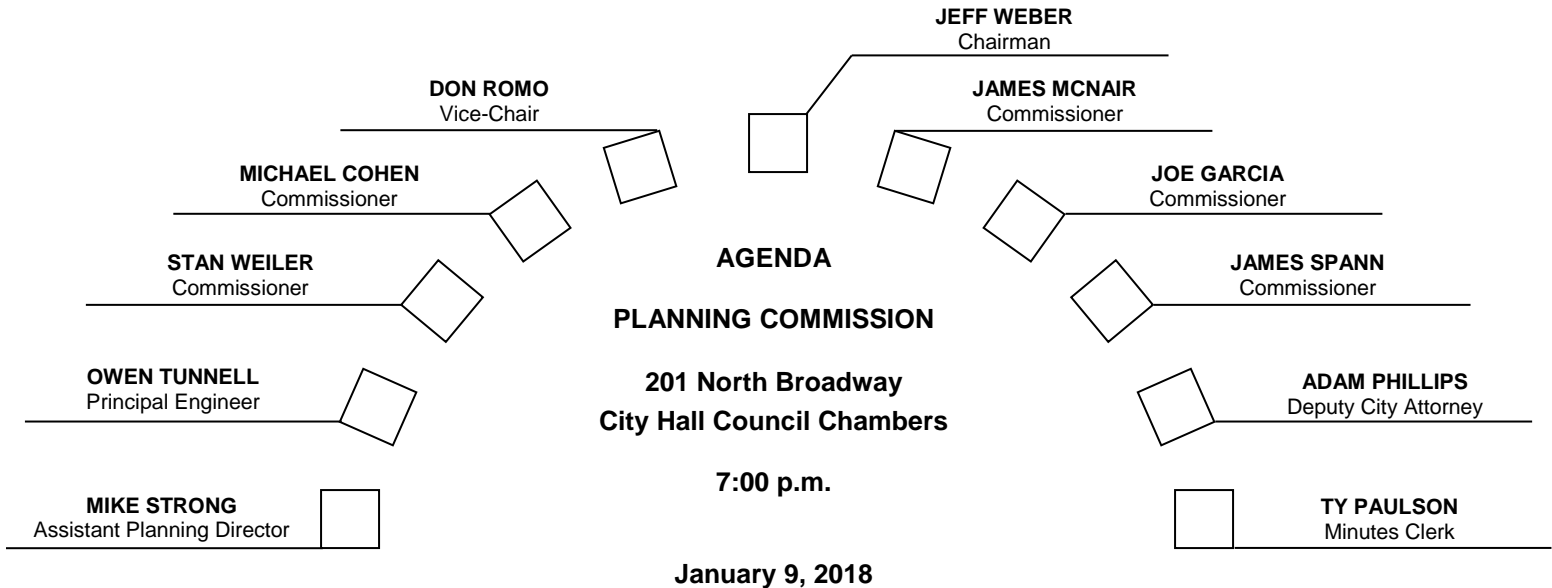


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.
- B. FLAG SALUTE
- C. ROLL CALL:
- D. MINUTES: 11/18/17

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the 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 Commission during the meeting are part of the public record and may be retained by the City.

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.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.

E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. CONDITIONAL USE PERMIT FOR AN EXPANSION OF THE CHALICE UNITARIAN UNIVERSALIST CONGREGATION FACILITY – PHG 15-0039 and ENV 17-0009:

REQUEST: A Conditional Use Permit (CUP) for an expansion of the Chalice Unitarian Universalist Congregation facility. The property is currently developed with a two-story, 3,300-SF building containing a chapel, kitchen, meeting area, restrooms, and offices. A detached 330-SF cottage also exists on the site and is used as meeting space. The property is served by a private septic system and has a parking lot with 39 spaces. The proposed expansion would occur across two phases. Phase 1 would construct a new 2,659-SF multipurpose building (to contain classrooms, office space, storage space, and restrooms), install two new stormwater detention basins, expand the parking lot from 39 to 49 spaces, and construct street improvements on Miller Avenue. Phase 2 would remodel the kitchen/restroom/office area on the first floor of the chapel building and add 422 SF of foyer space to that building. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 2.34-acre project site is located at 2324 Miller Avenue, at the northwest corner of the intersection of Miller Avenue and Hamilton Lane.

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review, starting September 29 and ending October 18, 2017, in conformance with the California Environmental Quality Act (CEQA). No comments were received during the review period. The IS/MND incorporates mitigation measures that will avoid or mitigate impacts to a less than significant level.

APPLICANT: Pete Bussett of Bussett Architecture, for Chalice Unitarian Universalist Congregation

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. [SOUTH CENTRE CITY SPECIFIC PLAN – A GENERAL PLAN AMENDMENT, REZONE, ZONING CODE AMENDMENT, AND ESTABLISHMENT OF A NEW SPECIFIC PLAN – PHG 15-0003 / ENV 17-0005:](#)

REQUEST: The Project involves a series of actions to create and implement the South Centre City Specific Plan. The proposed Specific Plan contains guiding principles, goals, policies, implementation strategies, allowable land uses, zoning, development standards, and various supporting maps, including a land use plan map. These components outline a cohesive, long-term, community driven vision that will guide future decisions related to development and land use, natural resources, mobility, infrastructure, public services, and other issues of interest to the City within this planning area. The Project also involves a request to change the existing General Plan Land Use Designation on all properties within the planning area to Specific Planning Area No. 15 (SPA #15) to facilitate the Specific Plan process. A companion Rezone is proposed to change the existing Zoning to SP (Specific Plan). The proposed amendment to Article 44 would establish a Major Home Occupation Permit to allow residents to operate a small business in their homes, in areas defined by the new Specific Plan. The proposed amendment to Article 65 is to reconcile the geographic alignment of the Old Escondido Neighborhood. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The South Centre City planning area consists of about 420 acres of land in the neighborhoods surrounding Quince Street, South Escondido Boulevard, and Centre City Parkway in southwest Escondido.

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review, starting on November 20, 2017 and ending on December 11, 2017, in conformance with the California Environmental Quality Act (CEQA). No comments were received during the review period. The Final IS/MND concludes that no significant effects will result from approval of the Project.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

3. [ZONING CODE AMENDMENT – AZ 17-0005:](#)

REQUEST: A proposed amendment to Article 57 of the Escondido Zoning Code to reasonably regulate, certain medical and non-medical (“recreational”) marijuana-based land uses and activities to the extent permitted by State law. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

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

November 28, 2017

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

Commissioners present: Jeffery Weber, Chairman; Don Romo, Vice-chairman; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann; Commissioner and Stan Weiler, Commissioner.

Commissioners absent: None.

Staff present: Bill Martin, Director of Community Development; Mike Strong, Assistant Planning Director; Adam Finestone, Principal Planner, Jay Paul, Senior Planner; Homi Namdari, Assistant City Engineer; Owen Tunnell, Principal Engineer; Ann Dolmage, Associate Planner; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Weiler, to approve the minutes of the November 14, 2017, meeting. Motion carried. Ayes: Cohen Weiler, Spann, and Garcia. Noes: None. Abstained: Weber, McNair, and Romo. (4-0-3)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. **TENTATIVE SUBDIVISION MAP EXTENSION AND REVISION, MASTER DEVELOPMENT PLAN, DEVELOPMENT AGREEMENT, PREZONE, AND ANNEXATION – SUB 17-0007:**

REQUEST: The project request includes the following components:

- 1) Extension of a Tentative Subdivision Map for a residential development containing 34 single-family lots, originally approved as Tract 916 on April 5, 2006, and revised as Tract 916-R on April 9, 2008;
- 2) Revision of the Tentative Subdivision Map to add a 12.5'-wide open space easement along the rear property line of certain residential lots, and to modify conditions of approval regarding fencing materials and residence heights;
- 3) A Master Development Plan to allow lot clustering and reduction of lot sizes below the 20,000 SF required for the Estate II designation of the General Plan, to replace the Master Development Plan that was approved with Tract 916 but has since expired;
- 4) A Development Agreement for contributions toward improvements to address infrastructure deficiencies in the North Broadway Region of Influence, to replace the Development Agreement that was approved with Tract 916 but has since expired;
- 5) Annexation of the residential development site into the City of Escondido;
- 6) Prezone of 632 and 644 North Avenue to RE-20, and annexation of these two properties, as well as 714 North Avenue (previously prezoned to RE-20), into the City of Escondido; and
- 7) The adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The residential development site is located on the north side of North Avenue, between Laurashawn Lane and Kaywood Drive, and is comprised of two lots totaling 17.2 acres (224-153-19 and 224-153-20). The three properties to be annexed along with the development site are also located on the north side of North Avenue, and are addressed as 632 North Avenue (0.23 acre), 644 North Avenue (0.29 acre), and 714 North Avenue (0.23 acre).

