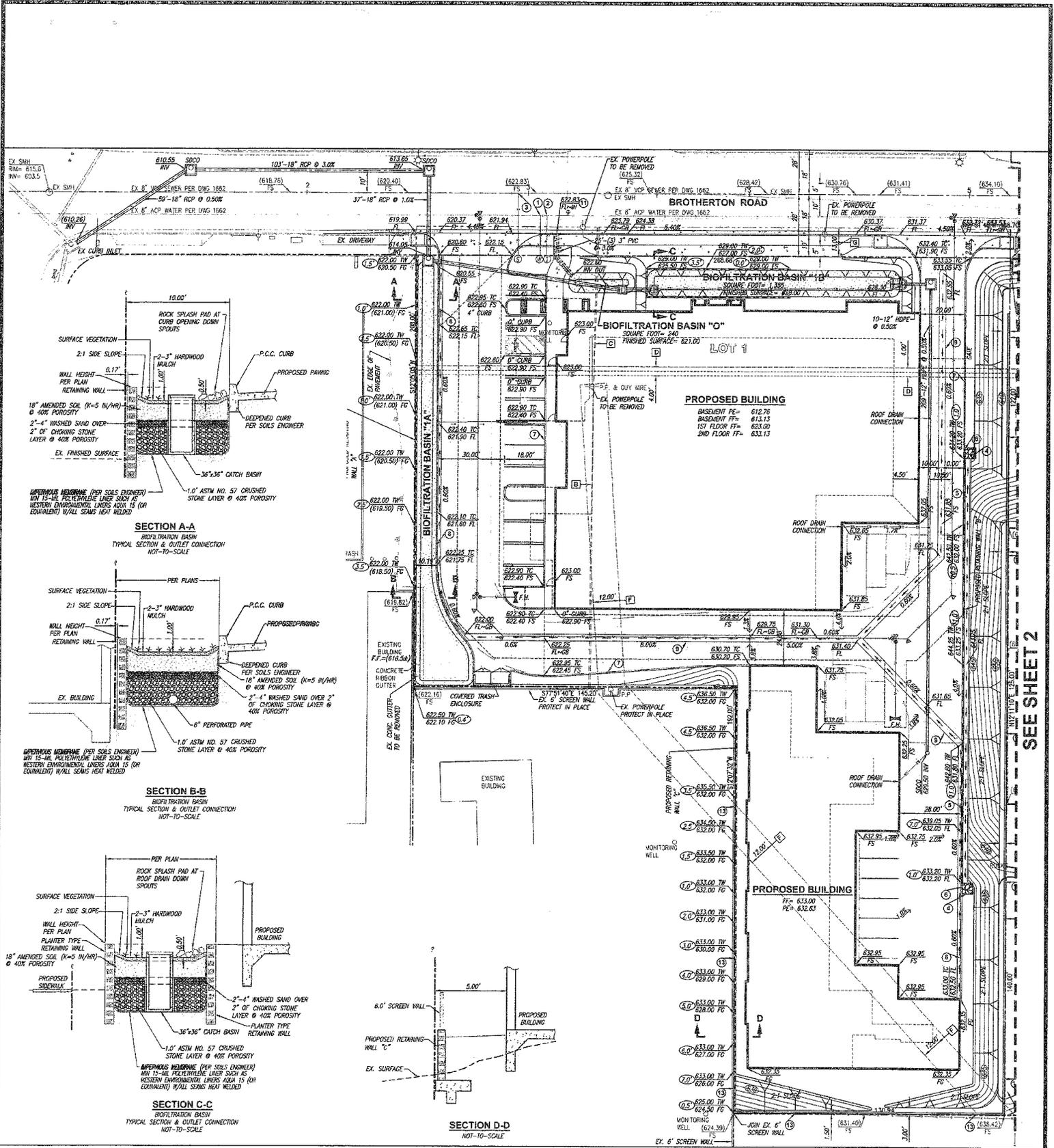
CUT:	20,800 C.Y.
FILL:	14,500 C.Y.
EXPORT:	6,400 C.Y.



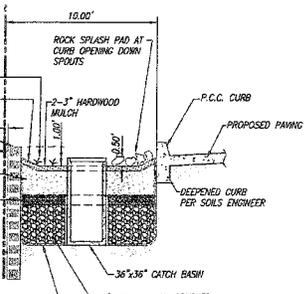
PROPOSED PROJECT
PHG 16-0010



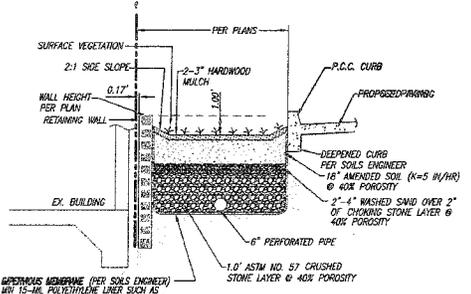
TENTATIVE MAP



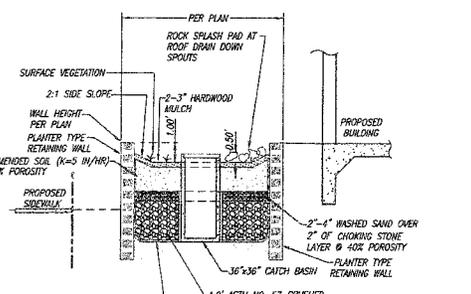
SEE SHEET 2



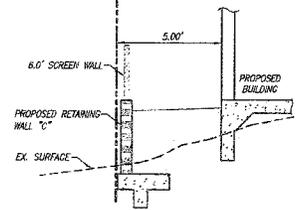
SECTION A-A
BIOFILTRATION BASIN
TYPICAL SECTION & OUTLET CONNECTION
NOT-TO-SCALE



SECTION B-B
BIOFILTRATION BASIN
TYPICAL SECTION & OUTLET CONNECTION
NOT-TO-SCALE



SECTION C-C
BIOFILTRATION BASIN
TYPICAL SECTION & OUTLET CONNECTION
NOT-TO-SCALE



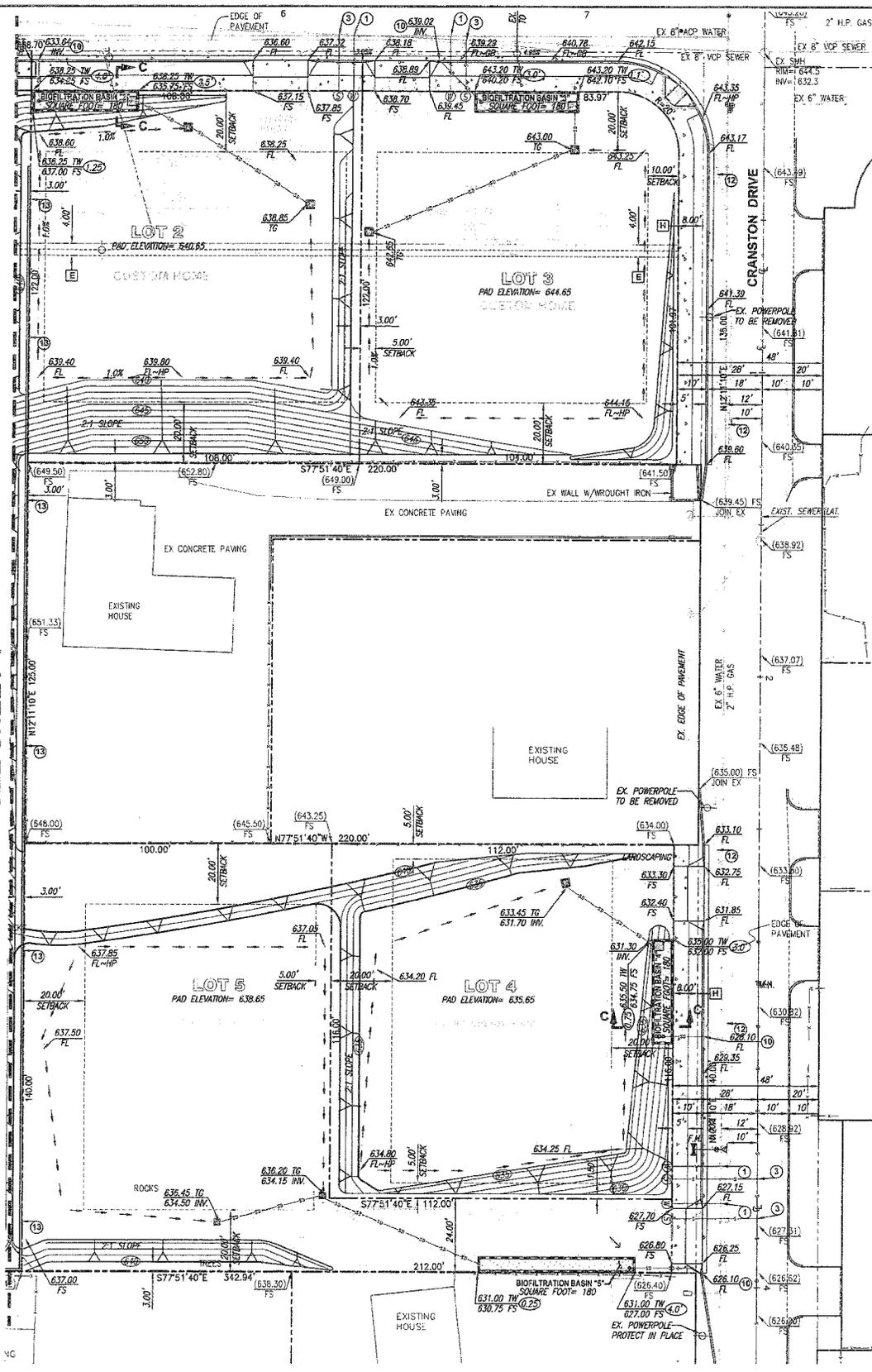
SECTION D-D
NOT-TO-SCALE

PROPOSED PROJECT
PHG 16-0010

G

GRADING PLAN

SEE SHEET 1



CONSTRUCTION NOTES:

- ① PROPOSED WATER SERVICE.
- ② PROPOSED IRRIGATION SERVICE.
- ③ PROPOSED SEWER LATERAL.
- ④ 25 S.F. RIP RAP PER D-40, 1'-2", #2 BIRMING, TYPE 2 OVER GEOTEXTILE FILTER BLANKET.
- ⑤ INSTALL BROW DITCH PER D-75.
- ⑥ CONSTRUCT 36" WIDE CURB OPENING.
- ⑦ CONSTRUCT 6" PCC CURB PER G-1 (SDR30).
- ⑧ CONSTRUCT 6" PCC CURB & CUTTER TYPE-G PER G-2 (SDR30).
- ⑨ INSTALL 3.0" WIDE PCC RIBBON GUTTER.
- ⑩ INSTALL SIDEWALK UNDERDRAIN-PIPE OUTLET PER D-27.
- ⑪ INSTALL (3) 3" PVC SIDEWALK UNDERDRAIN PIPES PER D-27 (SDR30). REVERSE SLOPE TO DRAW BROTHERTON ROAD (INCREASE TO IMPERVIOUS AREA) TO BIOFILTRATION BASIN FOR WATER QUALITY AND HYDROMODIFICATION TREATMENT.
- ⑫ PUBLIC ROAD WIDENING DESIGNED AND TO BE CONSTRUCTED IN ACCORDANCE WITH THE GREEN STREETS GUIDANCE: THE CITY'S STORM WATER STANDARDS MANUAL.
- ⑬ CONSTRUCT 6.0" TALL CMU BLOCK SCREEN WALL.
- ⑭ CONSTRUCT 3'-0" H. GLASS WALL ON TOP OF 3'-0" BLOCK WALL (6'-0" HIGH TOTAL).

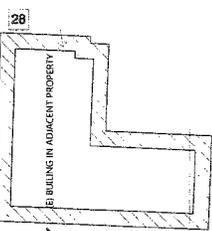
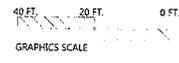
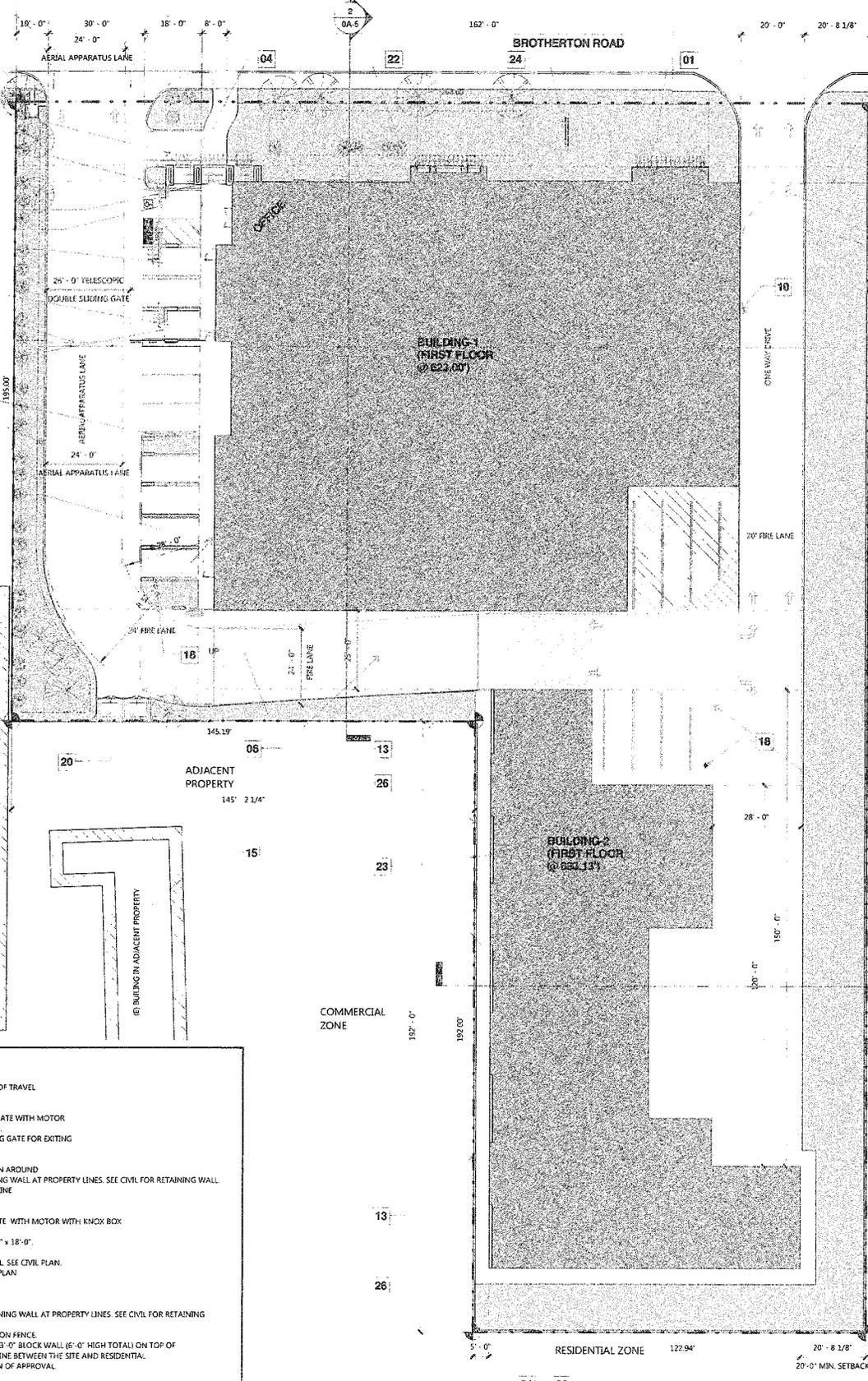
EASEMENT NOTES

- A AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED JUNE 25, 1945 IN BOOK 1685, PAGE 451 O.R. (NO WIDTH SPECIFIED) TO BE VACATED.
- B AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED DECEMBER 19, 1952 IN BOOK 4883, PAGE 9 O.R. (NO WIDTH SPECIFIED) TO BE VACATED.
- C AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED AUGUST 7, 1953 IN BOOK 4847, PAGE 419 O.R. (NO WIDTH SPECIFIED) TO BE VACATED.
- D AN EASEMENT FOR PIPELINE PURPOSES RECORDED JANUARY 26, 1954 IN BOOK 5122, PAGE 205 O.R. (NO WIDTH SPECIFIED), TO BE VACATED.
- E AN EASEMENT FOR PIPELINE PURPOSES RECORDED FEBRUARY 23, 1955 AS DOC. NO. 25583 O.R., TO BE VACATED.
- F AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 25, 1973 AS FILE NO. 73-270121 O.R., TO BE VACATED.
- G PORTION OF BROTHERTON ROAD TO BE DEDICATED WITH MAP.
- H PORTION OF CRANSTON DRIVE TO BE DEDICATED WITH MAP.

PROPOSED PROJECT
PHG 16-0010



GRADING PLAN



1. LANDSCAPE AREA
2. PARKING
3. ACCESSIBLE PARKING
4. 4'-0" W. MIN. ACCESSIBLE PATH OF TRAVEL
5. PAVING AREA
6. DRIVE UP RAMP
7. 26'-0" MIN. WIDE W/1 ROLLING GATE WITH MOTOR
8. 3'-0" W. x 7'-0" H. W/1 SWINGING
9. 20'-0" W. x 7'-0" H. W/1 SWINGING GATE FOR EXITING
10. KEYPAD
11. FIRE TRUCK TURNING RADIUS
12. HAMMER HEAD FIRE TRUCK TURN AROUND
13. 6'-0" FENCE ON TOP OF RETAINING WALL AT PROPERTY LINES. SEE CIVIL FOR RETAINING WALL.
14. RETAINING WALL AT PROPERTY LINE
15. (E) BUILDING IN ADJACENT LOT
16. SIGN AT ENTRY
17. 20'-0" MIN. WIDE W/1 SWING GATE WITH MOTOR WITH KNOX BOX
18. FIRE HYDRANTS
19. FLEXIBLE LOADING ZONE, (6) 9'-0" x 18'-0"
20. TRASH ENCLOSURE
21. EXISTING EXTERIOR SCREEN WALL. SEE CIVIL PLAN.
22. BIODETENTION BASIN. SEE CIVIL PLAN.
23. POCKET LANDSCAPE FOR VINES.
24. MONUMENT SIGN.
25. LINE OF SECOND FLOOR ABOVE
26. 6'-0" BLOCK WALL TOP OF RETAINING WALL AT PROPERTY LINES. SEE CIVIL FOR RETAINING WALL.
27. 6'-0" HIGH SLOPED WROUGHT IRON FENCE
28. 3'-0" H. GLASS WALL ON TOP OF 3'-0" BLOCK WALL (6'-0" HIGH TOTAL) ON TOP OF RETAINING WALL AT PROPERTY LINE BETWEEN THE SITE AND RESIDENTIAL NEIGHBORHOOD PER CONDITION OF APPROVAL.

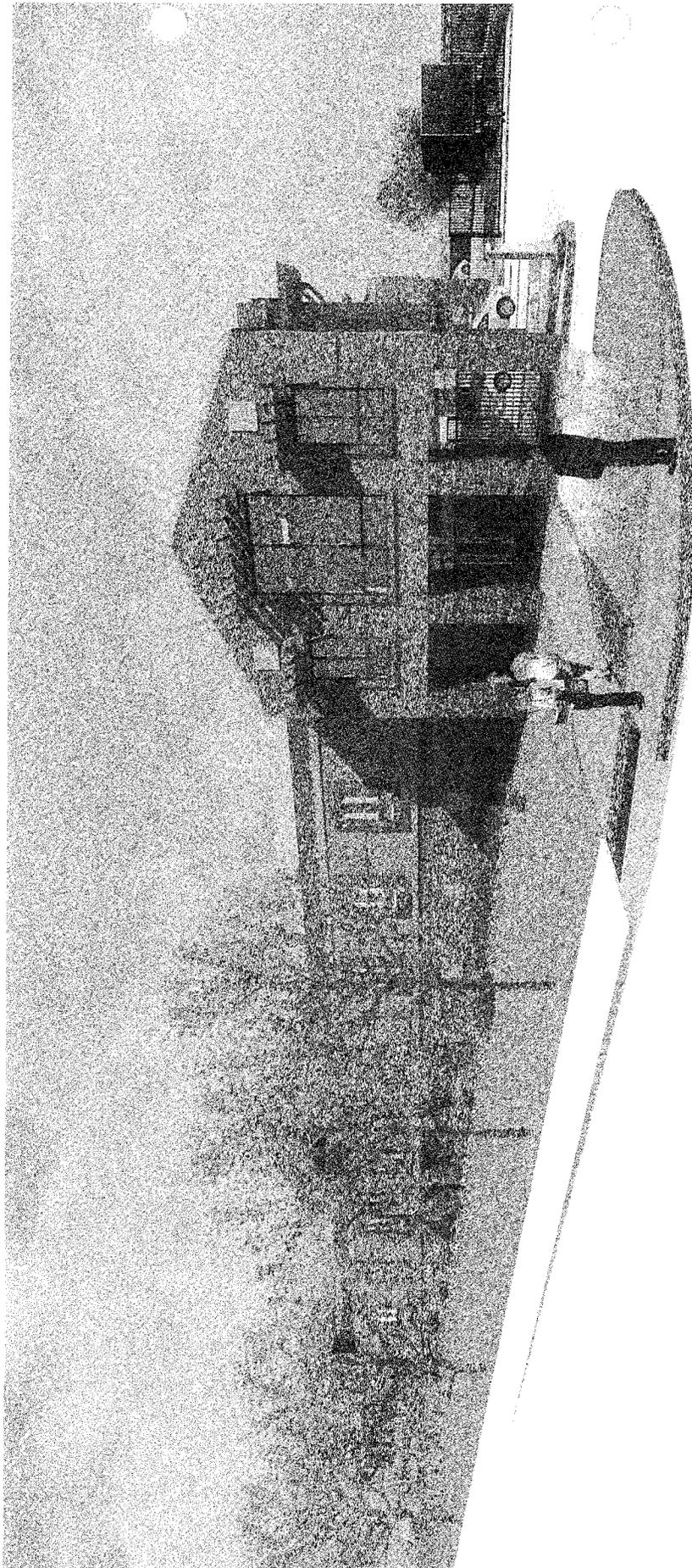
SITE PLAN NOTES 4

RESIDENTIAL ZONE 122.94' 20' - 8 1/8" 20'-0" MIN. SETBACK

**PROPOSED PROJECT
PHG 16-0010**



SITE PLAN

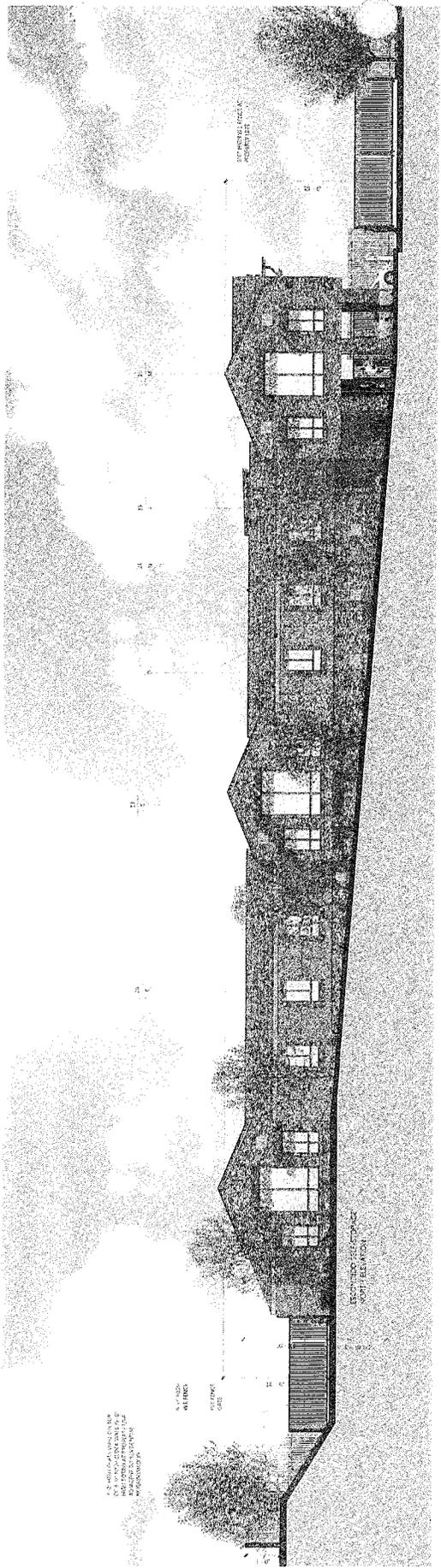


PROPOSED PROJECT
PHG 16-0010

3D

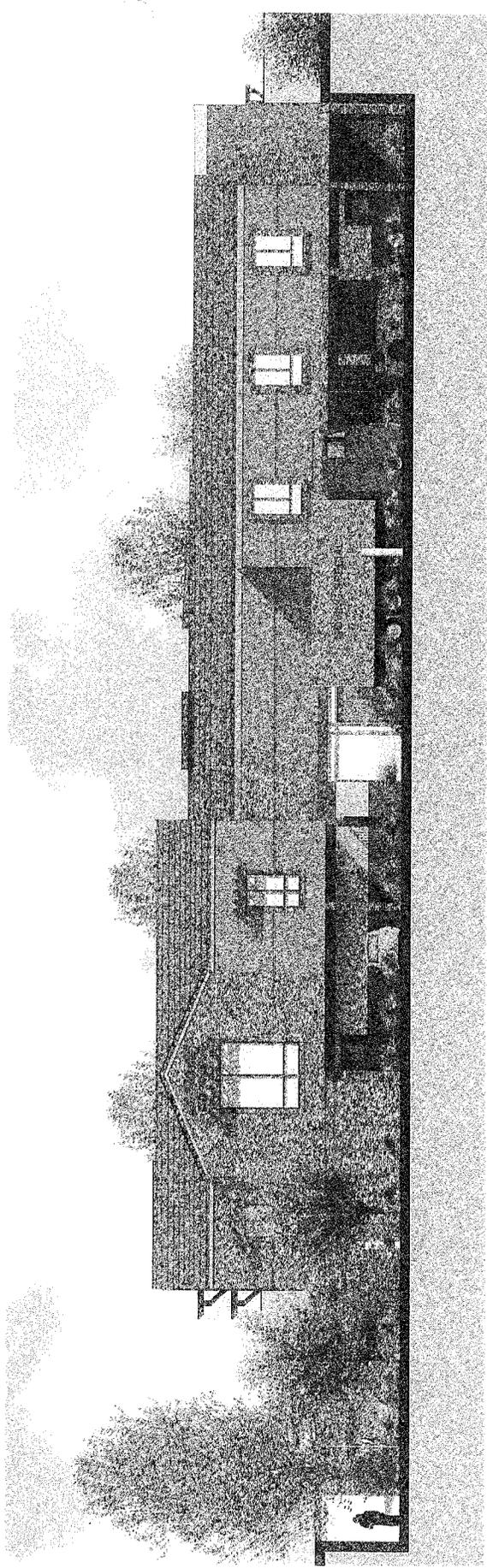
3D RENDERINGS

PROPOSED PROJECT PHG 16-0010

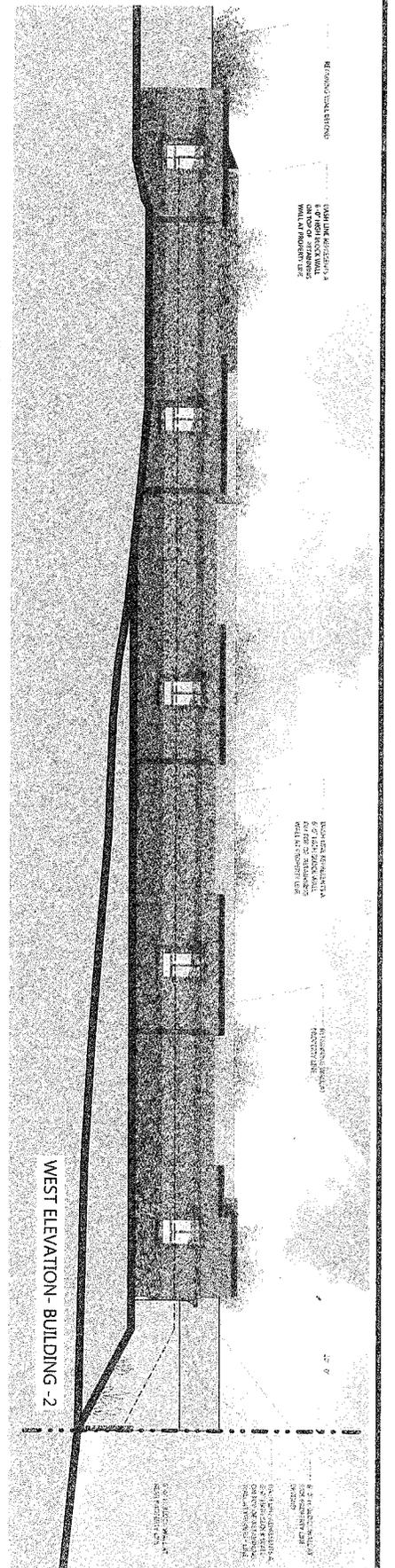


NORTH ELEVATION - BUILDING 1

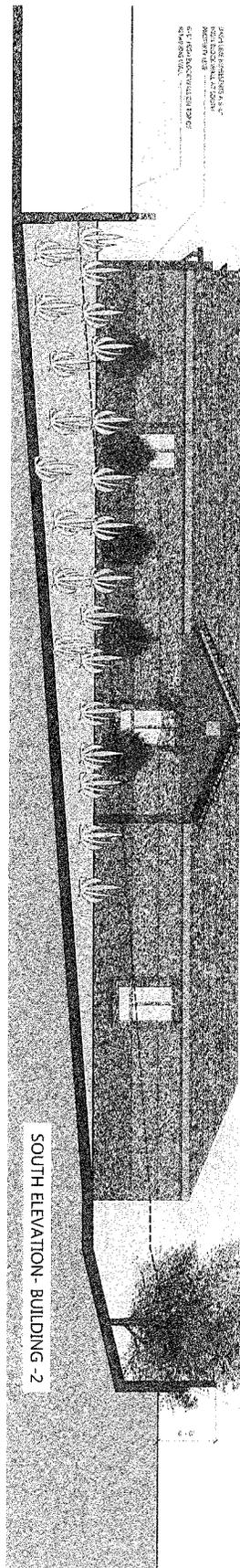
FINISH MATERIAL		FINISH MATERIAL COLOR		FINISH MATERIAL COLOR		FINISH MATERIAL COLOR SAMPLES	
1	CONCRETE WALL	16	2X4 TYP. TELECOVER FOR WALL OVER 4" HANG CAP FLOOR	1	CONCRETE	A	CONCRETE
2	CORNER BRICKWORK	17	EXTERIOR LIGHT	2	BRICK	B	BRICK
3	EXTERIOR BRICK	18	WOOD HANDRAILS	3	WOOD	C	WOOD
4	WOOD SHINGLES	19	PROJECT SIGN	4	WOOD	D	WOOD
5	WOOD SHINGLES	20	WOOD SHINGLES	5	WOOD	E	WOOD
6	WOOD SHINGLES	21	WOOD SHINGLES	6	WOOD	F	WOOD
7	WOOD SHINGLES			7	WOOD	G	WOOD
8	WOOD SHINGLES			8	WOOD	H	WOOD
9	WOOD SHINGLES			9	WOOD	I	WOOD
10	WOOD SHINGLES			10	WOOD	J	WOOD
11	WOOD SHINGLES			11	WOOD	K	WOOD
12	WOOD SHINGLES			12	WOOD	L	WOOD
13	WOOD SHINGLES			13	WOOD	M	WOOD
14	WOOD SHINGLES			14	WOOD	N	WOOD



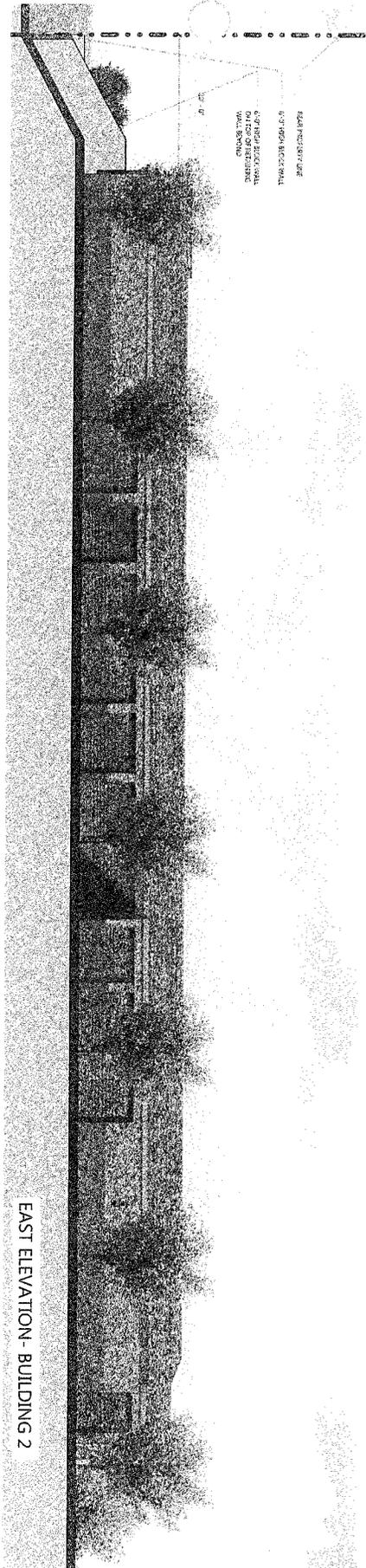
WEST ELEVATION - BUILDING 1



WEST ELEVATION - BUILDING - 2



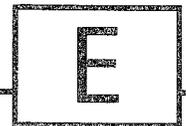
SOUTH ELEVATION - BUILDING - 2



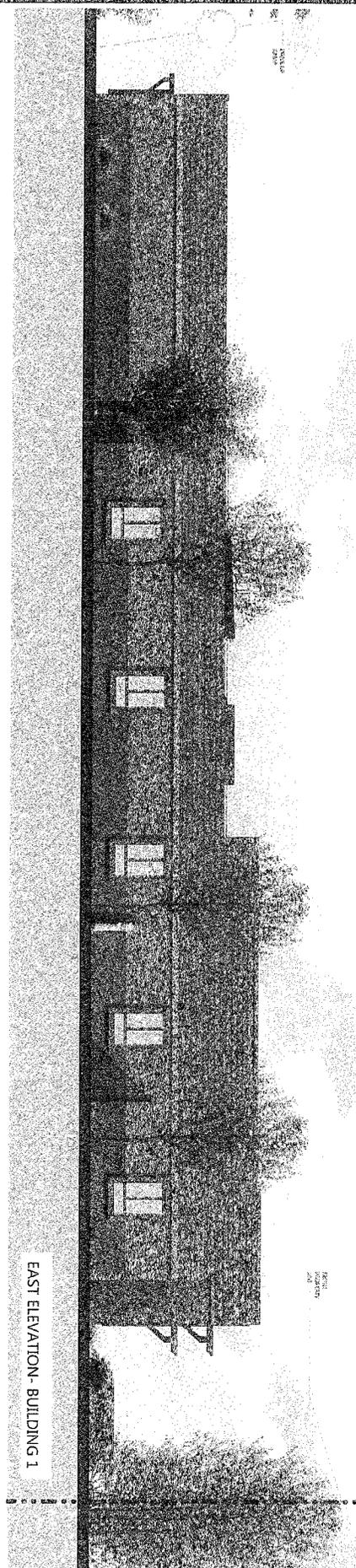
EAST ELEVATION - BUILDING 2

FINISH MATERIAL		FINISH MATERIAL COLOR		FINISH MATERIAL COLOR	
1	CONCRETE WALL	15	1.177 ALUMINUM EQUAL FINISH CO	A	BOHN EDWARDS SOFT LATHER SILK
2	CONCRETE WALL	16	2\"/>		
3	CONCRETE WALL	17	EXTERIOR LIGHT	B	BOHN EDWARDS SILK FINISH SILK
4	CONCRETE WALL	18	WOOD TRIM INCLUDING DOOR AND WINDOW TRIM	C	BOHN EDWARDS SILK FINISH SILK
5	CONCRETE WALL	19	PROJECT SIGN	D	BOHN EDWARDS SILK FINISH SILK
6	CONCRETE WALL	20	MEET ROOM AT ELEVATION ROOM	E	BOHN EDWARDS SILK FINISH SILK
7	CONCRETE WALL	21	MEDIA ROOM FLOOR TILE	F	BOHN EDWARDS SILK FINISH SILK
8	CONCRETE WALL			G	BOHN EDWARDS SILK FINISH SILK
9	CONCRETE WALL			H	BOHN EDWARDS SILK FINISH SILK
10	CONCRETE WALL			I	BOHN EDWARDS SILK FINISH SILK
11	CONCRETE WALL			J	BOHN EDWARDS SILK FINISH SILK
12	CONCRETE WALL			K	BOHN EDWARDS SILK FINISH SILK
13	CONCRETE WALL			L	BOHN EDWARDS SILK FINISH SILK
14	CONCRETE WALL			M	BOHN EDWARDS SILK FINISH SILK

PROPOSED PROJECT
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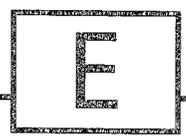
ELEVATION PLAN



EAST ELEVATION - BUILDING 1

FINISH MATERIAL		FINISH MATERIAL COLOR		FINISH MATERIAL COLOR		FINISH MATERIAL COLOR SAMPLES																										
1	CONCRETE WALL	15	1 1/2" ALUMINUM REVEAL IN STUCCO	A	DUNN EDWARDS SABLE BROWN DE 534	A		B		C		D		E		F		G		H		I		J		K		L		M		N
2	CONCRETE WALL	16	2 1/2" TILES OVER EXT WALL ON 4" SAND CAP STONE	B	DUNN EDWARDS SABLE BROWN DE 534	B		C		D		E		F		G		H		I		J		K		L		M		N		
3	CONCRETE WALL	17	EXTERIOR LIGHT	C	DUNN EDWARDS SABLE BROWN DE 534	C		D		E		F		G		H		I		J		K		L		M		N				
4	3 COATS STUCCO FINISH OVER STUD WALL	18	NO. 100 ALUMINUM DISPLAY AND NON VISION WINDOW PRODUCT SIGN	D	DUNN EDWARDS SABLE BROWN DE 534	D		E		F		G		H		I		J		K		L		M		N						
5	3 COATS STUCCO FINISH OVER STUD WALL	19	METAL ROOF AT ELEVATION ROOF TOP	E	DUNN EDWARDS SABLE BROWN DE 534	E		F		G		H		I		J		K		L		M		N								
6	METAL FINISH WITH STEEL ROD SUPPORTS	20	METAL ROOF AT ELEVATION ROOF TOP	F	DUNN EDWARDS SABLE BROWN DE 534	F		G		H		I		J		K		L		M		N										
7	METAL FINISH WITH STEEL ROD SUPPORTS	21	MCA W/108 FLAT TILE	G	DUNN EDWARDS SABLE BROWN DE 534	G		H		I		J		K		L		M		N												
8	METAL FINISH WITH STEEL ROD SUPPORTS			H	DUNN EDWARDS SABLE BROWN DE 534	H		I		J		K		L		M		N														
9	METAL FINISH WITH STEEL ROD SUPPORTS			I	DUNN EDWARDS SABLE BROWN DE 534	I		J		K		L		M		N																
10	METAL FINISH WITH STEEL ROD SUPPORTS			J	DUNN EDWARDS SABLE BROWN DE 534	J		K		L		M		N																		
11	NON-VISION WINDOW ON SPANDEK			K	DUNN EDWARDS SABLE BROWN DE 534	K		L		M		N																				
12	7'-0" W/108 H/108 R/12 3'-0" W/ 1'-0" GATE			L	DUNN EDWARDS SABLE BROWN DE 534	L		M		N																						
13	STUCCO OVER TYPICAL OVER EXTERIOR WALL			M	DUNN EDWARDS SABLE BROWN DE 534	M		N																								
14	STUCCO OVER TYPICAL CONCRETE			N	DUNN EDWARDS SABLE BROWN DE 534	N																										

PROPOSED PROJECT
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ELEVATION PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: CG, PD-R and R-1-10 zoning (General Commercial, Planned Development-Commercial, and Single-Family Residential, 10,000 SF min. lot size). A small retail commercial center is located northwest of the site at the corner of Escondido Boulevard/Brotherton Road. A two-story attached and detached townhome type development is located to the north across from the proposed self-storage facility component of the project. This was the site of the former Penny Lodge motel. Single-family residential homes are located immediately north of the proposed single-family residential component of the project on approximately 9,500 SF to 12,150 SF lots.

SOUTH: CG and R-1-10 zoning (General Commercial and Single-Family Residential, 10,000 SF min. lot size). Single-family residences on lots ranging from 8,700 SF to 1.34 acres in size are located to the south and southeast, with a small commercial center and hotel (Motel Mediteran) located to the south and southwest.

EAST: R-1-10 and RE-20 zoning (Single-Family Residential, 10,000 SF min. lot size and Residential Estate, 20,000 SF min. lot size). The project site surrounds two single-family residences on lots approximately 14,000 SF in size. Single-family residential lots are located on the eastern side of Cranston Road ranging in size from 11,250 SF to 1.24 acres.

WEST: CG zoning (General Commercial). A gas station is located immediately west of the project site. A variety of commercial uses and a bar (Sunset Lounge) are located to the southwest.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding the proposed development and their ability to serve the site, or regarding the security design for the site. The new facility will not have an on-site resident manager living quarters as previously proposed. The facility will be gated and will incorporate appropriate security and monitoring systems.
2. Effect on Fire Service -- The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service. Appropriate on-site circulation is provided to accommodate emergency vehicles. The site is served by Fire Station No 1 located at 310 N. Quince Street.
3. Traffic -- The project site fronts onto and takes access from Brotherton Road and Cranston Drive, which are both unclassified streets. Access for the self-storage facility would continue to take access from two driveways onto Brotherton Road, and residential lots 2 and 3 from individual driveways onto Brotherton Road. Residential lots 4 and 5 would take access from Cranston Drive via individual driveways in similar locations to the approved Tentative Map. Self-storage facilities generally are one of the lowest traffic generators for a commercial land use and the previously approved self-storage facility would generate 143 average daily vehicle trips (ADT) based on the SANDAG Guide to Vehicular Traffic Generation Rate of 2 trips per 1,000 SF floor area. The four new residential lots would generate up to 40 ADT (10 trips per lot) for a total trip generation of 183 ADT (143 self-storage trips and 40 residential trips). The Engineering Division concluded that both Brotherton Road and Cranston Drive are capable of handling projected project trips from the facility and would not materially degrade the levels of service on the adjacent streets of affected intersections. The proposed revision to the project would add an additional 6,782 SF with a corresponding 13 daily trips. The Engineering Division indicated the projected increase in trips also would not adversely affect the area roadways or intersections. The project is required to improve the respective project frontages along Brotherton Road and Cranston Drive to include curb, gutter and sidewalk in accordance with the street design standards. No additional traffic controls/signals are proposed or required.
4. Utilities -- Water and sewer is available from existing mains in the adjoining street or easements. The Engineering Department indicated the project would not result in a significant impact to public services or other utilities. The project would be required to underground existing overhead utilities along Brotherton

Road, and would be required to pay the in-lieu underground waiver fees for the overhead lines along Cranston Drive.

5. Solid Waste – Trash service is provided by Escondido Disposal. The project is proposing an appropriate trash enclosure on site.
6. Drainage – There are no significant drainage courses within or adjoining the property. A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) was prepared to address the design of drainage and water quality features in accordance with SUSMP requirements. The Engineering Department has determined that runoff from the project would not be significant, existing drainage facilities within the area are adequate to support the project, and the project would not materially degrade water quality nor violate any water quality standards or waste discharge requirements. Individual bioretention facilities would be located on each residential lot and maintained by the homeowners. Larger bioretention and storm water facilities also would be located on the commercial lot. The project would be required to extend the existing storm drain system in Brotherton Road to serve the project site.

C. ENVIRONMENTAL STATUS

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

D. CONFORMANCE WITH CITY POLICY

General Plan

The General Plan land-use designation for the 1.82-acre commercial component of the project is Planned Commercial (PC) and the project also is located with the Centre City Parkway/Brotherton Road Target Area (Planned Commercial #13, page II-70 and 71). The Guiding Principles for this specific site require that land uses shall be limited to mini-storage units or other uses compatible with adjacent residential properties. Development standards shall include a six-foot-high block wall, in combination with a minimum 20-foot-wide heavily landscaped buffer utilizing mature non-deciduous trees and shrubs with dense foliage to be incorporated along the property abutting residentially zoned property to create a visual buffer upon installation. All structures shall provide roof coverings, similar to and compatible with surrounding residential development. The modified site plan and architectural design has incorporated these required features into the design.

The General Plan land-use designation of the 1.38-acre residential component of the project is Urban 1 (up to 5.5 du/ac). The proposed subdivision would be consistent with the General Plan density provisions because the overall density on the Urban 1 portion of the site is 3.15 du/ac.

E. PROJECT ANALYSIS

Appropriateness of the Proposed Self-Storage Facility Design Modifications – The General Plan land-use designation for the site is Planned Commercial and the Target Area Guideline Principles for the property specifically states that commercial uses on the site shall be limited to mini-storage or other uses compatible with residential properties. Although the project footprint for the two buildings have been modified and the square footage increased by 6,782 SF, the grading design and pad elevations for the project remain in substantial conformance with the previously approved design. The majority of the increase in square footage is within the smaller single-story building (6,596 SF) with a small increase to the larger building (186 SF). The increase in square footage would result in a small amount of additional traffic trips (approx. 13 additional daily trips) which is a relatively insignificant increase that would not impact the levels of service on the adjacent streets and intersections.

The number of stories and height of the buildings also remain in substantial conformance with the previously approved buildings to be consistent with the height and number of stories of surrounding homes and the adjacent R-1-10 single-family residential development standards. The front setback of Building 1 has been increased from the previously approved 10 feet to 19 feet to accommodate the necessary storm water features, but also will provide more landscape opportunities along the Brotherton Road street frontage. The revised architecture reflects a more contemporary design to be compatible with the mix of existing and approved architectural styles throughout the area. The project incorporates residential architectural elements as viewed from the street, to include residential style windows with wooden surrounds, wooden trellis window awnings, and pitched mansards type roof elements with concrete tile. A stone veneer wainscot also would be utilized along the northern elevation of Building 1 as well as on the building columns. Building colors will utilize a medium to darker earth tone palate. The amount of exterior roll-up doors to access individual storage units has been reduced with all exterior roll-up doors eliminated from the eastern elevation of the larger Building 1. A few roll-up doors remain along the eastern elevation of single-story Building 2. The applicant feels the previously approved California/Mediterranean style of architecture and lighter exterior colors is dated, does not reflect the architectural styles of the area, and feels a more contemporary design would be a better fit for the neighborhood. Staff believes the facility has been appropriately designed to be compatible with the adjacent residential area, and would not result in any adverse visual or noise impacts with the adjacent homes to the east and south.

Timing of the Construction of the Homes - Based on concerns expressed by some of the neighbors regarding the timing of development of the homes, the project was conditioned to construct the homes concurrently with or prior to the self-storage facility. The new owner is not proposing to construct the residential component of the project and indicated they would either offer the lots for individual sale and development, or to a developer to be constructed as a single residential project. Development of the homes would be subject to future market demand for the ultimate sale and development of each lots. Although the commercial and residential buildings may be constructed at different times, all of the required improvements associated with the tentative map would need to be constructed at the same time, which includes all street improvements, pad grading for the commercial lot and residential lots, as well as all infrastructure and storm water features. In addition, appropriate security (grading, landscape and improvement bonds) would be in place to ensure appropriate completion and ongoing maintenance of any required frontage landscaping and on-site storm water features for both components of the project until they are completed and occupied. However, should the condition remain in place, the applicant would need to submit building plans for the individual lots in conjunction with the plans for the self-storage facility.

Appropriateness of the Tentative Map Extension for Three Additional Years – The design of the updated Tentative Subdivision Map is in substantial conformance with the previously approved map, incorporates the necessary storm water features in accordance with the new storm water permit requirements, and conforms to the General Plan, Zoning Code requirements and CEQA provisions. Proposed lot sizes exceed the Urban 1 minimum requirement of 6,000 SF with lot sizes ranging from 12,602 SF to 14,000 SF. All proposed lot sizes, lot width and street frontage are in conformance with the underlying R-1-10 zone. The Planning Division and Engineering Conditions of Approval of been updated to conform to current zoning, landscape, storm water, and engineering design requirements, and also to reflect the modified design of the project. Therefore, staff recommends the requested three-year extension of time and updated Conditions of Approval be approved, which will extend the life of the map until January 11, 2019.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The irregular-shaped project site fronts onto Brotherton Road on the north, and Cranston Drive on the east. The project is vacant although the southeastern portion of the site was rough graded to create a level pad many years ago. Vegetation on the site consists primarily of non-native grasses with weedy invasive species. No areas of native vegetation are located on the site.

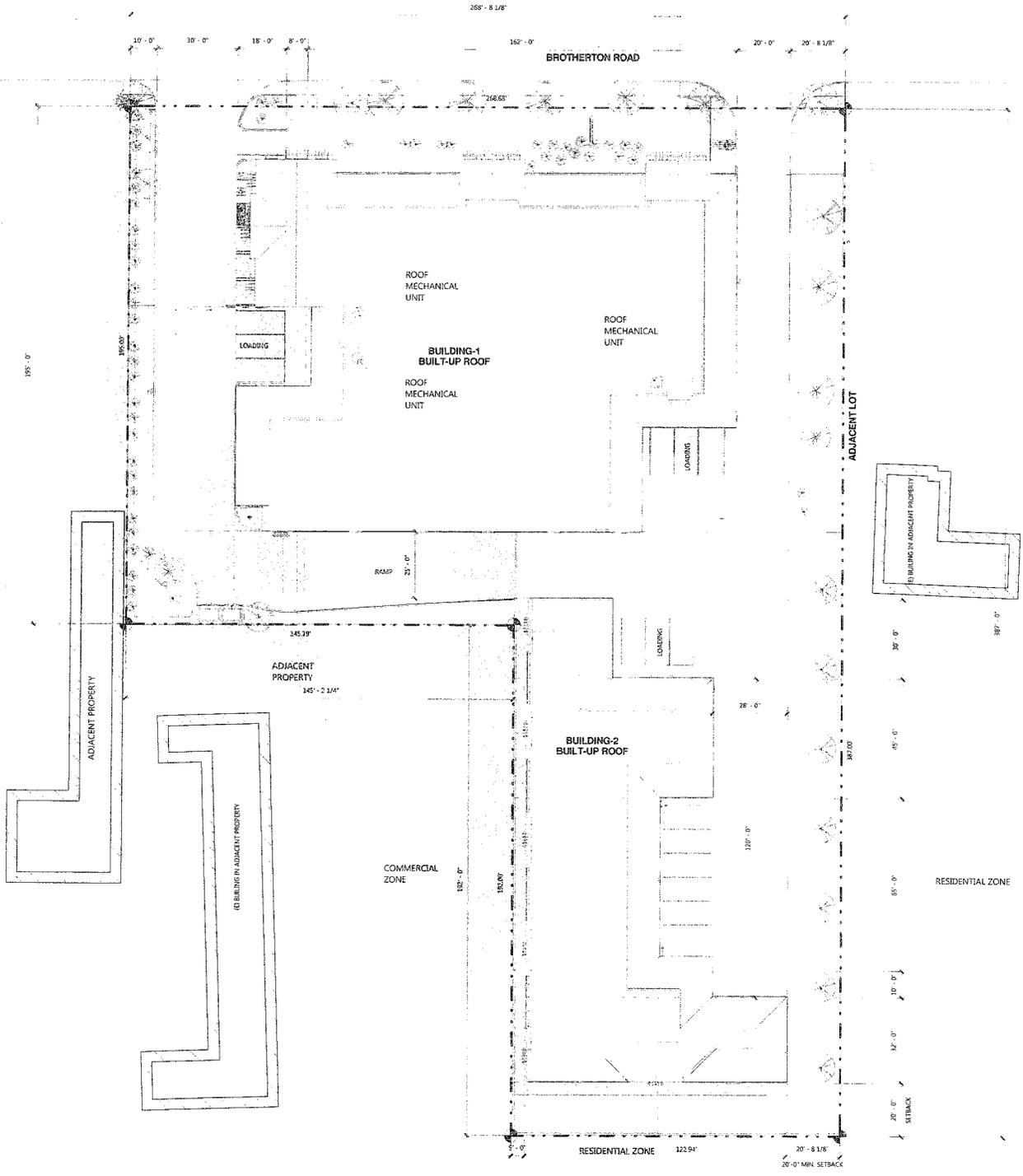
B. SUPPLEMENTAL DETAILS OF REQUEST

1. **Property Size:**
 - Commercial: 1.74 acres (net area)
 - Residential: 1.27 acres (net area)
 - Street Dedication: 0.19 acres
3.2 acres
2. **No. Proposed Lots:**
 - Commercial: 1
 - Residential: 4
3. **Residential Density:** 3.15 dwelling unit/acre (4 lots /1.27 net ac)
4. **Lot Size:**
 - Commercial: 1.74 acres (1 Lot)
 - Residential: 10,000 SF min. (range from 12,602 SF to 14,000 SF net)
5. **Lot Width:** Range from 100' to 116' for the residential lots (80' per R-1-10 zone)

Self Storage Facility (Master and Precise Development Plan)

	<u>2006 Master Plan</u>	<u>Proposed</u>	<u>Change</u>
1. Self-Storage Bldgs:	2	2	None
2. Building Area:			
Building 1:	66,645 SF	66,831 SF	+186 SF
Building 2:	<u>4,640 SF</u>	<u>11,236 SF</u>	<u>+6,596 SF</u>
	71,285 SF	78,067 SF	+6,782 SF
3. Building Height:			
Building 1:	32 feet (highest pt.)	30 feet (highest pt.)	
Building 2:	15 feet	15.5 feet (highest pt.)	
	(35' height limit within the R-1-10 zone)		
4. Number of Stories:			
Building 1:	2 stories over basement	same	
Building 2:	1 story	same	
5. Building Coverage:	35.4% (27,206 SF)	41.40% (31,460 SF)	
6. Architecture:	Spanish/Med features	Contemporary features	
	Stucco exterior	Stucco Exterior	
	Light earth tones	darker earth tones	
	S-tile pitched mansard roof	Flat tile on pitched mansard and parapet roof elements	

7. Parking:	<u>2006 Master Plan:</u>	<u>Proposed:</u>
	18 proposed 14 required (1:5000 SF)	24 proposed (with specific loading areas) 15 required
8. Grading Exemptions:	1.5:1 cut slope on Lot 1 (up to 18 feet)	None proposed (1.5:1 slope changed to 2:1)
9. Hours of Operation:	7 days (7:00 am – 7:00 pm) (with manager's residence)	Same (no manager's residence)
10. Setbacks:		
Building 1 (front building)		
Front (north)	10'	19'
Side (east)	48'	40'+ (20' min. landscape setback req.)
Side (west)	58'	40'
Rear (south)	35'	35'
Building 2: (rear building)		
Front (north)	215'	184'
Side (east)	48'	20' to 68' (20' min. landscape setback req.)
Side (west)	33'	5'
Rear (south)	50'	20'
11. Landscaping:	New ornamental landscaping to be provided around the project perimeter to include a 20' minimum landscape area along the property boundaries adjacent to residential zones (east and south).	
12. Walls/Fencing:	Six-foot-high masonry screen/noise walls along the eastern and southern boundary adjacent to existing and proposed residential lots. Six-foot-high masonry block walls and wrought iron fencing along the western property boundary adjacent to commercial development.	
13. Signage:	One monument sign proposed. One monument sign will be permitted subject to CG standards with a maximum height of six feet. Master Plan conditions will limit wall sign sizes to be consistent with CG standards and limit wall sign locations to the northern, western and southern elevations of Building 1.	
14. Trash:	A masonry block trash enclosure would be provided to accommodate the facility.	
15. Grading:	Grading of the project site would include approximately 29,000 cubic yards of cut, 14,500 cubic yards of fill and 6,400 cubic yards of export. The grading design and quantities are similar and are in substantial conformance with the previously approved design for TM 900.	



ROOF PLAN AND SITE

**PROPOSED PROJECT
PHG 16-0010**



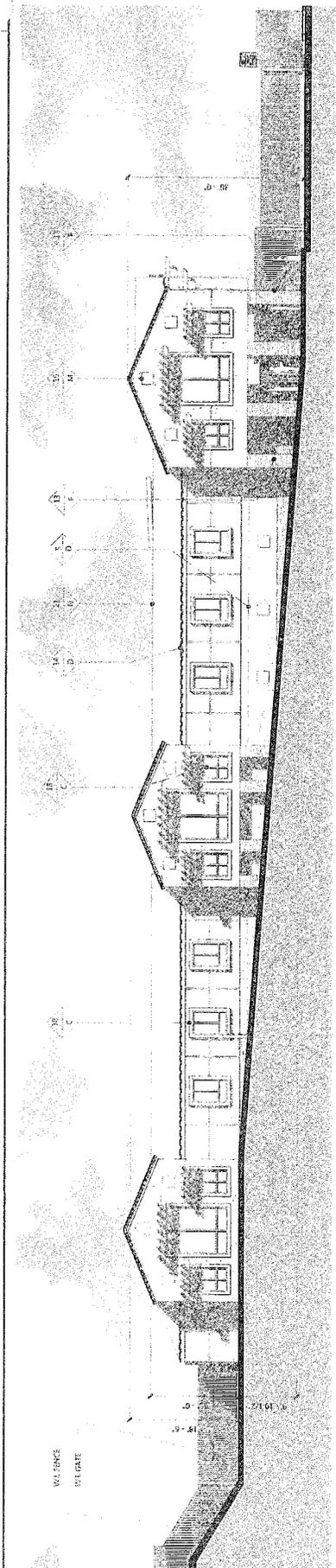
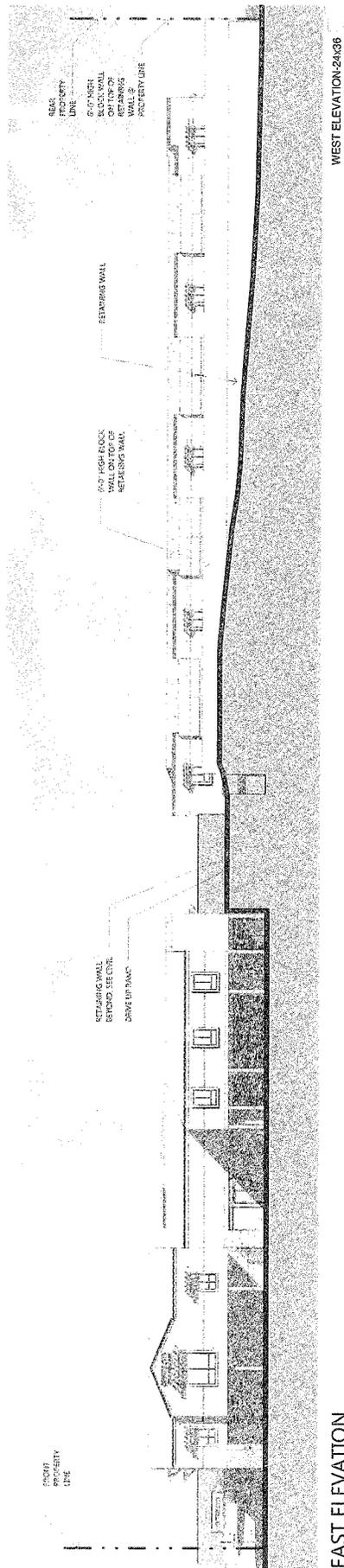
ROOF PLAN

#	FINISH MATERIAL
1	CONCRETE WALL
2	CMU WALL PRECISION FACE
3	CMU WALL SPLIT FACE- BAND
4	3 COATS STUCCO FINISH OVER STUD WALL
5	3 COAT STUCCO FINISH OVER CMU WALL
6	METAL AWING WITH STEEL ROD-SUPPORTED
7	METAL CANOPY AND BRACES
8	EXTERIOR METAL SWING DOOR
9	EXTERIOR METAL ROLL-UP DOOR
10	STOREFRONT SYSTEM AND DOOR WITH ALUMINUM FRAME
11	NON-VISION WINDOW OR SPANDREL
12	7'-0" H. MIN. WROUGHT IRON FENCE AND 3'-0" W. x 7'-0" H. WROUGHT IRON SWINGING GATE
13	STONE VENEER, 3" T. TYPICAL, OVER EXTERIOR WALL
14	STUCCO OVER FOAM CORNICE
15	1 1/2" ALUMINUM REVEAL IN STUCCO
16	24" x 24" TITLES OVER EXTERIOR WALL OR 4" H. BAND CAP STONE
17	EXTERIOR LIGHT
18	WOOD TRIM AROUND DISPLAY WINDOW AND NON-VISION WINDOW
19	PROJECT SIGN
20	METAL ROOF AT ELEVATOR ROOF TOP
21	MCA MF108 FLAT TILE

#	FINISH MATERIAL COLOR
A	DUNN EDWARDS SADDLE BROWN DE 5264
B	DUNN EDWARDS SOFT LEATHER DE 5256
C	DUNN EDWARDS BROWN EYES DE 5265
D	DUNN EDWARDS DARK PEWTER DE 6314
E	DUNN EDWARDS CASHEW NUT LRV 60 DE 5261
F	CORONADO HONEY LEDGE SIOUX FALL VENEER OR PAINT TO MATCH
G	SOLAR GREEN GLASS
H	CLEAR ANODIZED ALUMINUM COLOR
I	CORONADO COLOSSEUM TRAVERTINE OR PAINT TO MATCH
J	DURONIC BRONZE COLOR
K	MBCI CLASSIC GREEN
L	ANGLELUS- SPLIT FACE AUBURN WITH WATER PROOF CLEAR COAT
M	SHERWIN WILLIAM ABLAZE, SW6870
N	MCA MF108 FLAT TILE- 2FL8 CINNAMON

MATERIAL COLOR KEY NOTES

1



PROPOSED PROJECT
PHG 16-0010

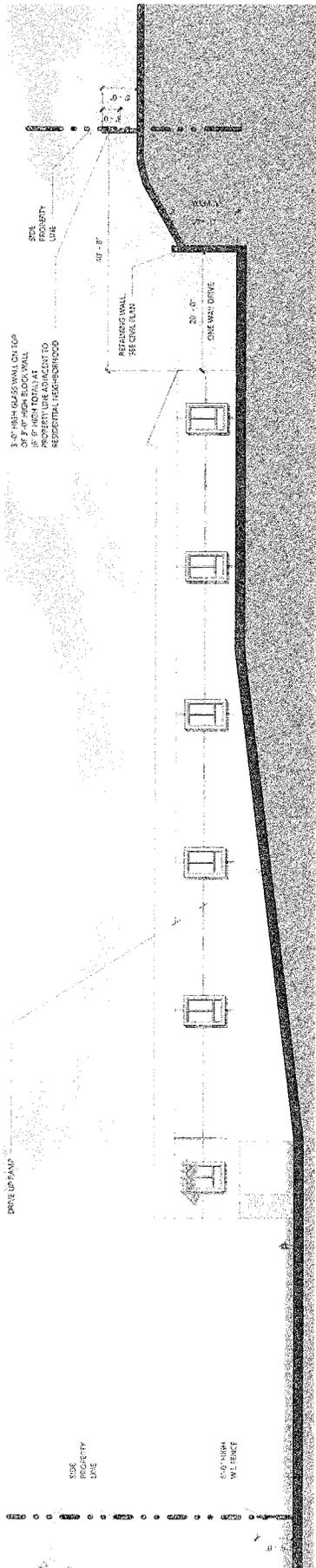


ELEVATIONS

#	FINISH MATERIAL
1	CONCRETE WALL
2	CMU WALL PRECISION FACE
3	CMU WALL SPLIT FACE- BAND
4	3 COATS STUCCO FINISH OVER STUD WALL
5	3 COAT STUCCO FINISH OVER CMU WALL
6	METAL AWING WITH STEEL ROD-SUPPORTED
7	METAL CANOPY AND BRACES
8	EXTERIOR METAL SWING DOOR
9	EXTERIOR METAL ROLL-UP DOOR
10	STOREFRONT SYSTEM AND DOOR WITH ALUMINUM FRAME
11	NON-VISION WINDOW OR SPANDREL
12	7'-0" H. MIN. WROUGHT IRON FENCE AND 3'-0" W. x 7'-0" H. WROUGHT IRON SWINGING GATE
13	STONE VENEER, 3" T. TYPICAL. OVER EXTERIOR WALL
14	STUCCO OVER FOAM CORNICE
15	1 1/2" ALUMINUM REVEAL IN STUCCO
16	24" x 24" TITLES OVER EXTERIOR WALL OR 4" H. BAND CAP STONE
17	EXTERIOR LIGHT
18	WOOD TRIM AROUND DISPLAY WINDOW AND NON-VISION WINDOW
19	PROJECT SIGN
20	METAL ROOF AT ELEVATOR ROOF TOP
21	MCA MF108 FLAT TILE

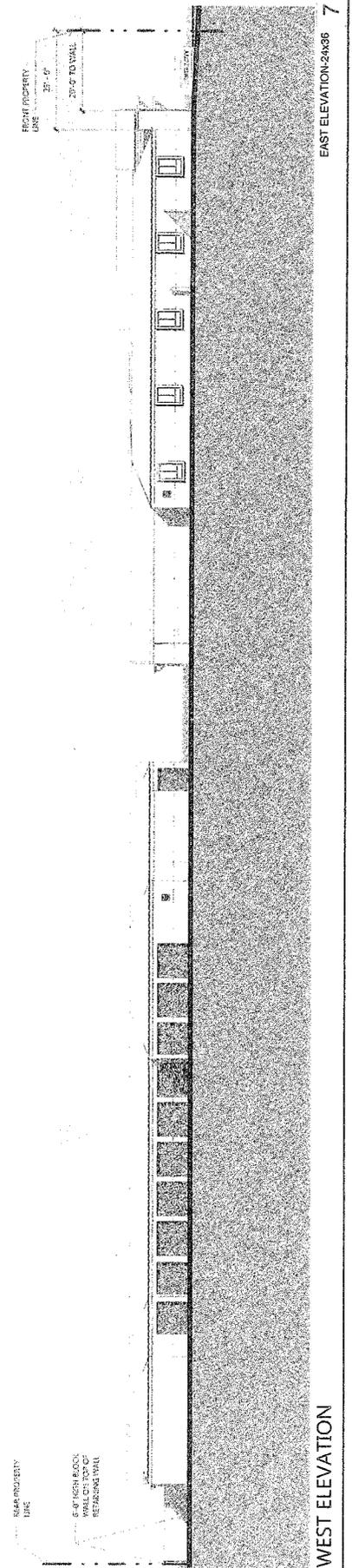
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F	CORONADO HONEY LEDGE SIOUX FALL VENEER OR PAINT TO MATCH
G	SOLAR GREEN GLASS
H	CLEAR ANODIZED ALUMINUM COLOR
I	CORONADO COLOSSEUM TRAVERTINE OR PAINT TO MATCH
J	DURONIC BRONZE COLOR
K	MBCI CLASSIC GREEN
L	ANGELUS- SPLIT FACE AUBURN WITH WATER PROOF CLEAR COAT
M	SHERWIN WILLIAM ABLAZE, SW6870
N	MCA MF108 FLAT TILE- 2F18 CINNAMON

MATERIAL COLOR KEY NOTES 1



SOUTH ELEVATION

South Elevation New-24x36



WEST ELEVATION

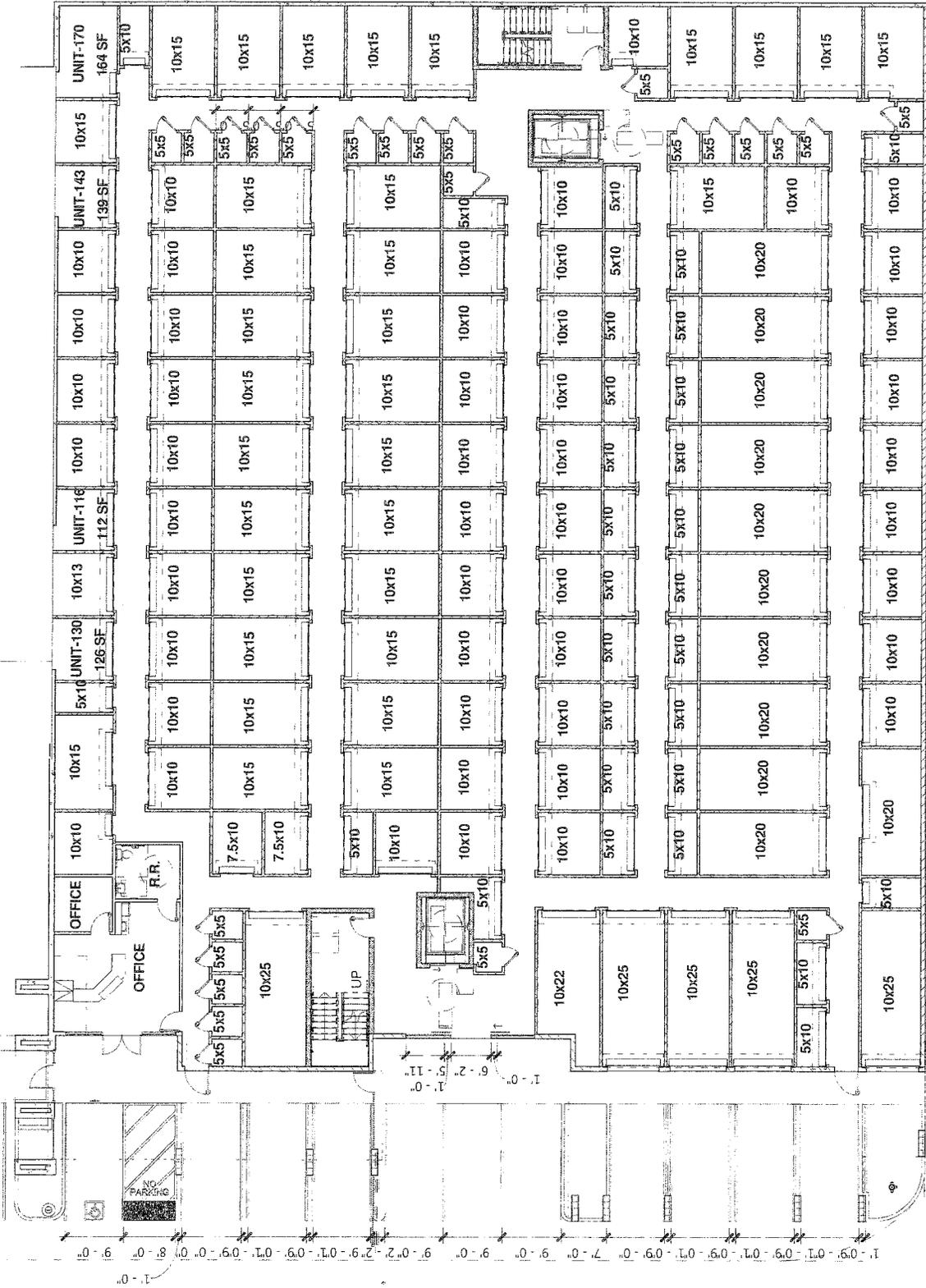
EAST ELEVATION-24x36

PROPOSED PROJECT
PHG 16-0010

E

ELEVATIONS

159 - 8 3/8"



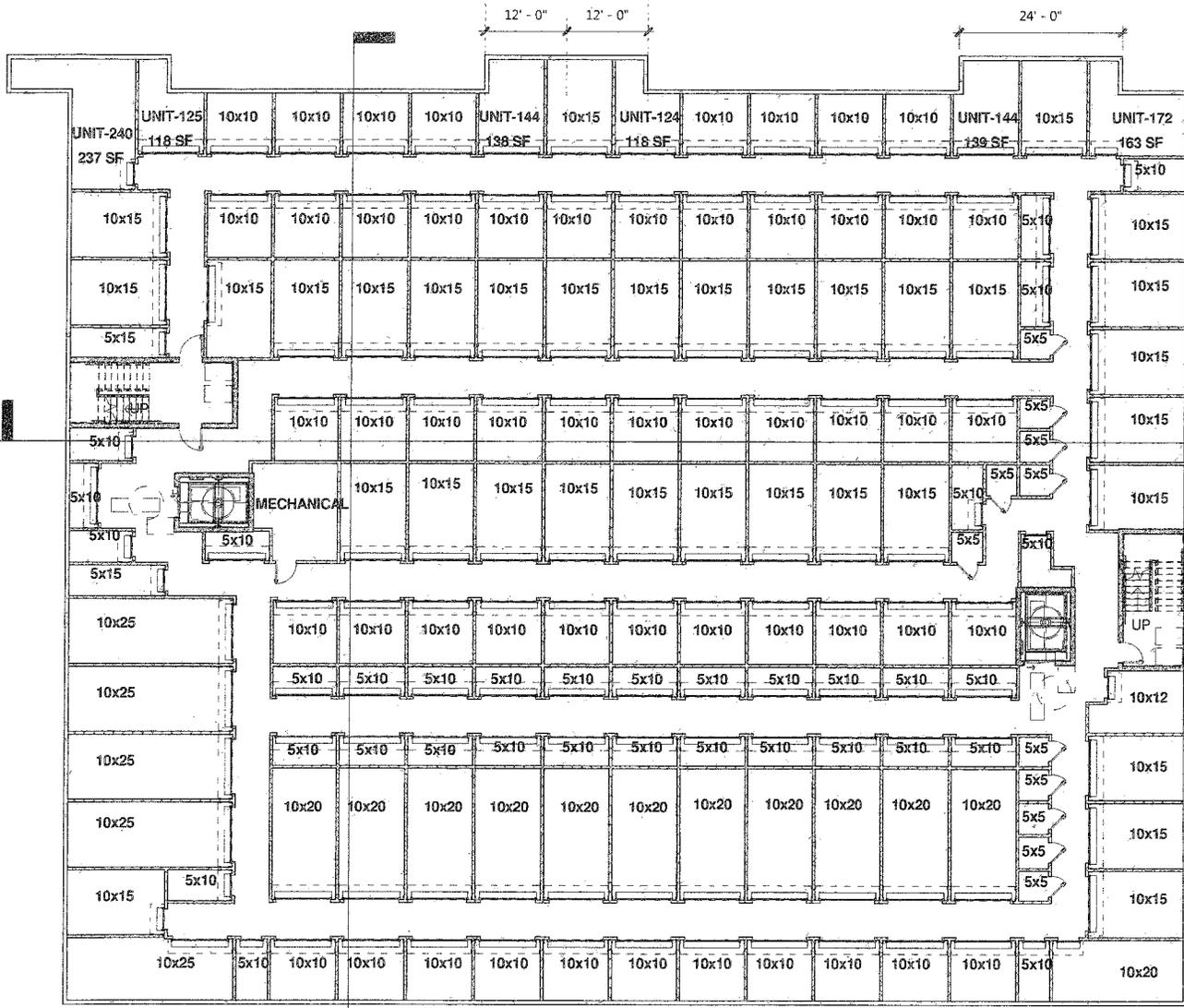
UP

BLDG-1-FIRST FLOOR

PROPOSED PROJECT
PHG 16-0010



FLOOR PLAN



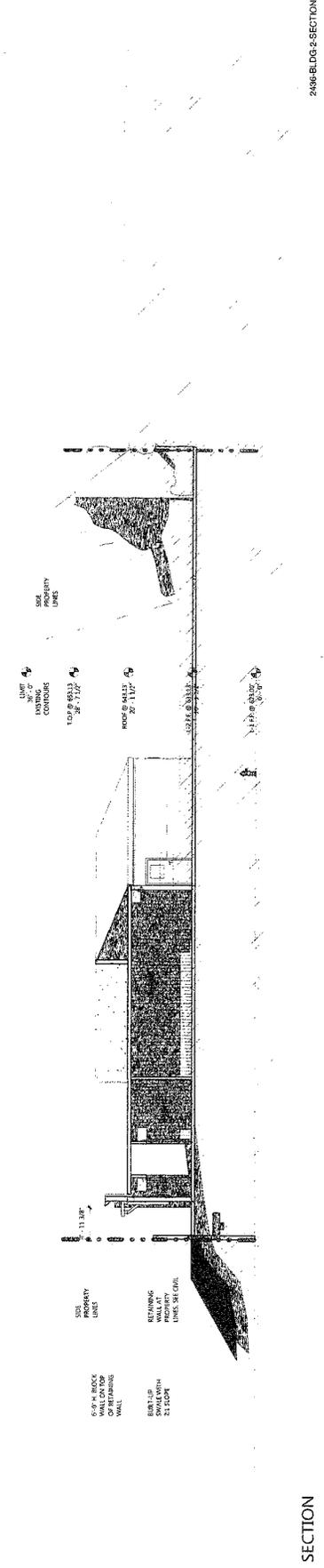
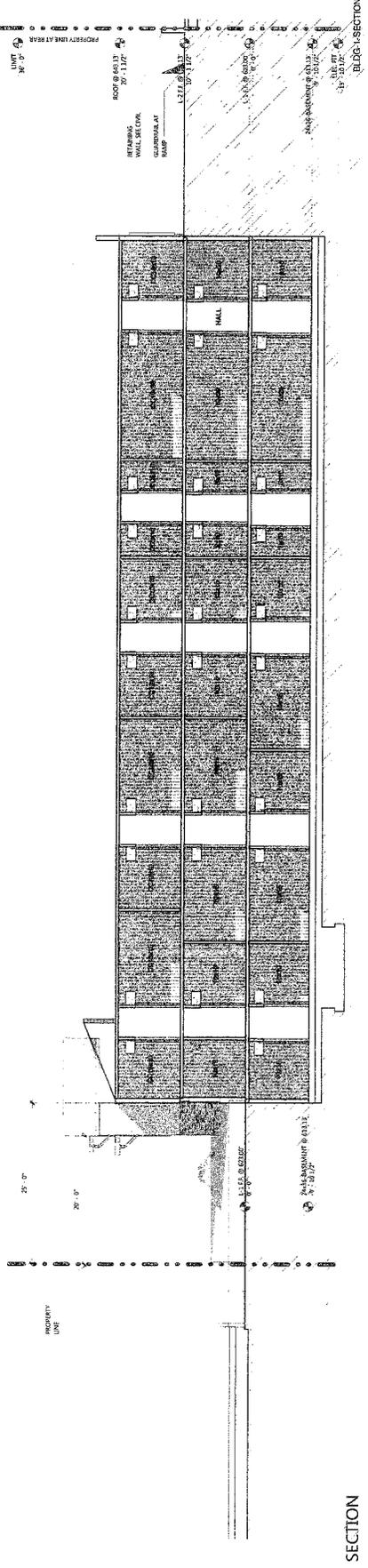
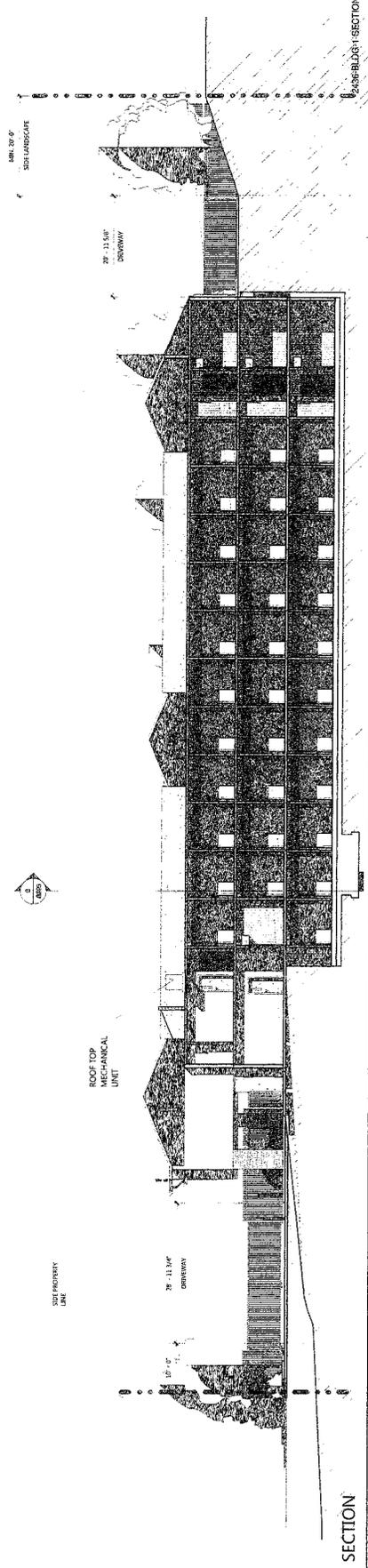
BLDG-1- BASEMENT

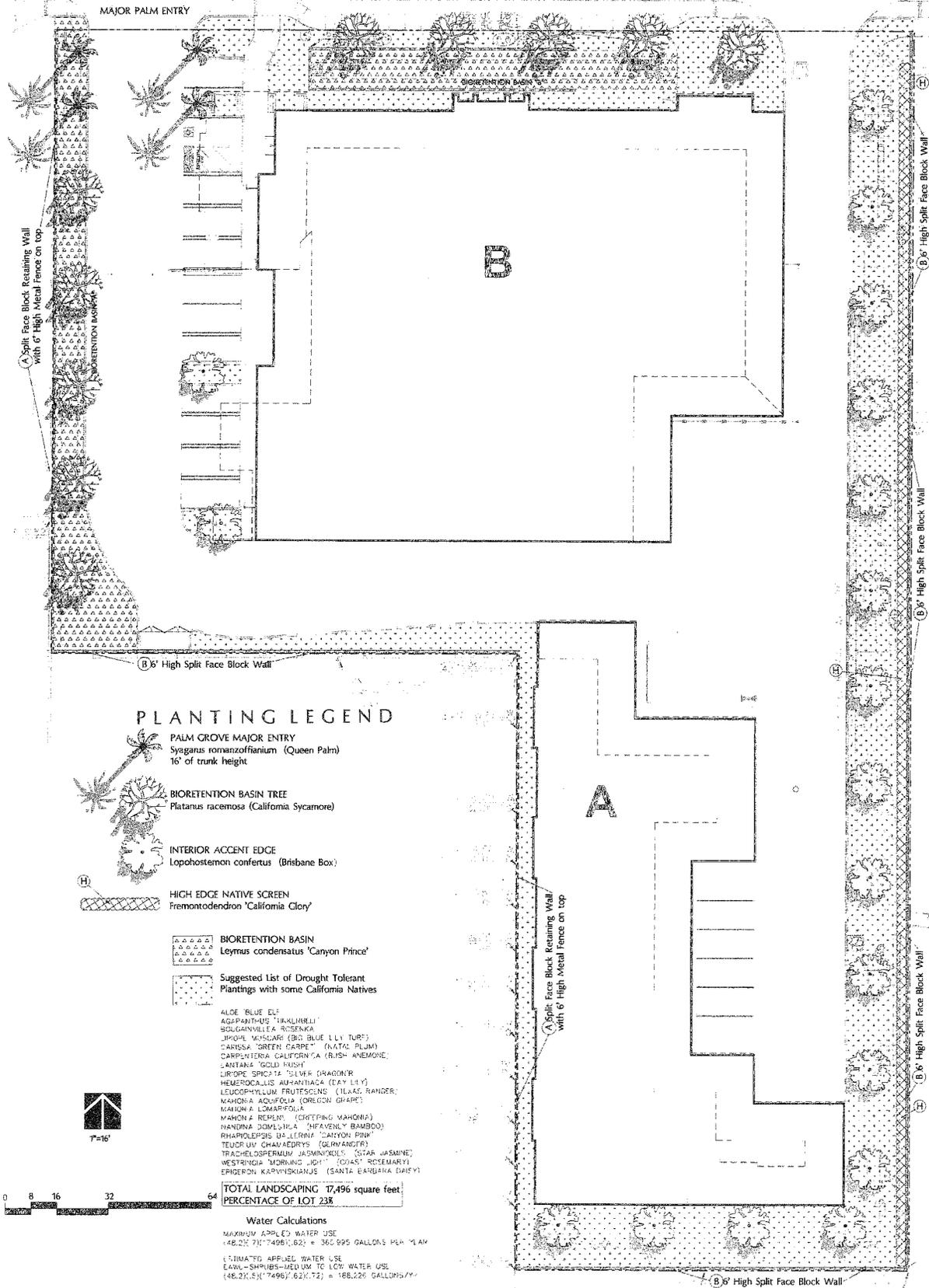
PROPOSED PROJECT
PHG 16-0010

F

**PROPOSED PROJECT
PHG 16-0010**

S





Conceptual Landscape Plan

PROPOSED PROJECT
PHG 16-0010



CENTRE

4' - 0"

2' - 0"

10' - 0"

6"

6"

PROPOSED PROJECT
PHG 16-0010

E

ELEVATIONS

EXHIBIT "A"

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

Master and Precise Development Plan (PHG16-0010)

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

5. The uses proposed have a beneficial effect not obtainable under existing zoning regulations and the Planned Development process is required to facilitate development of the project in accordance with the General Plan Land-Use designation of Planned Commercial and Guiding Principles for the Brotherton Road Planned Commercial Area #13 (page II-71). The subject site is zoned Planned Development-Commercial (PD-C) and Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in the siting of buildings and design that enhances the appearance and usability of the project. The proposed development proposes a variety of setbacks and appropriate orientation of the buildings and design features (including entries, loading and building access areas, storm water features, landscaping and walls) to correspond to and reduce potential impacts to the variety of adjacent land uses and the built environment. The proposed self-storage facility will have a beneficial effect by providing storage space for the surrounding residential and business community.
6. All of the requirements of the California Environmental Quality Act (CEQA) have been met. On January 11, 2006, the Escondido City Council adopted a Mitigated Negative Declaration (City File No. ER 2005-22) for the Escondido Self Storage Facility and five-lot Tentative Subdivision Map (City Council Resolution No. 2006-09 R). The environmental analysis identified potential significant impacts related to operational noise from the facility and traffic noise along Escondido Boulevard/Center City Parkway. However, mitigation measures would reduce the identified impacts to less than a significant levels. An Addendum (City File No. ENV16-0006) to the adopted MND was prepared to address the proposed modifications to the project and comparison of potential environmental impacts. Under the California Environmental Quality Act (CEQA), an Addendum to a Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164[c]); however, an addendum is to be considered along by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164[d]). The Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the adopted Mitigated Negative Declaration remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines.

Tentative Map Extension (SUB15-0031)

1. The General Plan land-use designation for the 1.82-acre commercial component of the project is Planned Commercial (PC) and Urban 1 for the 1.38-acre residential component (Lots 2 - 5). The commercial component of the project also is located with the Centre City Parkway/Brotherton Road Target Area (Planned Commercial #13, page II-70 and 71). The Guiding Principles for this specific site required that land uses shall be limited to mini-storage units or other uses compatible with adjacent residential properties. The design of the Tentative Map, improvements and lot size would be in accordance with the Planned Commercial land use designation for the site. The residential component of the map would be consistent with the maximum density of 5.5 du/ac permitted by the Urban 1 designation of the General Plan because the proposed residential density is 3.15 du/ac. The proposed lot sizes exceed the Urban 1 minimum requirement of 6,000 SF. Proposed lot sizes, lot width and street frontage are in conformance with the underlying R-1-10 zone.
2. The proposed project would not disrupt or divide the physical arrangement of the area because the project is infill in nature and is adjacent to single-family residential development to the north, south and east, and commercial development to the west, northwest and southwest. The proposed residential component of the project is adjacent to single-family residential development with similar lot sizes. The project density, yield and lot sizes would be consistent with the underlying Urban 1 land-use designation and R-1-10 zoning designation. Access would be provided by Brotherton Road and Cranston Drive, which are non-classified streets on the City's Circulation Element. Development of the project and proposed improvements to these streets would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels. Adequate public facilities are available and water service can be provided to the project with nominal extension of nearby existing facilities.

3. The project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the project site is infill in nature and adjacent to residential and commercial development. The project site is vacant and does not contain any significant visual resources or prominent topographical features. The property is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan. Existing vegetation would be permanently replaced by commercial and residential development, associated infrastructure and new landscaping. The development of the self-storage facility and future homes on the proposed residential lots would not result in any adverse visual impacts or result in the obstruction of any scenic view or vista open to the public. The project also would not damage any significant scenic resources within a designated State scenic highway or create an aesthetically offensive site open to the public. The proposed grading design would not result in any manufactured slopes or pads that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. All manufactured slopes would be required to be landscaped in conformance with the City's Landscape Ordinance to screen and soften visual impacts, as well as views from surrounding properties. Any grading and subsequent compaction of the site, as necessary, will be per City standards (Article 55, Escondido Zoning Code) to the satisfaction of the City Engineer.
4. The site is suitable for the commercial and residential type of development proposed because the project site is zoned for commercial that specifically allows for a self-storage facility, and also single-family development. The project design provides for an appropriate transition between the commercial uses to the west and residential uses to the north, east and south. The site is near residential development of similar densities and the proposed lot sizes would be compatible adjacent residential lot sizes. The proposed grading design would not result in any significant visual or compatibility impacts with adjacent lots, nor block any significant views. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and would not degrading the level of service on the adjoining streets or intersections.
5. The site is physically suitable for the proposed density of the proposed development because the project is an infill development and suitable building pads can be provided. Adequate access and public utilities can be provided to the site. The design of the lots would be in conformance with the underlying zoning requirements and would be compatible with the mix of commercial, multi-family residential and commercial development within the area as noted in the sections above and detailed in the staff reports prepared for the project.
6. The design of the residential map and the type of improvements are not likely to cause serious public health problems because the project would not degrade the levels of service on the adjoining streets or drainage systems. Adequate water and sewer could be provided to the site. The project would not cause substantial environmental damage nor injure fish, wildlife or their habitat since there is no sensitive habitat located on the site. The project would not create any significant noise or compatibility impacts to adjacent properties through the project design and implementation of the required noise mitigation and avoidance measures.
7. The design of the map and the type of improvements will not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the proposed map since any existing easements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.
8. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Lot sizes and subdivision configuration provides opportunities for passive/solar heating.
9. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will have been obtained prior to the recordation of the map.
10. The proposed infill residential component of the project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The proposed map will not conflict with regional or local housing needs because the project would be developed with single-family residential homes in conformance with the

Urban 1 land-use designation, and commercial development in accordance with the underlying General Plan Planned Commercial land use designation. All lots maintain would be developed in accordance with all development standards of the applicable zone and observes the density provisions of the General Plan. The project site does not contain any existing housing or structures that would be removed.

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

EXHIBIT "B"

CONDITIONS OF APPROVAL SUB15-0031 and PHG16-0010

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, Engineering Division, and the Fire Chief.
2. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08). Outdoor audible security and door alarms shall not be used. Mechanical parking lot sweeping and other noise generating outdoor maintenance activities shall be restricted to daytime operational hours.
8. All new utilities shall be underground.
9. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the staff report, exhibits, project Details of Request and conditions of approval, to the satisfaction of the Planning Division.
10. As indicated on the site plan and Details of Request, 24 parking/vehicle loading spaces shall be provided and maintained in conjunction with this development. The spaces shall be striped in accordance with the Zoning Code. Minor modifications to the number of parking spaces required may be approved by the Director of Community Development to address any necessary future site plan issues such as, but not limited to ADA parking, storm water design, path of travel, health and safety, as well as maintenance and code related issues. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire

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

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

20. The hours of operation for the self-storage facility shall be limited to 7:00 a.m. to 7:00 p.m., seven days/week. No after-hours access shall be permitted to the storage facility.
21. All lots shall meet the average lot width and net lot area requirements of the underlying zone. Conformance with these requirements shall be demonstrated on the certified map, grading plan and final map. Non-compliance with these minimum standards will result in a revision to the map.
22. All proposed grading shall be in substantial conformance with the conceptual grading plan as shown on the Tentative Map. If necessary and subject to any recommendation of the soils engineer, the previously approved grading exemption for a combination 1-1/2:1 combination cut slope/retaining wall up to 18 feet in height along the eastern property line of Lot 1 may be utilized.
23. All trash enclosures shall be constructed to City standards, to include a solid roof cover.
24. All new utilities shall be underground.
25. This modification to the Master and Precise Development Plan shall become null and void unless utilized within the effective life of the corresponding Tentative Subdivision Map.
26. Prior to submittal of the grading and improvements plans for the project, a final Tentative Map (TM) shall be submitted for review and certification, along with the appropriate review fee. The certified TM shall include/incorporate any relevant conditions of approval and notes that need to be reflected on the TM, final storm water design elements, as well as the final grading and site design and/or necessary modifications as approved by the City Council.
27. Prior to recordation of the Tentative Map, copies of the CC&Rs shall be submitted for review and approval. The CC&Rs shall be submitted to the Engineering Division (along with the appropriate review fee). The CC&Rs shall contain provisions for the maintenance of any common facilities, landscaping (including parking landscaping), drainage and storm water facilities, and walls.
28. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Negative Declaration. In addition, these fees include an additional authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.
29. The project shall be in compliance with all of the following mitigation measures:
 - Prior to occupancy of the self-storage facility, a six-foot-high masonry sound wall shall be constructed along the eastern and southern boundary of Lot 1, as depicted in Figure 4 of the Exterior Acoustical Analysis, prepared by Pacific Noise Control, dated December 1, 2004.
 - Prior to issuance of building permits for the single-family residences on Lots 2, 3, 4 and 5, and Interior Acoustical Analysis (INA) compliant with the California Building Code of

Regulations (CCR), Title 24, Noise Insulation Standards, shall be prepared and shall demonstrate that the proposed architectural design and ventilation would limit interior noise levels to 45 dBA CNEL or less (based on future exterior noise levels). The findings and recommendations of the Interior Noise Analysis shall be incorporated into the building plans for the residential buildings.

Landscaping

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

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

GENERAL

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots or structures, these utilities shall be relocated.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the recordation of the Final Map and/or approval of grading and improvement plans.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. An engineered improvement plan prepared by a Registered Civil Engineer is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.
8. The engineer shall submit to the Planning Division a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Division verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

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

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

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

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

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

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Any proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.

3. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
4. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres. In such cases a WDID number shall be obtained and listed on the grading plans.
5. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
6. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
7. All on-site roads, driveways and parking areas shall be private. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope shall be paved with PCC. PCC ribbon gutters shall be installed in AC pavement areas where drainage from 5,000 SF or more of tributary area is concentrated.
8. Lot drainage shall meet the requirements of current Escondido Design Standards and the City Engineer and shall include the construction of necessary brow ditches.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
10. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The developer will be required to extend the offsite public storm drain including clean-outs in Brotherton Road required to convey the storm water stored subsurface onsite. The storm drain lateral(s) out to the public storm drain clean-out shall be private.
3. A Final Storm Water Quality Management Plan in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval

together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.

4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using either bio-infiltration or bio-retention basin areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
5. The drainage from street widening areas along Brotherton Road shall be treated in bio-retention basin(s) on Lot 1. The drainage from street widening areas along Cranston Drive shall be designated and designed to "Green Street" standard with planted tree wells placed behind the curb and gutter.
6. Any on-site trash enclosure areas shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
7. All onsite storm drains, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities including the planted tree wells on Cranston Drive shall be that of the respective property owners.
8. The owner of the property shall be required to sign and notarize a Storm Water Control Facility Maintenance Agreement that references the approved SWQMP for City acceptance and recordation. A signed and notarized copy of the agreement shall be provided to the City prior to approval of the grading plan.

WATER SUPPLY

1. All water main locations and sizing shall be to the satisfaction of the City Engineer.
2. Fire hydrant(s) together with a minimum eight (8") inch public water main system shall be installed at locations approved by the Fire Marshal, and designed and constructed to the satisfaction of the Utilities Director. This new 8" public water main shall be connected to the 8" water main in Brotherton Road with tees and inline gate valves.
3. The project owner is solely responsible for replacing any stamped concrete, pavers, or pervious pavements in kind if the City has to trench the project driveways for repair or replacement of any waterline. This wording shall be included in the grant of the public waterline easement and in the CC&Rs or Declaration of Restrictions.
4. All on-site waterlines not in public easements will be considered a private water system. The property owner will be responsible for all maintenance of these waterlines and appurtenances.

SEWER

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

FINAL MAP - EASEMENTS AND DEDICATIONS

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

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

2. The developer shall dedicate to the public a 20 foot radius corner rounding at the corner of Brotherton Road and Cranston Drive.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
4. A 20' wide Public Waterline Easement shall be granted to the City of Escondido for the public water main within the project site. The easement shall include all fire hydrants, water meters and other appurtenances. No private utilities or drainage facilities shall run parallel within this proposed public waterline easement.
5. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

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

1. Copies of the CC&Rs or Declaration of Restrictions shall be submitted to the Engineering Department and Planning Division for approval prior to approval of the Final Map. When

approved the CC&Rs or Declaration of Restrictions shall be recorded and the recording information included on the signature sheet of the Final Map.

2. The developer shall make provisions in the CC&Rs or Declaration of Restrictions for maintenance by the property owners of their respective private utilities (including sewer and water), private drainage and storm water treatment facilities, frontage landscaping and tree wells in the adjacent public right-of-way.
3. The CC&Rs must state that the property owners assume liability for damage and repair to City utilities in the event that damage is caused by the property owners when repair or replacement of private utilities is done.
4. The CC&Rs or Declaration of Restrictions must state that if stamped concrete or pavers are used within any public easement the property owner is responsible for replacing the stamped concrete or pavers in kind if the City has to trench the street for repair or replacement of an existing utility.

REPAYMENTS AND FEES

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

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

ESCONDIDO SELF STORAGE – TR 900

MITIGATED NEGATIVE DECLARATION

(City File No. ER2005-22)

ADDENDUM

Addressing proposed project modifications

City File No. ENV 16-0006

Case No. PHG16-0010, SUB 15-0031

Prepared for:

City of Escondido

201 N. Broadway

Escondido, CA 92025

August 2016

Escondido Self Storage Facility – TR 900

Mitigated Negative Declaration

Addendum

INTRODUCTION

On January 11, 2006, the Escondido City Council adopted a Mitigated Negative Declaration (MND) (City File No. ER 2005-22) for the Escondido Self Storage Facility and five-lot Tentative Subdivision Map (City Council Resolution No. 2006-09 R). The Initial Study and Mitigated Negative Declaration evaluated the impacts of the proposed Master and Precise Development Plan for an 83,845 SF self-storage facility. The project also included a Tentative Subdivision Map (TR 900) consisting of one 1.82-acre commercial lot and four single-family residential lots on 1.38 acres (3.2 total acres) along with Grading Exemptions for a 1-1/2:1 cut slope/retaining wall combination up to 18 feet high along the eastern boundary of commercial Lot 1. The analysis identified several mitigation measures to address and mitigate potentially significant impacts to less than significant levels. The impacts evaluated in the adopted MND include land-use/aesthetics, geology & soils, transportation/traffic, hydrology and water quality, and noise.

Although the adopted Mitigated Negative Declaration evaluated the impacts for a proposed 83,845 SF self-storage facility (three-stories over a basement level) the Escondido Planning Commission and City Council ultimately approved a Master and Precise Development Plan for a slightly smaller 71,285 SF self-storage facility consisting of a 66,645 SF two-story building over a basement level, and a separate 4,640 SF single-story building. Since the project approval in 2006, the applicant has refined the project and submitted an application for a Modification to the Master and Precise Development Plan, along with an Extension of Time for the Tentative Subdivision Map. This addendum addresses the proposed modifications to the project and comparison of potential environmental impacts. The addendum is an informational document, intended to be used in the planning and decision making process as provided for under Section 15164 of the CEQA Guidelines. The Addendum does not recommend approval or denial of the proposed modification to the project. The fundamental conclusion of this addendum is that the proposed changes to the project will not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the previously adopted Mitigated Negative Declaration. Thus, a subsequent or supplemental Negative Declaration need not be prepared.

STATUTORY BACKGROUND

The City of Escondido is the CEQA lead agency responsible for the proposed Escondido Self Storage Facility and Tentative Map project. Under the California Environmental Quality Act (CEQA), an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164[c]); however, an addendum is to be considered by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164[d]).

This Addendum to the Mitigated Negative Declaration demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the adopted Mitigated Negative Declaration remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines. Therefore, a decision was made by the City of Escondido not to prepare a Subsequent EIR or Negative Declaration pursuant to Section 15162 of the CEQA guidelines. To support this decision, the following discussion describes the proposed project modifications and the environmental analysis.

SUMMARY OF ORIGINAL PROJECT DESCRIPTION

As stated above, the project description analyzed under the original Initial Study/Mitigated Negative Declaration

(ER 2005-22) consisted of a five-lot Tentative Subdivision Map (TR 900) consisting of one 1.82-acre commercial lot and four residential lots on 1.38 acres of land. The project also included a Master and Precise Development Plan for an 83,845 SF self-storage facility on the proposed commercial lot. The four single-family residential lots would range in size from approximately 12,810 SF (net) to 14,000 SF. The project includes a Grading Exemption for a 1.5:1 cut slope/retaining wall combination up to 18-feet in height along the eastern boundary of Lot 1. Although the Initial Study/Mitigated Negative Declaration analyzed the environmental impacts of a larger 83,845 SF facility, a smaller 71,285 SF facility ultimately was approved by the City Council.

PROJECT LOCATION

The approximately 3.2-acre project site generally is located on the southwestern corner of the intersection of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive (APN 238-141-34).

PROJECT REVISIONS

There have been no significant changes to the square footage of the project analyzed in the adopted Mitigated Negative Declaration that evaluated a proposed 83,843 SF self-storage facility. The revised building square footage at 78,067 SF still is less than the square footage analyzed in the adopted Mitigated Negative Declaration and therefore, any potential impacts would be less than previously analyzed. However, the proposed new design is slightly larger in area (6,782 SF) than the approved the final project design of 71,285 SF. The overall number of building (2 separate self-storage buildings) and overall building height remain the same. The grading design also remains in substantial conformance with the previously approved grading design. The changes to the original approved Master and Precise Development Plan are as follows:

- Modification to the Master and Precise Plan (New City File Nos. PHG 16-0010) for a 78,067 SF self-storage facility
- Increase in the approved building square footage from 71,285 SF to 78,067 SF (6,782 SF increase in building square footage)
- Modification to the Master and Precise Development Plan for the revised footprint for the two buildings, along with revised architectural design, materials, colors, concept landscape design and signage.
- On-site storm water features have been incorporated in accordance with the City's storm water requirements.

DETAILS OF REQUEST

	<u>2006 Master Plan:</u>	<u>Proposed:</u>	<u>Change:</u>
Property Size:			
Lot 1 (Commercial)	1.74 acres	1.74 acres	None
Lots 2 -5 (Residential)	1.27 acres	1.27 acres	None
Street Dedication	<u>0.19 acres</u>	<u>0.19 acres</u>	None
	3.2 acres	3.2 acres	
Building area:			
Building 1:	66,645 SF	66,831 SF	+186 SF
Building 2:	<u>4,640 SF</u>	<u>11,236 SF</u>	<u>+6,596 SF</u>
	71,285 SF	78,067 SF	+6,782 SF
Building Height:			
Building 1:	32 feet (highest pt.)	30 feet (highest pt.)	
Building 2:	15 feet	15.5 feet (highest pt.)	
Number of Stories:			
Building 1:	2 stories over basement	same	
Building 2:	1 story	same	
Building Coverage:	35.4% (27,206 SF)	41.40% (31,460 SF)	+4,254 SF

Architecture:	Spanish/Med features Stucco exterior Light earth tones S-tile pitched mansard roof	Contemporary features Stucco Exterior darker earth tones Flat tile mansard and parapet roof elements
Parking:	<u>2006 Master Plan:</u> 18 proposed 14 required (1:5000 SF)	<u>Proposed:</u> 24 proposed (with specific loading areas) 15 required
Grading Exemptions	1.5:1 cut slope on Lot 1 (up to 18 feet)	None proposed (1.5:1 slope changed to 2:1)
Hours of Operation:	7 days (7:00 am – 7:00 pm) (with manager's residence)	Same (no manager's residence)
Residential Lots:	4 lots	4 lots
Lot Size:	10,000 SF min.	10,000 SF min.
Lot Width:	80 foot min.	80' foot min.