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were whether the 12.5'-wide open space easement, as shown on the Revised Tentative Map, is an acceptable measure to prevent project-related impacts to the septic systems on Laurashawn Lane properties, whether the project's proposed development standards, including allowing a mixture of one-story and two-story homes on the west side of the development, would be appropriate, and whether the project's CEQA obligation could be satisfied with an Addendum to the Mitigated Negative Declaration previously certified for Tract 916. Staff recommended approval based on the following: 1) The potential impact of the project on nearby septic systems has been a long-standing concern of residents on Laurashawn Lane. The original project attempted to address this concern by imposing a condition that required the developer to repair any systems damaged by the project at the developer's cost or, if repairs were infeasible, to connect affected properties to public sewer at the developer's cost. The condition stated that a majority opinion

of the City Engineer, County Environmental Health Department, and a forensic engineer would determine whether project activities were responsible for the failure of these septic systems. As discussed above, LAFCO required revision of this condition of approval prior to finalizing the annexation, and City Council declined to revise the condition, leaving the applicant unable to complete the annexation or the remainder of the project. The applicant is now proposing to amend the condition of approval about septic repair from the project, and has proposed to provide a 12.5'-wide open space buffer along the rear property line of Lots 1-6, Lots 19-30, and the east and north sides of Lot 34, to prohibit development in this area. This buffer is intended as an extra measure of protection for the neighbors, since the applicant has also provided a letter from Geocon, a geotechnical engineer, that states their professional opinion that grading in the North Avenue Estates development site will not cause or contribute to failure of septic systems on adjoining properties. A copy of this letter and the documentation that supports it is attached to this staff report; 2) The original project proposed a minimum front setback of 20 feet, a minimum side setback of 15 feet combined for both sides, and a minimum rear setback of 20 feet for all residential lots. It also included a condition requiring all new homes adjacent to existing residences on Laurashawn Lane (excluding Lot 34, at the far north end of the development) to be limited to one story and 17 feet in height, to address concerns by Laurashawn neighbors that taller homes would block views from their properties and disrupt privacy. Under the current proposal, the applicant has requested to allow two-story homes up to 27 feet in height on up to eight of the properties between Lots 20 and 33. The remaining six lots between 20 and 33 would still be limited to a height of one story and 17 feet. As a concession for allowing two-story homes on lots that had previously prohibited them, the applicant has proposed to require any two-story elements to be located at least 40 feet from a rear property line. This 40' rear setback exceeds requirements for any residential zone in the City of Escondido (minimums range from 5' to 20' depending on the zone, and no residential zones prohibit two-story structures). The applicant has also proposed a minimum front setback of 15' for all residential lots (a 5' reduction from what was originally approved), with the reasoning that a smaller front setback will give the developer more flexibility in constructing homes farther from rear property lines. The applicant is not proposing to change the side setback that was previously approved. The Supplemental Details of Request section later in this staff report compares previously-approved development standards to standards proposed under the current project request; and 30) A Mitigated Negative Declaration (MND) was prepared for the original subdivision project and identified potential impacts to biological resources, cultural resources, and hazards and hazardous materials. Mitigation measures were proposed to reduce those impacts to a less than significant level. Before the project went to public hearing in March of 2006, the MND was amended to add language to the noise, air quality, and traffic sections of the document, in response to comments from the County of San Diego. Because the amended document did not identify any new or increased impacts

requiring mitigation, and the original mitigation measures did not need to be revised, the document was not recirculated for public review. The applicant is now proposing to revise the Tentative Subdivision Map to include the 12.5'-wide open space buffer, and is proposing to change some conditions of approval and development standards that were included as part of the original Planned Development. The applicant has obtained updated aesthetics, greenhouse gas, traffic, hydrology, and soils information for the project, and determined that project revisions will not create any new impacts that were not identified in the original Amended MND, nor will they worsen any impacts that were identified. Therefore, an Addendum to the Amended Mitigated Negative Declaration has been submitted and is proposed for adoption as part of the project.

Commissioner McNair and staff discussed the proposed elevation of the retaining walls and fencing for the northern lots of the project as well as the role of the homeowner association with regard to maintaining landscaped buffer areas.

Chairman Weber asked if the General Plan clustering policy required that all lots abut an open space area. Mr. Strong answered in the negative.

Mark Olszanski, Escondido, expressed his concern with his property historically having drainage and water runoff issues as well as having issues with the existing culvert diverting water onto his property. He noted that he had spent thousands of dollars trying to remedy the drainage issues on his property. He noted that he would be in favor of the project if it could mitigate the drainage issues in the area and clean up the subject property from the trash being dumped on the site.

Mr. Namdari provided an overview of the proposed drainage plans for the project.

Kathy Jones, Escondido, expressed her concern with the area having drainage and groundwater issues, noting her concern with the project impacting the existing septic systems in the area. She expressed concern with the City stating that the drainage issues would be mitigated without taking on any liability and passing this on to the new homeowners of the subject project.

Jeanette Hickenbottom, Escondido, expressed her concern with the septic systems in the area being impacted by the subject project, noting the area was inundated with drainage issues. She asked who would maintain the buffer zones between the project and her fence. She was concerned with removing the Eucalyptus trees on the subject property impacting the wildlife. She also expressed her concern with any proposed street lighting impacting the rural atmosphere of the area. She was opposed to the project.

Darwin Bree, Escondido, expressed his concern with the density of the project and the heights of the structures. He was concerned with the average daily trips

the project would generate and the project's impacts on the biosphere. He also expressed concern with the project overlooking onto existing properties.

Rodney Jones, Escondido, noted that Laursahawn Lane used to be a blue line creek, noting that the area had always had major drainage issues. He expressed his concern with the cumulative impacts of the developments occurring in the area, noting that over 755 new homes were slated north of Sheridan Avenue. He felt that this constituted a major shift in the ecology and infrastructure, which would have a significant impact on the environment, greenhouse gases, traffic, and loss of open space. He asked that a new EIR be done taking into account the cumulative impacts of future developments.

Terri Vidals, Vice-President of the Brookside HOA, Escondido, noted that she was representing Brookside. She expressed their concern with the drainage from the subject project flowing into an area that was maintained by Brookside. She requested that if the subject development planned on directing any of their flow into an area that Brookside maintained, that the project be conditioned to offset the costs of said maintenance.

David Ferguson, Escondido, Representing North Avenue Estates, noted the owners of the project and civil and geotechnical engineers were present to answer questions. He stated that the reason the previous project failed was due to LAFCO changing a condition that if any septic system failed for any reason the City was responsible to pay for said system to be hooked into the sewer system. He noted that the project proposed citywide drainage improvements that would benefit the entire region. He also indicated that the project met all of the clustering policy requirements.

Robert D'Amaro, Engineer of Record for the project, provided an overview of the proposed drainage plans. He stated that all of the water that ran through the adjacent properties would continue on their original course. He stated that the water on the subject site currently ran onto North Avenue and ended up in the Reidy Creek facility, which would continue the same except through onsite drainage structures. He also indicated that the project would be in compliance with State and local regulations for storm water treatment.

Commissioner Weiler asked what the impacts would be downstream from the project's retention basin. Mr. D'Amaro provided an overview of the retention basin functions and noted that there would be no difference in the amount of water flowing downstream.

Rod Mikesell, Geoengineer for the project, provided an overview of the testing completed with regard to impacts on existing septic systems. He noted that the tests were conclusive in that no septic seepage was occurring from the existing

septic systems onto the subject property. He indicated that the remedial grading proposed for the project should not have any impacts on the seepage flow. He then provided an overview of the geological conditions on the site and noted that they found no groundwater levels on the site, noting grading of the site should not impact groundwater flow from the neighboring properties to the west.

Chairman Weber noted that the date for the test pits was conducted in November of 2016, questioning whether the data was valid given the drought conditions during this time period. Mr. Mikesell noted that the purpose of the test pits was to evaluate the septic systems in the area, noting that the ground water flow would be the same regardless of amount of flow. He also reiterated that the proposed grading should not impact or cause a dam of water that would flow in the opposite direction that it currently flowed.

Commissioner Romo asked if the grading “should not” or “would not cause” issues. Mr. Mikesell noted that there were no absolutes in geoen지니어ing. He stated that in their opinion it should not cause any rise in ground water conditions.

Chairman Weber asked if a conventional septic system today would work on the subject property. Mr. Mikesell stated that he did not have this information. He also indicated that the area had dense native bedrock, noting this could be a reason for septic system issues in the area.

Commissioner Spann asked how deep the wells were in the area or would have to be successful. Mr. Mikesell noted that he did not have this information.

Commissioner Weiler asked if the inclusion of impervious surfaces that the project would create would decrease the amount of water that would hit the bedrock. Mr. Mikesell replied in the affirmative.

Casey Johnson, North Avenue Estates, Encinitas, noted that the reason for requesting the revision to the condition requiring single-story homes on the western portion of the property was due to marketability and due to being able to create a better balanced street scene. He then asked for approval from the Commission.

Chairman Weber asked if any elevations or architecture was available for the subject project. Mr. Johnson replied in the negative.

Chairman Weber asked if the 36-foot wide street would accommodate parking on both sides of the street and through traffic. Mr. Namdari replied in the affirmative.

Mr. Ferguson noted that a Precise Plan would have to be approved which would include elevations and architecture before the project could go forward.

Robert Szolomayer, Escondido, expressed concern with the common area not being maintained and creating a place for transients, feeling this needed to be addressed. He referenced an aerial map that he was in possession of showing an approximate 12-foot difference in the easterly property line, noting that this needed to be rectified. He wanted to be assured that enough drainage structure would be provided to handle the water volumes. He also felt it would make sense to retain water onsite and repurpose it. He then asked if the project proposed masonry walls.

Ms. Dolmage noted that while the original 2006 project had a condition of approval that could be interpreted to allow open materials such as tubular steel or wrought iron for the full height of fencing between the development site and neighboring properties, the body of the staff report for the 2006 project indicated that fencing between the new lots and the adjoining properties should be masonry up to 6 feet and anything above that should be an open material. The current project would install vinyl fencing between individual lots as well as along the boundary of the 12.5' open space easement.