IMPACT ANALYSIS

City staff has reviewed the adopted Initial Study/MND in conjunction with the proposed modified design and updated technical studies prepared for the proposed project and has determined that the proposed changes described in this Addendum would not result in any new or significantly adverse environmental impacts identified in the previously adopted Mitigated Negative Declaration. Although the revised project includes an increase in square footage for the self-storage component, the increase and overall size of the modified project is less than the size of the project analyzed in the adopted Mitigated Negative Declaration (ER 2005-22). Analysis of the current project compared to the previously approved development is as follows:

Land-Use and Aesthetics – There are two General Plan land use designations on the 3.2 acre project site. The western 1.82-acre commercial component has a Planned Commercial (Planned Commercial #13) designation, while the eastern 1.38-acres has an Urban 1 designation. The General Plan Guiding Principles for Planned Commercial Area #13 (page II-71) state that land uses planned for this site shall be limited to mini-storage units or other uses compatible with adjacent residential properties subject to the provisions set forth in the Zoning Code. Development standards shall include a six-foot-high wall, in combination with a minimum 20-foot-wide heavily landscape buffer utilizing mature non-deciduous trees and shrubs with dense foliage to be incorporated along the property abutting residentially zoned property to create a visual buffer upon installation. All structures shall provide roof coverings, similar to and compatible with surrounding residential development. Since the project original was approved in 2006, the General Plan was updated in 2012. The Planned Commercial land-use designation includes additional development requirements that limits the Floor Area Ratio (FAR) to 1.5 and Building Height to 1-3 stories. (page II-24).

The original project and revised project descriptions would affect the same project site, consists of the same type of land use (self-storage facility) and operations. The revised project would result in a self-storage facility with a slightly increased square footage and building footprint as described in the Details of Request. The project would continue to incorporate the six-foot-high separation wall adjacent to residential development/zoning, and minimum 20-foot-wide landscape buffer along the eastern and southern perimeter of commercial Lot 1. The modified project also would be in conformance with the General Plan Planned Commercial requirements for FAR and building height/number of stories. Therefore, none of the modifications would result in new or substantially increased significant impacts related to land use and planning, including effects to an established community or conflicts with established plans, policies or regulations as described in the adopted MND.

Visual impacts expected from the original approved project were not anticipated to result in any significant impacts to the surrounding area. The size and design of the revised project would not result in any effects to visual resources that are more severe than those described in the original Mitigated Negative Declaration because the new project incorporates an appropriate architectural design that would be compatible with the surrounding mix of commercial and residential uses, and does not conflict with the existing Planned Commercial standards for the site. The modified design also does not substantially depart from the overall size and scale of the originally approved facility with the proposed increase of approximately 6,782 SF of additional storage building area. The design of the building has been modified from the approved California/Mediterranean exterior type design to incorporate more contemporary exterior design to be consistent with the mix of existing and approved projects/building designs throughout the area. The height of the buildings also would be in substantial conformance with the height of the previously approved buildings. The pad elevations for the commercial and residential lots would be in substantial conformance with the previous grading design. Any light and glare produced by the project would be in conformance with the City's outdoor lighting standards. Thus, no new significant impacts or substantial increase in the severity of impacts would occur in regards to aesthetics as a result of the project.

Traffic/Circulation – The project site fronts onto and takes access from Brotherton Road and Cranston Drive, which are both unclassified streets. Access for the self-storage facility would continue to take access from two driveways onto Brotherton Road, and residential lots 2 and 3 from individual driveways onto Brotherton Road. Residential lots 4 and 5 would take access from Cranston Drive via individual driveways in similar locations to the approved Tentative Map. Self-storage facilities generally are one of the lowest traffic generators for a commercial land use and the adopted Mitigated Negative Declaration anticipated a self-storage facility would generate 168 average daily vehicle trips (ADT) based on the SANDAG Guide to Vehicular Traffic Generation Rate of 2 trips per 1,000 SF floor area. This traffic generation rate was based on an 83,843 SF self-storage facility. The four new residential lots would generate up to 40 ADT for a total of 208 ADT (168 self-storage trips and 40 residential trips) for the proposed development. The Engineering Division concluded that both Brotherton Road and Cranston Drive are capable of handling projected 208 additional daily trips, and would not materially degrade the levels of service on the adjacent streets of affected intersections. Although the adopted MND analyzed up to 208 ADT from an 83,843 SF self-storage facility, a smaller 71,285 SF facility ultimately was approved, which would generate up to 142 trips, for a total of 182 ADT (142 self-storage trips plus 40 residential trips). No mitigation measures were required, but the project is required to improve the respective project frontages along Brotherton Road and Cranston Drive to include curb, gutter and sidewalk in accordance with the street design standards. Although the proposed revision in the project would added approximately 6,782 SF to the approved facility, this increase in daily trips (13.5 ADT) would not be considered a significant increase and would be within the amount of trips analyzed in the adopted Mitigated Negative Declaration. Therefore, the Engineering Division concluded the revised project would not result in any adverse impacts to the affected roadways and intersections.

Construction-related impacts and any necessary construction-traffic staging also would not significantly change due to the proposed modifications to the project because the grading design is similar to the approved conceptual grading plan. Temporary construction-related traffic impacts would occur during grading and construction activities. Moderate to heavy grading is anticipated to prepare the site and heavy equipment used for grading and excavation, once staged, typically remains on site until grading and similar activities for a given stage of construction is completed. Proposed grading includes a combination of cut and fill to include 20,900 cubic yards of cut, 14,500 cubic yards of fill with an export of 6,400 cubic yards of material. Construction equipment primarily would be utilized in an incremental fashion over the course of construction. The load capacity of a truck is anticipated between 15 to 18 cubic yards per truck. A total of between 355 to 426 truck loads over the grading period would be anticipated to export 6,400 cubic yards of material. Additional traffic would be associated with employee trips to and from the site, equipment delivery and removal, and other related activities. The amount of construction traffic would fluctuate during different phases of the construction, but most of the heavy truck/haul truck trips would cease upon completion of the grading phase. While construction traffic would be a nuisance to motorists in the project vicinity and would result in short-term impacts, this short-term impact generally would be reduced by requiring the project proponent to coordinate and implement a Traffic Control Plan (TCP) with the Engineering Division along with approved haul routes with the City that minimize potential conflicts, especially during peak hours. All necessary measures would be implemented prior to the onset of construction activities as part of the project conditions of approval and grading permit. Therefore, traffic impacts associated with temporary construction activities would be considered less than significant.

Air Quality – Although the adopted Mitigated Negative Declaration concluded the original project would not result in any significant air-quality impacts, a detailed Air Quality and Greenhouse Gas Analysis was not prepared for the approved project. Therefore, an Air Quality Analysis has been prepared by Blodgett Baylosis Environmental Planning (dated May 2016) for the proposed project revision. The Air Quality Analysis concluded the project would be below the City's thresholds of significance for estimated construction and operational emissions. The nearest sensitive receptors to the project site include single-family residential development located immediately to the east and south, and across Brotherton Road on the north. Standard operation conditions and permit-related requirements would be in place to minimize and reduce any potential temporary construction/grading related impacts to sensitive receptors. Thus, no new significant impacts or substantial increase in the severity of impacts would occur in regards to air quality and global climate change as a result of project revisions. The project also would not create objectionable odors to any sensitive receptors because the a self-storage facility and single-family residential development are not land-uses identified by the San Diego Air Quality Management District (SDAQMD) with activities that have the potential to generate adverse odor impacts.

Estimated Construction Emissions in Pounds per Day

Construction Phase	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation (on-site)	2.60	30.82	18.06	0.02	1.65	1.40
Site Preparation (off-site)	0.02	0.03	0.35	--	0.06	0.01
Total Site Preparation	2.71	30.85	18.41	0.02	1.71	1.41
Grading (on-site)	2.85	29.94	19.63	0.02	7.76	4.85
Grading (off-site)	0.03	0.04	0.44	--	0.08	0.02
Total Grading	2.88	29.98	20.07	0.02	7.84	4.87
Building Construction (on-site) 2016	3.69	24.63	16.71	0.02	1.62	1.55
Building Construction (off-site) 2016	0.25	1.37	2.96	--	0.38	0.11
Total Building Construction 2016	3.94	26.00	19.67	0.02	2.00	1.66

Construction Phase	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Building Construction (on-site) 2017	3.32	22.85	16.24	0.02	1.46	1.39
Building Construction (off-site) 2017	0.23	1.22	2.73	--	0.38	0.11
Total Building Construction 2017	3.55	24.07	18.97	0.02	1.84	1.50
Paving (on-site)	1.65	16.46	12.05	0.01	1.02	0.94
Paving (off-site)	0.04	0.05	0.60	--	0.12	0.03
Total Paving	1.69	16.51	12.65	0.01	1.14	0.97
Architectural Coatings (on-site)	28.69	2.18	1.86	--	0.17	0.17
Architectural Coatings (off-site)	0.02	0.02	0.28	--	0.05	0.01
Total Architectural Coatings	28.71	2.20	2.14	--	0.22	0.18
Maximum Daily Emissions	28.71	30.85	20.08	0.02	7.84	4.87
Daily Thresholds	75	250	550	250	100	55

California Air Resources Board CalEEMod V.2013.2.2 [computer program].

Construction impacts are short term and result from fugitive dust, equipment exhaust, and indirect effects associated with construction workers and deliveries. As demonstrated in the Air Quality Analysis, project construction would not exceed the applicable regional emissions thresholds. Therefore, as project emissions would be well below these limits, project construction would not result in regional emissions that would exceed the NAAQS or CAAQS or contribute to existing violations. Additionally, the General Plan Update FEIR requires

future projects to implement construction dust control measures, which is a standard requirement for a project condition of approval and issuance of grading/improvement plan.

Estimated Operational Emissions in Pounds per Day (lbs/day)

Emission Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area-wide (lbs/day)	8.48	0.08	7.88	--	1.06	1.06
Energy (lbs/day)	--	0.06	0.04	--	--	--
Mobile (lbs/day)	0.75	1.69	7.86	0.02	1.40	0.39
Total (lbs/day)	9.24	1.84	15.78	0.02	2.47	1.45
Daily Thresholds	55	250	550	250	100	55

Source: California Air Resources Board CalEEMod [computer program].

Increases in concentrations of greenhouse gas (GHG) emissions generated by human activities have the potential to result in global climate change impacts. GHGs include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Common activities that generate GHGs include vehicular travel, electricity use, natural gas use, water use, and waste generation. The City of Escondido has prepared a Climate Action Plan (CAP) demonstrating how the City would reduce GHG emissions. The CAP establishes a threshold level of 2,500 metric tons of carbon dioxide equivalent (MT CO₂E) per year for identifying projects that require a project-specific technical analysis to quantify and mitigate project emissions (City of Escondido 2013a and 2013b).

The City of Escondido has established a standard threshold of significance for a project's GHG emissions. According to Chapter 33-Zoning, Article 47-Environmental Quality, Division 1, Section 33-924(7A) of the City's municipal code, projects that do not generate more than two thousand five hundred (2,500) metric tons (MT) of carbon dioxide equivalent (CO₂e) greenhouse gas (GHG) emissions are generally not considered significant. The following table summarizes annual greenhouse gas emissions from build-out of the proposed project. As indicated in the table below, the CO₂E total for the project is 1,916 pounds per day or 0.86 MTCO₂E per day. This translates into an estimated annual operational emission of 313.9 MTCO₂E per year. The project's estimated GHG emissions are below the thresholds of significance established by the City. As a result, the project's GHG impacts are less than significant.

Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Phase - Site Preparation	2,480.10	0.74	--	2,495.80
Construction Phase - Grading	2,139.27	0.64	--	2,152.82
Construction Phase - Construction	2,352.22	0.54	--	2,363.60
Construction Phase - Construction 2017	2,334.85	0.51	--	2,345.74
Construction Phase - Paving	1,777.47	0.53	--	1,788.69
Construction Phase - Coatings	281.44	0.02	--	282.07
Long-term Area Emissions	158.28	0.10	--	163.16
Long-term Energy Emissions	75.86	--	--	76.32
Long-term Mobile Emissions	1,675.21	0.06	--	1,676.57
Total Long-term Emissions	1,909.36	0.16	0.01	1,916.05

Source: CalEEMod V.2013.2.2.

Assembly Bill (AB) 32 codified the 2020 goal of reducing statewide GHG emissions to 1990 levels and launched the Climate Change Scoping Plan that outlined the reduction measures needed to reach these targets. Following the state's adopted AB 32 GHG reduction target, the City set a goal to reduce emissions back to 1990 levels by the year 2020. The City's E-CAP was prepared to demonstrate how this would be achieved. As the project is below the screening threshold, it would not conflict with implementation of the E-CAP or interfere with

the City achieving the GHG reduction goals outlined in the ECAP, and would not conflict with the AB 32 mandate for reducing GHG emissions at the state level. As illustrated above, the project would emit less than 2,500 MT CO₂e annually and would not interfere with the City achieving the GHG reduction goals outlined in the E-CAP.

Hydrology/Water Quality – A Priority Development Project Storm Water Quality Management Plan (SWQMP) has been prepared for the revised project. The Engineering Department has determined that runoff from the project would not be significant, existing drainage facilities within the area are adequate to support the project, and the project would not materially degrade water quality nor violate any water quality standards or waste discharge requirements. The project would result in an increase in on-site runoff because the proposed development results in an increase in impervious surfaces. However, the runoff from the project would be minimized by the use of bioretention basins and other landscape features located before the off-site discharge points. The retention of water would also reduce the peak rate of flow existing from the site. The project would be required to extend the existing storm drain system in Brotherton Road to serve the project site. Thus, the project's impact to drainage patterns would be less than significant. A Stormwater Pollution Prevention Plan (SWPPP) would be prepared in compliance with the Construction General Permit. The SWPPP would identify erosion control and sediment control best management practices (BMPs) that would be implemented to minimize the occurrence of soil erosion or loss of topsoil. Adherence to all NPDES MS4 Permit regulations, including applicable BMPs, would ensure construction and operation does not result in erosion or flooding impacts. To address potential pollutants of concern, the project would implement construction and post-construction Best Management Practices (BMPs) in compliance with the City and Regional Water Quality Control Board (RWQCB) regulations. Construction BMPs are anticipated to include silt fencing, gravel bag barriers, street sweeping, solid waste management, stabilized construction entrance/exits, water conservation practices, and spill prevention and control. Operational BMPs would include low-impact development design practices, source control, and proposed bioretention basins. Ultimately, the project would be required to comply with the drainage and water quality regulations in place at the time of construction. Implementation of these BMPs, along with regulatory compliance, would preclude any violations of applicable standards and discharge regulations. Therefore, project impacts related to water quality would be less than significant.

The City would provide sewer and water service from mains within the adjacent street or easements; consequently, no significant impact is expected to occur to the groundwater table. The proposed project revisions would not result in the increase in severity of potential groundwater impacts. Should groundwater be encountered during grading operations, the protocol for managing the groundwater must comply with requirements of the the State Regional Water Quality Control Board and the County of San Diego Department of Environmental Health.

Noise – An Exterior Noise Analysis was prepared for the original project in 2004 by Pacific Noise Control to evaluate the existing ambient noise environment and the potential for noise impacts from the operation of the self-storage facility, as well as future noise impacts on the adjacent residential lots from the adjacent roadways. The study concluded that mitigation would be required in the form of a six-foot-high solid masonry wall to be constructed along the eastern and south boundary of Commercial Lot 1 adjacent to existing and proposed residential lots. An updated Noise Analysis was prepared for the revised project by Blodgett Baylosis Environmental Planning (August 2016) to evaluate the existing ambient noise condition and potential impacts from the development and operation of the proposed facility.

Operational Noise Impact – Storage Activity

The City has established exterior sound level limits for different land uses in Section 17-229 of the Municipal Code. These sound level limits are the allowable noise levels at any point on or beyond the boundaries of the property on which the sound is produced. Where two or more dissimilar land uses occur on a single property, the more restrictive noise limits apply. Because the self-storage facility is adjacent to single-family residential zoning and land uses on the east and south, the one-hour average noise level shall not exceed 50 dB between the hours of 7:00 a.m. to 7:00 p.m. and 45 dB between the hours of 10:00 p.m. and 7:00 a.m.

Noise associated with the storage facility generally would consist of loading and unloading activities that can generate hourly average noise levels of approximately 45 to 55 dB at a distance of 50 feet. Loading/unloading activities would occur directly across from the eastern property boundary at a distance of approximately 45 to 50 feet. Therefore, the hourly average noise level at the project's eastern and southern boundary line is anticipated to range up to approximately 55 dB. Implementation of Noise Mitigation Measure No. 1 in the adopted IS/MND

(ER 2005-22) would remain applicable to the revised project and reduced potential operational noise impacts to below a level of significance. The mitigation measure requires the installation of a six-foot-high masonry wall along the eastern and southern boundary of Commercial Lot 1. The redesign of Building No 2 would further attenuate noise to residential uses to the south because the building shields loading areas to the residential land use on the south. To further reduce potential nuisance noise impacts, the project would include provisions to use silent alarms for the self-storage facility rather than exterior audible security and door alarms, as well as restricting lot sweeping and maintenance activities to the daytime operational hours.

Heating, Ventilation, and Air Conditioning Systems - Stationary operational noise sources are regulated by the limits within City Municipal Code Section 17-229, which states that the receiving land use noise level for a single-family uses shall not exceed 50 dBA LEQ from 7:00 AM to 10:00 PM and 45 dBA LEQ from 10:00 PM to 7:00 AM. A typical HVAC system would generate a noise level of 56 dBA LEQ at a distance of 7 feet. The closest residential property line to the proposed roof mounted project HVAC units would be the residence adjacent to the eastern and southern property line located approximately 30 feet from the nearest proposed HVAC unit on the south, and 50 feet on the east. At this distance, the unit was modeled to generate a noise level of approximately 43 dBA LEQ at the residential property line.¹ The HVAC units also would be located behind parapet walls that would further help to attenuate noise levels. Therefore, HVAC unit noise would not exceed 50 dBA LEQ, and impacts would be less than significant.

Construction Noise

Construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Construction of the proposed project would involve the use of a wide variety of heavy construction equipment onsite, and generally would involve the following construction phases: site preparation, grading/excavation, drainage/utilities/sub-grade, building construction, architectural coatings, and paving. Construction activities occurring under each of these phases would require the use of heavy equipment (e.g., excavators, backhoes, loaders, graders, compactors, cranes, etc.) along with the use of smaller power tools, generators, and other sources of noise. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. It is not anticipated that all equipment would be operated at any given time and in the same location. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. As such, construction activity noise levels at the site would fluctuate depending on the particular type, number, and duration of use of the various pieces of construction equipment.

Section 17-234 of the City Municipal Code stipulates that construction equipment or a combination of equipment are not allowed to operate so as to cause noise in excess of a one hour average sound level limit of 75 dB at any time, unless a variance has been obtained in advance from the City Manager; however, pursuant to the Escondido Municipal Code, all construction activities may only occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and on Saturdays between the hours of 9:00 a.m. and 5:00 p.m. Construction is not allowed on Sundays or public holidays. These permitted hours of construction are required in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption.

Construction of the proposed project would generate noise that could expose nearby noise sensitive receptors (residential development to the south and east, and north across Brotherton Road) to increased noise levels. The magnitude of any such impacts would depend on the type of construction activity, equipment, duration of the construction phase, distance between the noise source and receiver, and intervening structures. The use of construction equipment would also occur in various areas of the site and at varying times, while and generally being distanced from neighboring properties. Temporary construction noise levels could potentially exceed the 75 dBA (during intermittent increases, or "spikes," in noise levels) as equipment is utilized and moved around within the limits of the proposed grading/development area. However, it is not anticipated that the average one-hour noise level would exceed the one-hour average sound level limit of 75 dBA. Therefore, the project is not anticipated to result in a significant impact. In addition, implementation of the following standard avoidance measures would further reduce project impacts on adjacent residential land uses.

1. (HELIX Acoustical Analysis Report 2016 prepared for the Del Prado Project IS/MND, City Project No. ENV15-0011).

- The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.
- To ensure that noise from equipment and vehicles are kept to a minimum, the project Contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes. This requirements would be enforced through a grading and building permit.

Vibration

Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings located in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects, low rumbling sounds and discernable vibrations at moderate levels, and actual building damage at the highest levels. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernable in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage.

Based upon City General Plan Community Protection Element standards, a significant impact would occur if project construction activities would expose vibration-sensitive uses to vibration levels that exceed 65 vibrations decibels (VdB), residences and buildings where people normally sleep to 80 VdB, or institutional land uses with primarily daytime uses to 83 VdB. The U.S. Department of Transportation (U.S. DOT) also has guidelines for vibration levels from construction related to their activities, and recommends that the maximum peak-particle-velocity levels remain below 0.05 inches per second at the nearest structures. Another source of vibration includes vibration resulting from the operation of empty haul trucks. However, if a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second. Moderate to heavy grading activities will occur throughout the project site, especially in the areas of larger cut areas and slopes. The nearest sensitive receptors are the residential units located in the center east portion of the project site along the west side of Cranston Drive. The type of equipment to be used on the project site is not anticipated to exceed vibration levels above 0.5 inches per second. Therefore, the project would not result in a significant impact.

Construction activities that typically generate the most vibration include blasting and impact pile driving. As noted in the geotechnical report prepared for the project site, the site is underlain by hard bedrock. Boring samples taken throughout the site indicated that bedrock may be found between three to ten feet below ground surface. In order to accommodate the building foundations and basement level for self-storage Building 1, the bedrock must be broken down in order to continue the grading process. The use of heavy equipment to "rip" the bedrock is anticipated for the project and blasting and impact pile driving generally are not anticipated or proposed. However, should blasting be necessary, the applicant will need to obtain a blasting permit from the City's Fire Department. The blasting permit will contain specific conditions that will require strict adherence to avoid and offset any potential impacts to adjacent residential structures. In addition, implementation of the following standard avoidance measure would further reduce potential project impacts on adjacent residential land uses.

- Heavy construction/haul vehicles should be prohibited from travelling and accessing the project site from Cranston Drive. This would further reduce the potential generation of vibration from empty vehicles.

Transportation Noise

As stated in the City's General Plan Community Protection Element, the noise level goal for single-family residential uses is 60 A-weighted decibels (dBA) community noise equivalent level (CNEL) at the exterior use areas. In addition, Title 24 of the California Code of Regulations establishes an interior noise standard of 45 dBA CNEL. The updated Noise Study prepared for the project indicated the average noise levels along Brotherton Road at the future single-family homes were 65.2 dBA, which would exceed the City goal of 60 dBA.

Noise Mitigation Measure No 1 in the adopted IS/MND (ER 2005-22) requires a six-foot-high masonry wall to be constructed along the eastern boundary of Commercial Lot 1 adjacent to the residential lots on the east and south. The wall would provide appropriate attenuation of the exterior noise levels at the ground floor of the residential homes in conformance with the City's goal of 60 dBA. Traditional architectural materials are normally able to reduce exterior to interior noise by up to 15 dBA. Because building facade noise levels are projected to exceed 60 CNEL at the upper stories of the proposed residences facing Brotherton Road or S. Centre City Parkway traditional architectural materials would not be expected to attenuate interior noise to a level of 45 CNEL. Therefore, interior noise levels are likely to exceed the Title 24 interior noise standard of 45 CNEL, resulting in a potentially significant impact. However, implementation of Noise Mitigation Measure No. 2 in the adopted IS/MND (ER 2005-22) would remain applicable to the revised project and would reduce potential impacts to below a level of significance. The mitigation measure requires that an Interior Acoustical Analysis (INA) shall be prepared and the measures recommended in the INA incorporated into the building plans for the affected buildings prior to the issuance of building permits for the residential units.

Biological, Cultural, Geology/Soils, Hazards and Hazardous Materials, Mineral Resources, Population/Housing, Public Services, Recreation, Utilities/Service Systems – The adopted 2005 MND concluded that potential impacts associated with all of the listed issues would be less than significant, based on considerations including the nature, location and extent of project-related disturbance and development and requirements for conformance with applicable regulatory and industry standards. The original and revised project descriptions would affect the same area, include the same types of land use, and would be constructed using similar grading and building practices. Accordingly, the impact conclusions noted for the listed issues in the adopted 2005 MND would also apply to the revised project description, with all associated potential impacts to be less than significant. Thus, no new significant impacts or substantial increase in the severity of impacts would occur in regarding to the items/resources listed above. Implementation of the relevant mitigation measures of the adopted IS/MND (ER 2005-22) would remain applicable to the revised project.

SUMMARY AND FINDINGS

For all impact areas, a preliminary review indicated that the proposed modification is in substantial conformance with the original design of the project and therefore would have no new impact(s) not already identified in the adopted Mitigated Negative Declaration (ER 2005-22). Based on the impact comparison provided above, the revised project would not result in new significant impacts or a substantial increase in the severity of impacts under CEQA. Thus, the revised project would not: a) result in increased impacts related to degradation of the environment; b) result in increased cumulative impacts; or c) result in increased substantial adverse effects on human beings, either directly or indirectly. No significant impacts to the environment as a result of this project have been identified when considering the mitigation measures included as part of the development plan. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly provided all mitigation measures and normal project conditions are followed. A Mitigation Monitoring and reporting program will be in force as approved with the modification to the Master and Precise Development Plan and Tentative Map extension of time. No additions or changes are necessary. In summary, the analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration have occurred, and thus an Addendum to the adopted Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for the proposed project. The evidence in the file support that no circumstances or conditions requiring the preparation of a subsequent Negative Declaration are present in this case. No circulation of this Addendum for public comment is required. (CEQA Guidelines Section 15164(c)).

CITY COUNCIL

For City Clerk's Use:

APPROVED DENIED

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: _____

Date: January 11, 2006

TO: Honorable Mayor and Members of the City Council
FROM: Jonathan H. Brindle, Director of Planning
SUBJECT: Tentative Subdivision Map, Grading Exemption and Master and Precise Development Plan for a 71,285 SF Self-Storage Facility on Brotherton Road (TR 900, 2004-70-PD/GE)

STAFF RECOMMENDATION:

It is requested that Council adopt Resolution No. 2006-09 approving the proposed subdivision, grading exemption and Master and Precise Development Plan for a self-storage facility.

PLANNING COMMISSION RECOMMENDATION:

On November 22, 2005, the Planning Commission voted 6-0 (Commissioner Lehman absent) to recommend approval of the proposed five-lot subdivision, grading exemption, and Master and Precise Development Plan.

PROJECT DESCRIPTION:

A five-lot Tentative Subdivision Map consisting of one 1.82-acre commercial lot and four residential lots on 1.38 acres, in conjunction with a Master and Precise Development Plan for a 71,285 SF self-storage facility on the proposed commercial lot. The four single-family residential lots would range in size from approximately 12,810 SF (net) to 14,000 SF. The project also includes a Grading Exemption for a 1½:1 cut slope/retaining wall combination up to 18-feet high along the eastern boundary of Lot 1.

LOCATION:

On the southwestern corner of the intersection of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive.

FISCAL ANALYSIS:

None.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the Council's Action Plan regarding Economic Development and Image and Appearance by placing four single-family residences and a well-designed self-storage facility that will serve area residents and businesses on an infill property where loitering and littering problems have previously occurred.

GENERAL PLAN ANALYSIS:

There are two General Plan Land Use Designations on the 3.2-acre project site. The western 1.82-acres have a Planned Commercial designation, while the eastern 1.38-acres have an Urban I residential designation. Page II-33 of the General Plan states the Planned Commercial portion of the site "shall be limited to mini-storage units or other uses compatible with residential properties." The remainder of the property designated as Urban 1 allows a maximum density of up to 5.5 dwelling units per acre. The proposed subdivision would be consistent with the General Plan density provisions since the overall residential density on the Urban I portion of the site is proposed to be 3.15 dwelling units per acre.

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration, City Log No. ER 2005-22 was issued on June 2, 2005. Mitigation measures were developed to reduce the potential for noise impacts to a less than significant level. In staff's opinion, no significant issues remain unresolved through compliance with code requirements, mitigation measures and the recommended conditions of approval.

BACKGROUND:

On June 28, 2005, the Planning Commission voted 5-2 (McQuead, Winton opposed) to deny the applicant's request for a Tentative Subdivision Map, Master and Precise Development Plan and Grading Exemption. At the time, the applicant had proposed a larger self-storage facility with 83,845 SF of floor area in two buildings with the larger building being three stories over a basement level. The majority of the Planning Commission agreed with the opinion of several neighbors that the facility was too large and out of scale with the adjacent residential neighborhood. Following the Planning Commission hearing, the applicant considered his options of moving forward to the City Council with a negative recommendation from the Planning Commission, or redesigning the project to address some of the issues expressed by commissioners and neighbors. The applicant ultimately decided to redesign the project and resubmit it to the Planning Commission for a new review.

On November 22, 2005, the Planning Commission voted 6-0 (Commissioner Lehman absent) to recommend approval of the proposed five-lot subdivision, grading exemption, and revised Master and Precise Development Plan. While the proposed subdivision and grading exemption were identical to the previous proposal, the applicant had reduced the overall size of the self-storage facility by eliminating the third floor. The net result was a two-story facility over a basement level with a 15.8% reduction in the amount of floor area and a nine-foot reduction in overall building height.

PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

During the first Planning Commission hearing on June 28, 2005, six neighbors spoke in opposition to the proposal. The neighbors felt the proposed storage facility was too large and would be out of character for their neighborhood, particularly with respect to the 41-foot height of the building. The majority of the Planning Commission concurred with the neighbors feeling the building was too large for such a visible site. The applicant responded by revising the building design to eliminate the third story. This reduced the building size from 79,195 SF to 66,645 SF and lowered the building height from 41 feet to a maximum of 32 feet.

On November 22, 2005, the Planning Commission considered the revised design. Five neighbors continued to voice opposition to the project with some of the same concerns that the facility was too large and out of character with the adjacent residential area. The neighbors were also concerned with the timing of construction for the commercial portion versus the residential portion of the project, and whether a fire hazard would be created by the items being stored at the facility.

The applicant noted that they had reduced the number of storage units from 580 to 466 and that fire sprinklers would be provided in the facility. He also indicated that they had addressed the previous concerns expressed by commissioners by eliminating the third floor and reducing the building height by nine feet. The plans were also revised to add two parking/loading areas on the eastern side of the building and another elevator in the interior of the building as had been suggested by the commission. The applicant further noted that they had enhanced the architectural features to make the project blend in with the surrounding neighborhood. In response to the neighbors concerns regarding the timing of construction, the applicant stated that they would have no problem with a requirement that the residential portion of the project be constructed concurrent with, or prior to, the commercial portion of the project.

All of the commissioners expressed support for the revised design of the project with Commissioners Newman, Weber and Caster specifically noting satisfaction that the applicant had taken the time to revise the plans to address previous concerns. The Planning Commission voted 6-0 (Commissioner Lehman absent) to recommend approval of the proposed development with the inclusion of a condition requiring the construction of the residential homes in the project to occur concurrent with, or prior to, the construction of the self-storage facility.

ANALYSIS:

The proposed self-storage facility consists of two buildings. Building A is the larger, more prominent building located along the frontage on Brotherton Road. Building B is a single-story building on the back of the property with same externally loaded 4,460 SF of storage area that was depicted on the original plan. Building A was originally presented to the Planning Commission as a 79,195 SF structure with four floors of storage area including the basement level. The building has now been modified and reduced in size to 66,645 SF by eliminating the third floor. Eliminating the third floor has also reduced the overall height of the building from 41 feet to 32 feet and reduced the amount of leasable space by 15.8%. The building footprint and orientation on the site is the same as previously proposed. The basement level is entirely underground while the first floor is also partially underground. This results in a one-story appearance as viewed from the closest residence to the

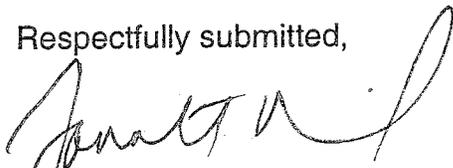
east, while the view from Centre City Parkway to the west would appear as a two-story building. Most of the storage spaces within Building A would continue to be loaded from interior corridors and an additional elevator has been provided in response to the Planning Commission discussion. Roll-up doors on the eastern and western elevations would still allow exterior loading on the ground floor in those areas

Page II-33 of the General Plan states that commercial uses on this site shall be limited to mini-storage units or other uses compatible with residential properties. The previous proposal had reduced the area of the third-story to preserve western and southern views for the residence on the knoll to the east. The revised proposal eliminates the third-story so that all of the views from the neighboring residence are preserved and gives the building a one-story appearance when viewed from the adjacent residence. Eliminating the third floor makes the height of the building more compatible with the adjacent residential neighborhood since the building is now limited to two stories and a 32-foot maximum height. Although the self-storage property is zoned commercial, the revised building height and number of stories would be consistent with the adjacent residential R-1-10 zoning. The architectural style still incorporates residential elements as viewed from the street that are now more in scale with the reduction in building height. Both staff and the Planning Commission feel the proposed self-storage facility is an appropriate use for the site since there are a number of condominium developments planned and approved for the immediate area, storage facilities are low traffic generators, and the site is not a strong commercial property due to the lack of frontage on South Escondido Boulevard.

Due to the sloping nature of the commercial lot (Lot 1), grading for the proposed self-storage facility would include a 1½:1 cut slope/retaining wall combination up to 18-feet high along the eastern boundary of Lot 1. It is expected that the retaining wall would be up to six-feet high with the slope up to 12-feet high above the wall. The slope/wall would be located between the self-storage facility and the existing residence to the east. The slope would not be visible to any residences located east of the site.

The Grading Ordinance specifies that manufactured cut and fill slopes should have an inclination of 2:1. Grading Exemptions have been approved for 1½:1 cut slopes where visual issues are minimized and the slopes can be landscaped. Both staff and the Planning Commission feel the proposed Grading Exemption on Lot 1 is appropriate since the 18-foot height of the cut slope/wall combination is consistent with Grading Ordinance requirements and the exception is only for the 1½:1 inclination of the slope. In addition, views of the slope will be partially screened by the self-storage facility and the slope does not face any nearby residences. Landscaping will be installed on the slope to help soften the visual appearance

Respectfully submitted,



Jonathan H. Brindle
Director of Planning



Bill Martin
Senior Planner

Jamie Kasvikis and Rich Buquet, Housing & Neighborhood Services, gave the staff report and presented a series of slides.

Mayor Pfeiler opened the public hearing and asked if anyone would like to speak on this issue in any way.

Cathrine Laguna, Westside's Involved Neighbors President, indicated the neighborhood association was in favor of the Tulip Street improvements.

Mayor Pfeiler asked if anyone else wanted to speak on this issue in any way. No one asked to be heard. Therefore, she closed the public hearing.

MOTION: Moved by Councilmember Abed and seconded by Councilmember Gallo to reaffirm community development priorities adopted in the 2005-2010 Five Year Consolidated Plan for the second year of the Consolidated Plan; approve an expedited allocation process for FY 2006-07 CDBG funds for public and human service programs and projects; and direct staff to develop cost estimates and budget proposals for proposed CDBG-funded capital infrastructure improvement projects in targeted geographic areas. Motion carried unanimously.

20. TENTATIVE SUBDIVISION MAP, GRADING EXEMPTION AND MASTER AND PRECISE DEVELOPMENT PLAN FOR A 71,285 SQUARE FOOT SELF-STORAGE FACILITY ON BROTHERTON ROAD (TRACT 900, 2004-70-PD/GE) – Request Council authorize a five-lot Tentative Subdivision Map consisting of one 1.82-acre commercial lot and four residential lots on 1.38 acres, in conjunction with a Master and Precise Development Plan for a 71,285 SF self-storage facility on the proposed commercial lot. The project also includes a Grading Exemption for a 1-1/2:1 cut slope/retaining wall combination up to 18-feet high along the eastern boundary of Lot 1. (File No. 0800-10 Tract 900)

Staff Recommendation: Approval (**Planning Department: Jonathan Brindle**)

RESOLUTION NO. 2006-09(R)

Bill Martin, Planning Department, gave the staff report and presented a series of slides.

Mayor Pfeiler opened the public hearing and asked if anyone would like to speak on this issue in any way.

Dave Ferguson, Attorney representing the Applicant, indicated the General Plan contained language stating an approved use for this site was a storage facility and asked Council to support it.

Irene Shaw, Escondido, submitted a petition in opposition and asked Council to deny the project.

Carolyn Taylor, Escondido, indicated the imminent road expansion would come very close to her house and asked Council to deny the project.

Elmer Taylor, Escondido, voiced concern with drainage and asked Council to deny the project.

Ray Leone, Escondido, expressed concern with traffic and asked Council to deny the project.

Greg High, Escondido, indicated he opposed the project due to noise and traffic and asked Council to deny it.

Dan Stewart, Escondido, stated he did not support the project.

Mayor Pfeiler asked if anyone else wanted to speak on this issue in any way. No one asked to be heard. Therefore, she closed the public hearing.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Waldron to authorize a five-lot Tentative Subdivision Map consisting of one 1.82-acre commercial lot and four residential lots on 1.38 acres, in conjunction with a Master and Precise Development Plan for a 71,285 SF self-storage facility on the proposed commercial lot. The project also includes a Grading Exemption for a 1-1/2:1 cut slope/retaining wall combination up to 18-feet high along the eastern boundary of Lot 1 with the added condition to provide a minimum 4 foot driveway buffer on Lot 5, and adopt Resolution No. 2006-09(R). Ayes: Gallo, Newman, Waldron and Pfeiler. Noes: Abed. Absent: None. Motion carried.

21. TENTATIVE SUBDIVISION MAP AND CONDOMINIUM PERMIT (TRACT 922, 2005-29-CP) ADDRESSED AS 938 FIG NORTH STREET- A Condominium Permit, in conjunction with a one-lot Tentative Subdivision Map, for the conversion of an existing 14-unit apartment complex to condominium units on approximately 0.95 acre at 938 North Fig Street. The development consists of fourteen, two-story, three-bedroom, 2 1/2 –bathroom, units of 1,300 SF. The units are located in three buildings each with four or five units, and each unit has an attached one-car or two-car garage. No additional units are proposed. (File No. 0800-10 Tract 922)

Staff Recommendation: Approval (Planning Department: Jonathan Brindle)

RESOLUTION NO. 2006-01(R)

Jonathan Brindle, Planning Director, gave the staff report and presented a series of slides.

Mayor Pfeiler opened the public hearing and asked if anyone would like to speak on this issue in any way.

Joseph Scarlatti, Attorney, commented on the engineering conditions and asked if undergrounding was required.

Mayor Pfeiler asked if anyone else wanted to speak on this issue in any way. No one asked to be heard. Therefore, she closed the public hearing.

MOTION: Moved by Councilmember Abed and seconded by Councilmember Waldron to approve a Condominium Permit, in conjunction with a one-lot Tentative Subdivision Map, for the conversion of an existing 14-unit apartment complex to condominium units on approximately 0.95 acre at 938 North Fig Street. The development consists of fourteen, two-story, three-bedroom, 2 1/2 –bathroom, units of 1,300 SF with the added condition to enhance landscaping and adopt Resolution No. 2006-01 (R). The units are located in three buildings each with four or five units, and each unit has an attached one-car or two-car garage. No additional units are proposed. Motion carried unanimously.

CURRENT BUSINESS ITEMS

None

ORAL COMMUNICATIONS

None

COUNCIL/COMMISSION MEMBERS COMMENTS

None

Agreement because the proposal is located within the North Broadway Critical Deficiency Area. The proposed reorganization area includes the site for the proposed subdivision as well as four adjacent parcels.

LOCATION: 17.2 acres located north of North Avenue and the terminus of Conway Drive, east of Laurashawn Lane, and west of Kaywood Drive (APNs 224-153-13, -15, -17, -18, -19, and -20).

ACTION:

Moved by Commissioner Newman, seconded by Commissioner Winton, to continue Item 1 to the December 13, 2005, meeting. Motion carried unanimously. (6-0)

2. TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, GRADING EXEMPTION - TRACT 900, 2004-70-PD/GE:

REQUEST: A five-lot Tentative Subdivision Map, consisting of one 1.82-acre commercial lot and four residential lots on 1.38 acres, in conjunction with a Master and Precise Development Plan for a 71,285 SF self-storage facility on the proposed commercial lot. The project has been redesigned to eliminate the third story on the storage facility and reduce the building floor area by 12,560 SF. The proposed storage facility would now be two stories over a basement level with a maximum building height of 32 feet. The four single-family residential lots would range in size from approximately 12,810 SF (net) to 14,000 SF. The project also includes a Grading Exemption for a 1-1/2:1 cut slope/retaining wall combination up to 18-foot high along the eastern boundary of Lot 1.

LOCATION: 3.20 acres located on the southwestern corner of the intersection of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive.

Jonathan Brindle, Assistant Planning Director, presented the staff report and noted staff issues were whether the design of the subdivision is consistent with the PD-C and R-1-10 development standards, the appropriateness of the proposed design for the self-storage facility with respect to height and residential compatibility, whether the design of the solid wall along the eastern property line of the proposed commercial lot (Lot 1) was appropriate, and the appropriateness of the proposed Grading Exemption. Staff recommended approval based on the following: 1) While the PD-C zone does not have specific development standards for the proposed commercial lot, the rest of the proposed subdivision is consistent with the development standards for the R-1-10 zone including lot area, lot width, and street frontage. All of the proposed residential lots are rectangular-shaped with plenty of area to locate a typical single-family residence while meeting setback and building height requirements; 2) The elimination of the third floor has reduced the maximum height of the self-storage facility from 41 feet to

32 feet, which is within the 35-foot height limit for the adjacent R-1-10 residential zone. Staff felt the facility had been appropriately designed because much of the floor area is below ground, the building architecture utilizes residential elements, and the height of the building has been reduced to be more in scale with the adjacent residential neighborhood and to preserve views from the existing residence to the east; 3) The General Plan specifies that the commercial lot shall have a six-foot-high block wall installed along all property lines abutting residentially zoned property. The property owner to the east has indicated that he is opposed to a six-foot high block wall next to his home and pool and would prefer a three-foot-high block wall with three-feet of plexiglass on top to preserve views. Staff feels this meets the separation intent specified in the General Plan and is also consistent with the recommendations of the noise study for the self-storage facility; and 4) The proposed Grading Exemption on Lot 1 is appropriate since the 18-foot height of the cut slope/wall combination is consistent with Grading Ordinance requirements and the exception is only for the 1½:1 inclination of the slope. In addition, views of the slope will be partially screened by the self-storage facility and the slope does not face any nearby residences. Landscaping will be installed on the slope to help soften the visual appearance.

Dave Ferguson, representing the applicant, provided a brief project description and noted that they had incorporated all of the recommendations of the Commission and staff. He stated that they had incorporated a second elevator, added parking, reduced building heights and relocated the manager's office to the west side of the property.

Ariel Valli, Architect, noted they had reduced the units from 580 to 466. He stated that they had reduced the elevation of the project from 41 feet to 32 feet as well as revising the site's interior circulation patterns. He also indicated that they had added parking and incorporated enhanced architectural features which made the project blend in with the surrounding neighborhood.

Mr. Ferguson noted they had tried to address all of the Commission's concerns.

Ilene Tremblay, Escondido, questioned whether potential fire hazards would be created by the items being stored at the facility. Mr. Brindle noted that the facility would be sprinklered as part of adhering to the fire code standards. He also noted that he was unaware of any fire issues at other storage facilities in the City.

Ray Leone, Escondido, noted concern with the project creating impacts on parking, traffic, and drainage. Mr. Brindle noted the project would provide more parking than required, noting 20 parking spaces would be provided. He also stated that the project would not significantly impact traffic. Mr. Domingue noted the project would be required to provide a water quality report and drainage report.

Commissioner Campbell noted that the traffic generated by the subject project would be the same as 14 homes according to the findings by SANDAG.

Greg High, Escondido, was opposed to the subject project due to feeling it would be out of character with the area. He felt allowing the subject facility would establish a precedent for similar projects to come into the area. He questioned whether the residential portion of the subject project would be constructed prior to the self-storage component. Mr. High expressed his concern with patrons of the project coming into the area who were not residents. He also asked how the facility would be policed with regard to activities occurring at the site.

Irene Shaw, Escondido, concurred with Mr. High's comments. She stated that the original proposal was for a single-story facility which would have architecture features similar to the surrounding residences. She also felt that the mass of the proposed project was out of scale with the area.

Elmer Taylor, Escondido, noted concern with drainage problems occurring on the southern end of the subject property and his property, noting there was a drop of approximately 5 feet between the two properties. He expressed concern with the property being addressed as being on Cranston Drive. He also expressed concern with the project conditions not containing language regarding the project having sprinklers. Mr. Taylor felt the project's setbacks would be inadequate. He also noted concern with potential impacts to the surrounding septic systems as well as being concerned with no grading being identified for the residential lots.

Commissioner Campbell asked if the staff report contained a condition for sprinklers. Mr. Brindle noted this condition was outlined on Page 27 of the staff report.

Mr. Valli noted the project would be required to provide sprinklers. He also noted that the structure would be constructed out of concrete and metal.

Vice-chairman Weber asked what was proposed for the monitor well. He also asked for a clarification of the actual number of parking spaces. Mr. Valli noted Building A had two additional parking spaces which brought the parking up to 20 parking spaces. Mr. Ferguson noted the monitoring well would be relocated to the eastern portion of the property.

Commissioner Newman referenced the two parking spaces near Building A and asked if these were storage parking spaces. Mr. Valli replied in the affirmative.

Vice-chairman Weber, Mr. Ferguson, and Mr. Domingue discussed the proposed drainage for the project.

Commissioner Winton asked Mr. Ferguson to address the concerns regarding residential lots not being built. Mr. Ferguson noted according to the owner the residential lots would be constructed prior to the construction of the self-storage facility.

Commissioner Campbell supported the project.

Commissioner Newman supported the project, noting his enthusiasm with the applicant taking the Commission's concerns and coming back with an improved plan. He then questioned whether a condition should be added regarding requiring construction of the residential portion prior to or in conjunction with the self-storage facility.

Vice-chairman Weber supported the project, noting his enthusiasm with the applicant taking the Commission's concerns and coming back with an improved plan. He also felt the staff report should be modified to reflect that 20 parking spaces were being provided.

Commissioner McQuead recommended a condition be added regarding requiring construction of the residential portion prior to or in conjunction with the self-storage facility.

Commissioner Winton supported the project, feeling it would have low impacts on the area.

Chairman Caster supported the project, noting his enthusiasm with the applicant taking the Commission's concerns and coming back with an improved plan.

Mr. Ferguson noted they would have no problem with language being added regarding requiring the construction of the residential portion prior to or concurrent with the operating permit.

Commissioner Winton suggested that no certificate of occupancy be issued for the storage component until a grading permit had been issued and bonded and building permits issued for the residential component. Vice-chairman Weber concurred.

ACTION:

Moved by Commissioner Newman, seconded by Vice-chairman Weber, to approve staff's recommendation. The motion included a requirement that the construction of the residential portion of the project shall occur concurrently, or prior to, construction of the self-storage facility. The motion also included revising the parking from 18 to 20 spaces. Motion carried unanimously. (6-0)

PLANNING COMMISSION

Agenda Item No.: G.2
Date: November 22, 2005

- CASE NUMBER:** TR 900, 2004-70-PD/GE
- APPLICANT:** Washington Meadows, LLC
- LOCATION:** On the southwestern corner of the intersection of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive.
- TYPE OF PROJECT:** Tentative Subdivision Map, Master and Precise Development Plan and Grading Exemption
- PROJECT DESCRIPTION:** A five-lot Tentative Subdivision Map consisting of one 1.82-acre commercial lot and four residential lots on 1.38 acres, in conjunction with a Master and Precise Development Plan for a 71,285 SF self-storage facility on the proposed commercial lot. The four single-family residential lots would range in size from approximately 12,810 SF (net) to 14,000 SF. The project also includes a Grading Exemption for a 1½:1 cut slope/retaining wall combination up to 18-feet high along the eastern boundary of Lot 1.
- STAFF RECOMMENDATION:** Approval
- GENERAL PLAN DESIGNATION/TIER:** Planned Commercial/ Urban I (up to 5.5 du/acre)
Tier 1 – Kit Carson Subarea
- ZONING:** PD-C (Planned Development – Commercial)
R-1-10 (Single-family Residential – 10,000 SF minimum lot size)

BACKGROUND/SUMMARY OF ISSUES: On June 28, 2005, the Planning Commission voted 5-2 (McQuead, Winton opposed) to deny the applicant's request for a Tentative Subdivision Map, Master and Precise Development Plan and Grading Exemption. At the time, the applicant had proposed a larger self-storage facility with 83,845 SF of floor area in two buildings with the larger building being three stories over a basement level. The majority of the Planning Commission agreed with the opinion of several neighbors that the facility was too large and out of scale with the adjacent residential neighborhood. Following the Planning Commission hearing, the applicant considered his options of moving forward to the City Council with a negative recommendation from the Planning Commission, or redesigning the project to address some of the issues expressed by commissioners and neighbors. The applicant ultimately decided to redesign the project and resubmit it to the Planning Commission for a new review.

The property is split-zoned with the western portion zoned for commercial use and the eastern portion zoned for single-family residences. The proposed subdivision consisting of one commercial lot and four single-family residential lots is identical to the previous proposal. Similarly, the smaller Building "B" and the proposed Grading Exemption also remain unchanged. While the footprint for Building "A" is the same as previously proposed, the overall size of the self-storage facility has been reduced by the elimination of the third floor. This results in a two-story facility over a basement level and a 15.8% reduction in floor area for Building "A."

Staff feels that the issues are as follow:

1. Whether the design of the subdivision is consistent with the PD-C and R-1-10 development standards.
2. Appropriateness of the proposed design for the self-storage facility with respect to height and residential compatibility.

3. Design of the solid wall along the eastern property line of the proposed commercial lot (Lot 1).
4. Appropriateness of the proposed Grading Exemption.

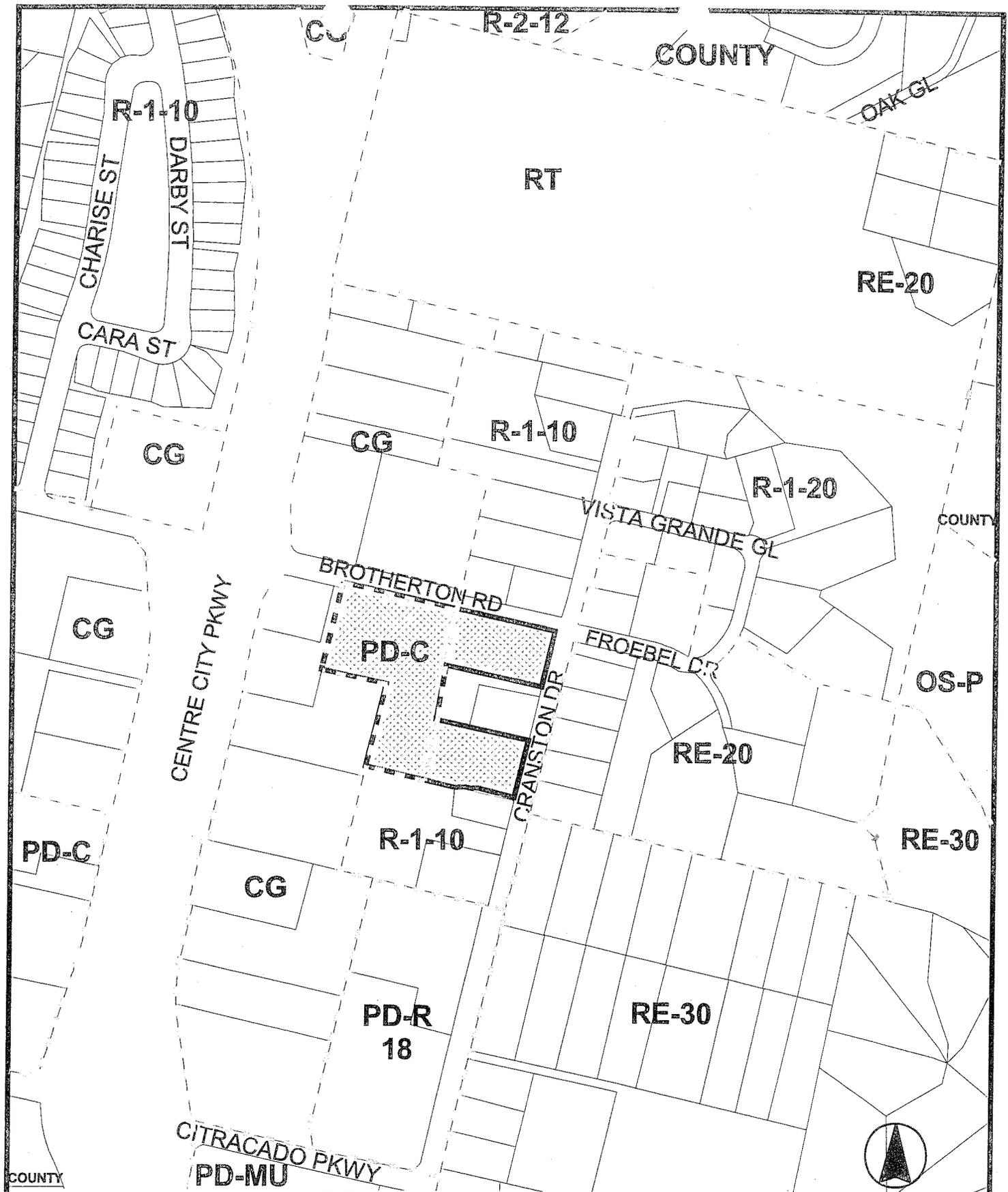
REASONS FOR STAFF RECOMMENDATION:

1. While the PD-C zone does not have specific development standards for the proposed commercial lot, the rest of the proposed subdivision is consistent with the development standards for the R-1-10 zone including lot area, lot width, and street frontage. All of the proposed residential lots are rectangular-shaped with plenty of area to locate a typical single-family residence while meeting setback and building height requirements.
2. The elimination of the third floor has reduced the maximum height of the self-storage facility from 41 feet to 32 feet, which is within the 35-foot height limit for the adjacent R-1-10 residential zone. Staff feels the facility has been appropriately designed because much of the floor area is below ground, the building architecture utilizes residential elements, and the height of the building has been reduced to be more in scale with the adjacent residential neighborhood and to preserve views from the existing residence to the east.
3. The General Plan specifies that the commercial lot shall have a six-foot-high block wall installed along all property lines abutting residentially zoned property. The property owner to the east has indicated that he is opposed to a six-foot high block wall next to his home and pool and would prefer a three-foot-high block wall with three-feet of plexiglass on top to preserve views. Staff feels this meets the separation intent specified in the General Plan and is also consistent with the recommendations of the noise study for the self-storage facility.
4. Staff feels the proposed Grading Exemption on Lot 1 is appropriate since the 18-foot height of the cut slope/wall combination is consistent with Grading Ordinance requirements and the exception is only for the 1½:1 inclination of the slope. In addition, views of the slope will be partially screened by the self-storage facility and the slope does not face any nearby residences. Landscaping will be installed on the slope to help soften the visual appearance.

Respectfully submitted,

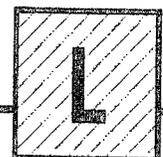
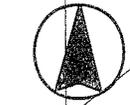


Bill Martin
Senior Planner

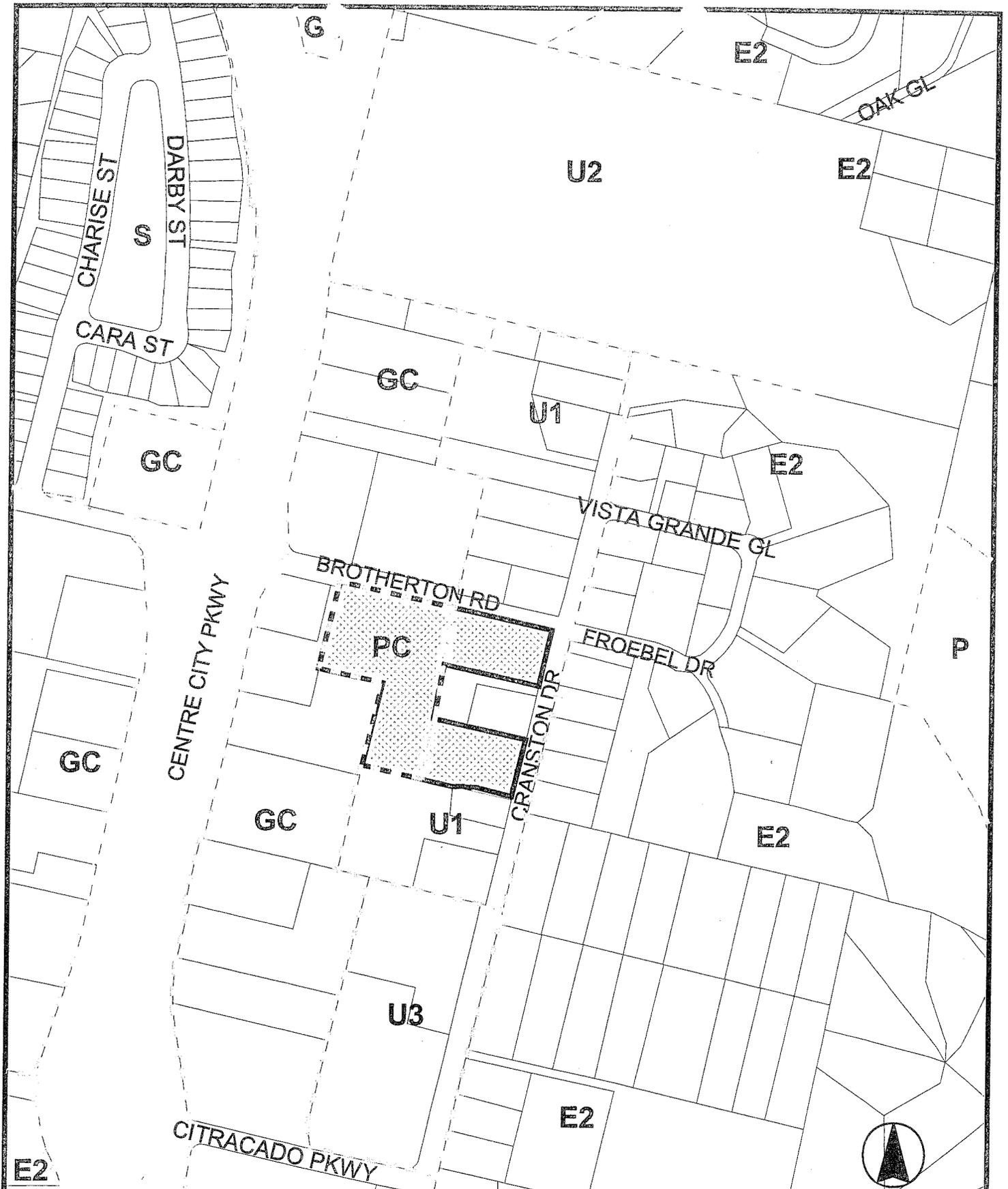


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**PROPOSED SUBDIVISION, PLANNED
DEVELOPMENT & GRADING EXEMPTION
TR 900 & 2004-70-PD/GE**



LOCATION/ZONING

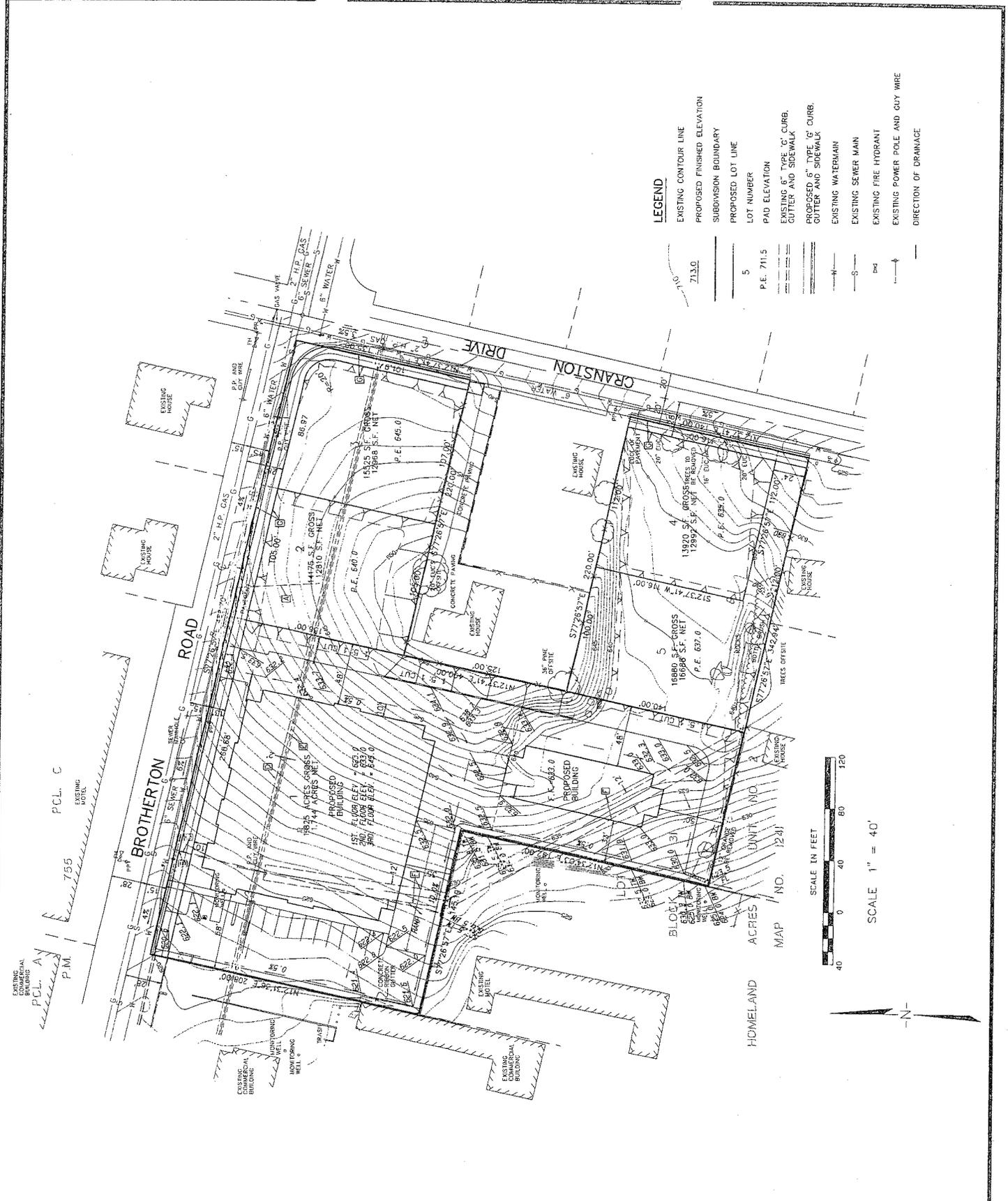


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**PROPOSED SUBDIVISION, PLANNED
DEVELOPMENT & GRADING EXEMPTION
TR 900 & 2004-70-PD/GE**



GENERAL PLAN



PROPOSED SUBDIVISION, PLANNED DEVELOPMENT & GRADING EXEMPTION TR 900 & 2004-70-PD/GE

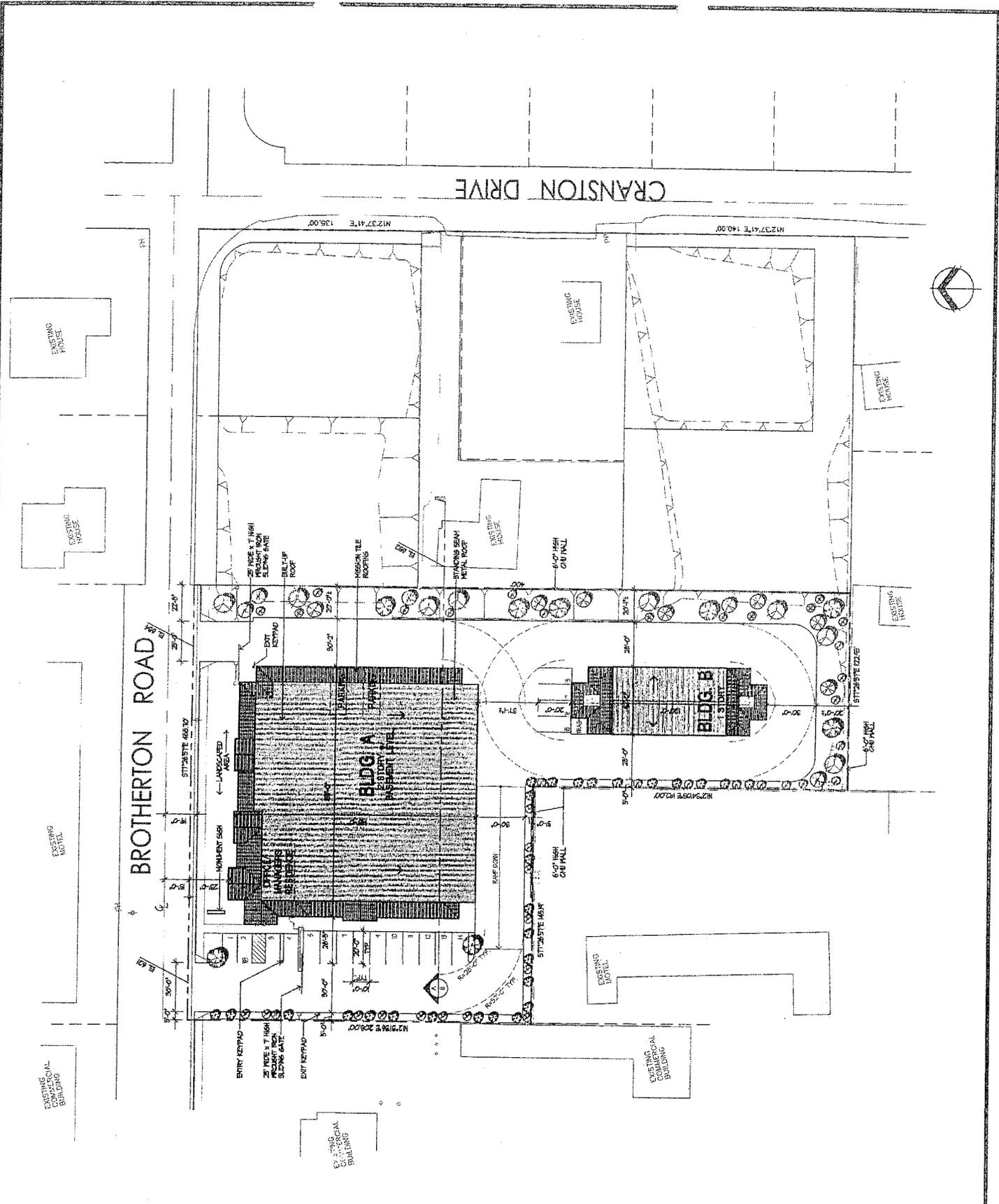


TENTATIVE MAP

CRANSTON DRIVE



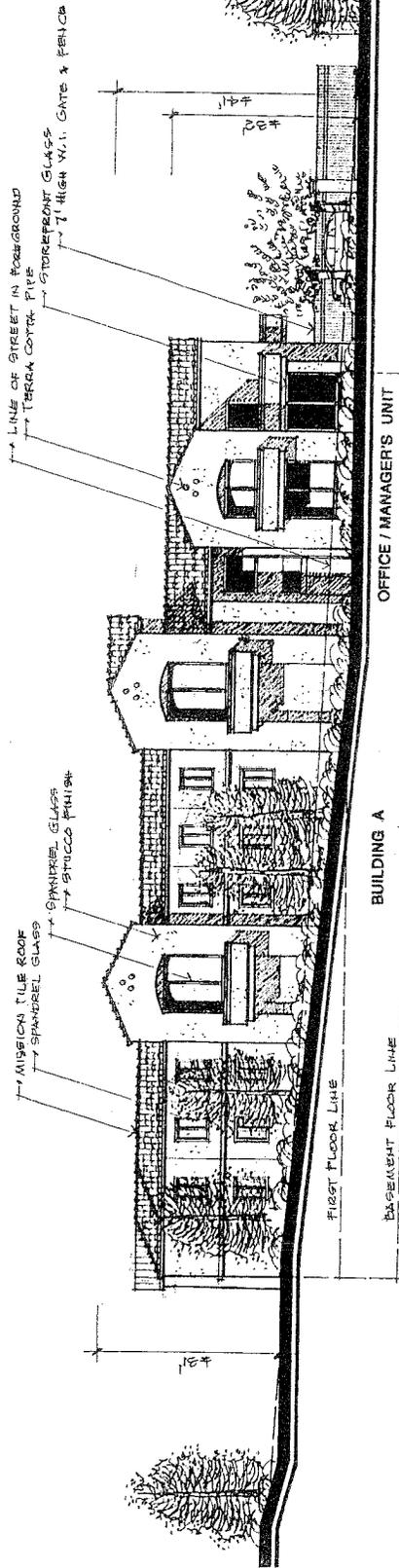
BROTHERTON ROAD



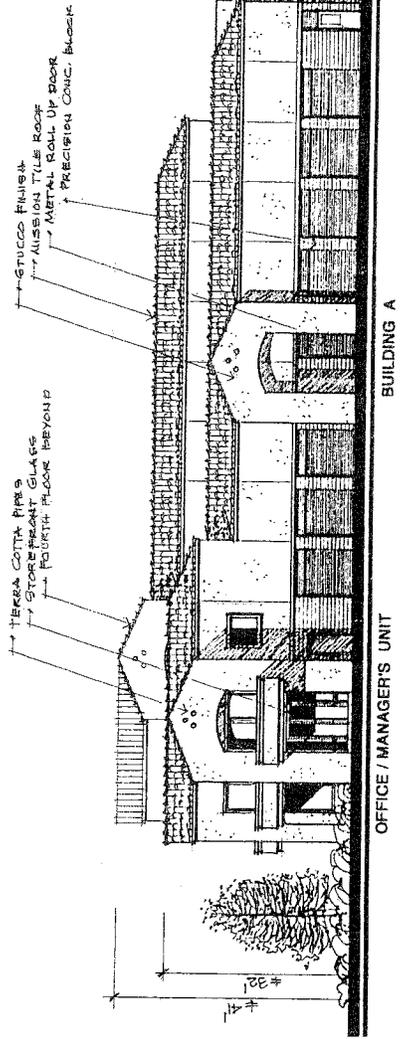
PROPOSED SUBDIVISION, PLANNED DEVELOPMENT & GRADING EXEMPTION TR 900 & 2004-70-PD/GE



SITE PLAN



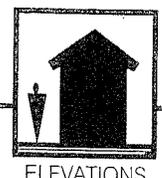
OFFICE / MANAGERS UNIT
 BUILDING A
 BROTHERTON ROAD NORTH ELEVATION
 SCALE 1/8"=1'-0"



OFFICE / MANAGERS UNIT
 BUILDING A
 WEST ELEVATION
 SCALE 1/8"=1'-0"

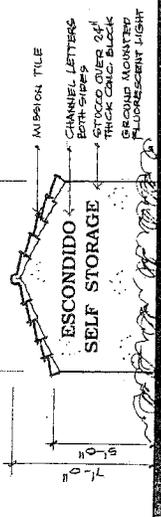
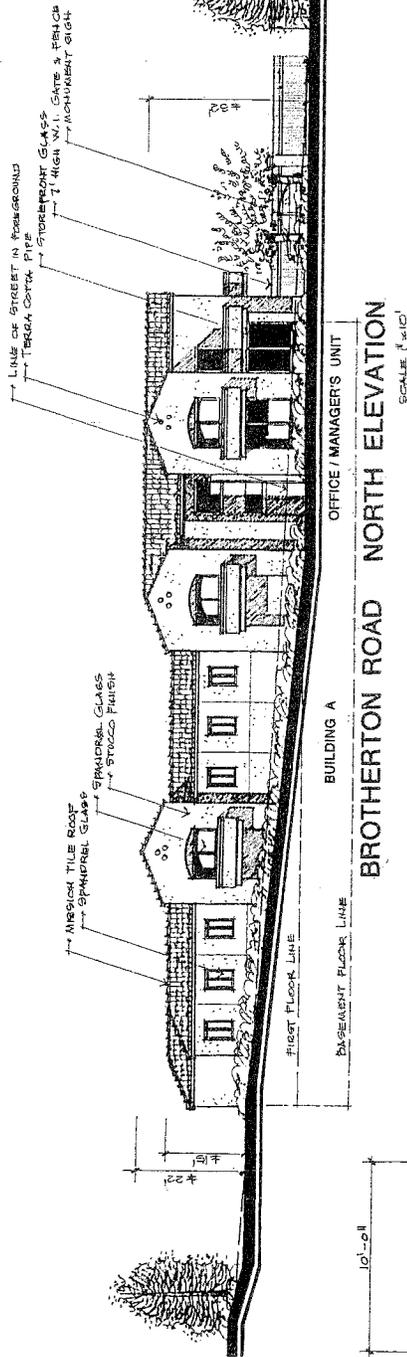
Previous Proposal

PROPOSED SUBDIVISION, PLANNED DEVELOPMENT & GRADING EXEMPTION TR 900 & 2004-70-PD/GE

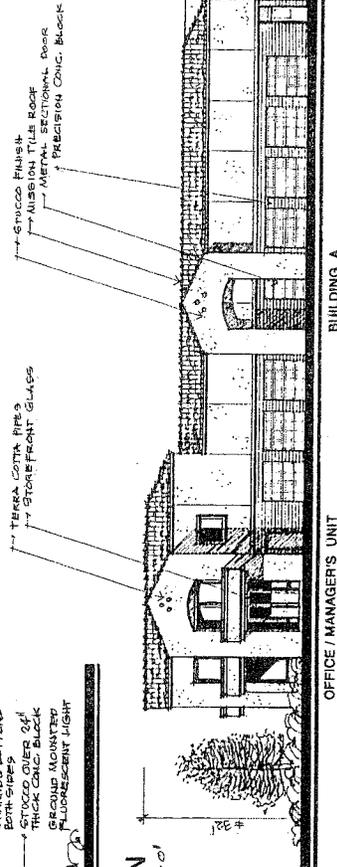


ELEVATIONS

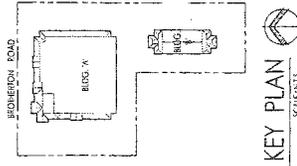
PROPOSED SUBDIVISION, PLANNED DEVELOPMENT & GRADING EXEMPTION TR 900 & 2004-70-PD/GE



MONUMENT SIGN
SCALE 3/8" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

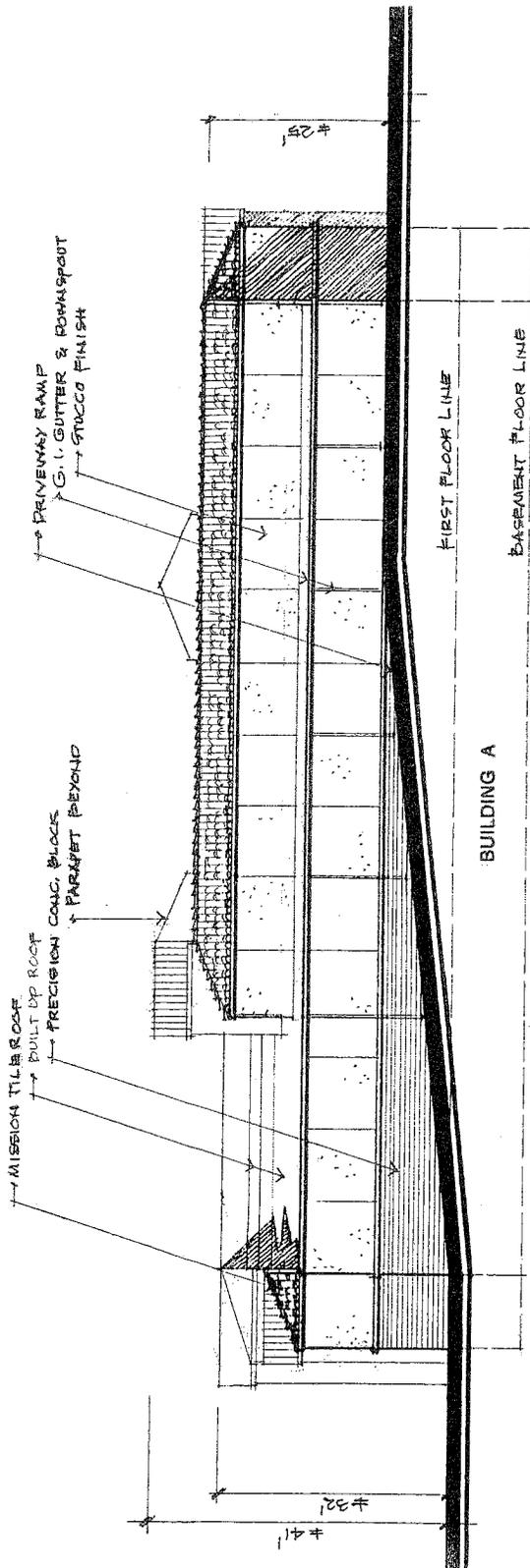


KEY PLAN
SCALE 1/4" = 1'-0"

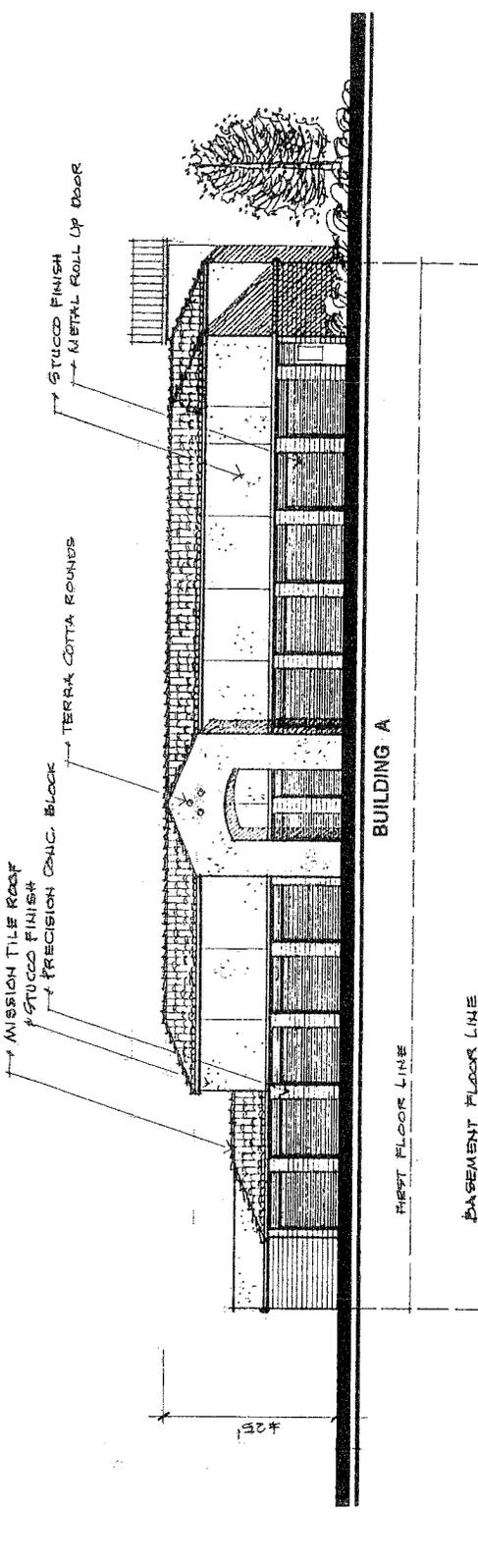
Current Proposal



ELEVATIONS

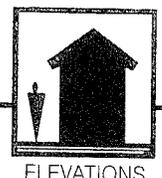


SOUTH ELEVATION
SCALE 1"=10'

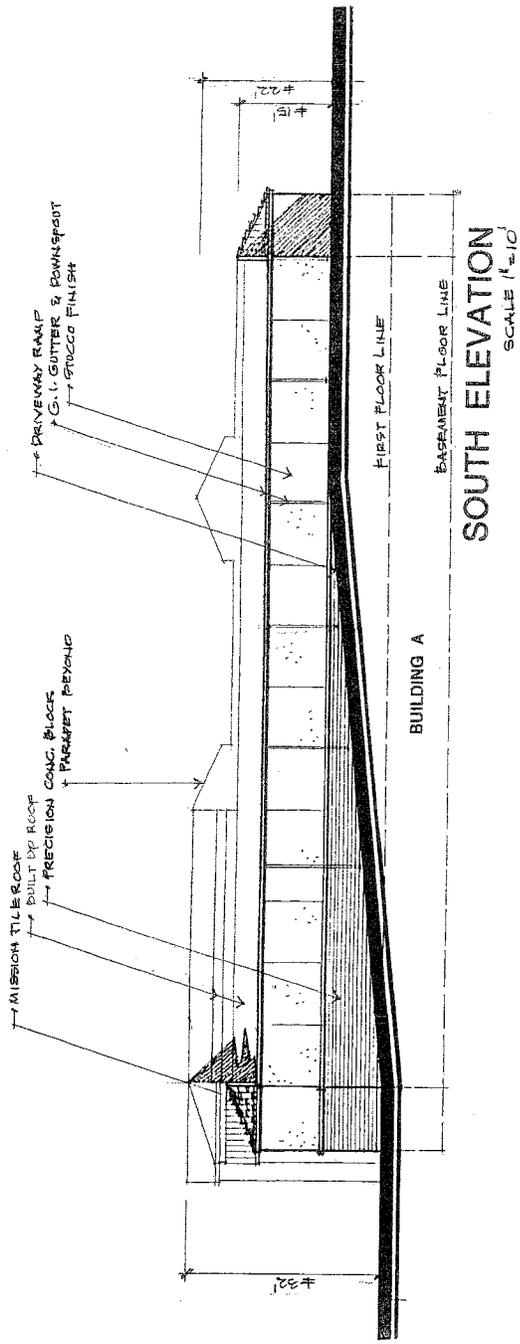


EAST ELEVATION
SCALE 1"=10'

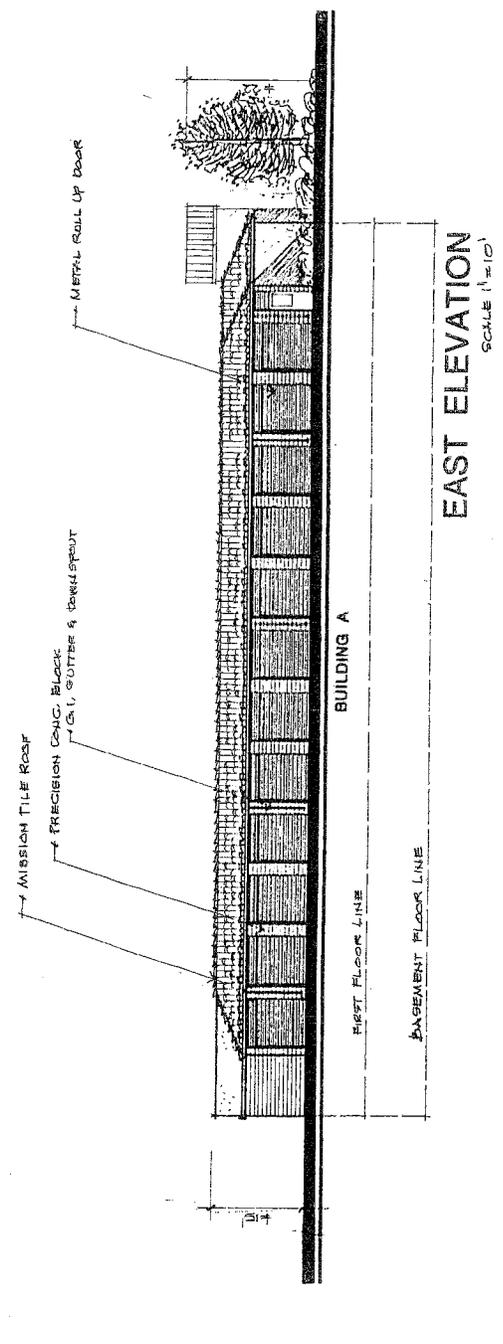
PROPOSED SUBDIVISION, PLANNED DEVELOPMENT & GRADING EXEMPTION TR 900 & 2004-70-PD/GE



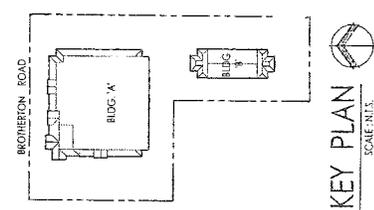
ELEVATIONS



SOUTH ELEVATION
SCALE 1/8"=1'-0"

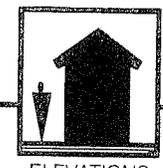


EAST ELEVATION
SCALE 1/8"=1'-0"



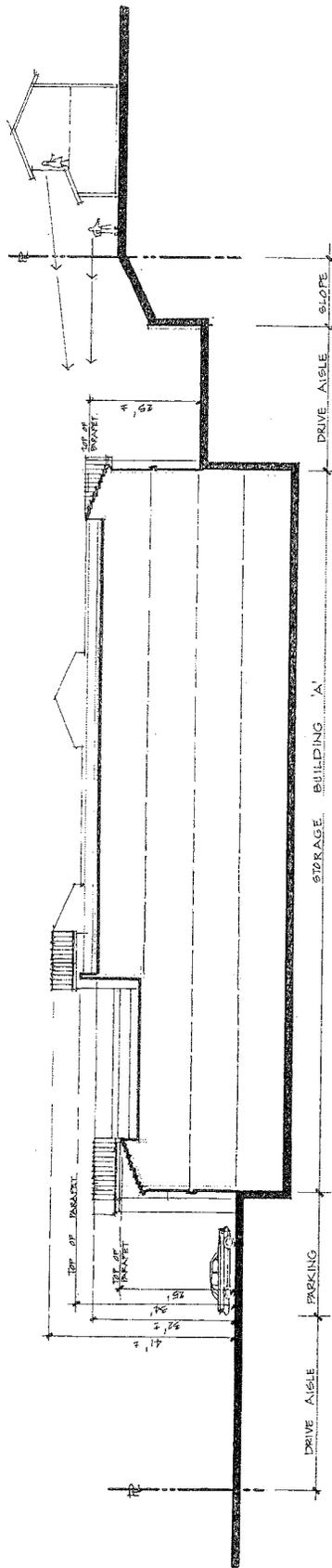
KEY PLAN
SCHEDULE

PROPOSED SUBDIVISION, PLANNED DEVELOPMENT & GRADING EXEMPTION TR 900 & 2004-70-PD/GE



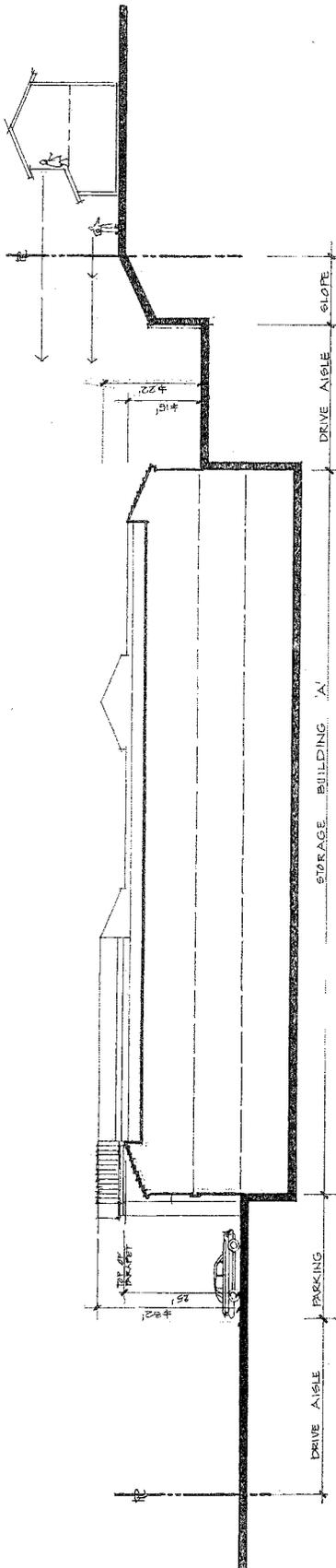
ELEVATIONS

Current Proposal



Previous Proposal

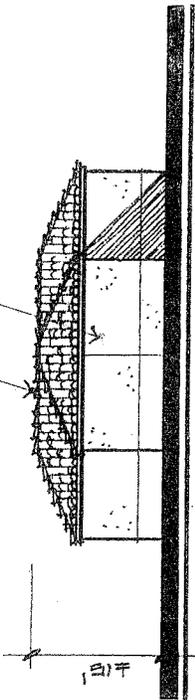
PROPOSED SUBDIVISION, PLANNED
 DEVELOPMENT & GRADING EXEMPTION
 TR 900 & 2004-70-PD/GE



Current Proposal

PROPOSED SUBDIVISION, PLANNED DEVELOPMENT & GRADING EXEMPTION TR 900 & 2004-70-PD/GE

MISSION TILE ROOF
STUCCO FINISH



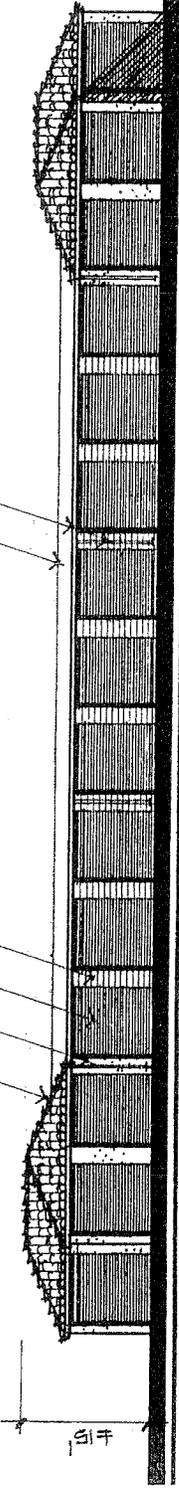
BUILDING 2

NORTH ELEV

SCALE 1" = 10'

METAL ROOF
G.I. GUTTER & DOWNSPOUT

MISSION TILE ROOF
STUCCO FINISH
METAL ROLL UP DOOR
PRECISION CONC. BLOCK

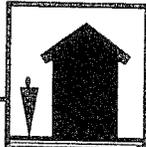


BUILDING 2

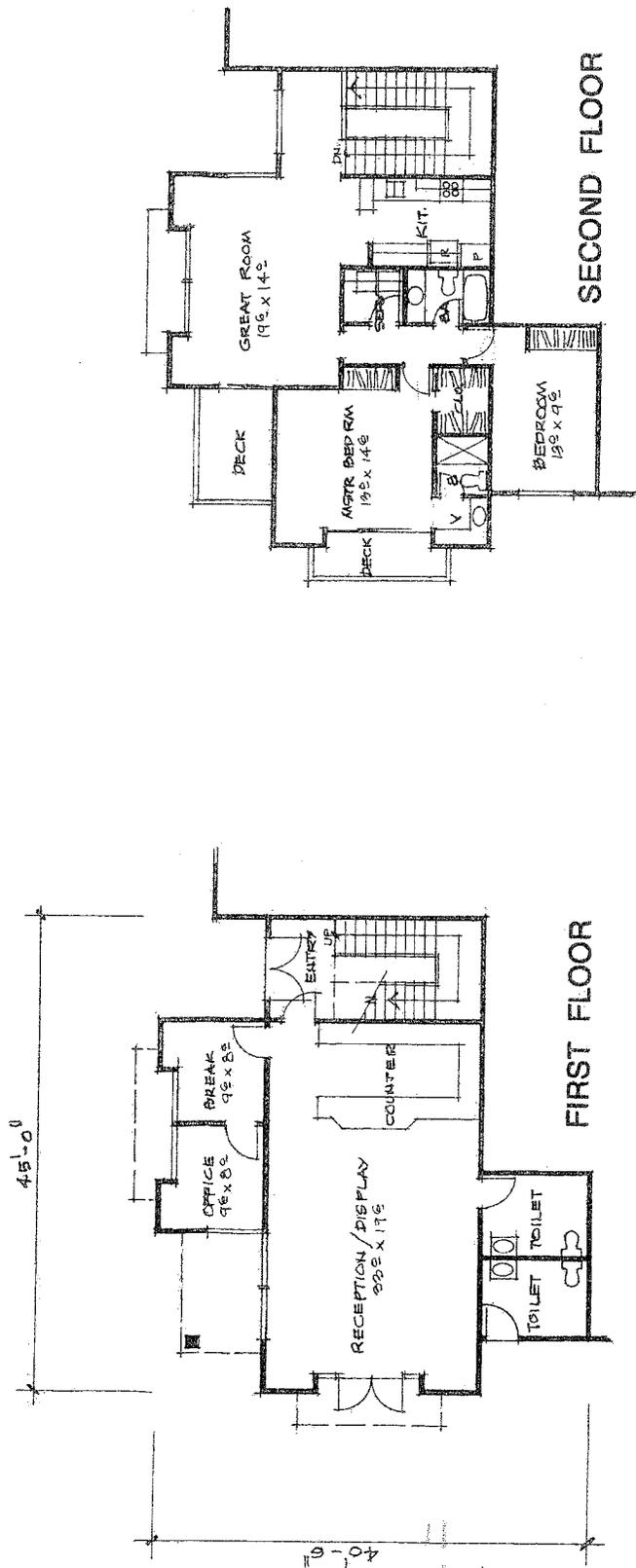
WEST ELEVATION

SCALE 1" = 10'

PROPOSED SUBDIVISION, PLANNED DEVELOPMENT & GRADING EXEMPTION TR 900 & 2004-70-PD/GE

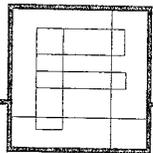


ELEVATIONS

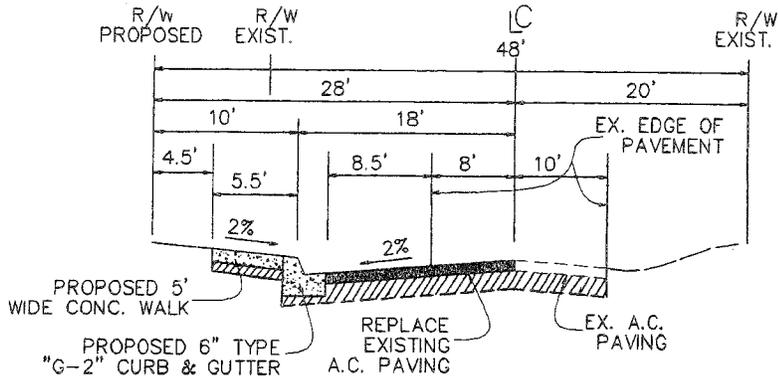


OFFICE / MANAGER'S UNIT FLOOR PLAN
SCALE 1/8" = 1'-0"

PROPOSED SUBDIVISION, PLANNED DEVELOPMENT & GRADING EXEMPTION TR 900 & 2004-70-PD/GE

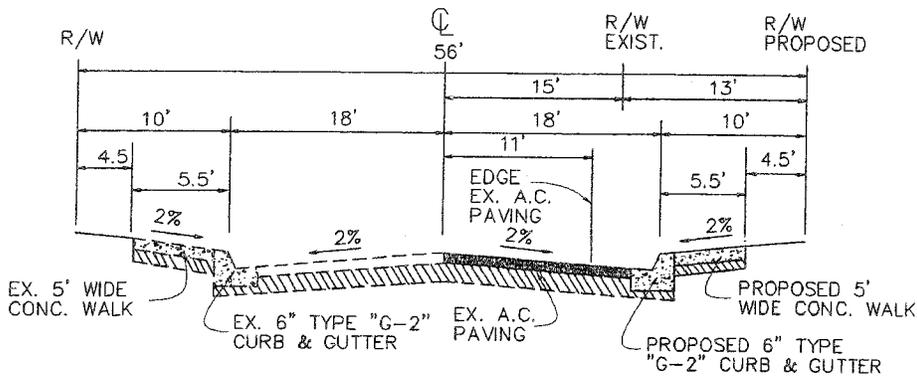


FLOOR PLAN

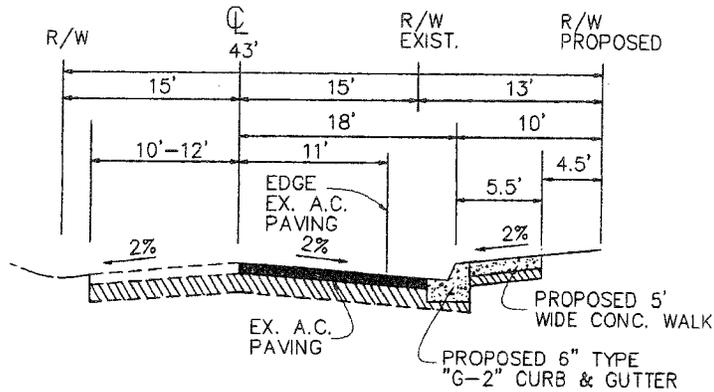


**TYPICAL SECTION
 CRANSTON DRIVE**

NO SCALE

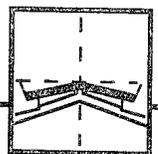


**TYPICAL SECTION
 BROTHERTON ROAD
 (WESTERLY PORTION)**



**TYPICAL SECTION
 BROTHERTON ROAD
 (EASTERLY PORTION)**

**PROPOSED SUBDIVISION, PLANNED
 DEVELOPMENT & GRADING EXEMPTION
 TR 900 & 2004-70-PD/GE**



STREET SECTION

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - CG (General Commercial) and R-1-10 (Single-family Residential – 10,000 SF minimum lot size) zoning/ Across Brotherton Road are single-family residences on lots approximately 10,000 SF in size as well as a neighborhood commercial center and a vacant motel (Penny Lodge) on a 1.48-acre site that is expected to be demolished and replaced by attached housing units.

SOUTH -CG and R-1-10 zoning/ Single-family residences on lots approximately 8,700 SF to 1.34-acres in size with a small commercial center to the southwest of the property.

EAST - R-1-10 and RE-20 (Residential Estates – 20,000 SF minimum lot size) zoning/ The project site surrounds two single-family residences on lots approximately 14,000 SF in Size. Across Cranston Drive are additional single-family residences on lots ranging from 11,250 SF to 1.24 acres in size.

WEST - CG zoning/ A gas station and small commercial center are located adjacent to the western boundary of the site.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. Effect on Fire Service – The Fire Department has expressed no concerns relative to its ability to provide service to the site. The site will be served by Fire Station No. 1 (Quince Street) which is within the five minute response time mandated by the General Plan.
3. Traffic – The project site takes access from Brotherton Road and Cranston Drive, which are both unclassified residential streets. Access to the proposed self-storage facility and residential Lots 1 and 2 would be from Brotherton Road. Residential Lots 4 and 5 would take access from Cranston Drive. Self-storage facilities are typically one of the lowest generators of vehicle traffic for a commercial land use. According to the SANDAG Guide of Vehicular Traffic Generation Rates, the proposed self-storage facility would generate approximately 143 vehicle trips daily (2 trips per 1,000 SF floor area); and the four new residences would generate 40 additional trips for a total of 183 ADT (Average Daily Trips) for the proposed development. The Engineering Department has indicated that the proposed project would not materially degrade the levels of service on adjacent streets or intersections. No additional traffic controls/signalization are proposed or required.
4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project does not materially degrade the levels of service of the public sewer and water system.
5. Drainage – There are no significant drainage courses within or adjoining the property. The project is conditioned to provide a drainage study, which will determine the extent of drainage facilities necessary to control runoff. Runoff from the project will be directed to the adjoining public street or other approved drainage facility. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Mitigated Negative Declaration, City Log No. ER 2005-22 was issued on June 2, 2005. Mitigation measures were developed to reduce the potential for noise impacts to a less than significant level.

2. Pursuant to CEQA Section 15162, no additional environmental documentation need be prepared for subsequent changes proposed by the project since there are no substantial changes in the project that require major revisions to the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Implementation of all mitigation measures identified in the Mitigated Negative Declaration will be required by the conditions of approval to reduce all impacts to a level of insignificance.
3. In staff's opinion, no significant issues remain unresolved through compliance with code requirements, mitigation measures and the recommended conditions of approval.
4. The project will have a de minimis impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY

General Plan

There are two General Plan Land Use Designations on the 3.2-acre project site. The western 1.82-acres have a Planned Commercial designation, while the eastern 1.38-acres have an Urban I designation. Page II-33 of the General Plan states the Planned Commercial portion of the site "shall be limited to mini-storage units or other uses compatible with residential properties." The General Plan also requires a six-foot-high block wall and 20-foot-wide landscape area where abutting residentially zoned property for the creation of a visual buffer. The remainder of the property designated as Urban I allows a maximum density of up to 5.5 dwelling units per acre. The proposed subdivision would be consistent with the General Plan density provisions since the overall residential density on the Urban I portion of the site is proposed to be 3.15 dwelling units per acre.

Appropriateness of the Proposed Design for the Self-storage Facility with respect to Height and Residential Compatibility

During the previous Planning Commission hearing on June 28, 2005, six neighbors spoke in opposition to the proposal. The neighbors felt the proposed storage facility was too large and would be out of character for their neighborhood, particularly with respect to the 41-foot height of the building. The majority of the Planning Commission concurred with the neighbors feeling the building was too large for such a visible site.

The self storage site slopes down from east to west. The proposed self-storage facility consists of two buildings. Building A is the larger, more prominent building located along the frontage on Brotherton Road. Building B is a single-story building on the back of the property with same externally loaded 4,460 SF of storage area that was depicted on the previous plan. Building A was originally presented to the Planning Commission as a 79,195 SF structure with four floors of storage area including the basement level. The building has now been modified and reduced in size to 66,645 SF by eliminating the third floor. Eliminating the third floor has also reduced the overall height of the building from 41 feet to 32 feet and reduced the amount of leasable space by 15.8%. The building footprint and orientation on the site is the same as previously proposed. The basement level is entirely underground while the first floor is also partially underground. This results in a one-story appearance as viewed from the closest residence to the east, while the view from Centre City Parkway to the west would appear as a two-story building. Most of the storage spaces within Building A would continue to be loaded from interior corridors and an additional elevator has been provided in response to the Planning Commission discussion. Roll-up doors on the eastern and western elevations would still allow exterior loading on the ground floor in those areas.

Page II-33 of the General Plan states that commercial uses on this site shall be limited to mini-storage units or other uses compatible with residential properties. The previous proposal had reduced the area of the third-story to preserve western and southern views for the residence on the knoll to the east. The revised proposal eliminates the third-story so that all of the views from the neighboring residence are preserved and gives the building a one-story appearance when viewed from the adjacent residence. Eliminating the third floor makes the height of the building more compatible with the adjacent residential neighborhood since the building is now limited to two stories and a 32-foot maximum height. Although the self-storage property is zoned commercial, the revised building height and number of stories would be consistent with the

adjacent residential R-1-10 zoning. The architectural style still incorporates residential elements as viewed from the street that are now more in scale with the reduction in building height. The Design Review Board continues to support the proposed development and voted unanimously to recommend approval of the revised design with an added condition that the monument sign for the facility be limited to a maximum height of six feet.

Whether the Design of the Subdivision is Consistent with the PD-C and R-1-10 Development Standards

The site has two zoning designations with one of the proposed lots located in the PD-C (Planned Development – Commercial) zone and the other four proposed lots in the R-1-10 (Single-family Residential – 10,000 SF minimum lot size) zone. The PD-C zone does not have specific development standards that would apply to all projects within that zone. It is more of a contract zone where each individual Master Plan sets the development standards for a particular property. Therefore, the proposed self-storage facility would be consistent with the PD-C zoning at the time the development standards are approved as part of the Master Plan.