Brianna Rick, Escondido, noted that the neighbors were mainly concerned with being assured that the project would be sound and wanting someone to be liable if issues arose in the future. She then asked who would pay for annexation for residents on Laurashawn Lane. Chairman Weber noted that the homeowner would be responsible for any fees associated with annexing into the City.

Commissioner Weiler felt the project was in compliance with the General Plan and would help drainage in the area.

Commissioner Spann noted that the reason for the area being developed was due to the amount of open land north of Sheridan. He also felt the project would help drainage in the area. He stated that he supported the project.

Commissioner Romo felt the project fit within the zoning.

Commissioner Garcia felt clarification was needed with regard to who would be liable for drainage and septic issues in the future.

Chairman Weber felt the project should be conditioned to single-story along the western boundary. He felt the storm water concerns would be mitigated. He expressed concern with the pad elevations, height of the structures, and setbacks, especially along the western boundary. He stated that he could not support the project without 20-foot front yard setbacks, which would allow two vehicles to park in the driveway.

Commissioner Spann asked Chairman Weber if he would be in favor of the project if it were conditioned to single story along Laurashawn Lane and that 20-foot setbacks be provide for the front yard.

Commissioner Weiler asked for a clarification of the proposed front yard setback.

Ms. Dolmage noted the garage had a 20-foot setback and the residence would have a 15-foot setback while still maintaining the rear setbacks. Chairman Weber redacted his comments regarding the setbacks.

ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Cohen, to approve staff's recommendation. Motion carried unanimously. (7-0)

Chairman Weber recessed the meeting at 8:28 pm and reconvened the meeting at 8:32 pm.

**2. MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN
– PHG 17-0020:**

REQUEST: A modification to two previously approved Master and Precise Development Plans (City File Nos. PHG16-0012 "Escondido Innovative Center, and PHG15-0042 "Victory Industrial Park) to consolidate both planned industrial projects into one comprehensive project. The proposed modification includes the development of a single, 212,088 SF industrial/warehouse building on approximately 11.04 acres of industrial-zoned land. The project includes 220 surface parking spaces, up to 26 truck loading docks, 14 trailer truck stalls, landscaping, on- and off-site infrastructure improvements and grading, and storm water-drainage improvements. Grading permits previously were issued for each separate project site in conformance with the approved grading plan for each project, and rough grading for each site has begun. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site encompasses two parcels totaling approximately 11.04 acres generally located at the southeastern corner of Harmony Grove Road and Enterprise Street, addressed as 1995 and 2002 Harmony Grove Road (APNs 235-050-15 and -58).

Jay Paul, Senior Planner, referenced the staff report and noted staff issues were whether the proposed project, as revised, was compatible with adjacent industrial and residential development, and whether the proposed changes would result in new significant impacts beyond those already identified in the previously adopted

environmental documents. Staff recommended approval based on the following: 1) The proposed project would be consistent with the General Plan industrial land-use goal of providing “a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community.” Staff believes the overall site design, building setbacks, landscaping and building architecture create a well-integrated and high quality planned industrial development that would not result in any adverse impacts to adjacent residential properties, and is compatible with other industrial park development throughout the area. The project also is similar in design quality to what was already approved via PHG15-0042 in 2016 and PHG16-0012 in 2017; and 2) City staff evaluated the revised project and adopted 2016 IS/MND in light of the standards for subsequent environmental review pursuant to Section 15162 of the CEQA guidelines. Accordingly, and after careful review and consideration, a decision was made by the City of Escondido not to prepare a subsequent Mitigated Negative Declaration. To support this decision, an Addendum to the adopted 2016 IS/MND has been prepared. The Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the original environmental documents remain substantively unchanged by the revised project description; 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 2016 IS/MND.

Chairman Weber and staff discussed the hours of operation for the facility as well as the proposed parking area for the loading zone. General hours of operation were from 6:00 am to 6:00 pm.

Commissioner Romo felt the project should be conditioned for the hours of operation to reduce the impacts to the residents in the area.

Chairman Weber asked if any of the tenant’s products would require refrigeration. Mr. Paul replied in the negative and noted that product was geared towards cleaning products.

Scott Merry, Escondido, Badiee Development, noted that the tenant would be a Fortune 500 tenant. He stated that they were told that the typical hours of operation would be Monday through Friday from 6:00 am to 6:00 pm. He noted that they were conditioned so that delivery vehicles had to idle 5 minutes or less, noting they were in full conformance with the City’s noise ordinance. He then requested approval from the Commission.

Commissioner McNair asked if any hazardous materials would be stored on site. Mr. Merry replied in the negative.

Chairman Weber asked that the motion include a recommendation for the hours of operations.

Discussion ensued regarding establishing the hours of operation so as to minimize impacts to surrounding residences.

John Couvillion, Badiie Development, asked that the hours of operation remain flexibility. He also stated that they were able to maintain noise levels at the boundaries of the property.

Chairman Weber asked Mr. Couvillion if he would be in favor of limiting the hours of operation to 6:00 am to 10:00 pm. Although Mr. Couvillion expressed this being a potential approach, he expressed some concern with limiting the hours of operation, noting there could be instances where some deliveries occurred after hours. He then suggested limiting deliveries to the south after normal business hours, noting that there were fewer residences in this area.

Discussion ensued regarding a clarification of the code enforcement complaint process.

Chairman Weber asked if the operations would run 24 hours a day. Mr. Couvillion noted that majority of operations were from 6:00 am to 6:00 pm.

ACTION:

Moved by Commissioner Romo, seconded by Commissioner Cohen, to approve staff's recommendation. The motion included directing the applicant to develop an operational plan to the satisfaction of the Community Development Director to minimize traffic and noise impacts during evening hours. Motion carried unanimously. (7-0)

3. ZONING CODE ADMENDMENT AND CONDITIONAL USE PERMIT – AZ 17-0003 and PHG 17-0009:

REQUEST: An amendment to Articles 1 and 26 of the Escondido Zoning Code to establish a five (5) year pilot program allowing non-industrial incubator uses as conditional uses within the M-1 (Light Industrial) and M-2 (General Industrial) zones, and a Conditional Use Permit to allow a cryotherapy business as an incubator use within an existing 5,642 SF multi-tenant industrial building located in the M-1 (Light Industrial) zone. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The proposed Zoning Code Amendment (ZCA) would affect M-1 and M-2 zoned properties citywide. The proposed cryotherapy business would be located within an approximately 2.24-acre industrial complex on the south side of Simpson Way, between Venture Street and State Place, addressed as 1553 Simpson Way (APN 232-440-39).

Adam Finestone, Principal Planner, referenced the staff report and noted staff issues were appropriateness of the proposed ZCA to allow incubator uses within the industrial zones (M-1 and M-2), whether the subject industrial site is appropriate for the proposed incubator use, and whether the operation would impact adjacent uses. Staff recommended approval based on the following: 1) incubator uses within the M-1 and M-2 zones will provide flexibility in the use and arrangement of existing industrial space by accommodating opportunities for existing industrial users to maximize the use and efficiency of their space without changing the underlying industrial nature of the industrial building or complex; 2) promote creativity and innovation by encouraging new businesses of an experimental, non-industrial nature, that will help transform ideas into successful commercial products or local business ventures; 3) provide additional employment opportunities within the City of Escondido and thus strengthen the local economy; and 4) Staff felt the subject site was appropriate for a cryotherapy business because conditions of approval would be applied which would address any potential impacts the business may have on other adjacent businesses and adjacent properties.

Commissioner Romo asked how long the applicant had been in business. Mr. Finestone noted that the code enforcement action occurred approximately 9 months prior.

Chairman Weber and staff discussed Page 15, sub-paragraph 3 of the staff report.

Commissioner Weiler and staff discussed the hours of operation.

Commissioner Cohen felt the hours of operation would limit the proposed type of business. Discussion ensued regarding limiting the hours of operation. City staff indicated that the criterion established by the proposed draft ordinance amendment is to ensure that any ancillary use of the property is appropriately controlled and supports the primary uses on site.

Commissioner McNair asked if the CUP would be retroactive. Mr. Strong replied in the negative.

ACTION:

Moved by Commissioner Weber, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (7-0)

CURRENT BUSINESS ITEMS: None.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS:

Commissioner Romo and Mr. Strong discussed Green Street opportunities.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 9:24 p.m. The next meeting was scheduled for January 9, 2018, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Mike Strong, Secretary to the Planning
Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: January 9, 2018

CASE NUMBER: PHG 15-0039 and ENV 17-0009

APPLICANT: Pete Bussett of Bussett Architecture, for Chalice Unitarian Universalist Congregation

LOCATION: On the northeastern corner of Miller Avenue and Hamilton Lane, addressed as 2324 Miller Avenue (APN 238-110-39)

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A Conditional Use Permit (CUP) for a phased expansion of the Chalice Unitarian Universalist Congregation facility. The property is currently developed with a two-story, 3,300-SF building containing a 1,416-SF chapel, kitchen, meeting area, restroom, and office on the ground floor, and additional offices and restrooms on the second floor. A detached 330-SF cottage also exists on the site and is used as meeting space. The property is served by a septic system and has a parking lot with 39 spaces. The expansion will include numerous improvements in two separate phases, as described below:

Phase 1 (estimated to start as soon as possible after CUP approval, and take about six months to complete)

- New multipurpose building, containing offices, classrooms, storage rooms, and restrooms (2,659 SF);
- Two new stormwater detention basins (one between the chapel building and the cottage, and the other near the driveway entrance);
- Expanded parking lot (increasing the number of spaces from 39 to 49);
- Miller Avenue street improvements, to include road widening/repaving; addition of curb, gutter, and sidewalk to the east side; and addition of an AC berm to the west side; and
- Installation of a new 12" water main and fire hydrant along Miller Avenue.