The development standards for the R-1-10 zone require a minimum lot size of 10,000 SF, a minimum lot width of 80 feet, and 35 feet of frontage on a public street. All of the proposed lots meet the minimum lot size and lot width requirement since the smallest lot in the development is 12,810 SF and all the lots average more than 100 feet in width. Three of the four residential lots also have in excess of 100 feet of street frontage. The other lot (Lot 5) is a panhandle lot that meets the panhandle requirements since the panhandle portion is 24-feet wide and 112-feet in length, where a 20-foot width and 120-foot maximum length are permitted. Staff feels the proposed subdivision is consistent with the R-1-10 development standards since all parcel requirements have been met; and all of the proposed residential lots are rectangular-shaped and of a size that could easily accommodate a typical single-family residence within the setback and height limits.

Potential for Noise from the Self-Storage Facility

According to the Exterior Noise Analysis for the project, prepared by Pacific Noise Control, dated December 1, 2004, loading and unloading activities at a self-storage facility can generate hourly average noise levels of approximately 45 to 55 dB at a distance of 50 feet. The adjacent residence to the east is approximately 50 feet away from Building A and the adjacent residence to the south is approximately 80 feet away from Building B. The City's Noise Ordinance has established a limit of 50 dB for residential receptors during daytime hours (7:00 a.m. to 10:00 p.m.) Since the expected noise level slightly exceeds the maximum permitted, mitigation in the form of acoustical attenuation will be required for the existing residents. The noise analysis states that a six-foot-high wall along the eastern and southern property lines on Lot 1 in the vicinity of the adjacent residences would reduce noise levels from the facility to less than 50 dB.

Design of the Solid Wall along the Eastern Property Line of the Proposed Commercial Lot (Lot 1)

The General Plan recognizes that there may be compatibility issues with a commercial development located on the property in close proximity to existing and future residential development. For that reason commercial uses on the site were limited to those that are less intensive and compatible with residential development. Page II-33 of the General Plan also specifies that a visual buffer shall be required in areas where the commercial property abuts residentially zoned property. This buffer shall include a six-foot high block wall along the property lines combined with a minimum 20-foot wide landscaped buffer utilizing mature, nondeciduous trees and shrubs with dense foliage.

The project design includes a six-foot high block wall and 20-foot wide landscape areas along the southern and eastern property lines on Lot 1 where the commercial lot abuts residentially zoned property. The property owner to the east has indicated that he is opposed to a six-foot high block wall next to his home and pool and would prefer a three-foot-high block wall with three-feet of plexiglass on top to preserve views. The width of the landscape buffer would be retained, but tree placement will be designed to preserve views. Staff feels the wall material is a matter of personal choice but the overall height of six feet will be maintained to meet the separation intent specified in the General Plan. This will also be consistent with the noise protection recommendation specified in the noise study for the self-storage facility.

Appropriateness of the Proposed Grading Exemption

Due to the sloping nature of the commercial lot (Lot 1), grading for the proposed self-storage facility would include a 1½:1 cut slope/retaining wall combination up to 18-feet high along the eastern boundary of Lot 1. It is expected that the retaining wall would be up to six-feet high with the slope up to 12-feet high above the wall. The slope/wall would be located between the self-storage facility and the existing residence to the east. The slope would not be visible to any residences located east of the site.

The Grading Ordinance specifies that manufactured cut and fill slopes should have an inclination of 2:1. Grading Exemptions have been approved for 1½:1 cut slopes where visual issues are minimized and the slopes can be landscaped. Staff feels the proposed Grading Exemption on Lot 1 is appropriate since the 18-foot height of the cut slope/wall combination is consistent with Grading Ordinance requirements and the exception is only for the 1½:1 inclination of the slope. In addition, views of the slope will be partially screened by the self-storage facility and the slope does not face any nearby residences. Landscaping will be installed on the slope to help soften the visual appearance.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site is an irregularly-shaped parcel of land with frontage on Brotherton Road and Cranston Drive. The property is vacant although the southeastern portion of the site was rough-graded to create a level pad area many years ago. The highest elevation on the site is in the central area at approximately 651 AMSL. From this point, the property falls gently on all sides to a low point of 621 AMSL on the western property line. Vegetation on the site consists primarily of non-native grasses with weedy, invasive species. No areas of native vegetation remain on the site.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:

Commercial Property:	1.74 acres
Residential Property:	1.27 acres
Street Dedication:	<u>0.19 acres</u>
Total:	3.2 acres

2. Number of Proposed Lots:

Commercial Lots:	1
Residential Lots:	4

3. Residential Density:

3.15 dwelling units/acre

4. Lot Size:

	<u>R-1-10 Minimum</u>	<u>Proposed</u>
Commercial Lot:		1.74 acres
Residential Lots:	10,000 SF	12,810 SF

5. Lot Width:

Residential Lots:	80 feet	100 feet minimum
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Proposed Master and Precise Plan

6. Number of Buildings:

2

7. Building Size:

Previous Proposal

Building A:	79,195 SF Three-story building over basement level.
Building B:	<u>4,640 SF</u> Single-story building.
Total Floor Area:	83,835 SF

Current Proposal

Building A:	66,645 SF Two-story building over basement level.
Building B:	<u>4,640 SF</u> Single-story building.
Total Floor Area:	71,285 SF

8. Building Coverage:

35.4 % (27,206 SF)

9. Setbacks:

Building A:

Front (North):	10 feet
Side (East):	48 feet
Side (West):	58 feet
Rear (South):	35 feet

Building B:

Front (North):	215± feet
Side (East):	48 feet
Side (West):	33 feet
Rear (South):	50 feet

10. Parking:

Required:	14 spaces (1 space per 5,000 SF of floor area)
Proposed:	18 spaces

11. Building Height:

Previous Proposal

Building A:	41 feet at highest point
Building B:	15 feet

Current Proposal

Building A:	32 feet at highest point
Building B:	15 feet

12. Manager's Office:

1,260 SF on First Floor

13. Manager's Residence:

1,260 SF, two-bedroom unit on Second Floor

14. Hours of Operation:

7 days, 7:00 am to 7:00 pm

15. Building Colors and Materials:

Precision concrete block and stucco exterior in several beige and tan colors with "Café rustic blend" tile roof and "Light stone" metal rib roof. Metal roll-up doors to be "buckskin" color. Spandrel glass and faux balconies on the Brotherton Road elevation to provide a more residential appearance.

16. Landscaping:

Landscaping around the entire perimeter of the project including landscaping of 20' minimum width along all property lines abutting residential zones. Tree species include Brisbane box, Aleppo pine, Purple leaf plum and Carrotwood.

17. Signage:

One monument sign proposed. One monument sign will be permitted subject to CG standards with a maximum height of six feet. Master Plan conditions will limit wall sign sizes to be consistent with CG standards and limit wall sign locations to the northern, western and southern elevations of Building A. All signs shall be subject to DRB approval.

C. GENERAL PLAN COMPLIANCE

1. General Plan:

- a. Land Use Element Designation: The site is in the Planned Commercial and Urban I designations of the General Plan. The Planned Commercial designation states that the allowable uses on this site shall be limited to mini-storage units or other uses compatible with residential properties. The Urban I designation permits up to 5.5 du/acre.
- b. Circulation Element: Both Brotherton Road and Cranston Drive are unclassified residential streets.
- c. Noise Element: The site is located within a projected 1990 noise contour with an anticipated CNEL of 60 dB or greater.
- d. Ridgeline: The site is not located on or near any intermediate or skyline ridgelines.
- e. Trails: There are no trail dedications required at this site.

**FINDINGS OF FACT
TR 900, 2004-70-PD/GE
EXHIBIT "A"**

Tentative Map

1. The proposed map is consistent with the Planned Commercial designation and with the maximum density of 5.5 du/acre permitted by the Urban I designation of the General Plan since the proposed residential density is 3.15 du/acre and lot sizes exceed the Urban I minimum requirement of 6,000 SF.
2. The design and improvement of the proposed subdivision is consistent with the General Plan and the Zoning Code since lot sizes and configurations are consistent with the Planned Commercial and Urban I designations of the General Plan as well as the PD-C and R-1-10 zone requirements.
3. The site is suitable for the commercial and residential type of development proposed since the property is zoned for low intensity commercial uses and single-family residential development and adequate buffers have been provided between the two uses. The site is near residential development of similar densities and lot sizes and adequate access and utilities can be provided to the site.
4. The site is physically suitable for the proposed density of development since the project is an infill development and adequate building pads can be provided.
5. The design of the map and type of improvements are not likely to cause substantial environmental problems or substantially and avoidably injure fish or wildlife or their habitat since no stream courses or endangered wildlife occurs on the property as determined during Environmental Review, City Log No. ER 2005-22.
6. The design of the map and the type of improvements are not likely to cause serious public health problems since the project will not degrade the levels of service on the adjoining streets or drainage system and city sewer and water is available or can be provided with minor extension of nearby facilities.
7. The design of the map and type of improvements will not conflict with easements of record, or easements established through court judgment, or acquired by the population at large, for access through, or use of property within the proposed map. This was based on a review of all available maps and a preliminary title report submitted by the applicant. Neither the City of Escondido, nor its employees or commissioners assume any responsibility for the completeness or accuracy of these documents.
8. All of the requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant effect on the environment as demonstrated in ER 2005-22. A Mitigated Negative Declaration was issued on June 2, 2005. Pursuant to CEQA Section 15162, no additional environmental documentation need be prepared for subsequent changes proposed by the project since there are no substantial changes in the project that require major revisions to the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Implementation of all mitigation measures identified in the Mitigated Negative Declaration will be required by the conditions of approval to reduce all impacts to a level of insignificance.
9. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The subdivision configuration provides opportunities for passive/solar heating and landscaping will provide opportunities for the shading of each residential unit.
10. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to the recordation of the map.

Master and Precise Development Plan

1. The location and design of the proposed self-storage facility in conjunction with the use proposed for the site is consistent with the goals and policies of the Escondido General Plan which specifically states that self-storage or other commercial uses compatible with residential properties are appropriate on this particular site.
2. The proposed self-storage facility will be well integrated with its surroundings since Building A has been modified to eliminate the third story and reduced in height from 41 feet to 32 feet, which is consistent with the building height limit for the adjacent residential zoning. The building architecture includes residential design elements and materials including tile roofs, spandrel windows and balconies. In addition, the entire perimeter of the site will be landscaped and extensive landscaping will be provided for the eastern and southern sides of the property that abut residential development.
3. All vehicular traffic generated by the development can be accommodated safely since self-storage facilities are typically one of the lowest generators of vehicle traffic for a commercial land use. The Engineering Department has indicated that the proposed project would not materially degrade the levels of service on adjacent streets or intersections.
4. The proposed location and design would allow the business establishment to be adequately serviced by existing public facilities since the site is an infill property in a developed area of the city with sewer and water service in close proximity to the proposed development.
5. The overall design of the proposed Planned Development will produce an attractive, efficient development that utilizes quality building materials and ample landscaping with adequate parking on the site.
6. As proposed, the self-storage facility will be well integrated with its setting and the surrounding area since the building's architecture and materials will compliment nearby residential development and adequate separation will be provided for the residential properties to the east and south by construction of a wall along the eastern and southern property lines and the 20-foot-wide landscape buffers in these areas.
7. The proposed self-storage facility shall have a beneficial effect by providing storage space for the surrounding residential and business communities.

Grading Exemption

1. Granting the Grading Exemption is consistent with the Grading Design Guidelines for the following reasons:
 - a. The proposed Grading Exemption would not create a negative visual impact upon neighboring properties since the exempted slope is a cut slope/retaining wall that will be partially screened by the new self-storage facility that will be constructed in front of the slope. Additionally, landscaping will be installed on the slope to help soften the visual effect.
 - b. The proposed cut slope up to 18-feet-high with a 1½:1 inclination would not block views from surrounding properties since the slope is located in an area where no adjacent residences have a direct view. The exemption is only needed for the inclination of the slope as the height is consistent with Grading Ordinance standards.
 - c. The proposed design of the slope would not adversely affect any adjoining septic systems since the slope is within a development that would be provided with sewer service and the proposed cut slope is not located near any known septic systems.
 - d. The proposed slope would not intrude into or disturb the use of an adjacent property since it would not block the views of any adjacent parcels, disturb any utilities or drainage facilities, obstruct circulation patterns or access, nor preclude the future development of any adjacent parcel.

**CONDITIONS OF APPROVAL
TR 900, 2004-70-PD/GE
EXHIBIT "B"**

Landscaping

1. Prior to occupancy, all perimeter, slope and parking lot landscaping shall be installed. Additionally, all landscaping proposed in conjunction with each building to be developed shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. In compliance with Article 62 (Landscape Standards), Section 1327 (Slope Planting) of the Zoning Code, all manufactured slopes over three feet high shall be irrigated and planted with landscape materials as follows: Each one thousand SF of fill slope shall contain a minimum of six (6) trees, fifteen gallon in size; ten shrubs, five gallon in size; and groundcover to provide one hundred percent coverage within one year of installation. Each one thousand SF of cut slope shall contain a minimum of six (6) trees, five gallon in size; ten (10) shrubs, one gallon in size; and groundcover to provide one hundred percent coverage within one year of installation.
3. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of Grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee of \$1,040.00 will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Ordinance 93-12. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect. Upon completion, the landscape architect shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
5. All manufactured slopes or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Department and City Engineer.
6. Street trees shall be provided along every frontage within, or adjacent to this subdivision in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Box-size trees shall be incorporated into the landscape design in the 20-foot wide landscape buffer areas on Lot 1.
7. Details of project fencing, including materials and colors, shall be provided on the landscape plans.
8. Tree placements on the grading exemption slope on Lot 1 shall be located in a manner to preserve views from the existing residence to the east, to the satisfaction of the Planning Division.

General

1. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Division, and Fire Department.
3. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.

4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees or commissioners assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
7. As proposed, 18 striped parking spaces shall be provided in conjunction with this development. Said parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards.
8. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Title 24 of the California Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
9. Fire hydrants will be required in locations approved by the Fire Department. The minimum access width of all driveways shall be 24 feet. All electric gates shall meet Fire Department specifications. Fire sprinklers will be required in the self-storage buildings to the satisfaction of the Fire Marshal. Stand pipes will also be required. All elevators shall be of an adequate size to accommodate Fire Department medical gurneys.
10. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
11. Access for use of heavy fire fighting equipment, as required by the Fire Marshal, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials and no foundation inspections until adequate fire suppression requirements are in place to the satisfaction of the Fire Marshal.
12. Trash enclosures must be designed and built per City standards.
13. Colors, materials and design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.
14. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47). All signage shall be consistent with the CG standards and the following limitations. No signage shall be permitted on the eastern side of Building A or on Building B. One freestanding sign shall be permitted with a maximum height of six feet (as specified by the Design Review Board). All signs shall be subject to Design Review Board approval.
15. All new utilities shall be underground.
16. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building.
17. This Precise Development Plan shall become null and void unless utilized within twelve months of the effective date of approval.

18. Prior to approval of the final map, the applicant shall submit two copies of a map exhibiting the entire subdivision on one page and drawn to a scale of 1" = 200' to the Planning Division. This map shall show all lot lines, public and private streets, and conservation easements. Road or access easements shall be depicted with a dashed line.
19. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
20. Prior to occupancy of the self-storage facility, a six-foot-high solid masonry wall shall be constructed along the eastern and southern boundary of Lot 1 as depicted in Figure 4 of the Exterior Acoustical Analysis, prepared by Pacific Noise Control, dated December 1, 2004. A three-foot-high wall with three-feet of plexiglass or similar vision material shall be constructed where the wall adjoins the existing residential property to the east located at 2321 Cranston Drive (APN 238-141-04).
21. Prior to issuance of building permits for the manager's residence in the self-storage facility or the single-family residences on Lots 2, 3, 4 and 5, an interior acoustical analysis compliant with the California Code of Regulations (CCR), Title 24, Noise Insulation Standards, shall be prepared and shall demonstrate that the proposed architectural design and ventilation would limit interior noise levels to 45 dBA CNEL or less (based on future exterior noise levels). The findings of the interior acoustical analysis shall be incorporated into the building plans for the affected buildings.
22. Three copies of a revised Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
23. Exemptions from the Grading Ordinance are limited to the 18-foot-high combination cut slope/retaining wall with a 1½:1 inclination along the eastern property line of Lot 1. No other Grading Exemptions are approved as part of this project. All proposed grading shall conform with the conceptual grading as shown on the Tentative Map.
24. Prior to recordation of the final map, two copies of the CC&Rs shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common facilities including drainage improvements and walls, to the satisfaction of the Planning Division.
25. No outdoor storage of any type shall be allowed at any time on Lot 1, including the storage of recreational vehicles.
26. Prior to occupancy, a copy of the rental agreement shall be submitted to the Planning Division for review. The agreement shall include prohibitions on commercial operations in the storage units as well as the storage of hazardous, toxic, flammable or combustible materials (except as permitted by the Fire Code).
27. All fencing, gates or walls associated with the development shall be constructed of decorative materials to the satisfaction of the Planning Division.
28. No building or grading permits for the self-storage facility on Lot 1 shall be granted until a final map for Tract 900 has been recorded.
29. Hours of operation for the self-storage facility shall be limited to 7:00 am to 7:00 pm, seven days/week. No after-hours access shall be permitted to the storage units.
30. Prior to occupancy of the residential lots, the developer shall post the address of each residence on the exterior of the home and paint the address numbers on the curb.
31. All lots shall meet the average lot width and lot area requirements of the underlying zoning category. Conformance with these requirements shall be demonstrated on the grading plan and final map. Non-compliance with these minimum standards will result in revisions to the map.

**ENGINEERING CONDITIONS OF APPROVAL
ESCONDIDO TRACT NUMBER 900**

GENERAL

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of this Subdivision.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The engineer shall submit to the Planning Department a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.

- The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets within and adjoining the project boundary:

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

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

- The developer shall be responsible to improve the intersection of Cranston drive and Brotherton Road including signage and striping to the satisfaction of the City Engineer.
- The developer shall be responsible to construct Cranston Drive along parcels 3 and 4 to residential standards and construct improvements between lots 3 and 4 within the existing public right-of-way to the satisfaction of the City Engineer.
- Access to lot 1 of this project shall be improved with alley-type driveways in accordance with Escondido Standard Drawing No. G-3-E with a minimum throat width of 24 feet.
- The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
- All on-site roads, driveways and parking areas within lot 1 shall be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director.
- Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.
- The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.
- The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping shall be done by a private contractor. All new signing and striping shall be done by the developer.
- The developer may be responsible for an overlay of surrounding roadways due to the many utility trenches necessary to serve this project or construction damage.

The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.

12. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
3. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
4. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.
5. Lot drainage shall meet the requirements of current Escondido Design Standards and the City Engineer and shall include the construction of necessary brow ditches.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
8. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be

prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards and storm water Management Requirements.

2. A Water Quality Technical Report shall be prepared for the project in accordance with the City's Storm Water Management Requirements. Water Quality Technical Report shall include post construction storm water treatment measures and maintenance requirements.

WATER SUPPLY

1. All water main locations and sizing shall be to the satisfaction of the City Engineer.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
3. A hydraulic analysis of the proposed water improvements will be required to determine the extent of offsite and onsite water system improvements necessary to provide adequate domestic service and fire protection as required by the City Engineer and Fire Marshal.

SEWER

1. All sewer main locations and sizing of mains shall be to the satisfaction of the City Engineer.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications (or, if appropriate, offer of dedications) for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

STREET

CLASSIFICATION

Brotherton Road

Residential

Cranston Drive

Residential

2. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
3. Necessary public utility easements for sewer, water, storm drain, etc. shall be granted to the City on the Final Map. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
4. The developer shall dedicate to the public a 20-foot radius corner rounding at Cranston Drive and Brotherton Road .

5. The developer is responsible for making the arrangements to vacate all streets or quitclaim all easements of record, which conflict with the proposed development prior to approval of the final map. All street vacations shall be accomplished by means of a separate public hearing. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

REPAYMENTS AND FEES

1. A cash security or other security satisfactory to the City Engineer shall be posted to pay any costs incurred by the City for cleanup or damage caused by erosion of any type, related to project grading. Any moneys used by the City for cleanup or damage will be drawn from this security. The remaining portion of this cleanup security shall be released upon final acceptance of the grading for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading work up to a maximum of \$30,000, unless a higher amount is deemed necessary by the City Engineer. The balance of the grading work shall be secured by performance bonds, an instrument of credit, a letter of credit or such other security as may be approved by the City Engineer and City Attorney.
2. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. Undergrounding of overhead utilities on Cranston Drive shall include the frontage of the lot between parcels 3 and 4.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.



CITY OF ESCONDIDO
 PLANNING DIVISION
 201 NORTH BROADWAY
 ESCONDIDO, CA 92025-2798
 (760) 839-4671

NOTICE OF MITIGATED NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Mitigated Negative Declaration for the project described below. This preliminary finding means that there will be no significant environmental effects from the project. The description of the project is as follows:

ER 2005-22: A five-lot Tentative Subdivision Map consisting of one commercial lot and four residential lots on a 3.2-acre site in conjunction with a Master and Precise Development Plan for a 83,845 SF self-storage facility on the proposed 1.82-acre commercial lot. The four single-family residential lots would range in size from approximately 12,810 SF (net) to 14,000 SF. The project also includes a grading exemption for a 1½:1 cut slope/retaining wall combination up to 18-feet high along the eastern boundary of Lot 1.

LOCATION: On the southwestern corner of the intersection of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive.

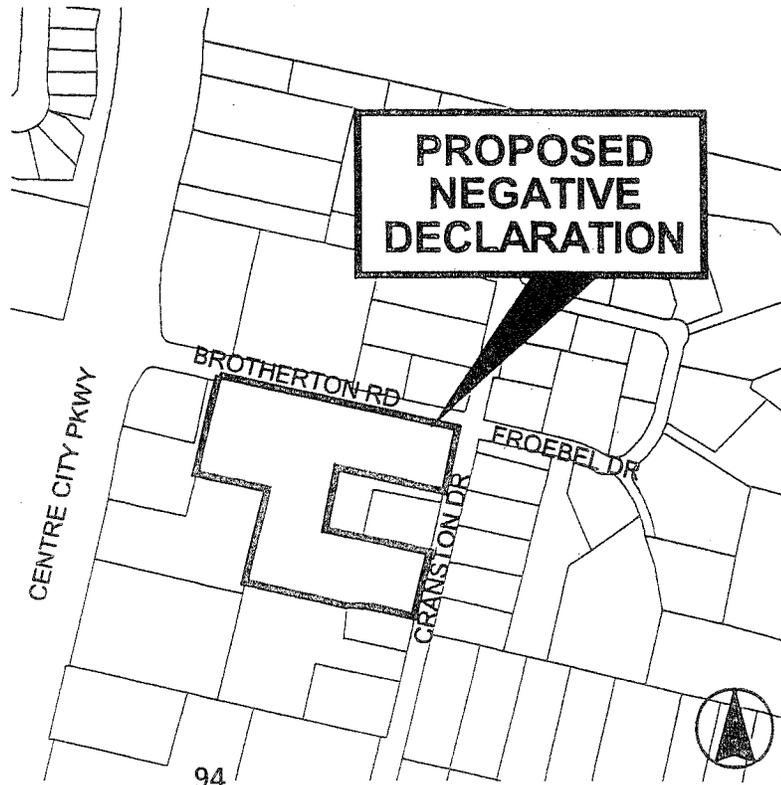
APPLICANT: Washington Meadows, LLC

The review and comment period will end June 27, 2005. A copy of the Environmental Initial Study and the Mitigated Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway, Escondido, CA 92025. Written comments relevant to environmental issues will be considered if submitted to the Planning Division prior to 5 p.m., June 27, 2005.

Further information may be obtained by contacting Bill Martin at the Planning Division, telephone (760) 839-4557. Please refer to Case No. ER 2005-22.

DATED: June 2, 2005


 BILL MARTIN
 Senior Planner





CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

MITIGATED NEGATIVE DECLARATION

CASE NO.: ER 2005-22
DATE ISSUED: June 2, 2005
PUBLIC REVIEW PERIOD: June 7, 2005 – June 27, 2005

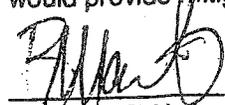
PROJECT DESCRIPTION: A five-lot Tentative Subdivision Map consisting of one commercial lot and four residential lots on a 3.2-acre site in conjunction with a Master and Precise Development Plan for a 83,845 SF self-storage facility on the proposed 1.82-acre commercial lot. The four single-family residential lots would range in size from approximately 12,810 SF (net) to 14,000 SF. The project also includes a grading exemption for a 1½:1 cut slope/retaining wall combination up to 18-feet high along the eastern boundary of Lot 1.

LOCATION: On the southwestern corner of the intersection of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive.

APPLICANT: Washington Meadows, LLC

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines, Ordinances and Regulations of the City of Escondido. The Initial Study is on file in the City of Escondido Planning Division.

Findings: The findings of this review are that the Initial Study identified effects which are potentially significant, but revisions in the project plans made by or agreed to by the applicant, would provide mitigation to a point where impacts are reduced to a less than significant level.



BILL MARTIN
Senior Planner

ER2005-22

**INITIAL STUDY PART II
SUPPLEMENTAL COMMENTS**

(Escondido Self-Storage Five-Lot Subdivision)
ER 2005-22

General Purpose

The following section evaluates the potential impacts of the proposed rezone, planned development and residential subdivision. The attached environmental checklist, consistent with the California Environmental Quality Act (CEQA) Guidelines, was used to focus this study on physical factors that may be further impacted by the proposed facility. The Initial Study will serve to identify and evaluate any effects determined to be potentially significant leading to the issuance of a Negative Declaration.

Project Description

A five-lot Tentative Subdivision Map consisting of one commercial lot and four residential lots on a 3.2-acre site in conjunction with a Master and Precise Development Plan for a 83,845 SF self-storage facility on the proposed 1.82-acre commercial lot. The four single-family residential lots would range in size from approximately 12, 810 SF (net) to 14,000 SF. The project also includes a grading exemption for a 1½:1 cut slope/retaining wall combination up to 18-feet high along the eastern boundary of Lot 1.

Environmental Setting

The project site is an irregularly-shaped parcel of land with frontage on Brotherton Road and Cranston Drive. The property is split-zoned with the western portion zoned for commercial use and the eastern portion zoned for single-family residences. The property is vacant although the southeastern portion of the site was rough-graded to create a level pad area many years ago. Surrounding land uses include a mix of single-family residences to the east and commercial services to the west. The highest elevation on the site is in the central area at approximately 651 AMSL. From this point, the property falls gently on all sides to a low point of 621 AMSL on the western property line. Vegetation on the site consists primarily of non-native grasslands with weedy, invasive species. No areas of native vegetation remain on the site.

Adjacent land uses and zoning are as follows:

- North: CG (General Commercial) and R-1-10 (Single-family Residential – 10,000 SF minimum lot size) zoning/ Across Brotherton Road are single-family residences on lots approximately 10,000 SF in size as well as a neighborhood commercial center and a vacant motel (Penny Lodge) on a 1.48-acre site that is expected to be demolished and replaced by attached housing units.
- South: CG and R-1-10 zoning/ Single-family residences on lots approximately 8,700 SF to 1.34-acres in size with a small commercial center to the southwest of the property.
- East: R-1-10 and RE-20 (Residential Estates – 20,000 SF minimum lot size) zoning/ The project site surrounds two single-family residences on lots approximately 14,000 SF in size. Across Cranston Drive are additional single-family residences on lots ranging from 11,250 SF to 1.24 acres in size.
- West: CG zoning/ A gas station and small commercial center are located adjacent to the western boundary of the site.

Land Use and Planning (1.)

There are two General Plan Land Use Designations on the 3.2-acre project site. The western 1.74-acres have a Planned Commercial designation, while the eastern 1.27-acres have an Urban I designation. The proposed self-storage facility contains 83,835 SF of floor area on four floors. One floor would be completely underground while a second floor would be partially underground giving the facility a predominantly two-story appearance with additional height in the mid-section. Page II-33 of the General Plan states the Planned Commercial portion of the site “shall be limited to mini-storage units or other uses compatible with residential properties.” The General Plan also

requires a six-foot-high block wall and 20-foot-wide landscape buffer where abutting residentially zoned property for the creation of a visual buffer. The remainder of the property designated as Urban 1 allows a maximum density of up to 5.5 dwelling units per acre. The proposed subdivision would be consistent with the General Plan density provisions since the overall residential density on the Urban 1 portion of the site is proposed to be 3.15 dwelling units per acre.

The proposed project would not conflict with applicable environmental plans since the subject property does not contain any sensitive habitat or species, or any area designated for preservation. No rare upland habitats such as coastal sage scrub or native grassland would be impacted by project construction. Therefore, the project would not interfere with the preservation of high quality habitat or biological corridors and linkage areas identified by the MHCP. The project site is not listed as Prime Agricultural Lands as identified in the Final Environmental Impact Report (Figure II-2), which was prepared for the City's 1990 General Plan.

Development of the proposed project would create a new source of light and glare in the area. The primary source of light would be from street lights and residential lighting. Compliance with the City's Outdoor Lighting Ordinance (Article 35 in the City Zoning Code) would ensure that impacts related to light and glare, resulting from the proposed project, are less than significant.

Agricultural Resources (2.)

The project site has been cleared of native vegetation and may have been used for agricultural activities in the past. The project site is not listed as Prime Agricultural Lands as identified in the Final Environmental Impact Report (Figure II-2), which was prepared for the City's 1990 General Plan. While the site has the capacity of producing viable crops, the loss of such production in this area would not be considered significant, and the loss of a relatively small area of agricultural land would have a minimal impact upon the existing or potential agricultural activity in Escondido or North San Diego County.

Transportation/Traffic (3.)

The project site takes access from Brotherton Road and Cranston Drive, which are both unclassified residential streets. Access to the proposed self-storage facility and residential Lots 1 and 2 would be from Brotherton Road. Residential Lots 4 and 5 would take access from Cranston Drive. Self-storage facilities are typically one of the lowest generators of vehicle traffic for a commercial land use. According to the SANDAG Guide of Vehicular Traffic Generation Rate, the proposed self-storage facility would generate approximately 168 vehicle trips daily (2 trips per 1,000 SF floor area); and the four new residences would generate 40 additional trips for a total of 208 ADT (Average Daily Trips) for the proposed development.

Brotherton Road and Cranston Drive are two-lane residential streets that are capable of handling the increased level of traffic generated by the proposed development. The Engineering Department has indicated that the proposed project would not materially degrade the levels of service on adjacent streets or intersections. No mitigation measures or traffic controls/signalization are proposed or required.

Air Quality (4.)

The San Diego Air Basin is a non-attainment area for federal and state air quality standards for ozone. The proposed commercial and residential development would create an incremental increase in the amount of traffic in the area. Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. At buildout, the project is anticipated to generate approximately 208 average weekday trips. The addition of the 208 weekday trips does not significantly impact the existing level-of-service on the adjacent roadway network. Since the project would not deteriorate the Level of Service on adjacent streets and intersections, the project would not result in a significant impact to local or regional air quality.

Project construction would generate short-term emission of air pollutants. Dust, or particulate matter emission would be generated by any necessary grading, moving of earth, hauling and other site preparation and construction activities. With the appropriate use of grading and operating procedures, the project would not generate significant emissions of particulate matter or dust.

Since the project would not materially degrade the Levels-of-Service on adjacent streets and the anticipated daily emission are within SCAQMD thresholds, the project will not have a significant impact on air quality.

Biological Resources (5.)

Since the project site supports non-native vegetation of little or no local or regional biological resource value, and because no significant populations of sensitive plants or animals are present, development of the site would result in impacts which are less than significant. The proposed project will not encroach upon any wildlife habitat areas or have any potential adverse, individual or cumulative effects on wildlife resources. The proposed project requires no mitigation measures to be incorporated into the proposed development which would affect fish or wildlife resources and the project will have a de minimus impact to these resources.

Cultural Resources (6.)

The project site is currently vacant and there is no physical evidence of any historic or cultural resources on the site. The site is not listed on the Local Register of Historic Resources nor was the site included in the City's original Historic Preservation Survey. A review of the City's Archaeological Resource Inventory reveals no known archaeological sites within close proximity. Since there are no historical, archaeological and/or paleontological resources known to be present within the subject area, the project will not result in any significant impacts.

Geology and Soils (7.)

The site gently slopes from the central area of the property down to the north, south and west. The property is not located in an area subject to inundation from a 100-year flood event. Proposed grading would generally consist of cut slopes up to 12-feet high and fill slopes up to eight-feet high for the residential pads. Grading for the proposed self-storage facility would include a 1½:1 cut slope/retaining wall combination up to 18-feet high along the eastern boundary of Lot 1. A five-foot-high fill slope and retaining wall would be located on the southwestern corner of Lot 1. Due to the sub-surface design of the structure, it is anticipated that there will be a net export of material from the site. All grading is proposed to be consistent with the guidelines set forth in the Grading Ordinance, with the exception of the 1½:1 inclination for the cut slope on the eastern boundary of Lot 1. The Grading Ordinance typically requires a 2:1 inclination. However, a 1½:1 inclination has been accepted for cut slopes when they can be stabilized and landscaped. No other grading exemptions are proposed.

There are no significant topographic features on the property. The proposed grading would not result in a significant visual impact since fill slopes have been minimized and proposed pad heights are consistent with those of surrounding residential development. Any grading and subsequent compaction of the site, as necessary, would be per City standards to the satisfaction of the City Engineer. No significant impacts are anticipated.

The project will not expose people or property to geologic hazards since there are no active faults within the immediate area and the North County Region is not known for its seismic activity. Although Escondido is within a seismic zone 4, the nearest active faults are the Carlsbad fault to the west, the Elsinore Fault approximately 15 miles east of the site, and the Rose Canyon and Newport-Inglewood (offshore) Fault zones approximately 17 and 22 miles southwest and northwest of the site, respectively. In the event of a major earthquake on these faults or other faults within the southern California region, the site could be subjected to moderate to severe ground shaking. However, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general.

Hazards and Hazardous Materials (8.)

Due to the nature of the development and the lack of hazardous materials associated with the construction of the self-storage facility and residential development, the project would not result in the creation of any health hazard nor expose people to potential health hazards. The self-storage facility will have established guidelines limiting the storage of hazardous materials. The project site is not located near an airport or private airstrip and has not been identified as a significant risk area for wildland fire. Additionally, the site has not been identified as a hazardous waste site on the County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List.

Hydrology and Water Quality (9.)

The site is currently undeveloped and the amount of run-off would be expected to increase once the site is developed due to the amount of impervious surfaces associated with commercial and residential development (i.e. roofs, streets, hardscape, etc.). The amount of run-off and change to absorption rates is not anticipated to be significant and runoff would be directed to the adjoining public street or other approved drainage facility. The Engineering Department has indicated that the project would not materially degrade levels of service of existing drainage facilities or have a significant impact to water resources. The project would be conditioned to provide a detailed drainage study which would determine the extent of the drainage improvements necessary to control run-off.

Proposed street improvements and grading are not anticipated to impact any adjacent wells. The project would be served by City sewer and water.

Mineral Resources (10.)

Since the site does not contain any significant natural resources, and, based on the limited use of the structure(s), the future development of the residential project would not substantially increase the use of, or result in the depletion of any nonrenewable natural resources. The proposal will not utilize substantial amounts of fuel or energy or require the development of new sources of energy due to its limited size and energy requirements.

Noise (11.)

The site consists of vacant property zoned for low-intensity commercial uses and single-family residences located on the southern side of Brotherton Road and the western side of Cranston Drive. The site is bordered on the north, south and east by residential development with a density similar to that being considered for the proposed development. The self-storage site is located within a future noise contour of 65 dB, and the residential lots are located within a future noise contour of 60 dBA due to the proximity of Centre City Parkway, which is classified as a Major Road in the City of Escondido Circulation Element.

According to the Exterior Noise Analysis for the project, prepared by Pacific Noise Control, dated December 1, 2004, loading and unloading activities at a self-storage facility can generate hourly average noise levels of approximately 45 to 55 dB at a distance of 50 feet. The adjacent residence to the east is approximately 60 feet away and the adjacent residence to the south is approximately 80 feet away. The City's Noise Ordinance has established a limit of 50 dB for residential receptors during daytime hours (7:00 a.m. to 10:00 p.m.) Since the expected noise level slightly exceeds the maximum permitted, mitigation in the form of acoustical attenuation will be required for the existing residents. The noise analysis states that a six-foot-high masonry wall along the eastern and southern property lines on Lot 1 in the vicinity of the adjacent residences would reduce noise levels from the facility to less than 50 dB. Although the masonry wall is already required by the General Plan to assist with visual buffering, it has been added as a mitigation measure as well to ensure noise levels fall within Noise Ordinance limits.

All habitable buildings within identified noise contours are required to be constructed with sound attenuation measures to maintain interior levels at 45 dB or less based on future noise projections. The General Plan goal for outdoor noise levels in residential areas is a CNEL of 60 dB or less, especially where outdoor use is a major consideration such as rear yards. It is anticipated that rear yards for the proposed residences would fall within the General Plan goal of 60 dBA, particularly once the self-storage facility is constructed between the primary noise source at Centre City Parkway and the proposed residences. A mitigation measure has been added to require an interior acoustical analysis for the manager's residence in the self-storage facility and the single-family residences on Lots 2, 3, 4 and 5 prior to issuance of a building permit.

The project would introduce a commercial storage facility and four single-family residences and their associated traffic into the area. Development of the site would incrementally increase noise levels within the immediate area. However, there would not be any new or unusual noise sources introduced to the area which would impact existing residences adjacent to the project site since the project also is proposing single-family residences and a low noise-generating commercial use. Noises would be infrequent and/or those associated with typical domestic activities and would not be considered significant.

Construction of the project and any off-site infrastructure (e.g., roads, utilities, etc.) would create a temporary impact both on-site and at nearby existing residences. Activities would include excavation, grading, house construction, landscaping, etc. Haulage trucks also can be expected along some area roads. Modern construction equipment, properly used and maintained, meet the noise limits contained in the City's Noise Ordinance. Upon completion of the project, all construction noise would cease.

1. Prior to occupancy of the self-storage facility, a six-foot-high solid masonry wall shall be constructed along the eastern and southern boundary of Lot 1 as depicted in Figure 4 of the Exterior Acoustical Analysis, prepared by Pacific Noise Control, dated December 1, 2004.
2. Prior to issuance of building permits for the manager's residence in the self-storage facility or the single-family residences on Lots 2, 3, 4 and 5, an interior acoustical analysis compliant with the California Code of Regulations (CCR), Title 24, Noise Insulation Standards, shall be prepared and shall demonstrate that the proposed architectural design and ventilation would limit interior noise levels to 45 dBA CNEL or less (based on future exterior noise levels). The findings of the interior acoustical analysis shall be incorporated into the building plans for the affected buildings.

Population and Housing (12.)

The eastern portion of the site is zoned R-1-10 (Single-family residential - 10,000 SF minimum lot size) and the General Plan Land-Use Designation for the eastern portion is Urban I (up to 5.5 du/acre). Development of the four residential lots proposed as part of the project would be consistent with the existing zoning and General Plan land use designation on the site.

Population within the surrounding area and city would incrementally increase as a result of this residential project. However, the density of this development would be in conformance with the General Plan's land-use designation of Urban I, which allows up to 5.5 du/acre. The project site is adjacent to single-family residential development of similar density and lot sizes. Therefore, the proposed development of four new homes would not significantly alter the location, distribution or population density within the area, nor would it adversely impact the City's housing demand.

The proposed project would add to the existing housing stock and would not create a demand for additional housing since it would be a commercial storage use and a residential subdivision consisting of four single-family homes. The development also would contribute to the City's Regional Share housing requirements. The proposed development would not be considered growth inducing since the project site is located within a developing commercial and residential area and public facilities are available to the site or can be provided via a nominal extension.

Public Services (13.)

Development of the site would result in an incremental increase in demand for Police Services. However, the Escondido Police Department indicated their ability to adequately serve the proposed project and no significant impacts to police services are anticipated.

The site is served by Fire Station No. 5, which is located at 2319 Felicita Road. Development of the site would contribute incremental increases in demand for Fire Services. Comments received from the Fire Department indicate that all electric gates must meet Fire Department standards and fire hydrants will be required for the development in locations approved by the Fire Department. In addition, the self-storage facility shall include stand pipes and must be sprinklered. The Escondido Fire Department indicated their ability to adequately serve the proposed project and no significant impacts to fire services are anticipated.

Development of four residential homes would generate approximately 1.6 elementary school students (4×0.392) and approximately 0.5 high school students (4×0.13). The Escondido Elementary School District and Escondido High School District indicated that due to the continuing growth throughout the area, they are unable to meet the Quality-of-Life Standards approved within the City of Escondido's General Plan without mitigation of student housing needs generated by new development. However, the incremental impact of proposed residential developments on the school system would be offset by the future impact fees collected upon issuance of building

permits. These fees are set by the school district. The City's Growth Management provisions require a will serve letter from the school district prior to issuance of building permits.

Recreation (14.)

The proposed development would cause an incremental increase in demand on the City's recreational facilities. However, the development fees paid by the developer would offset the anticipated impact on existing facilities. The proposal will not impact the quality or quantity of existing recreational opportunities since no recreational opportunities currently exist on the site. The project site is not listed as a potential park site in the City's Master Plan of Parks and Trails.

Utilities and Service Systems (15.)

The majority of fuel and energy usage associated with this development would be for space and water heating needs (natural gas) and for everyday lighting and power needs (electricity). The proposal would not utilize substantial amounts of fuel or energy, or require the development of new sources of energy due to its limited size and energy requirements.

Escondido Disposal, Inc. (EDI) currently provides solid waste removal service for the Escondido area. EDI also operates a solid waste transfer station at their Washington Avenue site where solid waste is consolidated into larger transfer trucks and taken to a class III landfill for disposal. Solid waste pick-up will be available for the project by EDI for all phases of project implementation, including from construction to residential curbside collection. No significant solid waste disposal impacts are anticipated.

Adequate public facilities are available and sewer and water service can be provided to the project with nominal extension of nearby facilities. According to the Engineering Department, a drainage study would be required to determine the extent of drainage facilities necessary to control runoff. No significant drainage impacts are anticipated based upon the proposed grading plan and the anticipated use of the site.

Mandatory Findings of Significance (16.)

Potential impacts to the environment as a result of this project are related to the potential for noise impacts to adjacent residents and future residents of the development. Proposed mitigation for these impacts reduce the potential effects below a level of significance. No habitat exists on the site, therefore, there will be no effect on any animal or plant species. Consequently, the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.

Materials Used in Preparation of this Analysis

1. Escondido General Plan – 1990
2. Escondido General Plan EIR
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
7. Escondido Historical Resources Survey
8. Site Visits/Field Inspection
9. Comments from other Departments:

Engineering
Building

Fire

10. Project Description and Preliminary Information
11. Exterior Noise Analysis, prepared by Pacific Noise Control, dated December 1, 2004

ATTACHMENT "A"

MITIGATION MEASURES

ER 2005-22
TR 900, 2004-70-PD/GE
(Escondido Self-Storage Five-Lot Subdivision)

Applicant's Mitigation Measures:

Noise

1. Prior to occupancy of the self-storage facility, a six-foot-high solid masonry wall shall be constructed along the eastern and southern boundary of Lot 1 as depicted in Figure 4 of the Exterior Acoustical Analysis, prepared by Pacific Noise Control, dated December 1, 2004.
2. Prior to issuance of building permits for the manager's residence in the self-storage facility or the single-family residences on Lots 2, 3, 4 and 5, an interior acoustical analysis compliant with the California Code of Regulations (CCR), Title 24, Noise Insulation Standards, shall be prepared and shall demonstrate that the proposed architectural design and ventilation would limit interior noise levels to 45 dBA CNEL or less (based on future exterior noise levels). The findings of the interior acoustical analysis shall be incorporated into the building plans for the affected buildings.

ACKNOWLEDGMENT OF ENFORCEABLE COMMITMENT

The items under the applicant's responsibility in Attachment "A," Mitigation Measures constitute an enforceable commitment pursuant to Section 15070(b)(1) of the California Environmental Quality Act.



James Chagala, Applicant
James Chagala & Associates

6/2/05

Date

RESOLUTION NO. 2016-143

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A THREE-YEAR EXTENSION
OF TIME FOR A FIVE LOT TENTATIVE
SUBDIVISION MAP

Case No. SUB 15-0031 (TR 900)

WHEREAS, pursuant to Chapter 32 of the Escondido Zoning Code, the City Council did, on January 11, 2006, consider and approve a Tentative Subdivision Map (Map No. TR 900) consisting of one 1.82-acre commercial lot within the PD-C (Planned Development-Commercial) zone and four single-family residential lots on 1.38 acres of land within the R-1-10 (Single-Family Residential, 10,000 SF min. lot size) zone, along with a Grading Exemption for a combination 1½:1 cut slope and retaining wall up to 18 feet in height. The 3.2-acre project site generally is located on the southwestern corner of Brotherton Road and Cranston Drive, addressed as 2319 Cranston Drive (APNs 238-141-34 and -41), more particularly described in Exhibit "C," and incorporated by this reference; and

WHEREAS, the Tentative Map originally was approved for three years and subsequent automatic map extensions granted by the State Legislature (SB1185, AB333, AB208 and AB116) extended the tentative map until January 11, 2016; and

WHEREAS, the City Council adopted the Mitigated Negative Declaration prepared for the project (City File No. ER 2005-22) and determined the project would not have any significant impacts to the environment because all project related impacts have been mitigated. In accordance with the California Environmental Quality Act

(CEQA) Section 15164, an Addendum (City File No. ENV16-0006) to the Mitigated Negative Declaration was prepared to address changes to the project; and

WHEREAS, the applicant requests that the City Council approve an extension of time for three years as permitted by the Subdivision Map Act and Chapter 32, Article 2 of the City of Escondido Municipal Code; and

WHEREAS, on September 13, 2016, the Planning Commission considered and recommended approval of the requested three-year Extension of Time and Addendum (Resolution No. 6075) and incorporated by this reference; and

WHEREAS, this City Council has considered the extension request, the staff report, Addendum to the adopted Mitigated Negative Declaration, and incorporates by reference the findings made therein; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said Extension of Time and adopt the Addendum to the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the Findings of Fact attached as Exhibit "A" were made by said Council, and is incorporated by this reference.

3. That upon consideration of the Findings, all material in the staff report (a copy of which is on file in the Planning Division) this City Council extends the Tentative Subdivision Map (TR 900) for three years and adopts the Addendum to the Mitigated Negative Declaration, as reflected on plans and documents on file in the offices of the City Clerk and Planning Division, and subject to the Conditions of Approval as set forth as Exhibit "B" and is incorporated by this reference.

4. That this Tentative Subdivision Map shall be null and void unless a Final Map, conforming to the Tentative Subdivision Map and all required conditions, is filed within 36 months of the expiration date for the Tentative Map, or unless an Extension of Time is granted pursuant to Section 66452.6 of the California Government Code.

EXHIBIT "A"

FINDINGS OF FACT SUB15-0031 (TR900)

Tentative Map Extension (SUB15-0031)

1. The General Plan land-use designation for the 1.82-acre commercial component of the project (Lot 1) is Planned Commercial (PC) and Urban 1 for the 1.38-acre residential component (Lots 2 - 5). The commercial component of the project also is located within the Centre City Parkway/Brotherton Road Target Area (Planned Commercial #13, page II-70 and 71). The Guiding Principles for this specific site required that land uses shall be limited to mini-storage units or other uses compatible with adjacent residential properties. The design of the Tentative Map, improvements and lot size would be in accordance with the Planned Commercial land use designation for the site. The residential component of the map would be consistent with the maximum density of 5.5 du/ac permitted by the Urban 1 designation of the General Plan because the proposed residential density is 3.15 du/ac. The proposed lot sizes exceed the Urban 1 minimum requirement of 6,000 SF. Proposed lot sizes, lot width and street frontage are in conformance with the underlying R-1-10 zone.
2. The proposed project would not disrupt or divide the physical arrangement of the area because the project is infill in nature and is adjacent to single-family residential development to the north, south and east, and commercial development to the west, northwest and southwest. The proposed residential component of the project is adjacent to single-family residential development with similar lot sizes. The project density, yield and lot sizes would be consistent with the underlying Urban 1 land-use designation and R-1-10 zoning designation. Access would be provided by Brotherton Road and Cranston Drive, which are non-classified streets on the City's Circulation Element. Development of the project and proposed improvements to these streets would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels. Adequate public facilities are available and water service can be provided to the project with nominal extension of nearby existing facilities.
3. The project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the project site is infill in nature and adjacent to residential and commercial development. The project site is vacant and does not contain any significant visual resources or prominent topographical features. The property is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan. Existing vegetation would be permanently replaced by commercial and residential development, associated infrastructure and new landscaping. The development of the self-storage facility and future homes on the proposed residential lots would not result in any adverse visual impacts or result in the obstruction of any scenic view or vista open to the public. The project also would not damage any significant scenic resources within a designated State scenic highway or create an aesthetically offensive site open to the public. The proposed grading design would not result in any manufactured slopes or pads that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. All manufactured slopes would be required to be landscaped in conformance with the City's Landscape Ordinance to screen and soften visual impacts, as well as views from surrounding properties. Any grading and subsequent compaction of the site, as necessary, will be per City standards (Article 55, Escondido Zoning Code) to the satisfaction of the City Engineer.
4. The site is suitable for the commercial and residential type of development proposed because the project site is zoned for commercial that specifically allows for a self-storage facility, and also single-family development. The project design provides for an appropriate transition between the commercial uses to the west and residential uses to the north, east and south. The site is near residential development of similar densities and the proposed lot sizes would be compatible adjacent residential lot sizes. The proposed grading design would not result in any significant visual or compatibility impacts with adjacent lots, nor block any significant views. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and would not degrading the level of service on the adjoining streets or intersections.

5. The site is physically suitable for the proposed density of the proposed development because the project is an infill development and suitable building pads can be provided. Adequate access and public utilities can be provided to the site. The design of the lots would be in conformance with the underlying zoning requirements and would be compatible with the mix of commercial, multi-family residential and commercial development within the area as noted in the sections above and detailed in the staff reports prepared for the project.
6. The design of the residential map and the type of improvements are not likely to cause serious public health problems because the project would not degrade the levels of service on the adjoining streets or drainage systems. Adequate water and sewer could be provided to the site. The project would not cause substantial environmental damage nor injure fish, wildlife or their habitat since there is no sensitive habitat located on the site. The project would not create any significant noise or compatibility impacts to adjacent properties through the project design and implementation of the required noise mitigation and avoidance measures.
7. The design of the map and the type of improvements will not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the proposed map since any existing easements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.
8. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Lot sizes and subdivision configuration provides opportunities for passive/solar heating.
9. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will have been obtained prior to the recordation of the map.
10. The proposed infill residential component of the project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The proposed map will not conflict with regional or local housing needs because the project would be developed with single-family residential homes in conformance with the Urban 1 land-use designation, and commercial development in accordance with the underlying General Plan Planned Commercial land use designation. All lots maintain would be developed in accordance with all development standards of the applicable zone and observes the density provisions of the General Plan. The project site does not contain any existing housing or structures that would be removed.
11. All of the requirements of the California Environmental Quality Act (CEQA) have been met. On January 11, 2006, the Escondido City Council adopted a Mitigated Negative Declaration (City File No. ER 2005-22) for the Escondido Self Storage Facility and five-lot Tentative Subdivision Map (City Council Resolution No. 2006-09 R). The environmental analysis identified potential significant impacts related to operational noise from the facility and traffic noise along Escondido Boulevard/Center City Parkway. However, mitigation measures would reduce the identified impacts to less than significant levels. An Addendum (City File No. ENV16-0006) to the adopted MND was prepared to address the proposed modifications to the project and comparison of potential environmental impacts. Under the California Environmental Quality Act (CEQA), an Addendum to a Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164[c]); however, an addendum is to be considered along by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164[d]). The Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the adopted Mitigated Negative Declaration remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines. The project will have a de minimis impact on fish and wildlife resources as no stream courses, riparian habitat or other sensitive habitat or resources will be impacted by the proposed project.

EXHIBIT "B"

CONDITIONS OF APPROVAL SUB15-0031 (TR900)

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, Engineering Division, and the Fire Chief.
2. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08). Outdoor audible security and door alarms shall not be used. Mechanical parking lot sweeping and other noise generating outdoor maintenance activities shall be restricted to daytime operational hours.
8. All new utilities shall be underground.
9. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the staff report, exhibits, project Details of Request and conditions of approval, to the satisfaction of the Planning Division.
10. As indicated on the site plan and Details of Request, 24 parking/vehicle loading spaces shall be provided and maintained in conjunction with this development. The spaces shall be striped in accordance with the Zoning Code. Minor modifications to the number of parking spaces required may be approved by the Director of Community Development to address any necessary future site plan issues such as, but not limited to ADA parking, storm water design, path of travel, health and safety, as well as maintenance and code related issues. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire

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

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

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

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

Landscaping

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

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

GENERAL

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots or structures, these utilities shall be relocated.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the recordation of the Final Map and/or approval of grading and improvement plans.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. An engineered improvement plan prepared by a Registered Civil Engineer is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.
8. The engineer shall submit to the Planning Division a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Division verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

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

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

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

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

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

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Any proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.

3. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
4. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres. In such cases a WDID number shall be obtained and listed on the grading plans.
5. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
6. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
7. All on-site roads, driveways and parking areas shall be private. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope shall be paved with PCC. PCC ribbon gutters shall be installed in AC pavement areas where drainage from 5,000 SF or more of tributary area is concentrated.
8. Lot drainage shall meet the requirements of current Escondido Design Standards and the City Engineer and shall include the construction of necessary brow ditches.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
10. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The developer will be required to extend the offsite public storm drain including clean-outs in Brotherton Road required to convey the storm water stored subsurface onsite. The storm drain lateral(s) out to the public storm drain clean-out shall be private.
3. A Final Storm Water Quality Management Plan in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval

together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.

4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using either bio-infiltration or bio-retention basin areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
5. The drainage from street widening areas along Brotherton Road shall be treated in bio-retention basin(s) on Lot 1. The drainage from street widening areas along Cranston Drive shall be designated and designed to "Green Street" standard with planted tree wells placed behind the curb and gutter.
6. Any on-site trash enclosure areas shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
7. All onsite storm drains, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities including the planted tree wells on Cranston Drive shall be that of the respective property owners.
8. The owner of the property shall be required to sign and notarize a Storm Water Control Facility Maintenance Agreement that references the approved SWQMP for City acceptance and recordation. A signed and notarized copy of the agreement shall be provided to the City prior to approval of the grading plan.

WATER SUPPLY

1. All water main locations and sizing shall be to the satisfaction of the City Engineer.
2. Fire hydrant(s) together with a minimum eight (8") inch public water main system shall be installed at locations approved by the Fire Marshal, and designed and constructed to the satisfaction of the Utilities Director. This new 8" public water main shall be connected to the 8" water main in Brotherton Road with tees and inline gate valves.
3. The project owner is solely responsible for replacing any stamped concrete, pavers, or pervious pavements in kind if the City has to trench the project driveways for repair or replacement of any waterline. This wording shall be included in the grant of the public waterline easement and in the CC&Rs or Declaration of Restrictions.
4. All on-site waterlines not in public easements will be considered a private water system. The property owner will be responsible for all maintenance of these waterlines and appurtenances.

SEWER

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

FINAL MAP - EASEMENTS AND DEDICATIONS

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

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

2. The developer shall dedicate to the public a 20 foot radius corner rounding at the corner of Brotherton Road and Cranston Drive.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
4. A 20' wide Public Waterline Easement shall be granted to the City of Escondido for the public water main within the project site. The easement shall include all fire hydrants, water meters and other appurtenances. No private utilities or drainage facilities shall run parallel within this proposed public waterline easement.
5. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

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

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

REPAYMENTS AND FEES

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

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

MITIGATION MONITORING REPORT

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

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

Phase at which the Mitigation Measures are to be Implemented

Prior to Issuance of Building Permits

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

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

EXHIBIT "C"

SUB15-0031 (TR900) Property Description and Depiction

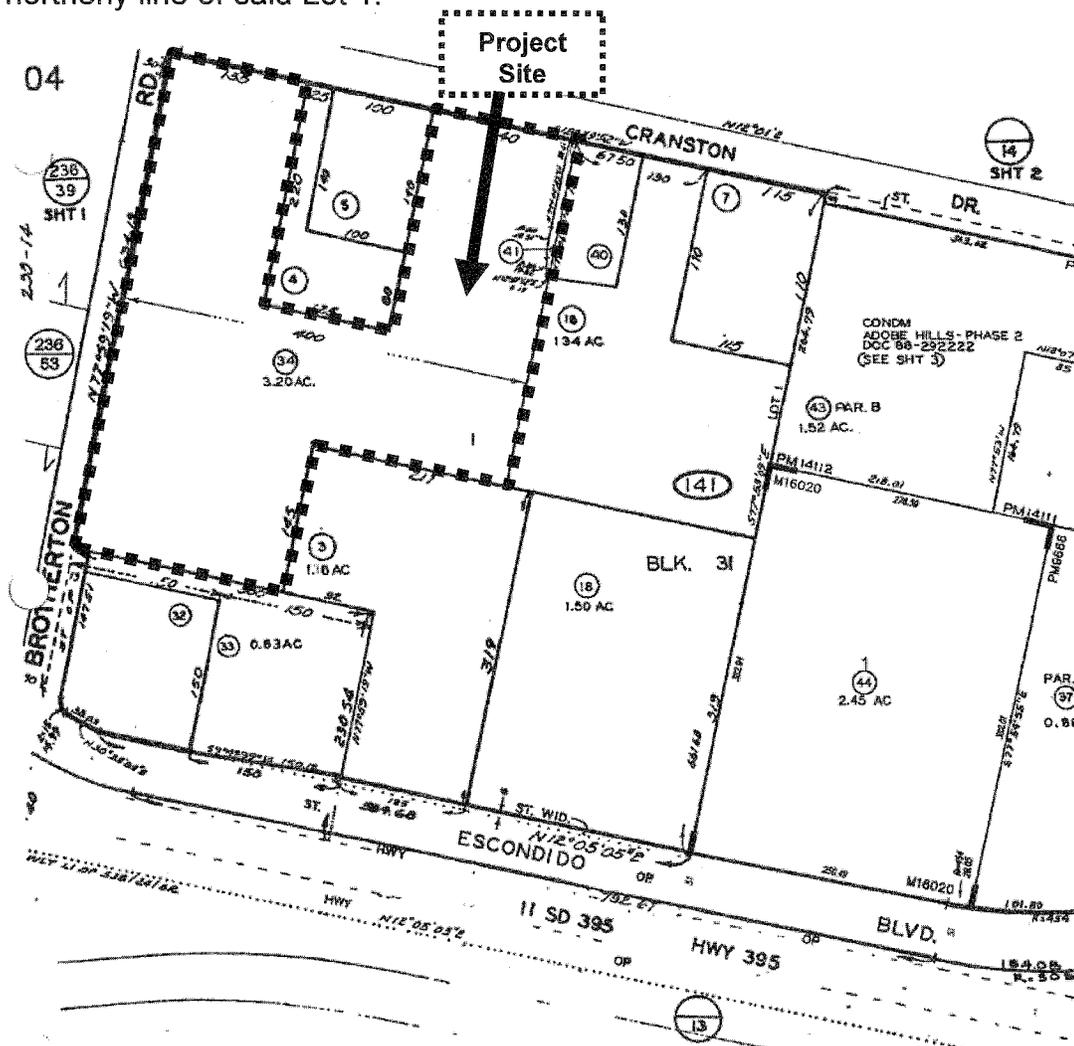
APN 238-141-34 and -41

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

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

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

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



ORDINANCE NO. 2016-14

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

Planning Case No.: PHG 16-0010

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

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

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

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

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

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

SECTION 6. That the City Council has reviewed and considered the Addendum to the adopted Mitigated Negative Declaration and has determined that all environmental issues associated with the project have been addressed and no significant environmental impacts will result from approving the project.

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

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

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

SECTION 9. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

EXHIBIT "A"

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

Master and Precise Development Plan (PHG16-0010)

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

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

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

EXHIBIT "B"

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

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, Engineering Division, and the Fire Chief.
2. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08). Outdoor audible security and door alarms shall not be used. Mechanical parking lot sweeping and other noise generating outdoor maintenance activities shall be restricted to daytime operational hours.
8. All new utilities shall be underground.
9. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the staff report, exhibits, project Details of Request and conditions of approval, to the satisfaction of the Planning Division.
10. As indicated on the site plan and Details of Request, 24 parking/vehicle loading spaces shall be provided and maintained in conjunction with this development. The spaces shall be striped in accordance with the Zoning Code. Minor modifications to the number of parking spaces required may be approved by the Director of Community Development to address any necessary future site plan issues such as, but not limited to ADA parking, storm water design, path of travel, health and safety, as well as maintenance and code related issues. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire

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

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

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

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

Landscaping

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

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

GENERAL

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots or structures, these utilities shall be relocated.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the recordation of the Final Map and/or approval of grading and improvement plans.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. An engineered improvement plan prepared by a Registered Civil Engineer is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.
8. The engineer shall submit to the Planning Division a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Division verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

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

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

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

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

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

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Any proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.

3. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
4. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres. In such cases a WDID number shall be obtained and listed on the grading plans.
5. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
6. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
7. All on-site roads, driveways and parking areas shall be private. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope shall be paved with PCC. PCC ribbon gutters shall be installed in AC pavement areas where drainage from 5,000 SF or more of tributary area is concentrated.
8. Lot drainage shall meet the requirements of current Escondido Design Standards and the City Engineer and shall include the construction of necessary brow ditches.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
10. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The developer will be required to extend the offsite public storm drain including clean-outs in Brotherton Road required to convey the storm water stored subsurface onsite. The storm drain lateral(s) out to the public storm drain clean-out shall be private.
3. A Final Storm Water Quality Management Plan in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval

together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.

4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using either bio-infiltration or bio-retention basin areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
5. The drainage from street widening areas along Brotherton Road shall be treated in bio-retention basin(s) on Lot 1. The drainage from street widening areas along Cranston Drive shall be designated and designed to "Green Street" standard with planted tree wells placed behind the curb and gutter.
6. Any on-site trash enclosure areas shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
7. All onsite storm drains, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities including the planted tree wells on Cranston Drive shall be that of the respective property owners.
8. The owner of the property shall be required to sign and notarize a Storm Water Control Facility Maintenance Agreement that references the approved SWQMP for City acceptance and recordation. A signed and notarized copy of the agreement shall be provided to the City prior to approval of the grading plan.

WATER SUPPLY

1. All water main locations and sizing shall be to the satisfaction of the City Engineer.
2. Fire hydrant(s) together with a minimum eight (8") inch public water main system shall be installed at locations approved by the Fire Marshal, and designed and constructed to the satisfaction of the Utilities Director. This new 8" public water main shall be connected to the 8" water main in Brotherton Road with tees and inline gate valves.
3. The project owner is solely responsible for replacing any stamped concrete, pavers, or pervious pavements in kind if the City has to trench the project driveways for repair or replacement of any waterline. This wording shall be included in the grant of the public waterline easement and in the CC&Rs or Declaration of Restrictions.
4. All on-site waterlines not in public easements will be considered a private water system. The property owner will be responsible for all maintenance of these waterlines and appurtenances.

SEWER

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

FINAL MAP - EASEMENTS AND DEDICATIONS

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

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

2. The developer shall dedicate to the public a 20 foot radius corner rounding at the corner of Brotherton Road and Cranston Drive.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
4. A 20' wide Public Waterline Easement shall be granted to the City of Escondido for the public water main within the project site. The easement shall include all fire hydrants, water meters and other appurtenances. No private utilities or drainage facilities shall run parallel within this proposed public waterline easement.
5. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

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

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

REPAYMENTS AND FEES

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

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

MITIGATION MONITORING REPORT

PROJECT NAME: Escondido Self-Storage (TR 900) ER 2005-22
PROJECT DESCRIPTION: 5-lot Tentative Subdivision Map and Master and Precise Plan Modification for a 78,067 SF self-storage facility SUB15-0031, PHG16-0010
APPROVAL BODY/DATE: City Council 2004-70-PD/GE
PROJECT LOCATION: 2319 Cranston Drive (APNs 238-141-34 and -41) PROJECT MANAGER:
CONTACT PERSON: Jim Barisic, Brandywine Homes, Inc. Jay Paul, Assoc. Planner
PHONE NUMBER: (949) 296-2400 (760) 839-4537

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

NATURE OF IMPACT	MITIGATION MEASURE	ID NO. LOCATION IN DOC.	RESPONSIBILITY FOR IMPLEMENT.	CERTIFIED INITIAL/DATE	COMMENTS
<p>Noise: Traffic related noise impacts from roadways and operational impacts from the self-storage facility.</p>	<ol style="list-style-type: none"> 1. Prior to occupancy of the self-storage facility, a six-foot-high masonry sound wall shall be constructed along the eastern and southern boundary of Lot 1 as depicted in Figure 4 of the Exterior Acoustical Analysis prepared by Pacific Noise Control, dated December 1, 2004. 2. Prior to issuance of building permits for the single-family residences on Lots 2, 3, 4 and 5, and Interior Acoustical Analysis (INA) complaint with the California Building Code of Regulations (CCR), Title 24, Noise Insulation Standards, shall be prepared and shall demonstrate that the proposed architectural design and ventilation would limit interior noise levels to 45 dBA CNEL or less (based on future exterior noise levels). The findings and recommendations of the Interior Noise Analysis shall be incorporated into the building plans for the residential buildings. 	<p>Noise 11</p> <p>Noise 11</p>	<p>Project Applicant Planning Division Field Engineering Building Division</p> <p>Project Applicant Planning Division Building Division</p>		
<p>Enforcement of the project conditions, mitigation measures, codes, standards and regulations are handled through the plan check process, inspection and evaluation procedures by the above mentioned City Departments and upon failure to comply with the conditions, the project may be referred to the Planning Commission for review and possible modification or revocation of the permit.</p>					

EXHIBIT "C"

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

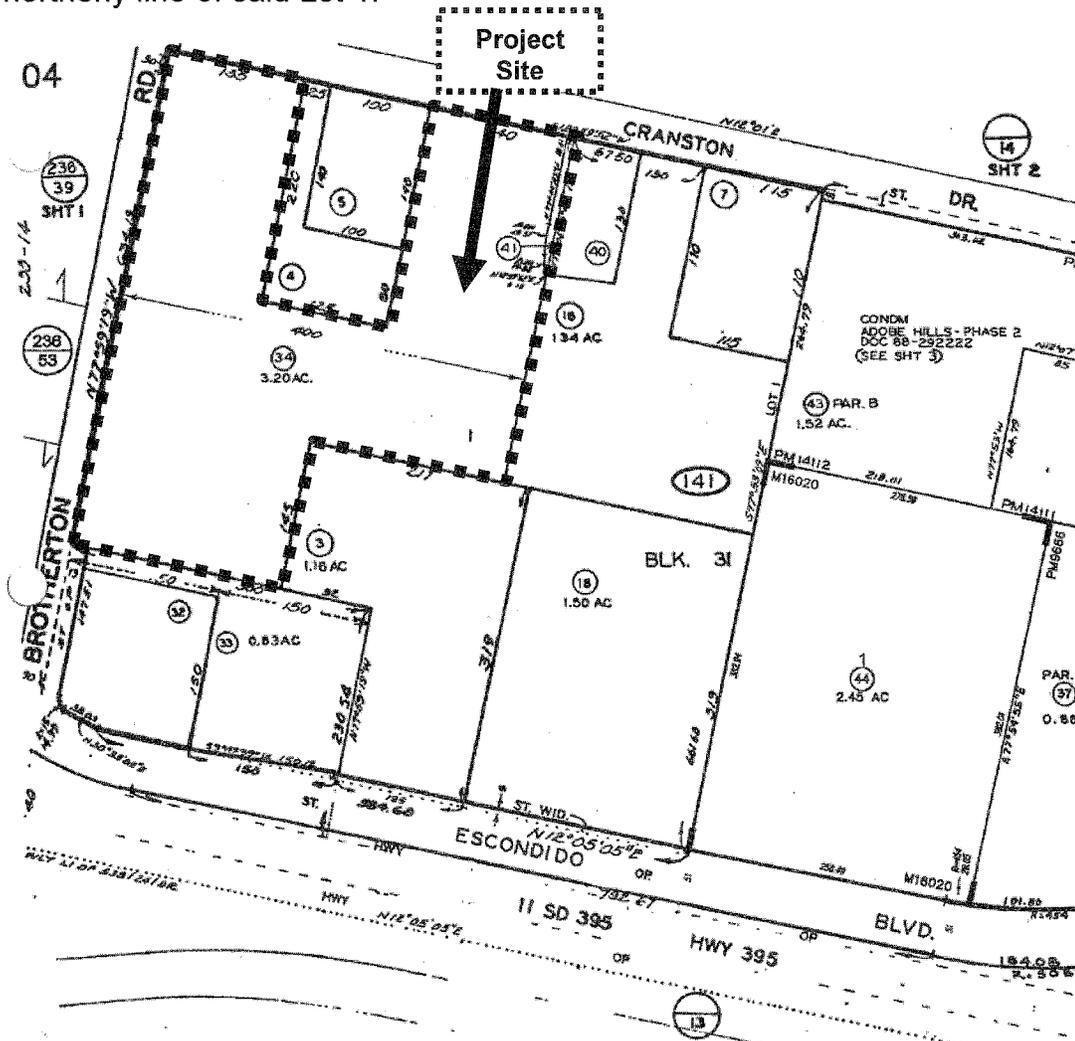
APN 238-141-34 and -41

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

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

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

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



CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 7

Date: October 12, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Bill Martin, Director of Community Development

SUBJECT: Gateway Grand – Tentative Subdivision Map, Specific Plan Amendment, Master and Precise Development Plan, and Development Agreement for 126-unit Residential Condominium Project (SUB 16-0001, PHG 16-0005, ENV 16-0001)

STAFF RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-144 and introduce Ordinance No. 2016-16, approving a one-lot Tentative Subdivision Map in conjunction with a Specific Plan Amendment, Master and Precise Development Plan, and Development Agreement for 126 residential condominium units on a 2.59 acre parcel in the Gateway Transit District of the Downtown Specific Plan, addressed as 700 W. Grand Avenue.

PLANNING COMMISSION RECOMMENDATION:

On September 13, 2016, the Planning Commission voted 4-0-1 (Weber and McQuead absent; Johns abstained) to recommend approval of the proposed Tentative Subdivision Map, Specific Plan Amendment, and Master and Precise Development Plan, and Development Agreement.

PROJECT DESCRIPTION:

The proposed project consists of a request for a one-lot Tentative Subdivision Map with a Master and Precise Development Plan for the construction of 126 condominium units in three, four and five-story buildings on a 2.59-acre site in the Gateway Transit District of the Downtown Specific Plan. The proposed development includes a potential mixed-use component of approximately 1,000 square feet (SF) of flex space that could be used for commercial purposes. Proposed condominium units would range in size from approximately 810 SF to 2,090 SF with one bedroom lofts, and two and three bedrooms townhomes. Shared garage parking would be provided on the ground floor of each building and indoor and outdoor recreational amenities would be provided in the central area of the project for residents. The proposal also includes a request to amend Figure II-4 of the Downtown Specific Plan to remove the ground-floor retail requirement and allow ground-floor residential uses (with permit/Master Development Plan) in all areas of the site, and a corresponding revision to the specific plan text on page V-17. A Development Agreement is proposed to define construction and financial responsibilities related to proposed pedestrian linkages to the Escondido Transit Center and development fee incentives granted to the applicant. In order to accommodate the project as designed, the applicant has requested that the City vacate a portion of right-of-way along the W. Grand Avenue project frontage.

LOCATION:

The project site is the location of the former headquarters building for the Escondido Police Department (to be demolished), on the southern side of West Valley Parkway and the northern side of West Grand Avenue, between Spruce Street and Quince Street, addressed as 700 W. Grand Avenue.

FISCAL ANALYSIS:

The City would receive a payment for the purchase of the property from the applicant in the amount of \$2.5 million, deposited into the General Fund reserve account. Per the proposed Development Agreement, the applicant would be allowed to pay existing development fees in effect at the time of entitlement for a period of 18 months as an incentive to start construction quickly. The proposed development is eligible for water and wastewater fee credits in the amount of \$40,960 and \$51,148, respectively, based on existing connections, meter(s), and capacity.

GENERAL PLAN ANALYSIS:

The General Plan Land Use designation for the site is Specific Plan Area #9, which is implemented through the Downtown Specific Plan. The Downtown Specific Plan is divided into seven districts and includes development standards and guidelines for the SPA. The General Plan notes that projects are approved based on their conformance with Specific Plan standards, guidelines, and principles allowing up to 5,275 residential dwelling units within the SPA. The General Plan Guiding Principles for SPA #9 include a dynamic, attractive, economically vital city center providing social, cultural, economic and residential focus while respecting its history. The project will be required to conform to the provisions of the City wide Facilities Plan through the payment of fees to ensure that the General Plan Quality of Life Standards will continue to be met.

ENVIRONMENTAL REVIEW:

A Draft Mitigated Negative Declaration (ENV 16-0001) was issued for the project for a twenty (20) day review period beginning on June 22, 2016. Mitigation measures were developed to reduce potential impacts in the areas of biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise to a less than significant level. One comment letter was received during the public review period. The letter was from the San Luis Rey Band of Mission Indians, and expressed concurrence with the Cultural Resource Mitigation Measures contained in the Draft Mitigated Negative Declaration, and no revisions to document are necessary. In staff's opinion, no significant issues remain unresolved through compliance with mitigation measures, code requirements and the recommended conditions of approval.

A copy of the Final Mitigated Negative Declaration has been provided with this report. An electronic copy the document along with the appendices can be accessed at the following link:

<https://www.escondido.org/gateway-grand-residential-project.aspx>

PREVIOUS ACTION:

On August 5, 2015, the City Council approved Resolution No. 2015-132, authorizing the Real Property Manager and City Clerk to execute a purchase agreement and escrow documents necessary to complete the sale of 700 West Grand Avenue to Integral Partners Funding, LLC. On September 14, 2016, the City Council approved Resolution No. 2016-135, amending said purchase agreement.

BACKGROUND:

The 2.59-acre project site contains an approximately 32,000 SF, two-story building that was constructed in 1974 to serve as the headquarters for the Escondido Police Department. In November of 2004, voters in the City of Escondido approved an \$84 million municipal bond measure to construct public safety facilities including a combined Police Department and Fire Department headquarters facility. The new, three-story Police and Fire Headquarters Building opened on Centre City Parkway in 2010, at which time the Police Department vacated the proposed project site. The former headquarters building has alternatively been vacant or underutilized by several businesses and the City Council has indicated an interest in selling the property for redevelopment given the premier location of the site on the western edge of downtown adjacent to Escondido's regional transit center.

In early 2015, the City received an unsolicited offer from Integral Communities to redevelop the site and a purchase agreement was successfully negotiated. The applicant is proposing to demolish the former police headquarters building and construct 126 condominium units in three residential buildings up to five stories in height. Each building would contain a common garage on the ground floor with both garage and exterior access into three-story, townhome-style units. Elevators in each garage would provide direct access to the fourth floor to an interior hallway that accesses one-bedroom units with lofts. While the units have been designed and will be developed as for-sale condominium units, the applicant intends to operate the development initially as an apartment community.

The project would provide 226 parking spaces which is slightly below the City's standard for multi-family development, but higher than the SANDAG recommended parking standard for transit-oriented development. In an effort to enhance the transit-oriented nature of the area, the project would provide a public pedestrian access easement connecting W. Grand Avenue with W. Valley Parkway along the western edge of the site (adjacent to the North County Transit District rail line). The developer would also be responsible for installing signalized pedestrian crossings on W. Valley Parkway (between the project site and the Escondido Transit Center), and on W. Grand Avenue (at the intersection with Spruce Street).

Project amenities include an outdoor recreational area with pool and spa as well as a second floor fitness room above the leasing center with an adjacent outdoor patio. Secure indoor bicycle storage is provided in the garage of each building. The project also includes a unique, 1,000 square foot ground-floor "flex space" located directly across the street from the transit center that could provide a small commercial opportunity to serve residents and commuters, or alternatively could be used to provide an additional amenity for residents.

PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

On September 13, 2016, the Planning Commission voted 4-0-1 (Weber and McQuead absent; Johns abstained) to recommend approval of the proposed Tentative Subdivision Map, Specific Plan Amendment, Master and Precise Development Plan, and Development Agreement, subject to the following additional Conditions of Approval:

1. The street vacation shall be increased so that no stairs are within the public right-of-way.
2. The flex space shall not be converted into a dwelling unit.
3. Parking shall be prohibited along the project frontage on Grand Avenue.

Commissioner discussion primarily focused on the requested reduction in the parking requirement for the project, as well as project density and the removal of the requirement for a commercial component on the site, all of which relate to the transit-oriented nature of the project. Discussion also touched on the placement of front steps within the public right-of-way along W. Grand Avenue.

Commissioner Johns expressed his concern regarding the proposed project's parking count. He stated that he believed the project would have overflow parking demand and questioned where this would occur. He also stated that he did not think that either the SANDAG parking recommendations or the City's parking requirements would be adequate for the demand generated by the project. Commissioner Weiler asked for additional detail on how the applicant planned to manage parking issues for the project. Commissioners Cohen, Spann, and Romo also expressed concern regarding the parking issue, and inquired as to the details of the parking management plan required of the applicant. Mr. Martin stated that staff believed the project's required parking management plan, coupled with its transit-oriented location would be adequate to address the parking concerns, and deferred to the applicant to provide additional information. Mr. Martin also stated that the project's density was appropriate for the area due to the proximity of the transit station, and provided information regarding the allowance of ground-floor residential uses throughout the project site.

Commissioners Spann and Weiler were interested in the use of excess right-of-way along W. Grand Avenue for the front steps of the units that had direct access from the street. Commissioner Weiler brought up the issue of City liability related to the placement of the steps and recommended that additional right-of-way be vacated in favor of the project site in order to keep the steps out of the right-of-way. Commissioner Weiler also asked that a condition be placed on the project that would preclude the flex space from being converted into another residential unit in the future.

APPLICANT'S PERSPECTIVE:

Greg Waite, representing the applicant (The Gateway Grand Project Owner, LLC), noted that the project was part of the Downtown Specific Plan being realized. He stated that the project would provide safe connectivity for its residents to access transit, provide opportunities for local construction jobs, and provide significant tax revenue to the City. He also noted that the project would provide a high-quality living environment near downtown. He addressed the parking concerns expressed by several commissioners, outlining the possible requirements to be included in the project's parking management plan. He highlighted the proximity to the Escondido Transit Center, the bicycle lockers in the garage of

each building, and the possibility of negotiating overflow parking agreement(s) with adjacent property owners (primarily NCTD) if it proved to be necessary. He stated that leasing agents would manage a vehicle sticker program and would make it clear to potential renters that parking was limited. He expressed his belief that the project would attract the type of residents who were looking for an urban lifestyle where the use of alternative modes of transportation would be anticipated.

ANALYSIS:

Specific Plan Amendment -

The proposed project is located within the Gateway Transit District of the Downtown Specific Plan, and is subject to the property development standards and design guidelines contained in the plan. The Gateway Transit District envisions mixed-use development within the Gateway Transit District, with multi-family residential uses above ground-floor commercial uses. While the Specific Plan prohibits residential uses on the ground floor in most of the District, it does allow residential uses on the ground floor of certain properties subject to a Planned Development approval. The subject property currently is allowed ground-floor residential uses on the interior of the site (with a permit), but requires commercial uses fronting the streets.

Staff believes that allowing ground-floor residential uses throughout the project site is appropriate for several reasons. First, the proximity to the Escondido Transit Center creates an opportunity for high-density residential use that is unique to this location. The site offers one of the largest residential redevelopment opportunities in the western downtown area and is well located to provide direct residential access to Escondido's primary public transportation node. Access to transit would be further enhanced by the provision (by the applicant) of a signalized pedestrian crossing between the project site and the transit center (see Development Agreement discussion below). Additionally, commercial uses developed as part of a mixed-use project would face challenges due to the unique characteristics of the vehicular circulation system in the area. Both streets adjacent to the site are classified as collector streets in the Mobility and Infrastructure Element of the General Plan, and street parking is not permitted. This greatly reduces the appeal of street-fronting commercial uses. Also, since both streets are one-way, there is limited visibility and access for any commercial uses on either frontage without customers either needing to cut through the project site or circle the block to access uses along the other street.

Project Design -

The Gateway Transit District includes design guidelines which are intended to provide continuity with other downtown areas and maintain a high-quality, visually appealing urban environment. To achieve this goal, the proposed development includes three complimentary yet unique residential buildings and a recreational building with a common open space area containing a pool and spa surrounded by a large deck. One of the residential buildings contains 1,000 square feet of flex space that could either be used for commercial purposes or for additional residential amenities. The project would provide 63 one-bedroom lofts, 42 two-bedroom townhomes, and 21 three-bedroom townhomes. All units would

exceed the minimum unit sizes based on the number of bedrooms, as identified in the Supplemental Details of Request later in this report.

All residential buildings are four-stories with mezzanines and use the same palette of colors and materials, however they each have distinct facades and use the colors and materials differently. Materials include sand- and smooth-finished stucco, white brick accent walls, metal railings and awnings, and bronze aluminum storefront windows. The buildings have been designed with variations in setbacks from property lines and rights-of-way, and have projecting and recessed elements on all floors that give relief to the scale and mass of the buildings, while maintaining the urban appearance that is envisioned for the downtown area. The buildings will be four stories with mezzanines above to provide the appearance of a fifth story, Horizontal reveals, cornices, changes in materials at appropriate locations, and balcony railings, are included to break up the vertical height of wall planes. While they would be the tallest buildings in the vicinity, they are separated from other structures by almost 250 feet, with major roads, a railroad track, or a large parking lot in between. Additionally, all three buildings have front doors oriented toward the street to provide a pedestrian-friendly experience within a landscaped corridor while maintaining the urban character desired for the area.

Parking -

Parking requirements for multi-family projects within the Downtown Specific Plan are based on the number of bedrooms in each unit and have been set at the same standard as required for more suburban areas of the City. Commercial components are required to meet the parking requirements in Article 39 of the Escondido Zoning Code. Based on the per-unit bedroom count, the project would require 242 parking spaces for the residential use, with 126 of them (one per unit) being covered spaces. An additional four spaces would be required for the flex/commercial area, for a total of 246 spaces. The project proposes 226 total spaces (including 126 covered spaces within the garages of the buildings) with a resulting deficiency of 20 spaces (approximately nine percent of the total required), which is allowed in the Downtown Specific Plan, subject to approval of a Master Development Plan.

The applicant has provided a parking assessment memorandum for the project (Fehr & Peers, May 2, 2016) as justification for the requested reduction, based on SANDAG's recommended parking standards for transit-oriented development. SANDAG's recommendations require 1.25 spaces per one- and two-bedroom units, compared to City requirements of 1.5 and 1.75 spaces, respectively. SANDAG also recommends a rate of one space per 360 square feet of commercial (flex) space, versus the City's requirement of one space per 250 square feet. Using SANDAG's recommended standards, 208 spaces would be required for the project, resulting in a surplus of 18 spaces. Detailed tables identifying the parking requirements for the project contained in the Downtown Specific Plan, and those recommended by SANDAG are provided in the Supplement to the Staff Report/Details of Request located in the attached Planning Commission staff report.

Transit-oriented development usually incorporates higher-density residential and mixed-use developments in pedestrian-oriented neighborhoods within ¼ mile of a public transit station. The project site is directly across the W. Valley Parkway from the Escondido Transit Center, and the Development Agreement proposed as part of the project (discussed later in this report) would provide safe pedestrian access to the transit center. The aforementioned parking assessment cites the project's adjacency to the Escondido Transit Center, access to pedestrian and bicycle facilities, and proximity to Escondido's

downtown as reasons for the reliance on SANDAG's transit-oriented development parking recommendations. Staff believes the project is transit-oriented in nature, and that the use of parking standards for transit-oriented development is appropriate and can be supported.

Development Agreement -

A Development Agreement has been proposed as part of this project that would provide enhanced pedestrian access to the Escondido Transit Center in exchange for certain financial incentives provided to the applicant. Pedestrian access would be enhanced by provision of two pedestrian crossings adjacent to the project and a public pedestrian access easement across the project site. The crossings would be fully-signalized, and would provide access across W. Valley Parkway between the project site and the transit center, and across W. Grand Avenue between Spruce Street and the project site. Pedestrian access through the project site would be provided by a six foot wide sidewalk connecting W. Grand Avenue and W. Valley Parkway along the western edge of the site, adjacent to the North County Transit District right-of-way, and would provide a pedestrian connection to the transit center from residential neighborhoods to the south. These improvements would assist in achieving one of the strategic goals of the Downtown Specific Plan, which is to provide a pedestrian-friendly environment with connections, convenient access to, and opportunities for alternative modes of transportation.

In exchange for providing these improvements, the applicant has requested certain financial incentives for the project related to development impact fees. Specifically, the Development Agreement would freeze development impact fees for 18 months at the amount in effect at the time of recordation of the agreement as an incentive to quickly move the project into construction. It would also provide the applicant with credits for water and wastewater fees based on the existing connections and capacity used by the existing building that would be demolished as part of the project. Finally, the agreement would allow the applicant to defer payment of development fees for a period of one year from the date of building permit issuance, or one year, whichever occurs first. Additional incentives that have minimal financial bearing on the agreement would grant the project expedited plan check reviews, and require the City to vacate any excess right-of-way no longer needed for street or utility purposes. Staff believes that the pedestrian access improvements identified in the agreement justify the requested financial incentives.

Street Vacation -

The applicant has requested that the City vacate a nine foot strip of excess public right-of-way along the W. Grand Avenue frontage of the project site. W. Grand Avenue is classified as a Collector Street in the Mobility and Infrastructure Element of the City's General Plan (four lanes, 80' – 84' right-of-way for two-way traffic). W. Grand Avenue is currently a one-way street with four travel lanes within an existing right-of-way of approximately 94 feet. The vacation would increase the developable area available for the project while maintaining consistency with the Mobility and Infrastructure Element of the City's General Plan.

Additionally, the applicant as requested the use of the W. Grand Avenue right-of-way for steps leading to the front doors of twelve units along W. Grand Avenue. They would be no more than two feet in height and low enough to not require railings, and would enhance access to units by allowing a small landing area at the front door instead of placing steps immediately at the door. While the steps would

be within the right-of-way, they would not encroach into the required minimum eight-foot sidewalk on W. Grand Avenue. Staff supports the use of the right-of-way for front steps since it would enhance the pedestrian-oriented urban environment by providing safe and direct front door access from the public street.

Respectfully Submitted,



Bill Martin, AICP
Director of Community Development



Adam Finestone, AICP
Principal Planner

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

September 13, 2016

The meeting of the Escondido Planning Commission Meeting was called to order at 7:00 p.m. by Commissioner Romo in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Michael Cohen, Commissioner Gregory Johns, Commissioner; Don Romo, Commissioner; James Spann, Commissioner and Stan Weiler, Commissioner.

Commissioners absent: Jeffery Weber, Chairman; and Bob McQuead, Vice-chairman.

Staff present: Bill Martin, Director of Community Development; Jay Paul, Associate Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner Cohen, to approve the minutes of the August 9, 2016, meeting. Motion carried. Ayes: Spann, Romo, Cohen, and Weiler. Noes: None. Abstained: Johns. (4-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS –None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **TENTATIVE SUBDIVISION MAP, SPECIFIC PLAN AMENDMENT, MASTER AND PRECISE DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT – SUB 16-0001; PHG 16-0005; ENV 16-0001:**

REQUEST: A request for a one-lot Tentative Subdivision Map, Specific Plan Amendment, Master and Precise Development Plan and Development Agreement for the construction of 126 condominium units in three, four- and five-story

buildings in the Gateway Transit District of the Downtown Specific Plan. The proposed development includes approximately 1,000 square feet (SF) of flex space that could be for used commercial purposes. Proposed condominium units would range in size from approximately 810 SF to 2,090 SF with one bedroom lofts and two and three bedroom townhomes. Shared garage parking would be provided on the ground floor of each building and indoor and outdoor recreational amenities would be provided in the central area of the project for residents. The project would provide 226 parking spaces which is less than the City's multi-family standard, but higher than SANDAG's recommendation for transit oriented development. The proposed project includes a request to amend the Downtown Specific Plan (text on Page V-17, and Figure II-4 on Page II-12) to allow ground-floor residential (with permit) in all areas of the site. A Development Agreement is proposed to define construction and financial responsibilities including proposed pedestrian linkages to the Escondido Transit Center. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 2.59-acre project site is located on the southern side of West Valley Parkway and the northern side of West Grand Avenue, between Spruce Street and Quince Street, addressed as 700 W. Grand Avenue.

Bill Martin, Director of Community Development, referenced the staff report and noted staff issues were the appropriateness of the proposed amendment to the Downtown Specific Plan to allow ground-floor residential uses on the entire project site; appropriateness of the proposed project design for the downtown area; whether the proposed reduction in parking based on SANDAG's Transit-Oriented Development parking standards is appropriate for the site; whether the provisions of the proposed Development Agreement provides adequate pedestrian access to the Escondido Transit Center; if the requested fee incentives can be justified; and the appropriateness of public street vacation and use of the public right-of-way for front steps on W. Grand Avenue. Staff recommended approval based on the following: 1) The site was directly across the street from the Escondido Transit Center. Due to its unique location, the property is well-suited for a transit-oriented development including high-density residential uses. In order to achieve the necessary residential density, the applicant has requested the ability to use the entire site for residential uses rather than being required to provide commercial uses along the street frontages. They have, however, built-in flex space that could be leased for a commercial use to serve area residents and commuters. Staff supports this request since it would increase the residential population in the downtown area in support of Downtown Specific Plan goals of providing high density residential uses and the creation of an environment with convenient access and opportunities for alternative modes of transportation; 2) The applicant has provided a project that is architecturally appealing through the use of various

materials and architectural elements, including smooth and sand finish stucco, white brick, metal awnings and balcony railings, vinyl windows for the residential units, and bronze aluminum storefronts for the flex space and leasing/rec building. Landscaping would be provided throughout the site, including within the rights-of-way along both street frontages and along the side yards. The buildings have been designed with variations in setbacks from property lines and rights-of-way, have projecting and recessed elements on all floors that give relief to the scale and mass of the buildings, and have front doors facing the streets in order to maintain the urban, pedestrian-oriented environment that is envisioned for the downtown area. Staff believes the project would provide an upscale living environment for people desiring an urban lifestyle with a variety of transportation options; 3) The requested parking reduction is based on the transit-oriented nature of the proposed project and its location. Rather than relying on the City's multi-family parking standards, the applicant has requested the ability to use parking standards recommended by SANDAG for transit-oriented developments. The 226 parking spaces proposed for the project fall approximately half-way between the City requirement (246 spaces) and SANDAG's recommendation (208 spaces). Additionally, the project would provide secure bicycle storage areas in each building in support of the use of alternative transportation options that may alleviate the number of resident parking spaces required. Staff believes the proximity to the Escondido Transit Center (and to a lesser extent, the provision of secure bicycle storage areas) justifies the requested reduction in parking; 4) As part of the proposed project, the applicant will be installing signalized pedestrian crossings between the Escondido Transit Center and the project site, and between the project site and Spruce Street. They will also be providing a public pedestrian sidewalk on their property (adjacent to the NCTD right-of-way) in order for pedestrians to easily access the transit station from areas to the south of the project site. In exchange, the City would provide financial incentives in the areas of fee credits for water and wastewater connections, and would freeze impact fees at the levels in-place at the time of entitlement. Staff believes the pedestrian access improvements, in an area where alternative transportation methods are encouraged, justifies the financial incentives afforded to the project; and 5) The City has excess right-of-way along the frontage of the project site on W. Grand Avenue. The developer has requested the vacation of a nine-foot wide strip of the right-of-way in order to accommodate the project. The applicant has also requested the ability to place two to three steps within right-of-way leading up to the front doors of twelve units on W. Grand Avenue. Staff supports the right-of-way vacation and use for stairs because W. Grand Avenue, after the vacation, would still comply with the requirement for a collector street identified in the Infrastructure and Mobility Element of the General Plan, and because the stairs would not encroach into the required eight-foot-wide sidewalk and would enhance the pedestrian-oriented urban environment by providing direct front door access from the public street.

Commissioner Johns felt the project lent itself to overflow parking demand and questioned where this would occur. Mr. Martin noted the intent was that the parking management plan would alleviate overflow parking issues. He also stated that there could be opportunities for short-term parking along Valley Parkway and Grand Avenue, as well as possibly leasing spaces from NCTD.

Commissioner Spann and Mr. Martin discussed the proposed 9-foot street vacation.

Commissioner Weiler asked if there was a restriction on the flex space so it could not be used as a living unit. Mr. Martin replied in the negative. Mr. Owen noted the final map would have to be re-mapped in order to add another unit to the project.

Commissioner Weiler and staff discussed the proposed fee credits.

Commissioner Romo and staff discussed the location for the one-bedroom units and the sizes for the loft spaces.

Commissioner Weiler asked if the steps on the landing off of grand encroached into the right-of-way, noting his concern for the City's liability. Mr. Tunnell replied in the affirmative and noted that the City's preference would be to increase the street vacation in order to alleviate this issue.

Greg Waite, Encinitas, Applicant, noted that the project was part of the downtown specific plan being realized. He stated that the project would provide safe connectivity to its residents to access transit, provide opportunities for local construction jobs, and provide significant tax revenue to the city. He also noted that the project would provide a living environment near downtown.

Commissioner Weiler expressed his concern with parking and asked how they planned on managing parking issues. Mr. Waite provided an overview of their parking management plan, feeling this would mitigate any parking issues. He also noted that they had discussed potential parking opportunities with NCTD.

Commissioner Weiler and Mr. Waite discussed the proposed guest-parking plan.

Marie Bowman, Escondido, noted that she was the original chairman of Mercado Association. She expressed her support for the project, noting that it would boost the economy for the Mercado and entire community.

Commissioner Johns did not believe the SANDAG or City parking ratios as pertained to the subject project were appropriate to provide adequate parking.

Commissioner Weiler stated he was originally concerned with the parking for this project but noted that he felt the proposed parking management plan and staff's recommendations would mitigate issues.

Commissioner Cohen and Mr. Waite discussed the proposed parking ratios.

Commissioner Spann was in favor of the proposed project. He also felt the parking management plan would work for the project.

Commissioner Weiler recommended conditioning the project so that the flex area could not be converted to a living unit and that the project's steps along Grand Avenue not be in the right-of-way.

Commissioner Romo was favor of the project as long as there was no on-street parking along Grand Avenue. Mr. Martin noted that the applicant was not proposing or relying on any on-street parking.

ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Spann, to approve staff's recommendation. The motion included conditioning the project so that the flex area could not be converted to a living unit, that the project's landing steps along Grand Avenue not be in the right-of-way, and that on-street parking along Grand Avenue was prohibited. Motion carried. Ayes: Weiler, Cohen, Romo, and Spann. Noes: None. Abstained: Johns. (4-0-1)

2. EXTENSION OF TIME FOR A TENTATIVE SUBDIVISION MAP, MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN AND GRADING EXEMPTION – SUB 15-0031 and PHG 16-0010:

REQUEST: The proposed project involves a request for a three-year Extension of Time for an approved five-lot Tentative Subdivision Map (original Map Number TR 900) consisting of one 1.82-acre commercial lot and four single-family residential lots on 1.38 acres in conjunction with a modification to an approved Master and Precise Development Plan (original File No. 2004-70-PD/GE) for a 71,285 SF self-storage facility on the commercial lot. The proposed modifications to the self-storage facility include an approximately 6,782 SF increase in overall floor area (78,067 total floor area) along with a change to the architectural design of the buildings from California/Mediterranean to a more contemporary style. The overall number of stories and height of the two commercial buildings would remain the same (Building 1 two stories over a basement, and Building 2 one story). The four single-family residential lots range in size from 12,810 SF to 14,000 SF similar to

PLANNING COMMISSION

Agenda Item No.: G.1
Date: **September 13, 2016**

CASE NUMBER: SUB 16-0001, PHG 16-0005, ENV 16-0001

APPLICANT: The Gateway Grand Project Owner, LLC (Greg L. Waite, Integral Communities)

LOCATION: The project site is the location of the former headquarters building for the Escondido Police Department (to be demolished) and is located on the southern side of West Valley Parkway and the northern side of West Grand Avenue, between Spruce Street and Quince Street, addressed as 700 W. Grand Avenue.

TYPE OF PROJECT: Tentative Subdivision Map, Specific Plan Amendment, Master and Precise Development Plan, and Development Agreement

PROJECT DESCRIPTION: The proposed project consists of a request for a one-lot Tentative Subdivision Map with a Master and Precise Development Plan for the construction of 126 condominium units in three, four and five-story buildings on a 2.59-acre site in the Gateway Transit District of the Downtown Specific Plan. The proposed development includes a potential mixed-use component of approximately 1,000 square feet (SF) of flex space that could be used for commercial purposes. Proposed condominium units would range in size from approximately 810 SF to 2,090 SF with one bedroom lofts, and two and three bedrooms townhomes. Shared garage parking would be provided on the ground floor of each building and indoor and outdoor recreational amenities would be provided in the central area of the project for residents. The proposal also includes a request to amend Figure II-4 of the Downtown Specific Plan to remove the ground-floor retail requirement and allow ground-floor residential uses (with permit) in all areas of the site, and a corresponding revision to the specific plan text on page V-17. A Development Agreement is proposed to define construction and financial responsibilities related to proposed pedestrian linkages to the Escondido Transit Center and development fee incentives granted to the applicant. In order to accommodate the project as designed, the applicant has requested that the City vacate nine feet of right-of-way along the W. Grand Avenue project frontage.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Downtown SPA (Specific Plan Area) #9

ZONING: Downtown Specific Plan – Gateway Transit District

BACKGROUND/SUMMARY OF ISSUES: The 2.59-acre project site contains an approximately 32,000 SF, two-story building that was constructed in 1974 to serve as the headquarters for the Escondido Police Department. In November of 2004, voters in the City of Escondido approved an \$84 million municipal bond measure to construct public safety facilities including a combined Police Department and Fire Department headquarters facility. The new, three-story Police and Fire Headquarters Building opened on Centre City Parkway in 2010, at which time the Police Department vacated the proposed project site. The former headquarters building has alternatively been vacant or underutilized by several businesses and the City Council has indicated an interest in selling the property for redevelopment given the premier location of the site on the western edge of downtown adjacent to Escondido's regional transit center.

In early 2015, the City received an unsolicited offer from Integral Communities to redevelop the site and a purchase agreement was successfully negotiated. The applicant is proposing to demolish the former police headquarters building and construct 126 condominium units in three residential buildings up to five stories in height. Each building would contain a common garage on the ground floor with both garage and exterior access into three-story, townhome-style units. Elevators in each garage would provide direct access to the fourth floor to an interior hallway that accesses one-

bedroom units with lofts. While the units have been designed and will be developed as for-sale condominium units, the applicant intends to operate the development initially as an apartment community.

The project would provide 226 parking spaces which is slightly below the City's standard for multi-family development, but higher than the SANDAG recommended parking standard for transit-oriented development. In an effort to enhance the transit-oriented nature of the area, the project would provide a public pedestrian access easement connecting W. Grand Avenue with W. Valley Parkway along the western edge of the site (adjacent to the North County Transit District rail line). Project amenities include an outdoor recreational area with pool and spa as well as a second floor fitness room above the leasing center with an adjacent outdoor patio. Secure indoor bicycle storage is provided in the garage of each building. The project also includes a unique, 1,000 square foot ground-floor "flex space" located directly across the street from the transit center that could provide a small commercial opportunity to serve residents and commuters, or alternatively could be used to provide an additional amenity for residents.

Staff feels that the issues are as follow:

1. Appropriateness of the proposed amendment to the Downtown Specific Plan to allow ground-floor residential uses on the entire project site.
2. Appropriateness of the proposed project design for the downtown area.
3. Whether the proposed reduction in parking based on SANDAG's Transit-Oriented Development parking standards is appropriate for the site.
4. Whether the proposed Development Agreement provides adequate pedestrian access to the Escondido Transit Center, and if the requested fee incentives can be justified.
5. Appropriateness of public street vacation and use of the public right-of-way for front steps on W. Grand Avenue.

REASONS FOR STAFF RECOMMENDATION:

1. The site is directly across the street from the Escondido Transit Center. Due to its unique location, the property is well-suited for a transit-oriented development including high-density residential uses. In order to achieve the necessary residential density, the applicant has requested the ability to use the entire site for residential uses rather than being required to provide commercial uses along the street frontages. They have, however, built-in flex space that could be leased for a commercial use to serve area residents and commuters. Staff supports this request since it would increase the residential population in the downtown area in support of Downtown Specific Plan goals of providing high density residential uses and the creation of an environment with convenient access and opportunities for alternative modes of transportation.
2. The applicant has provided a project that is architecturally appealing through the use of various materials and architectural elements, including smooth and sand finish stucco, white brick, metal awnings and balcony railings, vinyl windows for the residential units, and bronze aluminum storefronts for the flex space and leasing/rec building. Landscaping would be provided throughout the site, including within the rights-of-way along both street frontages and along the side yards. The buildings have been designed with variations in setbacks from property lines and rights-of-way, have projecting and recessed elements on all floors that give relief to the scale and mass of the buildings, and have front doors facing the streets in order to maintain the urban, pedestrian-oriented environment that is envisioned for the downtown area. Staff believes the project would provide an upscale living environment for people desiring an urban lifestyle with a variety of transportation options.
3. The requested parking reduction is based on the transit-oriented nature of the proposed project and its location. Rather than relying on the City's multi-family parking standards, the applicant has requested the ability to use parking standards recommended by SANDAG for transit-oriented developments. The 226 parking spaces proposed for the project fall approximately half-way between the City requirement (246 spaces) and SANDAG's recommendation (208

spaces). Additionally, the project would provide secure bicycle storage areas in each building in support of the use of alternative transportation options that may alleviate the number of resident parking spaces required. Staff believes the proximity to the Escondido Transit Center (and to a lesser extent, the provision of secure bicycle storage areas) justifies the requested reduction in parking.

4. As part of the proposed project, the applicant will be installing signalized pedestrian crossings between the Escondido Transit Center and the project site, and between the project site and Spruce Street. They will also be providing a public pedestrian sidewalk on their property (adjacent to the NCTD right-of-way) in order for pedestrians to easily access the transit station from areas to the south of the project site. In exchange, the City would provide financial incentives in the areas of fee credits for water and wastewater connections, and would freeze impact fees at the levels in-place at the time of entitlement. Staff believes the pedestrian access improvements, in an area where alternative transportation methods are encouraged, justifies the financial incentives afforded to the project.
5. The City has excess right-of-way along the frontage of the project site on W. Grand Avenue. The developer has requested the vacation of a nine foot wide strip of the right-of-way in order to accommodate the project. The applicant has also requested the ability to place two to three steps within right-of-way leading up to the front doors of twelve units on W. Grand Avenue. Staff supports the right-of-way vacation and use for stairs since W. Grand Avenue, after the vacation, would still comply with the requirement for a collector street identified in the Infrastructure and Mobility Element of the General Plan, and since the stairs would not encroach into the required eight foot wide sidewalk and would enhance the pedestrian-oriented urban environment by providing direct front door access from the public street.