Phase 2 (estimated to start mid-2019 or as funding allows, and take about six months to complete)

- Foyer additions to existing chapel building (422 SF of space to be added); and
- Interior remodel of chapel building (kitchen/restroom)

After completion of both phases, the building area would increase from 3,630 SF to 6,621 SF, for an increase of 2,991 SF. The total parking would increase from 39 spaces to 49 spaces, for an increase of 10 spaces.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Estate II (up to 2 dwelling units per acre)

ZONING: RE-20 (Residential Estates, 20,000 SF minimum lot size)

BACKGROUND/SUMMARY OF ISSUES:

The Chalice Unitarian Universalist Congregation facility was originally established under Major Use Permit P01-024, which was approved by County of San Diego's Planning and Environmental Review Board on September 4, 2003. The property was already occupied by a two-story residence at the time, and the permit authorized the conversion of the structure into a church building, to include a 1,416-SF chapel, kitchen, meeting area, office, and restrooms on the ground floor, as well as additional offices and restrooms on the second floor. While the conditions of approval for the Major Use Permit did not limit the number of people using the site, the church's proposal specified a maximum congregation size of 150 people, so the County's approval was based on this assumption, and the property's septic system was sized accordingly. The Major Use Permit limited outdoor activities to 25 people at a time (with restrictions on amplified noise) so as not to disrupt the surrounding residential neighborhood.

Early in 2012, Chalice consulted with the County on the feasibility of expanding their facilities to include a 3,200-SF chapel, 2,100-SF multipurpose building, 400-SF storage building, 1,500-SF office building, and parking for 35 additional cars, to accommodate a maximum occupancy of 340 people. Later that year, Chalice applied for a minor deviation from their Major Use Permit to allow a 330-SF cottage at the rear of the property. The deviation was approved, and the cottage was constructed in 2013 and has been used as meeting space.

In May of 2013, City of Escondido staff received an application for a new residential community, Oak Creek, to be located on an approximately 38-acre site at the southwest corner of Miller and Hamilton. The application package included a request for annexation into the City of Escondido; a Tentative Subdivision map for 65 lots; a Preliminary, Master, and Precise Development Plan to implement residential lot clustering; and a Pre-Zone of the site to Planned Development-Residential 1.75 (1.75 dwelling units/acre). Planning staff coordinated with LAFCO early in the application process to determine whether there were additional property owners in the area who were interested in annexing into the City. Chalice, who had just submitted a pre-application to the County for a modification to their Major Use Permit to carry out the expansion they had consulted about in 2012, expressed interest in being included in the annexation. The Chalice property was then incorporated into Oak Creek's annexation proposal, with a Pre-Zone of RE-20 (Residential Estates, minimum lot size of 20,000 SF). The Oak Creek project was approved by City Council on March 4, 2015, and the annexation was approved by LAFCO on October 5, 2015, and recorded on January 7, 2016.

Chalice has now applied to the City for a Conditional Use Permit for a facility expansion, which would be implemented in two phases. Phase 1 of the project would include a new 2,569-SF multipurpose building, an expansion of the 39-space parking lot to 49 spaces, two stormwater detention basins, street improvements along Miller Avenue, and a new water main and fire hydrant on Miller. Phase 2 would include two foyer additions (totaling 422 SF) to the existing chapel building, as well as an interior remodel to the first floor of that building. The project would result in a total floor area increase of 2,991 SF (3,630 SF to 6,621 SF). The applicant is proposing to retain use of the site's existing septic system, since no increases to facility attendance are proposed. The original Major Use Permit for this facility assumed a maximum occupancy of 150 people, and the septic system was sized accordingly, with some room for error (current information provided by the applicant indicates that the system can handle at least 25 people per day above and beyond the expected 150 congregants). The applicant has an attendance of approximately 150 people on its peak day (Sunday, which has two services of approximately 75 people each) and is not proposing to increase the use capacity. The proposal also includes the adoption of the environmental determination prepared for the project.

Staff has identified the following issues:

1. Whether all of the components of the phased Conditional Use Permit are appropriate for the site, and whether the project would have any adverse visual, noise, and compatibility impacts to surrounding residential uses.
2. Whether sufficient parking is provided to accommodate the range of anticipated uses.
3. Whether continued use of the septic system is appropriate for the project (as an alternative to connecting to City sewer).

REASON FOR STAFF RECOMMENDATION:

1. The 2.34-acre project site has sufficient area to accommodate both of the proposed phases, including parking and setbacks from residential uses. The site is zoned RE-20 and church uses are allowed in this zone with approval of a Conditional Use Permit. The site has been occupied by Chalice Unitarian Universalist Congregation for over ten years. The proposed multipurpose building has been designed to be visually compatible with the existing chapel building, and located to address any potential visual, noise, or compatibility impacts to surrounding uses. The project would expand and improve its parking area to increase its capacity from 39 to 49 spaces, in the same general location as the existing parking. Construction noise is expected to occur during project implementation, but mitigation measures have been proposed in the project's Mitigated Negative Declaration to minimize these impacts to a less than significant level.
2. Currently, the facility has 39 parking spaces to accommodate its congregation. Upon completion of the project, the church would have a new 2,569-SF multipurpose building (containing classrooms and offices) and an additional 422 SF of foyer space in the chapel building. A conservative parking calculation (i.e., the worst-case scenario) for this site would assume that all buildings are in use at the same time. Off-street parking standards require one parking space for every 100 SF of church assembly space when non-fixed seating is used. The facility will have 3,446 SF of

assembly space at full buildout (1,416 SF in the chapel building, 1,700 SF in the multipurpose building, and 330 SF in the accessory building), for an assembly parking requirement of 34 spaces. The parking standards require one parking space for every 300 SF of office space, and since the site would have 1,170 SF of offices (966 SF in the chapel building and 204 SF in the multipurpose building), the office parking requirement would be three spaces. Therefore, the total parking requirement for the site would be 37 spaces, and the site would have a surplus of 12 spaces.

3. The original County-issued Major Use Permit for this facility assumed a congregation size of no more than 150 people (75 people for each of the two Sunday services). The project site is served by a septic system with a capacity of 875 gallons per day, which is adequate for a congregation of that size, with some extra space for at least 25 additional people (175 people total per day). According to the applicant's architect, the system most likely can accommodate even more people than this, since plumbing codes assume that each person flushes three times per day and include a 50% safety factor on top of that. The applicant has stated that there are no current plans to increase the size of the congregation, so the existing septic system would continue to be adequate once the project is implemented. The project has been conditioned to limit usage of the site to 175 people per day, and proposed increases in this number would require further review and approval from the Planning Division.