Respectfully Submitted,



Adam Finestone, AICP
Principal Planner

NORLAK AVE

M-1

FLOOD

S-P

VALLEY PKWY

QUINCE ST

2ND AVE

GRAND AVE

R-3-18

M-2

BRENNA HILLS PL

TULIP ST

GRAND CT

2ND AVE

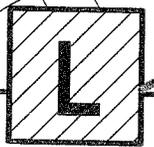
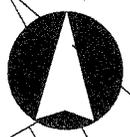
SPRUCE ST

R-2-12

3RD AVE

R-1-10

**PROPOSED PROJECT
SUB 16-0001**



LOCATION/ZONING

NORLAK AVE

GI

FLOOD

SPA 9

VALLEY PKWY

QUINCE ST

2ND AVE

GRAND AVE

IO

U3

S

TULIP ST

GRAND CT

2ND AVE

SPRUCE ST

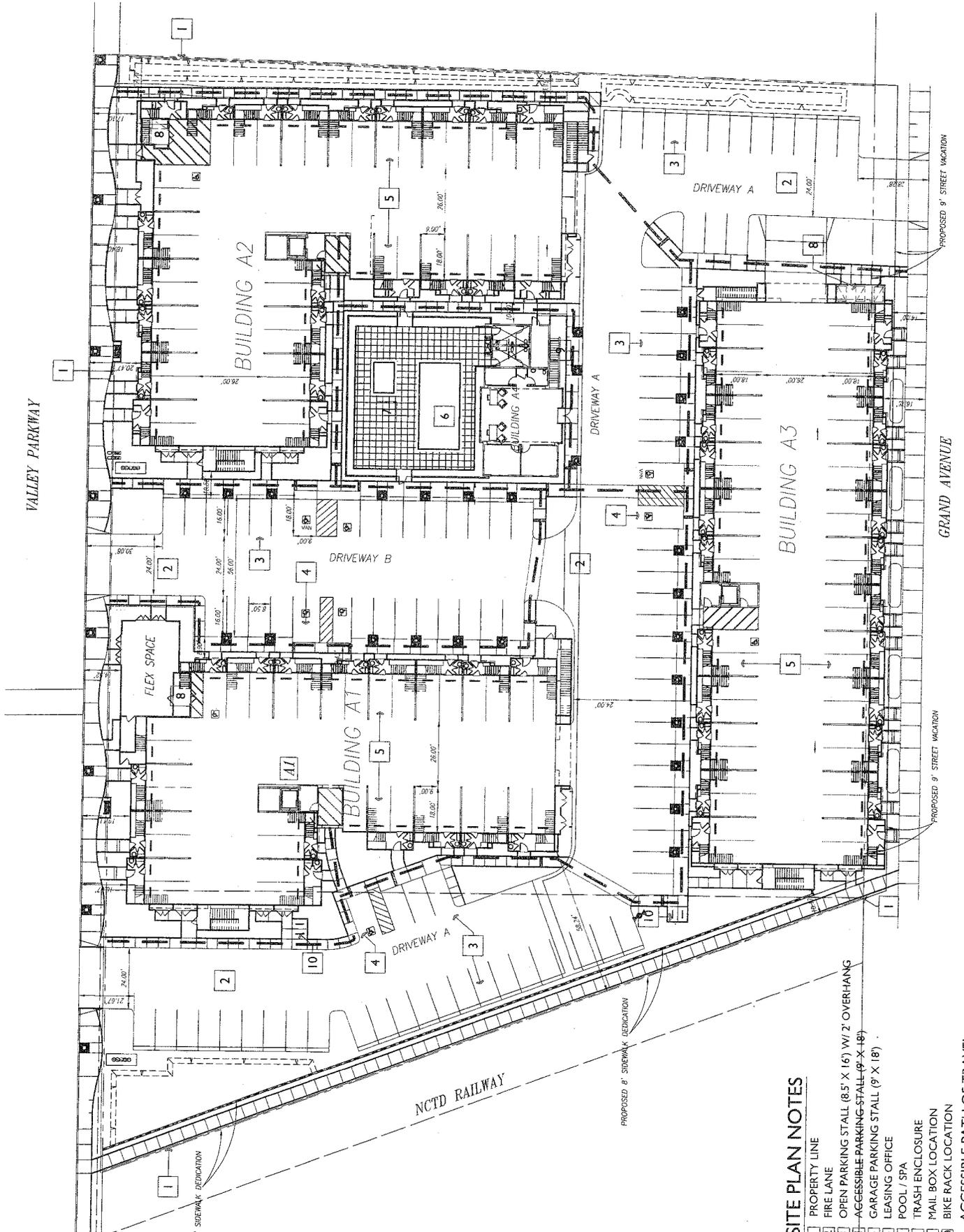
U2

3RD AVE



GENERAL PLAN

**PROPOSED PROJECT
SUB 16-0001**



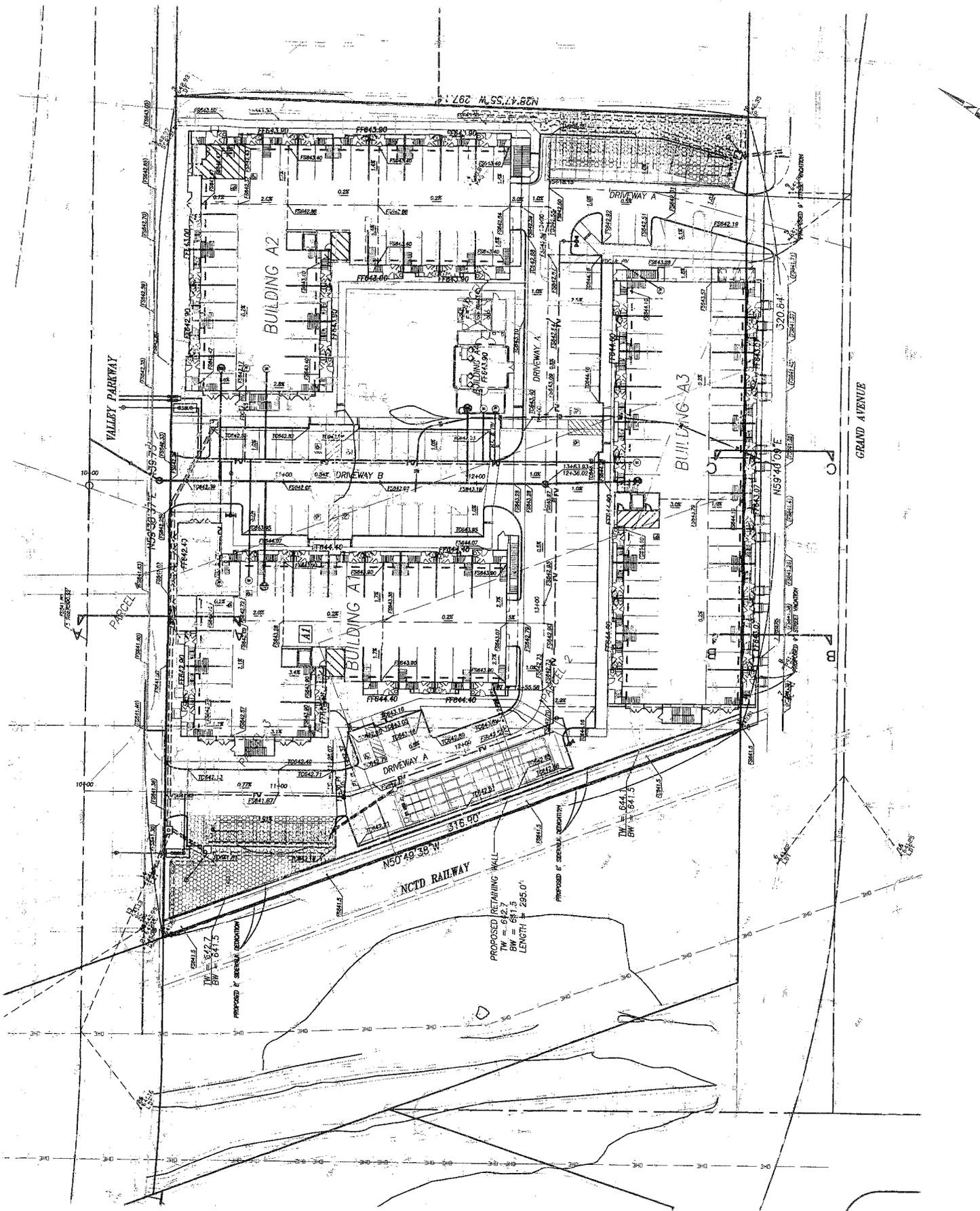
SITE PLAN NOTES

- 1 PROPERTY LINE
 - 2 FIRE LANE
 - 3 OPEN PARKING STALL (8.5' X 16') W/ 2' OVERHANG
 - 4 ACCESSIBLE PARKING STALL (9' X 18')
 - 5 GARAGE PARKING STALL (9' X 18')
 - 6 LEASING OFFICE
 - 7 POOL / SPA
 - 8 TRASH ENCLOSURE
 - 9 MAIL BOX LOCATION
 - 10 BIKE RACK LOCATION
- ACCESSIBLE PATH OF TRAVEL

**PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)**



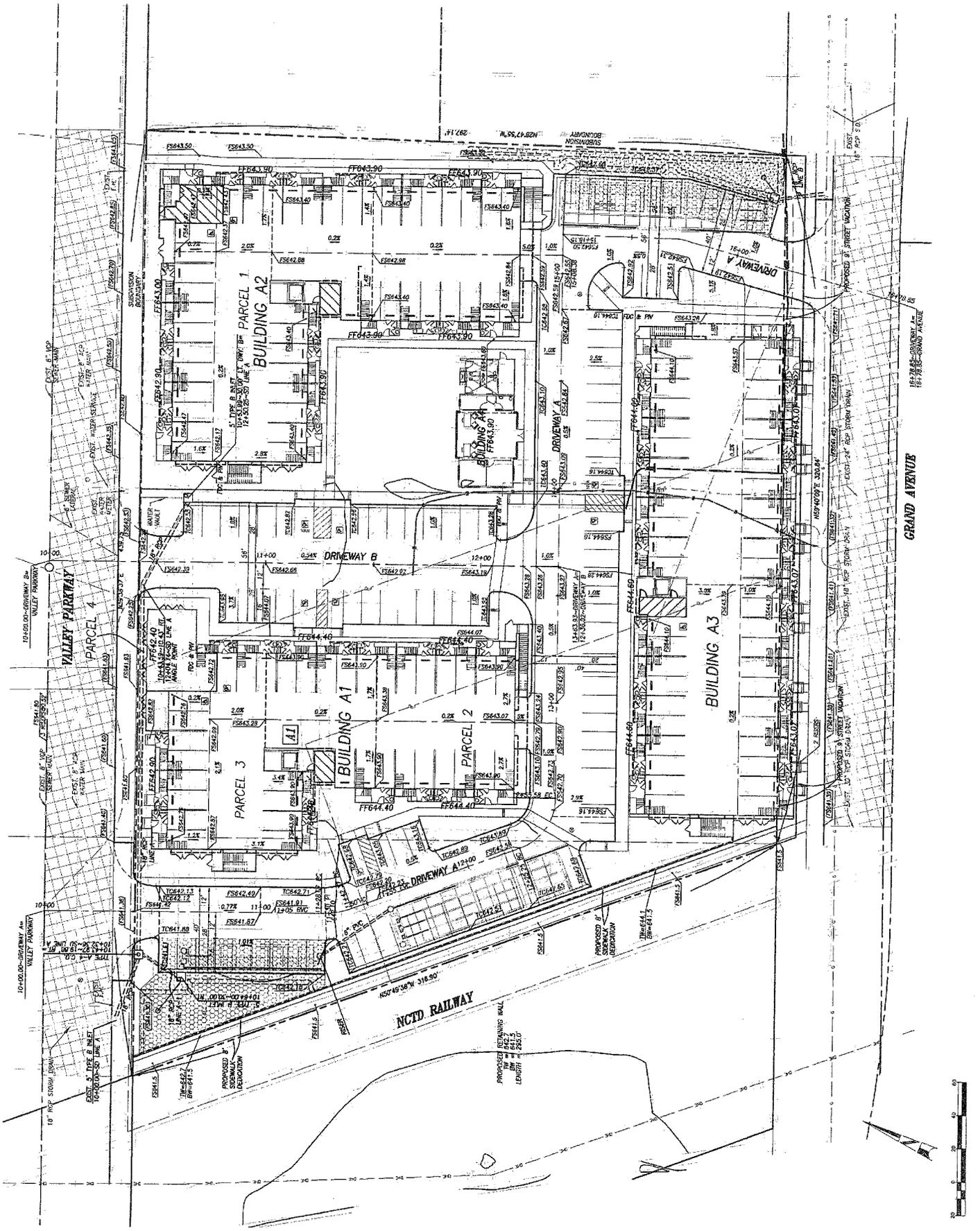
SITE PLAN



**PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)**



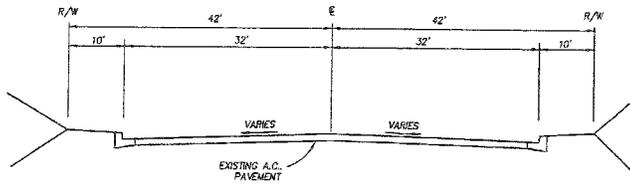
TENTATIVE MAP



PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

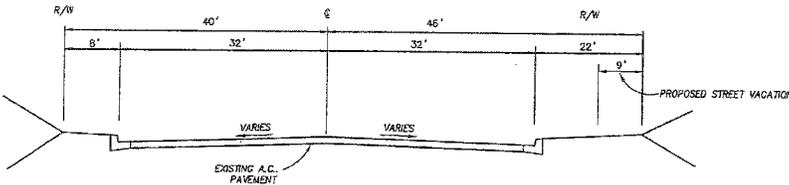
G

GRADING PLAN



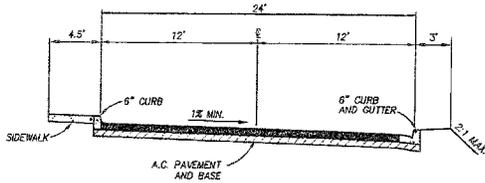
EXISTING VALLEY PARKWAY

NOT TO SCALE



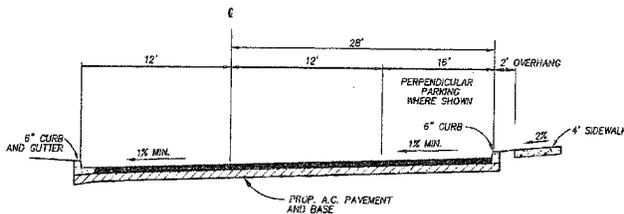
EXISTING GRAND AVENUE

NOT TO SCALE



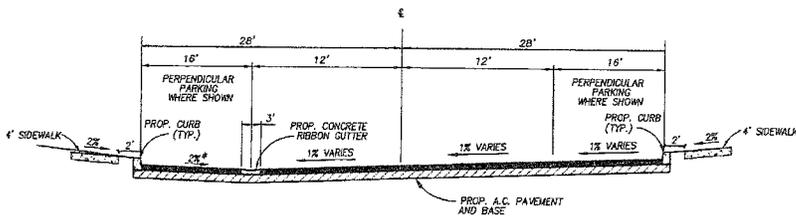
PRIVATE DRIVEWAY "A"

NOT TO SCALE



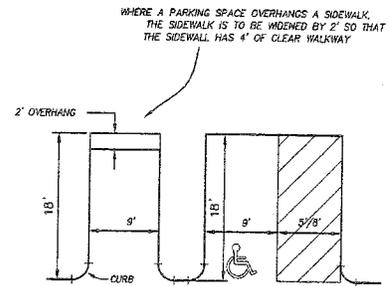
PRIVATE DRIVEWAY "A"

NOT TO SCALE



PRIVATE DRIVEWAYS "A" AND "B"

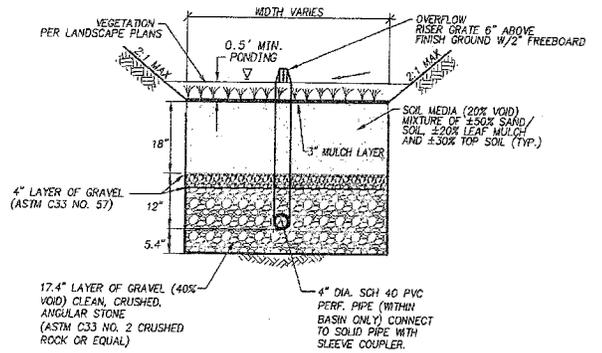
NOT TO SCALE



STANDARD SPACE
DISABLED SPACE

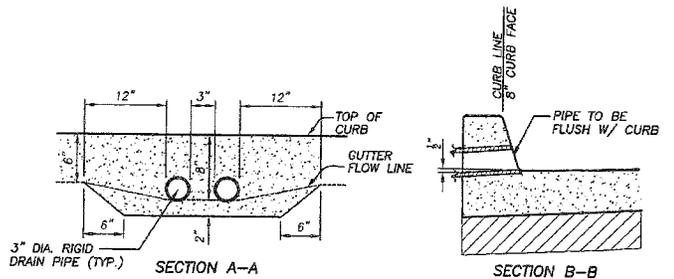
ALL PARKING SPACES SHALL BE DOUBLE STRIPED
TYP. PARKING DIMENSIONS

NOT TO SCALE



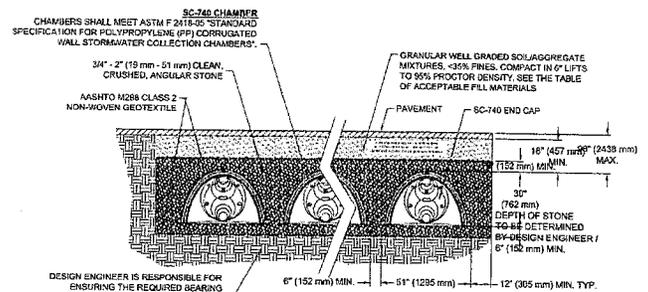
BIOFILTRATION W/PARTIAL RETENTION

NOT TO SCALE



DETAIL: CURB UNDERDRAIN PIPE

NOT TO SCALE



DETAIL: STORMTECH UNDERGROUND DETENTION

N.T.S.

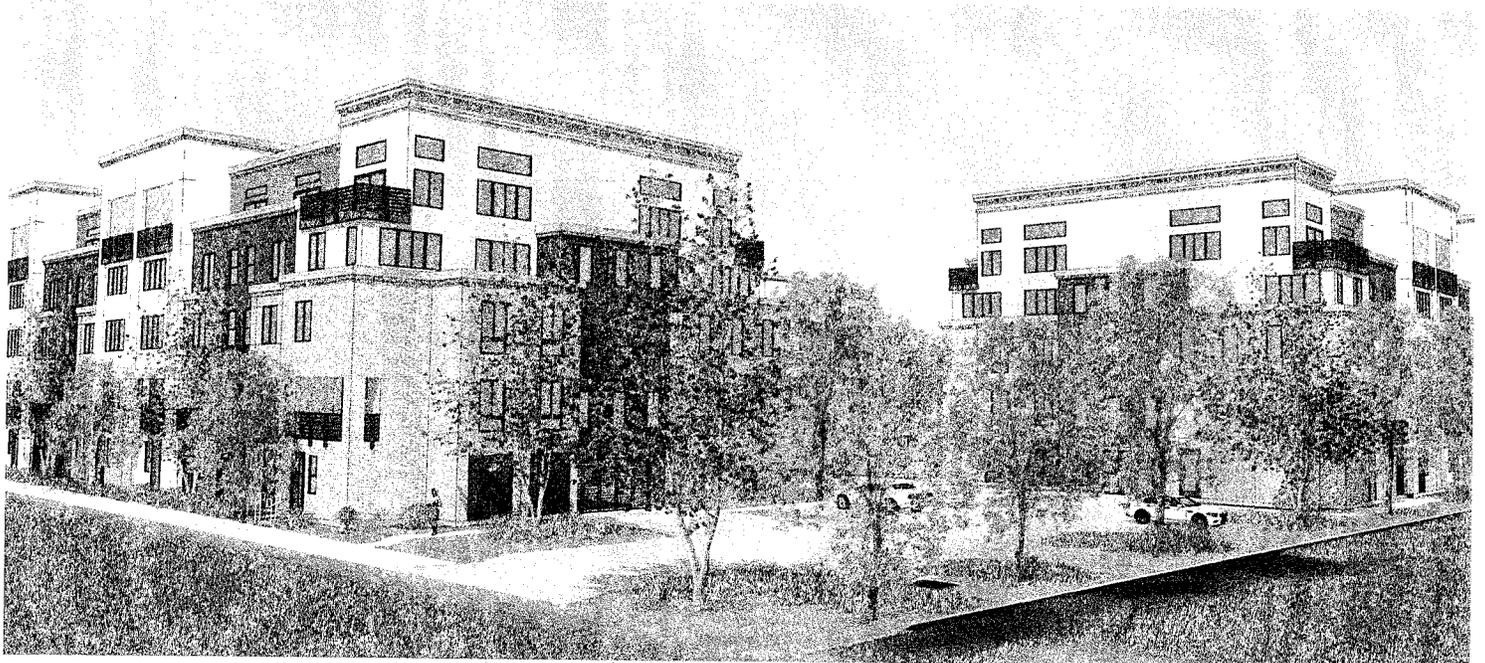
PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

G

GRADING PLAN



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

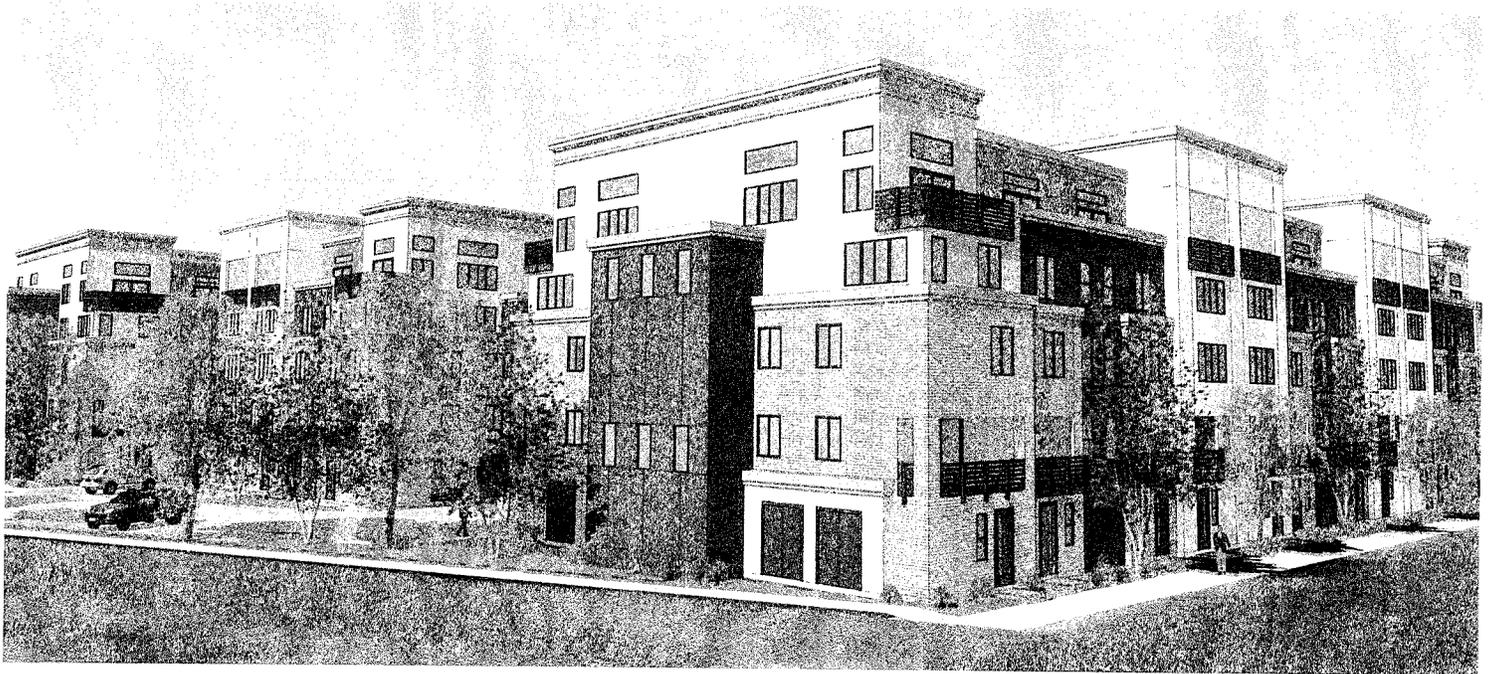
PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

3D

3D PERSPECTIVES



VIEW FROM NORTHWEST



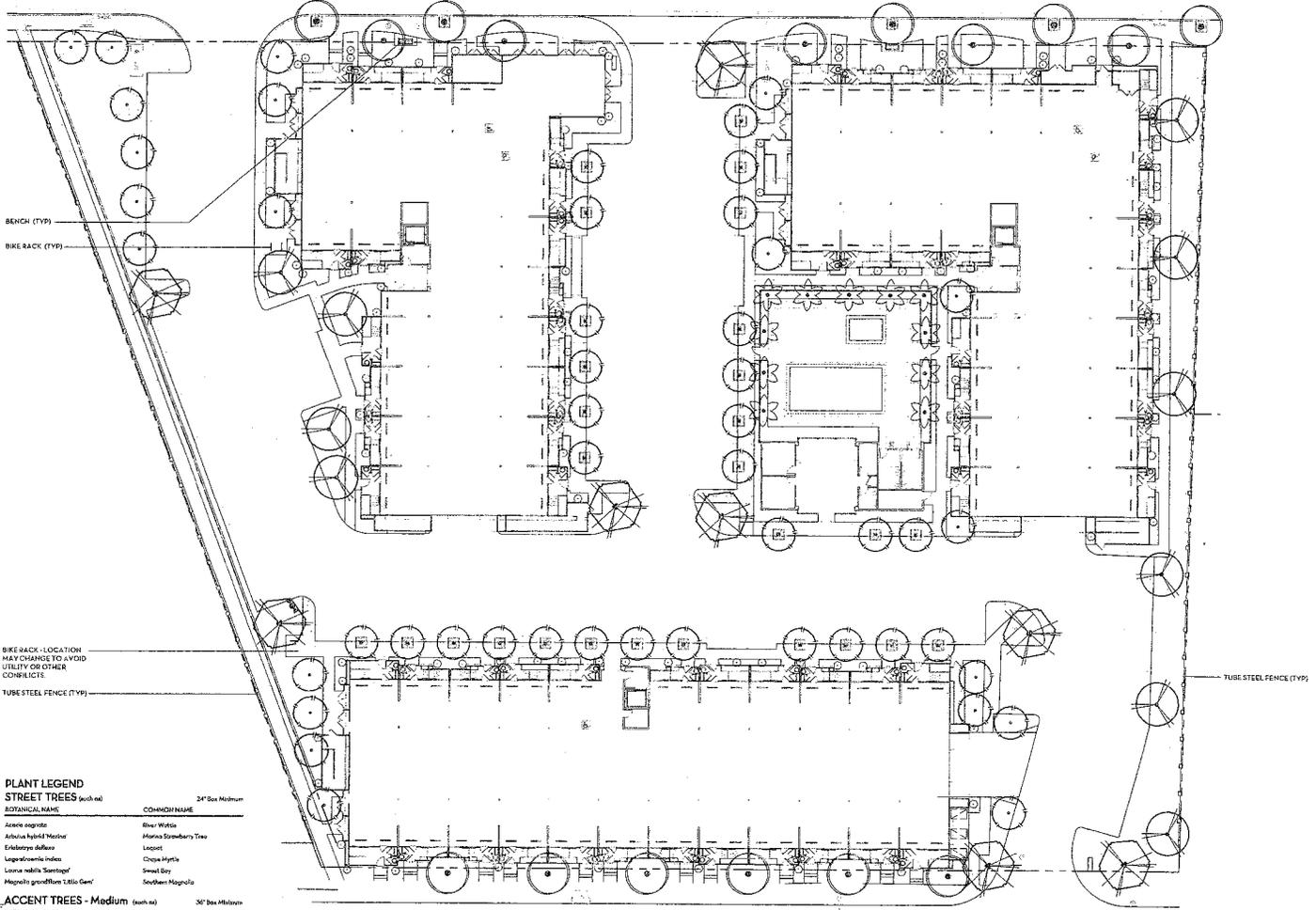
VIEW FROM SOUTHWEST

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

3D

3D PERSPECTIVES

VALLEY PARKWAY



GRAND AVENUE

PLANT LEGEND

STREET TREES (each sq)

BOTANICAL NAME	COMMON NAME	34" Box Minimum
<i>Azadirachta indica</i>	Blue White	
<i>Arbutus hybrid</i>	Marion Strawberry Tree	
<i>Eriobotrya deflexa</i>	Loquat	
<i>Lagerflora indica</i>	China Myrtle	
<i>Laurus nobilis</i>	Sweet Bay	
<i>Magnolia grandiflora</i>	Southern Magnolia	

ACCENT TREES - Medium (each sq)

BOTANICAL NAME	COMMON NAME	34" Box Minimum
<i>Cycas revoluta</i>	Carol Weald	
<i>Koeberlinia bipinnata</i>	Chouan Flame Tree	
<i>Magnolia grandiflora</i>	Southern Magnolia	
<i>Platanus orientalis</i>	Chinese Platanus	
<i>Podocarpus neriifolia</i>	Swan Pine	
<i>Pyrus callinervis</i>	Bradford Pear	

ACCENT TREES - Small (each sq)

BOTANICAL NAME	COMMON NAME	24" Box Minimum
<i>Thuja occidentalis</i>	Blue Pine	
<i>Buxus sempervirens</i>	Boxwood	
<i>Quercus laevis</i>	White Oak	
<i>Quercus macrocarpa</i>	Red Oak	
<i>Quercus prinus</i>	White Oak	
<i>Quercus rubra</i>	Red Oak	
<i>Quercus sp.</i>	White Oak	
<i>Quercus sp.</i>	Red Oak	

SCREEN TREE (each sq)

BOTANICAL NAME	COMMON NAME	10 Gal. Minimum
<i>Thuja occidentalis</i>	Blue Pine	

PALMS + CYCADS (each sq)

BOTANICAL NAME	COMMON NAME	10 Gal. Minimum
<i>Chamaedorea elegans</i>	Parlor Palm	

COLUMNS (each sq)

BOTANICAL NAME	COMMON NAME	5 Gal. Minimum
<i>Thuja occidentalis</i>	Blue Pine	

COLUMNAR SHRUBS (each sq)

BOTANICAL NAME	COMMON NAME	5 Gal. Minimum
<i>Thuja occidentalis</i>	Blue Pine	

VINES + ESPALIERS (each sq)

BOTANICAL NAME	COMMON NAME	5 Gal. Minimum
<i>Thuja occidentalis</i>	Blue Pine	

SHRUBS, PERENNIALS, + ANNUALS (each sq)

BOTANICAL NAME	COMMON NAME	1 Gal. Minimum
<i>Thuja occidentalis</i>	Blue Pine	

GROUND COVER (each sq)

BOTANICAL NAME	COMMON NAME	From Catalog
<i>Thuja occidentalis</i>	Blue Pine	

CACTUS + SUCCULENTS (each sq)

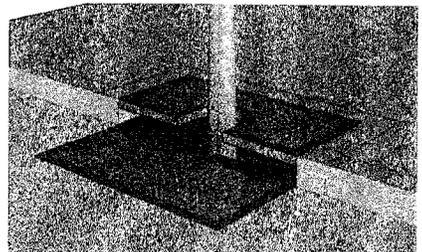
BOTANICAL NAME	COMMON NAME	1 Gal. Minimum
<i>Thuja occidentalis</i>	Blue Pine	

ORNAMENTAL GRASSES (each sq)

BOTANICAL NAME	COMMON NAME	1 Gal. Minimum
<i>Thuja occidentalis</i>	Blue Pine	

PLANTING NOTES

1. ALL SHRUB AREAS WILL RECEIVE 1" THICK OF MULCH
2. A WIDE VARIETY OF PLANT MATERIALS HAVE BEEN INCLUDED AS PART OF THIS PLANT LEGEND. IT IS NOT INTENDED THAT ALL THE PLANT MATERIAL LISTED WILL BE INCORPORATED INTO THE FINAL DESIGN. THE PLANT LEGEND ALSO SHOULD NOT BE LIMITED TO ONLY THE PLANT MATERIAL LISTED. UNUSUAL PARTICULAR SITE CONDITIONS REQUIRE SPECIFIC ATTENTION.
3. ALL PLANT MATERIAL DESIGNATED WITH (M) SHALL BE PLANTED WITH THE CACTUS AND SUCCULENT BACK FILL MIX (SEE PLANTING SPECIFICATIONS)
4. ALL PLANT MATERIAL DESIGNATED WITH (T) SHALL BE PLANTED WITH THE ACID LOVING PLANT BACK FILL MIX (SEE PLANTING SPECIFICATIONS)



SPLIT TREE GRATE (TYPICAL)



PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)



LANDSCAPE PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - SP (Downtown Specific Plan) Gateway Transit District – The Escondido Transit Center is located to the north of the site (across W. Valley Parkway). Escondido Creek and the Inland Rail Trail are behind the transit center, with North County Transit District's bus yard beyond.

SOUTH - M-2 (General Industrial) zoning – North County Transit District has right-of-way across W. Grand Avenue, containing a railroad spur and vacant land. Adjacent to the NCTD right-of-way is a swimming pool contractor to the west (in the M-2 zone), and a country store to the east (in the Mercado District of the Downtown Specific Plan).

EAST - SP (Downtown Specific Plan) Gateway Transit District – To the east of the project site is a three-story office building occupied (in part) by California Bank and Trust. A parking lot for the office building lies between the project site and the office building.

WEST - SP (Downtown Specific Plan) Gateway Transit District – NCTD right-of-way runs along the west side of the project site. Beyond that are a tile and stone company, and a fitness facility.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. Effect on Fire Service – The site is served by Fire Station No. 1 (310 North Quince Street), which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. Development of the site would contribute incremental increases in demand for fire services. The fire department has indicated that they will coordinate with the applicant to establish fire flow and the number of fire hydrants needed on site. The fire department can provide adequate service to the development.
3. Traffic – The proposed project consists of 126 condominium units and is expected to generate 76 AM peak hour trips, 83 PM peak hour trips and 955 Average Daily Trips (ADT). The project site will be served by two driveways along W. Valley Parkway (one near the center of the site and one near the western project boundary next to the railroad tracks) and one driveway on W. Grand Avenue (near the eastern project boundary). Since both streets are one-way (W. Valley Parkway westbound only and W. Grand Avenue eastbound only), all driveways will be limited to left turns in and out only. Both roadways are classified as Collector Streets, which typically have an 84' R.O.W. with two lanes in each direction. However, since both are one-way, right-of-way widths and lane counts do not conform to the typical cross sections.

A project-specific Traffic Impact Analysis (TIA) was performed by Michael Baker International (June 8, 2016) to analyze the project's potential impacts on existing and future transportation and traffic conditions in the project area. The TIA analyzed 14 intersections and ten roadway segments near or adjacent to the project site. All intersections and segments analyzed currently operate at an acceptable level of service (LOS "D" or better), and are projected to continue operating at acceptable levels of service (LOS "D" or better) in the near term and long range conditions (Horizon Year 2035) both with or without the proposed project and also incorporating any cumulative projects currently proposed in the vicinity.

4. Utilities – Water and sewer are available from existing mains in W. Valley Parkway. Water and sewer service is provided by the City of Escondido. These systems have adequate capacity to accommodate the project's needs. The Engineering Department indicated the project would not result in a significant impact to public services or other utilities. Public utility easements would be granted over all water and sewer mains.

As part of the proposed Development Agreement, the applicant would be granted for fee credits for existing water and wastewater service. The applicant would be given credit for an existing two (2) inch potable water meter, with no new capacity or connection fees required up to the credit amount for the existing meter, and would also be given credit for wastewater connections at a rate of \$1.28 per square foot of the existing 32,000 square foot building, totaling \$40,960.

5. **Drainage** – The project would incrementally increase the amount of surface runoff as a result of additional pavement and impervious surfaces created by the development and road improvements. Specifically, the project would increase the amount of impervious surfaces from approximately 85,000 square feet to 94,766 square feet. The project will underground surface drainage flows with pipes and concrete culverts designed to meet City requirements. On-site runoff will be conveyed to two underground hydro-modification storage cisterns, then pumped at the required hydro-modification flow rate onto the surface of adjacent bio-filtration basins. The treated runoff will drain into existing 18 inch RCBs in W. Grand Avenue and W. Valley Parkway. Construction BMPs will be in place during the grading.

A Storm Water Quality Management Plan (SWQMP) was prepared for the project by William Lundstrom, R.C.E. (Lundstrom Engineering and Surveying, Inc., April 18, 2016, revised May 23, 2016). Project construction would be required to comply with the San Diego Municipal Storm Water Permit (Order No. 2001-01, NPDES), the project-specific Storm Water Pollution Prevention Plan (SWPPP), and with the City of Escondido erosion control ordinances and policies. The proposed bio-retention plus cistern facilities design complies with the current storm water quality standards that are required by the San Diego Regional Water Quality Control Board and the City of Escondido. The bio-retention plus cistern sizing calculations are included in the SWQMP. The Engineering Division has determined the project would not materially degrade the levels of service of existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Draft Mitigated Negative Declaration (ENV 16-0001) was issued for the project for a twenty (20) day review period beginning on June 22, 2016. Mitigation measures were developed to reduce potential impacts in the areas of biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise to a less than significant level. One comment letter was received during the public review period. The letter was from the San Luis Rey Band of Mission Indians, and expressed concurrence with the Cultural Resource Mitigation Measures contained in the Draft Mitigated Negative Declaration, and no revisions to document are necessary.

A copy of the Final Mitigated Negative Declaration has been provided with this report. An electronic copy the document along with the appendices can be accessed at the following link:

<https://www.escondido.org/gateway-grand-residential-project.aspx>

2. In staff's opinion, no significant issues remain unresolved through compliance with mitigation measures, code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan land use designation on the site is Specific Plan Area (SPA) which is implemented through the Downtown Specific Plan. The Downtown Specific Plan is divided into seven districts and includes development standards and guidelines for the SPA. The General Plan notes that projects are approved based on their conformance with Specific Plan standards, guidelines, and principles allowing up to 5,275 residential dwelling units within the SPA. The General Plan Guiding Principles for SPA #9 include a dynamic, attractive, economically vital city center providing social, cultural, economic and residential focus while respecting its history. The project will be required to conform to the provisions of the

Citywide Facilities Plan through the payment of fees to ensure that the General Plan Quality of Life Standards will continue to be met.

Appropriateness of the proposed amendment to the Downtown Specific Plan to allow ground-floor residential uses on the entire project site

The Downtown Specific Plan envisions mixed-use development within the Gateway Transit District, with multi-family residential uses above ground-floor commercial uses. While the Specific Plan prohibits residential uses on the ground floor in most of the District, it does allow residential uses on the ground floor of certain properties subject to approval of a permit (the Downtown Specific Plan further defines "permit" as a Planned Development approval). The subject property currently is allowed ground-floor residential uses on the interior of the site (with a permit), but requires commercial uses fronting the streets. The proposed Specific Plan Amendment would allow ground-floor residential uses (with a permit) on the entire site, as identified in Exhibit "C."

Staff believes that allowing ground-floor residential uses throughout the project site is appropriate for several reasons. First, the proximity to the Escondido Transit Center creates an opportunity for high-density residential use that is unique to this location. The site offers one of the largest residential redevelopment opportunities in the western downtown area and is well located to provide direct residential access to Escondido's primary public transportation node. Access to transit would be further enhanced by the provision (by the applicant) of a signalized pedestrian crossing between the project site and the transit center (see Development Agreement discussion below). Additionally, commercial uses developed as part of a mixed-use project would face challenges due to the unique characteristics of the vehicular circulation system in the area. Both streets adjacent to the site are classified as collector streets in the Mobility and Infrastructure Element of the General Plan, and street parking is not permitted. This greatly reduces the appeal of street-fronting commercial uses. Also, since both streets are one-way, there is limited visibility and access for any commercial uses on either frontage without customers either needing to cut through the project site or circle the block to access uses along the other street.

Appropriateness of the proposed project design for the downtown area

The Gateway Transit District includes design guidelines which are intended to provide continuity with other downtown areas and maintain a high-quality, visually appealing urban environment. To achieve this goal, the proposed development includes three complimentary yet unique residential buildings and a recreational building with a common open space area containing a pool and spa surrounded by a large deck. One of the residential buildings contains 1,000 square feet of flex space that could either be used for commercial purposes or for additional residential amenities. The project would provide 63 one-bedroom lofts, 42 two-bedroom townhomes, and 21 three-bedroom townhomes. All units would exceed the minimum unit sizes based on the number of bedrooms, as identified in the Supplemental Details of Request later in this report.

All residential buildings are four-stories with mezzanines and use the same palette of colors and materials, however they each have distinct facades and use the colors and materials differently. Materials include sand- and smooth-finished stucco, white brick accent walls, metal railings and awnings, and bronze aluminum storefront windows. The buildings have been designed with variations in setbacks from property lines and rights-of-way, and have projecting and recessed elements on all floors that give relief to the scale and mass of the buildings, while maintaining the urban appearance that is envisioned for the downtown area. The buildings will be four stories with mezzanines above to provide the appearance of a fifth story, Horizontal reveals, cornices, changes in materials at appropriate locations, and balcony railings, are included to break up the vertical height of wall planes. While they would be the tallest buildings in the vicinity, they are separated from other structures by almost 250 feet, with major roads, a railroad track, or a large parking lot in between. Additionally, all three buildings have front doors oriented toward the street to provide a pedestrian-friendly experience within a landscaped corridor while maintaining the urban character desired for the area.

Whether the proposed reduction in parking based on SANDAG's Transit-oriented Development parking standards is appropriate for the site

Parking requirements for multi-family projects within the Downtown Specific Plan are based on the number of bedrooms in each unit and have been set at the same standard as required for more suburban areas of the city. Commercial

components are required to meet the parking requirements in Article 39 of the Escondido Zoning Code. Based on the per-unit bedroom count, the project would require 242 parking spaces for the residential use, with 126 of them (one per unit) being covered spaces. An additional four spaces would be required for the flex/commercial area, for a total of 246 spaces. The project proposes 226 total spaces (including 126 covered spaces within the garages of the buildings) with a resulting deficiency of 20 spaces (approximately nine percent of the total required), which is allowed in the Downtown Specific Plan, subject to approval of a Precise Development Plan.

The applicant has provided a parking assessment memorandum for the project (Fehr & Peers, May 2, 2016) as justification for the requested reduction, based on SANDAG's recommended parking standards for transit-oriented development. SANDAG's recommendations require 1.25 spaces per one- and two-bedroom units, compared to City requirements of 1.5 and 1.75 spaces, respectively. SANDAG also recommends a rate of one space per 360 square feet of commercial (flex) space, versus the City's requirement of one space per 250 square feet. Using SANDAG's recommended standards, 208 spaces would be required for the project, resulting in a surplus of 18 spaces. Detailed tables identifying the parking requirements for the project contained in the Downtown Specific Plan, and those recommended by SANDAG are provided in the Supplement to the Staff Report/Details of Request later in this report.

Transit-oriented development usually incorporates higher-density residential and mixed-use developments in pedestrian-oriented neighborhoods within ¼ mile of a public transit station. The project site is directly across the W. Valley Parkway from the Escondido Transit Center, and the Development Agreement proposed as part of the project (discussed later in this report) would provide safe pedestrian access to the transit center. The aforementioned parking assessment cites the project's adjacency to the Escondido Transit Center, access to pedestrian and bicycle facilities, and proximity to Escondido's downtown as reasons for the reliance on SANDAG's transit-oriented development parking recommendations. Staff believes the project is transit-oriented in nature, and that the use of parking standards for transit-oriented development is appropriate and can be supported.

Whether the proposed Development Agreement provides adequate pedestrian access to the Escondido Transit Center, and if the requested impact fee credits and incentives can be justified

A Development Agreement has been proposed as part of this project that would provide enhanced pedestrian access to the Escondido Transit Center in exchange for certain financial incentives provided to the applicant. Pedestrian access would be enhanced by provision of two pedestrian crossings adjacent to the project and a public pedestrian access easement across the project site. The crossings would be fully-signalized, and would provide access across W. Valley Parkway between the project site and the transit center, and across W. Grand Avenue between Spruce Street and the project site. Pedestrian access through the project site would be provided by a six foot wide sidewalk connecting W. Grand Avenue and W. Valley Parkway along the western edge of the site, adjacent to the North County Transit District right-of-way, and would provide a pedestrian connection to the transit center from residential neighborhoods to the south. These improvements would assist in achieving one of the strategic goals of the Downtown Specific Plan, which is to provide a pedestrian-friendly environment with connections, convenient access to, and opportunities for alternative modes of transportation.

In exchange for providing these improvements, the applicant has requested certain financial incentives for the project related to development impact fees. Specifically, the Development Agreement would freeze development impact fees for 18 months at the amount in effect at the time of recordation of the agreement as an incentive to quickly move the project into construction. It would also provide the applicant with credits for water and wastewater fees based on the existing connections and capacity used by the existing building that would be demolished as part of the project. Finally, the agreement would allow the applicant to defer payment of development fees for a period of one year from the date of building permit issuance, or one year, whichever occurs first. Additional incentives that have minimal financial bearing on the agreement would grant the project expedited plan check reviews, and require the City to vacate any excess right-of-way no longer needed for street or utility purposes. Staff believes that the pedestrian access improvements identified in the agreement justify the requested financial incentives.

Appropriateness of public street vacation and use of city right-of-way for front steps on W. Grand Avenue

The applicant has requested that the City vacate a nine foot strip of excess public right-of-way along the W. Grand Avenue frontage of the project site. W. Grand Avenue is classified as a Collector Street in the Mobility and Infrastructure Element of the City's General Plan (four lanes, 80' – 84' right-of-way for two-way traffic). W. Grand Avenue is currently a one-way street with four travel lanes within an existing right-of-way of approximately 94 feet. The vacation would increase the developable area available for the project while maintaining consistency with the Mobility and Infrastructure Element of the City's General Plan.

Additionally, the applicant as requested the use of the W. Grand Avenue right-of-way for steps leading to the front doors of twelve units along W. Grand Avenue. They would be no more than two feet in height and low enough to not require railings, and would enhance access to units by allowing a small landing area at the front door instead of placing steps immediately at the door. While the steps would be within the right-of-way, they would not encroach into the required minimum eight-foot sidewalk on W. Grand Avenue. Staff supports the use of the right-of-way for front steps since it would enhance the pedestrian-oriented urban environment by providing safe and direct front door access from the public street.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately 2.59 acre project site is comprised of one parcel (APN 232-100-16) that was previously used as the City's Police Department headquarters. The property is bordered to the north by W. Valley Parkway, to the west by North County Transit District right-of-way, and to the south by W. Grand Avenue. A commercial office building and associated parking lot lie directly east of the property. The elevations of the project site range from 641 feet to 644 feet, with the high point being near the center of the site. The west half of the project drains from the center towards the northwest corner, and the east half of the project drains from the center toward the southeast corner. The site does not contain any sensitive or special status plants or animal species or habitat areas, wetlands or riparian habitat.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 2.59 acres
2. Number of Lots: One
3. Number of Units: 126 condominium units
4. Project Density: 48.6 dwelling units per acre
5. Lot Coverage:

Building:	45.5%	(1.18 acres)
Streets:	29.0%	(0.75 acres)
Landscape:	<u>25.5%</u>	(0.66 acres)
	100%	
6. Floor Area Ratio: 1.53
7. Number/Size of Buildings: Three residential buildings and one recreational building. All residential buildings are four-stories with mezzanines, including ground-floor parking below two-story townhomes (with ground-floor access), and lofts with mezzanines on the fourth floor.

Building A1:	39,650 SF	36 units + 1,000 SF flex space
Building A2:	46,755 SF	44 units
Building A3:	47,780 SF	46 units
Building A4:	3,000 SF	Leasing office and fitness room with rooftop patio
8. Unit Type/Size:

<u>Plan</u>	<u># Units</u>	<u>Total SF</u>	<u>Condo Ord. Requirement</u>
1 bedroom loft	63 (50%)	810 – 890	700 SF min.
2 bedroom	42 (17%)	1,200 – 1,575	800 SF min.
3 bedroom	21 (33%)	1,300 – 2,090	1,000 SF min.
9. Building Height: Four stories plus mezzanine with parapet heights up to 59' 3".
10. Building Materials/Colors: Stucco exterior walls (clean-white, light neutral gray and warm neutral tan with accent walls in ebony and grass green) with sand finish. Stucco trim, color accents and architectural elements in smooth (with reveals) and sand finish (brown and taupe shades). Metal balcony and patio railings (dark grey). Metal awnings over select building entries (dark gray). Taupe (or black) vinyl residential windows. Bronze aluminum storefront for leasing center and other resident amenity areas. Metal vehicle gates located at the entrances to the building garages only." Masonry accent walls in painted white brick.

11. Landscaping: New ornamental landscaping to be provided around the project perimeter and throughout the project. Existing landscaping (to be removed) consists of mature palm and pine trees, unmaintained shrubs and dying groundcover. The project proposes landscaping that meets the requirements of Article 62 of the Zoning Code (Water Efficient Landscaping Regulations), using species that are appropriate for an upscale urban residential development.
12. Walls and Fencing: Tube steel fencing is proposed along the east (minimum five feet high) and west (minimum four feet high) property lines (between adjacent commercial development, and the NCTD right-of-way, respectively). No fencing is proposed along the north and south property lines (W. Valley Parkway and W. Grand Avenue) where the proposed buildings will front directly on the street to enhance the urban character of the project. A small retaining wall will be constructed near the western property line to make way for the proposed pedestrian sidewalk between the proposed development and the NCTD right-of-way. Metal security gates will be provided at each garage entrance (facing interior driveways only).
13. Proposed Grading: Grading activities will be comprised mainly of excavation and compaction of existing material with minimal export of approximately 2,400 cubic yards of material. All manufactured slopes are anticipated to be less than three feet high and are limited to those necessary to create the bio-retention basins.

C. CODE COMPLIANCE ANALYSIS

1. Parking: Each unit would have one covered parking space, as required by the Downtown Specific Plan. However, the applicant has requested a reduction in total required parking as part of the Master and Precise Development Plan proposed for the project site. The request is based on the transit-oriented nature of the proposed project since it is adjacent to the Escondido Transit Center. Parking would be provided at a lower rate than that required by the Downtown Specific Plan, but would exceed SANDAG's recommendations for transit-oriented developments, as demonstrated by the tables below.

Unit Type	City Code Parking Ratio	Proposed Units	Code Required Minimum Parking Supply
One-Bedroom	1.5 per unit	63	94.5
Two Bedroom	1.75 per unit	42	73.5
Three Bedroom	2 per unit	21	42.0
Guest	0.25 per unit	N/A	31.5
Residential Subtotal :		126	242
Flex / Retail	1 per 250 sf	1,000 sf	4
Total Number of Parking Spaces Required by City Code :			246
Proposed Project Parking Supply:			226
# of Spaces Deficient :			(-20)
Source: City of Escondido Municipal Code Section 33-765 and Fehr & Peers, 2016.			

TABLE 2 PROPOSED PARKING PROVISION BY UNIT TYPE			
Unit Type	Suggested Parking Rate	Proposed Units	Proposed Parking Supply ²
One-Bedroom	1.25 per unit ¹	63	78.75
Two Bedroom		42	52.5
Three Bedroom	2 per unit	21	42
Guest	0.25 per unit	N/A	31.5
Residential Subtotal :		126	205
Flex / Retail	1 per 360 sf ¹	1,000 sf	3
Recommended Total Number of Parking Spaces Required:			208
Proposed Project Parking Supply :			226
# of Surplus Parking Spaces:			+18

Source: (1) SANDAG Parking Strategies for Smart Growth, 2010 and (2) Fehr & Peers, 2016.

SUMMARY:

Downtown Specific Plan	SANDAG
Total Required: 246 spaces	Total Recommended: 208
Total Provided: 226 spaces	Total Provided: 226
Deficiency 20 spaces	Surplus: 18

2. Setbacks:

Due to the nature of the project site, front yard setbacks have been applied to both street frontages.

	Required	Provided
Front:	14' from face of curb	14.2' – 17.3' from face of curb (W. Grand Ave.) 14.5' – 20.5' face of curb (W. Valley Pkwy.)
Sides:	0'	10.17 (west) 13.19 (east)

3. Height:

Maximum Allowed	Proposed
75' (up to 5 stories)	59' 3" (four stories plus mezzanine)

4. Open Space:

Required	Provided
300 SF/unit 37,800 SF total	303 SF/Unit 38,112 SF total (26,912 SF common, 11,200 SF private)

5. Signage:

All signs are to be approved by a separate sign permit. Proposed signs are limited to monument signage at the two main entryways, along with necessary directional signage. All signs must be consistent with the sign standards in the Downtown Specific Plan.

6. Storage:

Required	Provided
80 cu. ft./unit	80 – 120 cu. ft./unit

EXHIBIT "A"
FACTORS TO BE CONSIDERED/FINDINGS OF FACT

Tentative Subdivision Map

1. The proposed Tentative Subdivision Map is consistent with the maximum density of 100 dwelling units per acre permissible in the Gateway Transit District of the Downtown Specific Plan since the proposed development includes 48.6 dwelling units per acre.
2. The design and improvement of the proposed subdivision is consistent with the General Plan and the Downtown Specific Plan since the proposed residential land use is permitted in the Gateway Transit District of Specific Planning Area #9 and the development is consistent with the development standards established for the Gateway Transit District of the Downtown Specific Plan, as amended, and except where noted and analyzed in this staff report.
3. The site is suitable for the residential type of development proposed since the Gateway Transit District permits high-density multi-family residential development and the site is part of the city's urban core with public transportation, commercial services, and cultural venues located within walking distance of the proposed development. Adequate access and utilities can be provided to the site.
4. The site is physically suitable for the proposed density of development since the project is a high-density redevelopment of a blighted property in the central area of the city that will assist in the ongoing revitalization of the downtown retail core by establishing a permanent customer base in the downtown area.
5. The design of the map and type of improvements are not likely to cause substantial environmental problems or substantially and avoidably injure fish or wildlife or their habitat since no stream courses or endangered wildlife occurs on the property as determined during Environmental Review, City Log No. ENV 16-0001.
6. The design of the map and the type of improvements are not likely to cause serious public health problems since the project will not degrade the levels of service on the adjoining streets or drainage system and city sewer and water is available to the site.
7. The design of the map and type of improvements will not conflict with easements of record, or easements established through court judgment, or acquired by the population at large, for access through, or use of property within the proposed map once all required quitclaims and easement relocations have been accomplished. This was based on a review of all available maps and a preliminary title report submitted by the applicant. Neither the City of Escondido, nor its employees assume any responsibility for the completeness or accuracy of these documents.
8. All of the requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant effect on the environment as demonstrated in the Draft Mitigated Negative Declaration issued on June 20, 2016, for the proposed development. Mitigation measures were developed to reduce potential biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise impacts to a less than significant level.

Specific Plan Amendment

1. The public health, safety and welfare would not be adversely affected by the proposed amendment to the Downtown Specific Plan because the amendment would refine development standards to allow a development that would assist in ongoing efforts to promote an economically vibrant downtown with high-density residential uses in close proximity to the Escondido Transit Center.
2. The proposed amendment to the Downtown Specific Plan would not be detrimental to surrounding properties, since the proposed change would have no effect on the residential density of the area and would not allow any new commercial uses that are not already permitted in the Specific Plan. Additionally, the amendment would allow a

development that would increase the residential population in an area with excellent access to public transit, and would increase the customer base for existing and future businesses in the project vicinity.

3. The proposed amendment to the Downtown Specific Plan would be consistent with the General Plan because it would not increase residential densities allowed by the General Plan, would not detrimentally impact levels of service on area roadways, would not unduly burden public services in the area, and would be consistent with the transit-oriented opportunities envisioned in the area. It would also retain the General Plan vision which states the Downtown Specific Plan shall provide a range of retail, office, financial, cultural and residential opportunities. The specific plan goal to create an efficiently organized, aesthetically pleasing and vibrant downtown is further enabled and enhanced as a result of the proposed amendment.

Master and Precise Development Plan

1. The location and design of the proposed planned development is consistent with the goals and policies of the Escondido General Plan since high-density residential development is permitted and encouraged in Specific Plan Area #9. The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities.
2. The proposed location of the development allows the development to be well integrated with its surroundings near commercially and industrially developed properties because adequate parking, circulation, utilities and access would be provided for the development (as detailed in the staff report). The residential project also would not be out of character for the area because the Gateway Transit District of the Downtown Specific Plan envisions an upscale urban area with a mix of high-density residential and commercial development, and the proximity to the Escondido Transit Center makes the density appropriate. The overall mass and scale of the buildings is appropriate for the proposed location due to the street-oriented appeal and urban development characteristics, along with the quality of the architectural design and use of a variety of building materials and colors.
3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, according to the Mitigated Negative Declaration, issued June 20, 2016 (City File No. ENV 16-0001), the traffic study completed for the project by Michael Baker International (June 8, 2016), and the Engineering Division.
4. The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, since adequate residential amenities, parking, and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide ownership housing opportunities within walking distance of downtown commercial and retail services consistent with the City's vision for the downtown area. The project includes a variety of amenities including a resort style pool area and fitness room, and provides convenient access to public transportation.
5. The proposed development would be well integrated into its surroundings, since the new structures would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties, and the development would provide an attractive pedestrian access through the site allowing convenient access for the community to nearby commercial services and the Escondido Transit Center. The proposed grading design would not result in any manufactured slopes or pad that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. Extensive grading is not required to support the project, and the project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.

6. Utilizing the Planned Development process allows flexibility from the Specific Plan requirements to achieve a high-density residential project in the urban core. The project would provide residential ownership opportunities integrated into a comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.
7. The project would provide an environment of sustained desirability and stability since city services and adequate access would be provided, adequate parking would be provided, the proposed architecture would be integrated into its surroundings, and the project could serve as a catalyst for further revitalization efforts in the area.

Development Agreement

1. The proposed Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan and the Downtown Specific Plan since there are no changes proposed to the General Plan land use designations or policies that affect development of the site, a Citywide Facilities Plan has been adopted to address infrastructure deficiencies on a citywide basis and the agreement has a provision for a community benefit that could not otherwise be required of the developer.
2. The proposed Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the property is located since the General Plan land use designation for the site is Specific Planning Area (SPA), which allows the number of dwelling units approved for the development in conformance with Subdivision Ordinance Section 32.202.03.
3. The proposed Development Agreement is in conformity with the public convenience and general welfare since the proposed agreement provides for improvements that will increase pedestrian access in and around the Escondido Transit Center.
4. The proposed Development Agreement will not adversely affect the orderly development of property or the preservation of property values since the project will be developed in conformance with the existing General Plan designation on the property.
5. The proposed Development Agreement is consistent with Government Code Section 65864, which states that the lack of certainty in the approval of development projects can result in a waste of resources and escalated housing costs while discouraging comprehensive planning, because the proposed agreement provides certainty to the applicant regarding fees required and construction obligations for associated public improvements for a period of 18 months.

EXHIBIT "B"
CONDITIONS OF APPROVAL

Project Mitigation Measures

1. **MM-BIO-1** – Impacts from construction-related activities may occur to wildlife if construction occurs during the breeding season (i.e., February 15–August 31 for most bird species; and January 1–August 31 for raptors). Protection of general avian wildlife in compliance with the Migratory Bird Treaty Act and California Code will be accomplished by either scheduling construction between July 15 and December 31 or if construction must commence during the nesting season (January 1-August 31), a one-time biological survey for nesting bird species must be conducted in all suitable habitat for the presence of nesting birds by a qualified biologist 72 hours prior to the commencement of work.
2. **MM-CUL-1** – The following mitigation monitoring and reporting program shall be implemented to address potential impacts to unidentified and unknown tribal cultural resources within the proposed Project Area and/or Location.
 - a. The City of Escondido Planning Division (City) recommends the applicant 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 issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner 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.
 - b. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist 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 from a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
 - c. 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.
 - d. 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.
 - e. 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.

- f. 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.
 - g. The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated 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.
 - h. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site 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 Most Likely Descendant, as identified by the Native American Heritage Commission, 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.
 - i. 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.
 - j. 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 on the 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.
3. **MM-GEO-1** – Prior to the issuance of the grading permit, the applicant shall verify that the applicable recommendations of the Geotechnical Evaluation have been incorporated into the project design and construction documents to the satisfaction of the City Engineer. Recommendations shall be held to performance standards within

the applicable ordinances (including grading, construction, and landscaping regulations) of the City as well as the standards provided in the most recent California Building Code which are intended to reduce risk related to geologic hazards.

4. **MM-HAZ-1** – Prior to demolition permit issuance, an asbestos and lead-based paint abatement work plan shall be prepared in compliance with local, state, and federal regulations for any necessary removal and disposal of such materials to the satisfaction of the City of Escondido Planning Division. A California-licensed lead/asbestos abatement contractor shall be utilized for the removal work and proper removal methodology. All other applicable federal, state, and local regulations regarding the removal, transport and disposal of asbestos-containing material shall be applied.
5. **MM-HAZ-2** – Prior to grading permit issuance, the applicant shall include the following on the project's construction plans to the satisfaction of the City of Escondido Planning Division: During excavation of soils in and around the location of the former underground storage tank, any stained or suspicious soils shall be evaluated for contamination levels. Contamination level testing and proper disposal shall occur per California Department of Toxic Substances Control and County of San Diego Department of Environmental Health requirements.
6. **MM-NOI-1** – Prior to the issuance of the first building permit, the applicant shall ensure that the design of any proposed rooftop deck includes a noise barrier with a minimum height of 5.5 feet along the sides with direct view of West Valley Parkway, to the satisfaction of the City of Escondido Planning Division.
7. **MM-NOI-2** – Upon completion of detailed building plans (i.e., room dimensions, wall and roof assemblies and window/door schedules) and prior to the issuance of the first building permit, the applicant shall ensure that an interior noise mitigation analysis be prepared, to the satisfaction of the City of Escondido Planning Division. The analysis shall identify specific mitigation measures to ensure interior noise levels remain at or below 45 dB per the City of Escondido's interior noise standard. Noise abatement features shall be identified to attenuate noise and shall be incorporated into project design as necessary. Such features may include mechanical ventilation or an air-conditioning system, sound-rated windows and sound-rated doors.

Planning Division Conditions

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Building Official, and the Fire Chief, as well as those contained in the Development Agreement approved for the project, and attached to this report as Exhibit "D".
2. The developer shall be required to pay all development fees of the City, including any applicable City-Wide Facilities fees, as specified in the Development Agreement.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
5. All habitable buildings shall be noise-insulated to maintain interior noise levels not to exceed 45 dBA or less. An Acoustical Analysis shall be submitted with the building plans for the project. Any measures recommended in the study shall be incorporated into the building plans with appropriate notes/specifications.
6. Tubular steel fences shall be provided along the east (minimum height of five feet) and west (minimum height of four feet) property lines.

7. Appropriate sight distance shall be maintained at driveways and intersections, to the satisfaction of the Engineering Division.
8. Any walls (retaining and screen) shall be constructed with split-face block or shall be stucco-finished to match the buildings on-site.
9. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
10. Three (3) copies of a revised tentative map, reflecting all modification and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
11. A Final Map shall be recorded prior to the issuance of building permits for the site unless otherwise approved by the Director of Community Development.
12. Copies of the CC&Rs shall be submitted to the Planning Division for review and approval prior to Final Map recordation. The CC&Rs shall detail the responsibility for the maintenance of any parkway landscaping, landscape easements, bio-retention basins, exterior walls/fencing, slopes/landscaping, utility easements, driveways, roads, parking areas, structures, access easements, and any common drainage facilities. Any storage shall not restrict the parking of vehicles within the garage. A homeowners' association shall be established in accordance with Department of Real Estate requirements.
13. Permitted animals/pets shall be allowed in conformance with the R-4 standards, unless CC&Rs are more restrictive.
14. Vehicular access to the project site shall be provided from one driveway on W. Grand Avenue and two driveways on W. Valley Parkway. Project driveways shall not be gated, however parking garages may be gated for security.
15. Prior to the Final Map approval and issuance of building permits, a parking management plan shall be included with the CC&Rs which details gate management, assigned parking spaces, overflow, access for deliveries, on-site vehicular maintenance and guest parking.
16. As proposed, the buildings, architecture, colors and materials, and the conceptual landscaping of the proposed development shall be in accordance with the Master and Precise Development Plan, staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division. Any major modifications to the exterior architectural building elements or lessening of the quality of the exterior design shall require approval by the Director of Community Development, and/or the Planning Commission as may be recommended by the Director.
17. All trash enclosures must be designed and installed per the Master and Precise Development Plan, in coordination with Engineering Department storm water control requirements, and shall be architecturally compatible with the buildings.
18. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Community Development. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible.
19. A minimum of 126 covered parking spaces shall be provided to meet the Downtown Specific Plan requirement of one covered parking space per unit. A total of 226 parking spaces are required as shown on the Master and Precise Development Plan. All parking spaces shall be striped in accordance with the Zoning Code. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. Parking for disabled persons (including "Van Accessible" spaces) shall be provided in full compliance with Section 1129B (Accessible Parking Required) of the California Building Code, including signage.

20. All project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
21. Any decorative pavement, driveways and sidewalks shall be indicated on the building and landscape plans, including appropriate notes regarding type and color of materials. Decorative paving, colored concrete or other decorative materials shall be incorporated at the project entry driveways, to the satisfaction of the Director of Community Development, along with appropriate landscaping consistent with the Master and Precise Development Plan.
22. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.). This condition shall be included in the CC&Rs.
23. All new utilities shall be underground.
24. Appropriate backup areas shall be provided at the terminus of drive isles, including within parking garages. These areas shall be identified on the grading and site plans per the Master and Precise Development Plan.
25. The life of this Tentative Subdivision Map (SUB16-0001), and Master and Precise Development Plan shall run concurrently with the term of Development Agreement and shall expire upon termination of the Development Agreement.
26. An inspection by the Planning Division will be required prior to occupancy of the project. Items subject to inspection include, but are not limited to, parking layout and striping, identification of handicap parking stalls and required signage, perimeter fences, landscaping, trash enclosures, and architecture, as well as any other conditions of approval. Everything shall be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
27. 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 Wildlife. 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 hearing date of the Planning Commission or City Council, if applicable), a check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Mitigated 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.
28. The property owner or HOA assumes all responsibility for maintaining landscaping within the W. Grand Avenue and W. Valley Parkway rights-of-way.
29. All signs are to be approved by a separate sign permit. Proposed signs are limited to monument signage at the two main entryways, along with necessary directional signage. All signs must be consistent with the sign standards in the Downtown Specific Plan.
30. A minimum of 80 cubic feet of private storage shall be provided in each residential unit. Said storage shall be in addition to typical cabinets and closets, and shall have no interior dimension less than two feet.
31. The Final Map for the project shall identify an eight foot wide pedestrian access easement along the western property line, adjacent to the North County Transit District right-of-way. The easement shall be paved with concrete to a width of six feet. Maintenance of this area shall be the responsibility of the property owner.

32. Commercial uses for the 1,000 square foot flex space shall be limited to those allowed in the Gateway Transit District of the Downtown Specific Plan.
33. The City Engineer shall review building plans for the project to ensure that no awnings and/or railings project into the right-of-way.
34. Maintenance of all hardscape and landscape areas between the property line and the public sidewalks along both street frontages shall be the responsibility of the property owner.

Landscaping Conditions

1. Prior to occupancy, all perimeter, slope and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan approved by the Master and Precise Development Plans to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California. The plans shall be prepared by, or under the supervision of, a licensed landscape architect.
3. In accordance with the Tree Preservation Ordinance, the 42 mature trees removed from the site to facilitate the project shall be replaced at a 1:1 ratio with 42 box-size replacement trees. The required replacement trees shall be incorporated into the landscape planting plan to the satisfaction of the Planning Division.
4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
5. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
6. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans. Building permits may be required.
7. Landscaping along the pedestrian sidewalk on the west side of the project site shall be maintained at a height no greater than 42 inches above the sidewalk elevation, and shall not include solid hedges. This condition applies to landscaping both within the pedestrian sidewalk easement and for the first five feet to the east of the easement. However, vines or other landscaping may be grown in such a manner as to creep up the fence separating the subject property from the NCTD right-of-way as long as they do not encroach into the sidewalk area. The intent of this condition is to maintain visibility of the walkway from the project site. As such, the sidewalk shall also be lit to the specifications contained in Article 35 (Outdoor Lighting).

Fire Department Conditions

1. Access for use of heavy firefighting equipment as required by the Fire Marshal shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
2. Inside turning radius of 28 feet is required and shall be shown on the grading plans.

3. The number of fire hydrants and fire flow shall be dependent on type of construction and square footage. Fire flow and number of hydrants shall be in accordance with CFC Appendices B and C. A note to this effect shall be provided on the plans.
4. Fire apparatus access roadways shall be rated to 75,000 lbs. Correct the notes on the plans.
5. A note shall be provided on the plans stating that grading plans will not be accepted in lieu of fire line underground plans.
6. A note shall be provided on the plans stating that Fire Department responsibility shall be from the DCDA to the building, and fire line shall be in accordance with NFPA 24.
7. FDC and PIV placement shall be approved by the fire department on the fire line underground plans. FDC and PIV placement on the grading plans shall be for reference only.
8. Rescue windows in bedrooms shall not be obstructed by landscaping.

ENGINEERING CONDITIONS OF APPROVAL

Escondido Gateway

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public streets, public alley, storm drain, water and sewer improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, private drainage and private onsite improvements design. Landscaping Plans shall be prepared by a landscape Architect.
2. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide Grading Bond (90% engineer's cost estimate) and Cash Clean Up deposit (10% of the engineer's cost estimate) for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. The project owner is required to provide Performance Bond (100% of total public improvement cost estimate), Labor and Material Bond (50% of total public improvement cost estimate) and Guarantee and Warrantee Bond (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval Improvement Plans and issuance of Building Permit. All improvements shall be completed prior to issuance of Occupancy Permit.
3. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to approval of final plans and recordation of final map. Construction permits will be issued after approval of the Final Plans and recordation of Final Map, with exception of Advance Grading Permit.
4. Advance Grading Permit (Prior to recordation of Final Map) may be issued in the event that final Grading Plans and Storm Water Quality Management Plan (SWQMP) have been approved by the Planning and Engineering Divisions and appropriate fees are paid, securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The engineer shall submit to the Planning Department a copy of the tentative map as presented to the Planning Commission and the City Council. The tentative map will be certified by the

Planning Department that it is an accurate reproduction of the approved tentative map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. All public and private improvements shall be designed in accordance with City of Escondido Design Standards and Standard Drawings and the requirements of the City Engineer, Utilities Engineer, Fire Marshal and planning Director.
2. The project owner will be responsible for design and construction of a signalized pedestrian crossing system on Valley Parkway with signing and striping and signal interconnect to Quince Street traffic signal system. Required improvements shall include ADA compliant pedestrian ramps on both sides of the cross walk, connecting pedestrian traffic between the north county transit center and the project, across Valley Parkway at a location, and in a manner approved by the City Engineer.
3. The project owner shall be responsible for design and construction of a six (6) foot wide foot wide concrete walkway within an eight (8) foot wide public access easement along the west side of the project between Valley Parkway and Grand Avenue in a manner approved by the City Engineer. The owner shall also ensure future maintenance of the pedestrian walkway by the owner or future owners in a manner approved by the City Engineer and specified in the project CC&R. The project's onsite lighting plan shall include lights for the walkway.
4. The project owner is responsible to provide Alley-Type driveway approaches for project access points on Grand Avenue and Valley Parkway.
5. The project owner shall be responsible for removal and reconstruction of all damaged curb and gutter and sidewalk along project frontage on Grand Avenue and Valley parkway to the satisfaction of the City Engineer prior to project completion.
6. The project owner shall be responsible for removal of all existing driveway approaches for the project site and replacement with full height curb and sidewalk in accordance with City standards and to the satisfaction of the City Engineer.
7. The developer's engineer shall prepare a complete signing and striping plan for the project onsite and frontage improvements. All signing and striping shall be designed and constructed to the requirements of the City Engineer.
8. The project owner shall install a new street light on Valley Parkway at the easterly project entrance and upgrade the existing street light at westerly entrance with LED lamp fixture.
9. The project owner shall be responsible to install two new street lights on Grand Avenue at westerly boundary of project frontage and project entrance.
10. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer.

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 proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.
3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
4. 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.
5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.

DRAINAGE

1. A final Storm Water Quality Management Plan in accordance with the 2016 Design manual shall be submitted for review and approval by the City Engineer.
2. All storm water treatment and retention facilities, including planters and drains, shall be considered private. The future property owner or Home Owners Association shall be responsible for all post construction storm water treatment and hydro-modification facilities.
3. The owner of the property shall be required to sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. A signed copy of the agreement shall be provided to the City prior to approval final plans.

WATER SUPPLY

1. The project owner shall be responsible for the design and construction of an 8" public onsite water main. The water main shall be looped to connect to the existing water main in Valley Parkway with two points of connection. The required water system shall be designed and constructed in accordance with the City Design Standards and Standard Drawings and to the requirements of the Utilities Engineer.

2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

SEWER

1. The project owner shall be responsible for design and construction of an 8 inch public onsite sewer system in accordance with the City Design Standards and Standard Drawings and to the requirements of the Utilities Engineer.
2. All units shall be provided with gravity sewer laterals maintained by the future property owners.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The project owner shall prepare a Final Condominium Map for review and approval by the City Engineer and Planning Director
2. Necessary public utilities easements (for sewer, water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map. All necessary public utilities and access easements shall be granted on the Final Map.
4. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map.
5. The project owner shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
6. The project owner is responsible to process a street vacation for the excess right-of-way along project frontage on Grand Avenue to the requirements of the City Real Property Manager and/or per the development agreement.

CASH SECURITIES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the project owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project.

The amount of the cash security deposit for the project shall be at 10% of the cost of private improvements, including grading and landscaping with maximum amount of \$50,000.

UTILITY UNDERGROUNDING AND RELOCATION

1. All new dry utilities to serve the project shall be constructed underground.
2. The project owner shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department and approved prior to approval of the Final Map.
2. The project owner shall make provisions in the CC&R's for maintenance by the home owners' association of all lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, public utilities easement areas, public walkway and internal streets. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. CC&R shall make provisions for maintenance of frontage landscaping, irrigation, fencing, retaining walls along project frontages.
4. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
5. The CC&R's must state that the home owners association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association when repair or replacement of private utilities is done.
6. The CC&R's must state that (if stamped concrete or pavers are used in the private street) the home owners' association is responsible for replacing the pavers and/or stamped concrete in kind if the City has to trench the street or within public utilities easements for repair or replacement of an existing utilities.

EXHIBIT "C"
PROPOSED SPECIFIC PLAN AMENDMENT

Revision to Text

The second paragraph on Page V-17 of the Downtown Specific Plan shall be amended as shown below:

Opportunities east of the SPRINTER Rail Line exist for urban-style, transit-oriented development. Buildings are envisioned at the street edge along Quince Street and West Valley Parkway with residential development on upper floors. Ground-floor residential opportunities may be considered for specified areas ~~behind office and retail establishments that front on the street~~ through the Planned Development application process.

Revision to Figure II-4

Figure II-4 on Page II-12 of the Downtown Specific Plan shall be removed and replaced to incorporate the revision shown below:

Proposed Figure II-4:

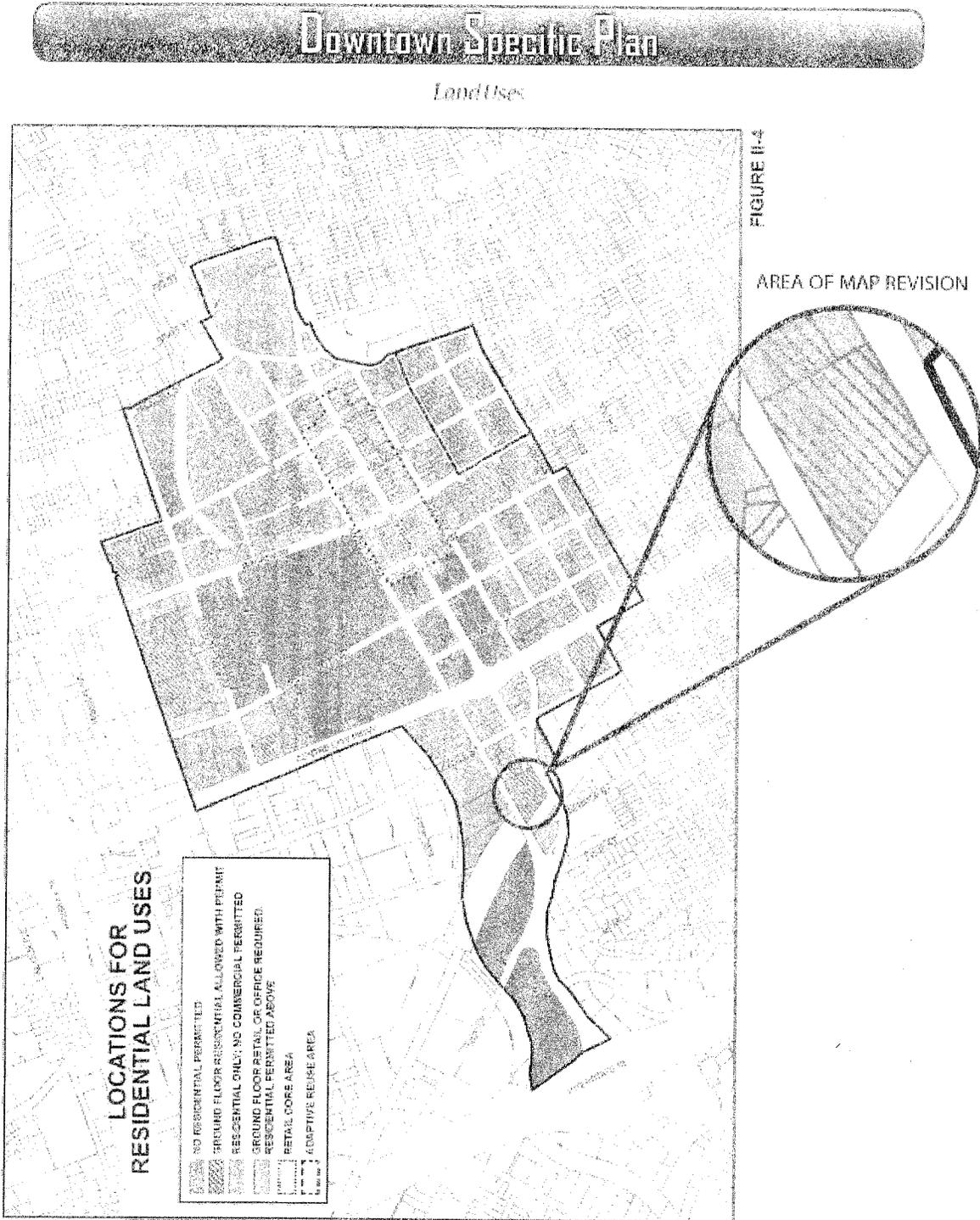


EXHIBIT "D"
DEVELOPMENT AGREEMENT
SUB 16-0001; PHG 16-0005

RECORDING REQUESTED BY:
CITY CLERK, CITY OF ESCONDIDO
WHEN RECORDED MAIL TO:
CITY CLERK
CITY OF ESCONDIDO
201 N. BROADWAY
ESCONDIDO, CA 92025

THIS SPACE FOR RECORDER'S USE ONLY

APN: XXX-XXX-XX-XX

Recording Fees Exempt Per Government Code Section 27383

DEVELOPMENT AGREEMENT
for 700 West Grand Avenue

between

CITY OF ESCONDIDO

and

THE GATEWAY GRAND INVESTOR, LLC

_____, 2016

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into by and between the CITY OF ESCONDIDO, a municipal corporation ("City"), and THE GATEWAY GRAND INVESTOR, LLC, a Delaware limited liability company, ("Owner").

NOW THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

ARTICLE I

Definitions

1. **"Amendment"** refers to any written amendment to this Agreement in accordance with the terms of this Agreement, Article 58 of the Escondido Zoning Code, state and federal law.
2. **"Annual Review"** refers to the Owner's demonstration of compliance with the terms of this Agreement every 12 months.
3. **"Assignee"** refers to an assignee of this Agreement in accordance with Article II, Section 2 and approved by the City in writing.
4. **"Cure Period"** refers to the period of time in which a default may be cured, which will be at least 30 days.
5. **"Development Fees"** refers to the development related fees as provided in the City's Fee Guide and referred to as development fees.
6. **Effective Date.** The effective date of the Agreement shall refer to and be the day that is 30 days after the City Council's adoption of an ordinance approving this Agreement. The Effective Date is _____, 2016.
7. **"Entitlements"** refers to all approvals and permits necessary or incidental to the development of the Project or any portion thereof, whether discretionary or ministerial, including but not limited to, tentative or final tract map approvals, whether standard or vesting, conditional use permits, variances, project plans, grading permits, building permits, and this Agreement.

8. "**Fee Guide**" refers to the Escondido Fee Guide for Developments attached as Exhibit D.
9. "**Exaction**" refers to any fee, tax, requirement, condition, dedication, restriction, or limitation imposed by the City upon the development of the Property at any time in accordance with the Existing Laws.
10. "**Existing Laws**" refers to the ordinances, resolutions, codes, rules, regulations, general plan, stormwater regulations and official policies of the City governing the development of the Property, including, but not limited to, the permitted uses of the Property, the density or intensity of use, the design, improvement and construction standards and specifications for the Project, including the maximum height and size of proposed buildings, and the provisions for reservation and dedication of land for public purposes, in effect on the Effective Date of this Agreement.
11. "**Future Exaction**" refers to Exactions imposed after the Effective Date, whether by ordinance, initiative, resolution, rule, regulation, policy, order or otherwise.
12. "**Future Laws**" refers to all ordinances, resolutions, codes, rules, regulations, and official policies implemented by the City after the Effective Date, whether by ordinance, initiative, resolution, rule, regulation, policy, order or otherwise. Future Laws includes changes to the Existing Laws.
13. "**General Fees**" refers to all general development fees which the City may levy pursuant to Government Code Sections 66000 et seq. ("the Mitigation Fee Act"), including, but not limited to, application fees, processing fees, utility connection fees, inspection fees, capital facilities fees, development impact fees, traffic impact fees, park fees and such other similar fees as may be enacted from time to time and generally applied throughout the City, excluding Development Fees.
14. "**General Plan**" refers to the City's General Plan in effect on the Effective Date.

15. **"Operating Memorandum"** refers to an addenda to this Agreement to document changes or adjustments in the performance of this Agreement as specified in Article III, Section 10.
16. **"Party"** City or Owner may be referred to individually as Party or collectively as Parties.
17. **"Project"** shall mean and refer to all improvements described in the Entitlements and this Agreement.
18. **"Property"** shall mean the certain real property located in the County of San Diego, State of California as described in the Exhibit A.
19. **"Public Benefits"** shall refer to the consideration given by Owner to the City, as described in Exhibit B attached hereto, in return for the City's good faith performance of all applicable terms and conditions in this Agreement.
20. **"Review Letter"** refers to a letter from the City regarding a statement of Owner's compliance with this Agreement, following a positive Annual Review by the City.
21. **"Term"** shall refer to the term of this Agreement as provided in Article II, Section 1.

ARTICLE II

General Provisions

1. **Term of Agreement.** The term of this Agreement shall commence on the Effective Date and shall continue for 5 years unless terminated, modified, or extended as permitted by this Agreement. After the expiration of the Term, this Agreement shall be deemed terminated and of no further force or effect. This Agreement shall terminate with respect to any lot and such lot shall be released and no longer subject to the Agreement, without the execution or recordation of any further document, when a certificate of occupancy has been issued for the building(s) on the lot.
2. **Assignment.** The rights and obligations of Owner under the Agreement may be assigned by Owner as part of an assignment of the Property, after receiving written approval from the City.

Owner shall provide 30 days advance written notice to the City of any requested assignment, which may not be unreasonably conditioned, delayed or withheld, that the City has determined that the assignment will not affect the timely completion or fulfillment of any requirements in the Entitlements or this Agreement relating to the Public Benefits. The City shall have the right to ensure that the proposed assignee has the financial capability to complete and fulfill any uncompleted requirements relating to the Public Benefits. Notwithstanding the foregoing, Owner may assign this Agreement in conjunction with a transfer of the Property without any additional consent to (i) any entity in which Craig Manchester, directly or indirectly, has an ownership interest or manages the day to day operations of the assignee entity, or (ii) an affiliate of Lyon Living, upon delivery to City of written notice of assignment and an executed assignment agreement.

Any assignment agreement must be in writing and expressly provide that (1) the assignment shall be subject to this Agreement; and (2) the Assignee assumes all of Owner's rights and obligations with respect to the Property, or portion thereof, assigned.

During the Term, any Assignee shall have all rights, benefits, and obligations of Owner under this Agreement with respect to the portion of the Property assigned. Following an assignment, Owner shall be released from its obligations with respect to the Property which has been assigned unless otherwise agreed to in writing.

3. **Amendment of Agreement.** The Agreement may be amended by the mutual consent of the Parties. The Agreement shall include any amendment properly approved and executed. Minor modifications in the manner of performance, including, but not limited to changes which relate to the form or timing of payment of Public Benefits or the design of the Project shall not constitute an Amendment to the Agreement and may be accomplished through an Operating Memorandum.

4. **Enforcement.** Unless amended or terminated as provided herein, this Agreement is enforceable by either Party or its successors and assigns, notwithstanding any Future Laws, which alter or amend the Existing Laws.

5. **Hold Harmless.**

a. Owner agrees to indemnify, hold harmless, and provide and pay all costs for a defense for the City in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of the Agreement.

b. Owner shall further indemnify, defend and hold harmless the City and its officers, employees and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, administrative proceedings, damages, fines, penalties, judgments, orders, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements, arising out of any violation, or claim of violation of the San Diego Municipal Storm Water Permit (Order No. R9-2015-0001) of the California Regional Water Quality Control Board Region 9, San Diego, as amended or extended, which the City might suffer, incur, or become subject by reason of or occurring as a result of or allegedly caused by the construction of the Project.

6. **Third Party Challenges.** In the event the validity, applicability, or implementation of the Agreement is challenged by means of legal proceedings by any party other than the City and Owner, it shall be the City's option, at its sole and absolute discretion, whether to undertake the defense of such challenge. If the City determines not to defend such challenge, it shall be the option of Owner, at its sole and absolute discretion, to defend the validity, applicability, or implementation of this Agreement in the proceeding at Owner's expense. The City and Owner agree to cooperate in the defense of any such challenges.

7. **Notices.** All notices or communication between the City and Owner pursuant to the Agreement shall be in writing and shall be given by personal delivery, overnight delivery service, certified or registered mail, facsimile or telecopy to the addresses set forth below. The addresses may be changed by giving 10 days written notice.

A. City

City of Escondido
Attention: Director of Community Development
201 N. Broadway
Escondido, CA 92025

with a copy to:

City Attorney
201 N. Broadway
Escondido, CA 92025

B. Owner

The Gateway Grand Investor, LLC
Attention: Lance Waite
2235 Encinitas Blvd, suite 216
Encinitas, CA 92024

with a copy to:

The Gateway Grand Investor, LLC
Attention: Caren Read, Esq.
888 San Clemente, Suite 100
Newport Beach, CA 92660

And a copy to:

Rutan & Tucker, LLP
Attention: Hans Van Ligten, Esq.
611 Anton Blvd, 14th Floor
Costa Mesa, CA 92626

8. **Conflict of State or Federal Laws.** If state or federal laws or regulations enacted after the Effective Date prevent compliance with any provision of this Agreement or require changes in

any Entitlements, those laws or regulations shall be controlling and the Parties shall make a good faith, reasonable attempt to modify this Agreement to comply both with the intent of the Agreement and with the new laws or regulations but only to the extent necessary to comply with new state or federal laws or regulations.

The City shall timely assist Owner in securing any permits, including permits from other public agencies, which may be required as a result of the modifications, suspensions, or alternate courses of action.

ARTICLE III

Development of the Property

1. **Applicable Rules, Regulations, and Policies.** Owner shall have the vested right, to the fullest extent allowed by law, to develop the Property in accordance with the Entitlements, Existing Laws and this Agreement. During the Term, the Entitlements, Existing Laws and this Agreement shall control the overall design, development and construction of the Project. Notwithstanding the foregoing, nothing in this Agreement shall preclude the City from applying changes occurring from time to time in the uniform codes published in Title 24 of the California Code of Regulations and adopted by the City, including local amendments, in effect when the building permits are issued.
2. **Future Laws.** Future Laws shall not apply to the Project except as expressly provided in this Agreement. Owner may give the City written notice of its election to have any Future Law applied to the Property, in which case such Future Law will be considered an Existing Law for purposes of this Agreement.
3. **Future Discretionary Reviews.** Except as set forth in this Agreement, the City shall retain its discretionary rights in reviewing applications for Entitlements. Owner's applications for

Entitlements and the City's review thereof, must comply with the Existing Laws and with the terms and conditions of this Agreement. The City shall not impose any conditions upon Entitlements that are more restrictive than or inconsistent with the terms of this Agreement or the Existing Laws, except as required by state or federal law. The City may conduct, in accordance with CEQA and the Existing Laws, an environmental review for Entitlements. The City may impose, if required by CEQA, additional mitigation measures to mitigate significant adverse environmental effects that were not previously considered, or were found to be infeasible to mitigate at the time of approval of this Agreement. Nothing herein is intended to require or authorize additional CEQA environmental review or mitigation measures beyond that otherwise required by CEQA.

4. **Permitted Uses and Density.** The Agreement shall vest the right to develop the Property to the fullest extent allowed by law with respect to the permitted uses of land, density and intensity of uses, and the rate or timing and phasing of development as described in the Entitlements. The permitted uses, density, and intensity of use of the Project, the maximum height and size of proposed buildings and provisions for reservation or dedication of land for public purposes, shall substantially conform to those specified in the Entitlement conditions of approval, Existing Laws and this Agreement. All other aspects of the Project that are not specified in the Entitlement conditions of approval shall be determined by the Existing Laws, except as expressly provided herein.

5. **Application of Future Laws.** Subject to Article III of the Agreement, Future Laws may be applied to the Project if they are not in conflict with the Existing Laws.

6. **Development Fee Limitation.** Except as otherwise provided in this Agreement, and specifically excluding fees set by entities not controlled by the City that are collected by the City, the City shall only charge and impose Development Fees in the amounts and of the type which are

in effect at the time of the Effective Date, as described in the Fee Guide. Said limitation on Development Fees shall be for a period of 18 months following the Effective Date.

8. **Time for Construction and Completion of the Project.** Owner cannot predict when or the rate or the order in which the Property or the parcels will be developed, if at all. Such decisions depend upon numerous factors that are not within the control of the Owner, such as market orientation and demand, interest rates, absorption, completion, and other similar factors. Therefore, Owner shall have the right to develop the Property in phases, in such order, at such rate, and at such times as Owner deems appropriate in Owner's business judgment, subject only to the provisions of this Agreement. Owner shall be entitled to apply for and receive approval of permits, building permits, and other Entitlements for use at any time and for any or all portions or phases of the Project, provided that application is made in a manner consistent with this Agreement.

The City may require, and will process, all customary plans and agreements generally applicable to developers in the City for similar works of onsite or offsite improvements.

9. **Moratorium.** No City-imposed moratorium or other limitation (whether relating to the rate, timing or sequencing of the development or construction of all or any part of the Property, whether imposed by ordinance, initiative, resolution, policy, order or otherwise, and whether enacted by the City Council, an agency of the City, the electorate, or otherwise) affecting parcel or subdivision maps (whether tentative, vesting tentative, or final), building permits, occupancy certificates or other entitlements to use or service (including, without limitation, water and sewer) approved, issued or granted within the City, or portions of the City, shall apply to the Property to the extent such moratorium or other limitation is in conflict with this Agreement; provided, however, the provisions of this Section shall not affect the City's compliance with moratoria or

other limitations mandated by other governmental agencies or court-imposed moratoria or other limitations.

10. **Operating Memoranda.** The Parties acknowledge that the provisions of this Agreement require cooperation between the City and Owner, and that the refinements and further development of the Project hereunder may demonstrate that changes are appropriate with respect to the details of performance of the Parties hereunder. The Parties desire, therefore, to retain a certain degree of flexibility with respect to those items covered in general terms under this Agreement. If and when, from time to time during the Term, the Parties find that such changes or adjustments are necessary or appropriate, they may effectuate such changes or adjustments through Operating Memoranda approved by the Parties, which, after execution, shall be attached hereto as addenda and become a part hereof, and may be further changed and amended from time to time as necessary with further approval by the City and Owner. No such Operating Memorandum shall require prior notice or hearing, or constitute an amendment to this Agreement; and in the case of the City, such Operating Memorandum may be acted upon by the City Manager or his designee. Failure of the Parties to enter into any such Operating Memorandum shall not affect or abrogate any of the rights, duties or obligations of the Parties hereunder or the provisions of this Agreement. An Operating Memorandum may be recorded as an addendum to this Agreement.

11. **Term of Map(s) and Other Project Approvals.** Pursuant to California Government Code Section 66452.6(a), the term of the subdivision map that is processed on all or any portion of the Property and the term of each of the Entitlements shall be extended for a period of time through the Term of the Agreement.

12. **Infrastructure Capacity.** Subject to Owner's proportionate contribution to infrastructure and the Public Benefits provided by Owner, in accordance with the requirements of the

Entitlements, the City hereby acknowledges that it will have sufficient capacity in its infrastructure services and utility systems, including, without limitation, traffic circulation, flood control, sewer collection, sewer treatment, sanitation service and, except for reasons beyond the City's control, water supply, treatment, distribution and service, to accommodate the Project. To the extent that the City renders such services or provides such utilities, the City hereby agrees that it will serve the Project and that there shall be no restriction on connections or service for the Project except for reasons beyond the City's control. Notwithstanding the foregoing, the City acknowledges that sufficient capacity for sewer collection, sewer treatment and sanitation service for the Project exists as of the Effective Date.

13. **Termination or Modification.** Any termination or modification of this Agreement shall be done in accordance with Article 58, Chapter 33 of the Escondido Zoning Code as well as any applicable state or federal law. Owner shall execute and deposit this Agreement in escrow no later than 5 days prior to closing which shall be recorded concurrently with the closing..

14. **Easements.** Easements dedicated for pedestrian use shall be permitted to include public and private easements for underground improvements, including but not limited to, drainage, water, sewer, gas, electricity, telephone, cable and other utilities and facilities, so long as they do not unreasonably interfere with pedestrian use.

15. **Public Improvements.** Owner agrees to design and construct the improvements as required and described in Exhibit B as conditions of approval to this Agreement.

ARTICLE IV

Provision of Public Benefits

1. **Description of Public Benefits.** Owner shall provide the City with the Public Benefits, as further described in Exhibit B, as consideration for the City's good faith performance of all applicable terms and conditions in this Agreement.
2. **Occupancy Contingent on Construction of Public Improvements.** Owner acknowledges that the City shall not grant a certificate of occupancy for the final building constructed on the Property if all Public Improvements are not constructed at the times described in Exhibit B. This contingency for occupancy shall survive the termination of this Agreement.
3. **Recordation of Final Map Contingent on Security for Public Benefits.** Prior to recordation of the Final Map, Owner must enter into an improvement agreement or agreements which will detail Owner's construction obligations for Public Improvements and the Public Benefits, and will require Owner to provide financial security for completion of construction and shall be in substantially the form attached at Exhibit C.
4. **Other Governmental Bodies.** To the extent that the City, the City Council, the Planning Commission or any other City board, agency or commission that constitutes and sits as any other board, agency or commission, it shall not take any action that conflicts with the City's obligations under this Agreement.
5. **Processing During Third Party Litigation.** The filing of any third party lawsuit(s) against the City or Owner relating to this Agreement, any Entitlements, or to other development issues affecting the Property shall not delay or stop the development, processing or construction of the Project or approval of Entitlements, unless the third party obtains a court order preventing the activity.

ARTICLE V

Annual Review

1. **Owner Responsibilities.** At least every 12 months during the Term, Owner shall demonstrate good faith substantial compliance with the major provisions of the Agreement and provide, to the best extent possible, the status and timing of development of the Project and related public improvements to the City for an Annual Review. If requested by the City, Owner shall provide any additional detail or information necessary to demonstrate good faith compliance with any particular provision of this Agreement identified by the City.
2. **Opportunity to be Heard.** Owner shall be permitted an opportunity to be heard orally and in writing at any noticed public hearing regarding its performance under this Agreement. Owner shall be heard before each appropriate board agency or commission and the City Council at any required public hearing concerning a review of performance under this Agreement.
3. **Information to be Provided to Owner.** The City shall mail to Owner a copy of staff reports and related exhibits concerning Agreement performance, a minimum of 10 calendar days prior to consideration and review by the City Council.
4. **Annual Review Letter.** If Owner is found to be in substantial compliance with this Agreement after the Annual Review, the City shall issue, upon written request by Owner, a Review Letter to Owner stating that, based upon information known or made known to the City Council, the City Planning Commission, and/or the City Manager, this Agreement remains in effect and Owner is in compliance. Owner may record the Review Letter in the Official Records of the County of San Diego.

5. **Failure of Annual Review.** The City's failure to perform an Annual Review of Owner's substantial compliance with the terms and conditions of the Agreement shall not constitute or be asserted as a default by Owner.

ARTICLE VI

Delay, Default, Remedies, and Termination

1. **Notice and Cure of Default.** In the event of a material default, the Party alleging a default shall give the defaulting Party a notice of default in writing. The notice of default shall specify the nature of the alleged material default and the Cure Period. During the Cure Period, the Party charged shall not be considered in breach. If the default is cured within the Cure Period, then no breach shall be deemed to exist. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which such alleged failure satisfactorily may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such Cure Period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such Cure Period.
2. **Waiver.** Failure or delay in giving notice of default shall not constitute a waiver of any other material default. Except as otherwise expressly provided in this Agreement, a failure or delay in asserting any rights or remedies as to any default shall not operate as a waiver of any default or of any rights or remedies otherwise available to a Party or deprive a Party of the right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any rights or remedies it may have.
3. **Default by Owner.** The City may modify or terminate this Agreement if the City Council finds that the Owner has not complied with the material terms and conditions of this Agreement.

The foregoing does not limit any of the City's other remedies upon a material breach of this Agreement by the Owner.

4. **Default by the City.** Upon a material default by the City, Owner, without limiting any of its other remedies, shall not be obligated to complete any of its obligations under this Agreement. Upon a City default, any resulting delays in Owner's performance shall neither be construed as a material default by Owner nor constitute grounds for termination or cancellation of this Agreement by the City.

ARTICLE VII

Encumbrances and Releases on Property

1. **Discretion to Encumber.** This Agreement shall not prevent or limit Owner, in any manner, from encumbering the Property or any portion of the Property or any improvement on the Property by any mortgage. The City acknowledges that lenders providing financing may require modifications to this Agreement and the City agrees, upon request, from time to time, to meet with Owner and/or representatives of lenders to negotiate in good faith any lender request for modification provided any modification does not will not affect the timely completion or fulfillment of any requirements in the Entitlements or this Agreement relating to the Public Benefits.

ARTICLE VIII

Miscellaneous Provisions

1. **Rules of Construction.** The singular includes the plural; the masculine gender includes the feminine; "shall" is mandatory; "may" is permissive.
2. **Severability.** If any non-material provision of this Agreement shall be adjudged by a court of competent jurisdiction to be invalid, void, or illegal, it shall in no way affect, impair, or

invalidate any other provision of this Agreement. If any material part of the Agreement is adjudged by a court of competent jurisdiction to be invalid, void, or illegal, the Parties shall take all steps necessary to modify the Agreement to implement the original intent of the Parties in a valid and binding manner. These steps may include the waiver by either of the Parties of their right under the unenforceable provision. If, however, this Agreement objectively cannot be modified to implement the original intent of the Parties and the Party substantially benefited by the material provision does not waive its rights under the unenforceable provision, the executory portions of the Agreement shall become void.

3. **Entire Agreement.** Except as expressly referred to herein, this Agreement constitutes the entire understanding and agreement of the Parties with respect to the subject matter of this Agreement. This Agreement supersedes all other negotiations and previous agreements between the Parties with respect to that subject matter.

4. **Waivers.** All waivers of the provisions of this Agreement must be in writing and signed by the appropriate agents of the City or of Owner.

5. **Amendments.** All amendments to this Agreement must be in writing signed by the appropriate agents of the City and Owner, in a form suitable for recording in the Official Records of San Diego County, California.

6. **Recording.** The City Clerk shall cause a copy of this Agreement to be recorded with the Office of the County Recorder of San Diego County, California within 10 days following the Effective Date. Upon the completion of performance of this Agreement or its revocation or termination, a statement evidencing completion, revocation, or termination signed by the appropriate agents of Owner and the City shall be recorded in the Official Records of San Diego County, California.

7. **Project as a Private Undertaking.** It is specifically understood by the Parties that the Project is a private development and that Owner shall have the full power and exclusive control of the Property subject to the provisions of this Agreement.
8. **Captions.** The captions of the Agreement are for convenience and reference only and shall not define, explain, modify, construe, limit, amplify or aid in the interpretation, construction or meaning of any of the provisions of the Agreement.
9. **Consent.** Where the consent or approval of a Party is required or necessary under this Agreement, the consent or approval shall not be withheld unreasonably.
10. **The City's Ongoing Statutory Authority.** Except as expressly stated, nothing in this Agreement shall limit the City's authority and responsibility under the California Constitution and applicable California statutes to act in the best interests of the public health, safety, and welfare, and nothing in this Agreement is intended to limit in any way the legislative discretion otherwise afforded the Escondido City Council under state or federal law, as amended.
11. **Covenant of Cooperation.** The Parties shall cooperate with and assist each other in the performance of the provisions of the Agreement including assistance in obtaining permits for the development of the Property which may be required from public agencies other than the City. The covenant of cooperation shall include, to the maximum extent permitted by law, that the City shall use its best efforts to prevent any ordinance, measure, moratorium or other limitation from invalidating, prevailing over or making impossible any provision of the Agreement, and the City shall cooperate with Owner to keep this Agreement in full force and effect. Owner reserves the right to challenge any such ordinance, measure, moratorium, or other limitation in a court of law if it becomes necessary to protect the development rights vested in the Property pursuant to this Agreement.

12. **Further Actions and Instruments.** Each of the Parties shall cooperate with and provide reasonable assistance to the other in the performance of all obligations under this Agreement and the satisfaction of the conditions. Upon the request of either Party, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of the Agreement or to evidence or consummate the transactions contemplated herein.
13. **Successors and Assigns.** Subject to Article II Section 2 above, the burdens of this Agreement shall be binding upon, and the benefits of this Agreement inure to, all successors-in-interest and assigns of the Parties.
14. **Time of the Essence.** Time is of the essence of this Agreement and of each and every term and condition hereof.
15. **Applicable Laws.** This Agreement shall be construed and enforced in accordance with the laws of the State of California. All statutory references are to California statutes.
16. **No Waiver of Existing Rights or Applicable Laws.** This Agreement shall not constitute a waiver of any of Owner's existing rights or applicable laws, nor shall it limit or expand Owner's right to challenge any General Fee as being contrary to applicable law or to challenge any existing or Future Exaction as being in excess of Exactions permitted by applicable law.
17. **Authorization.** Each person executing this Agreement hereby warrants and represents that he/she has the authority to enter into this Agreement and to bind his/her respective entity to the provisions hereof. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original.