Respectfully Submitted,



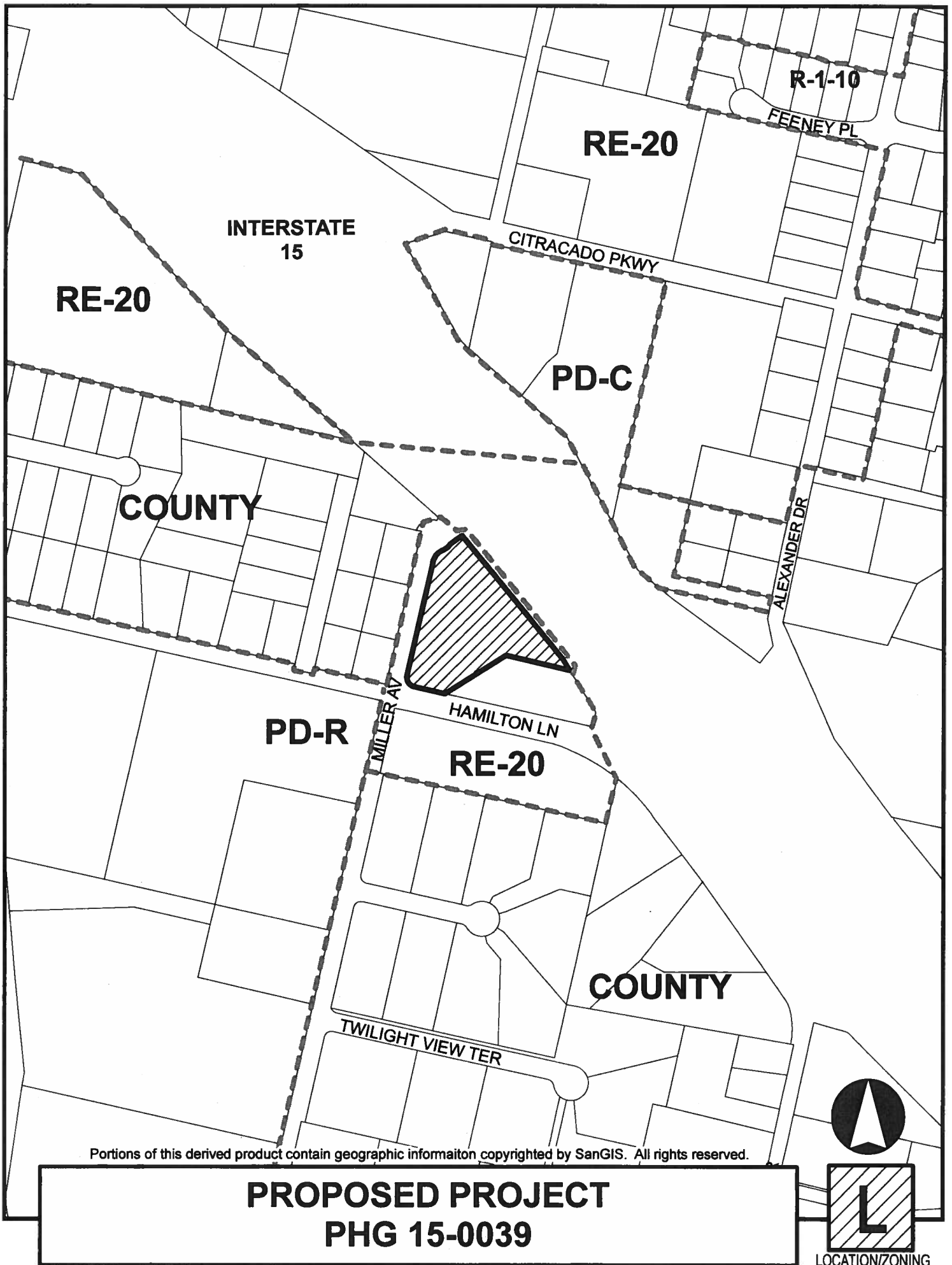
Ann Dolmage
Associate Planner

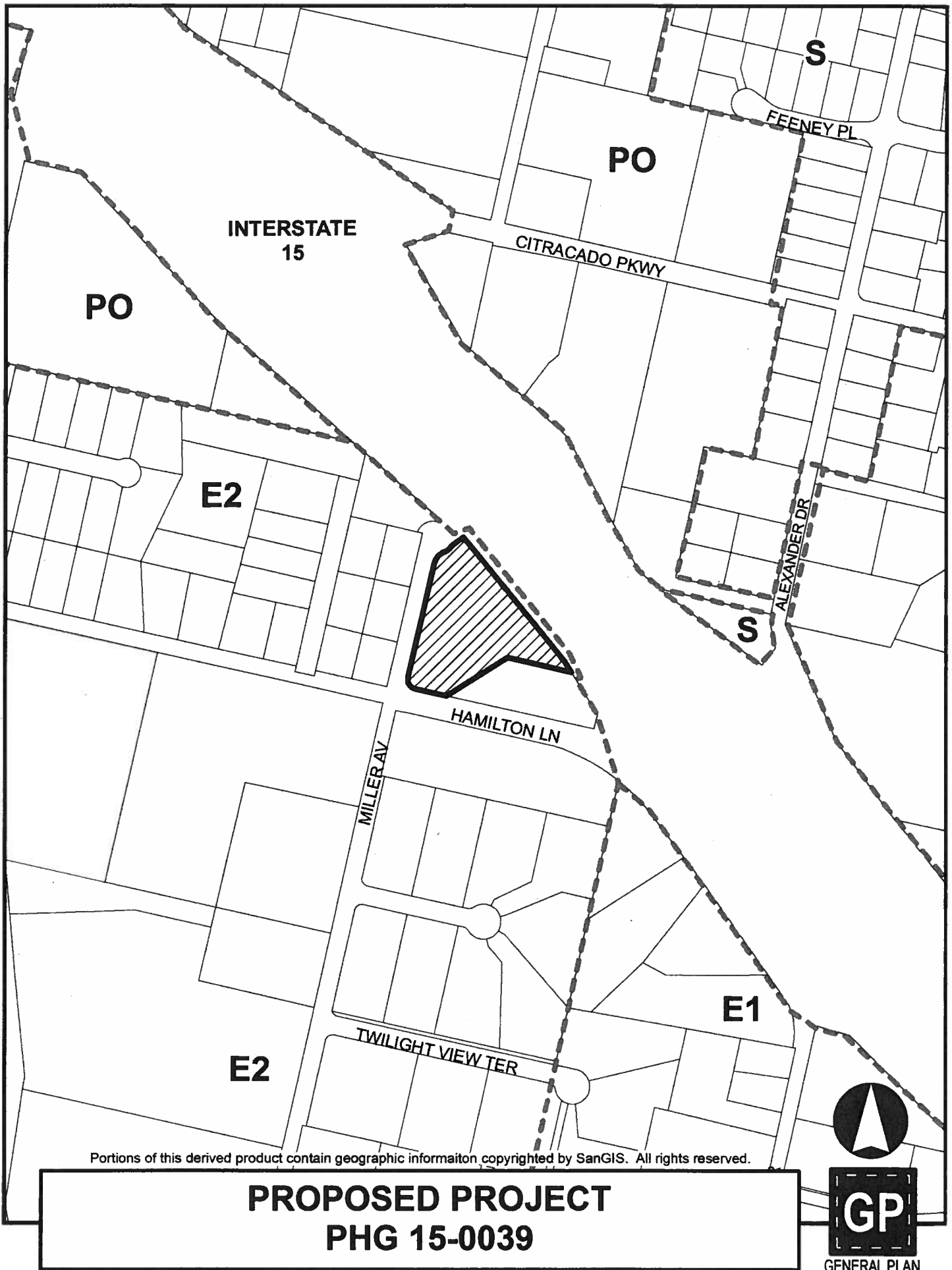
Exhibits

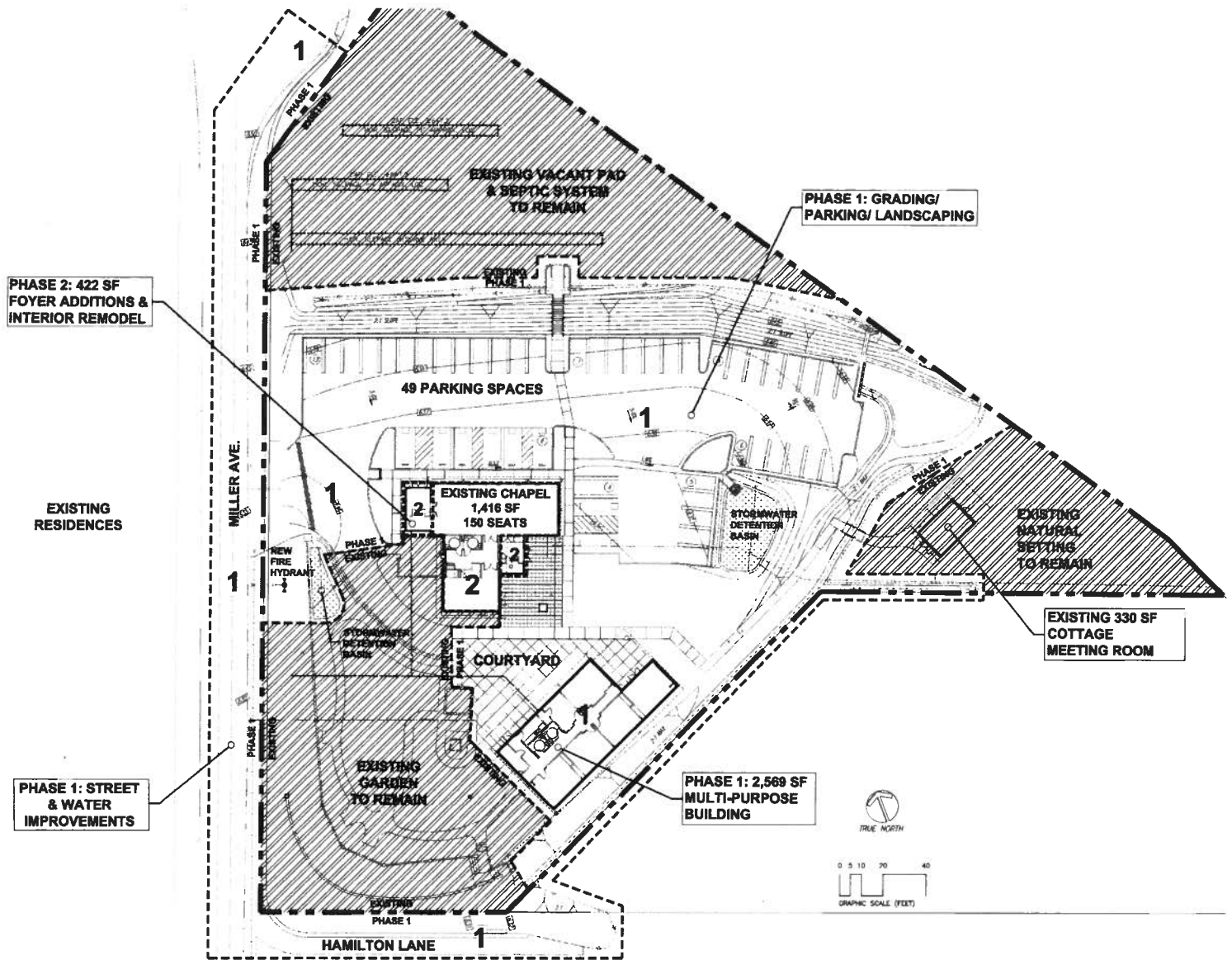
- A - Findings of Fact
- B - Conditions of Approval

Attachments

Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, November 14, 2017
Notice of Determination







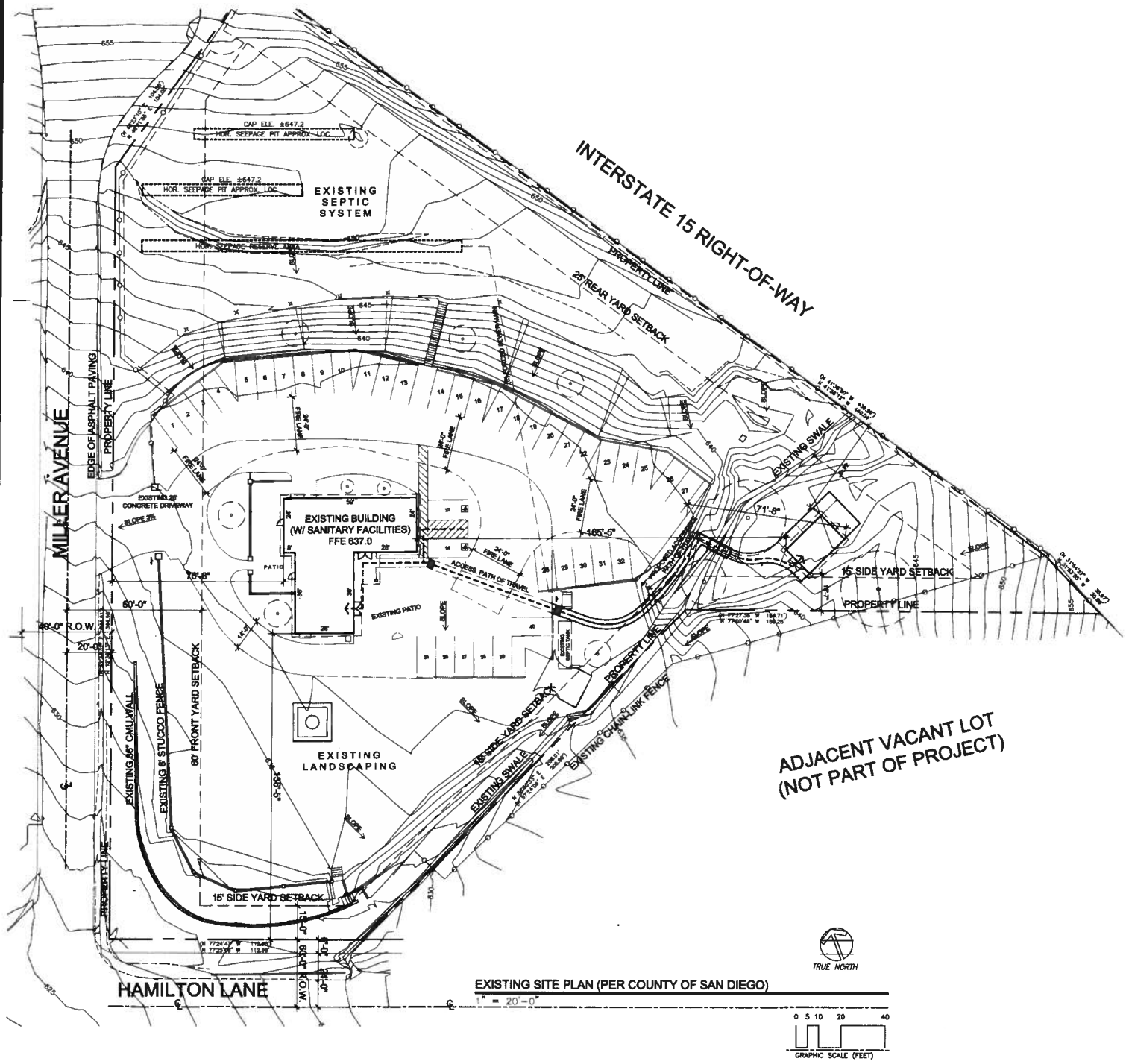
SITE PHASING PLAN

1

**PROPOSED PROJECT
PHG 15-0039**

S

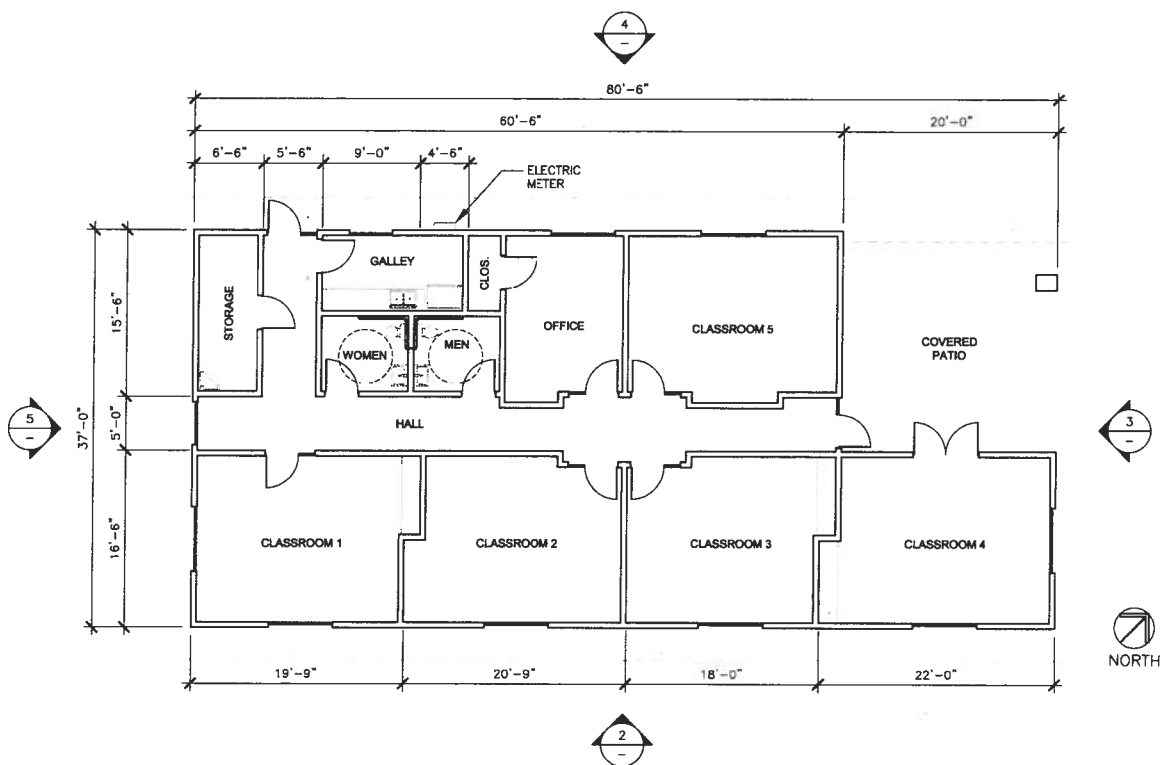
(PHASING) SITE PLAN



**PROPOSED PROJECT
PHG 15-0039**

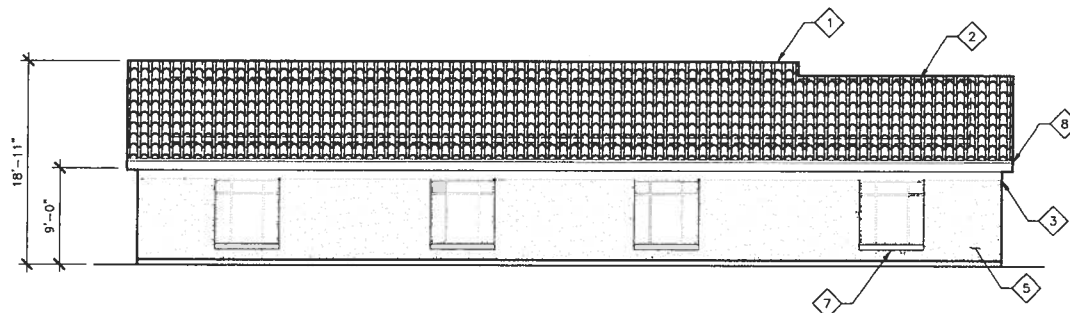
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(EXISTING) SITE PLAN



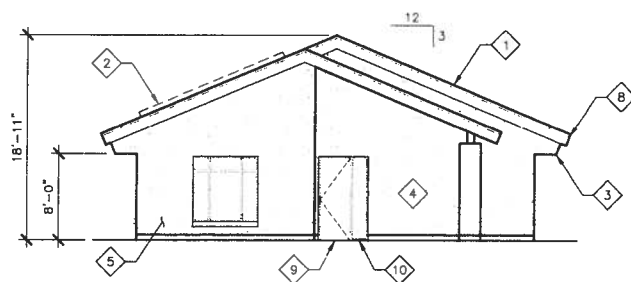
PHASE 1 - MULTI-PURPOSE BUILDING FLOOR PLAN