18. **No Third Party Beneficiaries.** This Agreement and each and every provision hereof is for the exclusive benefit of the Parties hereto and not for the benefit of any third party.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties have executed this Agreement:

CITY OF ESCONDIDO

CITY OF ESCONDIDO

By: _____
Sam Abed
Its: Mayor

By: _____
Diane Halverson
Its: Clerk

THE GATEWAY GRAND INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: The Gateway Grand Project Owner, LLC, a Delaware limited liability company, its Managing Member

By: KPMW Integral, LLC, a California limited liability company, its Managing Member

By: _____
Name: _____
Its: _____

APPROVED AS TO FORM:

CITY OF ESCONDIDO

By: _____
Jeffrey R. Epp
City Attorney

THE GATEWAY GRAND INVESTOR, LLC

By: _____
Hans Van Ligten, Esq.
Attorney for Owner

Exhibit A

LEGAL DESCRIPTION

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

EXHIBIT B

I. PUBLIC BENEFITS AND IMPROVEMENTS

- A. VALLEY PARKWAY PEDESTRIAN CROSSING.** Owner will be responsible for design and construction of a fully signalized pedestrian crossing with signing and striping and ADA compliant pedestrian ramps on both sides of the cross walk, connecting pedestrian traffic between the north county transit center and the project, across Valley Parkway approximately 160' feet east of the railroad stop bars, outside of the CPUC influence area and in a manner approved by the City Engineer. The pedestrian crossing signal system shall be interconnected to the existing traffic signal system at the intersection of Valley Parkway and Quince Street.
- B. GRAND AVENUE PEDESTRIAN CROSSING.** Owner will be responsible for design and construction of a pedestrian crossing signal system with signing and striping on Grand Avenue at the western side of the intersection of Spruce Street outside of the CPUC influence area designed with advance warning flashers and interconnect to existing traffic signal system at the intersection of Tulip Street. Improvements shall also include upgrading the existing curb ramp at Spruce Street to ADA standards and construction of a new ADA compliant curb ramp on the north side of Grand Avenue, together with construction of curb and gutter and a 5 foot wide concrete sidewalk (minimum 3' at constrained locations) along north side of Grand Avenue (between signalized crossing and NCTD right-of-way, outside of CPUC influence area) connecting pedestrian traffic between Spruce Street and the project in a manner approved by the City Engineer.

C. PUBLIC PEDESTRIAN WALKWAY. Owner shall be responsible for design and construction of a minimum 6 foot wide asphalt concrete walkway within an approximately 8 foot wide public easement along the west side of the project between Valley Parkway and Grand Avenue in a manner approved by the City Engineer and consistent with any approved entitlements. The owner shall also ensure future maintenance of the pedestrian walkway by the owner or future owners in a manner approved by the City Engineer.

II. FEE CREDITS AND DEFERRAL

A. WASTEWATER FEES. The city will credit owner for the existing wastewater connections at a rate of \$1.28 per square foot, consisting of 32,000 sq ft, for a total of \$40,960.

B. WATER FEES. The city will credit owner for existing 2" potable water meter with no new capacity and connection fees up to the credit amount for an existing 2" potable water meter but at a minimum of \$51,148 based on 8/24/2016 or actual fee table.

C. FEE DEFERRAL. The city will defer development fees for the owner for a period of one year from the issuance of building permit or prior to an issuance of certificate of occupancy for the project, whichever occurs first. The deferred fee amounts shall be the amounts at the time of issuance of a building permit.

III. OTHER CITY OBLIGATIONS

A. EXPEDITED PLAN CHECK REVIEW. The city will review plan checks for this project on an expedited basis.

B. EXCESS RIGHT OF WAY. Any excess right of way that is no longer needed for street or utility purposes will be vacated at the time of the recording of the final map in conformance with any approved entitlements.

EXHIBIT C

AGREEMENT FOR COMPLETION OF IMPROVEMENTS

This Agreement is made and entered into this ___ day of _____, 20__, by and between the CITY OF ESCONDIDO, a municipal corporation, hereinafter referred to as "CITY," and _____ a _____ hereinafter referred to as "APPLICANT";

WHEREAS, APPLICANT proposes to construct a building, structure or development at _____ in the City of Escondido, County of San Diego, State of California, the "Project"; and

WHEREAS, certain public improvements are required to be constructed and/or installed in the streets and/or easements adjacent to the lot or parcel upon which such the Project is to be constructed or erected; and

WHEREAS, pursuant to the provisions of Ordinance No. 93-2 of the Escondido Municipal Code, it is necessary that certain public improvements as detailed in the plans and specifications on file with the City Engineer of the City of Escondido, the "Improvements", be constructed and/or installed as a condition of and prerequisite to final inspection and acceptance of the Project.

NOW, THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. APPLICANT hereby agrees, at its sole cost and expense, to furnish all labor, equipment and materials to construct the Improvements in a good workmanlike manner and in conformance with the approved plans and specifications on file with the City Engineer. APPLICANT agrees that the Improvements shall be completed within two years from the date of this Agreement. The Improvements shall be completed to the satisfaction of the City Engineer, and shall not be deemed complete until approved and accepted by the CITY. The estimated cost of the Improvements is the sum of \$ _____.

2. APPLICANT covenants that all Improvements shall be constructed in a manner that does not damage existing public property. Should any damage occur to public property, including, but not limited to, the Improvements in the public right-of-way as a result of APPLICANT or APPLICANT'S contractor performing construction, APPLICANT shall be responsible for repair or reconstruction of the public property. Such repair or reconstruction shall be at the APPLICANT'S sole expense and shall be completed to the satisfaction of the City Engineer.

3. The CITY and its respective elected and appointed boards, officials, officers, agents, employees and volunteers (individually and collectively, "Indemnitees") shall have no liability to APPLICANT or any other person for, and APPLICANT shall indemnify, defend, protect and hold harmless Indemnitees from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively "Claims"), which Indemnitees may suffer or incur or to which Indemnitees may become subject by reason of or arising out of

any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise occurring as a result of or allegedly caused by construction of the Improvements. The CITY shall not by its approval of the Project, or any part of it, or by entering into this Agreement, or by granting any permits concerning this Project or Improvements, be deemed an insurer or surety for the design or construction of the Improvements.

If any action or proceeding is brought against Indemnitees by reason of any of the matters against which APPLICANT has agreed to indemnify Indemnitees as provided above, APPLICANT, upon notice from the CITY, shall defend Indemnitees at APPLICANT'S expense by counsel acceptable to the CITY, such acceptance not to be unreasonably withheld. Indemnitees need not have first paid for any of the matters to which Indemnitees are entitled to indemnification in order to be so indemnified. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

If a court of competent jurisdiction determines that the CITY has acted with negligence with respect to anything covered in this Agreement, APPLICANT'S obligation to indemnify the CITY shall be limited by the provisions of California Civil Code Section 2782(b).

4. APPLICANT shall further indemnify, defend and hold harmless the CITY and its officers, employees and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, administrative proceedings, damages, fines, penalties, judgments, orders, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements, arising out of any violation, or claim of violation of the San Diego Municipal Storm Water Permit (Order No. 2001-01) of the California Regional Water Quality Control Board Region 9, San Diego, which the CITY might suffer, incur, or become subject by reason of or occurring as a result of or allegedly caused by the construction of the Project or the Improvements.

5. It is further agreed that APPLICANT will at all times, prior to CITY acceptance of the Improvements, give good and adequate warning to the traveling public of each and every defective and/or dangerous condition existing in the affected public rights-of-way and/or easements or any of them, and will protect the traveling public from such defective or dangerous conditions. It is understood and agreed that until acceptance of the Improvements, each of the affected public rights-of-way and/or easements not accepted as improved shall be under the charge of APPLICANT for the purposes of this Agreement. APPLICANT may, upon approval of the City Engineer, close all or a portion of any public right-of-way whenever it is reasonably necessary to protect the traveling public during construction of the Improvements. APPLICANT agrees that the provisions of Sections 3 and 4, respecting indemnification, are applicable to the obligations as set forth in this Section 5.

6. APPLICANT hereby agrees to pay for any inspection of streets and/or easements as may be required by CITY ordinances.

7. It is further agreed that APPLICANT shall file with the City Clerk at the time of signing this Agreement a good and sufficient bond or Instrument of Credit in an amount not less than the estimated cost of the Improvements, as specified above, for the faithful performance of the terms and conditions of this Agreement, including payment for all labor and materials furnished in connection therewith and the guarantee and warranty of the Improvements for a period of two years against any defective work or labor or defective materials furnished, and that should the sureties on the bond or either of them become insufficient, APPLICANT agrees to renew the bond with good and sufficient sureties within ten (10) days after receiving notice that the sureties are insufficient.

8. In lieu of filing a bond as provided above, APPLICANT may deposit with the City Clerk or with a responsible escrow agent, bank, savings and loan or trust company, a sum of money or other form of security acceptable to the City Attorney, not less than the estimated cost of the Improvements as above specified, together with instructions to the escrow agent or bank, savings and loan or trust company for the payment of such money, which instructions shall be subject to the approval of the City Attorney.

9. Upon mutual consent of APPLICANT and the City Engineer, the City Engineer may make such changes, alterations or additions to the plans and specifications for the Improvements as may be determined necessary and desirable by the City Engineer for the proper completion of the Improvements and no such changes, alterations or additions shall relieve the surety or sureties on any bond given for the faithful performance of this Agreement.

10. It is further agreed by and between the parties hereto that, in the event it is deemed necessary to extend the time of completion of the Improvements required under this Agreement, the extension may be granted by the CITY and shall in no way affect the validity of this Agreement, nor shall such extension release the surety or sureties on any bond given for the faithful performance of this Agreement. In accordance herewith, the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

11. It is further agreed by and between the parties hereto that the terms of this Agreement shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the above-described land or any part thereof.

SIGNATURE PAGE FOLLOWS

CITY OF ESCONDIDO

Date: _____ By _____
City Manager

APPLICANT

Date: _____ By _____
Authorized Signature

Address: _____

(SIGNATURES MUST BE NOTARIZED)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

City Attorney

EXHIBIT D

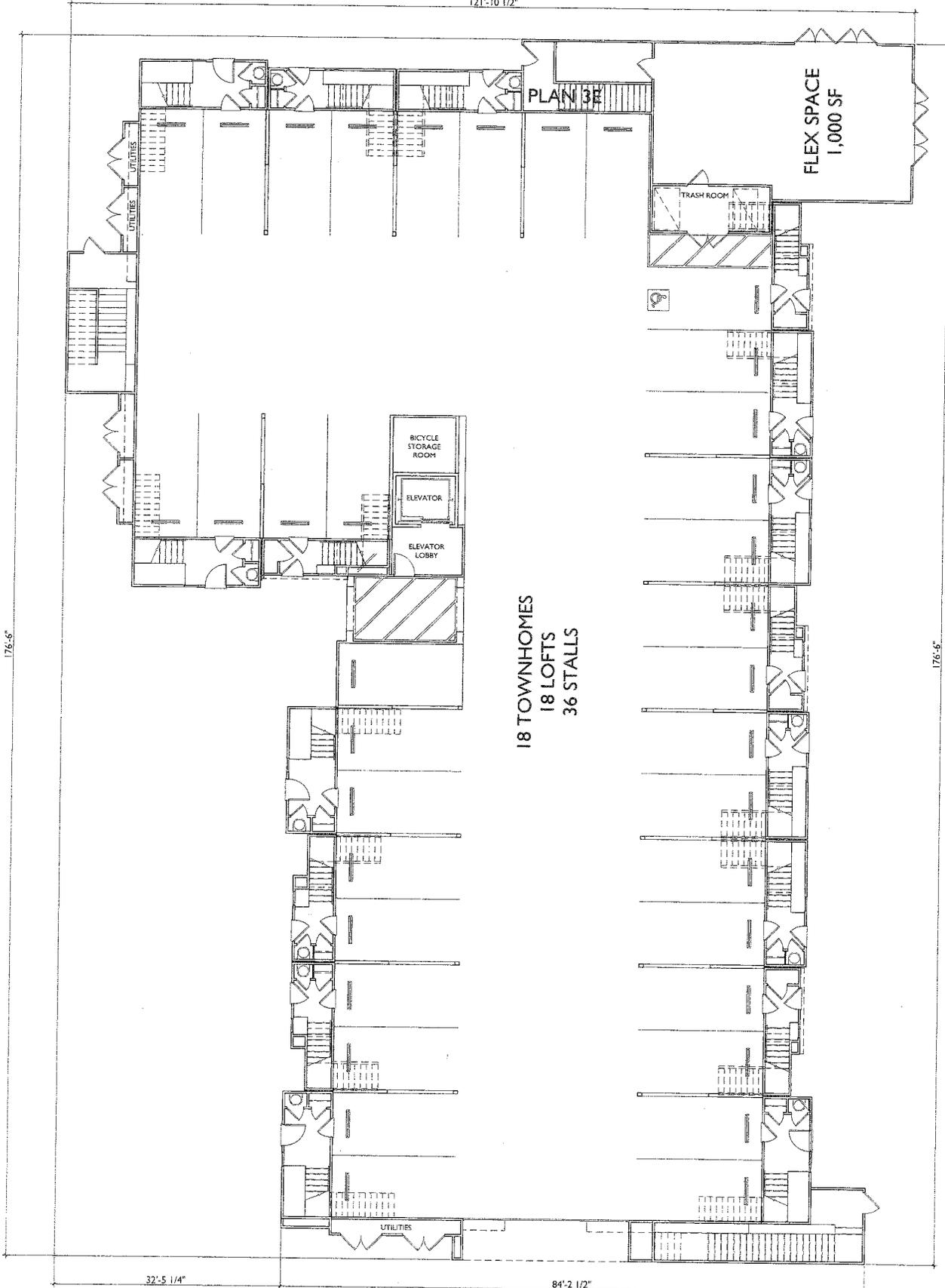
(Insert Fee Guide)

NORTH ELEVATION

121'-10 1/2"

WEST ELEVATION

176'-5"



18 TOWNHOMES
18 LOFTS
36 STALLS

PLAN 3E

FLEX SPACE
1,000 SF

TRASH ROOM

SOUTH ELEVATION

32'-5 1/4"

84'-2 1/2"

EAST ELEVATION

176'-5"

FIRST FLOOR

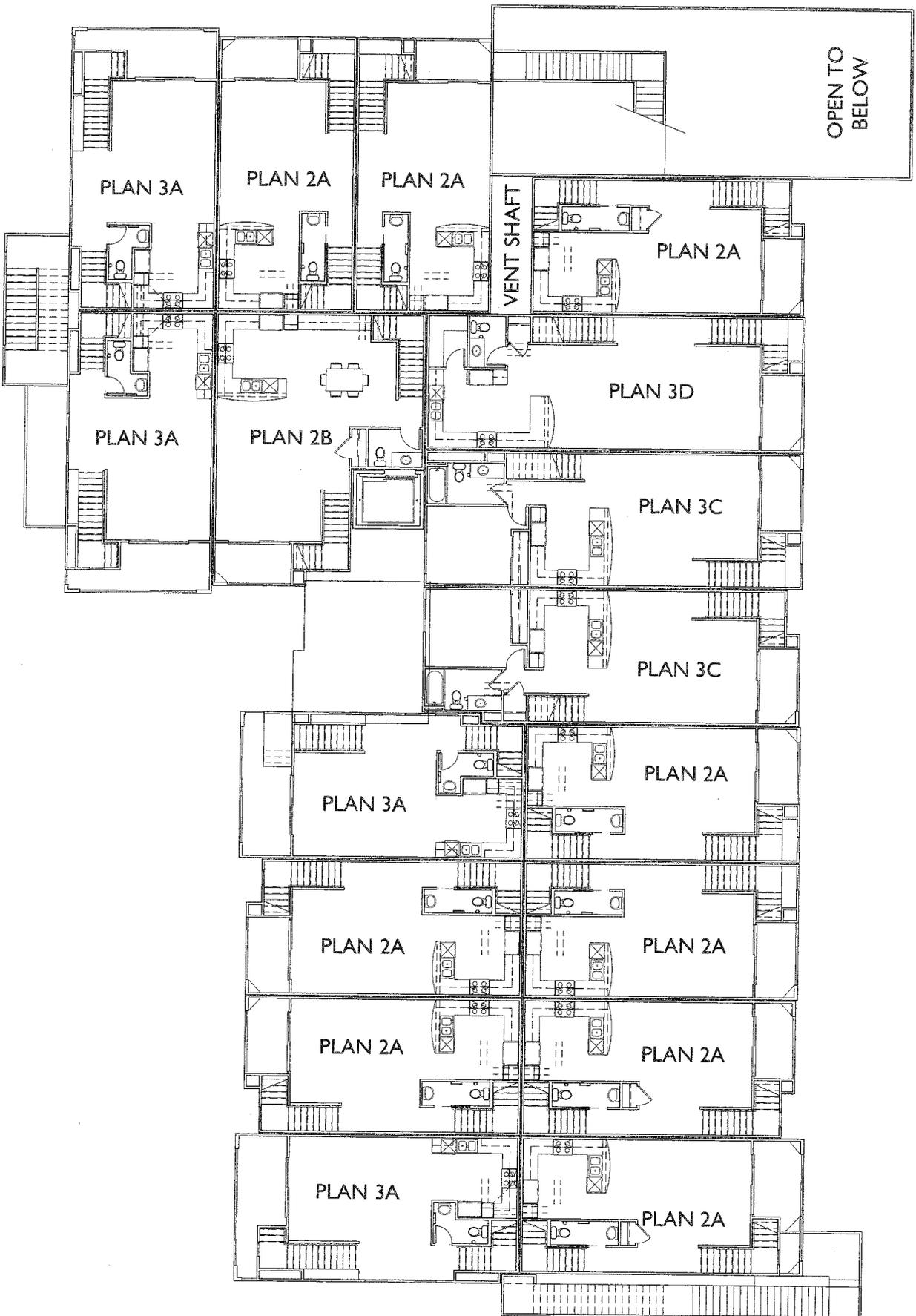
BUILDING

A1



PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F

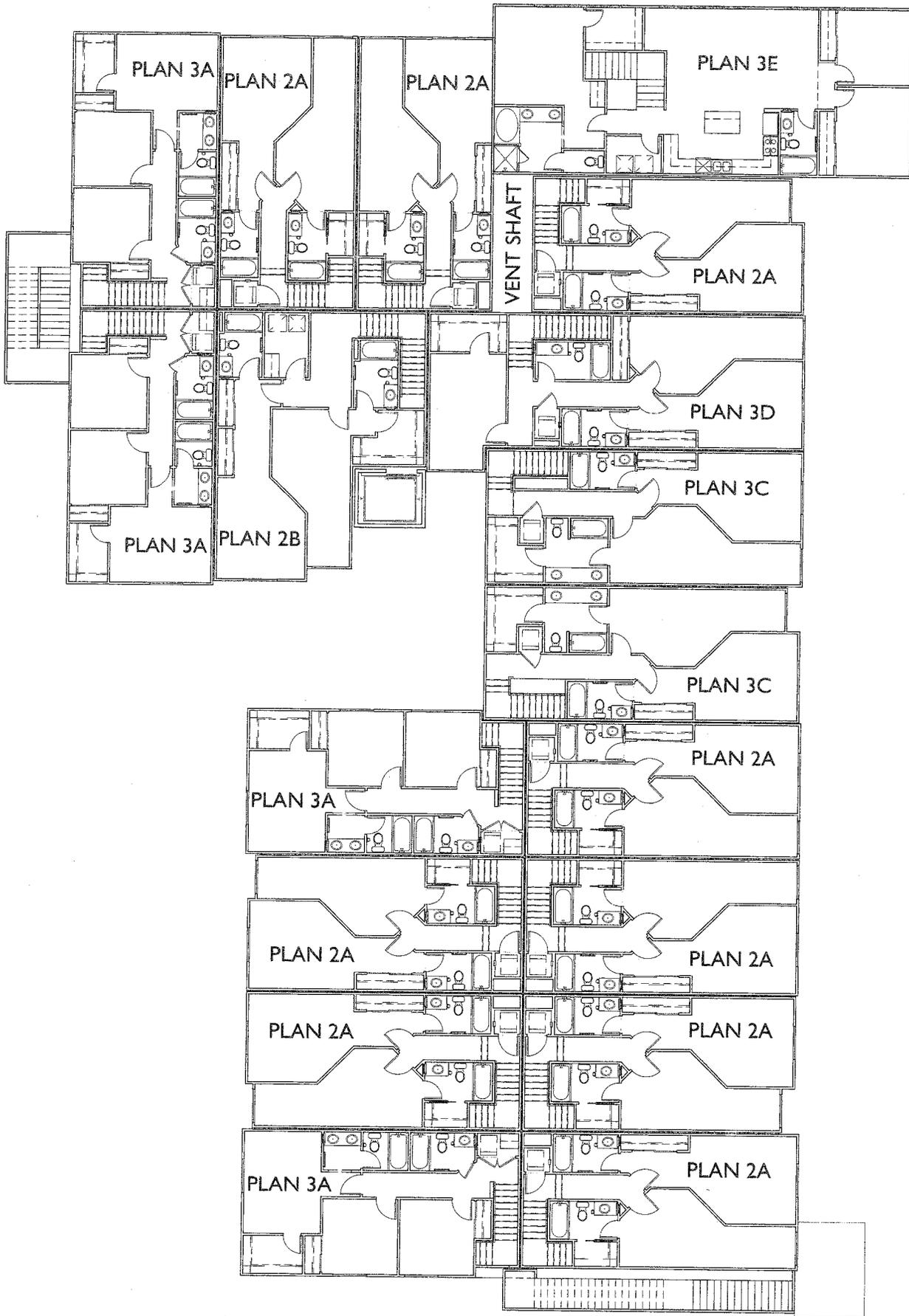


SECOND FLOOR
 BUILDING
 A1



PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

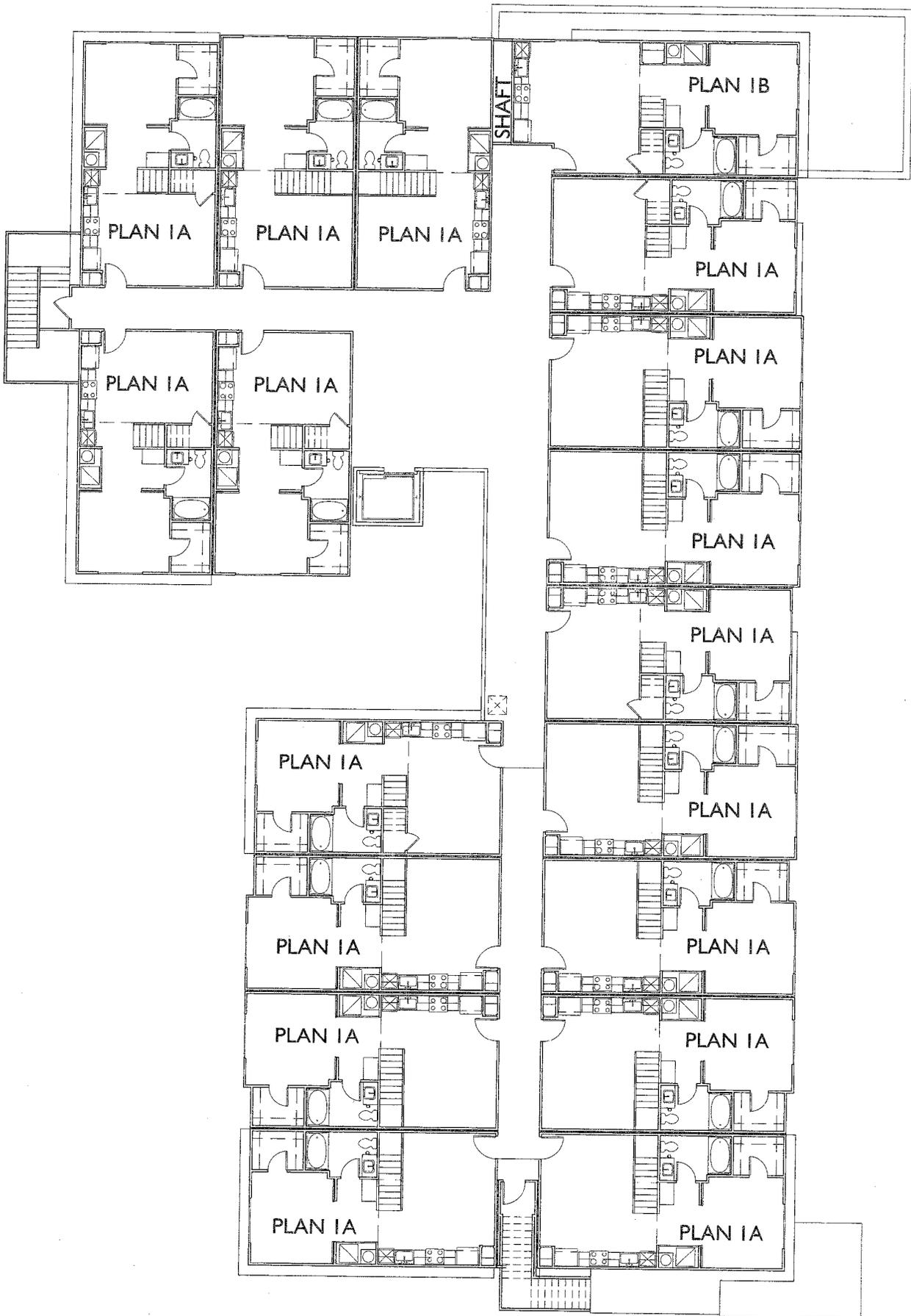
F



THIRD FLOOR
 BUILDING
 A1

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F



PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F

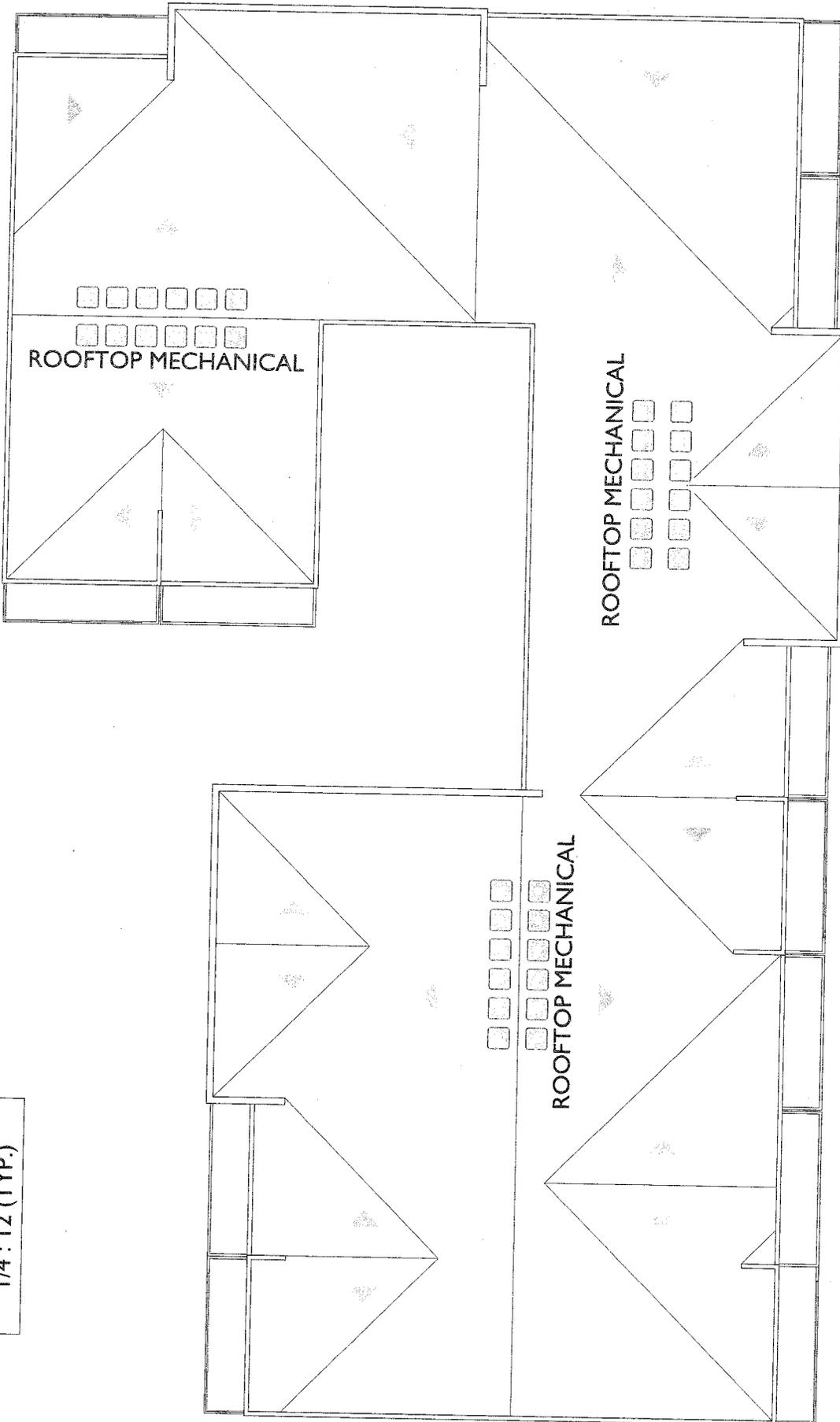


MEZZANINE
 BUILDING
 A1

N

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F



 N ROOF PLAN
 BUILDING
 A1

FLAT ROOF SLOPE -
 1/4: 12 (TYP.)

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

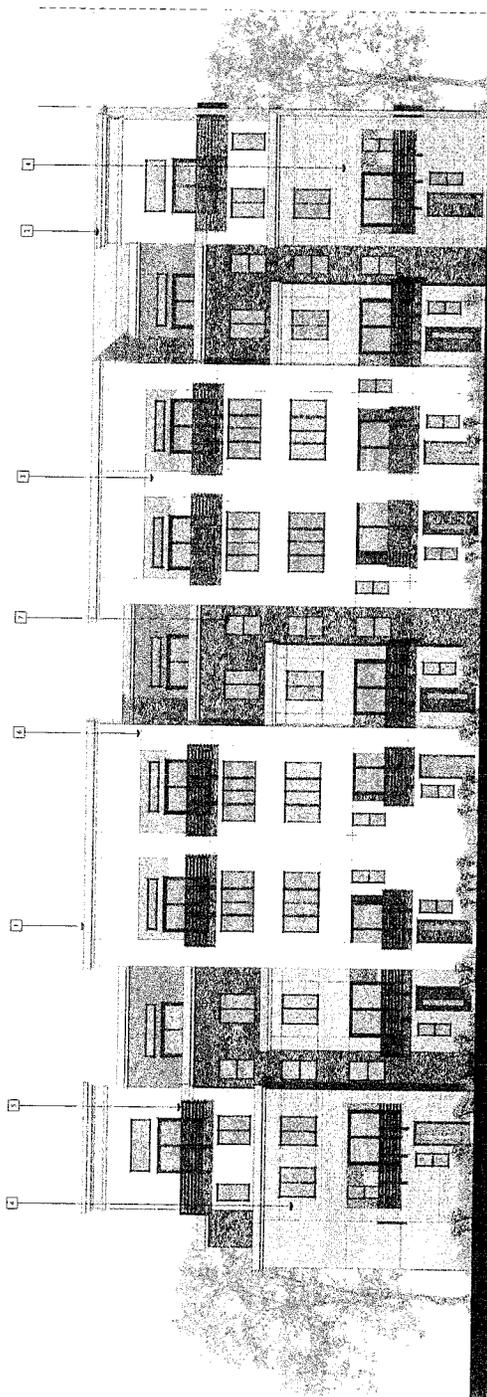
RP

ROOF PLAN - BUILDING A1

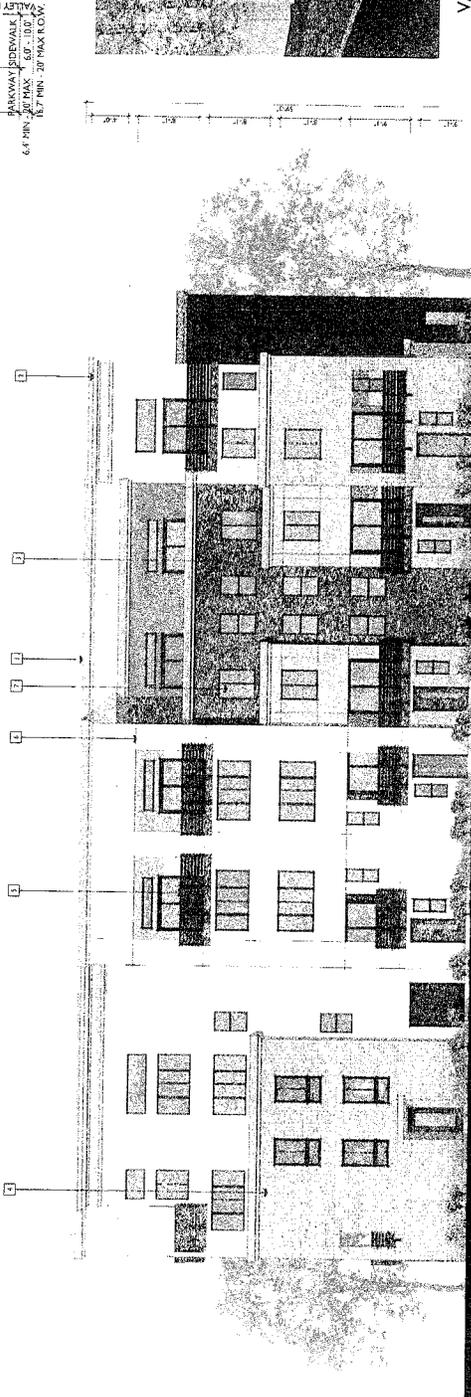
BUILDING A1 ELEVATIONS

MATERIAL SCHEDULE

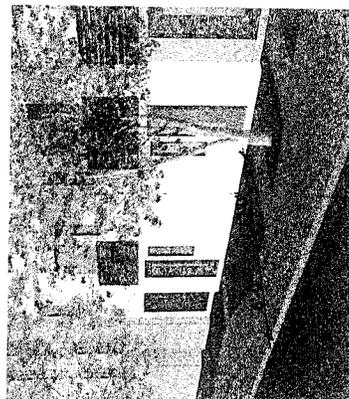
- 1 ROOF - BUILT UP ROOFING
- 2 CORNICE - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 WALL - BRICK VENEER
- 5 METAL RAILING - FACE PAINTED
- 6 1/2" STUCCO REGLET
- 7 VINYL WINDOW
- 8 COMMERCIAL STOREFRONT WINDOW
- 9 GLASS CURTAIN WALL



EAST ELEVATION



VALLEY PKWY. (NORTH) ELEVATION

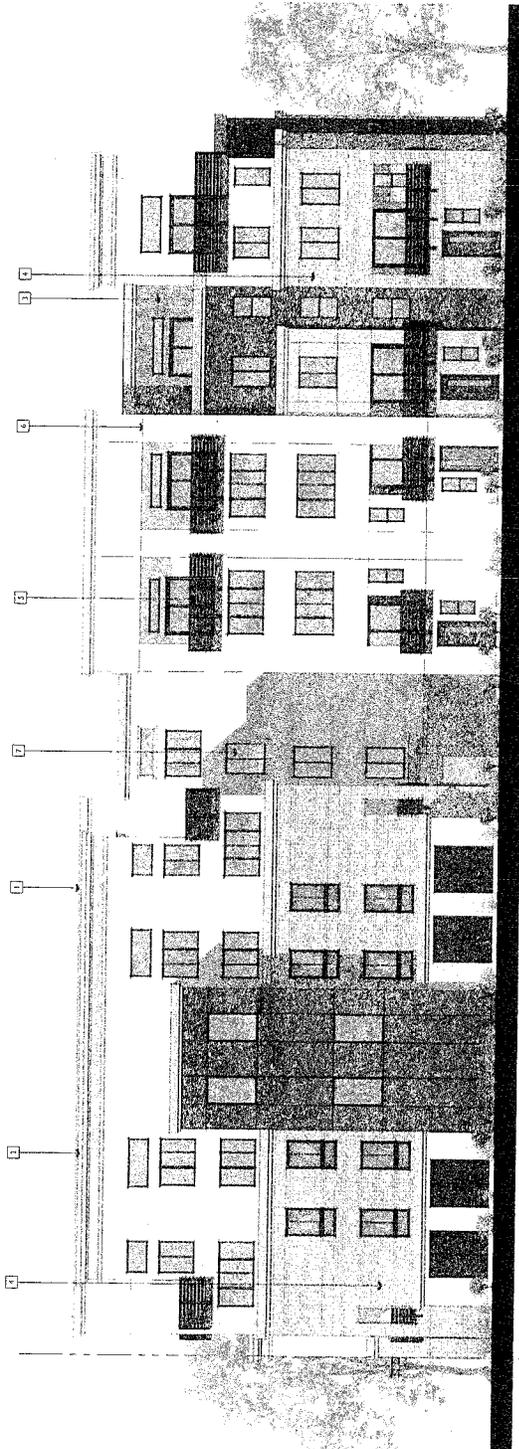


VALLEY PKWY. ENTRY PERSPECTIVE

PARKWAY SIDEWALK
6.4' MIN. CLEARANCE
6.0' MIN. CLEARANCE
15.7' MIN. 20' PARK ROW

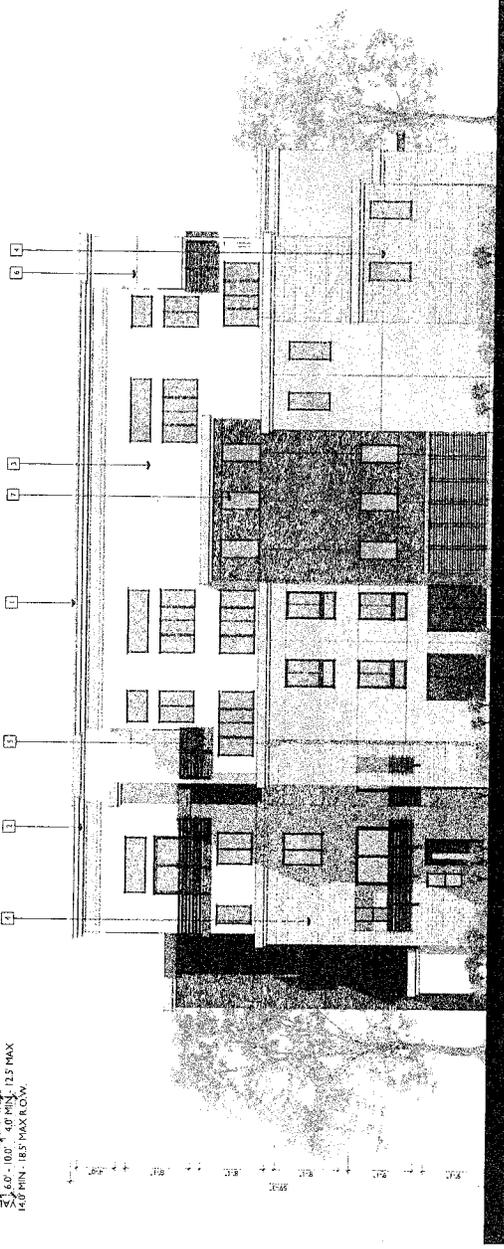
PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

E



WEST ELEVATION

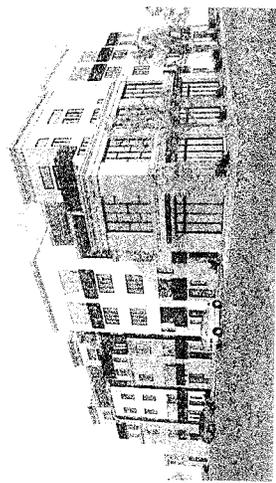
ALLEY FRONT
 SIDEWALK PARKWAY
 4'-0" - 10'0" UP MAX. 11.5' MAX
 12' MIN. - 18' MAX. ELEV.



SOUTH ELEVATION

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP ROOFING
- 2 CORNICE - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 WALL - BRICK VENEER
- 5 PREFAB RAILING - FACE MOUNTED
- 6 1/2" STUCCO REGLET
- 7 VINYL WINDOW
- 8 COMMERCIAL STOREFRONT WINDOW
- 9 GLASS CURTAIL WALL



PERSPECTIVE

BUILDING A1 ELEVATIONS

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)



NORTH ELEVATION

145'-9 1/4"

FIRST FLOOR
BUILDING
A2



WEST ELEVATION

76'-4"

191'-0 1/2"

22 TOWNHOMES
22 LOFTS
44 STALLS

EAST ELEVATION

177'-6"

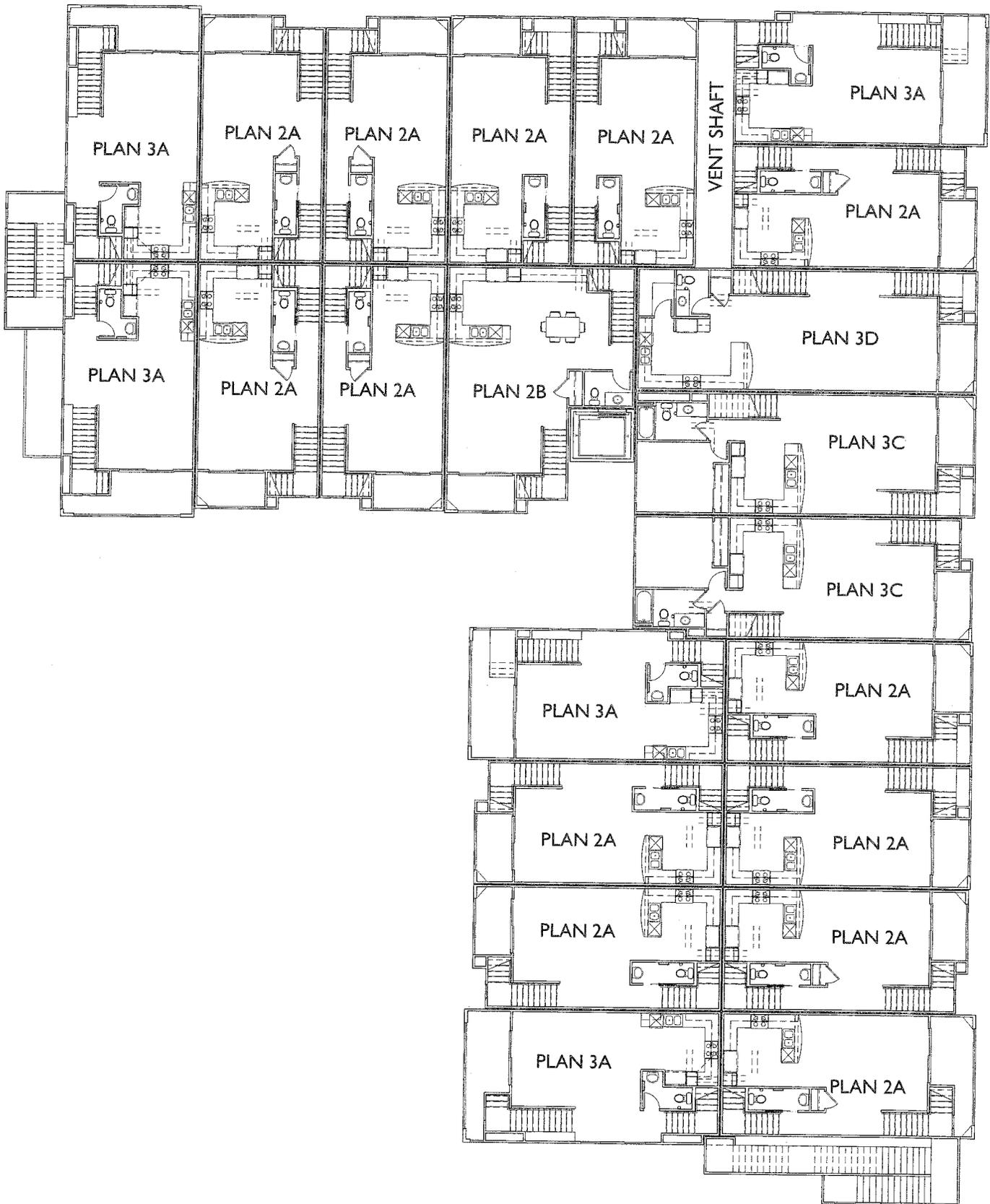
SOUTH ELEVATION

69'-5 1/4"

76'-4"

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F



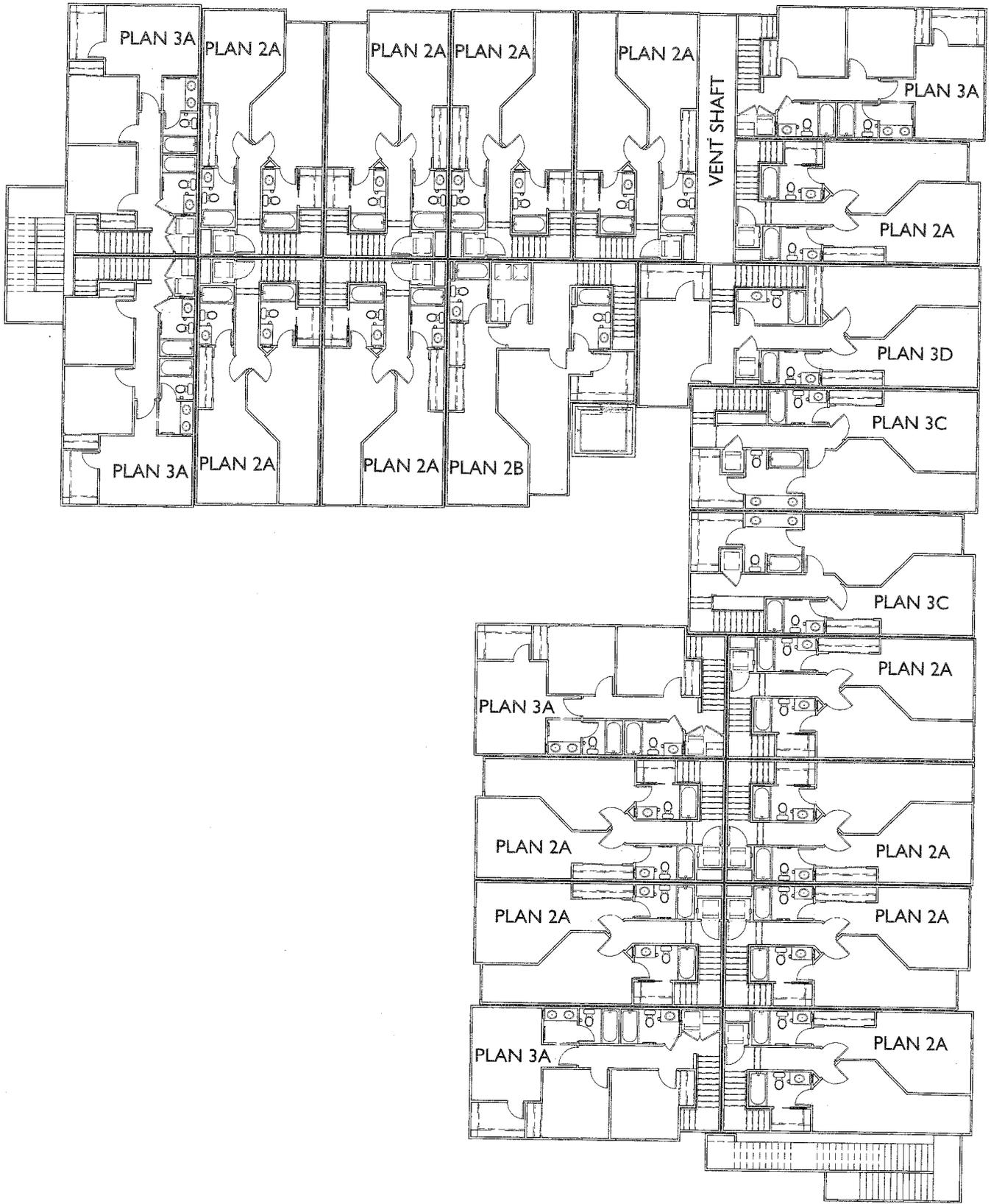
BUILDING A2 SECOND FLOOR



PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F

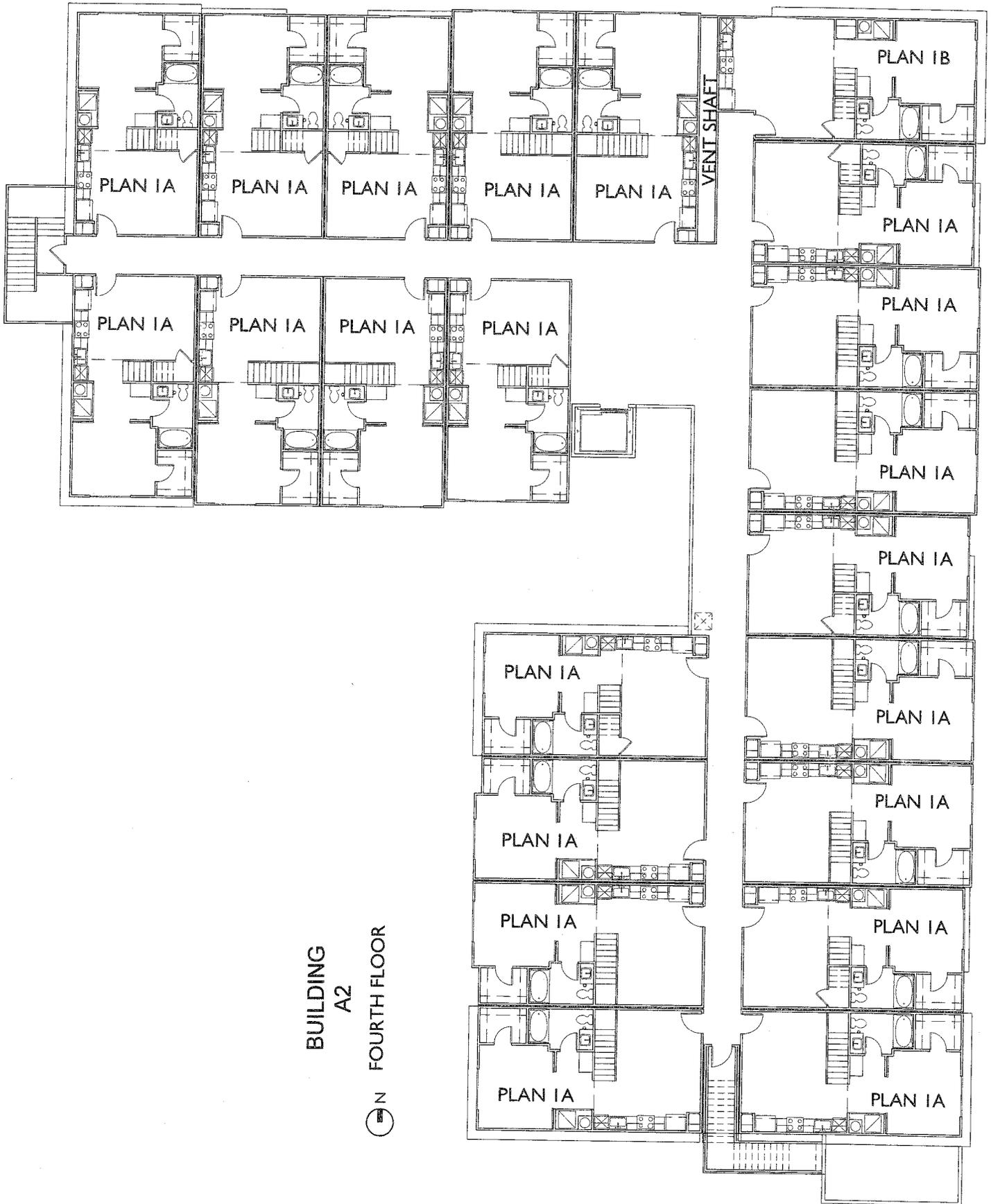
FLOOR PLAN - BUILDING 2



BUILDING A2  THIRD FLOOR

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F

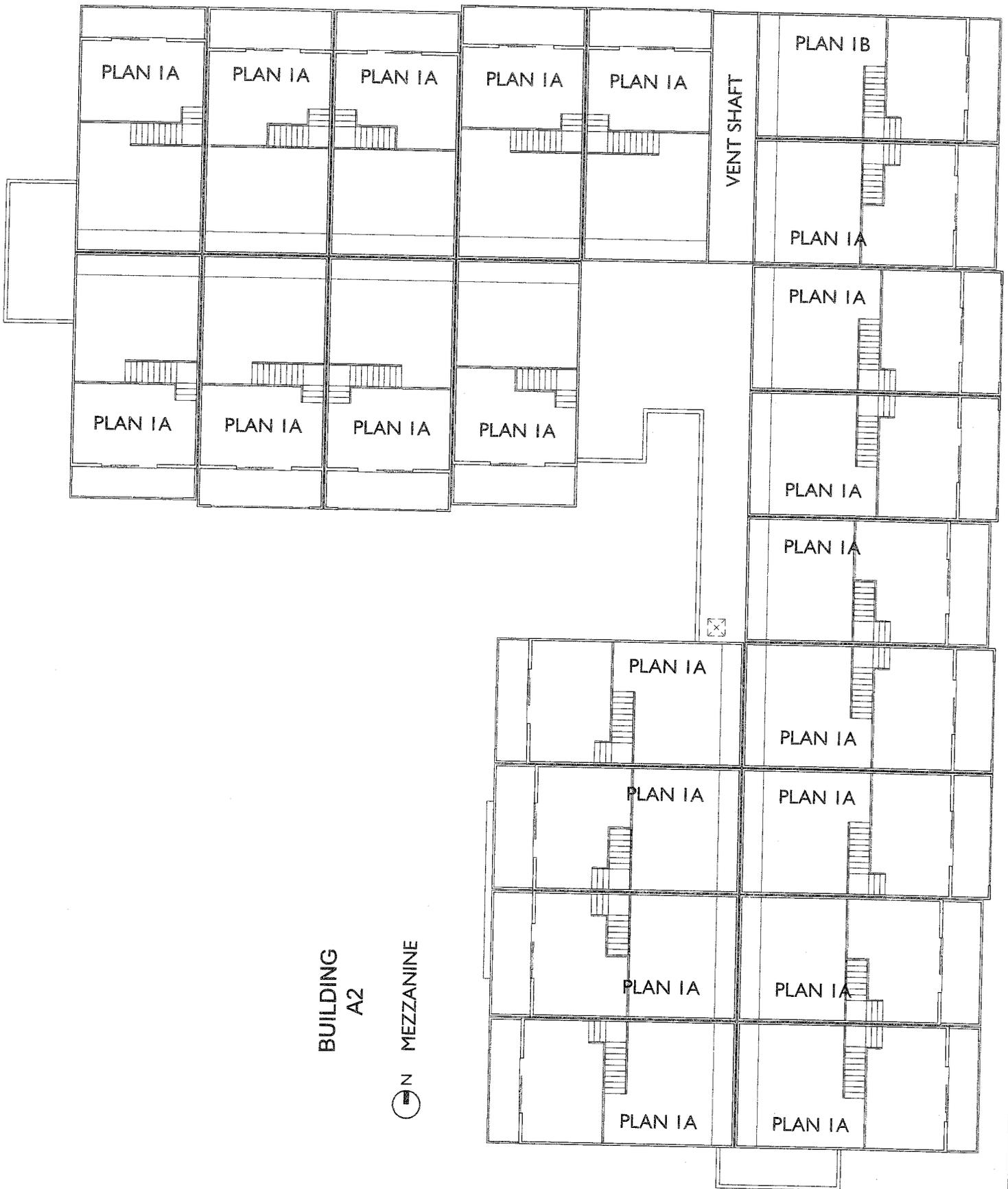


BUILDING
A2
FOURTH FLOOR
N

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F

FLOOR PLAN - BUILDING A2



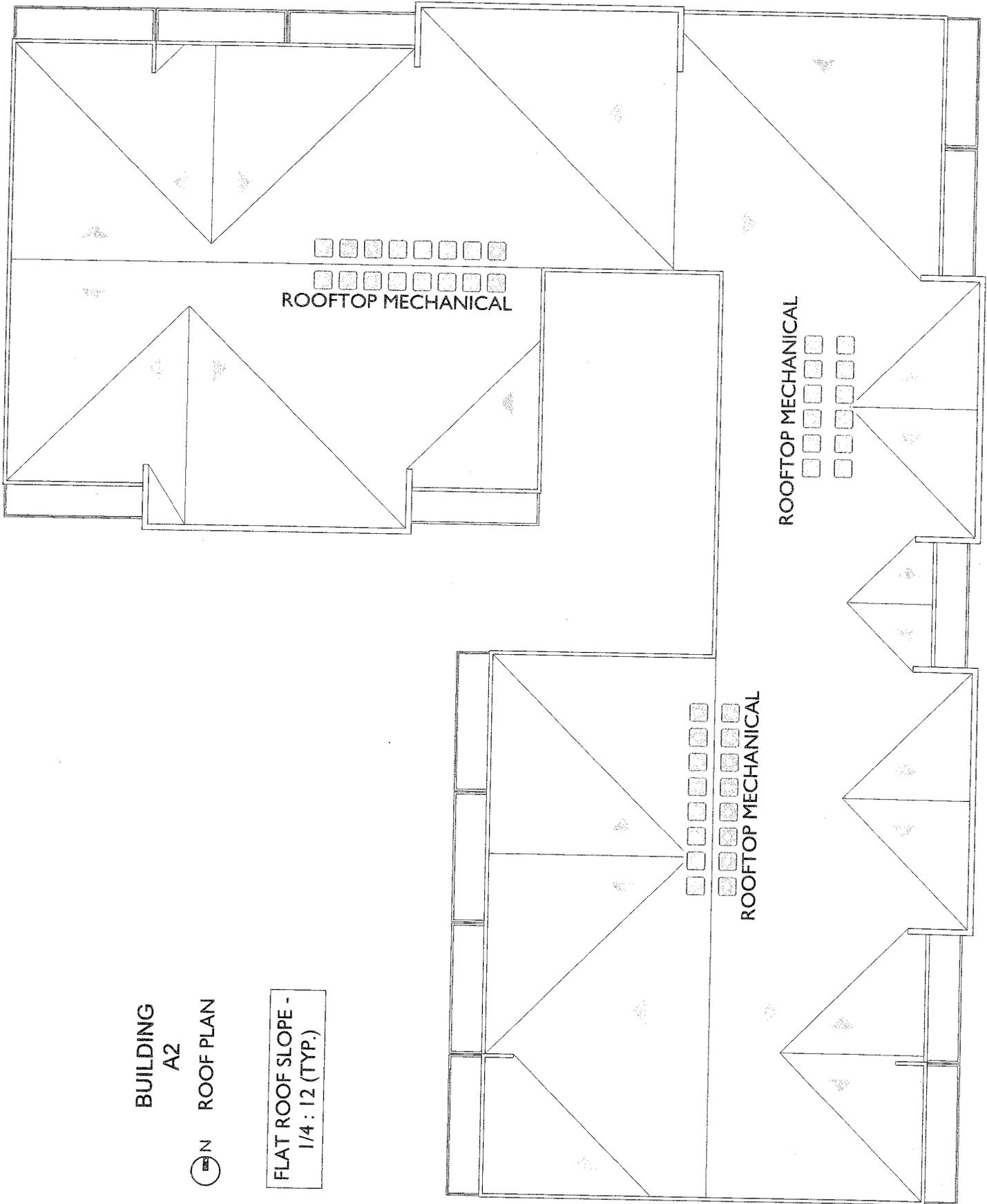
BUILDING
A2

MEZZANINE

N

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F



BUILDING
A2

⊕ N ROOF PLAN

FLAT ROOF SLOPE -
1/4 : 12 (TYP.)

ROOFTOP MECHANICAL

ROOFTOP MECHANICAL

ROOFTOP MECHANICAL

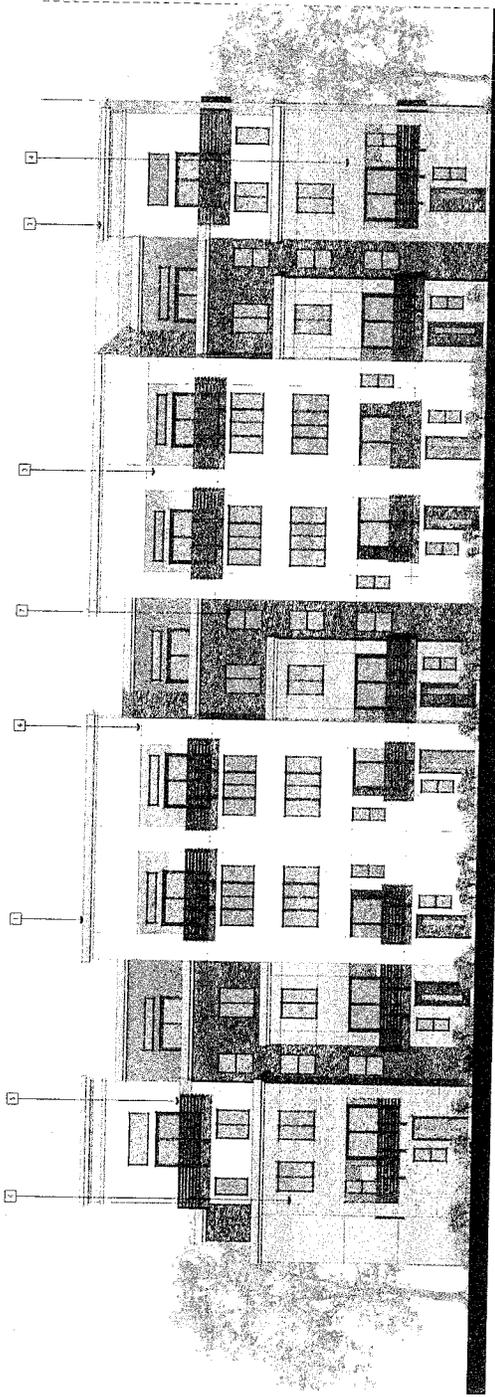
PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

RP

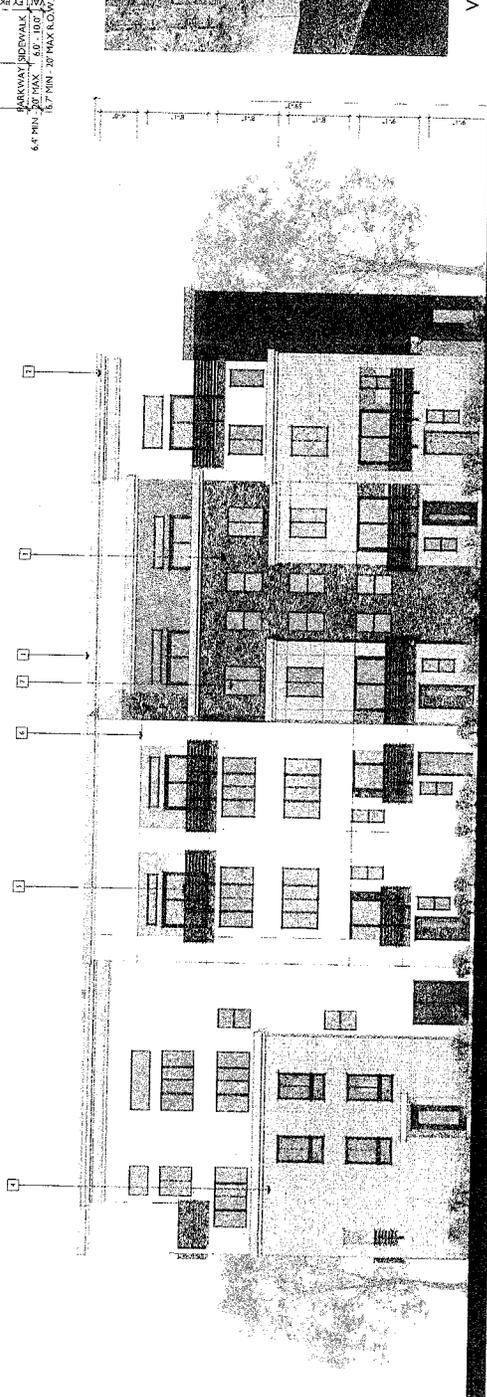
BUILDING A2

MATERIAL SCHEDULE

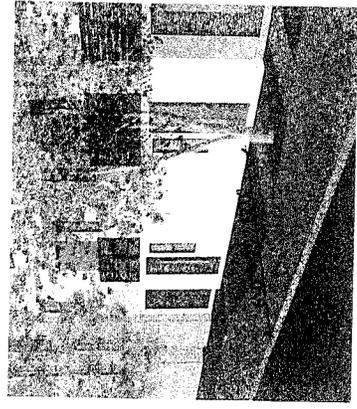
- 1 ROOF - BUILT UP ROOFING
- 2 CORNICE - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 WALL - BRICK VENEER
- 5 METAL RAILING - FACE MOUNTED
- 6 1/2" STUCCO REGLET
- 7 VINYL WINDOW
- 8 COMMERCIAL STOREFRONT WINDOW
- 9 GLASS CURTAIN WALL



EAST ELEVATION



VALLEY PKWY. (NORTH) ELEVATION

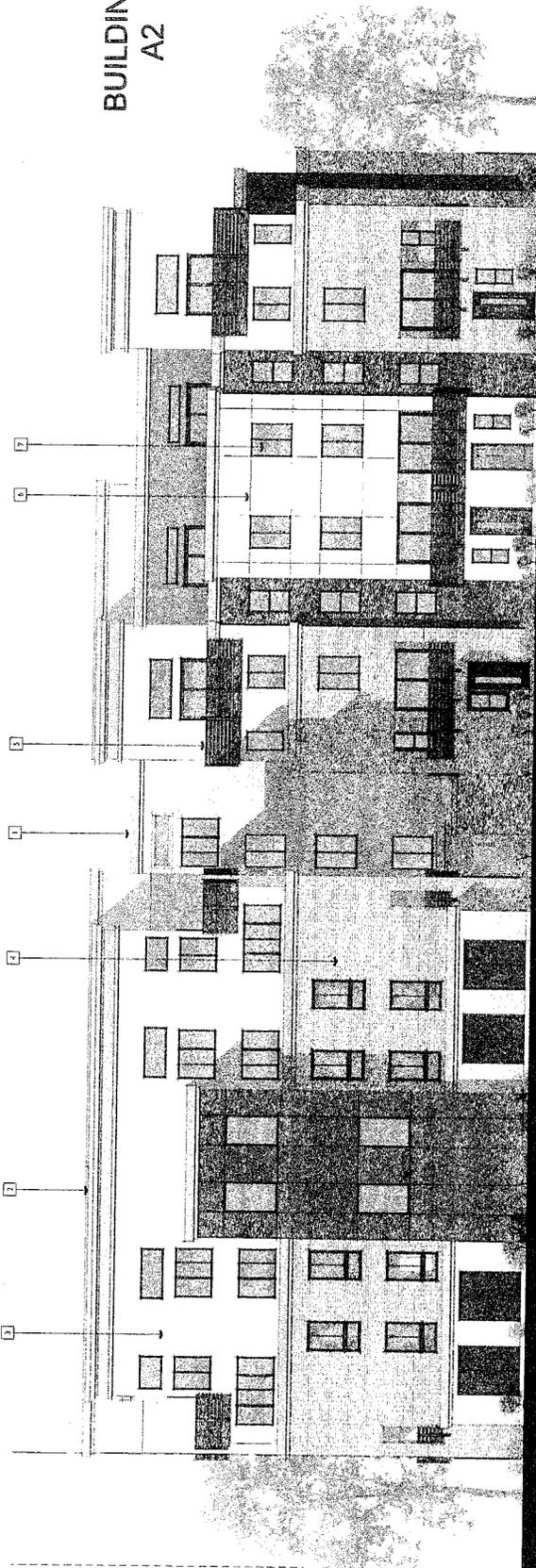


VALLEY PKWY. ENTRY PERSPECTIVE

**PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)**

E

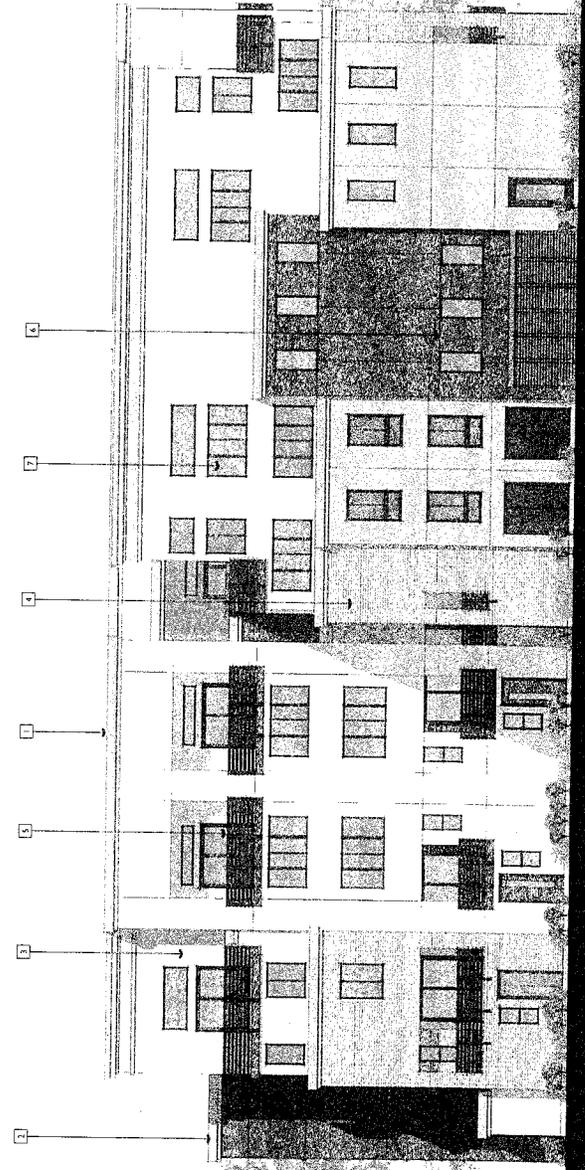
**BUILDING
A2**



WEST ELEVATION

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP ROOFING
- 2 CORNICE - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 WALL - BRICK VENEER
- 5 METAL RAILING - FACE MOUNTED
- 6 1/2" STUCCO REGLET
- 7 VINYL WINDOW
- 8 COMMERCIAL STOREFRONT WINDOW
- 9 GLASS CURTAIL WALL



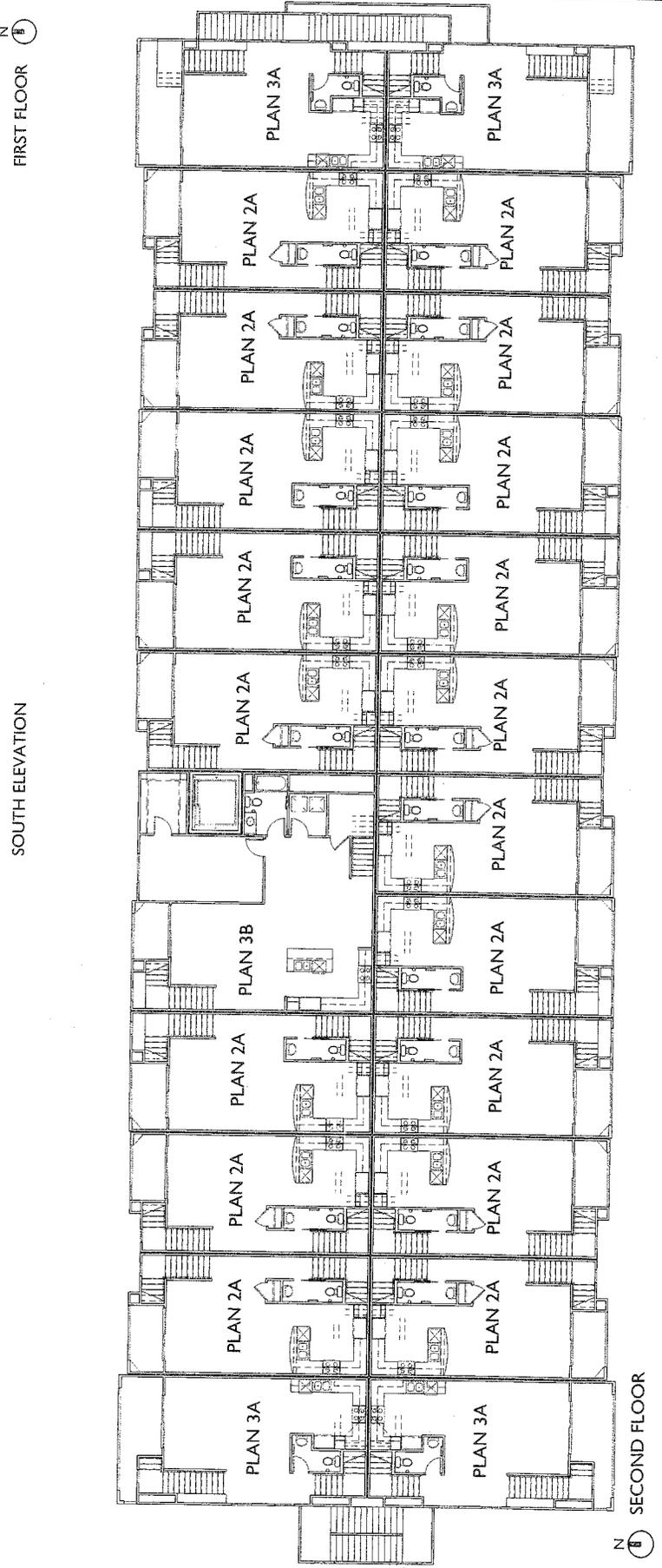
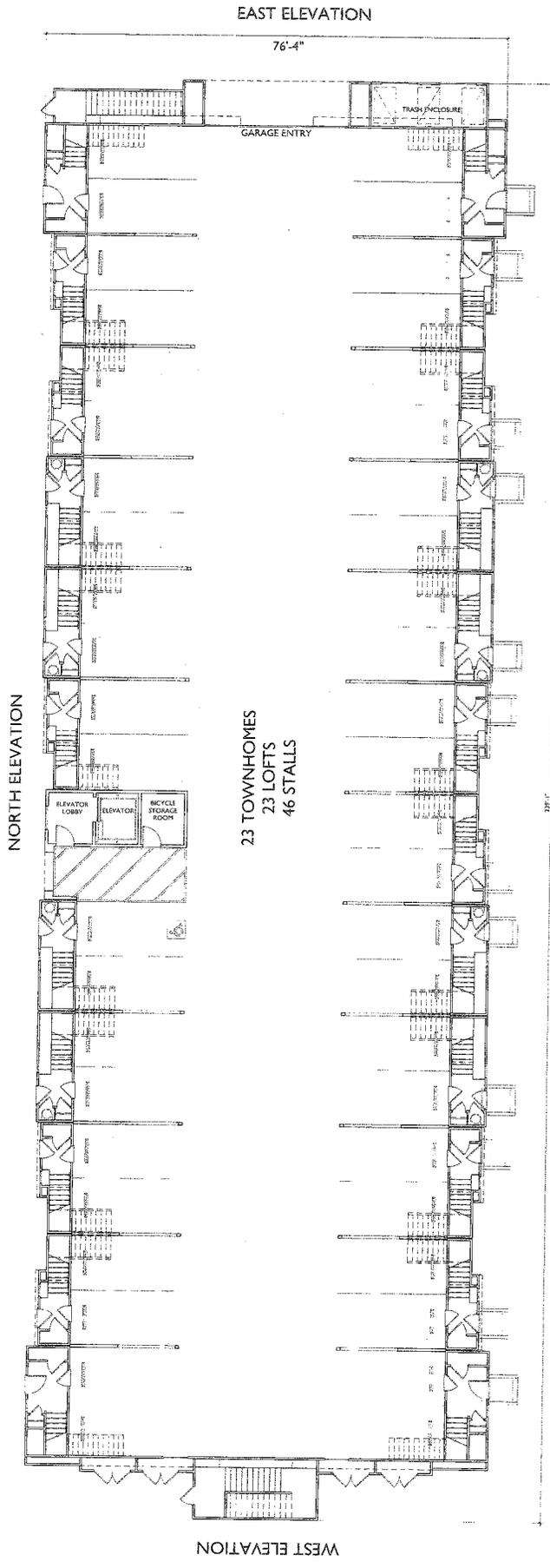
SOUTH ELEVATION

VALLEY PKWY
SIDEWALK PARKWAY
5' - 10" MAX
6.7' MIN - 20' MAX FLOW
14' MAX

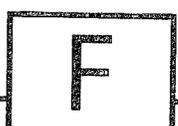
**PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)**

E

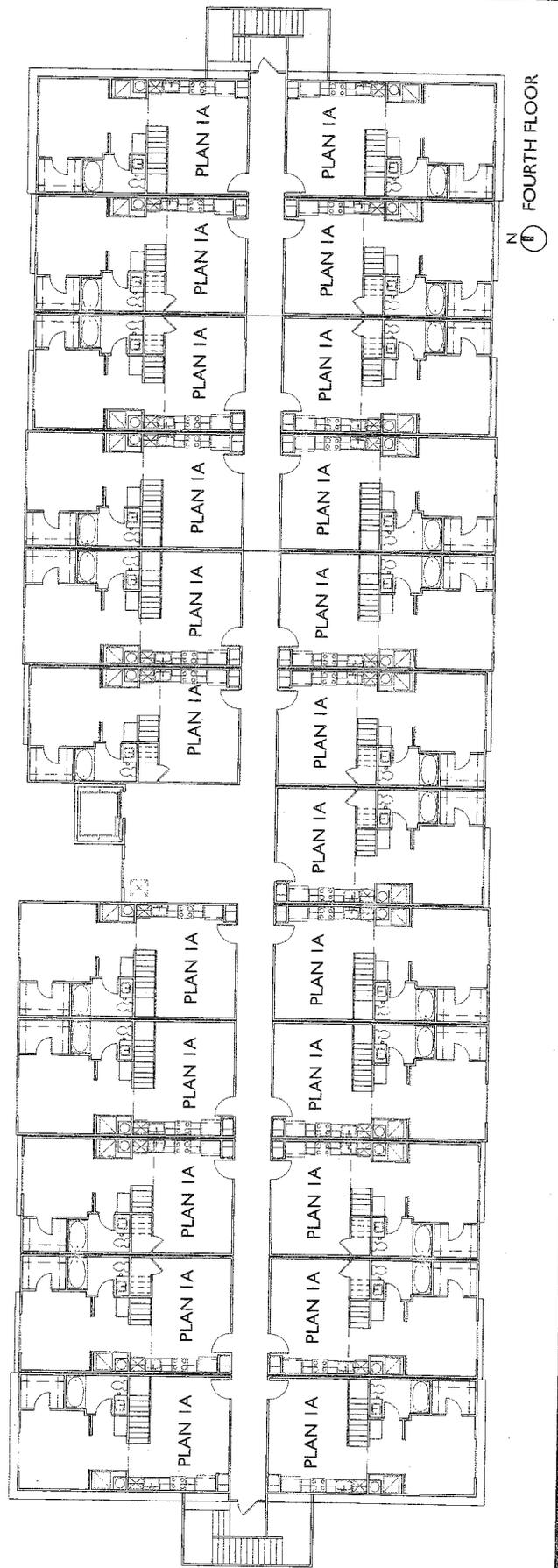
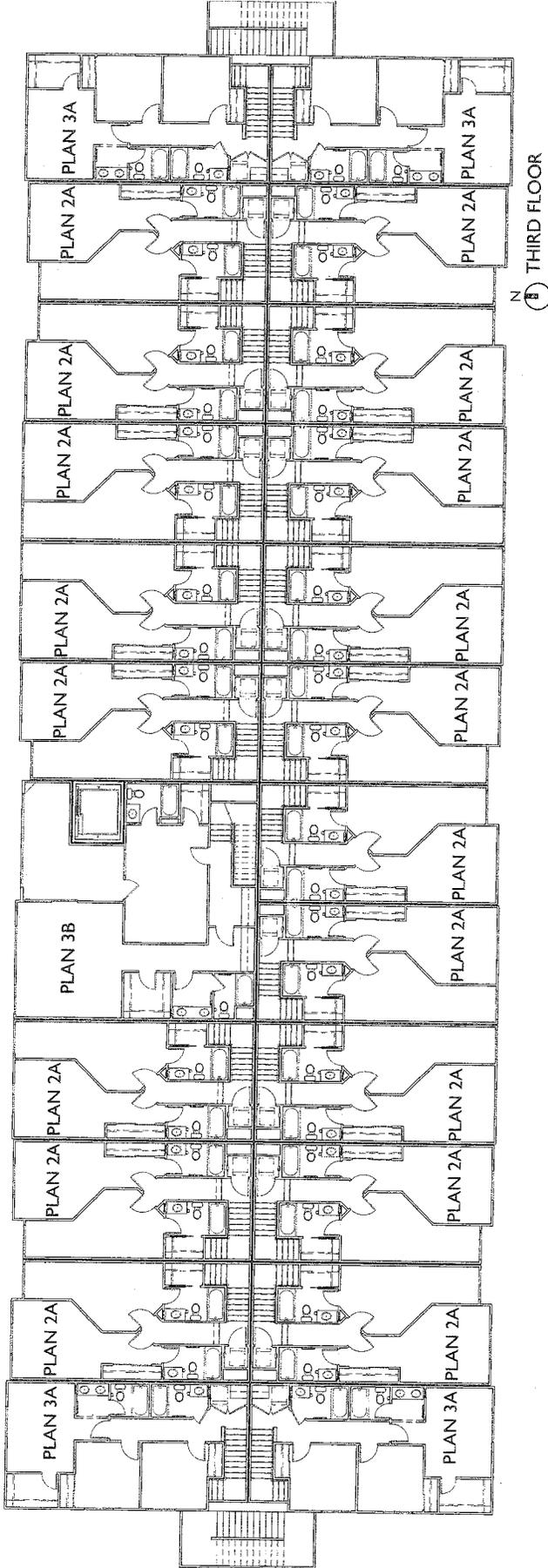
**BUILDING
A3**



**PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)**

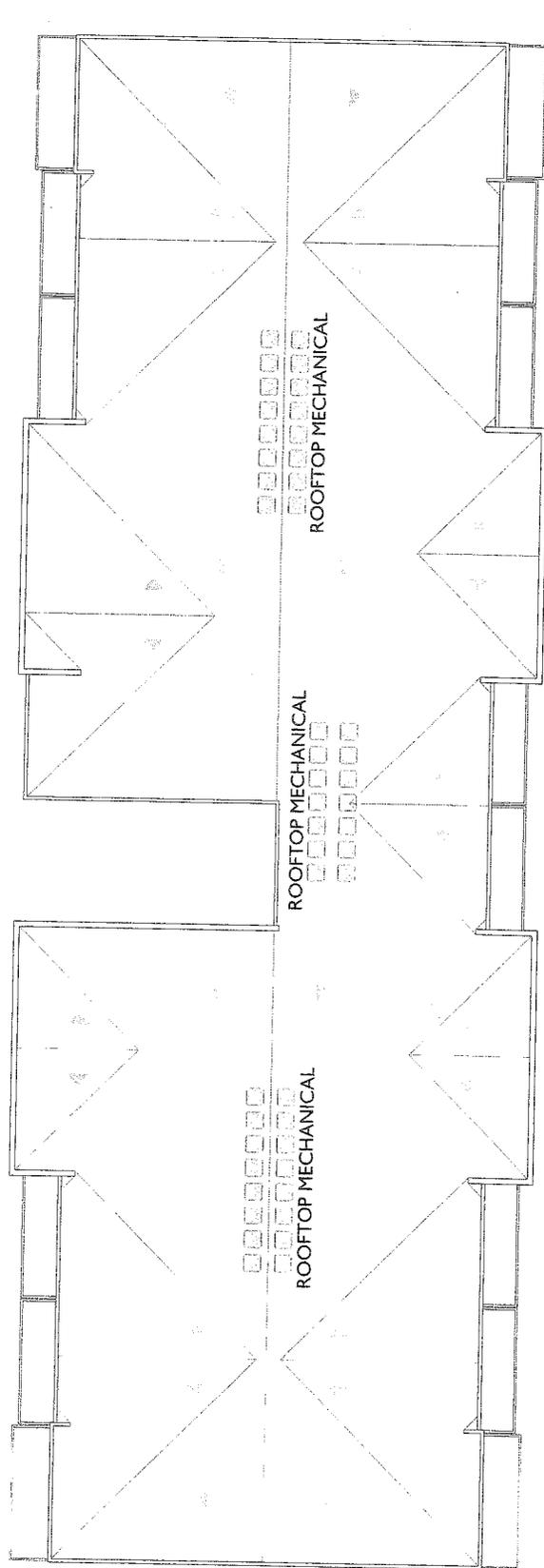
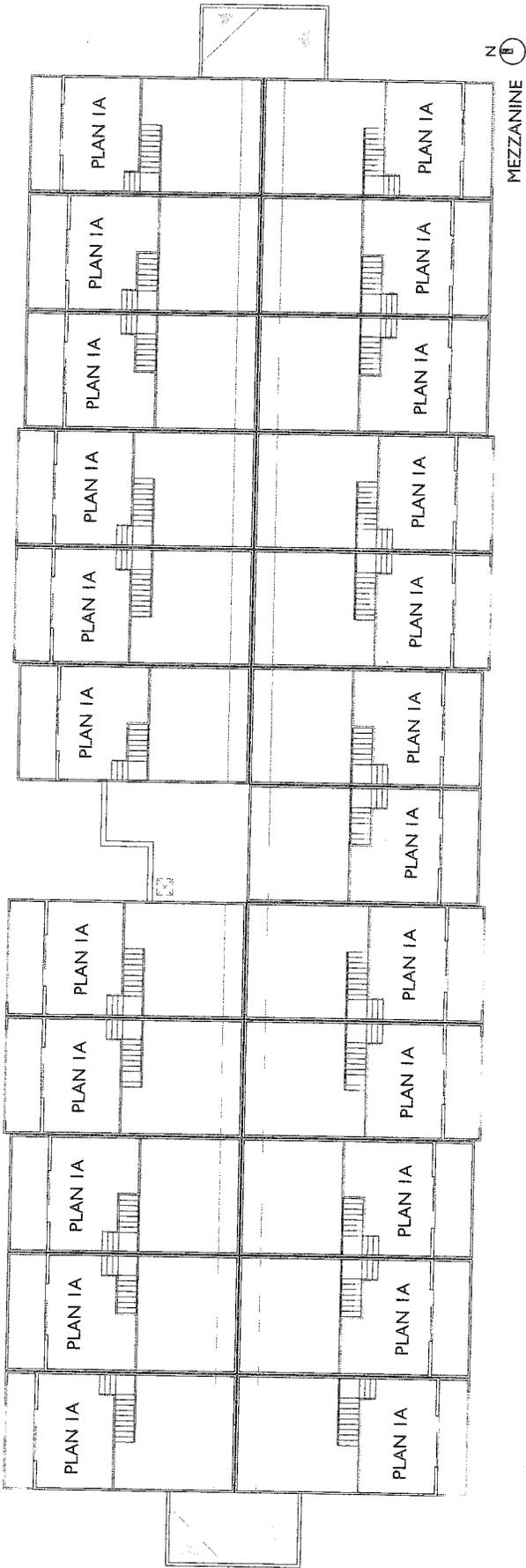


BUILDING
A3



PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F



FLAT ROOF SLOPE -
1/4 : 12 (TYP.)

ROOF PLAN
BUILDING
A3

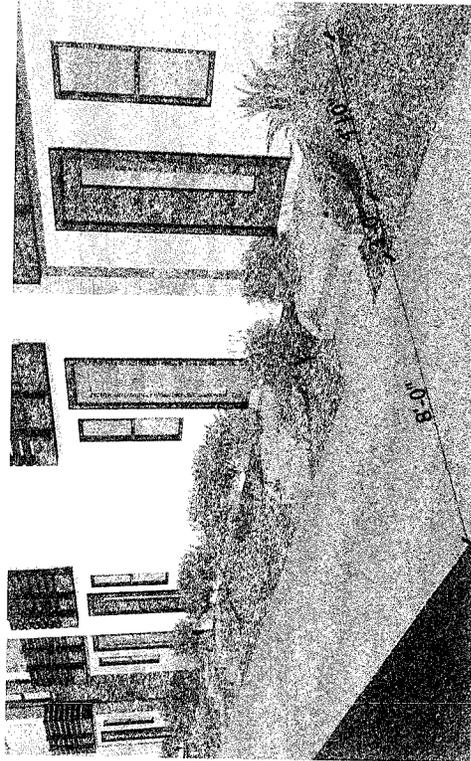
PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

RP

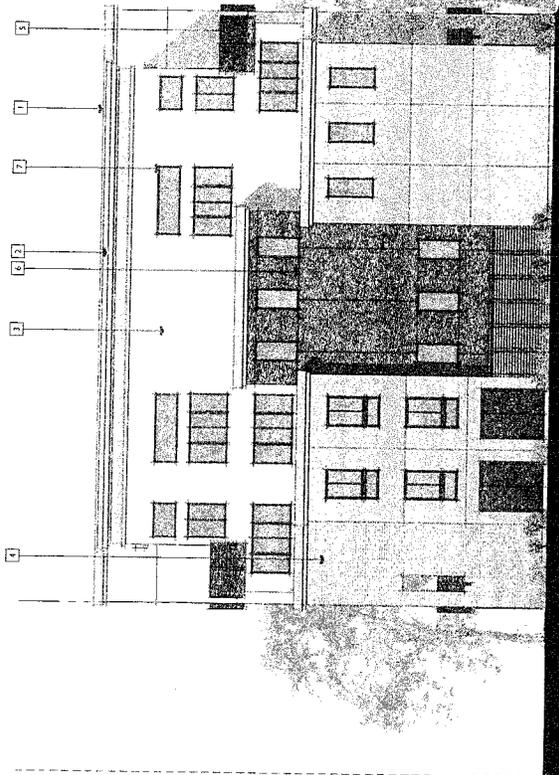
BUILDING A3

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP ROOFING
- 2 CORNICE - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 WALL - BRICK VENEER
- 5 METAL RAILING - FACE MOUNTED
- 6 1/2" STUCCO REGLET
- 7 VINYL WINDOW
- 8 COMMERCIAL STOREFRONT WINDOW
- 9 GLASS CURTAIN WALL

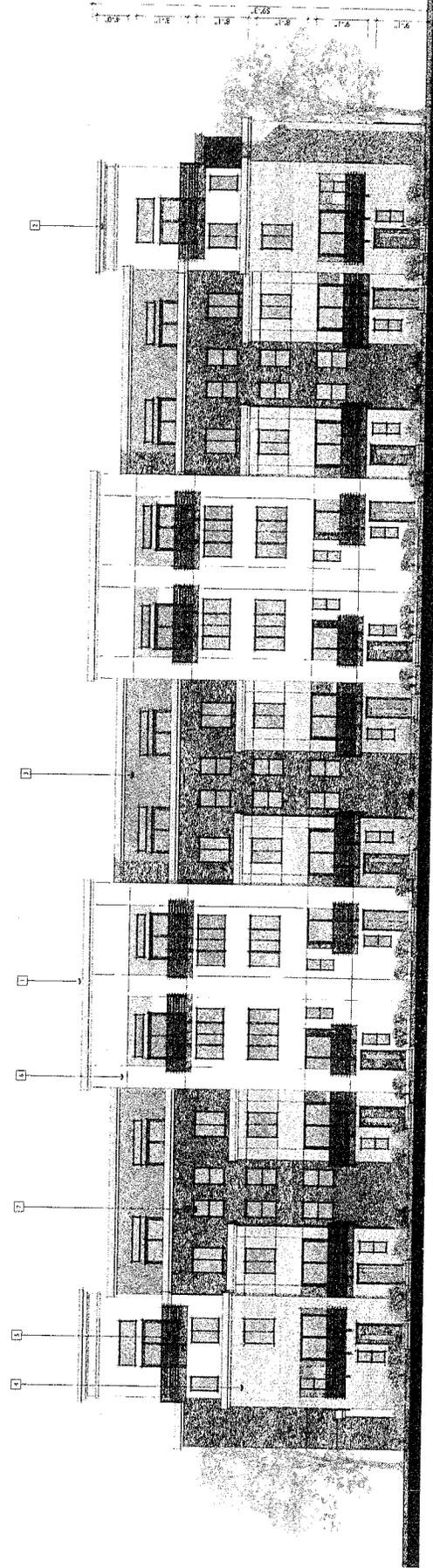


GRAND AVE. ENTRY PERSPECTIVE



EAST ELEVATION

GRAND AVE.
 14.2' MIN. - 17.3' MAX. R.O.W.
 SIDEWALK 8.0'
 PARKWAY 6.5' MIN. - 9.3' MAX. 1.8'
 PROPERTY LINE

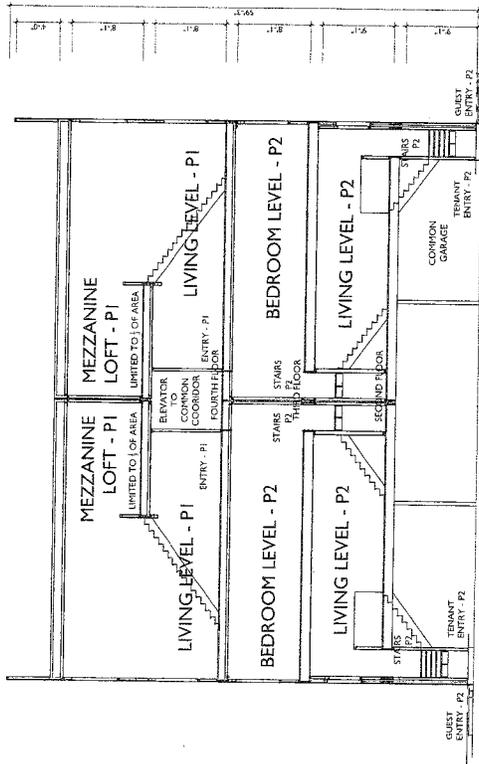


GRAND AVE. ELEVATION (SOUTH)

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

E

BUILDING A3



CONCEPTUAL SECTION

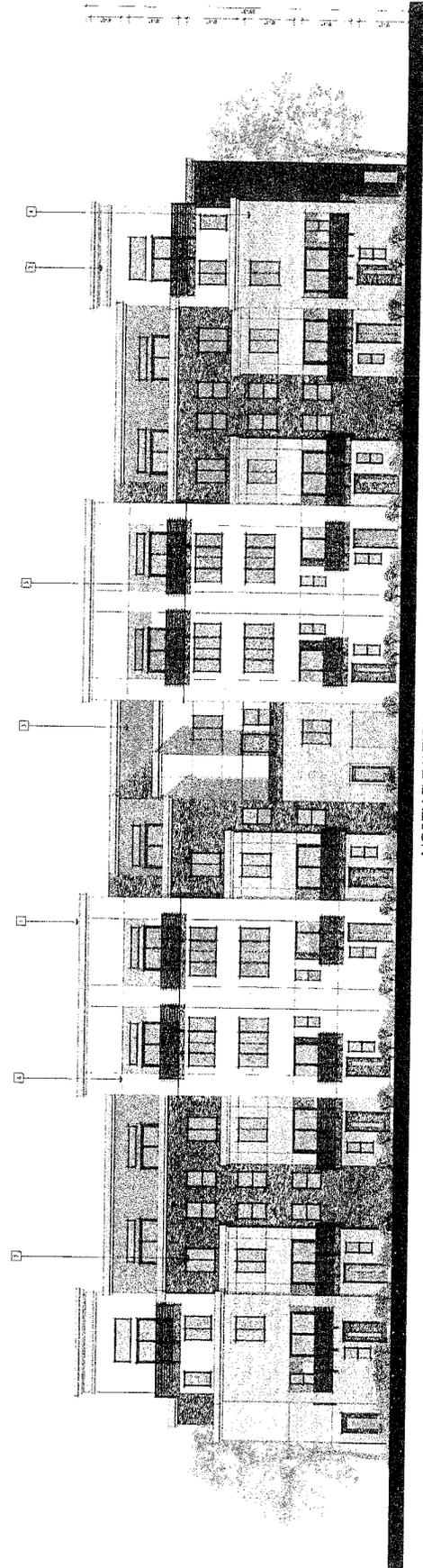
MATERIAL SCHEDULE

- 1 ROOF - BUILT UP ROOFING
- 2 JOINTS - STUCCO OVER SHAPED FOAM
- 3 WALL - BRICK VENEER STUCCO - SAND FINISH
- 4 METAL BALCONY - FACE MOUNTED
- 5 1/2" STUCCO REGLET
- 6 VINYL WINDOW
- 7 COMMERCIAL STORMERONT WINDOW
- 8 GLASS CURTAIN WALL
- 9

WEST ELEVATION

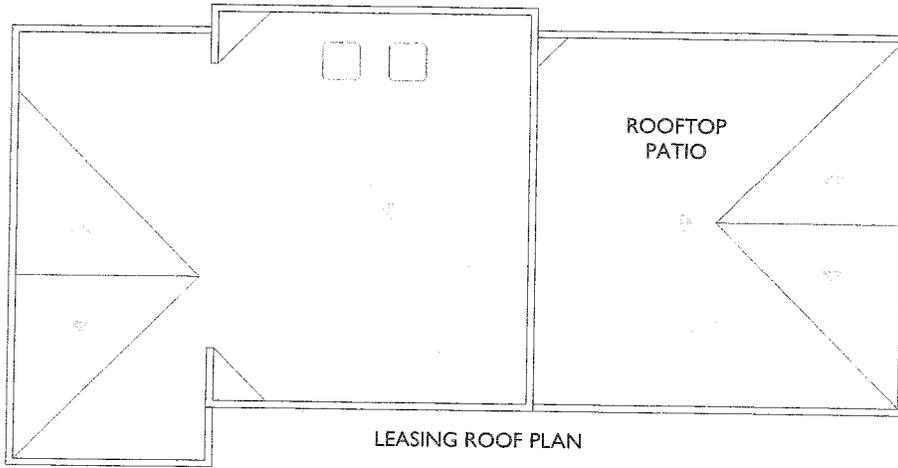
PROPERTY LINE
 STOOOP PARKWAY SIDEWALK
 7.6' MIN. 9.3' MAX. 8'0"
 14.2' MIN. 17.3' MAX. ROW

NORTH ELEVATION

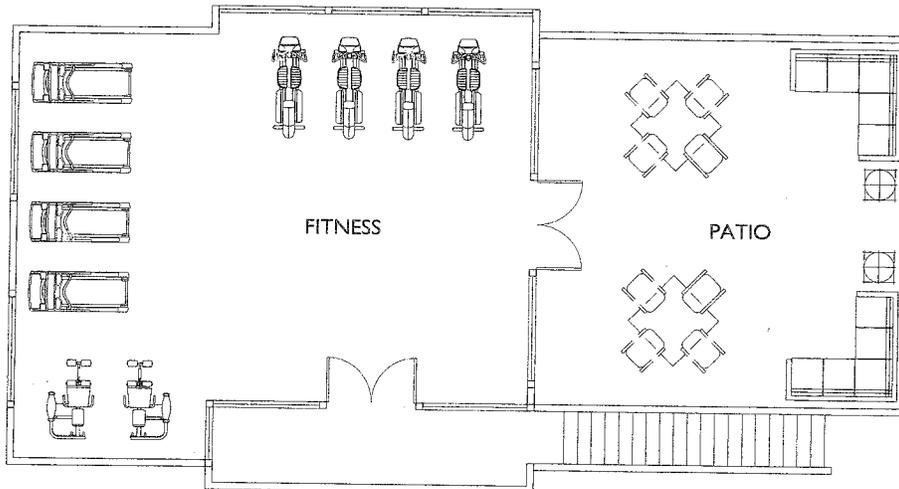


PROPOSED PROJECT
 SUB 16-0001 (PHG 16-0005/ENV 16-0001)

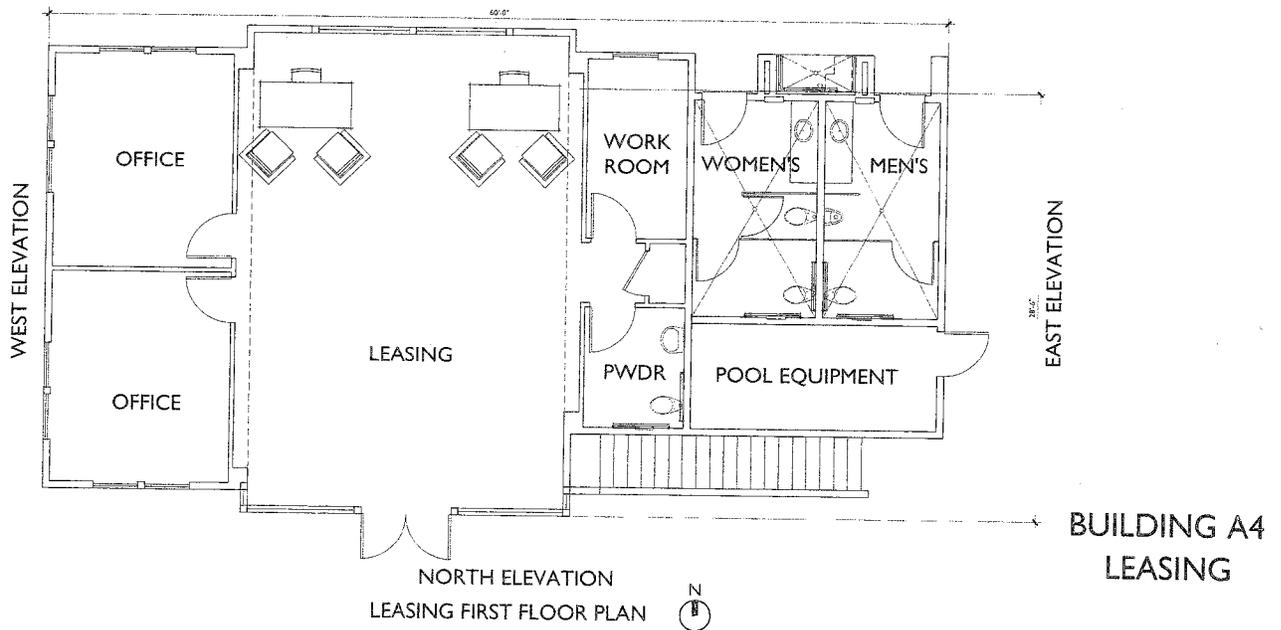
E



FLAT ROOF SLOPE -
1/4 : 12 (TYP.)



SOUTH ELEVATION



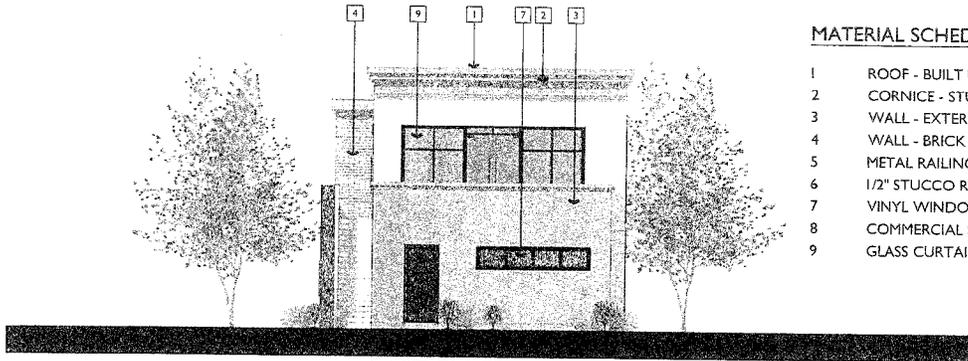
PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

F

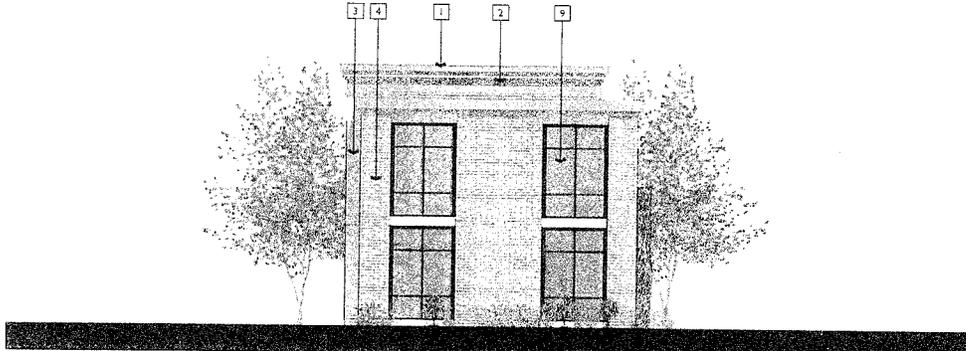
**BUILDING
A4**

MATERIAL SCHEDULE

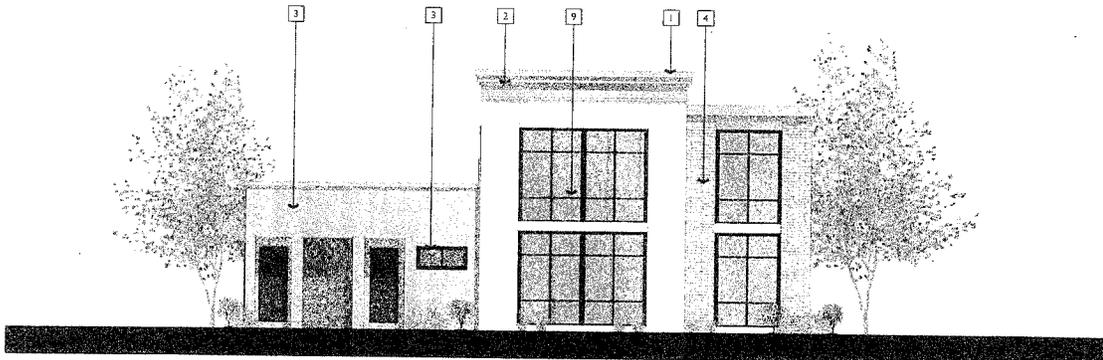
- 1 ROOF - BUILT UP ROOFING
- 2 CORNICE - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 WALL - BRICK VENEER
- 5 METAL RAILING - FACE MOUNTED
- 6 1/2" STUCCO REGLET
- 7 VINYL WINDOW
- 8 COMMERCIAL STOREFRONT WINDOW
- 9 GLASS CURTAIN WALL



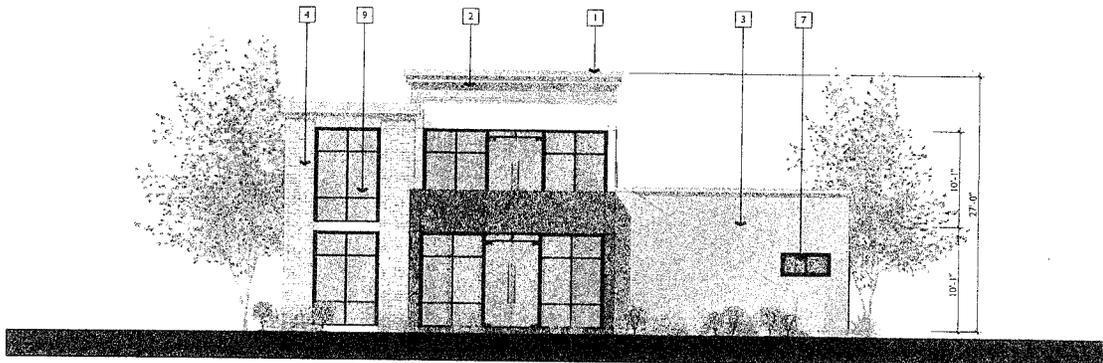
EAST ELEVATION



EAST ELEVATION



NORTH ELEVATION

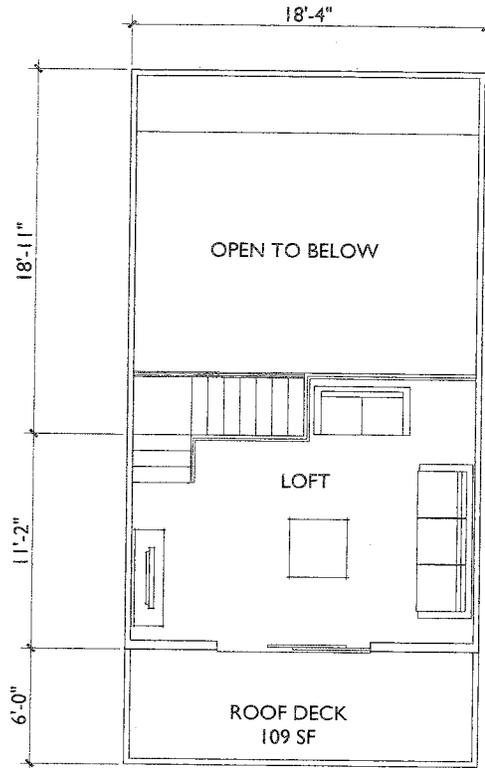


SOUTH ELEVATION

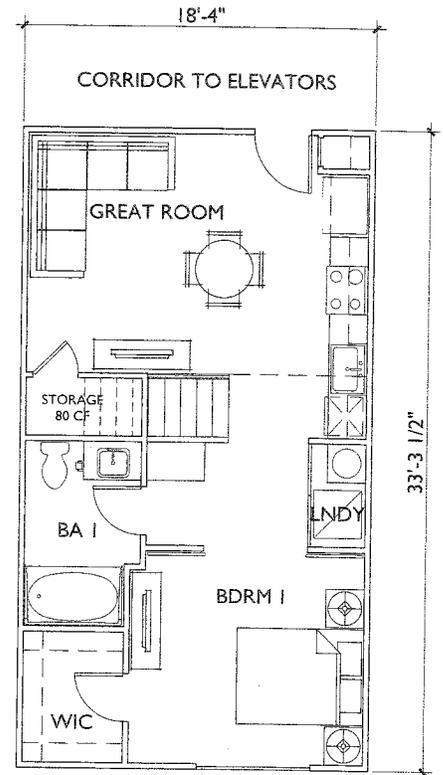
**PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)**



LOFTS
 PLAN IA - 810 SF (QTY 61)

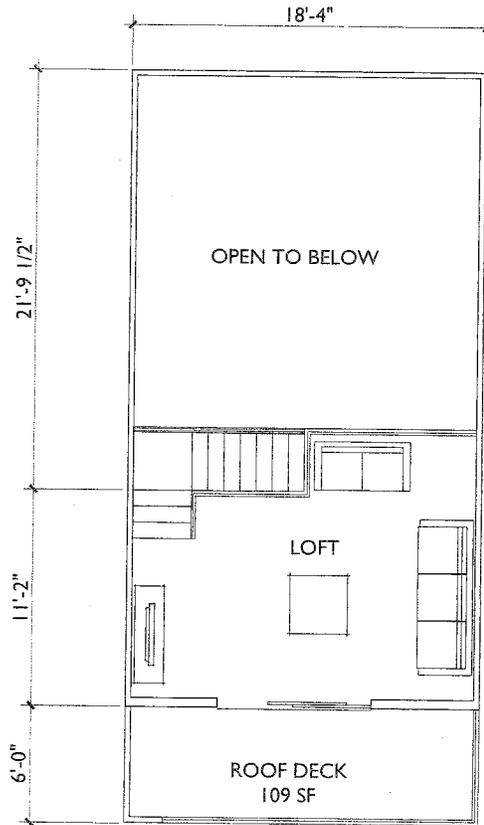


MEZZANINE

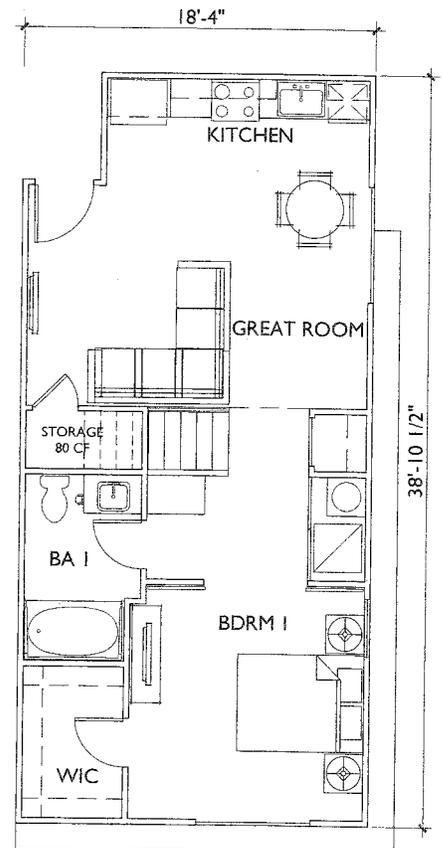


STUDIO LOFT

LOFTS
 PLAN IB - 890 SF (QTY 2)



MEZZANINE

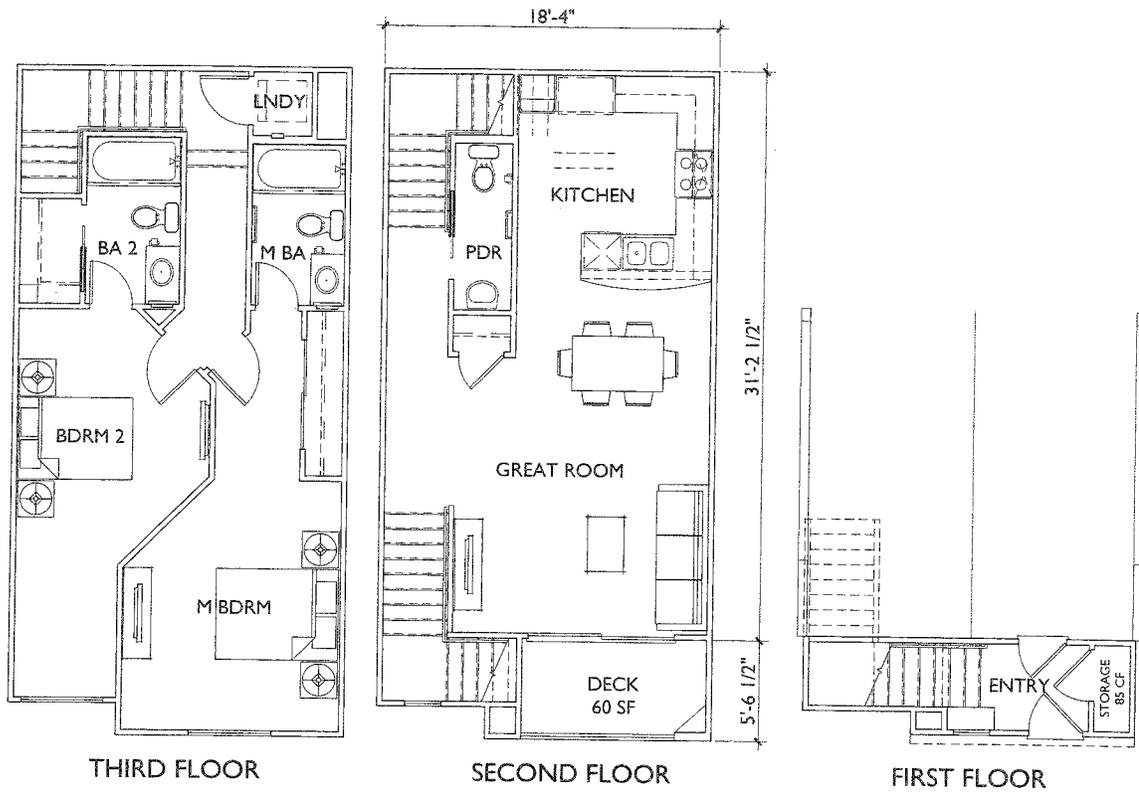


STUDIO LOFT

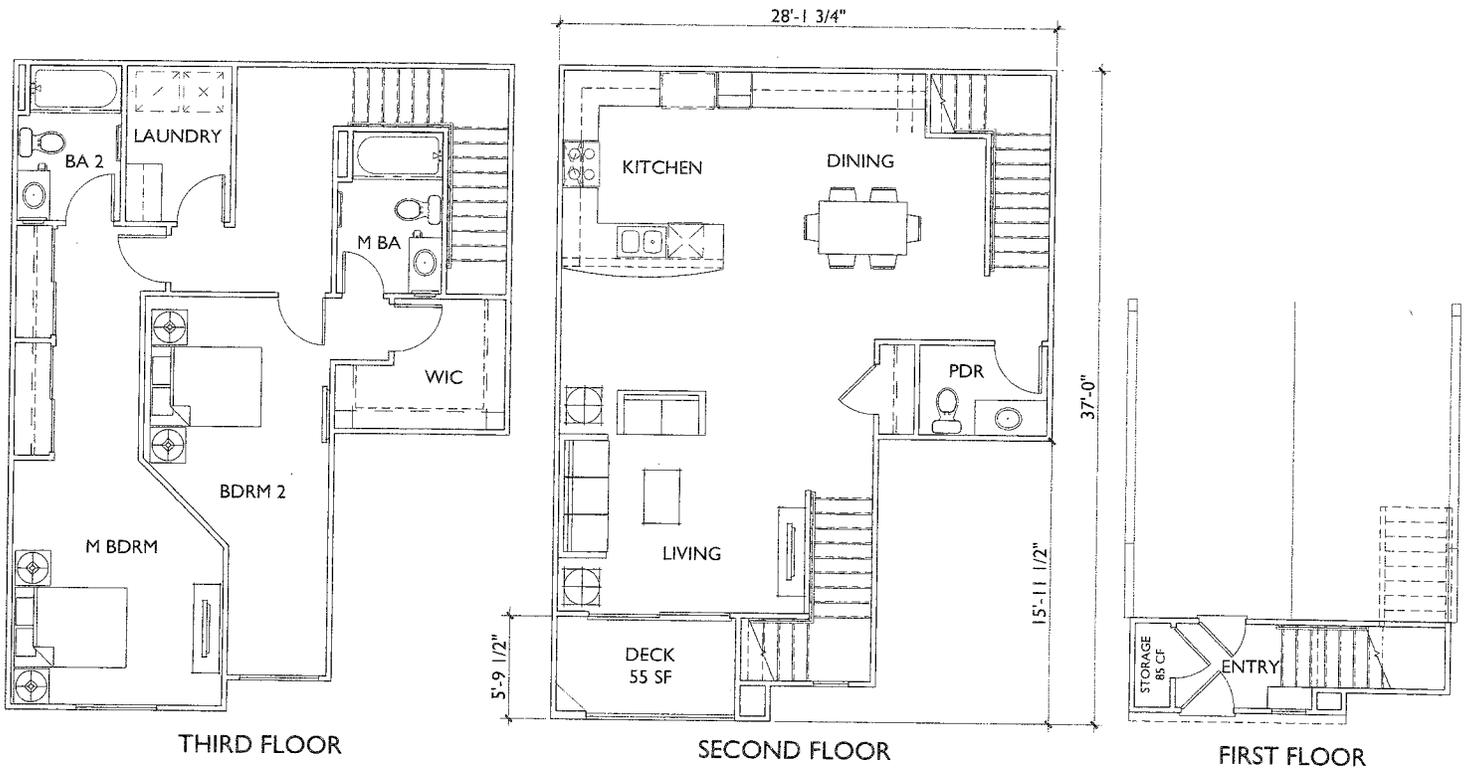
PROPOSED PROJECT
 SUB 16-0001 (PHG 16-0005/ENV 16-0001)



UNIT FLOOR PLANS



TWO BEDROOM TOWNHOME
PLAN 2A - 1,200 SF (QTY 40)



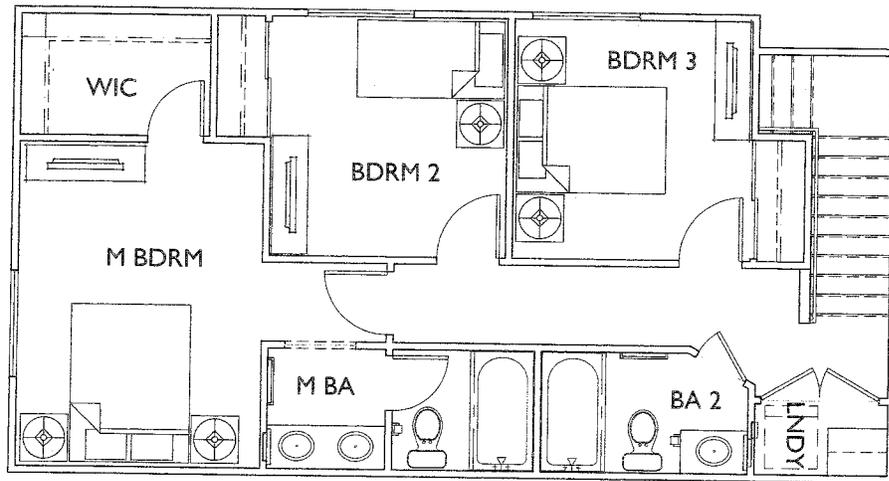
TWO BEDROOM TOWNHOME
PLAN 2B - 1,575 SF (QTY 2)

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

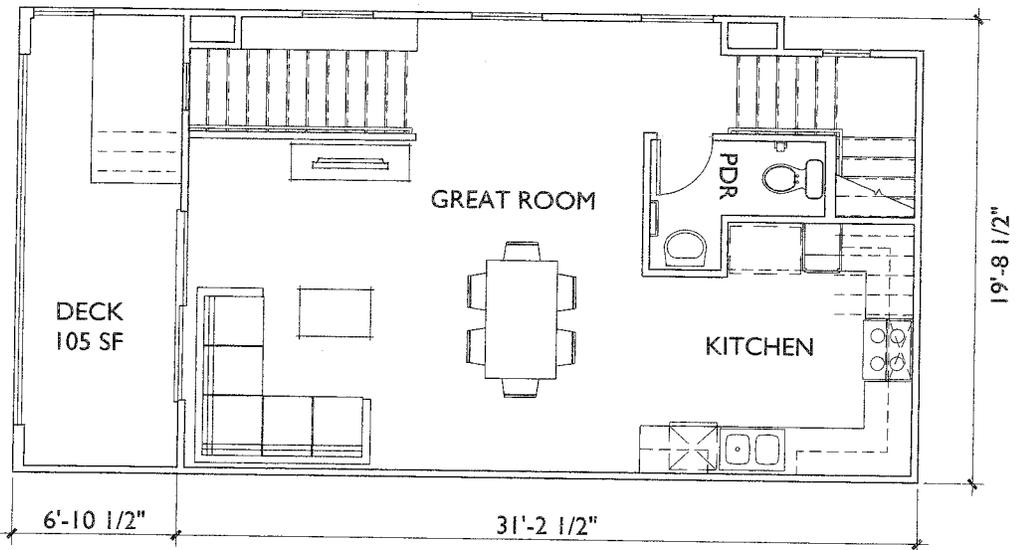


UNIT FLOOR PLANS

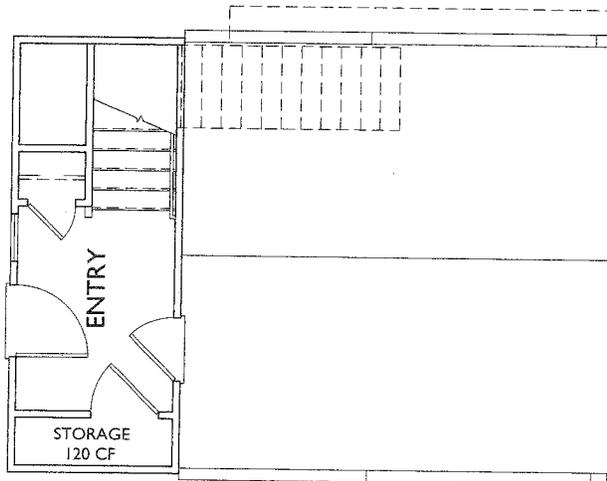
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

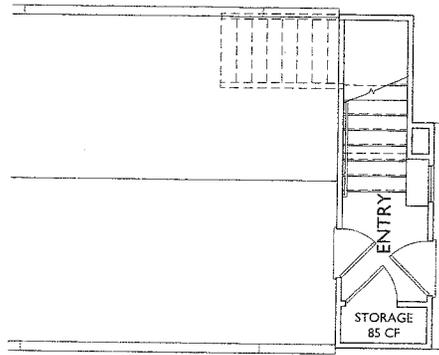


THREE BEDROOM TOWNHOME
PLAN 3A - 1,365 SF (QTY 13)

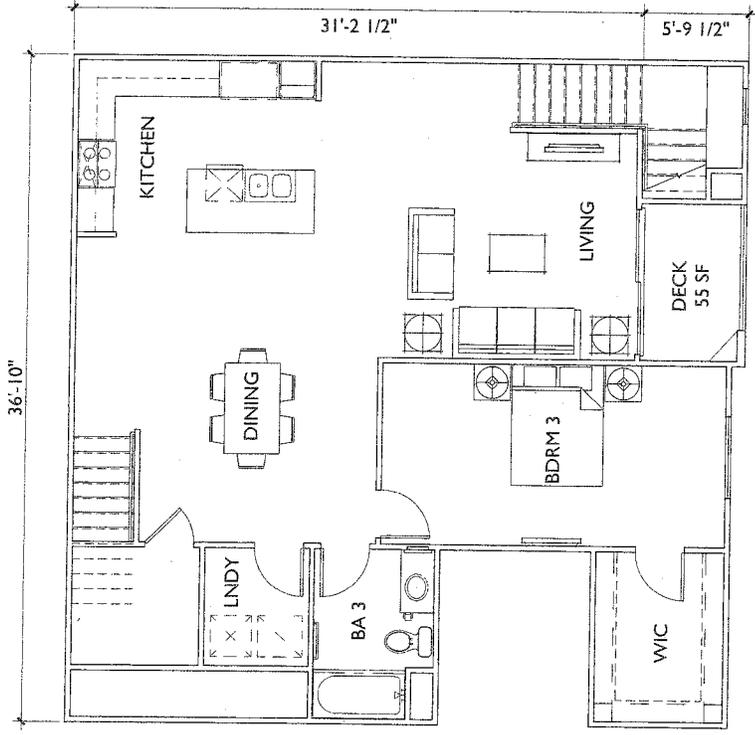
PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)



UNIT FLOOR PLANS

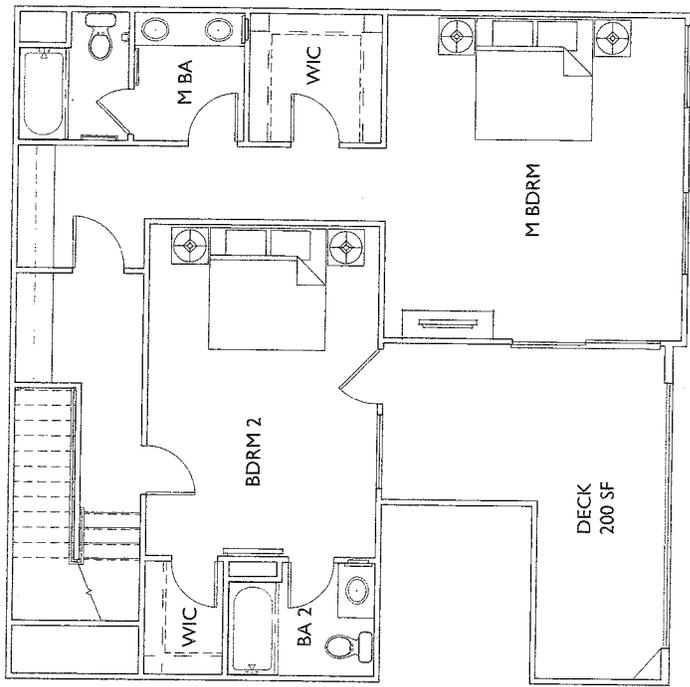


FIRST FLOOR



SECOND FLOOR

36'-10"



THIRD FLOOR

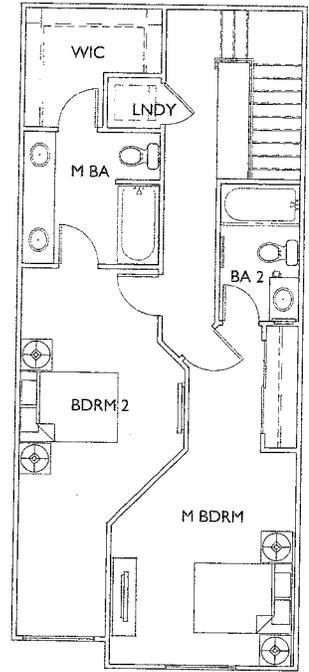
THREE BEDROOM TOWNHOME
PLAN 3B - 2,090 SF (QTY. 1)

PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)

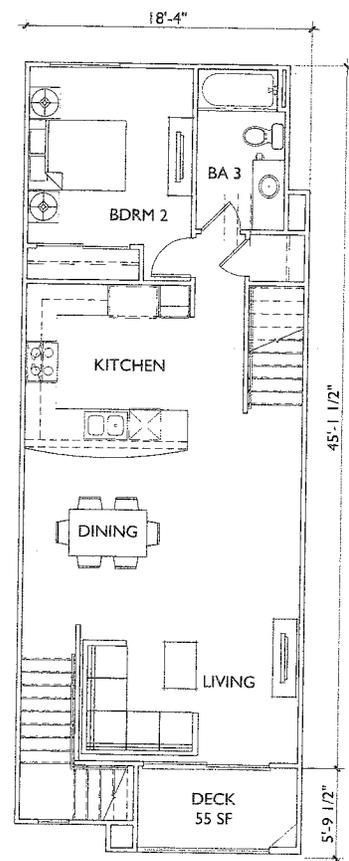


UNIT FLOOR PLANS

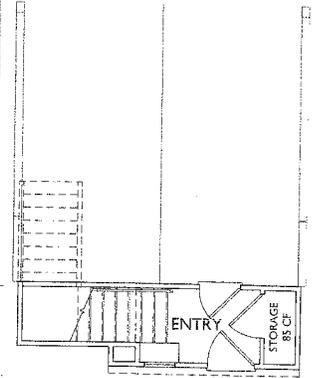
THREE BEDROOM TOWNHOME
 PLAN 3C - 1,560 SF (QTY 4)



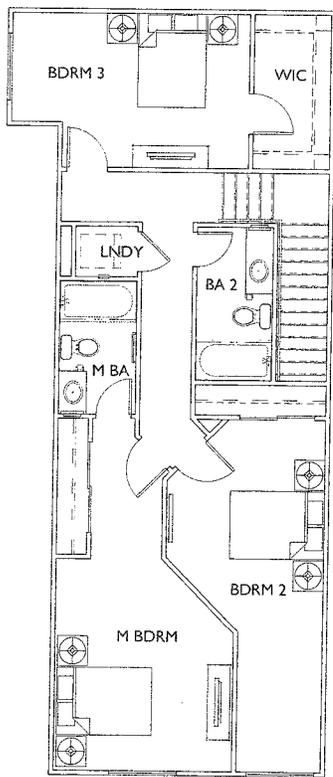
THIRD FLOOR



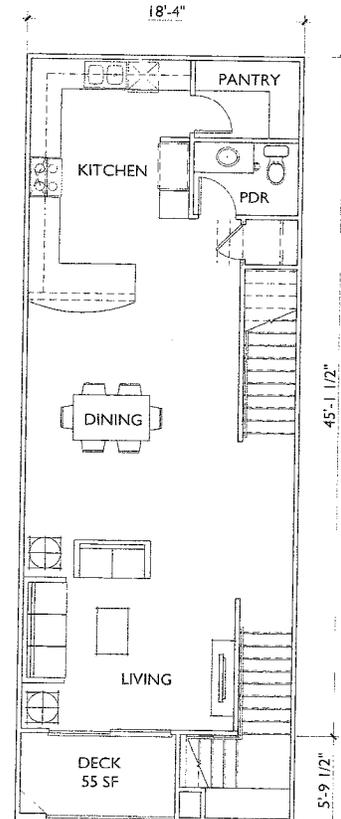
SECOND FLOOR



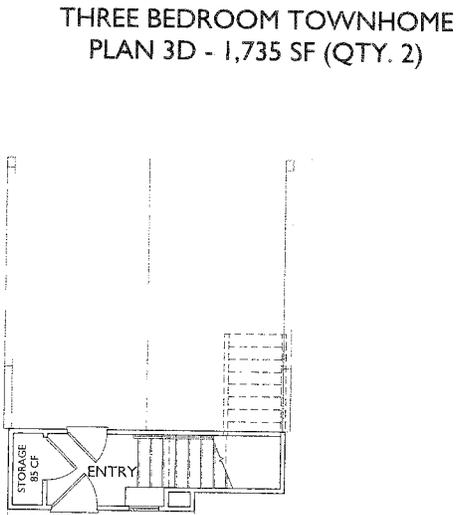
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

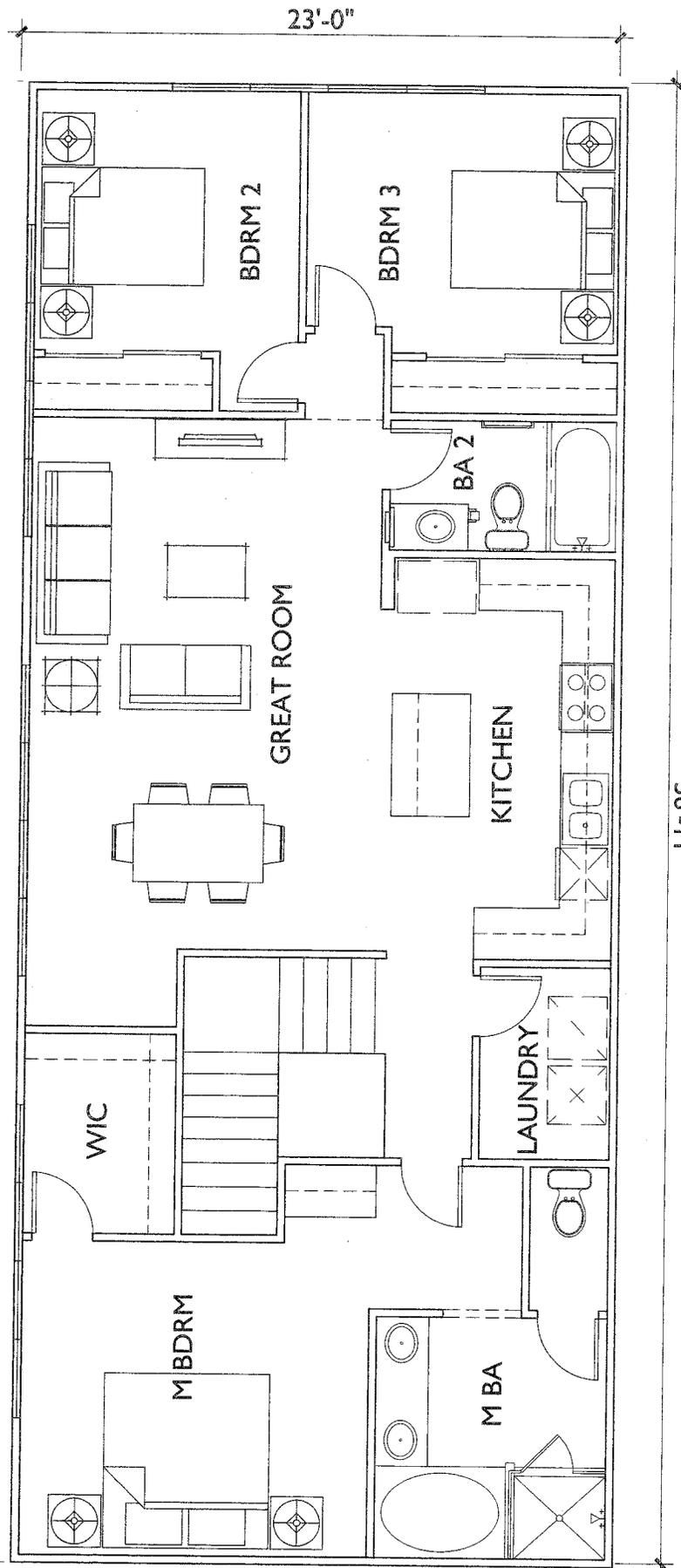


FIRST FLOOR

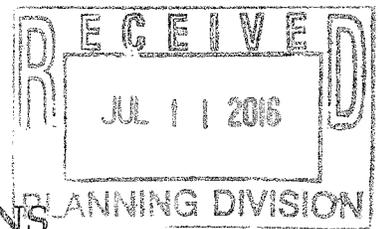
PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)



THIRD FLOOR
3 BEDROOM
TOWNHOME
PLAN 3E
1,300 SF (QTY 1)



PROPOSED PROJECT
SUB 16-0001 (PHG 16-0005/ENV 16-0001)



SAN LUIS REY BAND OF MISSION INDIANS

*1889 Sunset Drive • Vista, California 92081
760-724-8505 • FAX 760-724-2172
www.slrmissionindians.org*

July 11, 2016

Bill Martin
Director of Community Development
City of Escondido
201 North Broadway
Escondido, CA 92026

VIA ELECTRONIC MAIL
BMartin@escondido.org

**RE: COMMENTS ON THE NOTICE OF INTENT TO ADOPT A MITIGATED
NEGATIVE DECLARATION FOR THE GRAND GATEWAY TOD
PROJECT (PHG 16-00001 AND ENV 16-00001)**

Dear Mr. Martin:

We, the San Luis Rey Band of Mission Indians (“SLR” or “Tribe”) have received and reviewed the City of Escondido’s (“City’s”) Notice of Intent to Adopt a Mitigated Negative Declaration (“MND”) and all of its supporting documentation as it pertains specifically to the protection and preservation of tribal cultural resources that may be located within the parameters of the Grand Gateway Project’s (“Project’s”) property boundaries. SLR is a traditionally and culturally affiliated tribe (“TCA Tribe”) to the Project area. As a TCA Tribe we are committed to the protection and preservation of our sacred tribal cultural resources.

The San Luis Rey Band of Mission Indians appreciates the opportunity to provide the City with our comments on the Grand Gateway Project. The Tribe is satisfied and concurs with the proposed Cultural Resource Mitigation Measures (CR-1 through CR-10) contained within the MND. As always, we look forward to working with the City of Escondido to guarantee that the requirements of CEQA are rigorously applied to this Project and all projects. We thank you for your continuing assistance in protecting our invaluable Luiseño cultural resources.

Sincerely,

Merri Lopez-Keifer
Chief Legal Counsel

cc: Melvin Vernon, SLR Tribal Captain
Carmen Mojado, SLR Secretary of Government Relations

From: Mark Baker
Sent: Wednesday, August 31, 2016 10:54 AM
To: Bill Martin <bmartin@escondido.org>
Subject: CASE NO. SUB 16-0001

Bill,

I appreciate the time you took to update me on the project proposed for 700 W. Grand Avenue. As I indicated I am the managing partner for the 50,000 square foot office build directly east of the proposed project. After reviewing the plans and meeting on site with Integral Communities personal I am pleased to support the project. My main concern was the handling of the common property line between our properties. They answered all my questions and I'm pleased with their design regarding their east property line.

As proposed I believe the development will be a great asset to the City of Escondido.

Mark N Baker

RESOLUTION NO. 2016-144

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A ONE-LOT TENTATIVE
SUBDIVISION MAP FOR A 126-UNIT
RESIDENTIAL CONDOMINIUM PROJECT
LOCATED AT 700 W. GRAND AVENUE

Case No. SUB 16-0001

WHEREAS, on September 13, 2016, the Planning Commission considered and recommended approval of a proposed one-lot Tentative Subdivision Map for the development of a 126-unit residential condominium project on approximately 2.59-acres of land generally located on the southern side of West Valley Parkway and northern side of West Grand Avenue, between Spruce Street and Quince Street, addressed as 700 W. Grand Avenue (APN 232-100-16-00), more particularly described in Exhibit "C" to this resolution and incorporated by this reference; and

WHEREAS, the City Council has reviewed the request for the Tentative Subdivision Map, and has reviewed and considered the Mitigated Negative Declaration (Case No. ENV 16-0001) prepared for the project, and has determined the project would not have any significant impacts to the environment since all project related impacts have been mitigated; and

WHEREAS, Ordinance No. 78-2 enacted pursuant to Section 65974 of the California Government Code and pertaining to the dedication of land and fees for school facilities has been adopted by the City of Escondido; and

WHEREAS, the City Council has considered the request, the staff report, the recommendations of the Planning Commission and the appropriate agencies, and public testimony presented at the Council hearing and incorporates by reference the

findings made in the Council report; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to approve said Tentative Subdivision Map as reflected in the staff report(s), and on plans and documents on file in the offices of the City Clerk and Planning Division;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council has reviewed and considered the Mitigated Negative Declaration, the staff reports, and has heard and considered testimony given at the public hearing, and certifies the project would not result in any significant impacts to the environment because all previously identified impacts have been mitigated to a less than significant level.
3. That the Findings of Fact, attached as Exhibit "A" to this resolution and incorporated by this reference, were made by said Council.
4. That upon consideration of the Findings, all material in the staff report (a copy of which is on file in the Planning Division), public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council approves the Tentative Subdivision Map (Case No. SUB 16-0001) as reflected on plans and documents on file in the offices of the City Clerk and Planning Division, and subject to Conditions of Approval and Mitigation Monitoring and Reporting Program set forth as Exhibit "B" to this resolution and incorporated by this reference.

5. That this Tentative Subdivision Map shall be null and void unless and until companion Ordinance No. 2016-16 is approved and effective.

6. That this Tentative Subdivision Map shall also be null and void unless a Final Map, conforming to the Tentative Subdivision Map and all required conditions, is filed within 60 months of the effective date of the Development Agreement approved as part of companion Ordinance 2016-16, unless an Extension of Time is granted pursuant to Section 66452.6 of the California Government Code.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development Department and Public Works Department. The project is also subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020.

EXHIBIT "A"
FINDINGS OF FACT

1. The proposed Tentative Subdivision Map is consistent with the maximum density of 100 dwelling units per acre permissible in the Gateway Transit District of the Downtown Specific Plan since the proposed development includes 48.6 dwelling units per acre.
2. The design and improvement of the proposed subdivision is consistent with the General Plan and the Downtown Specific Plan since the proposed residential land use is permitted in the Gateway Transit District of Specific Planning Area #9 and the development is consistent with the development standards established for the Gateway Transit District of the Downtown Specific Plan, as amended, and except where noted and analyzed in this staff report.
3. The site is suitable for the residential type of development proposed since the Gateway Transit District permits high-density multi-family residential development and the site is part of the city's urban core with public transportation, commercial services, and cultural venues located within walking distance of the proposed development. Adequate access and utilities can be provided to the site.
4. The site is physically suitable for the proposed density of development since the project is a high-density redevelopment of a blighted property in the central area of the city that will assist in the ongoing revitalization of the downtown retail core by establishing a permanent customer base in the downtown area.
5. The design of the map and type of improvements are not likely to cause substantial environmental problems or substantially and avoidably injure fish or wildlife or their habitat since no stream courses or endangered wildlife occurs on the property as determined during Environmental Review, City Log No. ENV 16-0001.
6. The design of the map and the type of improvements are not likely to cause serious public health problems since the project will not degrade the levels of service on the adjoining streets or drainage system and city sewer and water is available to the site.
7. The design of the map and type of improvements will not conflict with easements of record, or easements established through court judgment, or acquired by the population at large, for access through, or use of property within the proposed map once all required quitclaims and easement relocations have been accomplished. This was based on a review of all available maps and a preliminary title report submitted by the applicant. Neither the City of Escondido, nor its employees assume any responsibility for the completeness or accuracy of these documents.
8. All of the requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant effect on the environment

as demonstrated in the Draft Mitigated Negative Declaration issued on June 20, 2016, for the proposed development. Mitigation measures were developed to reduce potential biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise impacts to a less than significant level.

EXHIBIT "B"
CONDITIONS OF APPROVAL
SUB 16-0001; PHG 16-0005; ENV 16-0001

PROJECT MITIGATION MEASURES

1. **MM-BIO-1** – Impacts from construction-related activities may occur to wildlife if construction occurs during the breeding season (i.e., February 15–August 31 for most bird species; and January 1–August 31 for raptors). Protection of general avian wildlife in compliance with the Migratory Bird Treaty Act and California Code will be accomplished by either scheduling construction between July 15 and December 31 or if construction must commence during the nesting season (January 1–August 31), a one-time biological survey for nesting bird species must be conducted in all suitable habitat for the presence of nesting birds by a qualified biologist 72 hours prior to the commencement of work.

2. **MM-CUL-1** – The following mitigation monitoring and reporting program shall be implemented to address potential impacts to unidentified and unknown tribal cultural resources within the proposed Project Area and/or Location.
 - a. The City of Escondido Planning Division (City) recommends the applicant 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 issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner 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.

 - b. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist 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 from a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

 - c. 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.

 - d. 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.

- e. 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.
- f. 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.
- g. The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated 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.
- h. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site 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 Most Likely Descendant, as identified by the Native American Heritage Commission, 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.
- i. 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.

- j. 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 on the 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.
3. **MM-GEO-1** – Prior to the issuance of the grading permit, the applicant shall verify that the applicable recommendations of the Geotechnical Evaluation have been incorporated into the project design and construction documents to the satisfaction of the City Engineer. Recommendations shall be held to performance standards within the applicable ordinances (including grading, construction, and landscaping regulations) of the City as well as the standards provided in the most recent California Building Code which are intended to reduce risk related to geologic hazards.
4. **MM-HAZ-1** – Prior to demolition permit issuance, an asbestos and lead-based paint abatement work plan shall be prepared in compliance with local, state, and federal regulations for any necessary removal and disposal of such materials to the satisfaction of the City of Escondido Planning Division. A California-licensed lead/asbestos abatement contractor shall be utilized for the removal work and proper removal methodology. All other applicable federal, state, and local regulations regarding the removal, transport and disposal of asbestos-containing material shall be applied.
5. **MM-HAZ-2** – Prior to grading permit issuance, the applicant shall include the following on the project's construction plans to the satisfaction of the City of Escondido Planning Division: During excavation of soils in and around the location of the former underground storage tank, any stained or suspicious soils shall be evaluated for contamination levels. Contamination level testing and proper disposal shall occur per California Department of Toxic Substances Control and County of San Diego Department of Environmental Health requirements.
6. **MM-NOI-1** – Prior to the issuance of the first building permit, the applicant shall ensure that the design of any proposed rooftop deck includes a noise barrier with a minimum height of 5.5 feet along the sides with direct view of West Valley Parkway, to the satisfaction of the City of Escondido Planning Division.
7. **MM-NOI-2** – Upon completion of detailed building plans (i.e., room dimensions, wall and roof assemblies and window/door schedules) and prior to the issuance of the first building permit, the applicant shall ensure that an interior noise mitigation analysis be prepared, to the satisfaction of the City of Escondido Planning Division. The analysis shall identify specific mitigation measures to ensure interior noise levels remain at or below 45 dB per the City of Escondido's interior noise standard. Noise abatement features shall be identified to attenuate noise and shall be incorporated into project design as necessary. Such features may include mechanical ventilation or an air-conditioning system, sound-rated windows and sound-rated doors.

PLANNING DIVISION CONDITIONS

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Building Official, and the Fire Chief, as well as those contained in the Development Agreement approved for the project, and attached to this report as Exhibit "D".
2. The developer shall be required to pay all development fees of the City, including any applicable City-Wide Facilities fees, as specified in the Development Agreement.

3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
5. All habitable buildings shall be noise-insulated to maintain interior noise levels not to exceed 45 dBA or less. An Acoustical Analysis shall be submitted with the building plans for the project. Any measures recommended in the study shall be incorporated into the building plans with appropriate notes/specifications.
6. Tubular steel fences shall be provided along the east (minimum height of five feet) and west (minimum height of four feet) property lines.
7. Appropriate sight distance shall be maintained at driveways and intersections, to the satisfaction of the Engineering Division.
8. Any walls (retaining and screen) shall be constructed with split-face block or shall be stucco-finished to match the buildings on-site.
9. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
10. Three (3) copies of a revised tentative map, reflecting all modification and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
11. A Final Map shall be recorded prior to the issuance of building permits for the site unless otherwise approved by the Director of Community Development.
12. Copies of the CC&Rs shall be submitted to the Planning Division for review and approval prior to Final Map recordation. The CC&Rs shall detail the responsibility for the maintenance of any parkway landscaping, landscape easements, bio-retention basins, exterior walls/fencing, slopes/landscaping, utility easements, driveways, roads, parking areas, structures, access easements, and any common drainage facilities. Any storage shall not restrict the parking of vehicles within the garage. A homeowners' association shall be established in accordance with Department of Real Estate requirements.
13. Permitted animals/pets shall be allowed in conformance with the R-4 standards, unless CC&Rs are more restrictive.
14. Vehicular access to the project site shall be provided from one driveway on W. Grand Avenue and two driveways on W. Valley Parkway. Project driveways shall not be gated, however parking garages may be gated for security.
15. Prior to the Final Map approval and issuance of building permits, a parking management plan shall be included with the CC&Rs which details gate management, assigned parking spaces, overflow, access for deliveries, on-site vehicular maintenance and guest parking.
16. As proposed, the buildings, architecture, colors and materials, and the conceptual landscaping of the proposed development shall be in accordance with the Master and Precise Development Plan, staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division. Any major modifications to the exterior architectural building elements or lessening of the quality of the

exterior design shall require approval by the Director of Community Development, and/or the Planning Commission as may be recommended by the Director.

17. All trash enclosures must be designed and installed per the Master and Precise Development Plan, in coordination with Engineering Department storm water control requirements, and shall be architecturally compatible with the buildings.
18. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Community Development. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible.
19. A minimum of 126 covered parking spaces shall be provided to meet the Downtown Specific Plan requirement of one covered parking space per unit. A total of 226 parking spaces are required as shown on the Master and Precise Development Plan. All parking spaces shall be striped in accordance with the Zoning Code. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. Parking for disabled persons (including "Van Accessible" spaces) shall be provided in full compliance with Section 1129B (Accessible Parking Required) of the California Building Code, including signage.
20. All project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
21. Any decorative pavement, driveways and sidewalks shall be indicated on the building and landscape plans, including appropriate notes regarding type and color of materials. Decorative paving, colored concrete or other decorative materials shall be incorporated at the project entry driveways, to the satisfaction of the Director of Community Development, along with appropriate landscaping consistent with the Master and Precise Development Plan.
22. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.). This condition shall be included in the CC&Rs.
23. All new utilities shall be underground.
24. Appropriate backup areas shall be provided at the terminus of drive isles, including within parking garages. These areas shall be identified on the grading and site plans per the Master and Precise Development Plan.
25. The life of this Tentative Subdivision Map (SUB16-0001), and Master and Precise Development Plan shall run concurrently with the term of Development Agreement and shall expire upon termination of the Development Agreement.
26. An inspection by the Planning Division will be required prior to occupancy of the project. Items subject to inspection include, but are not limited to, parking layout and striping, identification of handicap parking stalls and required signage, perimeter fences, landscaping, trash enclosures, and architecture, as well as any other conditions of approval. Everything shall be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
27. 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 Wildlife. 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 hearing date of the Planning Commission or City Council, if applicable), a check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Mitigated 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.

28. The property owner or HOA assumes all responsibility for maintaining landscaping within the W. Grand Avenue and W. Valley Parkway rights-of-way.
29. All signs are to be approved by a separate sign permit. Proposed signs are limited to monument signage at the two main entryways, along with necessary directional signage. All signs must be consistent with the sign standards in the Downtown Specific Plan.
30. A minimum of 80 cubic feet of private storage shall be provided in each residential unit. Said storage shall be in addition to typical cabinets and closets, and shall have no interior dimension less than two feet.
31. The Final Map for the project shall identify an eight-foot-wide pedestrian access easement along the western property line, adjacent to the North County Transit District right-of-way. The easement shall be paved with concrete to a width of six feet. Maintenance of this area shall be the responsibility of the property owner.
32. Commercial uses for the 1,000 square foot flex space shall be limited to those allowed in the Gateway Transit District of the Downtown Specific Plan.
33. The City Engineer shall review building plans for the project to ensure that no awnings and/or railings project into the right-of-way.
34. Maintenance of all hardscape and landscape areas between the property line and the public sidewalks along both street frontages shall be the responsibility of the property owner.

PLANNING COMMISSION CONDITIONS

1. The street vacation shall be increased so that no stairs are within the public right-of-way.
2. The flex space shall not be converted into a dwelling unit.
3. Parking shall be prohibited along the project frontage on Grand Avenue.

LANDSCAPING CONDITIONS

1. Prior to occupancy, all perimeter, slope and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan approved by the Master and Precise Development Plans to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape

Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California. The plans shall be prepared by, or under the supervision of, a licensed landscape architect.

3. In accordance with the Tree Preservation Ordinance, the 42 mature trees removed from the site to facilitate the project shall be replaced at a 1:1 ratio with 42 box-size replacement trees. The required replacement trees shall be incorporated into the landscape planting plan to the satisfaction of the Planning Division.
4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
5. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
6. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans. Building permits may be required.
7. Landscaping along the pedestrian sidewalk on the west side of the project site shall be maintained at a height no greater than 42 inches above the sidewalk elevation, and shall not include solid hedges. This condition applies to landscaping both within the pedestrian sidewalk easement and for the first five feet to the east of the easement. However, vines or other landscaping may be grown in such a manner as to creep up the fence separating the subject property from the NCTD right-of-way as long as they do not encroach into the sidewalk area. The intent of this condition is to maintain visibility of the walkway from the project site. As such, the sidewalk shall also be lit to the specifications contained in Article 35 (Outdoor Lighting).

FIRE DEPARTMENT CONDITIONS

1. Access for use of heavy firefighting equipment as required by the Fire Marshal shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
2. Inside turning radius of 28 feet is required and shall be shown on the grading plans.
3. The number of fire hydrants and fire flow shall be dependent on type of construction and square footage. Fire flow and number of hydrants shall be in accordance with CFC Appendices B and C. A note to this effect shall be provided on the plans.
4. Fire apparatus access roadways shall be rated to 75,000 lbs. Correct the notes on the plans.
5. A note shall be provided on the plans stating that grading plans will not be accepted in lieu of fire line underground plans.
6. A note shall be provided on the plans stating that Fire Department responsibility shall be from the DCDA to the building, and fire line shall be in accordance with NFPA 24.
7. FDC and PIV placement shall be approved by the fire department on the fire line underground plans. FDC and PIV placement on the grading plans shall be for reference only.
8. Rescue windows in bedrooms shall not be obstructed by landscaping.

ENGINEERING CONDITIONS

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public streets, public alley, storm drain, water and sewer improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, private drainage and private onsite improvements design. Landscaping Plans shall be prepared by a landscape Architect.
2. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide Grading Bond (90% engineer's cost estimate) and Cash Clean Up deposit (10% of the engineer's cost estimate) for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. The project owner is required to provide Performance Bond (100% of total public improvement cost estimate), Labor and Material Bond (50% of total public improvement cost estimate) and Guarantee and Warrantee Bond (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval Improvement Plans and issuance of Building Permit. All improvements shall be completed prior to issuance of Occupancy Permit.
3. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to approval of final plans and recordation of final map. Construction permits will be issued after approval of the Final Plans and recordation of Final Map, with exception of Advance Grading Permit.
4. Advance Grading Permit (Prior to recordation of Final Map) may be issued in the event that final Grading Plans and Storm Water Quality Management Plan (SWQMP) have been approved by the Planning and Engineering Divisions and appropriate fees are paid, securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The engineer shall submit to the Planning Department a copy of the tentative map as presented to the Planning Commission and the City Council. The tentative map will be certified by the Planning Department that it is an accurate reproduction of the approved tentative map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. All public and private improvements shall be designed in accordance with City of Escondido Design Standards and Standard Drawings and the requirements of the City Engineer, Utilities Engineer, Fire Marshal and planning Director.
2. The project owner will be responsible for design and construction of a signalized pedestrian crossing system on Valley Parkway with signing and striping and signal interconnect to Quince Street traffic signal system. Required improvements shall include ADA compliant pedestrian ramps on both sides of the cross walk, connecting pedestrian traffic between the north county transit center and the project, across Valley Parkway at a location, and in a manner approved by the City Engineer.

3. The project owner shall be responsible for design and construction of a six (6) foot wide concrete walkway within an eight (8) foot wide public access easement along the west side of the project between Valley Parkway and Grand Avenue in a manner approved by the City Engineer. The owner shall also ensure future maintenance of the pedestrian walkway by the owner or future owners in a manner approved by the City Engineer and specified in the project CC&R. The project's onsite lighting plan shall include lights for the walkway.
4. The project owner is responsible to provide Alley-Type driveway approaches for project access points on Grand Avenue and Valley Parkway.
5. The project owner shall be responsible for removal and reconstruction of all damaged curb and gutter and sidewalk along project frontage on Grand Avenue and Valley parkway to the satisfaction of the City Engineer prior to project completion.
6. The project owner shall be responsible for removal of all existing driveway approaches for the project site and replacement with full height curb and sidewalk in accordance with City standards and to the satisfaction of the City Engineer.
7. The developer's engineer shall prepare a complete signing and striping plan for the project onsite and frontage improvements. All signing and striping shall be designed and constructed to the requirements of the City Engineer.
8. The project owner shall install a new street light on Valley Parkway at the easterly project entrance and upgrade the existing street light at westerly entrance with LED lamp fixture.
9. The project owner shall be responsible to install two new street lights on Grand Avenue at westerly boundary of project frontage and project entrance.
10. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer.

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 proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.
3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
4. 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.
5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.

DRAINAGE

1. A final Storm Water Quality Management Plan in accordance with the 2016 Design manual shall be submitted for review and approval by the City Engineer.
2. All storm water treatment and retention facilities, including planters and drains, shall be considered private. The future property owner or Home Owners Association shall be responsible for all post construction storm water treatment and hydro-modification facilities.
3. The owner of the property shall be required to sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. A signed copy of the agreement shall be provided to the City prior to approval final plans.

WATER SUPPLY

1. The project owner shall be responsible for the design and construction of an 8" public onsite water main. The water main shall be looped to connect to the existing water main in Valley Parkway with two points of connection. The required water system shall be designed and constructed in accordance with the City Design Standards and Standard Drawings and to the requirements of the Utilities Engineer.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

SEWER

1. The project owner shall be responsible for design and construction of an 8-inch public onsite sewer system in accordance with the City Design Standards and Standard Drawings and to the requirements of the Utilities Engineer.
2. All units shall be provided with gravity sewer laterals maintained by the future property owners.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The project owner shall prepare a Final Condominium Map for review and approval by the City Engineer and Planning Director
2. Necessary public utilities easements (for sewer, water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map. All necessary public utilities and access easements shall be granted on the Final Map.
4. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map.
5. The project owner shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

6. The project owner is responsible to process a street vacation for the excess right-of-way along project frontage on Grand Avenue to the requirements of the City Real Property Manager and/or per the development agreement.

CASH SECURITIES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the project owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security deposit for the project shall be at 10% of the cost of private improvements, including grading and landscaping with maximum amount of \$50,000.

UTILITY UNDERGROUNDING AND RELOCATION

1. All new dry utilities to serve the project shall be constructed underground.
2. The project owner shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department and approved prior to approval of the Final Map.
2. The project owner shall make provisions in the CC&R's for maintenance by the home owners' association of all lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, public utilities easement areas, public walkway and internal streets. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. CC&R shall make provisions for maintenance of frontage landscaping, irrigation, fencing, retaining walls along project frontages.
4. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
5. The CC&R's must state that the homeowners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association when repair or replacement of private utilities is done.
6. The CC&R's must state that (if stamped concrete or pavers are used in the private street) the home owners' association is responsible for replacing the pavers and/or stamped concrete in kind if the City has to trench the street or within public utilities easements for repair or replacement of an existing utilities.

**Gateway Grand – TOD
Mitigated Negative Declaration**

MITIGATION MONITORING AND REPORTING PROGRAM

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting plan when approving or carrying out a project when a Mitigated Negative Declaration identifies measures to reduce potential environmental impacts. As lead agency for the project, the City of Escondido is responsible for adoption and implementation of the mitigation monitoring and reporting program.

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
MM-BIO-1 Impacts from construction-related activities may occur to wildlife if construction occurs during the breeding season (i.e., February 15–August 31 for most bird species; and January 1–August 31 for raptors). Protection of general avian wildlife in compliance with the Migratory Bird Treaty Act and California Code will be accomplished by either scheduling construction between July 15 and December 31 or if construction must commence during the nesting season (January 1–August 31), a one-time biological survey for nesting bird species must be conducted in all suitable habitat for the presence of nesting birds by a qualified biologist 72 hours prior to the commencement of work. If any active nests are detected, the area will be flagged and mapped on construction plans along with a minimum 25-foot buffer up to a 300-foot maximum for raptors, or as recommended by the qualified biologist. Generally, a 25-foot buffer is suitable for most non-sensitive bird species. Larger buffers are required for raptors because they are particularly sensitive to disturbance during the breeding season. These typical buffer distances are generally accepted by the resource agencies (e.g., USFWS, CDFW). These buffer areas established by the qualified biologist will be avoided until the nesting cycle is complete or it is determined that the nest has failed.		X	X		City of Escondido				
	<i>Biological Resources</i>								

**Gateway Grand – TOD
Mitigated Negative Declaration**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p style="text-align: center;">MM-CUL-1</p> <p style="text-align: center;">Cultural Resources</p> <p>The following mitigation monitoring and reporting program shall be implemented to address potential impacts to unidentified and unknown tribal cultural resources within the proposed Project Area and/or Location.</p> <ol style="list-style-type: none"> The City of Escondido Planning Division (City) recommends the applicant 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 issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner 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. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist 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 from a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program. 		X	X	X	City of Escondido				

Gateway Grand – TOD Mitigated Negative Declaration

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>									

Gateway Grand – TOD Mitigated Negative Declaration

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p>7. The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated 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.</p> <p>8. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site 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</p>									

**Gateway Grand – TOD
Mitigated Negative Declaration**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p>and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, 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.</p> <p>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.</p> <p>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 on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be</p>									

**Gateway Grand – TOD
Mitigated Negative Declaration**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p>MM-GEO-1 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.</p> <p style="text-align: center;"><i>Geology and Soils</i></p> <p>Prior to the issuance of the grading permit, the applicant shall verify that the applicable recommendations of the Geotechnical Evaluation have been incorporated into the project design and construction documents to the satisfaction of the City Engineer. Recommendations shall be held to performance standards within the applicable ordinances (including grading, construction, and landscaping regulations) of the City as well as the standards provided in the most recent California Building Code which are intended to reduce risk related to geologic hazards.</p>		X	X		City of Escondido				
<p style="text-align: center;"><i>Hazards and Hazardous Materials</i></p> <p>MM-HAZ-1 Prior to demolition permit issuance, an asbestos and lead-based paint abatement work plan shall be prepared in compliance with local, state, and federal regulations for any necessary removal and disposal of such materials to the satisfaction of the City of Escondido Planning Division. A California-licensed lead/asbestos abatement contractor shall be utilized for the removal work and proper removal methodology. All other applicable federal, state, and local regulations regarding the removal, transport and disposal of asbestos-containing material shall be applied.</p>		X	X		City of Escondido				

**Gateway Grand – TOD
Mitigated Negative Declaration**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
MM-HAZ-2 Prior to grading permit issuance, the applicant shall include the following on the project's construction plans to the satisfaction of the City of Escondido Planning Division: During excavation of soils in and around the location of the former underground storage tank, any stained or suspicious soils shall be evaluated for contamination levels. Contamination level testing and proper disposal shall occur per California Department of Toxic Substances Control and County of San Diego Department of Environmental Health requirements.		X	X		City of Escondido				
Noise									
MM-NOI-1 Prior to the issuance of the first building permit, the applicant shall ensure that the design of the proposed rooftop deck includes a noise barrier with a minimum height of 5.5 feet along the sides with direct view of West Valley Parkway, to the satisfaction of the City of Escondido Planning Division.		X			City of Escondido				
MM-NOI-2 Upon completion of detailed building plans (i.e., room dimensions, wall and roof assemblies and window/door schedules) and prior to the issuance of the first building permit, the applicant shall ensure that an interior noise mitigation analysis be prepared, to the satisfaction of the City of Escondido Planning Division. The analysis shall identify specific mitigation measures to ensure interior noise levels remain at or below 45 dB per the City of Escondido's interior noise standard. Noise abatement features shall be identified to attenuate noise and shall be incorporated into project design as necessary. Such features may include mechanical ventilation or an air-conditioning system, sound-rated windows and sound-rated doors.		X			City of Escondido				

LEGAL DESCRIPTION

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

PARCEL 1:

THAT PORTION OF LOT 5 OF BLOCK 145 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5, SOUTH 59°41'47" WEST A DISTANCE OF 400 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 5, SOUTH 59°41'47" WEST 132.51 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID EASTERLY R/W LINE, NORTH 50°47'49" WEST 308.89 FEET; THENCE NORTHEASTERLY, LEAVING SAID R/W LINE, NORTH 39°12'11" EAST 21.96 FEET; THENCE NORTH 59°39'51" EAST 227.86 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 5 AND BEARING NORTH 28°47' 59" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 5, SOUTH 28°47' 59" EAST 297.27 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THE RIGHT OF WAY AND STATION GROUNDS OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHWEST LINE OF GRAND AVENUE WITH THE NORTHEASTERLY LINE OF SAID RAILWAY COMPANY'S 300 FOOT WIDE RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED FROM THE ESCONDIDO LAND AND TOWN COMPANY TO CALIFORNIA CENTRAL RAILWAY COMPANY, DATED AUGUST 13, 1888, RECORDED IN BOOK 146, PAGE 196 OF DEEDS, RECORDS OF SAID COUNTY; THENCE SOUTH 44°30' WEST 62.69 FEET ALONG SAID NORTHWEST LINE OF GRAND AVENUE TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 44°30' WEST ALONG SAID NORTHWEST LINE OF GRAND AVENUE, A DISTANCE OF 125.72 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 23.5 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF SAID RAILWAY COMPANY'S MAIN TRACK; THENCE NORTH 65°58' WEST ALONG SAID PARALLEL LINE 190.00 FEET; THENCE NORTH 24°02' EAST 117.77 FEET; THENCE SOUTH 65°58' EAST 233.95 FEET, MORE OR LESS, TO POINT OF BEGINNING,

EXCEPTING THEREFROM, UNTO SANTA FE, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN ONE HUNDRED (100) FEET BELOW THE SURFACE OF THE HEREINABOVE DESCRIBED REAL PROPERTY, PROVIDED, THAT SANTA FE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT TO GO UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS, OR OTHER HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSE IN CONNECTION THEREWITH, BUT SHALL HAVE THE RIGHT TO EXTRACT AND REMOVE SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BY MEANS OF SLANT-DRILLED WELLS LOCATED ON ADJACENT OR NEARBY LAND, OR BY ANY OTHER MEANS WHICH SHALL NOT REQUIRE ENTRY UPON THE SURFACE OF SAID REAL PROPERTY. BY DEED RECORDED OCTOBER 8, 1951 IN BOOK 4257 PG 228 OF OFFICIAL RECORDS.

PARCEL 3:

LEGAL DESCRIPTION

(continued)

THAT PORTION OF THE SUBDIVISION OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WITHIN THE BOUNDARY OF THE 300 FOOT STRIP OF LAND OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, LYING NORTHWESTERLY LINE OF GRAND AVENUE AS SAID 300 FOOT STRIP IS SHOWN ON SHEET 4 OF MISCELLANEOUS MAP NO. 41, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 10, 1922, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH WEST LINE OF GRAND AVENUE WITH THE NORTHEASTERLY LINE OF SAID RAILWAY COMPANY'S 300 FOOT WIDE RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED FROM THE ESCONDIDO LAND AND TOWN COMPANY TO CALIFORNIA CENTRAL RAILWAY COMPANY, DATED AUGUST 13, 1888, RECORDED IN BOOK 146, PAGE 196 OF DEEDS, RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE OF GRAND AVENUE, SOUTH 59°41'47" WEST (RECORD SOUTH 44°30' WEST) 62.69 FEET TO THE MOST EASTERLY CORNER OF LAND DESCRIBED IN DEED TO HAROLD DEWALL, ET UX, FILED IN THE OFFICE OF SAID COUNTY RECORDER, FEBRUARY 22, 1973, AS FILE NO. 73-046209; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID DEWALL LAND, NORTH 50°46'13" WEST (RECORD NORTH 65°58' WEST) 233.95 FEET TO THE MOST NORTHERLY CORNER OF SAID DEWALL LAND; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID DEWALL LAND, SOUTH 39°13'47" WEST (RECORD SOUTH 24°02' WEST) 117.77 FEET TO THE MOST WESTERLY CORNER OF SAID DEWALL LAND, SAID CORNER BEING A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 23.5 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF SAID RAILWAY COMPANY'S MAIN TRACK; THENCE NORTH WESTERLY ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID DEWALL LAND, NORTH 50°46' 13" WEST (RECORD NORTH 65°58' WEST) 125.92 FEET; THENCE NORTH 59°39'51" EAST 188.23 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RAILWAY RIGHT OF WAY, DISTANT THEREON NORTH 50° 47'49" WEST 317.09 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, SOUTH 50°47'49" EAST 317.09 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING, ANY OF SAID MINERALS. SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON. BY DEED RECORDED OCTOBER 1, 1974 AS INSTRUMENT NO. 74-263944 OF OFFICIAL RECORDS.

PARCEL 4:

ALL THAT PORTION OF LOT 5 IN BLOCK 145, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, WHICH POINT IN NORTH 51°16' WEST 308.89 FEET FROM THE INTERSECTION OF THE SAID EASTERLY LINE OF THE SAID RIGHT-OF-WAY WITH THE SOUTHERLY LINE OF LOT 5 IN BLOCK 145, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 50°47'49" WEST 8.20 FEET; THENCE

LEGAL DESCRIPTION
(continued)

NORTH 59°39'51" EAST 23.44 FEET; THENCE SOUTH 39°12'11" WEST, 21.93 FEET TO THE TRUE POINT OF BEGINNING.

APN: 232-100-16-00

END OF LEGAL DESCRIPTION

ORDINANCE NO. 2016-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING AN AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN, A MASTER AND PRECISE DEVELOPMENT PLAN, AND DEVELOPMENT AGREEMENT FOR A 126-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON APPROXIMATELY 2.59 ACRES OF LAND LOCATED ON THE SOUTHERN SIDE OF WEST VALLEY PARKWAY AND NORTHERN SIDE OF WEST GRAND AVENUE, BETWEEN SPRUCE STREET AND QUINCE STREET, ADDRESSED AS 700 W. GRAND AVENUE

Planning Case No. SUB 16-0001

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

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

SECTION 2. That on September 13, 2016, the Planning Commission recommended approval of a proposed Tentative Subdivision Map, Specific Plan Amendment, Master and Precise Development Plan, and Development Agreement for a 126-unit residential condominium project on the 2.59-acre subject site.

SECTION 3. That the City Council has reviewed and considered the Mitigated Negative Declaration (City File No. ENV 16-0001) and Mitigation Monitoring Report and has determined that all environmental issues associated with the project have been addressed and no significant environmental impacts will result from approving the project.

SECTION 4. That upon consideration of the Findings of Fact, attached as Exhibit "A" to this ordinance and incorporated by this reference, the staff report, Planning Commission recommendation, and all public testimony presented at the hearing held on this project, this City Council finds this Specific Plan Amendment, Master and Precise Development Plan, and Development Agreement are consistent with the General Plan of the City of Escondido.

SECTION 5. That the City Council desires at this time and deems it to be in the best public interest to approve the requested Downtown Specific Plan Amendment, attached as Exhibit "B" to this Ordinance and incorporated by this reference.

SECTION 6. That the City Council also desires at this time and deems it to be in the best public interest to approve the Master and Precise Development Plan, subject to the Conditions of Approval and Mitigation Monitoring Report, attached as Exhibit "C" to this ordinance and incorporated by this reference, and the Development Agreement between the City of Escondido and The Gateway Grand Investor, LLC, a Delaware Limited Liability Company, attached as Exhibit "D" to this ordinance and incorporated by this reference, for a 126-unit residential condominium project on approximately 2.59 acres of land located on the southern side of West Valley Parkway and northern side of West Grand Avenue, between Spruce Street and Quince Street, more particularly described in Exhibit "E," attached to this Ordinance and incorporated by this reference.

SECTION 7. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 8. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 9. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

EXHIBIT "A"
FINDINGS OF FACT

Specific Plan Amendment

1. The public health, safety and welfare would not be adversely affected by the proposed amendment to the Downtown Specific Plan because the amendment would refine development standards to allow a development that would assist in ongoing efforts to promote an economically vibrant downtown with high-density residential uses in close proximity to the Escondido Transit Center.
2. The proposed amendment to the Downtown Specific Plan would not be detrimental to surrounding properties, since the proposed change would have no effect on the residential density of the area and would not allow any new commercial uses that are not already permitted in the Specific Plan. Additionally, the amendment would allow a development that would increase the residential population in an area with excellent access to public transit, and would increase the customer base for existing and future businesses in the project vicinity.
3. The proposed amendment to the Downtown Specific Plan would be consistent with the General Plan because it would not increase residential densities allowed by the General Plan, would not detrimentally impact levels of service on area roadways, would not unduly burden public services in the area, and would be consistent with the transit-oriented opportunities envisioned in the area. It would also retain the General Plan vision which states the Downtown Specific Plan shall provide a range of retail, office, financial, cultural and residential opportunities. The specific plan goal to create an efficiently organized, aesthetically pleasing and vibrant downtown is further enabled and enhanced as a result of the proposed amendment.

Master and Precise Development Plan

1. The location and design of the proposed planned development is consistent with the goals and policies of the Escondido General Plan since high-density residential development is permitted and encouraged in Specific Plan Area #9. The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities.
2. The proposed location of the development allows the development to be well integrated with its surroundings near commercially and industrially developed properties because adequate parking, circulation, utilities and access would be provided for the development (as detailed in the staff report). The residential project

also would not be out of character for the area because the Gateway Transit District of the Downtown Specific Plan envisions an upscale urban area with a mix of high-density residential and commercial development, and the proximity to the Escondido Transit Center makes the density appropriate. The overall mass and scale of the buildings is appropriate for the proposed location due to the street-oriented appeal and urban development characteristics, along with the quality of the architectural design and use of a variety of building materials and colors.

3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, according to the Mitigated Negative Declaration, issued June 20, 2016 (City File No. ENV 16-0001), the traffic study completed for the project by Michael Baker International (June 8, 2016), and the Engineering Division.
4. The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, since adequate residential amenities, parking, and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide ownership housing opportunities within walking distance of downtown commercial and retail services consistent with the City's vision for the downtown area. The project includes a variety of amenities including a resort style pool area and fitness room, and provides convenient access to public transportation.
5. The proposed development would be well integrated into its surroundings, since the new structures would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties, and the development would provide an attractive pedestrian access through the site allowing convenient access for the community to nearby commercial services and the Escondido Transit Center. The proposed grading design would not result in any manufactured slopes or pad that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. Extensive grading is not required to support the project, and the project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.
6. Utilizing the Planned Development process allows flexibility from the Specific Plan requirements to achieve a high-density residential project in the urban core. The project would provide residential ownership opportunities integrated into a comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.
7. The project would provide an environment of sustained desirability and stability since city services and adequate access would be provided, adequate parking would be

provided, the proposed architecture would be integrated into its surroundings, and the project could serve as a catalyst for further revitalization efforts in the area.

Development Agreement

1. The proposed Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan and the Downtown Specific Plan since there are no changes proposed to the General Plan land use designations or policies that affect development of the site, a Citywide Facilities Plan has been adopted to address infrastructure deficiencies on a citywide basis and the agreement has a provision for a community benefit that could not otherwise be required of the developer.
2. The proposed Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the property is located since the General Plan land use designation for the site is Specific Planning Area (SPA), which allows the number of dwelling units approved for the development in conformance with Subdivision Ordinance Section 32.202.03.
3. The proposed Development Agreement is in conformity with the public convenience and general welfare since the proposed agreement provides for improvements that will increase pedestrian access in and around the Escondido Transit Center.
4. The proposed Development Agreement will not adversely affect the orderly development of property or the preservation of property values since the project will be developed in conformance with the existing General Plan designation on the property.
5. The proposed Development Agreement is consistent with Government Code Section 65864, which states that the lack of certainty in the approval of development projects can result in a waste of resources and escalated housing costs while discouraging comprehensive planning, because the proposed agreement provides certainty to the applicant regarding fees required and construction obligations for associated public improvements for a period of 18 months.

EXHIBIT "B"
PROPOSED SPECIFIC PLAN AMENDMENT

Revision to Text

The second paragraph on Page V-17 of the Downtown Specific Plan shall be amended as shown below:

Opportunities east of the SPINTER Rail Line exist for urban-style, transit-oriented development. Buildings are envisioned at the street edge along Quince Street and West Valley Parkway with residential development on upper floors. Ground-floor residential opportunities may be considered for specified areas ~~behind office and retail establishments that front on the street~~ through the Planned Development application process.

Revision to Figure II-4

Figure II-4 on Page II-12 of the Downtown Specific Plan shall be removed and replaced to incorporate the revision shown below:

Downtown Specific Plan

Land Uses

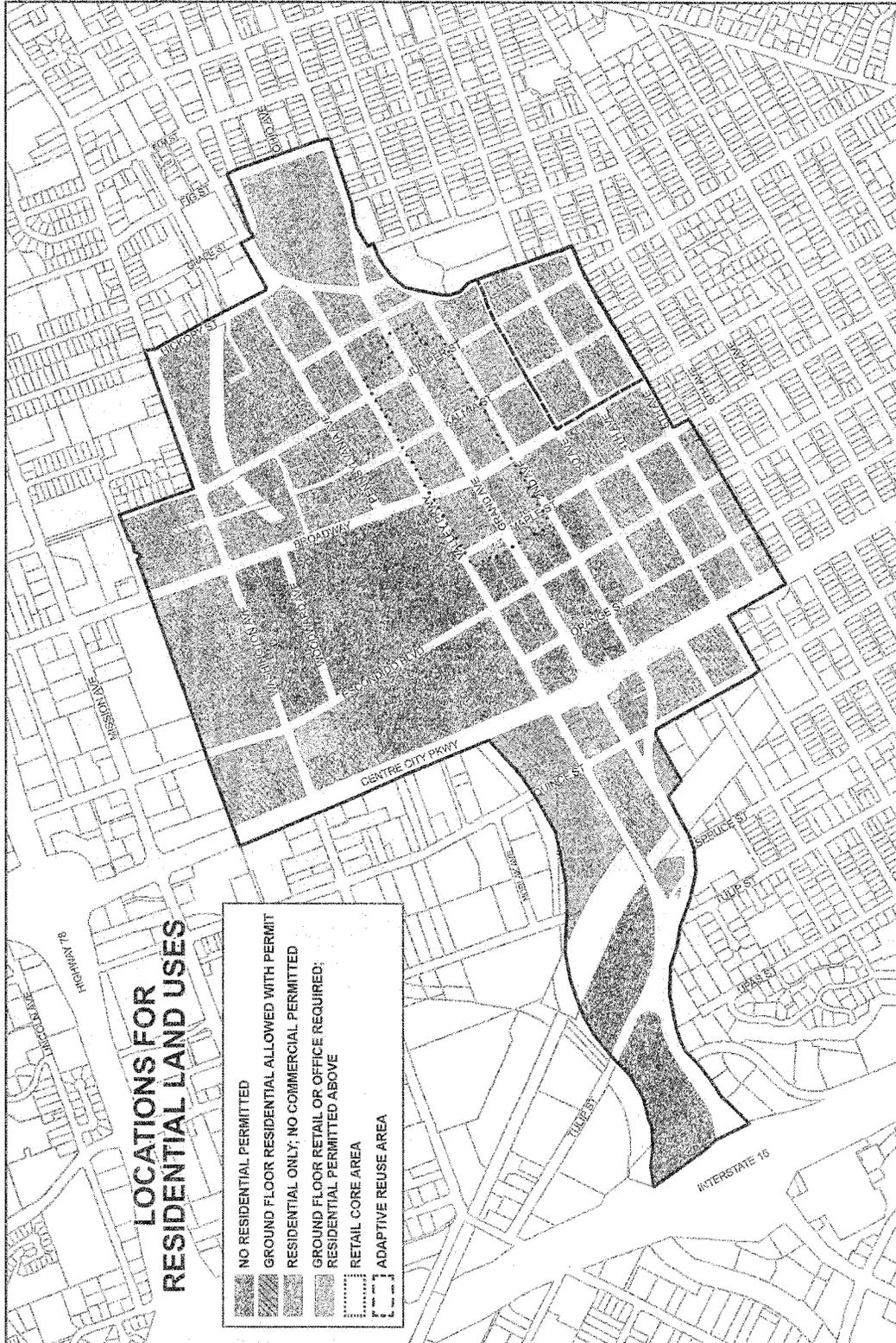


FIGURE II-4

EXHIBIT "C"
CONDITIONS OF APPROVAL
SUB 16-0001; PHG 16-0005; ENV 16-0001

PROJECT MITIGATION MEASURES

1. **MM-BIO-1** – Impacts from construction-related activities may occur to wildlife if construction occurs during the breeding season (i.e., February 15–August 31 for most bird species; and January 1–August 31 for raptors). Protection of general avian wildlife in compliance with the Migratory Bird Treaty Act and California Code will be accomplished by either scheduling construction between July 15 and December 31 or if construction must commence during the nesting season (January 1–August 31), a one-time biological survey for nesting bird species must be conducted in all suitable habitat for the presence of nesting birds by a qualified biologist 72 hours prior to the commencement of work.

2. **MM-CUL-1** – The following mitigation monitoring and reporting program shall be implemented to address potential impacts to unidentified and unknown tribal cultural resources within the proposed Project Area and/or Location.
 - a. The City of Escondido Planning Division (City) recommends the applicant 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 issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner 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.

 - b. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist 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 from a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

 - c. 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.

 - d. 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.

- e. 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.
- f. 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.
- g. The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated 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.
- h. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site 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 Most Likely Descendant, as identified by the Native American Heritage Commission, 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.
- i. 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.

- j. 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 on the 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.
3. **MM-GEO-1** – Prior to the issuance of the grading permit, the applicant shall verify that the applicable recommendations of the Geotechnical Evaluation have been incorporated into the project design and construction documents to the satisfaction of the City Engineer. Recommendations shall be held to performance standards within the applicable ordinances (including grading, construction, and landscaping regulations) of the City as well as the standards provided in the most recent California Building Code which are intended to reduce risk related to geologic hazards.
4. **MM-HAZ-1** – Prior to demolition permit issuance, an asbestos and lead-based paint abatement work plan shall be prepared in compliance with local, state, and federal regulations for any necessary removal and disposal of such materials to the satisfaction of the City of Escondido Planning Division. A California-licensed lead/asbestos abatement contractor shall be utilized for the removal work and proper removal methodology. All other applicable federal, state, and local regulations regarding the removal, transport and disposal of asbestos-containing material shall be applied.
5. **MM-HAZ-2** – Prior to grading permit issuance, the applicant shall include the following on the project's construction plans to the satisfaction of the City of Escondido Planning Division: During excavation of soils in and around the location of the former underground storage tank, any stained or suspicious soils shall be evaluated for contamination levels. Contamination level testing and proper disposal shall occur per California Department of Toxic Substances Control and County of San Diego Department of Environmental Health requirements.
6. **MM-NOI-1** – Prior to the issuance of the first building permit, the applicant shall ensure that the design of any proposed rooftop deck includes a noise barrier with a minimum height of 5.5 feet along the sides with direct view of West Valley Parkway, to the satisfaction of the City of Escondido Planning Division.
7. **MM-NOI-2** – Upon completion of detailed building plans (i.e., room dimensions, wall and roof assemblies and window/door schedules) and prior to the issuance of the first building permit, the applicant shall ensure that an interior noise mitigation analysis be prepared, to the satisfaction of the City of Escondido Planning Division. The analysis shall identify specific mitigation measures to ensure interior noise levels remain at or below 45 dB per the City of Escondido's interior noise standard. Noise abatement features shall be identified to attenuate noise and shall be incorporated into project design as necessary. Such features may include mechanical ventilation or an air-conditioning system, sound-rated windows and sound-rated doors.

PLANNING DIVISION CONDITIONS

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Building Official, and the Fire Chief, as well as those contained in the Development Agreement approved for the project, and attached to this report as Exhibit "D".
2. The developer shall be required to pay all development fees of the City, including any applicable City-Wide Facilities fees, as specified in the Development Agreement.

3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
5. All habitable buildings shall be noise-insulated to maintain interior noise levels not to exceed 45 dBA or less. An Acoustical Analysis shall be submitted with the building plans for the project. Any measures recommended in the study shall be incorporated into the building plans with appropriate notes/specifications.
6. Tubular steel fences shall be provided along the east (minimum height of five feet) and west (minimum height of four feet) property lines.
7. Appropriate sight distance shall be maintained at driveways and intersections, to the satisfaction of the Engineering Division.
8. Any walls (retaining and screen) shall be constructed with split-face block or shall be stucco-finished to match the buildings on-site.
9. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
10. Three (3) copies of a revised tentative map, reflecting all modification and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
11. A Final Map shall be recorded prior to the issuance of building permits for the site unless otherwise approved by the Director of Community Development.
12. Copies of the CC&Rs shall be submitted to the Planning Division for review and approval prior to Final Map recordation. The CC&Rs shall detail the responsibility for the maintenance of any parkway landscaping, landscape easements, bio-retention basins, exterior walls/fencing, slopes/landscaping, utility easements, driveways, roads, parking areas, structures, access easements, and any common drainage facilities. Any storage shall not restrict the parking of vehicles within the garage. A homeowners' association shall be established in accordance with Department of Real Estate requirements.
13. Permitted animals/pets shall be allowed in conformance with the R-4 standards, unless CC&Rs are more restrictive.
14. Vehicular access to the project site shall be provided from one driveway on W. Grand Avenue and two driveways on W. Valley Parkway. Project driveways shall not be gated, however parking garages may be gated for security.
15. Prior to the Final Map approval and issuance of building permits, a parking management plan shall be included with the CC&Rs which details gate management, assigned parking spaces, overflow, access for deliveries, on-site vehicular maintenance and guest parking.
16. As proposed, the buildings, architecture, colors and materials, and the conceptual landscaping of the proposed development shall be in accordance with the Master and Precise Development Plan, staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division. Any major modifications to the exterior architectural building elements or lessening of the quality of the

exterior design shall require approval by the Director of Community Development, and/or the Planning Commission as may be recommended by the Director.

17. All trash enclosures must be designed and installed per the Master and Precise Development Plan, in coordination with Engineering Department storm water control requirements, and shall be architecturally compatible with the buildings.
18. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Community Development. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible.
19. A minimum of 126 covered parking spaces shall be provided to meet the Downtown Specific Plan requirement of one covered parking space per unit. A total of 226 parking spaces are required as shown on the Master and Precise Development Plan. All parking spaces shall be striped in accordance with the Zoning Code. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. Parking for disabled persons (including "Van Accessible" spaces) shall be provided in full compliance with Section 1129B (Accessible Parking Required) of the California Building Code, including signage.
20. All project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
21. Any decorative pavement, driveways and sidewalks shall be indicated on the building and landscape plans, including appropriate notes regarding type and color of materials. Decorative paving, colored concrete or other decorative materials shall be incorporated at the project entry driveways, to the satisfaction of the Director of Community Development, along with appropriate landscaping consistent with the Master and Precise Development Plan.
22. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.). This condition shall be included in the CC&Rs.
23. All new utilities shall be underground.
24. Appropriate backup areas shall be provided at the terminus of drive isles, including within parking garages. These areas shall be identified on the grading and site plans per the Master and Precise Development Plan.
25. The life of this Tentative Subdivision Map (SUB16-0001), and Master and Precise Development Plan shall run concurrently with the term of Development Agreement and shall expire upon termination of the Development Agreement.
26. An inspection by the Planning Division will be required prior to occupancy of the project. Items subject to inspection include, but are not limited to, parking layout and striping, identification of handicap parking stalls and required signage, perimeter fences, landscaping, trash enclosures, and architecture, as well as any other conditions of approval. Everything shall be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
27. 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 Wildlife. 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 hearing date of the Planning Commission or City Council, if applicable), a check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Mitigated 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.

28. The property owner or HOA assumes all responsibility for maintaining landscaping within the W. Grand Avenue and W. Valley Parkway rights-of-way.
29. All signs are to be approved by a separate sign permit. Proposed signs are limited to monument signage at the two main entryways, along with necessary directional signage. All signs must be consistent with the sign standards in the Downtown Specific Plan.
30. A minimum of 80 cubic feet of private storage shall be provided in each residential unit. Said storage shall be in addition to typical cabinets and closets, and shall have no interior dimension less than two feet.
31. The Final Map for the project shall identify an eight-foot-wide pedestrian access easement along the western property line, adjacent to the North County Transit District right-of-way. The easement shall be paved with concrete to a width of six feet. Maintenance of this area shall be the responsibility of the property owner.
32. Commercial uses for the 1,000 square foot flex space shall be limited to those allowed in the Gateway Transit District of the Downtown Specific Plan.
33. The City Engineer shall review building plans for the project to ensure that no awnings and/or railings project into the right-of-way.
34. Maintenance of all hardscape and landscape areas between the property line and the public sidewalks along both street frontages shall be the responsibility of the property owner.

PLANNING COMMISSION CONDITIONS

1. The street vacation shall be increased so that no stairs are within the public right-of-way.
2. The flex space shall not be converted into a dwelling unit.
3. Parking shall be prohibited along the project frontage on Grand Avenue.

LANDSCAPING CONDITIONS

1. Prior to occupancy, all perimeter, slope and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan approved by the Master and Precise Development Plans to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape

Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California. The plans shall be prepared by, or under the supervision of, a licensed landscape architect.

3. In accordance with the Tree Preservation Ordinance, the 42 mature trees removed from the site to facilitate the project shall be replaced at a 1:1 ratio with 42 box-size replacement trees. The required replacement trees shall be incorporated into the landscape planting plan to the satisfaction of the Planning Division.
4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
5. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
6. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans. Building permits may be required.
7. Landscaping along the pedestrian sidewalk on the west side of the project site shall be maintained at a height no greater than 42 inches above the sidewalk elevation, and shall not include solid hedges. This condition applies to landscaping both within the pedestrian sidewalk easement and for the first five feet to the east of the easement. However, vines or other landscaping may be grown in such a manner as to creep up the fence separating the subject property from the NCTD right-of-way as long as they do not encroach into the sidewalk area. The intent of this condition is to maintain visibility of the walkway from the project site. As such, the sidewalk shall also be lit to the specifications contained in Article 35 (Outdoor Lighting).

FIRE DEPARTMENT CONDITIONS

1. Access for use of heavy firefighting equipment as required by the Fire Marshal shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
2. Inside turning radius of 28 feet is required and shall be shown on the grading plans.
3. The number of fire hydrants and fire flow shall be dependent on type of construction and square footage. Fire flow and number of hydrants shall be in accordance with CFC Appendices B and C. A note to this effect shall be provided on the plans.
4. Fire apparatus access roadways shall be rated to 75,000 lbs. Correct the notes on the plans.
5. A note shall be provided on the plans stating that grading plans will not be accepted in lieu of fire line underground plans.
6. A note shall be provided on the plans stating that Fire Department responsibility shall be from the DCDA to the building, and fire line shall be in accordance with NFPA 24.
7. FDC and PIV placement shall be approved by the fire department on the fire line underground plans. FDC and PIV placement on the grading plans shall be for reference only.
8. Rescue windows in bedrooms shall not be obstructed by landscaping.

ENGINEERING CONDITIONS

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public streets, public alley, storm drain, water and sewer improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, private drainage and private onsite improvements design. Landscaping Plans shall be prepared by a landscape Architect.
2. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide Grading Bond (90% engineer's cost estimate) and Cash Clean Up deposit (10% of the engineer's cost estimate) for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. The project owner is required to provide Performance Bond (100% of total public improvement cost estimate), Labor and Material Bond (50% of total public improvement cost estimate) and Guarantee and Warrantee Bond (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval Improvement Plans and issuance of Building Permit. All improvements shall be completed prior to issuance of Occupancy Permit.
3. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to approval of final plans and recordation of final map. Construction permits will be issued after approval of the Final Plans and recordation of Final Map, with exception of Advance Grading Permit.
4. Advance Grading Permit (Prior to recordation of Final Map) may be issued in the event that final Grading Plans and Storm Water Quality Management Plan (SWQMP) have been approved by the Planning and Engineering Divisions and appropriate fees are paid, securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The engineer shall submit to the Planning Department a copy of the tentative map as presented to the Planning Commission and the City Council. The tentative map will be certified by the Planning Department that it is an accurate reproduction of the approved tentative map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. All public and private improvements shall be designed in accordance with City of Escondido Design Standards and Standard Drawings and the requirements of the City Engineer, Utilities Engineer, Fire Marshal and planning Director.
2. The project owner will be responsible for design and construction of a signalized pedestrian crossing system on Valley Parkway with signing and striping and signal interconnect to Quince Street traffic signal system. Required improvements shall include ADA compliant pedestrian ramps on both sides of the cross walk, connecting pedestrian traffic between the north county transit center and the project, across Valley Parkway at a location, and in a manner approved by the City Engineer.

3. The project owner shall be responsible for design and construction of a six (6) foot wide concrete walkway within an eight (8) foot wide public access easement along the west side of the project between Valley Parkway and Grand Avenue in a manner approved by the City Engineer. The owner shall also ensure future maintenance of the pedestrian walkway by the owner or future owners in a manner approved by the City Engineer and specified in the project CC&R. The project's onsite lighting plan shall include lights for the walkway.
4. The project owner is responsible to provide Alley-Type driveway approaches for project access points on Grand Avenue and Valley Parkway.
5. The project owner shall be responsible for removal and reconstruction of all damaged curb and gutter and sidewalk along project frontage on Grand Avenue and Valley parkway to the satisfaction of the City Engineer prior to project completion.
6. The project owner shall be responsible for removal of all existing driveway approaches for the project site and replacement with full height curb and sidewalk in accordance with City standards and to the satisfaction of the City Engineer.
7. The developer's engineer shall prepare a complete signing and striping plan for the project onsite and frontage improvements. All signing and striping shall be designed and constructed to the requirements of the City Engineer.
8. The project owner shall install a new street light on Valley Parkway at the easterly project entrance and upgrade the existing street light at westerly entrance with LED lamp fixture.
9. The project owner shall be responsible to install two new street lights on Grand Avenue at westerly boundary of project frontage and project entrance.
10. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer.

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 proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.
3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
4. 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.
5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.

DRAINAGE

1. A final Storm Water Quality Management Plan in accordance with the 2016 Design manual shall be submitted for review and approval by the City Engineer.
2. All storm water treatment and retention facilities, including planters and drains, shall be considered private. The future property owner or Home Owners Association shall be responsible for all post construction storm water treatment and hydro-modification facilities.
3. The owner of the property shall be required to sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. A signed copy of the agreement shall be provided to the City prior to approval final plans.

WATER SUPPLY

1. The project owner shall be responsible for the design and construction of an 8" public onsite water main. The water main shall be looped to connect to the existing water main in Valley Parkway with two points of connection. The required water system shall be designed and constructed in accordance with the City Design Standards and Standard Drawings and to the requirements of the Utilities Engineer.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

SEWER

1. The project owner shall be responsible for design and construction of an 8-inch public onsite sewer system in accordance with the City Design Standards and Standard Drawings and to the requirements of the Utilities Engineer.
2. All units shall be provided with gravity sewer laterals maintained by the future property owners.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The project owner shall prepare a Final Condominium Map for review and approval by the City Engineer and Planning Director
2. Necessary public utilities easements (for sewer, water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map. All necessary public utilities and access easements shall be granted on the Final Map.
4. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map.
5. The project owner shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

6. The project owner is responsible to process a street vacation for the excess right-of-way along project frontage on Grand Avenue to the requirements of the City Real Property Manager and/or per the development agreement.

CASH SECURITIES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the project owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security deposit for the project shall be at 10% of the cost of private improvements, including grading and landscaping with maximum amount of \$50,000.

UTILITY UNDERGROUNDING AND RELOCATION

1. All new dry utilities to serve the project shall be constructed underground.
2. The project owner shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department and approved prior to approval of the Final Map.
2. The project owner shall make provisions in the CC&R's for maintenance by the home owners' association of all lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, public utilities easement areas, public walkway and internal streets. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. CC&R shall make provisions for maintenance of frontage landscaping, irrigation, fencing, retaining walls along project frontages.
4. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
5. The CC&R's must state that the homeowners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association when repair or replacement of private utilities is done.
6. The CC&R's must state that (if stamped concrete or pavers are used in the private street) the home owners' association is responsible for replacing the pavers and/or stamped concrete in kind if the City has to trench the street or within public utilities easements for repair or replacement of an existing utilities.

**Gateway Grand – TOD
Mitigated Negative Declaration**

MITIGATION MONITORING AND REPORTING PROGRAM

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting plan when approving or carrying out a project when a Mitigated Negative Declaration identifies measures to reduce potential environmental impacts. As lead agency for the project, the City of Escondido is responsible for adoption and implementation of the mitigation monitoring and reporting program.

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p>MM-BIO-1</p> <p>Biological Resources</p> <p>Impacts from construction-related activities may occur to wildlife if construction occurs during the breeding season (i.e., February 15–August 31 for most bird species; and January 1–August 31 for raptors). Protection of general avian wildlife in compliance with the Migratory Bird Treaty Act and California Code will be accomplished by either scheduling construction between July 15 and December 31 or if construction must commence during the nesting season (January 1–August 31), a one-time biological survey for nesting bird species must be conducted in all suitable habitat for the presence of nesting birds by a qualified biologist 72 hours prior to the commencement of work.</p> <p>If any active nests are detected, the area will be flagged and mapped on construction plans along with a minimum 25-foot buffer up to a 300-foot maximum for raptors, or as recommended by the qualified biologist. Generally, a 25-foot buffer is suitable for most non-sensitive bird species. Larger buffers are required for raptors because they are particularly sensitive to disturbance during the breeding season. These typical buffer distances are generally accepted by the resource agencies (e.g., USFWS, CDFW). These buffer areas established by the qualified biologist will be avoided until the nesting cycle is complete or it is determined that the nest has failed.</p>	X		X		City of Escondido				

Gateway Grand – TOD Mitigated Negative Declaration

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p>MM-CUL-1 The following mitigation monitoring and reporting program shall be implemented to address potential impacts to unidentified and unknown tribal cultural resources within the proposed Project Area and/or Location.</p> <p>1. The City of Escondido Planning Division (City) recommends the applicant 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 issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner 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.</p> <p>2. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist 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 from a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.</p>	X	X	X	X	City of Escondido				

Cultural Resources

**Gateway Grand – TOD
 Mitigated Negative Declaration**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>									

**Gateway Grand – TOD
 Mitigated Negative Declaration**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p>7. The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated 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.</p> <p>8. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site 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</p>									

Gateway Grand – TOD Mitigated Negative Declaration

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p>and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, 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.</p> <p>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.</p> <p>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 on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be</p>									

**Gateway Grand – TOD
 Mitigated Negative Declaration**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
<p>MM-GEO-1 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.</p>									
<i>Geology and Soils</i>									
<p>MM-GEO-1 Prior to the issuance of the grading permit, the applicant shall verify that the applicable recommendations of the Geotechnical Evaluation have been incorporated into the project design and construction documents to the satisfaction of the City Engineer. Recommendations shall be held to performance standards within the applicable ordinances (including grading, construction, and landscaping regulations) of the City as well as the standards provided in the most recent California Building Code which are intended to reduce risk related to geologic hazards.</p>		X	X		City of Escondido				
<i>Hazards and Hazardous Materials</i>									
<p>MM-HAZ-1 Prior to demolition permit issuance, an asbestos and lead-based paint abatement work plan shall be prepared in compliance with local, state, and federal regulations for any necessary removal and disposal of such materials to the satisfaction of the City of Escondido Planning Division. A California-licensed lead/asbestos abatement contractor shall be utilized for the removal work and proper removal methodology. All other applicable federal, state, and local regulations regarding the removal, transport and disposal of asbestos-containing material shall be applied.</p>		X	X		City of Escondido				

**Gateway Grand – TOD
Mitigated Negative Declaration**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Construction	During Construction	Post-Construction		Monitor	Report		
MM-HAZ-2 Prior to grading permit issuance, the applicant shall include the following on the project's construction plans to the satisfaction of the City of Escondido Planning Division: During excavation of soils in and around the location of the former underground storage tank, any stained or suspicious soils shall be evaluated for contamination levels. Contamination level testing and proper disposal shall occur per California Department of Toxic Substances Control and County of San Diego Department of Environmental Health requirements.	X	X	X		City of Escondido				
<i>Noise</i>									
MM-NOI-1 Prior to the issuance of the first building permit, the applicant shall ensure that the design of the proposed rooftop deck includes a noise barrier with a minimum height of 5.5 feet along the sides with direct view of West Valley Parkway, to the satisfaction of the City of Escondido Planning Division.		X			City of Escondido				
MM-NOI-2 Upon completion of detailed building plans (i.e., room dimensions, wall and roof assemblies and window/door schedules) and prior to the issuance of the first building permit, the applicant shall ensure that an interior noise mitigation analysis be prepared, to the satisfaction of the City of Escondido Planning Division. The analysis shall identify specific mitigation measures to ensure interior noise levels remain at or below 45 dB per the City of Escondido's interior noise standard. Noise abatement features shall be identified to attenuate noise and shall be incorporated into project design as necessary. Such features may include mechanical ventilation or an air-conditioning system, sound-rated windows and sound-rated doors.		X			City of Escondido				

RECORDING REQUESTED BY:

CITY CLERK, CITY OF ESCONDIDO

WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF ESCONDIDO
201 N. BROADWAY
ESCONDIDO, CA 92025

THIS SPACE FOR RECORDER'S USE ONLY

APN: 232-100-16-00

Recording Fees Exempt Per Government Code Section 27383

**DEVELOPMENT AGREEMENT
for 700 West Grand Avenue**

between

CITY OF ESCONDIDO

and

THE GATEWAY GRAND INVESTOR, LLC

_____, 2016

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into by and between the CITY OF ESCONDIDO, a municipal corporation ("City"), and THE GATEWAY GRAND INVESTOR, LLC, a Delaware limited liability company, ("Owner").

NOW THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

ARTICLE I

Definitions

1. **"Amendment"** refers to any written amendment to this Agreement in accordance with the terms of this Agreement, Article 58 of the Escondido Zoning Code, state and federal law.
2. **"Annual Review"** refers to the Owner's demonstration of compliance with the terms of this Agreement every 12 months.
3. **"Assignee"** refers to an assignee of this Agreement in accordance with Article II, Section 2 and approved by the City in writing.
4. **"Cure Period"** refers to the period of time in which a default may be cured, which will be at least 30 days.
5. **"Development Fees"** refers to the development related fees as provided in the City's Fee Guide and referred to as development fees.
6. **Effective Date.** The effective date of the Agreement shall refer to and be the day that is 30 days after the City Council's adoption of an ordinance approving this Agreement. The Effective Date is _____, 2016.
7. **"Entitlements"** refers to all approvals and permits necessary or incidental to the development of the Project or any portion thereof, whether discretionary or ministerial, including but not limited to, tentative or final tract map approvals, whether standard or vesting, conditional use permits, variances, project plans, grading permits, building permits, and this Agreement.

8. "**Fee Guide**" refers to the Escondido Fee Guide for Developments attached as Exhibit 4.
9. "**Exaction**" refers to any fee, tax, requirement, condition, dedication, restriction, or limitation imposed by the City upon the development of the Property at any time in accordance with the Existing Laws.
10. "**Existing Laws**" refers to the ordinances, resolutions, codes, rules, regulations, general plan, stormwater regulations and official policies of the City governing the development of the Property, including, but not limited to, the permitted uses of the Property, the density or intensity of use, the design, improvement and construction standards and specifications for the Project, including the maximum height and size of proposed buildings, and the provisions for reservation and dedication of land for public purposes, in effect on the Effective Date of this Agreement.
11. "**Future Exaction**" refers to Exactions imposed after the Effective Date, whether by ordinance, initiative, resolution, rule, regulation, policy, order or otherwise.
12. "**Future Laws**" refers to all ordinances, resolutions, codes, rules, regulations, and official policies implemented by the City after the Effective Date, whether by ordinance, initiative, resolution, rule, regulation, policy, order or otherwise. Future Laws includes changes to the Existing Laws.
13. "**General Fees**" refers to all general development fees which the City may levy pursuant to Government Code Sections 66000 et seq. ("the Mitigation Fee Act"), including, but not limited to, application fees, processing fees, utility connection fees, inspection fees, capital facilities fees, development impact fees, traffic impact fees, park fees and such other similar fees as may be enacted from time to time and generally applied throughout the City, excluding Development Fees.
14. "**General Plan**" refers to the City's General Plan in effect on the Effective Date.

15. **"Operating Memorandum"** refers to an addenda to this Agreement to document changes or adjustments in the performance of this Agreement as specified in Article III, Section 10.
16. **"Party"** City or Owner may be referred to individually as Party or collectively as Parties.
17. **"Project"** shall mean and refer to all improvements described in the Entitlements and this Agreement.
18. **"Property"** shall mean the certain real property located in the County of San Diego, State of California as described in the Exhibit 1.
19. **"Public Benefits"** shall refer to the consideration given by Owner to the City, as described in Exhibit 2 attached hereto, in return for the City's good faith performance of all applicable terms and conditions in this Agreement.
20. **"Review Letter"** refers to a letter from the City regarding a statement of Owner's compliance with this Agreement, following a positive Annual Review by the City.
21. **"Term"** shall refer to the term of this Agreement as provided in Article II, Section 1.

ARTICLE II

General Provisions

1. **Term of Agreement.** The term of this Agreement shall commence on the Effective Date and shall continue for 5 years unless terminated, modified, or extended as permitted by this Agreement. After the expiration of the Term, this Agreement shall be deemed terminated and of no further force or effect. This Agreement shall terminate with respect to any lot and such lot shall be released and no longer subject to the Agreement, without the execution or recordation of any further document, when a certificate of occupancy has been issued for the building(s) on the lot.
2. **Assignment.** The rights and obligations of Owner under the Agreement may be assigned by Owner as part of an assignment of the Property, after receiving written approval from the City.

Owner shall provide 30 days advance written notice to the City of any requested assignment, which may not be unreasonably conditioned, delayed or withheld, that the City has determined that the assignment will not affect the timely completion or fulfillment of any requirements in the Entitlements or this Agreement relating to the Public Benefits. The City shall have the right to ensure that the proposed assignee has the financial capability to complete and fulfill any uncompleted requirements relating to the Public Benefits. Notwithstanding the foregoing, Owner may assign this Agreement in conjunction with a transfer of the Property without any additional consent to (i) any entity in which Craig Manchester, directly or indirectly, has an ownership interest or manages the day to day operations of the assignee entity, or (ii) an affiliate of Lyon Living, upon delivery to City of written notice of assignment and an executed assignment agreement.

Any assignment agreement must be in writing and expressly provide that (1) the assignment shall be subject to this Agreement; and (2) the Assignee assumes all of Owner's rights and obligations with respect to the Property, or portion thereof, assigned.

During the Term, any Assignee shall have all rights, benefits, and obligations of Owner under this Agreement with respect to the portion of the Property assigned. Following an assignment, Owner shall be released from its obligations with respect to the Property which has been assigned unless otherwise agreed to in writing.

3. **Amendment of Agreement.** The Agreement may be amended by the mutual consent of the Parties. The Agreement shall include any amendment properly approved and executed. Minor modifications in the manner of performance, including, but not limited to changes which relate to the form or timing of payment of Public Benefits or the design of the Project shall not constitute an Amendment to the Agreement and may be accomplished through an Operating Memorandum.

4. **Enforcement.** Unless amended or terminated as provided herein, this Agreement is enforceable by either Party or its successors and assigns, notwithstanding any Future Laws, which alter or amend the Existing Laws.

5. **Hold Harmless.**

a. Owner agrees to indemnify, hold harmless, and provide and pay all costs for a defense for the City in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of the Agreement.

b. Owner shall further indemnify, defend and hold harmless the City and its officers, employees and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, administrative proceedings, damages, fines, penalties, judgments, orders, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements, arising out of any violation, or claim of violation of the San Diego Municipal Storm Water Permit (Order No. R9-2015-0001) of the California Regional Water Quality Control Board Region 9, San Diego, as amended or extended, which the City might suffer, incur, or become subject by reason of or occurring as a result of or allegedly caused by the construction of the Project.

6. **Third Party Challenges.** In the event the validity, applicability, or implementation of the Agreement is challenged by means of legal proceedings by any party other than the City and Owner, it shall be the City's option, at its sole and absolute discretion, whether to undertake the defense of such challenge. If the City determines not to defend such challenge, it shall be the option of Owner, at its sole and absolute discretion, to defend the validity, applicability, or implementation of this Agreement in the proceeding at Owner's expense. The City and Owner agree to cooperate in the defense of any such challenges.