1



EAST ELEVATION

2



NORTH ELEVATION

3

KEYNOTES

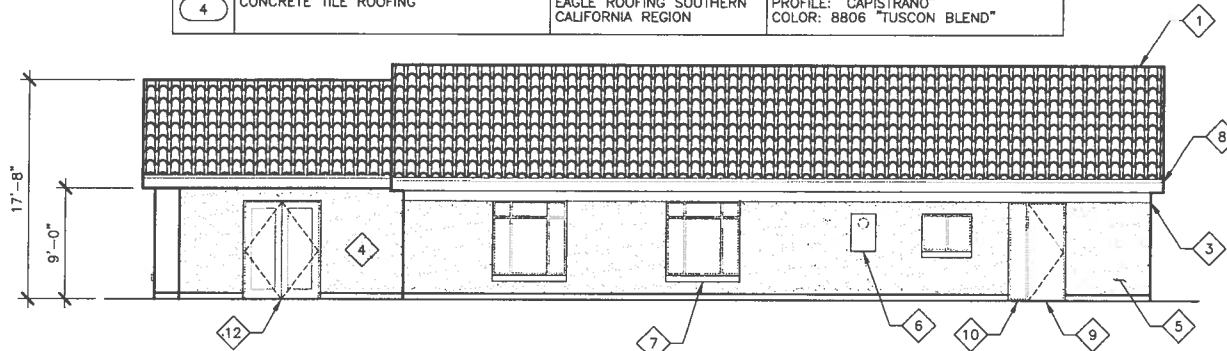
- 1 CONCRETE TILE ROOFING (4)
- 2 AREA FOR FUTURE PHOTOVOLTAIC PANELS
- 3 ENCLOSED EAVES (1)
- 4 COVERED PATIO BELOW
- 5 EXTERIOR CEMENT PLASTER FINISH, PAINTED (1)
- 6 ELECTRIC METER
- 7 VINYL SASH WINDOWS, TYP.
- 8 WOOD FASCIA, PAINTED, TYP. (3)
- 9 WOOD DOOR, PAINTED, TYP.
- 10 GLAZED SIDE LIGHT (2)
- 11 FOAM CORNICE W/ PLASTER FINISH (1)
- 12 WOOD DOOR W/ FULL LITE

PROPOSED PROJECT
PHG 15-0039

F

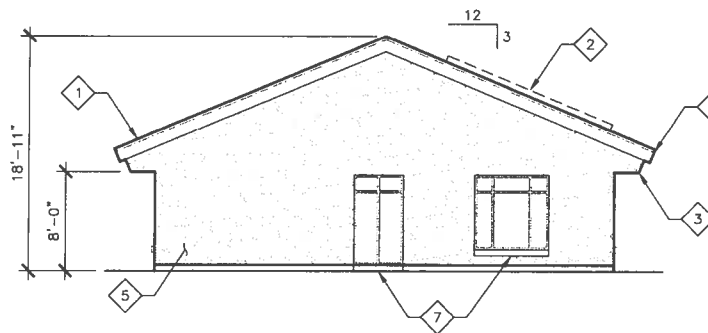
FINISH LEGEND

LOCATION	FINISH	COLOR
1 EXTERIOR WALLS, ENCLOSED EAVES, FOAM CORNICE & WINDOW TRIM	EXTERIOR CEMENT PLASTER, SAND FINISH, PAINTED	COLOR: SHERWIN WILLIAMS SW 7102 "WHITE FLOUR" EXTERIOR PAINT
2 DOOR AND WINDOW FRAMES	MILGARD "STYLE LINE" SERIES VINYL WINDOWS	COLOR: MILGARD PREMIUM EXTERIOR "TWEED"
3 WOOD FASCIA AT ROOF EAVE, EYEBROW AWNING OVER WINDOWS	PAINTED	COLOR: SHERWIN WILLIAMS SW 2846 "ROYCROFT BRONZE GREEN"
4 CONCRETE TILE ROOFING	EAGLE ROOFING SOUTHERN CALIFORNIA REGION	PROFILE: "CAPISTRANO" COLOR: 8806 "TUSCON BLEND"



WEST ELEVATION

4

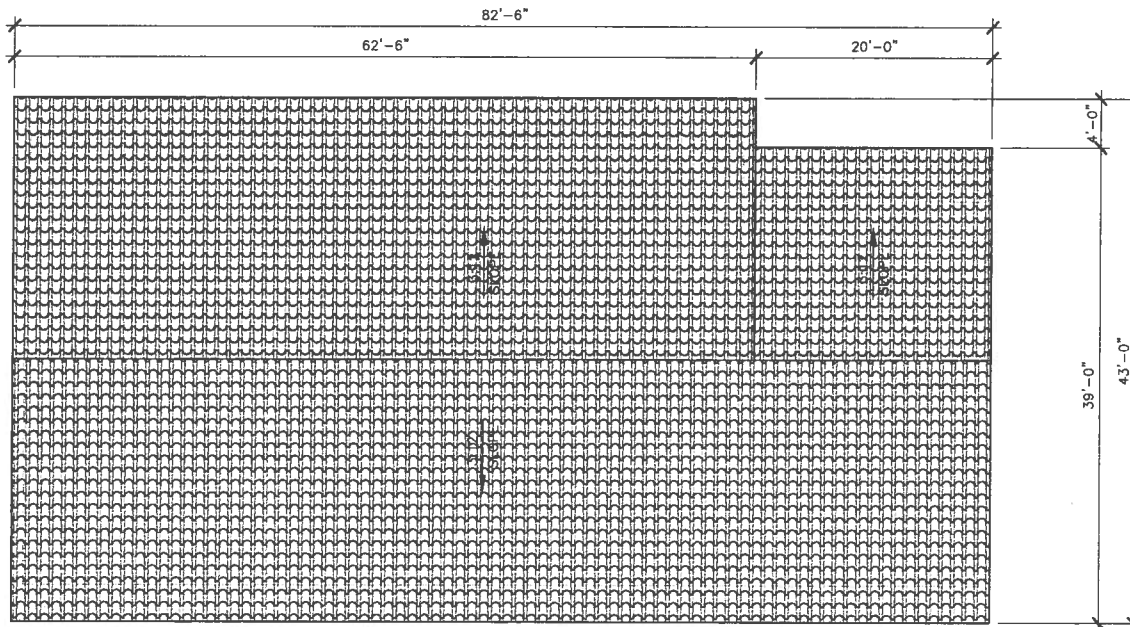


SOUTH ELEVATION

5

KEYNOTES

- 1 CONCRETE TILE ROOFING (4)
- 2 AREA FOR FUTURE PHOTOVOLTAIC PANELS
- 3 ENCLOSED EAVES (1)
- 4 COVERED PATIO BELOW
- 5 EXTERIOR CEMENT PLASTER FINISH, PAINTED (1)
- 6 ELECTRIC METER
- 7 VINYL SASH WINDOWS, TYP.
- 8 WOOD FASCIA, PAINTED, TYP. (3)
- 9 WOOD DOOR, PAINTED, TYP.
- 10 GLAZED SIDE LIGHT (2)
- 11 FOAM CORNICE W/ PLASTER FINISH (1)
- 12 WOOD DOOR W/ FULL LITE