7. **Notices.** All notices or communication between the City and Owner pursuant to the Agreement shall be in writing and shall be given by personal delivery, overnight delivery service, certified or registered mail, facsimile or telecopy to the addresses set forth below. The addresses may be changed by giving 10 days written notice.

A. City

City of Escondido
Attention: Director of Community Development
201 N. Broadway
Escondido, CA 92025

with a copy to:

City Attorney
201 N. Broadway
Escondido, CA 92025

B. Owner

The Gateway Grand Investor, LLC
Attention: Lance Waite
2235 Encinitas Blvd, suite 216
Encinitas, CA 92024

with a copy to:

The Gateway Grand Investor, LLC
Attention: Caren Read, Esq.
888 San Clemente, Suite 100
Newport Beach, CA 92660

And a copy to:

Rutan & Tucker, LLP
Attention: Hans Van Ligten, Esq.
611 Anton Blvd, 14th Floor
Costa Mesa, CA 92626

8. **Conflict of State or Federal Laws.** If state or federal laws or regulations enacted after the Effective Date prevent compliance with any provision of this Agreement or require changes in

any Entitlements, those laws or regulations shall be controlling and the Parties shall make a good faith, reasonable attempt to modify this Agreement to comply both with the intent of the Agreement and with the new laws or regulations but only to the extent necessary to comply with new state or federal laws or regulations.

The City shall timely assist Owner in securing any permits, including permits from other public agencies, which may be required as a result of the modifications, suspensions, or alternate courses of action.

ARTICLE III

Development of the Property

1. **Applicable Rules, Regulations, and Policies.** Owner shall have the vested right, to the fullest extent allowed by law, to develop the Property in accordance with the Entitlements, Existing Laws and this Agreement. During the Term, the Entitlements, Existing Laws and this Agreement shall control the overall design, development and construction of the Project. Notwithstanding the foregoing, nothing in this Agreement shall preclude the City from applying changes occurring from time to time in the uniform codes published in Title 24 of the California Code of Regulations and adopted by the City, including local amendments, in effect when the building permits are issued.
2. **Future Laws.** Future Laws shall not apply to the Project except as expressly provided in this Agreement. Owner may give the City written notice of its election to have any Future Law applied to the Property, in which case such Future Law will be considered an Existing Law for purposes of this Agreement.
3. **Future Discretionary Reviews.** Except as set forth in this Agreement, the City shall retain its discretionary rights in reviewing applications for Entitlements. Owner's applications for

Entitlements and the City's review thereof, must comply with the Existing Laws and with the terms and conditions of this Agreement. The City shall not impose any conditions upon Entitlements that are more restrictive than or inconsistent with the terms of this Agreement or the Existing Laws, except as required by state or federal law. The City may conduct, in accordance with CEQA and the Existing Laws, an environmental review for Entitlements. The City may impose, if required by CEQA, additional mitigation measures to mitigate significant adverse environmental effects that were not previously considered, or were found to be infeasible to mitigate at the time of approval of this Agreement. Nothing herein is intended to require or authorize additional CEQA environmental review or mitigation measures beyond that otherwise required by CEQA.

4. **Permitted Uses and Density.** The Agreement shall vest the right to develop the Property to the fullest extent allowed by law with respect to the permitted uses of land, density and intensity of uses, and the rate or timing and phasing of development as described in the Entitlements. The permitted uses, density, and intensity of use of the Project, the maximum height and size of proposed buildings and provisions for reservation or dedication of land for public purposes, shall substantially conform to those specified in the Entitlement conditions of approval, Existing Laws and this Agreement. All other aspects of the Project that are not specified in the Entitlement conditions of approval shall be determined by the Existing Laws, except as expressly provided herein.

5. **Application of Future Laws.** Subject to Article III of the Agreement, Future Laws may be applied to the Project if they are not in conflict with the Existing Laws.

6. **Development Fee Limitation.** Except as otherwise provided in this Agreement, and specifically excluding fees set by entities not controlled by the City that are collected by the City, the City shall only charge and impose Development Fees in the amounts and of the type which are

in effect at the time of the Effective Date, as described in the Fee Guide. Said limitation on Development Fees shall be for a period of 18 months following the Effective Date.

8. **Time for Construction and Completion of the Project.** Owner cannot predict when or the rate or the order in which the Property or the parcels will be developed, if at all. Such decisions depend upon numerous factors that are not within the control of the Owner, such as market orientation and demand, interest rates, absorption, completion, and other similar factors. Therefore, Owner shall have the right to develop the Property in phases, in such order, at such rate, and at such times as Owner deems appropriate in Owner's business judgment, subject only to the provisions of this Agreement. Owner shall be entitled to apply for and receive approval of permits, building permits, and other Entitlements for use at any time and for any or all portions or phases of the Project, provided that application is made in a manner consistent with this Agreement.

The City may require, and will process, all customary plans and agreements generally applicable to developers in the City for similar works of onsite or offsite improvements.

9. **Moratorium.** No City-imposed moratorium or other limitation (whether relating to the rate, timing or sequencing of the development or construction of all or any part of the Property, whether imposed by ordinance, initiative, resolution, policy, order or otherwise, and whether enacted by the City Council, an agency of the City, the electorate, or otherwise) affecting parcel or subdivision maps (whether tentative, vesting tentative, or final), building permits, occupancy certificates or other entitlements to use or service (including, without limitation, water and sewer) approved, issued or granted within the City, or portions of the City, shall apply to the Property to the extent such moratorium or other limitation is in conflict with this Agreement; provided, however, the provisions of this Section shall not affect the City's compliance with moratoria or

other limitations mandated by other governmental agencies or court-imposed moratoria or other limitations.

10. **Operating Memoranda.** The Parties acknowledge that the provisions of this Agreement require cooperation between the City and Owner, and that the refinements and further development of the Project hereunder may demonstrate that changes are appropriate with respect to the details of performance of the Parties hereunder. The Parties desire, therefore, to retain a certain degree of flexibility with respect to those items covered in general terms under this Agreement. If and when, from time to time during the Term, the Parties find that such changes or adjustments are necessary or appropriate, they may effectuate such changes or adjustments through Operating Memoranda approved by the Parties, which, after execution, shall be attached hereto as addenda and become a part hereof, and may be further changed and amended from time to time as necessary with further approval by the City and Owner. No such Operating Memorandum shall require prior notice or hearing, or constitute an amendment to this Agreement; and in the case of the City, such Operating Memorandum may be acted upon by the City Manager or his designee. Failure of the Parties to enter into any such Operating Memorandum shall not affect or abrogate any of the rights, duties or obligations of the Parties hereunder or the provisions of this Agreement. An Operating Memorandum may be recorded as an addendum to this Agreement.

11. **Term of Map(s) and Other Project Approvals.** Pursuant to California Government Code Section 66452.6(a), the term of the subdivision map that is processed on all or any portion of the Property and the term of each of the Entitlements shall be extended for a period of time through the Term of the Agreement.

12. **Infrastructure Capacity.** Subject to Owner's proportionate contribution to infrastructure and the Public Benefits provided by Owner, in accordance with the requirements of the

Entitlements, the City hereby acknowledges that it will have sufficient capacity in its infrastructure services and utility systems, including, without limitation, traffic circulation, flood control, sewer collection, sewer treatment, sanitation service and, except for reasons beyond the City's control, water supply, treatment, distribution and service, to accommodate the Project. To the extent that the City renders such services or provides such utilities, the City hereby agrees that it will serve the Project and that there shall be no restriction on connections or service for the Project except for reasons beyond the City's control. Notwithstanding the foregoing, the City acknowledges that sufficient capacity for sewer collection, sewer treatment and sanitation service for the Project exists as of the Effective Date.

13. **Termination or Modification.** Any termination or modification of this Agreement shall be done in accordance with Article 58, Chapter 33 of the Escondido Zoning Code as well as any applicable state or federal law. Owner shall execute and deposit this Agreement in escrow no later than 5 days prior to closing which shall be recorded concurrently with the closing..

14. **Easements.** Easements dedicated for pedestrian use shall be permitted to include public and private easements for underground improvements, including but not limited to, drainage, water, sewer, gas, electricity, telephone, cable and other utilities and facilities, so long as they do not unreasonably interfere with pedestrian use.

15. **Public Improvements.** Owner agrees to design and construct the improvements as required and described in Exhibit 2 as conditions of approval to this Agreement.

ARTICLE IV

Provision of Public Benefits

1. **Description of Public Benefits.** Owner shall provide the City with the Public Benefits, as further described in Exhibit 2, as consideration for the City's good faith performance of all applicable terms and conditions in this Agreement.
2. **Occupancy Contingent on Construction of Public Improvements.** Owner acknowledges that the City shall not grant a certificate of occupancy for the final building constructed on the Property if all Public Improvements are not constructed at the times described in Exhibit 2. This contingency for occupancy shall survive the termination of this Agreement.
3. **Recordation of Final Map Contingent on Security for Public Benefits.** Prior to recordation of the Final Map, Owner must enter into an improvement agreement or agreements which will detail Owner's construction obligations for Public Improvements and the Public Benefits, and will require Owner to provide financial security for completion of construction and shall be in substantially the form attached at Exhibit 3.
4. **Other Governmental Bodies.** To the extent that the City, the City Council, the Planning Commission or any other City board, agency or commission that constitutes and sits as any other board, agency or commission, it shall not take any action that conflicts with the City's obligations under this Agreement.
5. **Processing During Third Party Litigation.** The filing of any third party lawsuit(s) against the City or Owner relating to this Agreement, any Entitlements, or to other development issues affecting the Property shall not delay or stop the development, processing or construction of the Project or approval of Entitlements, unless the third party obtains a court order preventing the activity.

ARTICLE V

Annual Review

1. **Owner Responsibilities.** At least every 12 months during the Term, Owner shall demonstrate good faith substantial compliance with the major provisions of the Agreement and provide, to the best extent possible, the status and timing of development of the Project and related public improvements to the City for an Annual Review. If requested by the City, Owner shall provide any additional detail or information necessary to demonstrate good faith compliance with any particular provision of this Agreement identified by the City.
2. **Opportunity to be Heard.** Owner shall be permitted an opportunity to be heard orally and in writing at any noticed public hearing regarding its performance under this Agreement. Owner shall be heard before each appropriate board agency or commission and the City Council at any required public hearing concerning a review of performance under this Agreement.
3. **Information to be Provided to Owner.** The City shall mail to Owner a copy of staff reports and related exhibits concerning Agreement performance, a minimum of 10 calendar days prior to consideration and review by the City Council.
4. **Annual Review Letter.** If Owner is found to be in substantial compliance with this Agreement after the Annual Review, the City shall issue, upon written request by Owner, a Review Letter to Owner stating that, based upon information known or made known to the City Council, the City Planning Commission, and/or the City Manager, this Agreement remains in effect and Owner is in compliance. Owner may record the Review Letter in the Official Records of the County of San Diego.

5. **Failure of Annual Review.** The City's failure to perform an Annual Review of Owner's substantial compliance with the terms and conditions of the Agreement shall not constitute or be asserted as a default by Owner.

ARTICLE VI

Delay, Default, Remedies, and Termination

1. **Notice and Cure of Default.** In the event of a material default, the Party alleging a default shall give the defaulting Party a notice of default in writing. The notice of default shall specify the nature of the alleged material default and the Cure Period. During the Cure Period, the Party charged shall not be considered in breach. If the default is cured within the Cure Period, then no breach shall be deemed to exist. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which such alleged failure satisfactorily may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such Cure Period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such Cure Period.

2. **Waiver.** Failure or delay in giving notice of default shall not constitute a waiver of any other material default. Except as otherwise expressly provided in this Agreement, a failure or delay in asserting any rights or remedies as to any default shall not operate as a waiver of any default or of any rights or remedies otherwise available to a Party or deprive a Party of the right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any rights or remedies it may have.

3. **Default by Owner.** The City may modify or terminate this Agreement if the City Council finds that the Owner has not complied with the material terms and conditions of this Agreement.

The foregoing does not limit any of the City's other remedies upon a material breach of this Agreement by the Owner.

4. **Default by the City.** Upon a material default by the City, Owner, without limiting any of its other remedies, shall not be obligated to complete any of its obligations under this Agreement. Upon a City default, any resulting delays in Owner's performance shall neither be construed as a material default by Owner nor constitute grounds for termination or cancellation of this Agreement by the City.

ARTICLE VII

Encumbrances and Releases on Property

1. **Discretion to Encumber.** This Agreement shall not prevent or limit Owner, in any manner, from encumbering the Property or any portion of the Property or any improvement on the Property by any mortgage. The City acknowledges that lenders providing financing may require modifications to this Agreement and the City agrees, upon request, from time to time, to meet with Owner and/or representatives of lenders to negotiate in good faith any lender request for modification provided any modification does not will not affect the timely completion or fulfillment of any requirements in the Entitlements or this Agreement relating to the Public Benefits.

ARTICLE VIII

Miscellaneous Provisions

1. **Rules of Construction.** The singular includes the plural; the masculine gender includes the feminine; "shall" is mandatory; "may" is permissive.

2. **Severability.** If any non-material provision of this Agreement shall be adjudged by a court of competent jurisdiction to be invalid, void, or illegal, it shall in no way affect, impair, or

invalidate any other provision of this Agreement. If any material part of the Agreement is adjudged by a court of competent jurisdiction to be invalid, void, or illegal, the Parties shall take all steps necessary to modify the Agreement to implement the original intent of the Parties in a valid and binding manner. These steps may include the waiver by either of the Parties of their right under the unenforceable provision. If, however, this Agreement objectively cannot be modified to implement the original intent of the Parties and the Party substantially benefited by the material provision does not waive its rights under the unenforceable provision, the executory portions of the Agreement shall become void.

3. **Entire Agreement.** Except as expressly referred to herein, this Agreement constitutes the entire understanding and agreement of the Parties with respect to the subject matter of this Agreement. This Agreement supersedes all other negotiations and previous agreements between the Parties with respect to that subject matter.

4. **Waivers.** All waivers of the provisions of this Agreement must be in writing and signed by the appropriate agents of the City or of Owner.

5. **Amendments.** All amendments to this Agreement must be in writing signed by the appropriate agents of the City and Owner, in a form suitable for recording in the Official Records of San Diego County, California.

6. **Recording.** The City Clerk shall cause a copy of this Agreement to be recorded with the Office of the County Recorder of San Diego County, California within 10 days following the Effective Date. Upon the completion of performance of this Agreement or its revocation or termination, a statement evidencing completion, revocation, or termination signed by the appropriate agents of Owner and the City shall be recorded in the Official Records of San Diego County, California.

7. **Project as a Private Undertaking.** It is specifically understood by the Parties that the Project is a private development and that Owner shall have the full power and exclusive control of the Property subject to the provisions of this Agreement.
8. **Captions.** The captions of the Agreement are for convenience and reference only and shall not define, explain, modify, construe, limit, amplify or aid in the interpretation, construction or meaning of any of the provisions of the Agreement.
9. **Consent.** Where the consent or approval of a Party is required or necessary under this Agreement, the consent or approval shall not be withheld unreasonably.
10. **The City's Ongoing Statutory Authority.** Except as expressly stated, nothing in this Agreement shall limit the City's authority and responsibility under the California Constitution and applicable California statutes to act in the best interests of the public health, safety, and welfare, and nothing in this Agreement is intended to limit in any way the legislative discretion otherwise afforded the Escondido City Council under state or federal law, as amended.
11. **Covenant of Cooperation.** The Parties shall cooperate with and assist each other in the performance of the provisions of the Agreement including assistance in obtaining permits for the development of the Property which may be required from public agencies other than the City. The covenant of cooperation shall include, to the maximum extent permitted by law, that the City shall use its best efforts to prevent any ordinance, measure, moratorium or other limitation from invalidating, prevailing over or making impossible any provision of the Agreement, and the City shall cooperate with Owner to keep this Agreement in full force and effect. Owner reserves the right to challenge any such ordinance, measure, moratorium, or other limitation in a court of law if it becomes necessary to protect the development rights vested in the Property pursuant to this Agreement.

12. **Further Actions and Instruments.** Each of the Parties shall cooperate with and provide reasonable assistance to the other in the performance of all obligations under this Agreement and the satisfaction of the conditions. Upon the request of either Party, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of the Agreement or to evidence or consummate the transactions contemplated herein.

13. **Successors and Assigns.** Subject to Article II Section 2 above, the burdens of this Agreement shall be binding upon, and the benefits of this Agreement inure to, all successors-in-interest and assigns of the Parties.

14. **Time of the Essence.** Time is of the essence of this Agreement and of each and every term and condition hereof.

15. **Applicable Laws.** This Agreement shall be construed and enforced in accordance with the laws of the State of California. All statutory references are to California statutes.

16. **No Waiver of Existing Rights or Applicable Laws.** This Agreement shall not constitute a waiver of any of Owner's existing rights or applicable laws, nor shall it limit or expand Owner's right to challenge any General Fee as being contrary to applicable law or to challenge any existing or Future Exaction as being in excess of Exactions permitted by applicable law.

17. **Authorization.** Each person executing this Agreement hereby warrants and represents that he/she has the authority to enter into this Agreement and to bind his/her respective entity to the provisions hereof. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original.

18. **No Third Party Beneficiaries.** This Agreement and each and every provision hereof is for the exclusive benefit of the Parties hereto and not for the benefit of any third party.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties have executed this Agreement:

CITY OF ESCONDIDO

CITY OF ESCONDIDO

By: _____
Sam Abed
Its: Mayor

By: _____
Diane Halverson
Its: Clerk

THE GATEWAY GRAND INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: The Gateway Grand Project Owner, LLC, a Delaware limited liability company, its Managing Member

By: KPMW Integral, LLC, a California limited liability company, its Managing Member

By: _____
Name: _____
Its: _____

APPROVED AS TO FORM:

CITY OF ESCONDIDO

By: _____
Jeffrey R. Epp
City Attorney

THE GATEWAY GRAND INVESTOR, LLC

By: _____
Hans Van Ligten, Esq.
Attorney for Owner

LEGAL DESCRIPTION

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

PARCEL 1:

THAT PORTION OF LOT 5 OF BLOCK 145 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5, SOUTH 59°41'47" WEST A DISTANCE OF 400 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 5, SOUTH 59°41'47" WEST 132.51 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID EASTERLY R/W LINE, NORTH 50°47'49" WEST 308.89 FEET; THENCE NORTHEASTERLY, LEAVING SAID R/W LINE, NORTH 39°12'11" EAST 21.96 FEET; THENCE NORTH 59°39'51" EAST 227.86 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 5 AND BEARING NORTH 28°47' 59" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 5, SOUTH 28°47' 59" EAST 297.27 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THE RIGHT OF WAY AND STATION GROUNDS OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHWEST LINE OF GRAND AVENUE WITH THE NORTHEASTERLY LINE OF SAID RAILWAY COMPANY'S 300 FOOT WIDE RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED FROM THE ESCONDIDO LAND AND TOWN COMPANY TO CALIFORNIA CENTRAL RAILWAY COMPANY, DATED AUGUST 13, 1888, RECORDED IN BOOK 146, PAGE 196 OF DEEDS, RECORDS OF SAID COUNTY; THENCE SOUTH 44°30' WEST 62.69 FEET ALONG SAID NORTHWEST LINE OF GRAND AVENUE TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 44°30' WEST ALONG SAID NORTHWEST LINE OF GRAND AVENUE, A DISTANCE OF 125.72 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 23.5 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF SAID RAILWAY COMPANY'S MAIN TRACK; THENCE NORTH 65°58' WEST ALONG SAID PARALLEL LINE 190.00 FEET; THENCE NORTH 24°02' EAST 117.77 FEET; THENCE SOUTH 65°58' EAST 233.95 FEET, MORE OR LESS, TO POINT OF BEGINNING,

EXCEPTING THEREFROM, UNTO SANTA FE, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN ONE HUNDRED (100) FEET BELOW THE SURFACE OF THE HEREINABOVE DESCRIBED REAL PROPERTY, PROVIDED, THAT SANTA FE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT TO GO UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS, OR OTHER HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSE IN CONNECTION THEREWITH, BUT SHALL HAVE THE RIGHT TO EXTRACT AND REMOVE SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BY MEANS OF SLANT-DRILLED WELLS LOCATED ON ADJACENT OR NEARBY LAND, OR BY ANY OTHER MEANS WHICH SHALL NOT REQUIRE ENTRY UPON THE SURFACE OF SAID REAL PROPERTY. BY DEED RECORDED OCTOBER 8, 1951 IN BOOK 4257 PG 228 OF OFFICIAL RECORDS.

PARCEL 3:

LEGAL DESCRIPTION

(continued)

THAT PORTION OF THE SUBDIVISION OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WITHIN THE BOUNDARY OF THE 300 FOOT STRIP OF LAND OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, LYING NORTHWESTERLY LINE OF GRAND AVENUE AS SAID 300 FOOT STRIP IS SHOWN ON SHEET 4 OF MISCELLANEOUS MAP NO. 41, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 10, 1922, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH WEST LINE OF GRAND AVENUE WITH THE NORTHEASTERLY LINE OF SAID RAILWAY COMPANY'S 300 FOOT WIDE RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED FROM THE ESCONDIDO LAND AND TOWN COMPANY TO CALIFORNIA CENTRAL RAILWAY COMPANY, DATED AUGUST 13, 1888, RECORDED IN BOOK 146, PAGE 196 OF DEEDS, RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE OF GRAND AVENUE, SOUTH 59°41'47" WEST (RECORD SOUTH 44°30' WEST) 62.69 FEET TO THE MOST EASTERLY CORNER OF LAND DESCRIBED IN DEED TO HAROLD DEWALL, ET UX, FILED IN THE OFFICE OF SAID COUNTY RECORDER, FEBRUARY 22, 1973, AS FILE NO. 73-046209; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID DEWALL LAND, NORTH 50°46'13" WEST (RECORD NORTH 65°58' WEST) 233.95 FEET TO THE MOST NORTHERLY CORNER OF SAID DEWALL LAND; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID DEWALL LAND, SOUTH 39°13'47" WEST (RECORD SOUTH 24°02' WEST) 117.77 FEET TO THE MOST WESTERLY CORNER OF SAID DEWALL LAND, SAID CORNER BEING A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 23.5 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF SAID RAILWAY COMPANY'S MAIN TRACK; THENCE NORTH WESTERLY ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID DEWALL LAND, NORTH 50°46' 13" WEST (RECORD NORTH 65°58' WEST) 125.92 FEET; THENCE NORTH 59°39'51" EAST 188.23 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RAILWAY RIGHT OF WAY, DISTANT THEREON NORTH 50° 47'49" WEST 317.09 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, SOUTH 50°47'49" EAST 317.09 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING, ANY OF SAID MINERALS. SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON. BY DEED RECORDED OCTOBER 1, 1974 AS INSTRUMENT NO. 74-263944 OF OFFICIAL RECORDS.

PARCEL 4:

ALL THAT PORTION OF LOT 5 IN BLOCK 145, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, WHICH POINT IN NORTH 51°16' WEST 308.89 FEET FROM THE INTERSECTION OF THE SAID EASTERLY LINE OF THE SAID RIGHT-OF-WAY WITH THE SOUTHERLY LINE OF LOT 5 IN BLOCK 145, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 50°47'49" WEST 8.20 FEET; THENCE

LEGAL DESCRIPTION
(continued)

NORTH 59°39'51" EAST 23.44 FEET; THENCE SOUTH 39°12'11" WEST, 21.93 FEET TO THE TRUE POINT OF BEGINNING.

APN: 232-100-16-00

END OF LEGAL DESCRIPTION

EXHIBIT 2

I. PUBLIC BENEFITS AND IMPROVEMENTS

A. VALLEY PARKWAY PEDESTRIAN CROSSING. Owner will be responsible for design and construction of a fully signalized pedestrian crossing with signing and striping and ADA compliant pedestrian ramps on both sides of the cross walk, connecting pedestrian traffic between the north county transit center and the project, across Valley Parkway approximately 160' feet east of the railroad stop bars, outside of the CPUC influence area and in a manner approved by the City Engineer. The pedestrian crossing signal system shall be interconnected to the existing traffic signal system at the intersection of Valley Parkway and Quince Street.

B. GRAND AVENUE PEDESTRIAN CROSSING. Owner will be responsible for design and construction of a pedestrian crossing signal system with signing and striping on Grand Avenue at the western side of the intersection of Spruce Street outside of the CPUC influence area designed with advance warning flashers and interconnect to existing traffic signal system at the intersection of Tulip Street. Improvements shall also include upgrading the existing curb ramp at Spruce Street to ADA standards and construction of a new ADA compliant curb ramp on the north side of Grand Avenue, together with construction of curb and gutter and a 5 foot wide concrete sidewalk (minimum 3' at constrained locations) along north side of Grand Avenue (between signalized crossing and NCTD right-of-way, outside of CPUC influence area) connecting pedestrian traffic between Spruce Street and the project in a manner approved by the City Engineer.

C. PUBLIC PEDESTRIAN WALKWAY. Owner shall be responsible for design and construction of a minimum 6 foot wide asphalt concrete walkway within an approximately 8 foot wide public easement along the west side of the project between Valley Parkway and Grand Avenue in a manner approved by the City Engineer and consistent with any approved entitlements. The owner shall also ensure future maintenance of the pedestrian walkway by the owner or future owners in a manner approved by the City Engineer.

II. FEE CREDITS AND DEFERRAL

A. WASTEWATER FEES. The city will credit owner for the existing wastewater connections at a rate of \$1.28 per square foot, consisting of 32,000 sq ft, for a total of \$40,960.

B. WATER FEES. The city will credit owner for existing 2" potable water meter with no new capacity and connection fees up to the credit amount for an existing 2" potable water meter but at a minimum of \$51,148 based on 8/24/2016 or actual fee table.

C. FEE DEFERRAL. The city will defer development fees for the owner for a period of one year from the issuance of building permit or prior to an issuance of certificate of occupancy for the project, whichever occurs first. The deferred fee amounts shall be the amounts at the time of issuance of a building permit.

III. OTHER CITY OBLIGATIONS

A. EXPEDITED PLAN CHECK REVIEW. The city will review plan checks for this project on an expedited basis.

B. EXCESS RIGHT OF WAY. Any excess right of way that is no longer needed for street or utility purposes will be vacated at the time of the recording of the final map in conformance with any approved entitlements.

EXHIBIT 3

AGREEMENT FOR COMPLETION OF IMPROVEMENTS

This Agreement is made and entered into this ___ day of _____, 20___, by and between the CITY OF ESCONDIDO, a municipal corporation, hereinafter referred to as "CITY," and _____ a _____ hereinafter referred to as "APPLICANT";

WHEREAS, APPLICANT proposes to construct a building, structure or development at _____ in the City of Escondido, County of San Diego, State of California, the "Project"; and

WHEREAS, certain public improvements are required to be constructed and/or installed in the streets and/or easements adjacent to the lot or parcel upon which such the Project is to be constructed or erected; and

WHEREAS, pursuant to the provisions of Ordinance No. 93-2 of the Escondido Municipal Code, it is necessary that certain public improvements as detailed in the plans and specifications on file with the City Engineer of the City of Escondido, the "Improvements", be constructed and/or installed as a condition of and prerequisite to final inspection and acceptance of the Project.

NOW, THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. APPLICANT hereby agrees, at its sole cost and expense, to furnish all labor, equipment and materials to construct the Improvements in a good workmanlike manner and in conformance with the approved plans and specifications on file with the City Engineer. APPLICANT agrees that the Improvements shall be completed within two years from the date of this Agreement. The Improvements shall be completed to the satisfaction of the City Engineer, and shall not be deemed complete until approved and accepted by the CITY. The estimated cost of the Improvements is the sum of \$ _____.

2. APPLICANT covenants that all Improvements shall be constructed in a manner that does not damage existing public property. Should any damage occur to public property, including, but not limited to, the Improvements in the public right-of-way as a result of APPLICANT or APPLICANT'S contractor performing construction, APPLICANT shall be responsible for repair or reconstruction of the public property. Such repair or reconstruction shall be at the APPLICANT'S sole expense and shall be completed to the satisfaction of the City Engineer.

3. The CITY and its respective elected and appointed boards, officials, officers, agents, employees and volunteers (individually and collectively, "Indemnitees") shall have no liability to APPLICANT or any other person for, and APPLICANT shall indemnify, defend, protect and hold harmless Indemnitees from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively "Claims"), which Indemnitees may suffer or incur or to which Indemnitees may become subject by reason of or arising out of

any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise occurring as a result of or allegedly caused by construction of the Improvements. The CITY shall not by its approval of the Project, or any part of it, or by entering into this Agreement, or by granting any permits concerning this Project or Improvements, be deemed an insurer or surety for the design or construction of the Improvements.

If any action or proceeding is brought against Indemnites by reason of any of the matters against which APPLICANT has agreed to indemnify Indemnites as provided above, APPLICANT, upon notice from the CITY, shall defend Indemnites at APPLICANT'S expense by counsel acceptable to the CITY, such acceptance not to be unreasonably withheld. Indemnites need not have first paid for any of the matters to which Indemnites are entitled to indemnification in order to be so indemnified. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

If a court of competent jurisdiction determines that the CITY has acted with negligence with respect to anything covered in this Agreement, APPLICANT'S obligation to indemnify the CITY shall be limited by the provisions of California Civil Code Section 2782(b).

4. APPLICANT shall further indemnify, defend and hold harmless the CITY and its officers, employees and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, administrative proceedings, damages, fines, penalties, judgments, orders, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements, arising out of any violation, or claim of violation of the San Diego Municipal Storm Water Permit (Order No. 2001-01) of the California Regional Water Quality Control Board Region 9, San Diego, which the CITY might suffer, incur, or become subject by reason of or occurring as a result of or allegedly caused by the construction of the Project or the Improvements.

5. It is further agreed that APPLICANT will at all times, prior to CITY acceptance of the Improvements, give good and adequate warning to the traveling public of each and every defective and/or dangerous condition existing in the affected public rights-of-way and/or easements or any of them, and will protect the traveling public from such defective or dangerous conditions. It is understood and agreed that until acceptance of the Improvements, each of the affected public rights-of-way and/or easements not accepted as improved shall be under the charge of APPLICANT for the purposes of this Agreement. APPLICANT may, upon approval of the City Engineer, close all or a portion of any public right-of-way whenever it is reasonably necessary to protect the traveling public during construction of the Improvements. APPLICANT agrees that the provisions of Sections 3 and 4, respecting indemnification, are applicable to the obligations as set forth in this Section 5.

6. APPLICANT hereby agrees to pay for any inspection of streets and/or easements as may be required by CITY ordinances.

7. It is further agreed that APPLICANT shall file with the City Clerk at the time of signing this Agreement a good and sufficient bond or Instrument of Credit in an amount not less than the estimated cost of the Improvements, as specified above, for the faithful performance of the terms and conditions of this Agreement, including payment for all labor and materials furnished in connection therewith and the guarantee and warranty of the Improvements for a period of two years against any defective work or labor or defective materials furnished, and that should the sureties on the bond or either of them become insufficient, APPLICANT agrees to renew the bond with good and sufficient sureties within ten (10) days after receiving notice that the sureties are insufficient.

8. In lieu of filing a bond as provided above, APPLICANT may deposit with the City Clerk or with a responsible escrow agent, bank, savings and loan or trust company, a sum of money or other form of security acceptable to the City Attorney, not less than the estimated cost of the Improvements as above specified, together with instructions to the escrow agent or bank, savings and loan or trust company for the payment of such money, which instructions shall be subject to the approval of the City Attorney.

9. Upon mutual consent of APPLICANT and the City Engineer, the City Engineer may make such changes, alterations or additions to the plans and specifications for the Improvements as may be determined necessary and desirable by the City Engineer for the proper completion of the Improvements and no such changes, alterations or additions shall relieve the surety or sureties on any bond given for the faithful performance of this Agreement.

10. It is further agreed by and between the parties hereto that, in the event it is deemed necessary to extend the time of completion of the Improvements required under this Agreement, the extension may be granted by the CITY and shall in no way affect the validity of this Agreement, nor shall such extension release the surety or sureties on any bond given for the faithful performance of this Agreement. In accordance herewith, the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

11. It is further agreed by and between the parties hereto that the terms of this Agreement shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the above-described land or any part thereof.

SIGNATURE PAGE FOLLOWS

CITY OF ESCONDIDO

Date: _____ By _____
City Manager

APPLICANT

Date: _____ By _____
Authorized Signature

Address:

(SIGNATURES MUST BE NOTARIZED)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

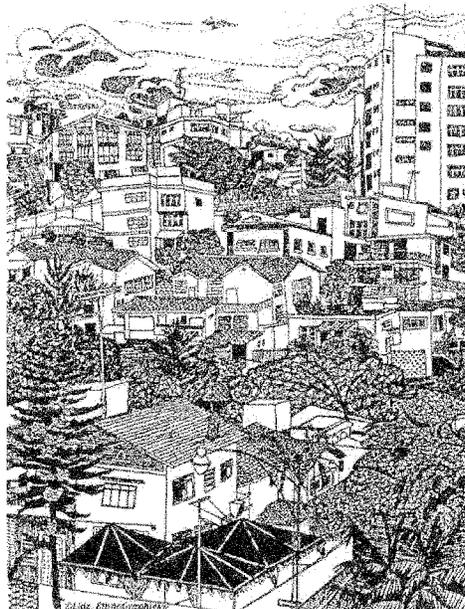
City Attorney

EXHIBIT 4



**FEE GUIDE
for
DEVELOPMENT
PROJECTS**

**PLEASE NOTE: THIS DOCUMENT WAS UPDATED ON 7-01-2016 (RTCP TRAFFIC
FEE INCREASE)**

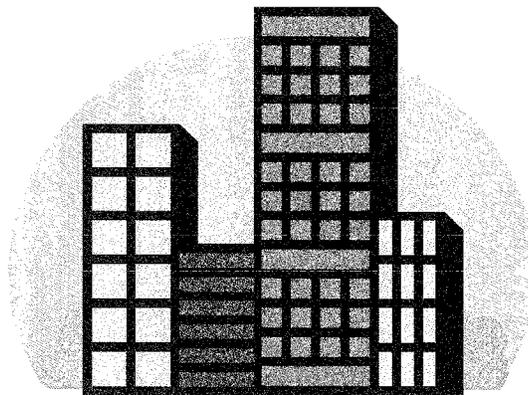


Community Development Department / Building Division

201 North Broadway, Escondido, CA 92025 (760) 839-4647 FAX (760) 432-6819

Important Information

Fees in the Downtown Specific Plan Area		
Development Fee Category	CURRENT ¹ FEE	¹ For Multi-Family Development (2 units or more) located in the Downtown Specific Plan Area, the Current Fees identified by Resolution 2004-99(RRR) shall remain in effect until revised by City Council action per Res. No. 2006-160, 6-21-2006. ² Exemption of 1800 sf effective immediately. Res. No.2004-99(RRR), 6-23-2004
PUBLIC FACILITIES	Res. \$1582/DU	
PARK DEV.	Res.\$1098/DU	
DRAINAGE FACILITY	MF Res.\$363/DU	
PUBLIC ART	\$0.15/SF first 2000sf exempt ²	



A1

FEE GUIDE FOR DEVELOPMENT PROJECTS **INDEX**

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OTHER CITY DEPARTMENT FEES

Fees are collected at various stages of development projects. This guide provides information on those fees applicable to Building Division plan check submittal and to Building Permit issuance. FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

- | | |
|--|--|
| <input type="checkbox"/> Plan Check Fee | <input type="checkbox"/> Park Fee |
| <input type="checkbox"/> Building Plan Review Fee (Planning) | <input type="checkbox"/> Traffic Fee |
| <input type="checkbox"/> Building Plan Review Fee (Fire) | <input type="checkbox"/> Regional Traffic Fee (RTCIP) |
| <input type="checkbox"/> Building Permit Fee | <input type="checkbox"/> Drainage Facilities Fee |
| <input type="checkbox"/> State Seismic Fee (SMIP) | <input type="checkbox"/> Region of Influence Infrastructure Deposit Fee |
| <input type="checkbox"/> State Green Building Fee | <input type="checkbox"/> CATV Fee |
| <input type="checkbox"/> Public Facility Fee | <input type="checkbox"/> Plumbing, Electrical and Mechanical Permit Fees |
| <input type="checkbox"/> Wastewater Connection Fee | <input type="checkbox"/> School Fees |
| <input type="checkbox"/> Water Connection Fee | <input type="checkbox"/> Microfilming Fee |
| <input type="checkbox"/> SDCWA Capacity Charge (Currently collected with <u>water meter</u> charges) | <input type="checkbox"/> Art Fee |
| | <input type="checkbox"/> Citywide Facilities Plan Reimbursement Fee |

Other City departments and agencies which have fees that may impact your project are also listed.

City Departments

- Planning
- Engineering
- Finance
- Fire
- Business License

Other Agencies

- San Diego County Health (Haz. Materials)
- San Diego County Health (Environmental Services)
- Air Pollution Control District
- Other Sewer/Water Agencies
- San Diego Gas and Electric Co. (SDG&E)
- AT&T (formerly Pacific Bell, SBC)
- Cox Communications

This guide also provides information regarding fee incentives for the following types of projects.

- | | |
|--|---|
| <input type="checkbox"/> Qualified projects in the Escondido Business Enhancement Zone | <input type="checkbox"/> Fee Deferrals |
| <input type="checkbox"/> Restaurants | <input type="checkbox"/> Historical Buildings |
| <input type="checkbox"/> Second Dwelling Units | <input type="checkbox"/> Changes in Use in Existing Buildings |

Fee estimates for proposed projects are available upon request. Please provide the following information. If you are unsure of the applicable fees for your project please contact Building Division staff for assistance.

- | | |
|---|---|
| <input type="checkbox"/> Description of project (use, etc.) | <input type="checkbox"/> Size and use of any structures being |
| <input type="checkbox"/> Proposed water meters (number & sizes) | <input type="checkbox"/> Existing water meters (number & sizes) |
| <input type="checkbox"/> Floor plan showing uses, square footage, seating (if applicable), etc. | <input type="checkbox"/> High water users may have to submit water bill records from previous locations or estimates of usage |
| <input type="checkbox"/> Land area, plot plan | |
| Type of construction | |

OTHER CITY DEPARTMENT FEES

PLANNING - CITY HALL (760) 839-4671

Fees for subdivisions, CUP's, Plot Plans, P.D.'s, Design Review, Grading Plans, Development Agreements, etc.

ENGINEERING - CITY HALL (760) 839-4651

Fees for plan check and inspection, improvement plans, grading plans, subdivisions, encroachment permits, repayments, etc.

Annual Industrial Waste Discharge Permits - Contact the Industrial Waste Inspector at (760) 839-6282.

FINANCE - CITY HALL (760) 839-4682

Fees for water meters and construction meters.

FIRE - 201 NORTH BROADWAY (760) 839-5400

Fees for Fire Code Permits, blasting permits, research, hazardous material consulting and inspection.

CITY BUSINESS LICENSE - CITY HALL (760) 839-4659

Required for all businesses operating in the City. Must be renewed annually.

OTHER AGENCY FEES

COUNTY OF SAN DIEGO DEPARTMENT OF HEALTH SERVICES

Fees for plan check and inspection and annual permits for:

- Food and Miscellaneous Facilities (760) 471-0730
- X-Ray Installations (619) 338-2969
- Hazardous Materials (619) 338-2222

AIR POLLUTION CONTROL DISTRICT

Fees for plan check and inspection and annual permits for certain businesses... (858) 650-4700

OTHER WATER/WASTEWATER DISTRICTS

Projects not served by City wastewater and water facilities will be subject to plan check, inspection, installation and connection fees from the serving agency:

- Rincon Del Diablo Municipal Water District (760) 745-5522
- Vallecitos Water District (760) 744-0460
- Vista Irrigation District (760) 597-3100
- Valley Center Municipal Water District..... (760) 749-1600
- Olivenhain Municipal Water District (760) 753-6466

To determine if your project is served by City sewer and water, please contact the Engineering Department (760) 839-4651.

GAS AND ELECTRIC SERVICE

SAN DIEGO GAS AND ELECTRIC CO. (SDG&E) (800) 611-7343

TELEPHONE

AT&T (Formerly Pacific Bell), (800) 310-2355 (Residential)
(800) 750-2355 (Commercial)

COX COMMUNICATIONS

North County (760) 806-9809

FEE INCENTIVES

THE ESCONDIDO BUSINESS ENHANCEMENT ZONE

On May 24, 2006, the City Council adopted Ordinance 2006-12, and Resolution 2006-56 modifying the existing Business Enhancement Zone (BEZ). The ability to request incentives for development was expanded to all commercial and industrial zoned properties in the City of Escondido. In order to be considered for incentives, the development must meet one or more of the Public Benefit Criteria in the associated Council policy. Generally, the BEZ applies to new construction projects.

Contact the Planning Division at 760-839-4671 or the Economic Development Division at 760-839-4563 for more information and the eligibility criteria.

Requests for incentives must be made in writing to the Assistant City Manager and be accompanied by appropriate supporting materials.

- Please refer to the Escondido Zoning Code Article 69, Sections 33-1450 through 33-1457, for the complete description of requirements and incentives

<http://www.qcode.us/codes/escondido/view.php?topic=33-69&showAll=1&frames=on>

For the complete Business Enhancement Zone Policy described in Resolution 2006-56, Exhibit "A", please see in the following link:

<http://www.escondido.org/Data/Sites/1/media/pdfs/Business/BusinessEnhancementZone.pdf>

Economic Incentive Fund and Incentive Policy (brief description)

Purpose: The City Council has established an Economic Incentive Fund that is utilized to offset development and connection fee reductions granted to eligible projects.

The City Council Economic Development Subcommittee and the City Council may grant fee reduction incentives as follows.

Policy:

1. Granting of fee reductions of up to 25% of the project's connection and development fees with a \$25,000 maximum cap.
 - Fee reductions are backfilled from the City Council Economic Incentive Fund.
 - Incentive does not apply to high-demand service users.
 - Pass-thru fees to other agencies and costs involving processing, inspection and/or construction costs to the City of Escondido will not be eligible for fee incentive reductions. The Public Art Fee will not be reduced.
2. Ability to request fast-track processing.

Additional Incentives Policy

1. Granting of fee reductions of up to 50% of the project's connection and development fees with a \$50,000 maximum cap.
 - Up to 50% of the project's connection and development fees can be requested to be reduced for businesses that provide exemplary financial or job benefits to the City.
 - Fee reductions are backfilled from the City Council Economic Incentive Fund.
 - Incentive does not apply to high-demand service users.
 - Pass-thru fees to other agencies and costs involving processing, inspection and/or construction costs to the City of Escondido will not be eligible for fee incentive reductions. The Public Art Fee will not be reduced.
2. Assignment of a fast track interdepartmental City staff project processing and permitting team.

FEE DEFERRAL

On June 13, 2012, City Council Approved Resolution 2012-103, which amends the existing fee deferral program for commercial and industrial projects, to include residential development with 5 or more units. Please contact Building Division staff for further information regarding the process.

FEE INCENTIVES

NONPROFIT ORGANIZATIONS (Per City Council Resolution 2008-21(R) October 22, 2008)

The City of Escondido recognizes the importance of community based service organizations. Qualified organizations will receive a 50% reduction in connection, development and art fees with a maximum total reduction in fees not to exceed \$10,000. Where a property is eligible for multiple fee credits, the credit generating the greater amount shall be used. See page 36.

INCENTIVES FOR INCREASED ENERGY EFFICIENCIES

On Sept. 19, 2001 City Council approved Resolution No. 2001-209 which provides that commercial and residential projects can receive incentives of expedited processing and reduced fees for energy efficiencies above current Title 24. See page 37.

NONRESIDENTIAL BUILDING ADDITIONS

Per City Council action on November 21, 2008, expansions in floor area of existing nonresidential buildings will be required to pay development fees on the expanded area:

- Wastewater Connection Fee
- SDCWA Capacity Charge
- Drainage Facilities Fee
- Water Connection Fee (if increase in meter size)
- Traffic Fee
- Public Facility Fee
- Art Fee

HISTORICAL BUILDINGS

On June 17, 1992, in an effort to encourage historic preservation, the City Council approved Resolution No. 92-266 adopting an incentives program for qualified preservation projects.

Numerous incentives are offered, including fee reductions.

For further information, please contact the Planning Division at (760) 839-4671.

CHANGES IN USE IN EXISTING BUILDINGS (Council Agenda Item 4/22/1992)

To encourage revitalization efforts for our existing building stock, tenant improvement permits, such as restaurants, will not be charged wastewater, water, and/or traffic fees, unless the project requires an increased water meter, or sewer line size, or adds significant parking. This policy does not apply to intensive uses such as Laundromats, car washes, breweries, etc., or to the first use in new buildings. Buildings in which the previous use was abandoned for 10 years or more are subject to development fees. (See Fee Example #9, page 29.)

SECOND DWELLING UNITS

In an effort to provide affordable housing in areas where adequate public facilities and services are available, and impacts upon the residential neighborhoods directly affected would be minimal, the City Council adopted Ordinance No. 92-42 on November 4, 1992.

The ordinance added Article 70 to the Escondido Zoning Code which establishes standards for second dwelling units.

These units will be considered as room additions for Building Permit fees and will not be charged wastewater, water, traffic, public facility, drainage, and park fees. EMC Section 33-140.

One limitation on these units is that the owner of the property must reside on the parcel on which the unit is located. For further information on Article 70, please contact the Planning Division at (760) 839-4671.

FEE INCENTIVES

PERMIT PROCESSING FEE INCENTIVES – TARGETED COMMERCIAL AREAS

To encourage improvement and enhancement of existing businesses, the processing and permit fees shown below will be waived. Targeted areas are South Escondido Boulevard, East Valley Parkway and the Downtown Revitalization Area (see map on page 33).

- Minor Plot Plan Review – \$1,025
- Project Plan Review – up to \$200
- Landscape Plan Check – up to \$1040
- Sign Permit – \$78
- Facade Improvements – up to \$200
- Design Review Fee – \$450
- Encroachment Permit – \$100
- Building Sign Permit – up to \$50
- Building Awning Permit – up to \$100

Criteria for incentive approval:

- Cumulative fee incentives for any single business shall not exceed \$500
- Fee waivers shall involve exterior (street visible) improvements only
- Waivers for new construction shall be limited to additions to existing businesses

For further information, contact the Planning Division (760) 839-4671.

FEE CREDITS

BUILDING DEMOLITIONS & ABANDONED USES

On October 22, 2008, the City Council modified City policy regarding fee credits for demolished buildings and buildings with abandoned uses. This action established a 10-year time limit on the use of fee credits. The time limit shall not apply to single-family dwellings demolished due to natural disaster.

The fee credits have the following limitations:

- Satisfactory documentation must be presented on the existence of the previous building;
- Credits are applied to the fees for new projects on the same property (no monetary refunds are given);
- Credit applies only to the property on which the demolitions occurred;
- Credit cannot be transferred elsewhere.
- Where a property is eligible for multiple fee credits, the credit generating the greater amount shall be used.

Fee credits apply to the following fees:

- Water Connection Fee (if on City water)
- Wastewater Connection Fee (if on City sewer)
- SDCWA Capacity Charge (if on City water)
- Public Facility Fee
- Art Fee
- Traffic Fee Local portion only (see below)
- Park Fee
- Region of Influence Infrastructure Deposit
- Drainage Facilities Fee

Credits for Traffic Fees for a demolished residential use applied to a commercial use will be 25% of the fees shown in this guide, since commercial traffic fee rates are based on 25% of the residential rates.

AGRICULTURAL WATER METERS

On October 22, 2008, the City Council modified City codes to allow fee credits for agricultural water meters taken out of service.

Fee credits apply as follows:

- Ten-year time limit, and other limitations as listed under Building Demolitions
- Given to owner of the subdivision at the time of Final Map recordation
- Applies to the Water Connection Fee at the time of meter removal or last service, and SDCWA Capacity Charge as allowed per the agency
- Will be divided among the new lot(s) created

FEEES APPLICABLE TO BUILDING PERMIT ISSUANCE

The fees shown below are applicable to Building Permit issuance for your project. Processing fees are payable at Plan Check submittal. School fees are payable to the school district prior to permit issuance. All remaining fees are payable at permit issuance. Final project fees are those fees in effect at the time of permit issuance.

PROCESSING FEES

PURPOSE: To cover City costs in processing your project and reviewing your plans for compliance with model codes, local ordinances and state and federal regulations.

APPLICABLE TO: All projects, except as noted below.

FEE AMOUNT

- PLAN CHECK FEE*** 65% of Building Permit Fee
- PLAN CHECK SURCHARGES** (for State regulations)
- Nonresidential State Disabled Access Reg. Plan Check** 10% of Plan Check Fee
- Residential State Disabled Access Reg. Plan Check** 10% of Plan Check Fee
- All buildings - State Energy Regulations**..... 20% of Plan Check Fee
- PLANNING DIVISION - BUILDING PLAN REVIEW FEE**..... \$35 (MIN) room additions; patio covers, decks, retaining walls; pools, spas and miscellaneous projects requiring zoning review.
 \$195 (RES)-single family dwelling; up to four residential units.
 \$380 (MINOR)-T.I.'s; commercial/industrial additions 1 or 2 story, up to 10,000 sf.
 \$1,100 (MAJOR)-Tracts; Parcel Maps (5 or more dwellings); Multi-family residential; new commercial/industrial buildings; non residential additions over 2 stories or 10,000 sf.
- FIRE DEPARTMENT - BUILDING PLAN REVIEW FEE** \$50 ___ 0-500 sq. ft. (Typical Building; Additions;
 (Projects regulated by the Fire Code, includes inspection) \$100 ___ 500-2,000 sq. ft. Single Family Dwellings;
 Tracts/Phase/production 1-10 units same application \$200; \$150 ___ 2,001-5,000 sq. ft. Tract Models;
 each 5 additional units \$100 same application (SFD R-3 occupancy) \$200 ___ >5,000 sq. ft. Tenant Improvements)
 \$275/bldg ___ Multi Family, Commercial, Industrial
 \$100/each ___ Access Roadway Gate

AUTHORITY: Local Ordinances.

PERMIT/INSPECTION FEES

PURPOSE: To cover City costs in inspecting your project for compliance with model codes, local ordinances and state and federal regulations.

APPLICABLE TO: All projects, except as noted below.

FEE AMOUNT

- BUILDING PERMIT FEE*** Based on building valuation table on page 14. Valuation determined by using multipliers on page 12.
- BUILDING PERMIT SURCHARGES** (for State regulations)
- Nonresidential Disabled Access Inspection** 10% of Building Permit Fee
- Residential Disabled Access Inspection** 10% of Building Permit Fee
- All buildings - State Energy Regulation Inspection**..... 20% of Building Permit Fee
- PLUMBING PERMIT FEES**..... See schedule, page 15.
- ELECTRICAL PERMIT FEES**..... See schedule, page 15.
- MECHANICAL PERMIT FEES**..... See schedule, page 15.

AUTHORITY: Escondido Municipal Code & Local Ordinances.

*For subdivisions with 10 or more single-family dwellings which have building permit issuances in groups of 10 or more, the production unit building permit fees will be decreased by 10% (Resolution #99-199, August 26, 1999). Plan check fees for all subdivision production, repeat units shall be \$70/unit (Resolution #2002-100, May 1, 2002).

FEES APPLICABLE TO BUILDING PERMIT ISSUANCE

CONNECTION FEES

PURPOSE: These fees represent a new connection's proportional share of existing capital facilities which will be used to provide service to the new connection.

APPLICABLE TO: All new projects, served by City water and wastewater.

	<u>FEE AMOUNT</u>
<input type="checkbox"/> WATER CONNECTION FEE	<u>Residential:</u> Detached single-family dwelling, \$7,930 (see page 19) <u>All Other Uses:</u> Based on water meter size (see pages 19 and 20)

	<u>FEE AMOUNT</u>
<input type="checkbox"/> WASTEWATER CONNECTION FEE	<u>Residential:</u> Detached single-family dwelling, \$7,500 (see page 19) <u>All Other Uses:</u> Based on an EDU (Equivalent Dwelling Unit) of 250 gallons per day (minimum of 1 EDU) (see pages 19 and 20)

NOTE: Water Connection Fee does not include water meter fees.

AUTHORITY: Local Ordinance

DEVELOPMENT FEES (Established By City Council)

Please refer to Page A1 for Important Fee information

PURPOSE: These fees reflect a development's proportionate share of improvements necessary to meet facility demands created by such development at established City service level standards.

	<u>FEE AMOUNT</u>
<input type="checkbox"/> TRAFFIC FEE (LOCAL)	<u>Residential:</u> Single-family dwelling, \$850 (see page 18) <u>All Other Uses:</u> See schedule, page 18

PURPOSE: To ensure that the traffic and transportation facility standards established by the City are met with respect to the additional needs created by such development.

APPLICABLE TO: All new development projects.

AUTHORITY: Local Ordinance.

	<u>FEE AMOUNT</u>
<input type="checkbox"/> PUBLIC FACILITY FEE	\$4,533 per dwelling unit; \$2.13 per sq. ft. of Commercial building area; \$1.61 per sq. ft. of Industrial building area.

PURPOSE: To ensure that public facility standards established by the City are met with respect to the additional needs created by such development. (For public facilities such as Police, Fire, Library, etc.)

APPLICABLE TO: All new development projects.

FEES APPLICABLE TO BUILDING PERMIT ISSUANCE

DEVELOPMENT FEES CONTINUED

PARK FEE FEE AMOUNT
\$4,129 per dwelling unit

PURPOSE: To ensure that the park land and recreational facility standards established by the City are met with respect to the additional needs created by such development.

APPLICABLE TO: Residential projects only.

DRAINAGE FACILITIES FEE FEE AMOUNT
Residential: Single-family dwelling - \$1,071/unit
Multi-family dwelling - \$428/unit
All Other Uses: \$0.70/sq. ft. of building roof area

PURPOSE: To ensure that storm water drainage facilities meet the requirements established by the City's Drainage Master Plan.

APPLICABLE TO: All new development projects (unless a Storm Drain Basin Fee was previously paid).

**REGION OF INFLUENCE
INFRASTRUCTURE DEPOSIT FEE** FEE AMOUNT
\$1,500 - single family dwelling

PURPOSE: To cover development's forecasted fair share costs of new infrastructure related to the impacts created by such development.

APPLICABLE TO: New single family dwelling units, on existing lots of record as of June 6, 1990, in the Region of Influence (see map, page 32).

AUTHORITY: Local Resolution No. 95-211

REGIONAL FEES

TRAFFIC FEE REGIONAL (RTCIP) FEE AMOUNT
Residential: Single-family dwelling, \$2,357
(see page 18 for other residential uses)

PURPOSE: To ensure local agency participation in circulation improvements to allow quality of life standards to be achieved and allow new development to proceed.

APPLICABLE TO: All new residential dwelling units.

AUTHORITY: Resolution No. 2013-42.

**SAN DIEGO COUNTY WATER AUTHORITY
(SDCWA) CAPACITY CHARGE** FEE AMOUNT
Based on water meter size (see page 19) (Currently collected with water meter charges)

PURPOSE: Pass-thru fee to the SDCWA to finance capital improvements.

APPLICABLE TO: All new projects served by City water.

AUTHORITY: Local Ordinance.

FEEES APPLICABLE TO BUILDING PERMIT ISSUANCE**STATE FEES****FEE AMOUNT** **STRONG MOTION INSTRUMENTATION**

PROGRAM (SMIP) FEE

\$.50 MINIMUM

.0001 x Building Valuation - Residential \leq 3 stories.00021 x Building Valuation - Hotels, motels and
all other buildings and structures**PURPOSE:** Pass-thru fee to the state to finance monitoring and mapping programs for seismic activity.**APPLICABLE TO:** All building permits.**AUTHORITY:** State law - Public Resources Code Section 2705-2709.1 (1971) **GREEN BUILDING FEE**

\$1.00 MINIMUM

\$4.00 PER \$100,000 of Building Valuation

PURPOSE: Pass-thru fee to the State to finance Green Building Standards through the California Building Standards Commission (CBSC) with a portion retained locally for administering the program, education, enforcement and voluntary construction inspector certification.**APPLICABLE TO:** All building permits.**AUTHORITY:** SB1473 State law – Health & Safety Code, Division 13, Part 2.5. Sections 18931.6 & 18931.7**OTHER CITY FEES****FEE AMOUNT** **ART IN PUBLIC PLACES (AIPP) FEE**\$.30 per sq. ft. of building area (first 1,800 sq. ft.
exempt) (see page 17)**PURPOSE:** To fund a program designed to promote the arts in public places. The program provides art education and experiences which enhance economic vitality, commemorates local values, history and progress, develops community pride and identity and improves the general welfare and quality of life in the city and is intended to mitigate adverse impacts to those resources and opportunities which are caused by new development.**APPLICABLE TO:** All new projects.**FEE AMOUNT** **CITYWIDE FACILITIES PLAN**

REIMBURSEMENT FEE

\$58 per residential unit

PURPOSE: To provide a reimbursement fund for individual developers who advanced funds for the preparation of the Subarea Facilities Plans.**APPLICABLE TO:** Residential only.**AUTHORITY:** Local Resolution No. 94-173**FEE AMOUNT** **MICROFILMING FEE**

\$.50 each - 8 1/2 x 11 sheets

\$2.00 each - larger sheets

PURPOSE: To cover City costs related to converting your approved project documents to permanent public records.**APPLICABLE TO:** All new projects.

OTHER CITY FEES CONTINUED

FEE AMOUNT

CATV FEE \$1.00 per dwelling unit or mobilehome pad - \$10 min.

PURPOSE: To cover City administrative and inspection costs related to new CATV systems.

APPLICABLE TO: Multifamily residential, including, but not limited to, apartments, duplex units, condos, townhouses and mobilehome parks.

AUTHORITY: Local Ordinances

SCHOOL FEES

School fees are applicable to all new projects and are payable to the school district prior to Building Permit issuance. See page 16 for additional information.

SEPTIC TANK AND WELLS – Contact the County Health Department

DEMOLITION PERMITS - may be issued to the owner, licensed demolition contractor, or general contractor who has contract to replace the building on the property. Permit fee is \$30 per permit. (No plumbing permit required.) Must have San Diego Gas & Electric service removal information slip before issuance. See Demolition Permit Guideline #14.

The recycling of Construction and Demolition Debris to the maximum extent possible for all projects is highly encouraged.

CHANGE OF OCCUPANCY INSPECTION - provide plot plan and indicate intended new use - \$86.00 fee (Property owner's request.)

PLAN CHECK AND BUILDING PERMIT FEES/VALUATION MULTIPLIERS - Plan Check and Building Permit fees are based on the value of the proposed work. The Escondido Municipal Code requires that the Building Official make the determination of the value. It also requires that the value be the total value of all the construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire extinguishing systems and other permanent equipment.

Building Valuation Multipliers are updated periodically and may be adopted by each jurisdiction in San Diego County.

Actual construction cost estimates may be used in lieu of the multipliers only for additions and tenant improvements.

RESEARCH FEES – To cover City costs related to the research of records and documents- \$86.00hr.

SAN DIEGO AREA CHAPTER I.C.B.O. 1995-96 VALUATION MULTIPLIERS

Value per sq. ft.

Value per sq. ft.

Value per sq. ft.

RESIDENTIAL**APARTMENT HOUSES/Condominium Bldgs.:**

*Type I-or II-F.R.	93.00
Type V or III (Masonry)	75.00
Type V-1-hour	78.00
Type V-Wood Frame	69.00
Type I-Basement	32.00
Garage	

****DWELLINGS (single family & duplex):**

Type V-Adobe	99.00
Type V-Masonry	82.00
Type V-Wood Frame	78.00
Basements (Non-Hab.)	20.00

***Additions V-Wood Frame 94.00

PRIVATE GARAGES:

Wood Frame	21.00
(Unfinished)	
Wood Frame (Finished))	23.00
Masonry	23.00
Open Carports	14.00

COMMERCIAL/INDUSTRIAL**BANKS:**

*Type I-or II-F.R.	127.00
Type III-1-hour	102.00
Type III-N	98.00
Type V-1-hour	92.00
Type V-N	88.00

CHURCHES:

Type I-or II-F.R.	85.00
Type III-1-hour	69.00
Type III-N	66.00
Type V-1-hour	64.00
Type V-N	60.00

CONVALESCENT HOSPITALS:

*Type I-or-II-F.R.	119.00
Type III-1-hour	84.00
Type V-1-hour	79.00

FIRE STATIONS:

Type I or II-F.R.	97.00
Type II 1-hour	64.00
Type II-N	60.00
Type III 1 hour	70.00
Type III-N	67.00
Type V - 1-hour	65.00
Type V-N	62.00

FITNESS CENTERS:

Type III-1-hour	65.00
Type III-N	62.00
Type V-1-hour	61.00
Type V-N	57.00

HOSPITALS:

*Type I-or II-F.R.	140.00
Type III-1-hour	114.00
Type V-1-hour	109.00

HOTELS AND MOTELS:

*Type I-or II-F.R.	86.00
Type III-1-hour	74.00
Type III-N	71.00
Type V-1-hour	66.00
Type V-N	63.00

INDUSTRIAL PLANTS:

Type I-or II-F.R.	49.00
Type III-1-hour	37.00
Type III-N	35.00
Tilt-up	25.00
Type II-1-hour	34.00
Type II-(Stock)	31.00
Type V-1-hour	35.00
Type V-N	32.00

MEDICAL OFFICES:

*Type I-or II-F.R.	102.00
Type III-1-hour	82.00
Type III-N	79.00
Type V-1-hour	76.00
Type V-N	73.00

OFFICES:

*Type I-or II-F.R.	91.00
Type III-1-hour	65.00
Type III-N	62.00
Type V-1-hour	61.00
Type V-N	57.00

PUBLIC BUILDINGS:

*Type I or II-F.R.	105.00
Type II 1-hour	85.00
Type II-N	81.00
Type III 1-hour	88.00
Type III-N	85.00
Type V - 1-hour	80.00
Type V-N	77.00

PUBLIC GARAGES:

*Type I- or II-F.R.	42.00
*Type I- or II-Open	31.00
Parking	31.00
Type III-1-hour	
Type III-N	28.00
Type II-N	24.00
Type V-1-hour	28.00

RESTAURANTS:

Type III-1-hour	82.00
Type III-N	80.00

Type V-1-hour	75.00
Type V-N	72.00

SCHOOLS:

*Type I-or II-F.R.	95.00
Type III-1-hour	69.00
Type III-N	65.00
Type V-1-hour	64.00

SERVICE STATIONS/CAR WASHES:

Type III-1-hour	59.00
Type III-N	56.00
Type II-N	57.00
Type V-1-hour	50.00
Type V-N	47.00
Canopies	24.00

STORES:

*Type I-or II-F.R.	70.00
Type III-1-hour	52.00
Type III-N	49.00
Type V-1-hour	44.00
Type V-N	40.00

THEATERS:

Type I-or II-F.R.	94.00
Type III-1-hour	68.00
Type III-N	64.00
Type V-1-hour	63.00
Type V-N	60.00

WAREHOUSES:

Type I-or II F.R.	42.00
Type III-1-hour	28.00
Type III-N	27.00
Type II or V-1-hour	25.00
Type II or V-N	23.00
(Deduct 11% for mini-warehouse)	

EQUIPMENT

Air Conditioning (Comm.)	3.60
Air Conditioning (Res.)	3.00
Fire Sprinkler Systems	1.80
(Use to increase Val. for new construction)	

TENANT IMPROVEMENTS

***Banks, Medical Offices/Churches	37.00
***Restaurants	37.00
***"H" Occupancies	37.00
***Stores, Offices, All Others	27.00

COMM./IND. ADDITIONS

*** Use multiplier for new building and increase by 20%

SHELL BUILDING: A shell building is defined as a building for which HVAC, lighting, suspended ceilings, plumbing and electrical systems, partition layouts and interior finish are not shown on the plans and for which separate tenant improvement plans will be submitted for plan check at a later date showing these items. Warehouses and industrial buildings shall not be considered shell buildings. The valuation for shell buildings shall be taken as 80 percent of the valuation for the completed building.

*Add 0.5% to the total cost for each story over three.

**For subdivisions with 10 or more single-family dwellings which have building permit issuances in groups of 10 or more, the production unit building permit fees will be decreased by 10%. (Resolution

#99-199, August 26, 1999)

Plan check fees for all subdivision production, repeat units shall be \$70/unit. (Resolution #2002-100, May 1, 2002).

***Or an actual itemized construction cost estimate.

VALUATION MULTIPLIERS- ALTERATIONS (Applicable to existing structure with no addition of floor area)

Change in Occupancy or Change in Use: Example: Convert warehouse to office(s), change house to a restaurant, enclose porch, or convert garage, etc.

Use difference in valuation between existing use and new use.

No Change in Occupancy and No Additional Floor Area

Interior Partitions	@ \$39.00 per L.F.
Install Windows or Sliding Glass Doors	@ \$12.25 per S.F. of opening
Add Fireplace: Concrete or Masonry	@ \$2,800.00 each
Prefabricated Metal	@ \$1,900.00 each
Close Exterior Wall Openings	@ \$11.50 per S.F. of opening
Aluminum Siding	@ \$4.50 per S.F.

VALUATION MULTIPLIERS-MISCELLANEOUS (Applicable to both new construction & alterations)

<u>Plastering:</u>	<u>VALUE PER S.F.</u>	<u>Retaining Walls:</u> (Conc. or Masonry)	<u>VALUE PER S.F.</u> \$ 14.00
Inside	\$2.25	<u>Spa</u> (in ground only)	5,775.00/spa
Outside	2.25	<u>Pools:</u>	
<u>Roofing:</u>		Gunitite	29.50
Built-up	1.08	Vinyl pools (in ground only)	27.00
Comp. Shing. (and Fiberglass)	1.00	<u>Awnings and Canopies:</u> (Supported by Building)	
Asb. Shing.	2.37	Aluminum	16.75
Wood Shing.	2.37	Canvas	7.00
Wood Shakes	2.37	Comm. Canopies/Arcades	24.00
Alum. Shakes	3.58	<u>Patio Enclosures:</u>	
Clay Tile	3.00	Wood Frame	10.25
Conc. Tile	2.54	Metal Frame	11.50
<u>Fences or Freestanding Wall:</u>		<u>Solariums:</u> (or actual itemized construction cost estimate.)	78.00
Wood & Chain-link	1.50	<u>Patios:</u>	
Wire	1.50	Wood Frame with Cover	7.00
Masonry	7.00	Metal Frame with Cover	9.00
Wrought Iron	4.50	<u>Agricultural:</u>	
Stucco	4.50	Buildings (General)	15.25
<u>Balcony/Stairs/Walking Decks</u>	11.50	Greenhouses (Horticulture)	4.50
<u>(Wood)</u>		<u>Detached Residential Accessory Structures:</u>	
<u>Stone-Brick Veneer</u>	7.00	Workshop, Hobby Shop, Etc.	23.00
<u>Pile Foundations:</u>		(or actual itemized construction cost estimate)	
Cast-in Place Concrete	17.25 per L.F.		
Steel & Pre-Cast	41.75 per L.F.		

SIGNS AND BILLBOARDS

		<u>Non-Illuminated</u>	<u>Illuminated</u>
ROOF, MONUMENT, POLE, BILLBOARD (Add support structure for pole and billboard.)	1 Face	\$20.75/sq. ft.	\$34.00/sq. ft.
	2 Face	29.50/sq. ft.	48.00/sq. ft.
WALL	1 Face	14.00/sq. ft.	29.50/sq. ft.
PROJECTING	1 Face	20.00/sq. ft.	41.50/sq. ft.
	2 Face	29.50/sq. ft.	48.00/sq. ft.
SUPPORTING STRUCTURE (Add to value of pole and billboard signs.)		48.00/lin. ft.	48.00/lin. ft.

TABLE NO. 3-A - BUILDING PERMIT FEES

TOTAL VALUATION	BUILDING PERMIT FEE
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00	\$2039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$3539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

Other Inspections and Fees:

1. Inspections outside of normal business hours (minimum charge—two hours)..... \$86.00/hour*
2. Reinspection fees assessed under provisions of Section 305(h)\$86.00/inspection
3. Inspections for which no fee is specifically indicated (minimum charge—one-half hour) \$86.00/hour*
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge—one-half hour) \$86.00/hour*

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

ESCONDIDO MUNICIPAL CODE - SECTION 6-16

PLAN CHECK FEES: Permit Fee (determined above) x 65%

PERMIT FEE SCHEDULE/WORKSHEET

PROJECT DATA		Job Address:	New Elec. Service Size:
Tract No.:	Lot/Plan No.:	Plan Check No.:	New Water Meter Size:

PLUMBING			
Fee Description	No.	Fee	Total
Issuance Fee (for each permit)			\$30.00
Bathtub		3.50 ea	
Dental Unit/Cuspidor		3.50 ea	
Floor Drain		3.50 ea	
Gas System (First Outlet)		10.00 ea	
Gas Outlets (Each Addtl.)		1.00 ea	
Building Sewer		12.00 ea	
Grease Trap		3.00 ea	
Interceptors/Pump		3.00 ea	
Lavatory (First Fixture)		6.00 ea	
Lavatory (Each Addtl.)		3.50 ea	
Laundry Tubs		3.50 ea	
Backflow Prev. (First 5 devices)		4.00 ea	
Backflow Prev. (> than 5 devices)		1.00 ea	
Receptor & Floor Sink		3.50 ea	
Shower Drain		3.50 ea	
Sink - Kitchen		3.50 ea	
Sink - Other		3.50 ea	
Urinal		3.50 ea	
Washing Machine Drain		3.50 ea	
Water Closet (First Fixture)		6.00 ea	
Water Closet (Each Addtl.)		3.50 ea	
Water Heater (First Heater)		6.00 ea	
Water Heater (Each Addtl.)		3.50 ea	
Solar Water Heater		3.50 ea	
Water Pipe Repair/Replacement		6.00 ea	
Water Softener		3.50 ea	
Drain Vent Repair/Alterations		6.00 ea	
Hose Bib		3.50 ea	
Drinking Fountain		3.50 ea	
Other Plumbing & Gas Fees		10.00 ea	
Total			

OTHER FEES (Also applies to Building Permit Inspections)	
Fee Description	Fee
Inspections outside of normal business hours (min. two hrs.)	\$86.00/hr
Reinspections	\$86.00/insp
Inspections for which no fee is specifically indicated (min. 1/2 hr.)	\$86.00/hr

ELECTRICAL - NEW APARTMENTS - 3 OR MORE UNITS (MULTI-FAMILY): Enter the ampere rating of the service main breaker or fuse (includes all wiring)			
Fee Description	Amp	Fee	Total
Issuance Fee (for each permit)			\$30.00
Single Phase Service/per Amp		.60 ea	
Three Phase Service/per Amp		.90 ea	
Total			

ELECTRICAL - SINGLE-FAMILY DWELLING, COMMERCIAL and INDUSTRIAL, ALL REMODELS & ADDITIONS: Enter the number of circuits to be installed in each size of fuse or breaker, counting each feeder and service as a circuit.			
Fee Description	No.	Fee	Total
Issuance Fee (for each permit)			\$30.00
15 or 20 Amp - First 5 Circuits		5.00 ea	
15 or 20 Amp - Second 5 Circuits		4.00 ea	
15 or 20 Amp - Next 90 Circuits		3.00 ea	
15 or 20 Amp - Over 100 Circuits		1.50 ea	
25 to 45 Amp Circuits		7.00 ea	
50 to 175 Amp Circuits		10.00 ea	
200 Amp and Larger Circuits		16.00 ea	
Temporary Service		35.00 ea	
Temporary Pole		35.00 ea	
Other Electrical Fees		10.00 ea	
Total			

MECHANICAL			
Fee Description	No.	Fee	Total
Issuance Fee (for each permit)			\$30.00
Furnaces up to 100,000 BTU		12.00 ea	
Furnaces > 100,000 BTU		15.00 ea	
Floor Furnace & Vent		12.00 ea	
Heater (Wall or Floor)		12.00 ea	
Appliance Vent (Only)		6.50 ea	
Refr Comp up to 15hp		25.00 ea	
Refr Comp to 15hp (Each Addtl.)		10.00 ea	
Refr Comp More Than 15hp		45.00 ea	
Boiler up to 100k BTU		12.00 ea	
Boiler > 100k - 500k BTU		23.00 ea	
Boiler >500k - 1,000k BTU		32.00 ea	
Boiler >1,000k - 1,750 BTU		47.00 ea	
Boiler More Than 1,750 BTU		78.00 ea	
Fan Coil Unit		9.00 ea	
Heat Pump (Package Unit)		9.00 ea	
Air Handler w/ducts to 10k CFM		9.00 ea	
Air Handler More Than 10k CFM		15.00 ea	
Duct Work Only		15.00 ea	
Evaporative Cooler		9.00 ea	
Make-up Air System		9.00 ea	
Vent Fan (Single Duct)		6.00 ea	
Vent System		9.00 ea	
Exhaust Hood & Duct		20.00 ea	
Non-residential Incinerator		60.00 ea	
Refr Condenser Remote		9.00 ea	
Walk-in Box/Refrig Coil		9.00 ea	
Other Mechanical Fees		10.00 ea	
Total			

Phone: _____

Contact Person's Name: _____

SCHOOL FEES

November 2006

Government Code 65995 and Education Code 17620 permit School Districts to collect developer fees for residential buildings and commercial or industrial buildings. School fee payment forms are available at the City of Escondido Building Division. These forms must be signed by Building Division staff prior to payment of fees at the School District office. Validated receipts must be returned to the Building Division prior to issuance of Building Permit.

ESCONDIDO UNION SCHOOL DISTRICT
AND
ESCONDIDO UNION HIGH SCHOOL DISTRICT

For further information as to the amount of fees and school of residence for your project, please contact The Carilyn Gilbert Education Center, Facilities Department, 2310 Aldergrove Ave, Escondido, CA 92029, (760) 432-2382.

- Form of payment of these fees will be by cashier's check, official bank check or cash. These are the only forms of payment accepted. (Personal or business checks are not acceptable and cash must be in the exact amount. Change is not available at the education center office). Suggest applicant contact the Education Center for the most current information.
- Please contact the Education Center for Hours of collection.

ART IN PUBLIC PLACES FEE (PUBLIC ART)

Please refer to Page A1 for Important Fee information

All development projects, both residential and nonresidential, are subject to the payment of the Art Fee at Building Permit issuance.

In lieu of paying the fee, applicants are encouraged to place public art on their property following the Public Art Commission guidelines. Applicants interested in this approach should contact the Public Art Consultant, Susan Pollack, Community Services Department, at (760) 839-4331 in the early design stages of their projects.

The Art Fee is currently \$0.30/sq. ft. of building area, with the following exceptions:

1. Tenant improvements with no added building area.
2. The first 1,800 sq. ft. of any structure. This exception shall not apply on an individual basis to structures which are part of a larger integrated complex (commercial, industrial and multi-family residential), but shall apply only to the first 1,800 sq. ft. of the complex.
3. For a new SFD, the 1,800 sq. ft. exemption shall apply to each detached structure.
4. Residential additions, patio covers, gazebos, etc. (except for work which results in an additional dwelling unit)

For additions to existing buildings, the following shall apply:

- If the existing building is 1,800 sq. ft. or greater, all of the new addition is subject to the fee.
- If the existing building is less than 1,800 sq. ft., add the area of the existing to the area of the new addition. That portion of the total over 1,800 sq. ft. is subject to the fee.

If this were part of an existing complex of buildings (commercial, industrial and multi-family residential) and one of the buildings was 1,800 sq. ft. or larger, exception #2 above would be utilized and the addition would be subject to fees for the full square footage.

For existing multi-building (commercial, industrial and multi-family residential) complexes in which a new building is being added, exception #2 would again be utilized with the 1,800 sq. ft. being applied to one of the existing buildings.

TRAFFIC FEE LOCAL/TRAFFIC FEE RTCIP SCHEDULE

	RTCIP TRAFFIC FEE REGIONAL	TRAFFIC FEE LOCAL
RESIDENTIAL (Fee Per Unit)		
Single Family	\$2,357.00	\$ 850.00
Duplex	\$2,357.00	\$ 850.00
Triplex	\$2,357.00	\$ 510.00
Apartment	\$2,357.00	\$ 510.00
Senior Apartment	\$2,357.00	\$ 425.00
Condo/Townhouse	\$2,357.00	\$ 680.00
Mobilehome/Family	\$2,357.00	\$ 425.00
Mobilehome/Adult	\$2,357.00	\$ 255.00
Retirement Community	\$2,357.00	\$ 340.00
LODGING (Fee per room)		
Hotel (w/convention facilities/restaurant)		\$ 420.00
Motel		\$ 378.00
Resort Hotel		\$ 336.00
COMMERCIAL/RETAIL (Fee per s.f. of Bldg. Area)		
Super Regional Center (>80 acres, >800,000 s.f.)		\$ 1.47
3+ Majors		
Regional Center (40-80 acres, 400-800,000 s.f.)		\$ 2.10
2+ Majors		
Community Center (15-40 acres, 125-400,000 s.f.)		\$ 3.36
1+ Major		
Neighborhood Center (<15 acres, less than 125,000 s.f.) w/grocery, drug store, etc.		\$ 5.04
Commercial Shops		
Specialty Retail/Strip Commercial		\$ 1.68
Supermarket		\$ 6.30
Convenience Market (15-16 hours)		\$ 21.00
(24 hours)		\$ 29.40
W/gas pumps		\$ 35.70
Discount Club/Store		\$ 2.52
Furniture Store		\$ 0.25
Lumber Store		\$ 1.26
Hardware/Paint Store		\$ 2.52
Garden Nursery		\$ 1.68
OFFICES (Fee per s.f. of Bldg. Area)		
Less than 100,000 s.f.		\$ 0.84
More than 100,000 s.f.		\$ 0.71
Single Tenant Office		\$ 0.59
Corporate Headquarters		\$ 0.29
Government		\$ 1.26
Medical/Dental		\$ 2.10
FINANCIAL (Fee per s.f. of Bldg. Area)		
Bank (Walk-In Only)		\$ 6.30
W/Drive Thru		\$ 8.40
Drive Thru Only (Per Lane)		\$10,500.00
Savings & Loan		\$ 2.52
Drive Thru Only (Per Lane)		\$4,200.00

	TRAFFIC FEE LOCAL
INDUSTRIAL (Fee Per s.f. of Bldg. Area)	
Industrial/Business Park (commercial included)	\$ 0.67
Industrial Park (no commercial)	\$ 0.34
Industrial Plant (multiple shifts)	\$ 0.42
Manufacturing/Assembling	\$ 0.17
Warehousing	\$ 0.21
Storage	\$ 0.08
Science Research &Development	\$ 0.34
AUTOMOTIVE	
Car Wash	
Automatic (Per Site)	\$37,800.00
Self-Serve (Per Stall)	\$ 4,200.00
Gasoline (per vehicle fueling space)	
W/Food Mart	\$ 6,720.00
W/Food Mart & Car Wash	\$ 6,510.00
Older Service Station Design	\$ 6,300.00
Sales (Dealer & Repair) (Per s.f.)	\$ 2.10
Auto Repair Center (Per s.f.)	\$ 0.84
RECREATIONAL	
RV Park (Per Space)	\$ 252.00
Bowling Center (Per Lane)	\$ 1,260.00
Campground (Per Campsite)	\$ 168.00
Golf Course (Per Acre)	\$ 294.00
Racquetball/Health Club (Per s.f. of Bldg. Area)	\$ 1.26
Tennis Courts (Per Court)	\$ 1,260.00
Theater (Per Seat)	\$ 76.00
RESTAURANTS (Fee per s.f. of Bldg. Area)	
Quality	\$ 4.20
Sit Down, High Turnover	\$ 6.72
Fast Food with Drive-Thru	\$ 27.30
Fast Food without Drive-Thru	\$ 29.40
Delicatessen	\$ 6.30
CHURCH	
Per s.f. of Building Area	\$ 0.38
EDUCATION (Fee per student))	
High School	\$ 55.00
Middle/Junior High	\$ 59.00
Elementary	\$ 67.80
Day Care	\$ 210.00
HOSPITAL	
Per Bed	\$ 840.00
CARE FACILITIES	
Convalescent (Per Bed)	\$ 840.00
Intermediate (Per Bed)	\$ 840.00
Congregate Care (Per Bed)	\$ 105.00

All trip rates from SANDAG's Guide of Vehicular Traffic Generation Rates for the SD Region.

TRAFFIC FEE: \$285/ADT – residential, \$42/ADT – non-residential.

CONNECTION AND REGIONAL FEE SCHEDULE

RESIDENTIAL	WATER CONNECTION	WASTEWATER CONNECTION
Detached SFD.....	See schedule below (based on water meter size) ⁴	\$7,500
Attached Dwelling Units (Includes single family dwellings, town houses, condos, apartments, triplexes & duplexes)		
Units with 3 or more bedrooms (per unit)	3,510 ⁴	7,500
Units with less than 3 bedrooms (per unit)	3,510 ⁴	5,625
Mobilehome (in mobilehome park).....	3,510 ⁴	5,625
Senior Apartment (per unit).....	2,340 ⁴	3,750
Hotel (per room).....	See schedule below	2,250
Motel (per room).....	(based on water meter size)	2,925
Convalescent Home (per bed).....		938
Assisted Care Facility (per bed).....		1,875
R. V. Park (per space).....		1,875

FEE PER SQ. FT.

COMMERCIAL/INDUSTRIAL	WATER CONNECTION	*WASTEWATER CONNECTION
Retail	See schedule	\$1.28
Retail (<u>one tenant</u> over 10,000 sq. ft.).....	below (based on water meter size) ⁴	.42
Office		1.28
Medical/Dental		3.00
Industrial.....		.63
Industrial (<u>one tenant</u> over 10,000 sq. ft.)42

*The minimum fee for new building construction is 1 EDU - \$7,500

WATER METER	WATER CONNECTION FEE	**SDCWA CAPACITY CHARGE	WATER TREATMENT CAPACITY CHARGE
3/4" meter	\$ 4,690	\$ 4,840	\$ 123
1" meter	\$ 7,930	\$ 7,744	\$ 197
1-1/2" meter	\$ 15,640	\$ 14,520	\$ 369
2" meter	\$ 25,340	\$ 25,168	\$ 640
3" meter	\$ 46,780	\$ 46,464	\$1,181
4" meter	\$ 78,940	\$ 79,376	\$2,017
6" meter	\$157,890	\$145,200	\$3,690
8" meter	\$252,620	\$251,680	\$6,396

NOTES:

1. For sewer lateral charges contact the Engineering Department at 839-4651.
 2. For water meter charges contact the Finance Department, Utility Billing, at 839-4682.
 3. One Wastewater (sewer) Connection Right = 1 EDU (Equivalent Dwelling Unit, 250 GPD) = \$7,500
One Water Connection Right = 1 EDU (Equivalent Dwelling Unit, 750 GPD) = \$4,690
 4. Based upon a common meter installation. If a separate meter is proposed for each dwelling unit, tenant, or business, connection fee is determined by the meter size.
 5. SFD with domestic fire sprinklers usually require a minimum 1" meter with an approved RP device.
- ** Currently collected with water meter charges.

CONNECTION AND REGIONAL FEE SCHEDULE**HIGH USE/SPECIAL USE (Fee Per Seat unless otherwise noted)**

	<u>WATER CONNECTION</u>	<u>*WASTEWATER CONNECTION</u>
Full Service Restaurant.....		\$436.00
Family Restaurant	See schedule on	391.00
Cafe	page 19 (based	329.00
Specialty Restaurant (china service)	on water meter	256.00
Pizza (paper service)	size)	211.00
Deli		211.00
Fast Food (paper service)		540.00
Donut/Ice Cream/Specialty Shops		256.00
Bars/Pubs/Lounges.....		436.00
Theaters		45.00
Assembly: General.....		45.00
Church/Sanctuary		15.00
Day Care/School (no cafeteria or gym)...		346.00/student
Day Care, School with Gym>Showers		495.00/student
Supermarket.....		0.87/sq. ft.
Convenience Market		1.70/sq. ft.
Convenience Market (with Deli)		2.11/sq. ft.
Laundry for Apts./Condos		-0-
<u>INTENSIVE USE EXAMPLES:</u>		
Laundry		5,371.00/machine ³
Car Wash:		
Self-Serve		17,129.00/bay
Automatic.....		157,618.00/site

* The minimum fee for new building construction is 1 EDU - \$7,500

NOTE:

1. High or Intensive use facilities not listed, such as breweries, will be determined on an individual basis.
2. Car wash fees may be adjusted if a recycle system is installed.
3. Calculation of fees for Laundromats based on EDU's in addition to per-machine rate.

EXAMPLE #1 – “DETACHED” SINGLE-FAMILY DWELLING with air conditioning

<u>PROJECT DATA:</u>	<u>PROJECT VALUATION</u>
2,600 sq. ft., 3 bedroom house (w/Fire Sprinklers, City Ord.)	2,600 sq. ft. x \$82.80/sq. ft. = \$215,280
600 sq. ft. garage	600 sq. ft. x \$22.80/sq. ft. = 13,680
(Applies to individual detached SFD's on a single lot or parcel and one-lot condos w/detached SFD's)	Valuation = \$228,960

FEES DUE AT BUILDING PLAN CHECK SUBMITTAL

Plan Check Fee.....	\$850.98
State Disabled Access Regulation Plan Check Surcharge Fee	N/A
State Energy Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
Planning Division - Building Plan Review Fee	195.00
Fire Department - Building Plan Review Fee.....	150.00

FEES DUE AT BUILDING PERMIT ISSUANCE

Building Permit Fee.....	1,309.20
State Disabled Access Regulation Inspection Surcharge Fee	N/A
State Energy Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
Plumbing Permit Fee (estimate)	110.00
Electrical Permit Fee (estimate)	111.00
Mechanical Permit Fee (estimate)	83.00
Water Connection Fee (based on a minimum 1" meter for fire sprinklers).....	7,930.00
Wastewater Connection Fee.....	7,500.00
Traffic-Fee Regional (RTCIP)	2,357.00
Traffic-Fee Local	850.00
Public Facility Fee	4,533.00
Park Fee.....	4,129.00
Drainage Facilities Fee	1,071.00
Region of Influence Infrastructure Deposit Fee (if in Region of Influence)	1,500.00
SMIP Fee	22.90
GREEN BUILDING FEE (California State Fee)	10.00
Art in Public Places Fee.....	420.00
Citywide Facilities Plan Reimbursement Fee.....	58.00
Microfilming Fee (estimate).....	25.00
CATV Fee.....	N/A
School Fees (School District).....	-----
SDCWA Capacity Charge (based on 1" water meter. Paid at time of meter purchase)	7,744
TOTAL FEES	\$40,952.08

NOTE: This is only an estimate. Exact fees can only be determined for a specific project in a specific location in the city. **FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.**

EXAMPLE #2 - DUPLEX

<u>PROJECT DATA:</u>	<u>PROJECT VALUATION</u>	
Duplex - 2 units @ 1,100 sq. ft. each, 2 bedroom, 2 bath	2,200 sq. ft. x \$78/sq. ft. =	\$171,600
800 sq. ft. garage	800 sq. ft. x \$21/sq. ft. =	16,800
	Valuation =	\$188,400

FEES DUE AT BUILDING PLAN CHECK SUBMITTAL

Plan Check Fee.....	\$741.48
State Disabled Access Regulation Plan Check Surcharge Fee	N/A
State Energy Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
Planning Division - Building Plan Review Fee	195.00
Fire Department - Building Plan Review Fee.....	150.00

FEES DUE AT BUILDING PERMIT ISSUANCE

Building Permit Fee.....	1,141.20
State Disabled Access Regulation Inspection Surcharge Fee	N/A
State Energy Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
Plumbing Permit Fee (estimate)	222.00
Electrical Permit Fee (estimate).....	155.00
Mechanical Permit Fee (estimate).....	104.00
Water Connection Fee (\$3,510 x 2).....	7,020.00
Wastewater Connection Fee (\$5,625 x 2)	11,250.00
Traffic Fee-Regional (RTCIP) (\$2,357 x 2)	4,714.00
Traffic Fee-Local (\$850 x 2)	1,700.00
Public Facility Fee (\$4,533 x 2).....	9,066.00
Park Fee (\$4,129 x 2)	8,258.00
Drainage Facilities Fee (\$428 x 2).....	856.00
Region of Influence Infrastructure Deposit Fee	N/A
SMIP Fee	18.84
GREEN BUILDING FEE	8.00
Art in Public Places Fee.....	360.00
Citywide Facilities Plan Reimbursement Fee (\$58 x 2)	116.00
Microfilming Fee (estimate).....	25.00
CATV Fee.....	10.00
School Fees (School District).....	-----
SDCWA Capacity Charge (based on 1" water meter. Paid at time of meter purchase)	7,744

TOTAL FEES \$53,854.52

NOTE: This is only an estimate. Exact fees can only be determined for a specific project in a specific location in the city. **FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.**

EXAMPLE #3 - APARTMENT BUILDING

<u>PROJECT DATA:</u>	<u>PROJECT VALUATION</u>
6 unit apartment building - 850 sq. ft. /unit, 2 bedroom, 1 bath, (w/AC & Fire Sprinklers)	850 sq. ft. x 6 x (\$69+\$3+\$1.80) = \$376,380
1,200 sq. ft. attached carport	1,200 sq. ft. x \$14 = <u>16,800</u>
	Valuation = \$393,180

FEES DUE AT BUILDING PLAN CHECK SUBMITTAL

Plan Check Fee.....	\$1,409.88
State Disabled Access Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
State Energy Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
Planning Division - Building Plan Review Fee	1,100.00
Fire Department - Building Plan Review Fee.....	275.00

FEES DUE AT BUILDING PERMIT ISSUANCE

Building Permit Fee.....	2,169.05
State Disabled Access Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
State Energy Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
Plumbing Permit Fee (estimate)	216.00
Electrical Permit Fee (estimate).....	390.00
Mechanical Permit Fee (estimate).....	213.00
Water Connection Fee (\$3,510 x 6).....	21,060.00
Wastewater Connection Fee (\$5,625 x 6)	33,750.00
Traffic Fee-Regional (RTCIP) (\$2,357 x 6)	14,142.00
Traffic Fee-Local (\$510 x 6)	3,060.00
Public Facility Fee (\$4,533 x 6).....	27,198.00
Park Fee (\$4,129 x 6)	24,774.00
Drainage Facilities Fee (\$428 x 6).....	2,568.00
Region of Influence Infrastructure Deposit Fee	N/A
SMIP Fee	39.32
GREEN BUILDING FEE	16.00
Art in Public Places Fee	1,350.00
Citywide Facilities Plan Reimbursement Fee (\$58 x 6)	348.00
Microfilming Fee (estimate).....	75.00
CATV Fee.....	10.00
School Fees (School District).....	-----
SDCWA Capacity Charge (based on 1 1/2" water meter. Paid at time of meter purchase)	14,520.00
TOTAL FEES	\$148,683.25

NOTE: This is only an estimate. Exact fees can only be determined for a specific project in a specific location in the city. **FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.**

EXAMPLE #4 - CONDOMINIUM PROJECT

<u>PROJECT DATA:</u>	<u>PROJECT VALUATION</u>
32 unit condominium project	1,200 sq. ft. x 4 x \$69 = \$331,200
8 buildings/4 units each building @ 1,200 sq. ft./unit	400 sq. ft. x 4 x \$21 = <u>33,600</u>
3 bedrooms, & 2 baths/unit	
Attached garages @ 400 sq. ft./unit	Building Valuation = \$364,800
This example does not apply to detached single family dwellings on a "one lot-condo map". Please refer to Example No.1 for fees.	Project Valuation (x 8) = \$2,918,400

FEES DUE AT BUILDING PLAN CHECK SUBMITTAL

Plan Check Fee.....	\$10,592.96
State Disabled Access Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
State Energy Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
Planning Division - Building Plan Review Fee	1,100.00
Fire Department - Building Plan Review Fee (\$275x8)	2,200.00

FEES DUE AT BUILDING PERMIT ISSUANCE

Building Permit Fee.....	16,296.80
State Disabled Access Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
State Energy Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
Plumbing Permit Fee (estimate - \$202 x 8)	1,616.00
Electrical Permit Fee (estimate - \$270 x 8).....	2,160.00
Mechanical Permit Fee (estimate - \$133 x 8)	1,064.00
Water Connection Fee (\$3,510 x 32).....	112,320.00
Wastewater Connection Fee (\$7,500 x 32)	240,000.00
Traffic Fee-Regional (RTCIP) (\$2,357 x 32).....	75,424.00
Traffic Fee-Local (\$680 x 32).....	21,760.00
Public Facility Fee (\$4,533 x 32).....	145,056.00
Park Fee (\$4,129 x 32)	132,128.00
Drainage Facilities Fee (\$428 x 32).....	13,696.00
Region of Influence Infrastructure Deposit Fee	N/A
SMIP Fee	291.84
GREEN BUILDING FEE	117.00
Art in Public Places Fee	14,820.00
Citywide Facilities Plan Reimbursement Fee (\$58 x 32)	1,856.00
Microfilming Fee (estimate).....	150.00
CATV Fee.....	32.00
School Fees (School District).....	-----
SDCWA Capacity Charge (based on 2" water meter. Paid at time of meter purchase)	<u>25,168.00</u>

TOTAL FEES \$817,848.60

NOTE: This is only an estimate. Exact fees can only be determined for a specific project in a specific location in the city. **FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.**

EXAMPLE #5 - INDUSTRIAL BUILDING

<u>PROJECT DATA:</u>	<u>PROJECT VALUATION</u>		
4,000 sq. ft. industrial building (manufacturing/assembly)	4,000 sq. ft. x \$35	=	\$140,000
	Valuation	=	\$140,000

FEES DUE AT BUILDING PLAN CHECK SUBMITTAL

Plan Check Fee.....	\$658.68
State Disabled Access Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
State Energy Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
Planning Division - Building Plan Review Fee	1,100.00
Fire Department - Building Plan Review Fee.....	275.00

FEES DUE AT BUILDING PERMIT ISSUANCE

Building Permit Fee.....	\$1,013.35
State Disabled Access Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
State Energy Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
Plumbing Permit Fee.....	*
Electrical Permit Fee	*
Mechanical Permit Fee	*
Water Connection Fee (based on 3/4" meter)	4,690.00
Wastewater Connection Fee (minimum 1 EDU).....	7,500.00
Traffic Fee-Regional (RTCIP)	N/A
Traffic Fee-Local (\$0.17 x 4,000 sq. ft.)	680.00
Public Facility Fee (\$1.61 x 4,000 sq. ft.).....	6,440.00
Park Fee.....	N/A
Drainage Facilities Fee (\$0.70 x 4,000 sq. ft.)	2,800.00
Region of Influence Infrastructure Deposit Fee	N/A
SMIP Fee	29.40
GREEN BUILDING FEE	6.00
Art in Public Places Fee.....	660.00
Citywide Facilities Plan Reimbursement Fee.....	N/A
Microfilming Fee (estimate).....	75.00
CATV Fee.....	N/A
School Fees (School District).....	-----
SDCWA Capacity Charge (based on 1" water meter. Paid at time of meter purchase)	7,744.00
TOTAL FEES	\$30,608.43

NOTE: This is only an estimate. Exact fees can only be determined for a specific project in a specific location in the city. **FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.**

*Fee based on specific plumbing, electrical and mechanical work involved. (See pg. 15)

EXAMPLE #6 - OFFICE BUILDING

<u>PROJECT DATA:</u>	<u>PROJECT VALUATION</u>		
5,000 sq. ft. office building	5,000 sq. ft. x \$57	=	\$285,000
	Valuation	=	\$285,000

FEES DUE AT BUILDING PLAN CHECK SUBMITTAL

Plan Check Fee.....	\$1,087.52
State Disabled Access Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
State Energy Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
Planning Division - Building Plan Review Fee	1,100.00
Fire Department - Building Plan Review Fee.....	275.00

FEES DUE AT BUILDING PERMIT ISSUANCE

Building Permit Fee.....	1,673.10
State Disabled Access Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
State Energy Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
Plumbing Permit Fee.....	*
Electrical Permit Fee	*
Mechanical Permit Fee	*
Water Connection Fee (based on 3/4" meter)	4,690.00
Wastewater Connection Fee (1 EDU minimum).....	7,500.00
Traffic Fee-Regional (RTCIP)	N/A
Traffic Fee (\$0.84 x 5,000 sq. ft.).....	4,200.00
Public Facility Fee (\$2.13 x 5,000 sq. ft.).....	10,650.00
Park Fee.....	N/A
Drainage Facilities Fee (\$0.70 x 5,000 sq. ft.)	3,500.00
Region of Influence Infrastructure Deposit Fee	N/A
SMIP Fee	59.85
GREEN BUILDING FEE	12.00
Art in Public Places Fee (5,000 sq. ft. - 1,800 sq. ft. x \$0.30).....	960.00
Citywide Facilities Plan Reimbursement Fee.....	N/A
Microfilming Fee (estimate).....	75.00
CATV Fee.....	N/A
School Fees (School District).....	-----
SDCWA Capacity Charge (based on 1" water meter. Paid at time of meter purchase)	7,744.00
TOTAL FEES	\$43,526.47

NOTE: This is only an estimate. Exact fees can only be determined for a specific project in a specific location in the city. **FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.**

*Fee based on specific plumbing, electrical and mechanical work involved. (See pg. 15)

EXAMPLE #7 - MEDICAL/DENTAL OFFICE BUILDING

<u>PROJECT DATA:</u>	<u>PROJECT VALUATION</u>	
4,000 sq. ft. Medical/Dental Office Building	4,000 sq. ft. x \$76.60	= \$306,400
	Valuation	= \$306,400

FEES DUE AT BUILDING PLAN CHECK SUBMITTAL

Plan Check Fee.....	\$1,152.58
State Disabled Access Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
State Energy Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
Planning Division - Building Plan Review Fee	1,100.00
Fire Department - Building Plan Review Fee.....	275.00

FEES DUE AT BUILDING PERMIT ISSUANCE

Building Permit Fee.....	1,773.20
State Disabled Access Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
State Energy Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
Plumbing Permit Fee.....	*
Electrical Permit Fee	*
Mechanical Permit Fee	*
Water Connection Fee (based on 3/4" meter)	4,690.00
Wastewater Connection Fee (\$3.00 x 4,000 sq. ft.)	12,000.00
Traffic Fee-Regional (RTCIP)	N/A
Traffic Fee-Local (\$2.10 x 4,000 sq. ft.)	8,400.00
Public Facility Fee (\$2.13 x 4,000 sq. ft.).....	8,520.00
Park Fee.....	N/A
Drainage Facilities Fee (\$0.70 x 4,000 sq. ft.)	2,800.00
Region of Influence Infrastructure Deposit Fee	N/A
SMIP Fee	64.34
GREEN BUILDING FEE	13.00
Art in Public Places Fee.....	660.00
Citywide Facilities Plan Reimbursement Fee.....	N/A
Microfilming Fee (estimate).....	75.00
CATV Fee.....	N/A
School Fees (School District).....	-----
SDCWA Capacity Charge (based on 1" water meter) . Paid at time of meter purchase	7,744.00
TOTAL FEES	\$49,267.12

NOTE: This is only an estimate. Exact fees can only be determined for a specific project in a specific location in the city. **FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.**

*Fee based on specific plumbing, electrical and mechanical work involved. (See pg. 15)

EXAMPLE #8 - INDUSTRIAL BUILDING ADDITION**PROJECT DATA:****PROJECT VALUATION**

1,000 sq. ft. addition to an existing 8,000 sq. ft. building	1,000 sq. ft. x \$35	=	\$35,000
Development Fees apply to the added building area only. (See page 5) (This example does not require a larger water meter).	Valuation	=	\$35,000

FEES DUE AT BUILDING PLAN CHECK SUBMITTAL

Plan Check Fee.....	\$267.87
State Disabled Access Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
State Energy Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
Planning Division - Building Plan Review Fee	380.00
Fire Department - Building Plan Review Fee	100.00

FEES DUE AT BUILDING PERMIT ISSUANCE

Building Permit Fee.....	412.10
State Disabled Access Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
State Energy Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
Plumbing Permit Fee (no additional plumbing).....	0
Electrical Permit Fee (estimate - 4 circuits)	50.00
Mechanical Permit Fee (no additional mechanical)	0
Water Connection Fee (no increase in meter size)	0
Wastewater Connection Fee (\$0.63/sf x 1000 sf).....	630.00
Traffic Fee-Regional (RCTCIP).....	N/A
Traffic Fee- Local (\$0.34/sf x 1000 sf)	340.00
Public Facility Fee (\$1.61/sf x 1000 sf)	1610.00
Park Fee.....	N/A
Drainage Facilities Fee (\$0.70/sf x 1000 sf)	700.00
Region of Influence Infrastructure Deposit Fee	N/A
SMIP Fee	7.35
GREEN BUILDING FEE	2.00
Art in Public Places Fee (\$0.30/sf x 1000 sf)	300.00
Citywide Facilities Plan Reimbursement Fee.....	N/A
Microfilming Fee (estimate).....	25.00
CATV Fee.....	N/A
School Fees (School District).....	-----
SDCWA Capacity Charge	0
TOTAL FEES	\$4,824.32

NOTE: This is only an estimate. Exact fees can only be determined for a specific project in a specific location in the city. **FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.**

EXAMPLE #9 - TENANT IMPROVEMENT

PROJECT DATA:

PROJECT VALUATION

60 seat pizza restaurant in existing 1,800 sq. ft. retail tenant space; FEE INCENTIVE - see page 5 estimate)

Valuation = \$30,000 (contractor

FEES DUE AT BUILDING PLAN CHECK SUBMITTAL

Plan Check Fee.....	\$240.40
State Disabled Access Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
State Energy Regulation Plan Check Surcharge Fee (included in Plan Check Fee)	-----
Planning Division - Building Plan Review Fee	380.00
Fire Department - Building Plan Review Fee.....	100.00

FEES DUE AT BUILDING PERMIT ISSUANCE

Building Permit Fee.....	369.85
State Disabled Access Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
State Energy Regulation Inspection Surcharge Fee (included in Permit Fee)	-----
Plumbing Permit Fee.....	*
Electrical Permit Fee	*
Mechanical Permit Fee	*
Water Connection Fee (no increase in water meter or sewer line sizes)	0
Wastewater Connection Fee (no increase in water meter or sewer line sizes)	0
Traffic Fee-Regional (RTCIP) (no added parking)	N/A
Traffic Fee- Local (no added parking)	0
Public Facility Fee	N/A
Park Fee.....	N/A
Drainage Facilities Fee	0
Region of Influence Infrastructure Deposit Fee (if in Region of Influence)	N/A
SMIP Fee	6.30
GREEN BUILDING FEE	2.00
Art in Public Places Fee	N/A
Citywide Facilities Plan Reimbursement Fee.....	N/A
Microfilming Fee (estimate).....	5.00
CATV Fee.....	N/A
School Fees (School District).....	-----
SDCWA Capacity Charge (no increase in water meter size)	0
TOTAL FEES	\$1,103.55**

NOTE: This is only an estimate. Exact fees can only be determined for a specific project in a specific location in the city. **FINAL PROJECT FEES ARE THOSE FEES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.**

*Fee based on specific plumbing, electrical and mechanical work involved. (See pg. 15)

**Plus plumbing, electrical and mechanical permit fees, if applicable.

FEE WORKSHEET

PROJECT DATA:

PROJECT VALUATION

Note: If you are unsure of the applicable fees please contact Building Division counter staff for assistance.

FEES DUE AT BUILDING PLAN CHECK SUBMITTAL

Plan Check Fee.....
 State Disabled Access Regulation Plan Check Surcharge Fee
 State Energy Regulation Plan Check Surcharge Fee.....
 Planning Division - Building Plan Review Fee
 Fire Department - Building Plan Review Fee.....

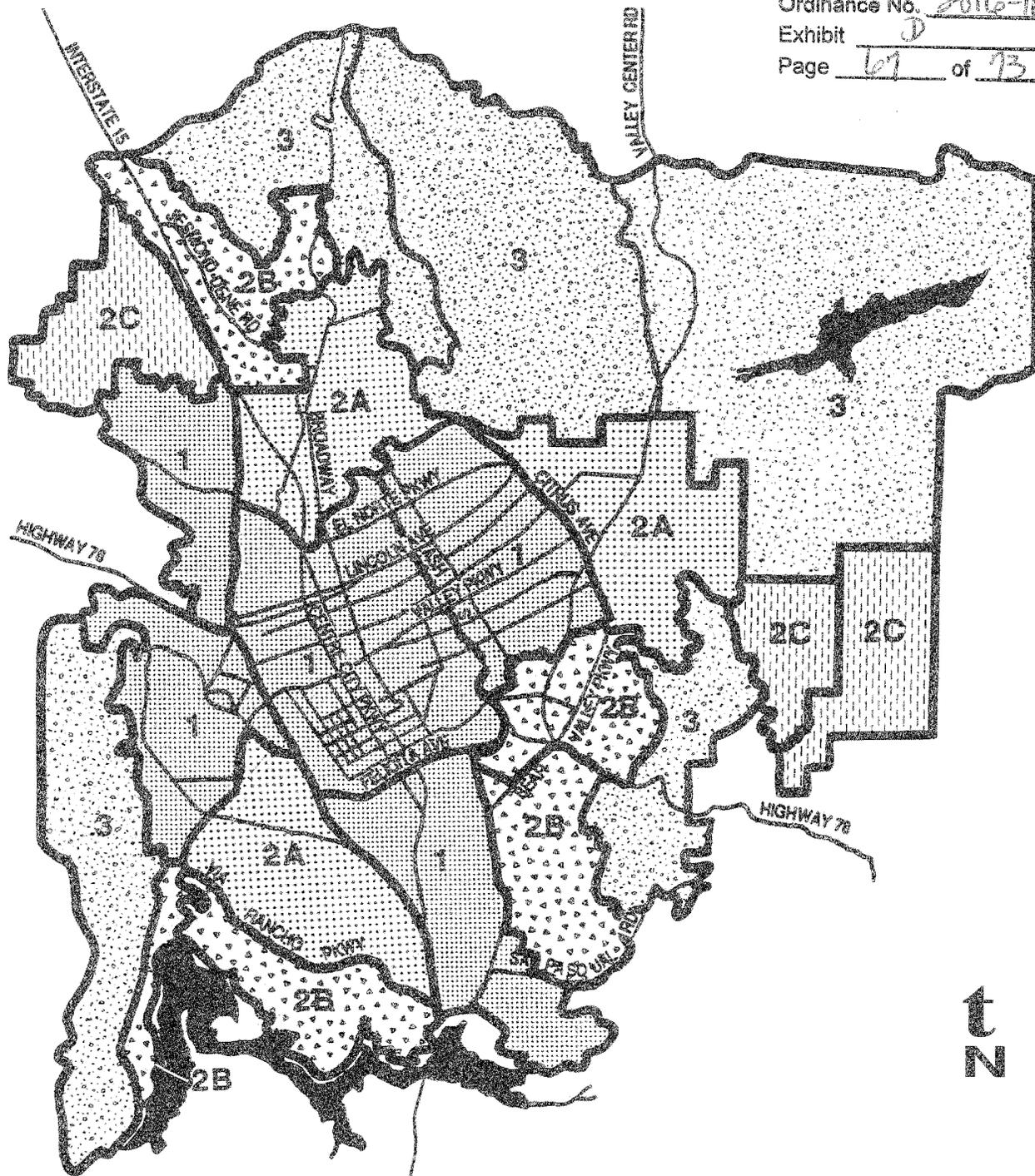
FEES DUE AT BUILDING PERMIT ISSUANCE

Building Permit Fee
 State Disabled Access Regulation Inspection Surcharge Fee
 State Energy Regulation Inspection Surcharge Fee.....
 Plumbing Permit Fee.....
 Electrical Permit Fee
 Mechanical Permit Fee
 Water Connection Fee
 Wastewater Connection Fee.....
 Traffic Fee-Regional (RTCIP)
 Traffic Fee-Local
 Public Facility Fee
 Park Fee.....
 Drainage Facilities Fee
 Region of Influence Infrastructure Deposit Fee
 SMIP Fee

GREEN BUILDING FEE

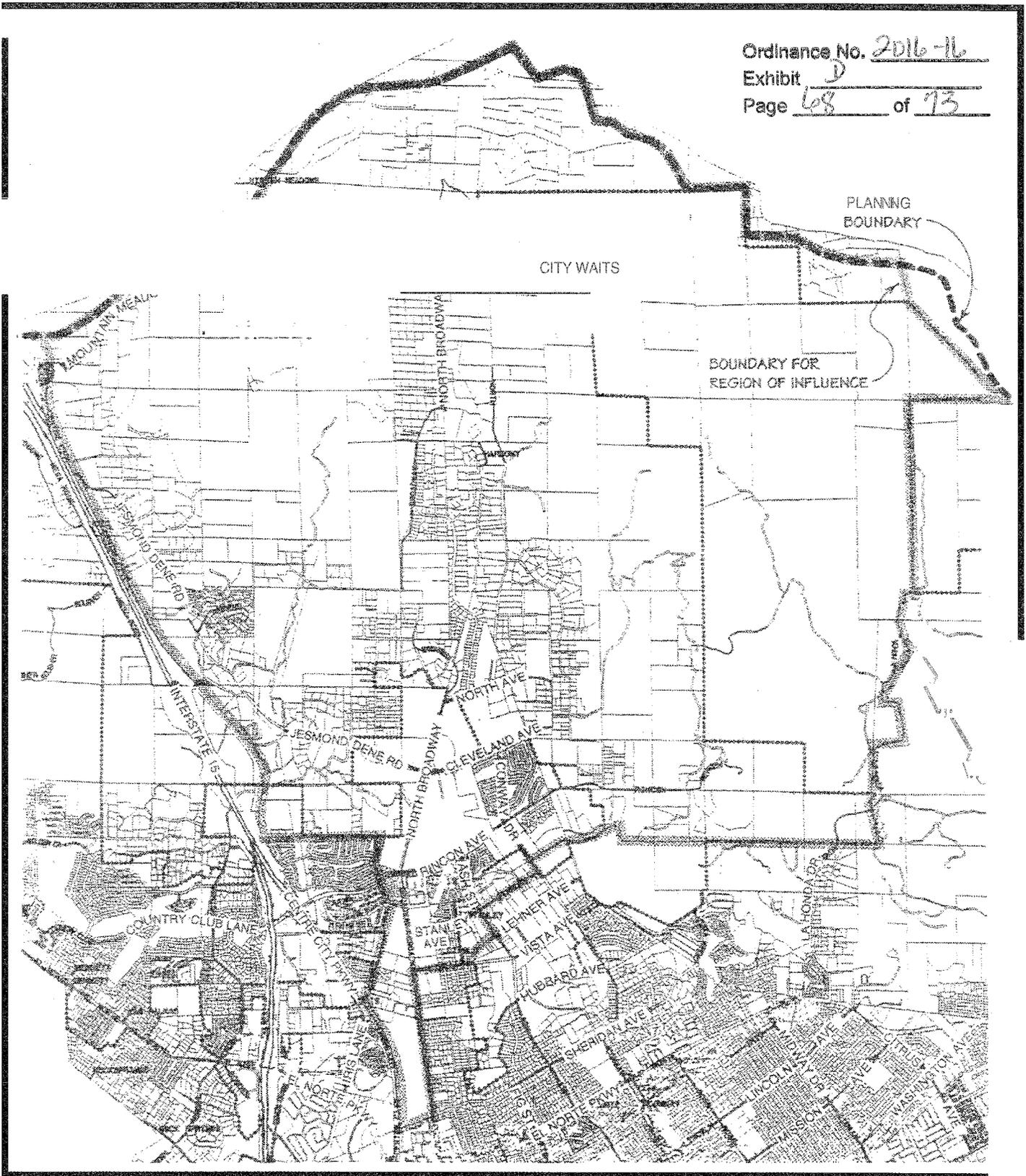
Art in Public Places Fee
 Citywide Facilities Plan Reimbursement Fee.....
 Microfilming Fee
 CATV Fee.....
 School Fees (payable to School District).....
 SDCWA Capacity Charge

TOTAL FEES \$ _____



GROWTH MANAGEMENT TIERS

Figure V/-1



REGION OF INFLUENCE

Permit Processing Fee Waivers for Targeted Commercial Areas

The South Escondido Boulevard and East Valley Parkway Commercial Corridors and the Downtown Revitalization Area*

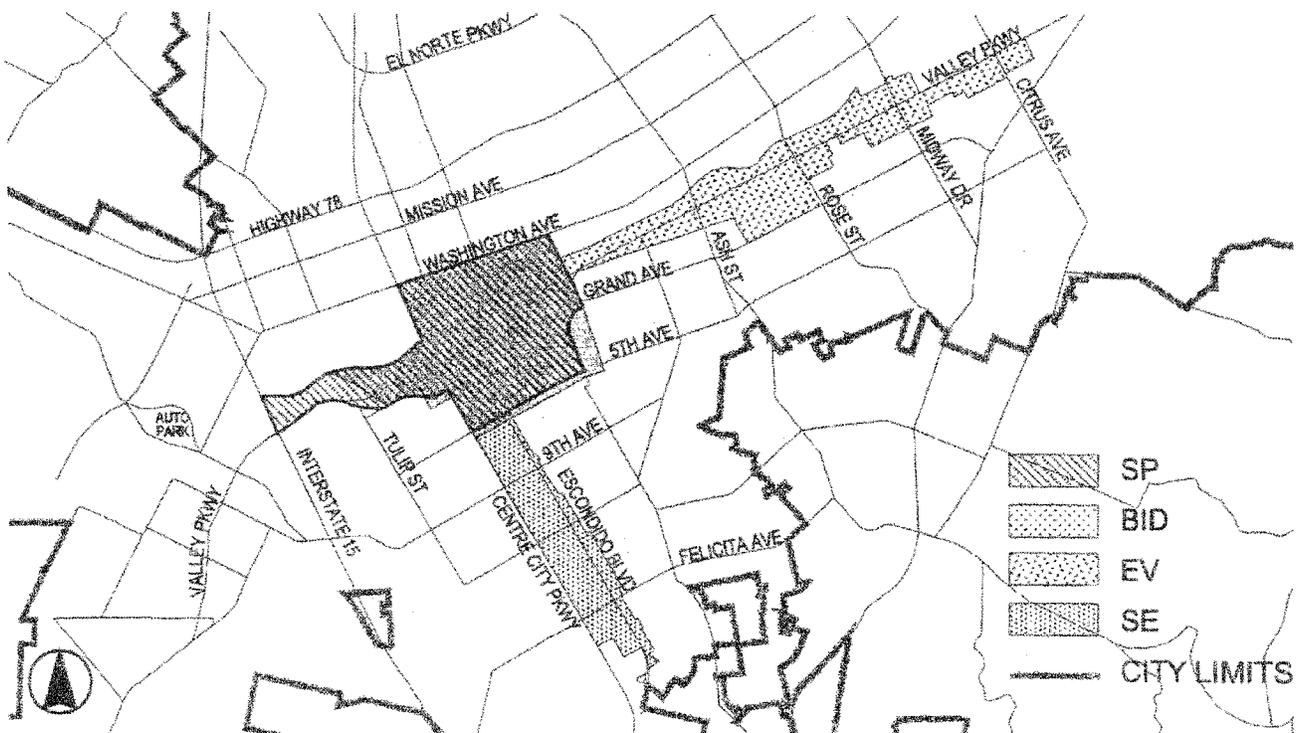
The following processing and permit fees will be waived to encourage improvement and enhancements of existing and expanding businesses located in the above areas:

- Minor Plot Plan Review – \$250
- Plan Project Review – Up to \$200
- Landscape Plan Check – Up to \$250
- Sign Permit – \$25
- Façade Improvements (façade renovation, exterior lighting, awning, etc.) – Up to \$200
- Design Review Fee – \$100
- Engineering/Public Works Department Encroachment Permit – \$100
- Building Division Sign Permit Fee – Up to \$50
- Building Division Awning Permit Fee – Up to \$100

Criteria for granting the waivers:

- The cumulative fee waiver for any single business shall not exceed \$500
- Fee waivers shall involve exterior (street visible) improvements only
- Waivers for new construction shall be limited to additions and expansions to existing businesses

*Please contact the Planning Division if you have any questions 760-839-4671.





CAPACITY CHARGE

WHO

The San Diego County Water Authority (the "Authority") was organized on June 9, 1944 for the primary purpose of importing water from the Colorado River to San Diego to augment local water supplies. The Water Authority's service area encompasses 920,472 acres (1,438 square miles). It consists of six cities, 16 special districts, one federal agency (Camp Pendleton Military Reservation), and a member of the County of San Diego Board of Supervisors also serves as a representative to the Water Authority Board of Directors. It is governed by a 34-member Water Authority Board of Directors representing the member agencies. The primary function of the Water Authority is to develop, store and transport water for use by its member agencies for delivery to each residence and business. The Water Authority supplies up to 90% of the water used within the County.

WHAT

On May 26, 2005, the Board of Directors of the Water Authority adopted Ordinance No. 2005-03. This ordinance fixes Capacity Charges on all meters purchased on or after **August 1, 2005**, within the boundaries of the Water Authority.

The System Capacity Charge for a meter size of one (1) inch or greater shall be the basic charge of \$3,985 multiplied by a **Factor** that is based upon additional meter capacity:

The **System Capacity Charge** is the cost for the conveyance and storage facilities necessary to operate the delivery system.

The **Water Treatment Capacity Charge** is the cost for the connection to the 50-mgd (million gallons per day) regional water treatment facility. The Water Treatment Capacity Charge is an additional charge of \$153 for each new meter of a size less than one inch and a corresponding increase for larger meters. The **Water Treatment Capacity Charge excludes customers from the City of Escondido**, the member agency whose jurisdiction cannot be serviced by the 50-mgd regional water treatment facility.

The member agency shall determine the size of the water meter to serve any property within its jurisdiction.

In the event an agency calculates the water demand by the Equivalent Dwelling Unit ("EDU") method, the Water Authority's System Capacity Charge and Water Treatment Capacity Charge will be collected based on the size of meter actually installed to meet flow demand.

WHY

The assessment of the System Capacity Charge and Water Treatment Capacity Charge on new development is a part of the overall Long Range Financing Plan to fund the Capital Improvement Program. The other major revenue sources are water rates, infrastructure access charges, property taxes and the water standby availability charges.

The System Capacity Charge and Water Treatment Capacity Charge represent a reasonable basis for recovery of costs associated with providing service to new connections in the Water Authority's service area through each member agency. Each member agency's rules and regulations governing the establishment of new or expanded services within its service area will be applicable to the collection of the System Capacity Charge and Water Treatment Capacity Charge for the Water Authority.

WHERE

The Water Authority's System Capacity Charge and Water Treatment Capacity Charge are to be collected from new or expanded water service on all lands within the boundaries of the Water Authority to which water is made available by the Water Authority.

The implementation of the System Capacity Charge and Water Treatment Capacity Charge is discussed in detail in Ordinance No. 2005-03, adopted on May 26, 2005. A copy of this document may be obtained from your water agency or from the San Diego County Water Authority, 4677 Overland Avenue, San Diego, CA 92123.

WHEN

Ordinance 90-2 was adopted by the Water Authority's Board of Directors with an effective date of October 1, 1990, with the provision to periodically review the rate based upon changes in the Water Authority's Capital Improvement Program. All meters for new or expanded service on or after that date are subject to Capacity Charges. The charges are collected by member agencies at the time they process and collect charges imposed by their rules and regulations for new or expanded water service. Rate adjustment, which established the current rates, was approved by the Water Authority's Board of Directors on November 30, 2006, with an effective date of January 1, 2007. Rates will increase on January 1, 2007.

FOR FURTHER INFORMATION

If you have questions that have not been answered by this fact sheet, please contact:

Finance Department
San Diego County Water Authority
4677 Overland Avenue
San Diego, CA 92123

(858) 522-6673

Please visit the website at www.sdcwa.org for current information



City of Escondido Nonprofit Organization Fee Reduction Policy

The City of Escondido recognizes the importance of community based service organizations and the contributions that they make to the quality of life for its citizens. In support of the services provided by these organizations, reductions in fees associated with building permits will be granted as follows:

Qualifications:

- Must be a charitable, public benefit or religious organization. Mutual benefit organizations benefit their members and would not qualify.
- Promotes the common good and general welfare of the people of Escondido as a whole. Services provided contribute to the quality of life of the citizens of Escondido.
- Has an established history of City of Escondido community based service activities and/or will provide City of Escondido based services.
- Characteristics of community based organizations
 - Worship, spiritual growth & development
 - Day care (nonprofit)
 - Senior care (nonprofit)
 - Private schools (elementary & secondary)
 - Social service providers such as Boy Scouts, Girl Scouts, YMCA, Boys & Girls Club, Community Clinics, Family social services

Application:

- Submit a summary of all qualifications as noted above, to the Building Official, with a copy of IRS status as a 501 (c) 3 Non-profit organization.

Fee Reductions:

- For qualified organizations, a 50% reduction, with a maximum total allowable reduction not to exceed \$10,000, as applicable, will be given for connection fees (wastewater and water), development fees (public facility, Local traffic, park, drainage facility) and the art fee.
- Reductions of staff hard costs or pass-through fees will not be given. Examples include, but are not limited to, all processing fees, permit fees, state seismic fee, microfilming fee, San Diego County Water Authority Capacity Charge, etc.
- Where a property is eligible for multiple fee credits, the credit generating the greater amount shall be used.

For an estimate of project fees, please contact Building Division staff. Please provide a description of the proposed project, location, building areas & uses, etc.

Authority: City Council Resolution 2008-21(R) October 22, 2008



City of Escondido Community Energy Partnership Program

Incentives for Increased Energy Efficiencies

On September 19, 2001 the Escondido City Council approved Resolution No. 2001-209 which provides incentives for projects with increased energy efficiencies that are above current State Title 24. The incentives are:

- Expedited processing
- Reduced Plan Check and/or Permit fees

Community Energy Partnership Program (CEPP) projects requesting incentives from the City of Escondido shall submit information detailing how they meet the required criteria.

Building Division staff must be notified either prior to or at submittal for building permits if a project is requesting these incentives.

Once it is determined that the criteria are met, consideration may be given at the discretion of the Planning and Building Department/Building Division. No City Council action is required for individual projects.

For Commercial and Residential Projects:

Project owners or sponsors shall submit to the City building energy performance (Title 24) calculations completed and certified by a Certified Energy Analyst* using an acceptable computer model such as Energy Pro, MICROPAS, EQuest, DOE-2, Power DOE, HAP 3.22 etc. and present the summary data to the City with plans.

For Commercial Projects:

Projects shall exceed current California Title 24 Energy Standards by a minimum of 10%. Incentives are expedited processing and elimination of the Plan Check Fee Energy Surcharge.

For Residential Projects:

Multi-Family Projects shall exceed current California Title 24 (Residential) by a minimum of 10%. Incentives are expedited processing and elimination of the Plan Check Fee Energy Surcharge.

Single Family Homes must be ENERGY STAR® compliant. Incentives are expedited processing and elimination of Plan Check and Building Permit Fee Energy Surcharges. Project developers must provide evidence that the homes built have been issued a Home Energy Ratings (HERS)** Report and Certificate meeting these requirements, prior to final inspection approval.

*The Certified Energy Analyst Program is managed by the California Association of Building Energy Consultants (CABEC), a private, nonprofit organization that was founded in 1986 to foster the professional development of energy analysts who prepare compliance documentation for the California Code of Regulations, Title 24, Part 6. The Certified Energy Analyst (CEA) Program is officially recognized by the California Energy Commission (CEC) as the professional standard for energy compliance.

**The Home Energy Rating System (HERS) Program was established by the California Energy Commission (CEC) as required by Public Resources Code Section 25942 to establish regulations to certify home energy rating services in California. These services include field verification and diagnostic testing available through Commission-certified providers and their raters. The goal of the program is to provide reliable information to differentiate the energy efficiency levels among California homes and to guide investment in cost-effective home energy efficiency measures. More information on the Home Energy Rating System (HERS) can be found at <http://www.energy.ca.gov/HERS/index.html>. More information on home energy rating and certification services can be found at <http://www.cheers.org>.

EXHIBIT "E"

SUB 16-0001

LEGAL DESCRIPTION

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

PARCEL 1:

THAT PORTION OF LOT 5 OF BLOCK 145 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5, SOUTH 59°41'47" WEST A DISTANCE OF 400 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 5, SOUTH 59°41'47" WEST 132.51 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID EASTERLY R/W LINE, NORTH 50°47'49" WEST 308.89 FEET; THENCE NORTHEASTERLY, LEAVING SAID R/W LINE, NORTH 39°12'11" EAST 21.96 FEET; THENCE NORTH 59°39'51" EAST 227.86 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 5 AND BEARING NORTH 28°47' 59" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 5, SOUTH 28°47' 59" EAST 297.27 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THE RIGHT OF WAY AND STATION GROUNDS OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHWEST LINE OF GRAND AVENUE WITH THE NORTHEASTERLY LINE OF SAID RAILWAY COMPANY'S 300 FOOT WIDE RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED FROM THE ESCONDIDO LAND AND TOWN COMPANY TO CALIFORNIA CENTRAL RAILWAY COMPANY, DATED AUGUST 13, 1888, RECORDED IN BOOK 146, PAGE 196 OF DEEDS, RECORDS OF SAID COUNTY; THENCE SOUTH 4°4'30" WEST 62.69 FEET ALONG SAID NORTHWEST LINE OF GRAND AVENUE TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 44°30' WEST ALONG SAID NORTHWEST LINE OF GRAND AVENUE, A DISTANCE OF 125.72 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 23.5 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF SAID RAILWAY COMPANY'S MAIN TRACK; THENCE NORTH 65°58' WEST ALONG SAID PARALLEL LINE 190.00 FEET; THENCE NORTH 24°02' EAST 117.77 FEET; THENCE SOUTH 65°58' EAST 233.95 FEET, MORE OR LESS, TO POINT OF BEGINNING,

EXCEPTING THEREFROM, UNTO SANTA FE, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN ONE HUNDRED (100) FEET BELOW THE SURFACE OF THE HEREINABOVE DESCRIBED REAL PROPERTY, PROVIDED, THAT SANTA FE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT TO GO UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS, OR OTHER HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSE IN CONNECTION THEREWITH, BUT SHALL HAVE THE RIGHT TO EXTRACT AND REMOVE SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BY MEANS OF SLANT-DRILLED WELLS LOCATED ON ADJACENT OR NEARBY LAND, OR BY ANY OTHER MEANS WHICH SHALL NOT REQUIRE ENTRY UPON THE SURFACE OF SAID REAL PROPERTY. BY DEED RECORDED OCTOBER 8, 1951 IN BOOK 4257 PG 228 OF OFFICIAL RECORDS.

PARCEL 3:

LEGAL DESCRIPTION
(continued)

THAT PORTION OF THE SUBDIVISION OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WITHIN THE BOUNDARY OF THE 300 FOOT STRIP OF LAND OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, LYING NORTHWESTERLY LINE OF GRAND AVENUE AS SAID 300 FOOT STRIP IS SHOWN ON SHEET 4 OF MISCELLANEOUS MAP NO. 41, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 10, 1922, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH WEST LINE OF GRAND AVENUE WITH THE NORTHEASTERLY LINE OF SAID RAILWAY COMPANY'S 300 FOOT WIDE RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED FROM THE ESCONDIDO LAND AND TOWN COMPANY TO CALIFORNIA CENTRAL RAILWAY COMPANY, DATED AUGUST 13, 1888, RECORDED IN BOOK 146, PAGE 196 OF DEEDS, RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE OF GRAND AVENUE, SOUTH 59°41'47" WEST (RECORD SOUTH 44°30' WEST) 62.69 FEET TO THE MOST EASTERLY CORNER OF LAND DESCRIBED IN DEED TO HAROLD DEWALL, ET UX, FILED IN THE OFFICE OF SAID COUNTY RECORDER, FEBRUARY 22, 1973, AS FILE NO. 73-046209; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID DEWALL LAND, NORTH 50°46'13" WEST (RECORD NORTH 65°58' WEST) 233.95 FEET TO THE MOST NORTHERLY CORNER OF SAID DEWALL LAND; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID DEWALL LAND, SOUTH 39°13'47" WEST (RECORD SOUTH 24°02' WEST) 117.77 FEET TO THE MOST WESTERLY CORNER OF SAID DEWALL LAND, SAID CORNER BEING A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 23.5 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF SAID RAILWAY COMPANY'S MAIN TRACK; THENCE NORTH WESTERLY ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID DEWALL LAND, NORTH 50°46' 13" WEST (RECORD NORTH 65°58' WEST) 125.92 FEET; THENCE NORTH 59°39'51" EAST 188.23 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RAILWAY RIGHT OF WAY, DISTANT THEREON NORTH 50° 47'49" WEST 317.09 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, SOUTH 50°47'49" EAST 317.09 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING, ANY OF SAID MINERALS. SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON. BY DEED RECORDED OCTOBER 1, 1974 AS INSTRUMENT NO. 74-263944 OF OFFICIAL RECORDS.

PARCEL 4:

ALL THAT PORTION OF LOT 5 IN BLOCK 145, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, WHICH POINT IN NORTH 51°16' WEST 308.89 FEET FROM THE INTERSECTION OF THE SAID EASTERLY LINE OF THE SAID RIGHT-OF-WAY WITH THE SOUTHERLY LINE OF LOT 5 IN BLOCK 145, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 50°47'49" WEST 8.20 FEET; THENCE

LEGAL DESCRIPTION
(continued)

NORTH 59°39'51" EAST 23.44 FEET; THENCE SOUTH 39°12'11" WEST, 21.93 FEET TO THE TRUE POINT OF BEGINNING.

APN: 232-100-16-00

END OF LEGAL DESCRIPTION

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 8
Date: October 12, 2016

TO: Honorable Mayor and Members of the City Council
FROM: Joyce Masterson, Director of Economic Development and Community Relations
SUBJECT: 2015-1016 City Council Action Plan Update

RECOMMENDATION:

It is requested that the City Council receive and file the 2015-1016 City Council Action Plan update.

FISCAL ANALYSIS:

None

PREVIOUS ACTION:

The City Council held a workshop for the development of the 2015-2016 City Council Action Plan on February 11, 2015. The City Council approved the 2015-2016 City Council Action Plan on August 12, 2015. The City Council received and filed the first update of the 2015-2016 City Council Action Plan on April 20, 2016.

BACKGROUND:

The City Council Action Plan represents the City Council's collective vision for Escondido's future and the key strategies that will be used to achieve that vision. It is developed biennially following a workshop where key policy goals are identified and discussed. The Action Plan consists of four sections—Economic Development, Finance, Neighborhood Improvement and Public Safety. There are a total of 95 strategies identified in the Action Plan. Staff has completed 75 of the strategies. The table below identifies the total number of strategies identified for each section, as well as the number of strategies "completed" or "ongoing" and the number of strategies "incomplete."

Sections	Total Strategies	Completed/ Ongoing Strategies	Incomplete Strategies
Economic Development	29	20	9
Finance	4	4	0
Neighborhood Improvement	45	36	9
Public Safety	17	15	2

The following tables provides a summary of the incomplete strategies for each Action Plan section along with a brief description:

Economic Development

Goal	Strategy	Status
Relocate Public Works Yard	#6 Evaluate an Enhanced Infrastructure Financing District.	City has contracted with Kosmont to complete an Initial Feasibility Study.
Establish Pro-Active Annexation Policy	# 1,2,4 Evaluate appropriate properties, conduct City Council workshop, request neighboring mayors assistance	Awaiting completion of Sphere of Influence Update with LAFCO
Optimize Downtown Development	#4 Work with Palomar Hospital in redeveloping its site	Staff has been meeting with Palomar staff and its brokerage team.
Implement "Smart City"	#4 - #6 Implement eTRAKit system	Delayed until TRAKiT System Administrator is funded.
Turn Escondido into an Education Hub	#1-2 Establish an Education Subcommittee; draft a report on findings	Staff has introduced the concept of forming a staff level committee with public schools

Neighborhood Improvement

Goal	Strategy	Status
Double Code Enforcement staffing	#2 Increase FY 2016-17 operating budget to support one or more FT officer	Budget constraints did not allow it to be included in budget; other options being explored
Traffic signal synchronization	#1 Extend coordination on Valley Parkway (I-15 to Juniper)	Valley Parkway signal coordination is in progress
Revisit improvement of Centre City Parkway/Mission Avenue intersection	#1 Revisit the possibility of condemnation; #2 Explore options to phase the project to accomplish the	Real property staff is negotiating right-of-way purchase with property owner; A proposed development

	improvement that provide the largest benefit	at this location provide opportunity to partner with the developer on improvements. Staff is awaiting project traffic study
Widening of East Valley Parkway/Valley Center Road	#1 Fully fund the project, acquire necessary land and begin construction	Construction start was delayed awaiting Caltrans authorization to construct. Expect to begin construction in early 2017
Improve maintenance and lighting of parks, buildings and streets	#2 Hire consultant to assess the Kit Carson Park sports field and with community input redesign fields	Cost for consultant exceeds funding. Instead staff is working with leagues to conduct assessment and potential costs
	#3 Tennis courts at Washington Park will be striped to allow for tennis and pickle ball	Community surveys were conducted to determine the best use of the courts. Staff is researching use of courts for expanded basketball courts
	#4 Hire contractor to install the lighting with infrastructure for future security cameras	Design is underway
	#6 Hire private aquatics specialists to design and constructive improvements to James Stone Pool	Design is underway
Develop more activities for youth	Study feasibility/location of installing and maintaining a BMX track	Staff will tour two sites in San Diego County by the end of November

Public Safety

Goal	Strategy	Status
Improve recruitment and retention in the non-safety paramedic rank	#1 Coordinate with Human Resources to evaluate recruitment testing and	Human Resources is reviewing.

	compensation	
Improve Fire Department operation and service	#1 Complete a formal review of the Public Protection Classification analysis to create a plan to improve FD service and maintain or improve the ISO Public Protections Classification rating	Reviewed ISO Study. Established contact and setting up meeting with an ISO representative

Attached to this staff report is a written status report providing the City Council with information on the progress made in achieving its goals through September 2016. A final report on the 2015-2016 Council Action Plan will be presented to the City Council in 2017.

Respectfully submitted,



Joyce Masterson
Director of Economic Development and Community Relations

City Council Action Plan 2015-2016

October Update

City Council Action Plan Economic Development

2015-2016

Goal	Current Reality	Strategy	Evaluation Measure
<p>Relocate the Public Works Yard to allow for development of Crossroads Business Park</p>	<p>Based on the Needs Assessment Study presented in January 2015, the cost to construct a new Public Works Yard is estimated to be approximately \$60 million. Council has directed staff to market and sell or lease the 10 acre western yard site as a means to begin to acquire funds for a new yard.</p> <p>The Utilities Collection Division (approximately 35 employees) will be vacating the temporary trailers on the western Public Works Yard during Summer 2015.</p> <p>Senate Bill 628, recently enacted, creates Enhanced Infrastructure Financing Districts—a new economic development tool intended to fill the “hole” that the dissolution of redevelopment agencies left in California.</p>	<ol style="list-style-type: none"> 1. Secure property appraisal (Lundy – Jun 2015) Completed. 2. Evaluate economic benefits of a ground lease versus a disposition/development of the site (Lundy – Nov 2015) Completed. 3. Contract with commercial broker to market western yard and review proposals (Lundy – Jul 2015) Completed. 4. Determine best disposition (sell/recycle) of former Collections Division buildings (Masterson – Oct 2015) At Council direction, property is no longer on market, so buildings may remain in use. 5. Collaborate with NCTD to plan Transit Oriented development, parking structure, pedestrian crossing at Valley Parkway, and other infrastructure to support Business Park transit-oriented development (Lundy – Sep 2015) Completed. 6. Evaluate an Enhanced Infrastructure Financing District as a tool to finance infrastructure projects (Masterson/Lundy - May 2016) In progress. Contracting with Kosmont for Initial Feasibility Study. 	<ol style="list-style-type: none"> 1. Completion of Appraisal 2. Completion of Evaluation 3. Sale/Lease of property 4. Disposition of property 5. Development of initial goals and objectives for the area for both parties 6. Decision regarding formation of a District

Goal	Current Reality	Strategy	Evaluation Measure
<p>Carryover from previous Action Plan: Attract a Hotel to downtown Escondido</p>	<p>In 2003, the City issued an RFP for a downtown hotel. The developer selected has been unable to secure financing for the project. The 2013-14 Action Plan directed staff to develop an RFP for a hotel but that was put on hold pending two hotel proposals that were under consideration. Council has directed staff to issue a new hotel RFP for the site.</p>	<p>1. Develop an RFP for a hotel (Masterson – Sep 2015) Completed. An RFQ has been written but not yet released due to a pending proposal.</p>	<p>1. Evaluation of RFP responses (potential selection of a developer)</p>

Goal	Current Reality	Strategy	Evaluation Measure
<p>Establish a pro-active annexation policy for the commercial areas identified in the General Plan Update</p>	<p>There are three potential commercial annexation areas equaling 124 acres. LAFCO requires a development plan to accompany an annexation application. This requirement could be modified by the San Diego LAFCO Board leadership to facilitate certain annexations. Pre-zoning of County properties to be consistent with the City's General Plan can be accomplished without LAFCO action and could facilitate future annexations. General Plan policies have been updated, focusing on a pro-active approach toward annexing land that addresses City goals. The City Annexation Guide has been updated and posted online at: http://www.escondido.org/Data/Sites/1/media/pdfs/Planning/AnnexationGuide.pdf</p> <p>Support from the Innovate 78 Collaboration may be an effective way to encourage LAFCO to modify its development plan requirement.</p>	<ol style="list-style-type: none"> 1. Evaluate appropriate properties to initiate pre-zoning (Petrek – Jan 2016) In progress, awaiting completion of Sphere of Influence (SOI) Update with LAFCO to confirm properties appropriate for pre-zoning evaluation. SOI application was submitted to LAFCO in July 2016. 2. Conduct a Council workshop on annexation policies and procedures (Petrek – Feb 2016) In progress, awaiting completion of Sphere of Influence (SOI) Update with LAFCO to confirm policies and procedures. SOI application was submitted to LAFCO in July 2016. 3. Evaluate properties for inclusion in a Sphere of Influence Update anticipated as a LAFCO requirement for the Safari Highlands project (Petrek – Oct 2015) Completed. 4. Request that the Mayors of the Innovate 78 Collaborative support Escondido's request for LAFCO to modify requirements to have a development plan accompany an annexation application (Masterson – Aug 2015) A request was made to the Mayors but still awaiting their decisions. 	<ol style="list-style-type: none"> 1. Acres annexed 2. Completion of workshop 3. City Council Presentation to confirm boundaries. 4. Letter of Support signed by Mayors of 78 Corridor cities

Goal	Current Reality	Strategy	Evaluation Measure
<p>Optimize downtown development</p>	<p>As the economy has improved, there are fewer vacancies on Grand Avenue. However, several large vacant properties persist. The San Diego Children's Museum has offered to assist the City with displays for the windows of vacant buildings.</p> <p>Murals associated with downtown businesses add to the character and charm of downtown Escondido. The City currently has a mural policy; however, businesses may be unaware of it.</p> <p>The Palomar Hospital Board of Directors has decided to close its downtown campus. Although loss to the downtown area, it poses a redevelopment opportunity.</p>	<ol style="list-style-type: none"> 1. Explore incentives/penalties for owners of long-term vacant properties to encourage demolition or renovation (Geller – Dec 2015) Completed. 2. Work with property owners of vacant stores and the San Diego Children's Museum to install posters and other artwork in shop windows (Geller – Oct 2015) Completed. 3. Distribute the mural policy to all downtown businesses as a way to encourage more business-related murals (Geller – Aug 2015) Completed. 4. Work with Palomar Hospital and local stakeholders to proactively promote the redevelopment of the site (Masterson/Lundy – Apr 2016) In progress. Meetings have been held with Hospital and their broker regarding the property. 	<ol style="list-style-type: none"> 1. Completion of evaluation 2. Installation of posters/artwork 3. Distribution of mural policy 4. Periodic report on progress

Goal	Current Reality	Strategy	Evaluation Measure
<p>Revamp and clean up policies, practices and standards around Planning, Development, Enforcement and Economic Development</p>	<p>Several of the City’s standards, policies and processes have already been updated, including reductions in CEQA thresholds, adoption of Rural Road Standards and expanding use of PVC for waterlines. Utility easement standards are currently under revision. The Staff Development Committee continues to meet weekly to ensure coordination between each department on development projects. However, there continues to be opportunities to implement the “<i>Working Together to Get to Yes!</i>” program.</p> <p>Staff is prioritizing zoning ordinance amendments and coordinating this effort in conjunction with current work loads.</p> <p>Changes to storm water design standards are required by the Regional Board on December 24, 2015. Staff is experiencing a significant increase in workload due to projects that wish to begin grading to avoid the need to revise their project designs.</p>	<ol style="list-style-type: none"> 1. Continue to implement the “<i>Working Together to Get to Yes!</i>” program (Mitchell/Petrek – Ongoing) Completed and ongoing. First phase of Zoning Code streamlining amendments to be presented to Council October 2016. 2. Continue to coordinate with the Innovate 78 cities and the North San Diego Business Chamber regarding strategies to expedite permit processing, implement on-line permit applications and inspection scheduling, and process monitoring (Petrek – Mar 2016) Completed and ongoing. 	<ol style="list-style-type: none"> 1. Periodic report on progress 2. Periodic report on progress

Goal	Current Reality	Strategy	Evaluation Measure
<p>Implement "Smart City" initiatives that use smart computing technologies to make the critical infrastructure components and services of Escondido more intelligent, inter-connected and efficient.</p>	<p>The City currently uses numerous Smart City technologies. A comprehensive list of all of the City's Smart City initiatives is not available in one location on the City's website. Potential areas for expanded Smart City initiatives include:</p> <ul style="list-style-type: none"> ❑ Use of a location-based social media monitoring platform would allow the City to respond more effectively to emergency situations, gain situational awareness for Police, and improve operations. Information is gathered only from publicly available information. ❑ An automated campground reservation system for Dixon Lake would allow customers to make reservations online 24/7 without having to speak with a Ranger which now must be done during business hours. 	<ol style="list-style-type: none"> 1. Create a webpage that consolidates all of the City's Smart City initiatives in one location (Geller – Sept 2015) Completed. 2. Subscribe to a location-based social media monitoring, analysis and engagement platform (Masterson – Oct 2015) Completed. Now using Lexis Nexis Accurint. 3. Implement Sunrise Campground Reservation System for the public to make reservations during and after business hours (C. McKinney – Nov 2015) Completed. System expected to go live in April. 	<ol style="list-style-type: none"> 1. Creation of webpage 2. Annual review of usage 3. Number of reservations

Goal	Current Reality	Strategy	Evaluation Measure
<p>Implement "Smart City" (continued)</p>	<p>3. Full use of TRAKiT for online permitting, payment processing and tracking, and records retrieval for high volume of public records requests necessitates appointment of a system administrator capable of coordinating implementation of new online payment system, software updates and technology troubleshooting. Other local cities using TRAKiT (Oceanside, Poway and San Clemente) have a designated business analyst/system administrator position. Estimated cost is \$95,000 per year. Request funding in the 2016-17 CIP budget.</p> <p>Implementation of online payment system necessitates selection of the vendor to handle a secure, outsourced payment collection; the Finance Department is evaluating vendor options. Once selected, the vendor must customize the user interaction portion to fit our business requirements, as well as customize the payment process to fit our security needs.</p>	<p>4. Designate TRAKiT System Administrator and complete CRW Administrator training (Petrek – Sep 2016) Delayed. The TRAKiT System Administrator position was not funded in 2016-2017 Budget due to financial constraints. The pending retirement of the Information Systems Director, and selection of new Director, will involve discussions on implementing this strategy.</p> <p>5. Implement Phase I eTRAKiT (customer information/interaction function) (Petrek – Oct 2015) Delayed (see above).</p> <p>6. Implement Phase 2 eTRAKiT (online payment system) (Petrek – Jul 2016) Delayed (see above).</p>	<p>4. Complete training</p> <p>5. Number of users</p> <p>6. Number of online payments</p>

Goal	Current Reality	Strategy	Evaluation Measure
<p>Attract businesses that pay higher wages and diversified employment</p>	<p>The Innovate 78 Collaboration is working to create a regional cohesive identity that highlights the assets, industries and amenities of the cities along the 78 Corridor. By partnering with the San Diego Regional EDC, each city is contributing to, and benefitting from, an effort that is greater than any could do on its own.</p> <p>Local manufacturers, including breweries, are concerned about the impact the drought restrictions will have on their businesses.</p> <p>SANDAG's demographic profile of Escondido does not include its Sphere of Influence. Demographic profiles are available for:</p> <ol style="list-style-type: none"> 1) City Limits 2) School District boundaries 3) Zip Codes 4) Census Tracts 	<ol style="list-style-type: none"> 1. Participate in the Innovate 78 Advanced Manufacturing Roundtable (Geller – Jun 2015) Completed. 2. Continue development of the Innovate 78 website and collateral materials (Masterson/Geller – Ongoing) Completed. Collateral materials have been developed and are ready for use. 3. Conduct a workshop for manufacturers to learn what the impact of the drought will be on their business (C. McKinney/Geller – Jun 2015) Completed. 4. Request SANDAG include the Sphere of Influence in the City's demographic profile (Petrek – Jan 2016) Completed. Conversations with SANDAG concluded that this approach could not be accommodated by SANDAG as the demographic profile for all jurisdictions in the region would need to be modified in order to maintain consistency. The work effort to complete this task was not considered a priority by SANDAG. 	<ol style="list-style-type: none"> 1. Feedback from participants 2. Number of hits 3. Feedback from participants 4. Response to request

Goal	Current Reality	Strategy	Evaluation Measure
<p>Carryover from previous Action Plan: Turn Escondido into an Education Hub</p>	<p>Approximately 28 percent of Escondido residents over the age of 25 have not earned a high school diploma. Interest in improving educational opportunities is increasing as evidenced by the construction of the new public high school Del Lago Academy, the expansion of Classical Academy and Charter High School, the remodel of Palomar College and the relocation of John Paul the Great Catholic University to Grand Avenue.</p>	<ol style="list-style-type: none"> 1. Establish an Education Sub-committee representing the City and public and private schools to identify key factors for poor educational attainment and opportunities to address those factors (CEDS 16b) (Masterson/Geller – Jan 2016) Delayed. Staff has introduced the concept of forming a stall level committee with the public schools. 2. Draft a report that summarizes those findings of the Education Sub-committee (Masterson/Geller – Nov 2016) Delayed (see item 1) 	<ol style="list-style-type: none"> 1. Establishment of committee 2. Present report to Council

City Council Action Plan Fiscal Management

2015-2016

Goal	Current Reality	Strategy	Evaluation Measure
<p>Carryover from previous Action Plan: Maintain Reserve Fund at 25% of the General Fund operating revenue but never lower than \$25 million</p>	<p>In the past, the City has worked to maintain a minimum of 15% of General Fund operating revenue as its Reserve. The Fiscal Management element of the 2013-2014 City Council Action Plan considered setting a revised goal of a 25% threshold and maintaining a minimum of \$25 million.</p>	<p>1. Amend the current goal of achieving a Reserve of 25% of the General Fund operating revenue until a comprehensive analysis can be provided to Council. The analysis will determine an appropriate General Fund target reserve based on a risk factor evaluation offered by the Government Finance Officers Association (GFOA)—See next page page. (Bennett/Ryan) Completed Dec. 2015.</p>	<p>1. Achieve a target General Fund reserve balance based on a risk factor evaluation as recommended by GFOA. The City Council established a target Reserve balance of 25 percent of General Fund operating revenues based on a risk factor evaluation for the City. The City Council has directed staff to review the General Fund target Reserve risk factor analysis annually to determine if the target Reserve balance has changed.</p>

Goal	Current Reality	Strategy	Evaluation Measure
<p>Establish a Reserve Policy for the General Fund and Internal Service Funds</p>	<p>The current objective is to maintain a Reserve Fund of 25% of General Fund operating revenue, but never less than \$25 million. The City currently has \$17.3 million in its General Fund Reserve, equaling approximately 20% of operating revenue. However, the City also maintains additional Reserve balances in the Internal Service Funds (Workers' Compensation, General Liability Self-Insurance, Vehicle and Equipment Replacement, Property Insurance, and other miscellaneous funds) which equal another \$18 million.</p> <p>The current reserve policy may be overly simplistic, not taking into account risks that should be assessed to establish the appropriate Reserve balance. The Government Finance Officers Association (GFOA) provides a risk evaluation tool to help determine the appropriate size of reserve for a city. This tool helps reach a recommendation for a target Reserve based on an analysis of the risks factors.</p>	<p>1. Establish a Reserve Policy for the General Fund and Internal Service Funds that will accomplish the following:</p> <ul style="list-style-type: none"> ✓ Establish the purpose for the Reserve and appropriate Reserve level (Bennett/Ryan – Oct 2015) Completed Dec 2015. ✓ Establish guidelines and conditions when reserve can be utilized Completed Dec 2015. (Bennett/Ryan – Oct 2015) ✓ Establish guidelines to return reserves to prescribed levels if utilized (Bennett/Ryan – Oct 2015) Completed Dec 2015. 	<p>1. Council to consider an amended Fund Balance Policy for the General Fund and Internal Service Funds based on an analysis of risk factors. The City Council established a target Reserve balance of 25 percent of General Fund operating revenues based on a risk factor evaluation for the City. The City Council has directed staff to review the General Fund target Reserve risk factor analysis annually to determine if the target Reserve balance has changed.</p>

City Council Action Plan Neighborhood Improvement

2015-2016

<p>Double Code Enforcement staffing to achieve proactive enforcement</p>	<p>Current staffing in Code Enforcement is based on a combination of full-time, part-time and CDBG-funded positions. As part of the FY 2014-15 Budget, the City Council reinstated two FT officer positions lost during the economic downturn, and added one additional part-time officer funded through CDBG; a mid-year budget adjustment replaced three vacant PT positions with one FT position. These new FT positions enabled increased enforcement coverage on weekends and help overcome high turnover rates and training challenges with PT staff.</p> <p>Estimated cost for one additional FT CE Officer I position is \$87,685.</p>	<ol style="list-style-type: none"> 1. Retain 3 PT CDBG-funded positions in FY 2015-16 budget for proactive enforcement in CDBG-eligible commercial and residential areas, based on defined priorities (Gustafson/Lopez – Jul 2015) Completed. 2. Increase FY 2016-17 operating budget to support one or more FT officer positions, to be dedicated to proactive enforcement in other targeted areas (Gustafson – Jul 2016) 3. Assign officers dedicated to the Neighborhood Transformation Program Team (Gustafson – Mar 2015) Completed. 4. Train field personnel in other departments to report complaints (Skaja/Oliveira/Draper – Jan 2016) Completed and ongoing. 5. Facilitate ease of reporting complaints by expanding use of social media, website, designated email address and other publications (Gustafson/Info Systems – Jan 2016) Completed. 	<ol style="list-style-type: none"> 1. Quarterly reports (completed) 2. Quarterly reports 3. Quarterly reports (completed) 4. Number of complaints filed 5. Staff training completed 4/6/2016. Web site updated along with designated email reporting.
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Goal	Current Reality	Strategy	Evaluation Measure
<p>Address the issue of homelessness from a regional approach</p>	<p>Chronic homelessness is a regional concern. An annual Point in Time Count of homeless persons is sponsored by the National Alliance to End Homelessness (NAEH), but not all jurisdictions participate with the same level, skewing the homeless count. The City encourages community organizations working collaboratively to find solutions to homelessness using private funds. Interfaith has operated an emergency (winter) shelter at its facility at 550 W. Washington. No year-round emergency shelter currently exists in the City. The City has authorized a conditional commitment of Successor Housing Agency funds for Solutions for Change to construct a facility for 24-34 formerly homeless families on S. Escondido Blvd. Zoning code amendments adopted in 2013 established an overlay zone where emergency shelters are allowed by right, and an evaluation was completed to consider additional or alternative areas. The "25 Cities" Program (http://25citiesd.org/) is working with San Diego County jurisdictions to support their efforts to master lease apartment units in order to house their clients.</p>	<ol style="list-style-type: none"> 1. Complete code amendment process regarding potential additional or alternative areas for the Emergency Shelter Overlay Zone (Petrek – Jun 2015) Completed. 2. Establish a Task Force, consisting of representatives from City departments, business owners and community based organizations, to identify the causes and changing characteristics of local homeless individuals and current issues associated with homelessness in the community (Masterson - Jan 2016) Completed. Report given to City Council in August 2016. 3. Continue coordination efforts with the Alliance for Regional Solutions to explore possibility of year-round shelters (Lopez – Dec 2016) 	<ol style="list-style-type: none"> 1. Confirm existing overlay and/or adopt additional/alternative areas by the Council (This item is completed, no further action to be taken regarding the Emergency Shelter Overlay. Staff is working with North County Interfaith to modify its CUP from a winter shelter into a year-round shelter) 2. Establish Task Force 3. Identify appropriate sites

Goal	Current Reality	Strategy	Evaluation Measure
		<p>4. Promote regional public participation in the annual Point in Time Count of homeless persons sponsored by the Regional Task Force on Homeless by including links on City web page (Lopez/Info Systems – Dec 2015) Completed.</p> <p>5. Explore possible reestablishment of sobering services (Skaja – Jul 2016) Completed – Interfaith is in the process of opening a new sobering services center.</p> <p>6. Partner with the 25 Cities Program to provide contact information for rental housing property owners/managers and to support marketing strategies to engage property owners/managers who would be willing to work with the program (Gustafson/Kurupas/Lopez – Jan 2016) Completed.</p> <p>7. Administer Crime Prevention Through Environmental Design (CPTED) training for local businesses impacted by homelessness (Skaja – Dec 2016) Completed</p> <p>8. Explore adding a second Bike Team (Skaja – Dec 2016) Completed – A Bike Team will not be added at this time.</p>	<p>4. Website links</p> <p>5. Determine feasibility</p> <p>6. Provide contact information to Inter Faith, organizer of the 25 Cities program.</p> <p>7. Determine number of businesses trained</p> <p>8. NTP summary report</p>

Goal	Current Reality	Strategy	Evaluation Measure
<p>Storm water regulations/water quality</p>	<p>On March 11, 2015, Council held a workshop regarding the new municipal storm water permit. As described during the workshop, the new permit results in a number of changes relating to development/redevelopment, residential land uses, monitoring and new requirements for retrofit and stream/habitat rehabilitation. The permit also provides an opportunity to help fund projects through an option for an “alternative compliance program” in which developers help fund offsite projects mitigating the storm water impacts of development. Changes in regulations continue at both the State and Federal level. Recent issues include the introduction of Trash Amendments by the State and a proposed revision of the definition of “Waters of the U.S.” by the Army Corps of Engineers.</p>	<ol style="list-style-type: none"> 1. Monitor and comment on upcoming regulations to ensure that the City’s perspective is presented (Davies – Ongoing) 2. Prepare documents to comply with the new Municipal Permit (Davies – May 2015) Completed. 3. Develop an alternative compliance program to allow funding to be directed to water quality improvement projects Ongoing. (Davies – Dec 2016) 4. Fund a hydraulic study to develop optimal project locations; include Spruce Street Channel Improvement as a potential project (Davies – Mar 2016) Completed. 5. Assist developers in understanding new development regulations (Davies – Dec 2015) Completed. 	<ol style="list-style-type: none"> 1. Comment letters provided on both issues (completed); comment letters on future issues 2. Presentation of documents at Council (completed May 6, 2015) 3. Regional water quality equivalency measures in MS4 developed, waiting on RWQCB approval. 4. Study completed and its findings are to be presented to Council in May 2016. 5. Draft interim policy and communicate to developers until RWQCB acts on prior lawful approval (completed July 2015)

Goal	Current Reality	Strategy	Evaluation Measure
		<ul style="list-style-type: none"> 6. Combine water conservation and storm water messaging and outreach to the public (Davies – Jun 2015) Completed. 7. Combine new permit requirements with current City activities, where feasible (Davies – May 2015) Completed. 8. Use program update to evaluate how the City complies with regulations and implement improvements where appropriate (Davies – Jun 2015) Completed. 	<ul style="list-style-type: none"> 6. Outreach materials addressing both issues (completed Jun 2015) 7. Review of Jurisdictional Runoff Management Plan (presented 5/6/15) 8. Review of Jurisdictional Runoff Management Plan (completed Jun 2015)

Goal	Current Reality	Strategy	Evaluation Measure
<p>Traffic signal synchronization</p>	<p>While many of the City's signals have been coordinated in groups of 3 to 5 signals, additional work is needed to complete synchronization of longer street corridors. Staff completed synchronization of the Mission Avenue corridor in FY 2013-14, Valley Parkway (I-15 to Centre City Parkway) in FY 2014-15, and has started design for signals on Bear Valley Parkway (Boyle to Valley). Centre City Parkway has been comprehensively coordinated; however, pedestrian calls and emergency vehicle calls disrupt signal coordination.</p> <p>There is no dedicated funding source for signal coordination. The major source of funding for street maintenance and operation (Gas Tax) has been reduced by 25 percent (approximately \$1 million annually) due to the recent action of the State. The cost to hire a consultant to synchronize a corridor is approximately \$30,000. Signal timing plans should be updated every 3 to 5 years.</p>	<ol style="list-style-type: none"> 1. City staff to complete synchronization of one corridor per year. Complete coordination of Bear Valley (Boyle to Valley) and extend coordination on Valley Parkway (I-15 to Juniper) (Procopio – Dec 2016) Bear Valley synchronization is complete. Valley Parkway signal coordination is in progress. 2. Pursue grant funding to hire a consultant to coordinate priority signal corridors (Procopio – Dec 2016) Continuing to look for grant opportunities. 	<ol style="list-style-type: none"> 1. Complete synchronization of one corridor per year 2. Apply for grants if they become available for signal synchronization

Goal	Current Reality	Strategy	Evaluation Measure
<p>Revisit improvement of Centre City Parkway/Mission Avenue intersection</p>	<p>Improvements at the Centre City Parkway/Mission Avenue intersection requires property acquisition. In the past, Council has opted not to pursue condemnation to acquire the necessary property. As such, the project has been on hold. If Council wishes to pursue this project, it is likely that condemnation will be necessary.</p> <p>This project is not fully funded and the recent reduction in the Gas Tax will impact funding available for this capital project.</p>	<ol style="list-style-type: none"> 1. Revisit the possibility of condemnation with Council (Procopio/Lundy – Jun 2016) In progress. Real property staff is negotiating right of way purchase with property owner. 2. Explore options to phase the project to accomplish the improvements that provide the largest benefit to the intersection level of service (Procopio – Jun 2016) In progress. A proposed development at this location provides the opportunity to partner with the developer on intersection improvements. Staff is awaiting project traffic study to determine most viable options for phasing of this project. 	<ol style="list-style-type: none"> 1. Council agenda item 2. Determine funding required for first phase of the project

Goal	Current Reality	Strategy	Evaluation Measure
<p>Widening of East Valley Parkway/Valley Center Road</p>	<p>CEQA and NEPA clearance has been completed for this project. Based on current revenue projections, it is expected that this project will be fully funded in FY 2016/17. This project is being actively pursued. Plans are nearly complete with right of way acquisition and utility relocation designs in progress.</p> <p>The possibility of re-striping East Valley Parkway to add travel lanes has been evaluated and is not feasible. Widening is necessary to add lanes.</p>	<p>1. Fully fund the project with the CIP program, acquire necessary land and begin construction (Procopio – Jul 2016) In progress. Project was fully funded in January 2016. Right of way and design are complete. Construction start was delayed awaiting Caltrans authorization to construct. Now expect to begin construction in early 2017.</p>	<p>1. Begin construction of the project in FY 2016/17</p>

Goal	Current Reality	Strategy	Evaluation Measure
Library Master Plan	<p>Design of Library expansion project is complete and conceptually approved by Council. CIP funding for future design development process has been approved (\$298k – CIP: Public Facilities Fee)</p> <p>Escondido Library Foundation is taking steps to create fundraising awareness through potential donor events and a marketing campaign.</p>	<ol style="list-style-type: none"> 1. Staff will proceed to confirm other funding options, including a potential Bond Measure (L. McKinney – Jan 2016) Completed. On August 19, 2015, City Council directed staff to hire consultants to provide strategic planning and polling services in addition to exploring public/private partnerships. On March 23, 2016, staff returned to City Council with the survey results. The Escondido Library Foundation mailed donor letters to the community in November 2015. At the March 23, 2016 Council meeting, staff was directed to develop a plan to build a new library in the Woodward Avenue Parking lot. 2. On October 19, 2016 staff will return to the City Council to report research results on the Escondido Blvd and Woodward Ave location and provide next step options. 	<ol style="list-style-type: none"> 1. Report funding status with an option to consider further research on Bond Measure feasibility 2. Return to Council with update on Bond Measure funding feasibility

Carryover from previous Action Plan:
Improve maintenance and lighting of parks, buildings and streets

Funding for an assessment of Kit Carson Park play equipment has been approved in the CIP (\$225K).

CIP Project - Funding for an amendment to the Kit Carson Park Master Plan has been approved (\$100k) for the sports fields area of the Park.

CIP Project – Funding to repurpose the tennis courts at Washington Park has been approved (\$50k).

1. Complete assessment of Kit Carson Park users and community; execute consultant contract to design play equipment (L. McKinney – Oct 2016) Completed. Funds were reallocated on 11.4.15 to City Parks Capital Improvements. A shade structure will be added in 2016/17. Staff is researching options of installing shade structures at KCP in early 2017.
2. Hire consultant to assess the Kit Carson Park sports field and, with community input, redesign fields per current regulations and to meet community needs (L. McKinney – May 2016) In progress. Cost for consultant exceeds funding. Instead staff is working with leagues to conduct assessment and potential. New funds for fence replacements will be proposed. Staff will pursue in 2017.
3. Courts will be striped to allow for tennis and pickleball (L. McKinney – Jun 2016) In progress. Community surveys were conducted to determine best use of the courts. Staff is researching the use of the tennis courts for expanded basketball courts.

1. Completed assessment with an estimate of probable costs and design for the play equipment
2. Completed assessment with an estimate of probable costs and a design of the proposed new field layout
3. Completed repurposing of the courts

Goal	Current Reality	Strategy	Evaluation Measure
	<p>CIP Project – Kit Carson Park lighting installation in four parking lots currently without lighting. The installation will include conduit to support future camera installation (\$1.01 million is budgeted for the project).</p>	<p>4. Hire contractor to install the lighting with infrastructure for future security cameras (Procopio – Dec 2016) In progress. Design is underway.</p>	<p>4. Complete design and installation of the lighting and camera infrastructure</p>
	<p>CIP Project – Kit Carson Park Adult Concession Stand upgrades (\$134k – PDF). Exterior upgrades are complete</p>	<p>5. Hire private contractor to construct interior upgrades (O’ Donnell – Jun 2016) Completed.</p>	<p>5. Complete construction so concession stand is ready for operation</p>
	<p>CIP Project - James Stone Pool improvements include the deck expansion, fencing, storage shed, bleachers, shade structures and wading pool resurfacing (\$319,000 – Park Development Fee + \$679,600 – Grants)</p>	<p>6. Hire private aquatics specialists to design and contractor to construct improvements as well as to resurface wading pool (L. McKinney/Oliveira/O’Donnell/Procopio – Dec 2016) In progress. Design is underway.</p>	<p>6. Complete improvements as planned</p>
	<p>CIP Project – Washington Park Pool resurfacing the wading pool (\$75k – Grants)</p>	<p>7. Hire contractor to resurface wading pool (Procopio – Dec 2016) Completed.</p>	<p>7. Complete the wading pool resurfacing</p>
	<p>CIP Project – Grape Day Park play equipment design and construction (\$214,715 – Park Development Fee + \$109,248 – Grants)</p>	<p>8. Hire contractor to complete the construction (Procopio – Dec 2016) Completed.</p>	<p>8. Complete the design and installation of the new playground equipment</p>
	<p>Design new bathrooms at Grape Day Park (\$66k – Park Development Fee)</p>	<p>9. Budget CIP funding for the restroom (Procopio – Jun 2016) Completed.</p>	<p>9. Obtain needed funding to design the new restroom facility</p>

<p>Action Plan: Develop more activities for youth</p>	<p>park that accommodates skate board, scooter, and hockey use.</p> <p>The existing park master plans do not address the accommodation of a BMX track.</p> <p>Recreation Department staff hire instructors to teach classes for youth on a variety of topics ranging from physical activities to creative activities. These activities are designed to promote self-confidence, self-improvement, and positive social skills. The Recreation Guide is published three times per year and provides the kids and parents with class information.</p> <p>Currently the Library and Recreation Departments, who both offer activities for youth, function autonomously.</p>	<p>installing and maintaining one or multiple smaller skate parks (L. McKinney – Sep 2016) In progress. Staff is currently pursuing funding options.</p> <p>2. Study feasibility/location of installing and maintaining a BMX track (L. McKinney – Sep 2016) In progress.</p> <p>3. The Recreation Department staff are actively seeking new instructors to offer a wider range of class opportunities for youth. Council approved a new fee range for the recreation classes so that specialty classes, which are more expensive, can be added to the existing class offerings (L. McKinney – Ongoing) Completed. 31 new classes were added this year.</p> <p>4. Create opportunities for Library and Recreation staff to work together on a regular basis to develop and implement a wider range of activities for youth. The goal is to offer more programs for youth in a more efficient and effective manner. (L. McKinney – Ongoing) Library and Community Services staff collaborated on three classes.</p>	<p>2. Report to Council</p> <p>3. Adding six new classes per year</p> <p>4. Adding three new classes per year</p>
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Goal	Current Reality	Strategy	Evaluation Measure
<p>Carryover from previous Action Plan: Implement Escondido Creek Master Plan as funds become available</p>	<p>Council has accepted the Escondido Creek Master Plan; however, funding for improvements is limited and will be completed on an incremental basis as funding becomes available or as part of the development of adjacent properties.</p> <p>SANDAG Active Transportation funding was recently awarded for completion of the Missing Link of the Bicycle Master Plan that connects the Transit Station to the Creek Trail at Broadway based on a competitive grant (\$1,092,000).</p>	<ol style="list-style-type: none"> 1. Explore an "Adopt a Creek" program for maintenance of creek segments (Lopez – Jun 2016) Completed. The Creek Trail locations have been incorporated into the "We Clean Escondido" Program. 2. Continue to explore grant opportunities for park improvement projects Ongoing. (Youel – Dec 2016) 3. Conduct hydraulic study to identify optimal locations for alternative compliance projects and to specifically evaluate locations along Escondido Creek where projects have been previously suggested (e.g. El Caballo and Grape Day Park) (Davies – Dec 2015) Completed. 4. Include projects for Escondido Creek in the development of an alternative compliance program (Davies – Jan 2016) Ongoing. 5. Complete design of the Missing Link project (Procopio – Dec 2016) 	<ol style="list-style-type: none"> 1. Number of blocks adopted 2. Number and amount of grants awarded 3. Complete assessment of project locations along creek. 4. Presentation of projects in alternative compliance program 5. Award a consultant services contract for design of the Missing Link project

City Council Action Plan Public Safety

2015-2016

Goal	Current Reality	Strategy	Evaluation Measure
<p>Continue Implementation of Neighborhood Transformation Project (NTP) and Neighborhood Enhancement, Awareness & Training (NEAT)</p>	<p>The Police Department is in the beginning stages of its second NTP operation in East Escondido (NTP-2). The footprint includes Harding St. east to Midway Drive, and Grand Avenue north to the River Walk. This footprint contains a complex mixture of high-density apartments, condominiums, single family homes, businesses and schools.</p> <p>The Police Department and other City Departments are following the blueprint established and fine-tuned during NTP-1, the South Boulevard Project. Community-based organizations have conducted a community survey in the footprint and the Police Department, supported by City Staff and other CBO resources, held a community meeting to kick-off NTP-2 on March 28, 2015. The duration for NTP-2 is expected to be 12-18 months.</p> <p>The Police Department aims to identify the NTP-3 footprint area by the 3rd Quarter 2015.</p>	<ol style="list-style-type: none"> 1. Begin to implement exit strategy and prepare stakeholders to have the knowledge and tools to maintain environmental improvements. Introduce District Area Commander and NTP Patrol Commander (Lt. K. Toth) for a single point of contact direct access reference NTP related issues after the program relocates to NTP 3. (Skaja) Completed. 2. Raise enrollment in the Crime Free Multi Housing program (CFMH) in NTP-2 to 100% of qualifying properties. Explore grant property improvement opportunities for properties participating in CFMH. (Kogler – Apr 2016). Completed. All that are interested will participate. 	<ol style="list-style-type: none"> 1. District Area Commander and the NTP Patrol Commander (Lt. K. Toth) will be tasked to evaluate the exit strategy and provide recommendations for the NTP exit strategy. 2. Conduct CFMH training for all apartment managers/ property owners and compare final participation to beginning numbers.

Goal	Current Reality	Strategy	Evaluation Measure
<p>Continue implementation of Neighborhood Transformation Project (NTP) and Neighborhood Enhancement, Awareness & Training (NEAT) -</p>	<p>The Police Department is in the beginning stages of its second NTP operation in East Escondido (NTP-2). The footprint includes Harding St. east to Midway Drive, and Grand Avenue north to the River Walk. This footprint contains a complex mixture of high-density apartments, condominiums, single family homes, businesses, and schools.</p> <p>The Police Department and other City Departments are following the blueprint established and fine-tuned during NTP-1, the South Boulevard Project. Community-based organizations have conducted a community survey in the footprint and the Police Department, supported by City Staff and other CBO resources, held a community meeting to kick-off NTP-2 on March 28, 2015. The duration for NTP-2 is expected to be 12-18 months.</p> <p>The Police Department aims to identify the NTP-3 footprint area by the 3rd Quarter 2015.</p>	<p>3. NTP coordinators and Supervisors to work on the planning phase of NTP-3. Identify stakeholders associated with the footprint of NTP-3. Develop staffing model and coordinate efforts with other city departments to achieve desired outcome. (Skaja) Completed.</p> <p>4. Coordinate PD resources with the leads from other City Departments for the completion of NTP-2 and through the planning and operational stages of NTP-3. (Skaja- Ongoing) Completed.</p>	<p>3. Monitor deployments and productivity of individual officers in their assigned areas. Supervisory review of performance objectives on an ongoing basis.</p> <p>4. Continue to solicit feedback from Department Heads and supervisors on the program.</p>

Goal	Current Reality	Strategy	Evaluation Measure
<p>Communicate positive events and data to illustrate decreases in crime rates and positive changes resulting from NTP</p>	<p>The Police Department's public website provides a link to the NTP webpage. The NTP webpage provides an overview of the current NTP area and provides a resource to the public for information sharing about the scope and progress of the program. https://police.escondido.org/ntp.aspx</p> <p>The NTP webpage is not updated on a regular basis; as such, some of the information provided does not reflect the most recent efforts in the project area.</p> <p>The Police Department utilizes social media to enhance communication with the community and serve as a force multiplier.</p>	<ol style="list-style-type: none"> 1. Evaluate the current methodology of updating the NTP webpage and determine a more effective way to update information. Identify and train specific personnel to update/edit the NTP webpage. (Skaja- Dec 2015) Completed. 2. Evaluate the current methodology of using social media to inform the public of the City's efforts and successes in the NTP footprint. Identify specific personnel to be responsible for providing timely information on the NTP to authorized members of the Department who can post the information on social media. (Skaja - Jan 2016) Completed. Prior to and at the onset of NTP-3 on July 18, 2016, NTP supervisors will utilize news releases and social media to keep the public informed of the efforts of the city departments and to market the program. All Managers and supervisors have access to social media applications. Training complete. 	<ol style="list-style-type: none"> 1. Evaluate the NTP webpage by May 30, 2015 to ensure timely and accurate updates on crime rates and positive changes are available on the website. 2. Evaluate the increase of NTP-related posts to our social media sites. Track the numbers of followers and "re-tweets" of NTP related information.

Goal	Current Reality	Strategy	Evaluation Measure
<p>Continue to optimize Police staffing levels</p>	<p>The Police Department is nearing fully funded staffing levels. A large number of officers assigned to the Patrol Division are newer officers, 18 of which are still in their probationary period. Of that number, six officers are in academy training.</p>	<ol style="list-style-type: none"> 1. Recruit and test Police Officer applicants to ensure a qualified candidate pool for hiring; this includes strong local recruiting, including from within the Department's Explorer program. (Loarie – Ongoing) Completed and ongoing. Jan 1 to Sept 29, 2016 we have hired 15 officers. Trend is more lateral officers than academy recruits. Internal marketing continues. 2. Plan ahead of hiring needs based on projected retirements and normal attrition of the sworn staff. (Loarie – Ongoing) Completed and ongoing. After vacancies are filled, we will start a qualified applicant list. 3. Seek grant funding to address the future reinstatement of frozen Police Officer positions. (Loarie – Ongoing) Completed. Continue to apply for COPS Hiring Recovery Program. Applied for another COPS Hiring Recovery Program but awaiting answer. 	<ol style="list-style-type: none"> 1. Maintain staffing levels at or near fully funded staffing levels. 2. Maintain a qualified pool of applicants ready to fill vacancies as they arise. 3. Apply for grant funding as authorized.

Goal	Current Reality	Strategy	Evaluation Measure
<p>Continue to optimize Police staffing levels</p>	<p>The Police Department is nearing fully funded staffing levels. A large number of officers assigned to the Patrol Division are newer officers, 18 of which are still in their probationary period. Of that number, six officers are in academy training.</p>	<p>4. Examine deployments and staffing levels to address current crime trends and service to the public. (Carter – Ongoing) Completed and ongoing. Re-evaluating current deployment schedule to address current staffing shortages as well as calls for service response times. Examined call volume and peak hours for demand for schedule change. Changed Jan 2016 Patrol Schedule in response to call volume and calls for service demand. Will be evaluating new schedule and change again if appropriate (July 2016). Moved bicycle team to assist with gang enforcement over Summer of 2016 because of calls for service and demand for gang calls. Constantly evaluating patrol schedules and will make adjustments as need presents itself. Most decisions are based upon calls for service and demand.</p>	<p>4. Ensure that the crime issues are addressed with proper staffing deployments and response times for calls for service are within established goals.</p>

Goal	Current Reality	Strategy	Evaluation Measure
<p>Improve Fire Department operations and service by utilizing information from the Insurance Service Office (ISO) Public Protection Classification rating.</p> <p>Utilize the information to be the starting point of creating a formal strategic plan.</p>	<p>In 2014, the Fire Department was evaluated by ISO to update the Public Protection Classification survey. The Fire Department maintained its Class 2/2x rating.</p>	<p>1. Complete a formal review of the Public Protection Classification analysis to create a plan to improve Fire Department service and maintain or improve the ISO Public Protection Classification rating. (Knowles – Jul 2016) In progress. Reviewed ISO study. Established contact and trying to set a meeting with an ISO representative.</p>	<ol style="list-style-type: none"> 1. Complete review process. (Dec 2015) 2. Prioritize objectives and develop strategic priorities. (Mar 2016) 3. Implement tactical changes to meet objectives.

Goal	Current Reality	Strategy	Evaluation Measure
<p>Implement a full-time Emergency Manager/Community Risk Reduction Officer</p>	<p>Currently, the Emergency Manager/Coordinator position is a general funded part-time position (960 hours). The position is held by a PERS retired annuitant. PERS is taking a hard stance and implementing stringent guidelines regarding retired annuitants. The proposed full-time position would also include managing the CERT program which would further reduce the need for the CERT program manager who is a PERS retired annuitant. The CERT program manager is currently a grant funded position. Additional duties would be added to the position to include Community Risk Reduction and Public Education. This would allow the Fire Department/City to take a proactive stance on reducing hazards within the City.</p>	<p>1. Evaluate funding mechanisms to make up the shortfall between the current part-time position to the proposed full-time position. (Lowry – Sep 2015) Completed.</p>	<p>1. Propose options to the City Manager. 2. Implement position. (Jan 2016) 3. Implement a proactive public education campaign for defensible space for properties in the Very High Wildland Urban Interface Classification. (Jun 2016)</p>

Goal	Current Reality	Strategy	Evaluation Measure
<p>Improve recruitment and retention in the Non-Safety Paramedic (NSPM) rank.</p>	<p>The NSPM program meets the expectations of the Fire Department and the needs of the citizens.</p> <p>The NSPM position is an entry level transient position.</p> <p>Currently, the Fire Department must recruit 3 to 4 times per year to meet the demand of filling vacant positions.</p>	<ol style="list-style-type: none"> 1. Coordinate with Human Resources to evaluate recruitment, testing and compensation. (Vogt – Jun 2016) In progress. HR is reviewing. 2. Develop an internal committee to evaluate probationary training, mentoring and succession. (Vogt – Dec 2015) In progress. NSPM mentor program revised February 2016. NSPM probation program under review. Committee panel postponed to June 2016. 3. Evaluate recruitment techniques, testing, pay and training to determine areas that would potentially provide a greater degree of success in the recruitment and retention of NSPMs. (Vogt – Dec 2016) 	<ol style="list-style-type: none"> 1. Track the following recruitment benchmarks: <ul style="list-style-type: none"> • # of applications • # of written tests • # of passing scores • # of applicants showing at practical test • # of passing scores • Track success of probationary employees • Track reasons for terminations and voluntary resignations

Goal	Current Reality	Strategy	Evaluation Measure
<p>More effectively use technology to improve Emergency Services, reporting requirements and service to the community.</p>	<p>Currently, the fire department uses a 20+ year old records management system (RMS) that does not meet the needs of a progressive department. Because of the joint nature of the Emergency Communications Center (Police/Fire), the Fire Department must abide by Department of Justice (DOJ) regulations that impose strict and cumbersome regulations that inhibits the ability to progress in technology designed for fire service and community enhancements.</p>	<p>1. Work collaboratively with Information Systems, Police and the Communication Center to develop procedures that enhance the ability to streamline processes that allow for new technology to be integrated with the Computer Aided Dispatch (CAD) that improves the Department's ability to provide better emergency and community service. (Knowles – Jul 2016) Completed. SFTP has been completed and installed in the test CAD to ensure there are no bugs.</p>	<p>1. Establish deadlines for meetings to establish unified objectives . Once the objectives are identified, create the strategies to meet the objectives.</p>

Goal	Current Reality	Strategy	Evaluation Measure
<p>Complete "Blue Card" Command and Control training for all Fire Captains and Chief Officers</p> <p>Create a Command and Control training center within the EOC</p>	<p>Organized consistent Command and Control training is very difficult to obtain. Typically, training is accomplished through taking classes from the State Fire Marshals Office. Further training is acquired through department drill and one on one contact between Captains or Chief Officer and Captain.</p>	<p>1. Utilize a newly developed Command and Control training program to deliver standardized, consistent and repetitive training to all Fire Captains and Chief Officers. (Vogt – Mar 2016) Completed. All Captains certified as Acting Battalion Chiefs and Engineers certified as Acting Captains completed 50-hour online class.</p>	<p>1. All Captains and Chief Officers completed 50-hour online class. (Jun 2015) Completed</p> <p>2. Command and Control Center hardware and software purchased. (Jul 2015) Completed</p> <p>3. Installed and tested Command and Control Center. (Sep 2015) Completed</p> <p>4. Start 24-hour hands on training for all Captains and Chief Officers. (Nov 2015) Completed</p> <p>5. Complete all certification training. (Mar 2016) Completed</p>



FUTURE CITY COUNCIL AGENDA ITEMS
October 5, 2016

AGENDA ITEMS AND COUNCIL MEETING DATES ARE SUBJECT TO CHANGE. CHECK WITH THE CITY CLERK'S OFFICE AT 839-4617

<p>October 19, 2016 4:30 p.m.</p>
<p>CONSENT CALENDAR</p>
<p>Authorization to Acquire the Easement Interests Needed for the Valiano Development Project (J. Masterson/D. Lundy)</p> <p><i>As part of the Valiano private development project, a sewer pipeline and access easement is needed from San Diego Gas & Electric. The interests have been appraised. This action will serve to authorize the acquisition of the easement interests required for the project.</i></p>
<p>Final Map, Escondido Tract 932, Located at 1185 Lehner Avenue (E. Domingue)</p> <p><i>This project was approved by the City Council on February 28, 2007, as Resolution No. 2007-22R, together with a Development Agreement approved as Ordinance No. 2007-04. The City Council has subsequently approved two amendments and two addendums to the second amendment. Shea Homes as developer, has renamed the project Canyon Grove Estates and received approval of the precise development plan by the Planning Commission on June 25, 2016 as Resolution No. 6069. The Final Map is in substantial conformance with the Tentative Map and subject to the Conditions of Approval and terms of the Amended Development Agreement, with addendums.</i></p>
<p>Rubberized Pavement Grant Program Application (E. Domingue)</p> <p><i>The City Council is being asked to approve applications to CalRecycle for the Rubberized Pavement Grant Program in order to use Rubberized Chip Seal, in conjunction with the Citywide annual Pavement Maintenance program.</i></p>
<p>Agreement with HomeServe USA for Wastewater and Water Lateral Insurance Services (C. McKinney)</p> <p><i>Consideration of a proposed agreement with HomeServe USA that allows the vendor to market their insurance protection services to Utilities' customers with wastewater or water laterals. The agreement will include financial consideration for the City of Escondido.</i></p>
<p>Department of Alcoholic Beverage Control ABC-OTS Grant and Budget Adjustment (C. Carter)</p> <p><i>The Escondido Police Department received a Fiscal year 2017 Department of Alcoholic Beverage Control ABC-OTS Grant in the amount of \$25,000. This grant will fund grant-required training, overtime and overhead expenses for officers to conduct operations related to alcohol sales to minors and to enhance local efforts to reduce alcohol-related problems in the community.</i></p>

October 19, 2016
Continued

CONSENT CALENDAR Continued

Escondido Police Department Body-Worn Camera Grant and Budget Adjustment

(C. Carter)

The Escondido Police Department received a \$248,940 Fiscal Year 2016 Body-worn Camera Policy and Implementation Program Grant from the U.S. Department of Justice. This grant allocation will enhance the Escondido Police Department's Body-worn Camera Program.

PUBLIC HEARINGS

Local Register Historic Listing, Mills Act Agreement, and CEQA Exemption (HP 16-0008)

(B. Martin)

To add an Old Escondido Neighborhood one-story Craftsman Bungalow built in 1910 to the City's Local Register of Historic Places. The current owners of the property also wish to enter into a Mills Act agreement with the City.

Proposed Amendments to the Zoning Code – Phase 1 Implementation of the 2015-2016 City Council Action Plan Goal to Streamline Development Review Processes (AZ 16-0006)

(B. Martin)

This is the first phase of several zoning code amendments implementing the City Council's "Get to Yes" Program to evaluate and streamline development processes and determine appropriate review authorities leading to more efficient project evaluations and approvals.

First Amendment to the Development Agreement for Henry Ranch Tract 920 (PHG 14-0026)

(B. Martin and J. Epp)

The proposed amendment to the development agreement for the 98-lot Tract 920 extends the terms by an additional five years, to September 7, 2022, and reduces the City's portion of the cost sharing for the construction necessary for off-site storm-drain improvements along a portion of La Honda Drive and through a public utility easement on private property.

CURRENT BUSINESS

Grape Day Park Library Task Force Report

(L. McKinney)

At the March 23, 2016 City Council meeting, the City Council directed staff to study the feasibility of a plan to build a new library in Grape Day Park, including other enhancements. Staff will report on the research accomplished and provide options seeking future direction from the City Council on the project.

Future Agenda Items (D. Halverson)

October 26, 2016
4:30 p.m.

CONSENT CALENDAR

PUBLIC HEARINGS

CURRENT BUSINESS

Financial Report for the Quarter Ending June 30, 2016

(S. Bennett)

Quarterly financial records present written financial update to the City Council concerning certain funds of the City based on the most recent financial information available. These quarterly financial reports include budgetary information along with the actual resources received to date and the use of these resources in fulfilling each fund's financial plan. The report provides information for the General Fund, Recreation Fund, Reidy Creek, Successor Agency, Water, and Wastewater Funds.

Adoption of Proposed Changes to Annual Inventory of City Fees

(S. Bennett)

Departments have reviewed the existing fee schedule and are proposing new fees or fee changes designed to recoup costs associated with the services being delivered.

Future Agenda Items (D. Halverson)



City Manager's **WEEKLY UPDATE** to City Council

October 5, 2016

ECONOMIC DEVELOPMENT

- This weekend October 8-9 Kit Carson Park will host one of our larger adult softball tournaments during the year. Teams will be arriving from all over the country to play in the American's Finest City Softball League tournament. There will be 24 teams and around 450 players and spectators over the course of the tournament.

SPECIAL EVENTS

- No special events this week.
- For information about other activities taking place in Escondido, please visit www.visitescondido.com

COMMUNITY DEVELOPMENT

Major Projects Update

Commercial / Office:

1. Escondido Research and Technology Center – East (ERTC) (Developer: James McCann) – *No change from the following update reported last week:* 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. A grading permit has been issued by the Engineering Division. Building plans have been submitted for plan check. The applicant has recently requested to install a temporary paved parking lot in this area to serve the hospital. A grading plan for the temporary parking lot was approved June 13, 2016.
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 across from 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 fee deferral agreement has been signed and the building permit was issued June 23, 2016. A tentative parcel map (TPM) for office condominiums was approved on July 12, 2016. A Final Parcel Map was submitted by the applicant on July 25, 2016, and is currently being reviewed by Planning and Engineering.
3. Centerpointe 78 Commercial (Developer: Lars Andersen, Pacific Development) – *No change from the following update reported last week:* This project is a 45,650 sq. ft. supermarket and restaurant located at 925 N. Broadway. The project was approved by the City Council on December 9, 2015. Demolition of the former auto dealership has been completed down to the foundation. Grading plans have been submitted to Engineering and Planning for

City Manager's **WEEKLY UPDATE** to City Council

review. Building plans for the supermarket were submitted to the Building Division on September 14, 2016, and are being reviewed by Building and Planning staff.

4. Westfield Theater (Developer: Kim Brewer, Westfield) – *No change from the following update reported last week:* 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) – *No change from the following update reported last week:* 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, 5-story height limitations and site design issues given the existing wetland constraints on the property. 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. The applicant met with the wild life agencies and is responding to technical studies needed to complete the application. Tribal consultations are underway.
6. Springhill Suites (Developer: Raj Patel, San Bernardino Hospitality LLC) – *No change from the following update reported last week:* This project is a 4-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 and grading for the hotel site has now started. Building plans have been approved by Esgil, Fire, Planning and Engineering. The building permit is ready to be issued.
7. Escondido Auto Park Association (Developer: Tim Brecht, Escondido Auto Park Association) – The association is proposing to upgrade the existing electronic message sign along I-15. An application for a new regional market sign and an amendment to the Sign Ordinance to increase the allowable display area for a regional market sign was submitted to the Planning Division on May 6, 2016. The proposed sign would be located in the same location as the existing sign at a slightly lower height (73.5 feet) with approximately the same overall dimensions. The Planning Commission recommended approval of the new regional market sign and amendment to the Sign Ordinance on July 12, 2016. The City Council approved the new regional market sign and amendment to the Sign Ordinance on August 17, 2016. The contractor is expected to submit the plans into plan check for a building permit this week.
8. Ford-Hyundai Dealership Expansion (Developer: Neil E. Sander, Dynamic Engineering) – An expansion involving approximately 13,000 sq. ft. of showroom buildings and 6,700 sq. ft. wash/detail building at 1717-1919 Auto Park Way was approved by the Planning Commission on June 23, 2015. Construction on the new Ford dealership building is underway.

City Manager's WEEKLY UPDATE to City Council

9. Trafalgar Square – Aldi Market (Developer: Charlie Mallon) – *No change from the following update reported last week:* This renovation of the Trafalgar Square shopping center includes demolition of the northern shop building and the northern portion of the western building to prepare a site for the construction of an 18,088 square foot, freestanding building for Aldi Market (1330 East Valley Parkway). The plot plan was approved by the Planning Division in June of 2015. A Building permit was issued on June 22, 2016, and the project is under construction. The sign contractor is now working on a final sign package that should be submitted to Planning soon.

Industrial

1. Escondido Disposal Inc. (Developer: Steve South, EDI) – The CUP modification to expand the existing facility was approved by the Planning Commission on August 25, 2015. Revisions to the grading plan have been approved by Engineering and a building permit has been issued. Construction is now underway.
2. StorQuest (Developer: The William Warren Group, Inc.) – *No change from the following update reported last week:* 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.
3. Victory Industrial Development (Developer: Scott Merry, Badiee Development) – *No change from the following update reported last week:* 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. Building plans were submitted into plan check the following day and are now being reviewed by staff.
4. 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 in December 2016. If

City Manager's WEEKLY UPDATE to City Council

the Planning Commission approves the CUP, a contract for the remaining design work will be brought forward to the City Council. Site and building design concepts are being developed now and staff is in the process of organizing a community neighborhood meeting to present the project to interested neighbors.

5. Wastewater Collections Yard Expansion (Developer: City of Escondido Utilities Department) – *No change from the following update reported last week:* 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.
6. 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 with direct access to Brotherton Road near the intersection with Cranston Drive. The proposed project was submitted on May 11, 2016, and 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 site is also part of a five-lot Tentative Map for four residential lots and one commercial lot (Tract 900) that is concurrently being processed for an extension of time. Planning staff approved the environmental technical studies needed for the update of the previous environmental review on July 12. Architecture was approved by staff Design Review on July 14 and an addendum to the previous MND has been prepared. The project was recommended for approval by the Planning Commission on September 13, 2016. A City Council hearing has been scheduled for October 12, 2016.

Institutional

1. John Paul the Great Catholic University (Developer: Kevin Meziere, John Paul the Great Catholic University) – *No change from the following update reported last week:* A Conditional Use Permit to expand the campus and student enrollment at 155 W. Grand Avenue was approved by the Planning Commission on December 8, 2015. The proposal includes improvements to the former H. Johnson site at 131 S. Broadway for studio and classroom space, and the former bank at 200 W. Grand Avenue for administrative offices and a student resource center. The proposed expansion would also increase the student enrollment from 300 to 1,200 students over the next several years.
2. Escondido United Reformed Church (Developer: Brent Cooper) – *No change from the following update reported last week:* The project is an expansion for a phased, multi-year, master construction/development plan for a new 12,250 SF two-story sanctuary, conversion

City Manager's WEEKLY UPDATE to City Council

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. The grading plans are now in plan check.

3. Emmanuel Faith Community Church (Developer: Jim North, EFCC) – *No change from the following update reported last week:* 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) were submitted on July 6, 2016, and are being reviewed by staff.

Residential

1. Oak Creek (Developer: Jason Han, New Urban West) – *No change from the following update reported last week:* This project is a 65-unit single family 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) – *No change from the following update reported last week:* 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. Pradera (Developer: Moses Kim, Lennar Homes) – *No change from the following update reported last week:* This project consists of a 70-unit single family development located at the northeastern corner of Ash Street and Lehner Avenue. The developer has obtained building permits for five phases involving 44 homes and those phases are under construction. Homebuyer interest in the product remains high and sales are progressing. All five final maps in the project have now recorded. Precise grading plans for all phases have now been approved.

City Manager's **WEEKLY UPDATE** to City Council

4. Lexington (Zenner) (Developer: Eric Johnston, KB Homes) – *No change from the following update reported last week:* The project is a 40-unit, single-family development at the northeastern corner of Lehner Avenue and Vista Avenue. The three model homes on the eastern side of Ash Street are now open and sales are progressing as expected. A rough grading permit was issued for the project site on August 18, 2016 and grading is underway.
5. Stella Park Condominiums (Developer: Edward Kaen, ETP, LLC) – *No change from the following update reported last week:* This project is a 65-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. No grading or improvement plans have been submitted by the developer at this time.
6. Wohlford (Developer: Jack Henthorne) – *No change from the following update reported last week:* This project is a 55-unit 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. The EIR consultant and staff have reviewed the applicant's technical reports and provided comments for revisions. Bi-weekly status meetings have commenced as the Draft EIR gets underway.
7. Latitude II (Developer: Peter Zak, Lyon/NCA) – *No change from the following update reported last week:* This project is a 112-unit multi-family development, located at the northeastern corner of Centre City Parkway and Washington Avenue, and approved by the City Council on August 19, 2015. A Final Subdivision Map has been submitted for review and is awaiting approval of a boundary adjustment for a property exchange with the adjacent motel owner. Grading and building plans are nearing approval.
8. Canyon Grove Estates Tract 932 (Developer: John Vance, Shea Homes) – *No change from the following update reported last week:* 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. A rough grading permit has been issued and grading is underway. The Final Map is scheduled to go to City Council for approval on October 19. Building plans for the construction of eight model homes were submitted on May 18, 2016 and are being reviewed by staff. Precise grading plans for the model complex and a model home permit have been approved. The applicant is coordinating the plan review for off-site street improvements on Ash Street with the County's Department of Public Works.
9. 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.

City Manager's WEEKLY UPDATE to City Council

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 submittal is expected to arrive next week.

10. High Pointe Tract 693-J (Developer: Russell Schaeffer, True Life Communities) – *No change from the following update reported last week:* This project is a custom-home development with 39 estate lots accessed from Mesa Rock Road. Staff has prepared a bond and fee letter based on the proposed grading and landscape plans, and has sent it to the applicant.
11. Del Prado (Developer: Kerry Garza, Touchstone Communities) – *No change from the following update reported last week:* 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.
12. Solutions for Change (Developer: Solutions for Change) – *No change from the following update reported last week:* This project is a Planned Development application for 33 multi-family units of affordable housing. It was approved by the City Council on November 18, 2015. Building plans have been approved and the building permit has been issued. A groundbreaking event was held June 28, 2016. Foundation work for the project is under construction.
13. 701 San Pasqual Valley Rd (Developer: Bob Stewart) – *No change from the following update reported last week:* 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. Additional information and revised plans were submitted to the Planning Division on June 13, 2016. Planning Division has reviewed the submittal and informed the applicant that it is still incomplete.
14. Veterans Village (Developer: Veterans Village of San Diego) – *No change from the following update reported last week:* This project is a mixed-use development involving a 54-unit affordable multi-family residential apartment project for military veterans and their families. It

City Manager's WEEKLY UPDATE to City Council

includes on-site administration office, business center, club house and other support spaces for the residents; and a small commercial component to support training opportunities offered at the facility at 1556 S. Escondido Boulevard. Building plans have been submitted for review and comment; the grading plans and landscaping plans have been approved. Demolition permits are still needed for the historic structures on-site prior to issuance of grading permits.

15. Escondido Gateway (Developer: Greg Waite, Integral Communities) – *No change from the following update reported last week:* 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 Draft Mitigated Negative Declaration has been issued and a 20-day public review period ended on July 12, 2016. Final terms and language for the Development Agreement are now being reviewed with the applicant for concurrence. On September 13, 2016, the Planning Commission recommended approval of the proposed development. A City Council hearing has been scheduled for October 12, 2016.
16. City Plaza (Developer: Charlie Zhang, Zion Enterprises) – *No change from the following update reported last week:* This long-dormant, partially constructed mixed-use development at the southeastern corner of South Escondido Boulevard and Third Avenue now has new ownership. The new owners have met with city staff and indicated they quickly plan to start constructing the 65-unit apartment project as originally approved. The project consists of a three-story building with 51,200 SF of residential area and 4,100 SF of commercial area and two levels of parking. The building permits will need to be reissued and the applicant is coordinating that process with the Building Official. Structural engineering information was submitted to the Building Division on May 8. On July 27, the Building Department reported that permits now have been issued to continue construction. Traffic control plans are being implemented for the adjacent streets. Architectural plan revisions were submitted to the Building Division on August 24, 2016, and are currently being reviewed by Building and Planning.

Building Division:

1. The Building Division issued 73 permits for the week with a total valuation of \$955,816. Permits were for tenant improvements, room additions, roofing, photovoltaics and miscellaneous.
2. 28 photovoltaic permits were issued for the week with 16 waiting to be processed. The Building Division has issued 957 solar permits this year compared to 960 issued for the same time last year.

City Manager's **WEEKLY UPDATE** to City Council

3. Counter techs assisted, on average, 38 customers per day; 37 on Friday.
4. Building inspections averaged 38 inspections per day with 5 inspections held over on Tuesday and 8 held over on Friday. 39 inspections were requested on Friday.
5. So far this year the Building Division has processed 2,795 permits, compared to 2,715 permits last year to date. Current building valuation for all issued permits to date is \$52,400,679 compared to \$39,155,177 for last year.
6. 57 new single-family dwellings permits have been issued this year compared with 13 issued for same time period last year.
7. The construction of the previously abandoned, three-story mixed use building at 300 S Escondido Blvd is continuing and scaffolding for the podium slab has been ordered.
8. The Solutions for Change affordable housing project at 1560 S Escondido Blvd. has received foundation and masonry grout inspections.
9. The Meadowbrook three-story apartment building with underground garage at 2081 Garden Valley Glen has received inspections for the 2nd floor slab and the 3rd story walls are being framed.
10. The interior finishes are being installed at the new California Pizza Kitchen at the Westfield North County Mall.
11. SDG&E is completing a utilities upgrade at Greencrest Mobile Home Park at 541 W 15th and will be starting upgrades soon at Town and Country Mobile Home Park at 2280 E Valley Pkwy.
12. Escondido Disposal is receiving underground inspections for their conveyer pits associated with their large expansion and remodel.
13. Heller Ford in the Escondido Auto Park has received underground inspections for their extensive remodel of the facilities.
14. In-house plan review is very busy and plans are averaging close to 30 days on the initial review and 10 to 15 days on resubmittals.
15. Building staff continues to review the new 2016 California Building Codes to identify major changes in anticipation of the new code adoption on 1/1/2017. Staff will be attending available training on the new codes.
16. The monthly Building Report is attached.

City Manager's WEEKLY UPDATE to City Council

Code Enforcement:

1. As of October 3, 2016, the total number of open code enforcement cases is 424 cases. During the prior week, 69 new cases were opened, and 76 cases were closed, with a backlog of an additional 26 cases not yet opened for assignment and investigation.
2. There were 93 illegal signs confiscated during the weekend.
3. Last week, the Business License Division issued 16 new licenses and received 31 new applications, in addition to 237 renewals.

PUBLIC WORKS/ENGINEERING

Capital improvements

2015/2016 Street Rehabilitation and Maintenance Project:

The contractor is continuing to construct concrete sidewalk and curb and gutter improvements in the Escondido Historical neighborhood for the remainder of the week. Letters are being sent out to 5 property owners that have not yet responded to the previous flyer regarding tree selection and maintenance. Weed abatement has been completed on all pavement areas. The contractor now will begin the next phase of the street maintenance which is the crack fill operation.

PRIVATE DEVELOPMENT

Bear Valley Parkway between Boyle Avenue and San Pasqual Valley Road (County Project): *No changes from the following update reported last week:* A punch list has been developed for all maintenance related items needing correction prior to final. The ribbon cutting ceremony was Thursday, September 19, 2016 at 10:00 a.m.

Pradera - Lennar Communities:

No changes from the following update reported last week: Water line construction is continuing along Stanley Avenue between Ash Street and Conway Drive

- Engineering and Utility staff continue to work closely with Lennar's Engineer on the design of the proposed 20" waterline in Conway Dr. This waterline design also requires SD Co. Water Authority approval for work in their easement.

Lexington Model Homes - KB Homes:

- Mass grading is continuing for the 41-unit housing project between Vista Avenue and Lehner Avenue. The project will begin the trucking operation this week to transfer material from the south side of Lehner Avenue. The operation will begin after the start of school and stop prior to the release of the students in the afternoon.
- The 1st submittal of the Precise Grading plans for phase 1 (7 homes) was made on Sept. 9. This review should be completed by mid-October.

City Manager's **WEEKLY UPDATE** to City Council

- The 3rd submittal of the Improvement plans and Final Map was made on Sept. 29th, but is missing some documentation.
- The Street Vacation for the east half of the Unnamed Street was approved by City Council on Sept. 28th.

City Plaza: Escondido Boulevard @ 3rd Avenue

No changes from the following update reported last week: The project has a closure of the #2 lane of north bound Escondido Boulevard between 3rd and 4th Avenue which will be in place for 8 months. On site construction of the structural concrete building has begun with the setting of forms along Escondido Boulevard.

Tract 932 - Canyon Grove Shea Homes Community:

No changes from the following update reported last week. The contractor is continuing the mass grading for the 179 housing pads. The Ash Street/ Vista Avenue improvements which are the jurisdiction of the San Diego County has begun with the mass grading of the east side of Ash Street between Vista Avenue and Hubbard Avenue. On site underground improvements are continuing along Vista Avenue.

- The 1st submittal of the Precise Grading plans for Phases 1-4 for both planned neighborhoods (8 phases and 78 homes total) were submitted on Sept. 22nd and this review should be completed by mid-October.
- The Final Map is scheduled to go to City Council for approval on October 19th.

Solutions Housing Project 1560 S. Escondido Boulevard:

Construction of the offsite dry utilities is complete with finish paving being completed this week. Water lateral construction for the fire hydrant, fire sprinkler lateral and the main line is being constructed while the water quality testing on the water main siphons is continuing this week.

Latitude II Condominiums by a Lyon Homes Partnership: Washington Avenue at Centre City Parkway

Storm water prevention items are being installed along with clearing the site of trees and shrubs

- The 5th submittal of the Final Map was made on August 30th and the review is primarily waiting on the Boundary Adjustment with the motel property.

Westminster Theological Seminary Graduate Student Housing: Boyle Avenue @ Bear Valley Parkway

The grading contractor has begun the mass grading for the project.

Tract 877 – Bernardo Ave. – Ambient Communities

This project is a 13-lot single family residential project located at the cul-de-sac end of the Bernardo Avenue/ I-15 frontage road. It will extend the road and reconstruct the emergency access gate further south. The project was recently reactivated and revised to meet new storm water standards and optimize the site grading. The 3rd submittal of the Grading and

City Manager's **WEEKLY UPDATE** to City Council

Improvement plans, the Final Map, and Storm Water Reports were made on September 29th and will be reviewed by late October. If the Grading and Improvement plans are substantially complete, the Bond and Fee Letter should be issued in the next week or so.

Centerpointe 78

This project is a large commercial center project redeveloping the former 3.7 acre Toyota of Escondido dealership site at the Northwest corner of Broadway and Highway 78. This project will consist of a new 43,700 SF grocery store and a 3,200 SF quick-service restaurant. Due to identified traffic impacts the project is required to make numerous modifications to surrounding street segments and intersections the largest of these being the installation of new traffic signals at the intersection of Lincoln Ave. & Broadway and the intersection of Lincoln Ave. & Escondido Blvd. The 2nd submittal of the site Grading plans and Storm Water and Drainage Reports was made on Sept. 15th and this review will be completed by mid-October. The 1st submittal of the onsite water line and offsite traffic signal and street improvement plans were made on Sept. 15th and the review of this combined submittal package will be completed by late October.

POLICE

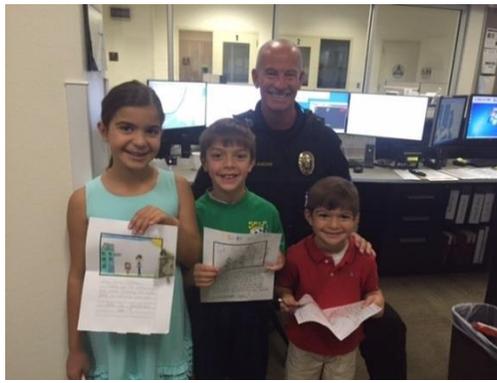
Incidents

- On 09/26/2016 at 1:15 a.m., officers were dispatched to the 500 block of W. Grand Ave. to investigate a commercial burglary in progress with a suspect seen on video inside the business. A responding officer detained a suspect running from the scene after a short foot chase. The suspect was identified as the same person seen on the business' surveillance video and arrested for burglary. The suspect was booked into the Vista Detention Facility.
- On 9/26/16 at about 9:14 p.m., officers attempted to make a traffic enforcement stop on a motorcycle at 2nd Ave and Broadway for a vehicle code infraction. The motorcyclist did not yield, and evaded the officers in a reckless manner. The motorcyclist attempted to hide the motorcycle in a parking space at 1501 E. Grand Ave, and walk away. Officers observed the suspect walking away from the motorcycle and arrested him without further incident. The suspect was booked into the Vista Detention Facility for recklessly evading a Peace Officer.
- On 10/01/16 at 11:16 p.m., a hysterical juvenile called police to report a stranger in their apartment located in the 800 block of N. Juniper St. Multiple officers responded and discovered the suspect was gone. A short distance away, officers detained a suspect who was positively identified by the victim. The suspect was in possession of stolen property from the residence. The suspect was arrested and booked into the Vista Detention Facility for burglary.

City Manager's WEEKLY UPDATE to City Council

Events

- On 9/28/16, some of Escondido's finest citizens stopped by the police department to express their appreciation for our hard work and dedication to public safety. The young men and women presented Sgt. Lanigan with handmade "Thank You" cards, before they were treated to a tour of the Patrol Command Center and VIP Introductions around the station. We are honored to receive such sincere appreciation from the members of our community.



- On 10/28/16, the Escondido Police Department's Mobile Field Force Unit (MFF) responded to a mutual aid request by the City of El Cajon to assist with a public protest. The MFF is trained in responding to civil disturbances and other large public events. The MFF was on station in the City of El Cajon for fourteen hours with other law enforcement agencies from throughout San Diego County. The unit returned to the City of Escondido without incident or injury.

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CITY OF ESCONDIDO MONTHLY ACTIVITY REPORT SEPT 2016

DESCRIPTION	MTD UNITS	MTD PERMITS	CURRENT YEAR MTD VALUE	PRIOR YEAR MTD VALUE	YTD UNITS	PRIOR YEAR YTD UNITS	YTD PERMITS	PRIOR YEAR YTD PERMITS	CURRENT YEAR YTD VALUE	PRIOR YEAR YTD VALUE
RESIDENTIAL										
Single Family Dwelling	2	2	\$ 338,301	382,047	57	13	57	13	17,717,994	\$ 2,600,427
Townhouse										
Duplex										
Triplex										
Four Units										
Five or more Units					33	66	1	1	\$ 2,863,108	\$ 9,827,331
Condominiums					55	76	2	3	\$ 7,340,061	\$ 9,928,286
Mobilehome Parks										
TOTAL RESIDENTIAL	2	2	\$ 338,301	\$ 382,047	145	155	60	17	\$ 27,921,163	\$ 22,356,044
COMMERCIAL										
Amusement & Recreation				\$ 30,107		2		2		\$ 81,693
Churches/Religious Buildings				\$ 1,609,898	1	1	1	1	\$ 1,388,658	\$ 1,609,898
Industrial Buildings					3		3		\$ 3,790,795	
Parking Garages (Public)										
Service Stations & Repair Garages										
Hospitals & Other Institutions										
Office, Bank & Professional Buildings				\$ 236,588	3	3	3	3	5,545,214	\$ 287,888
Schools				\$ 215,231	6	1	6	1	\$ 120,960	
Stores & Other Mercantile Buildings					2	2	2	2	\$ 1,577,157	\$ 846,009
Hotels, Motels										
TOTAL COMMERCIAL				\$ 2,091,824	15	9	15	9	\$ 12,422,784	\$ 2,825,488
MISCELLANEOUS										
Residential Alterations & Additions		36	\$ 353,603	\$ 691,026			353	373	\$ 3,330,077	\$ 4,228,698
Commercial Alterations & Additions		18	\$ 1,233,310	\$ 519,276			144	143	\$ 9,960,470	\$ 8,244,763
Mobilehome Awnings, etc		1					16	14		
Structures other than Buildings		9	\$ 88,826	\$ 194,662			112	157	\$ 1,137,406	\$ 1,187,009
Demolition, Residential							27	16		
Demolition, Other							7	24		
Detached Carports, Garages		1	\$ 9,702				6	5	\$ 89,124	\$ 68,508
Mobilehome Setups		2					33	23		
TOTAL MISCELLANEOUS		67	\$ 1,685,441	\$ 1,404,964			698	755	\$ 14,517,077	\$ 13,728,978
GRAND TOTALS	2	69	\$ 2,023,742	\$ 3,878,835	160	164	773	781	\$ 54,861,024	\$ 38,910,510