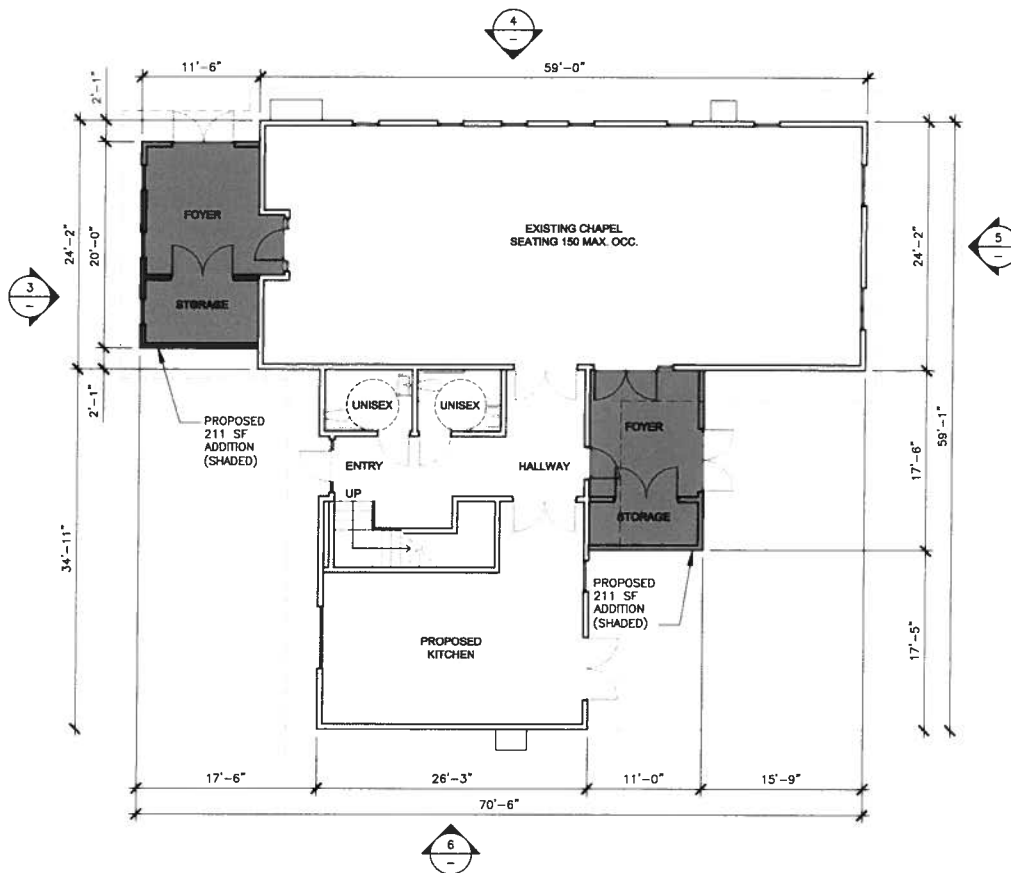


PHASE 1 - MULTI-PURPOSE BUILDING ROOF PLAN

6

PROPOSED PROJECT
PHG 15-0039

F

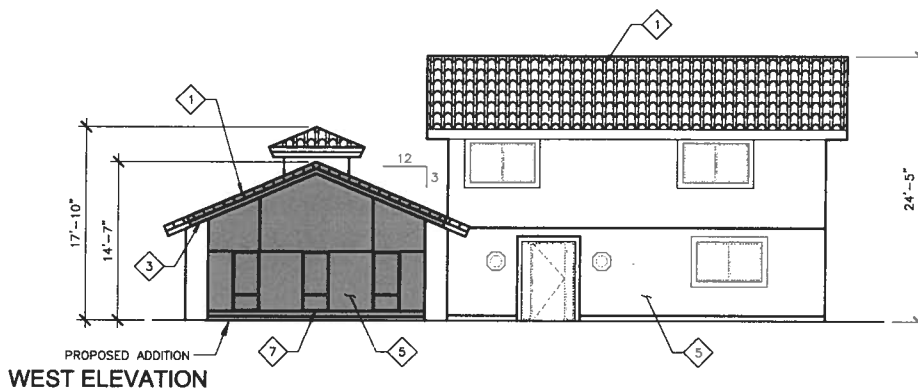


PHASE 2 - CHAPEL FIRST FLOOR PLAN

1

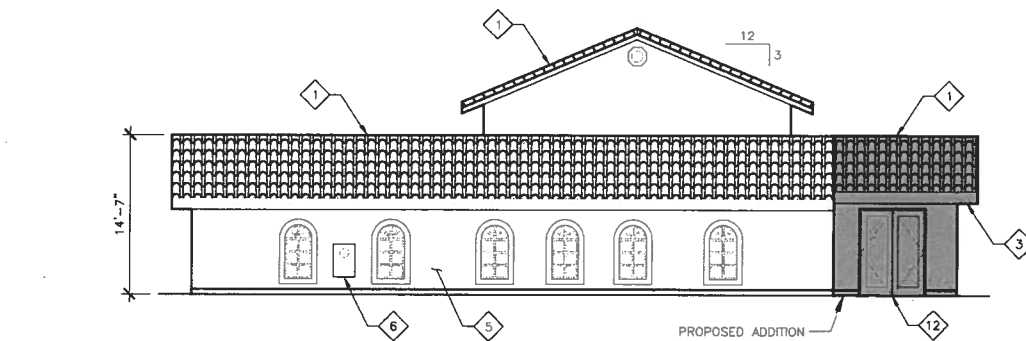
KEYNOTES

- 1 CONCRETE TILE ROOFING 4
- 2 AREA FOR FUTURE PHOTOVOLTAIC PANELS
- 3 ENCLOSED EAVES 1
- 4 COVERED PATIO BELOW
- 5 EXTERIOR CEMENT PLASTER FINISH, PAINTED 1
- 6 ELECTRIC METER
- 7 VINYL SASH WINDOWS, TYP.
- 8 WOOD FASCIA, PAINTED, TYP. 3
- 9 WOOD DOOR, PAINTED, TYP.
- 10 GLAZED SIDE LIGHT 2
- 11 FOAM CORNICE W/ PLASTER FINISH 1
- 12 WOOD DOOR W/ FULL LITE



WEST ELEVATION

3



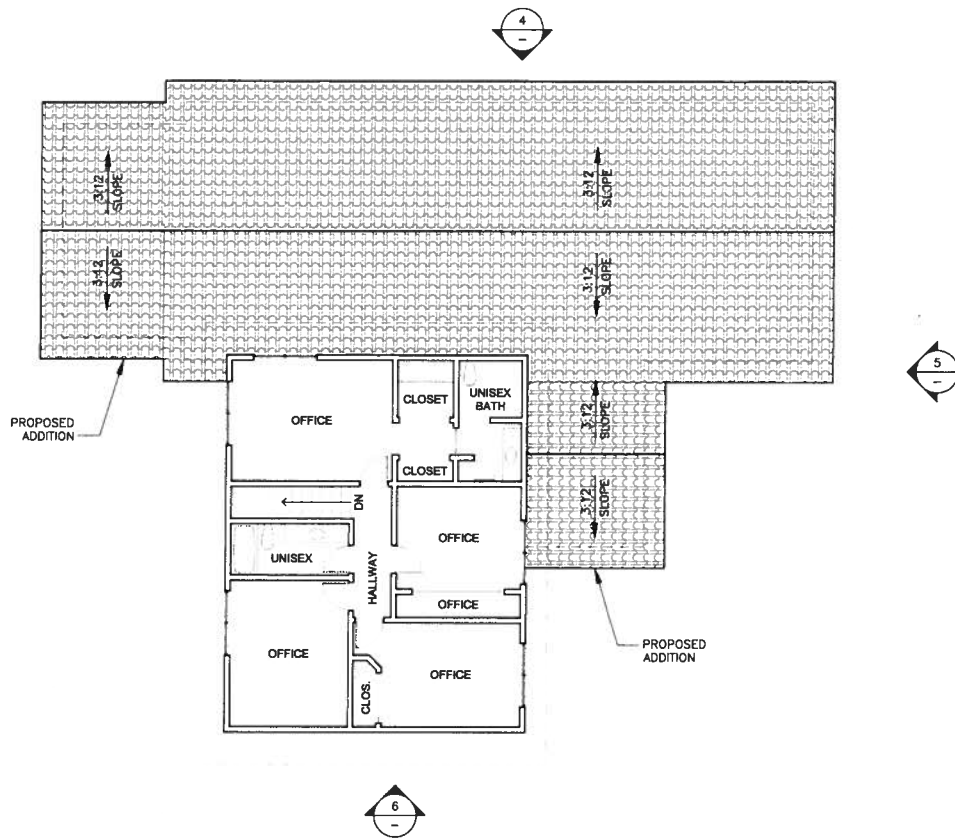
NORTH ELEVATION

4

PROPOSED PROJECT
PHG 15-0039

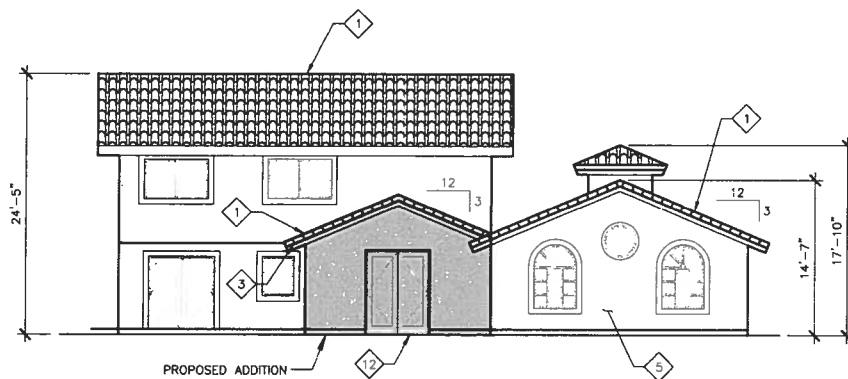
CHAPEL

F



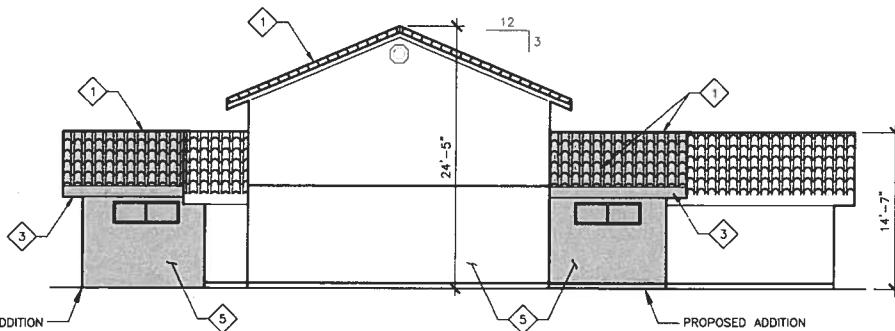
PHASE 2 - CHAPEL SECOND FLOOR PLAN (EXISTING, NO WORK PROPOSED)

2



EAST ELEVATION

5



SOUTH ELEVATION

6

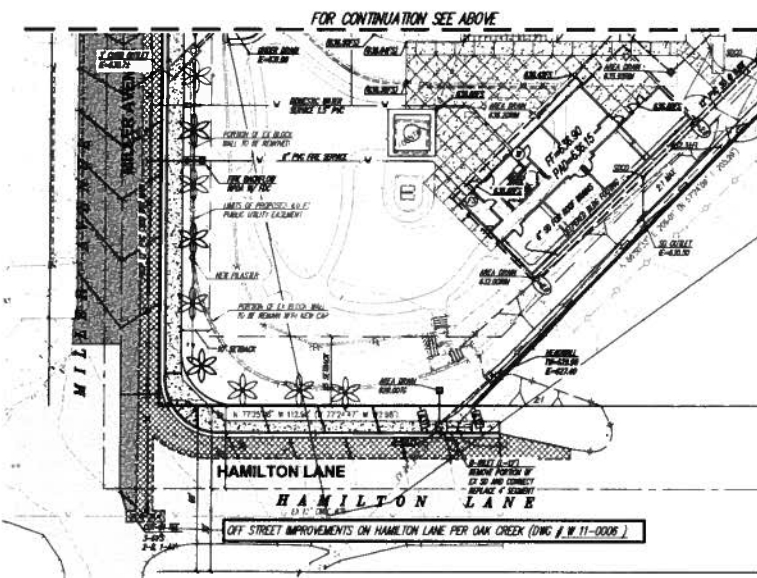
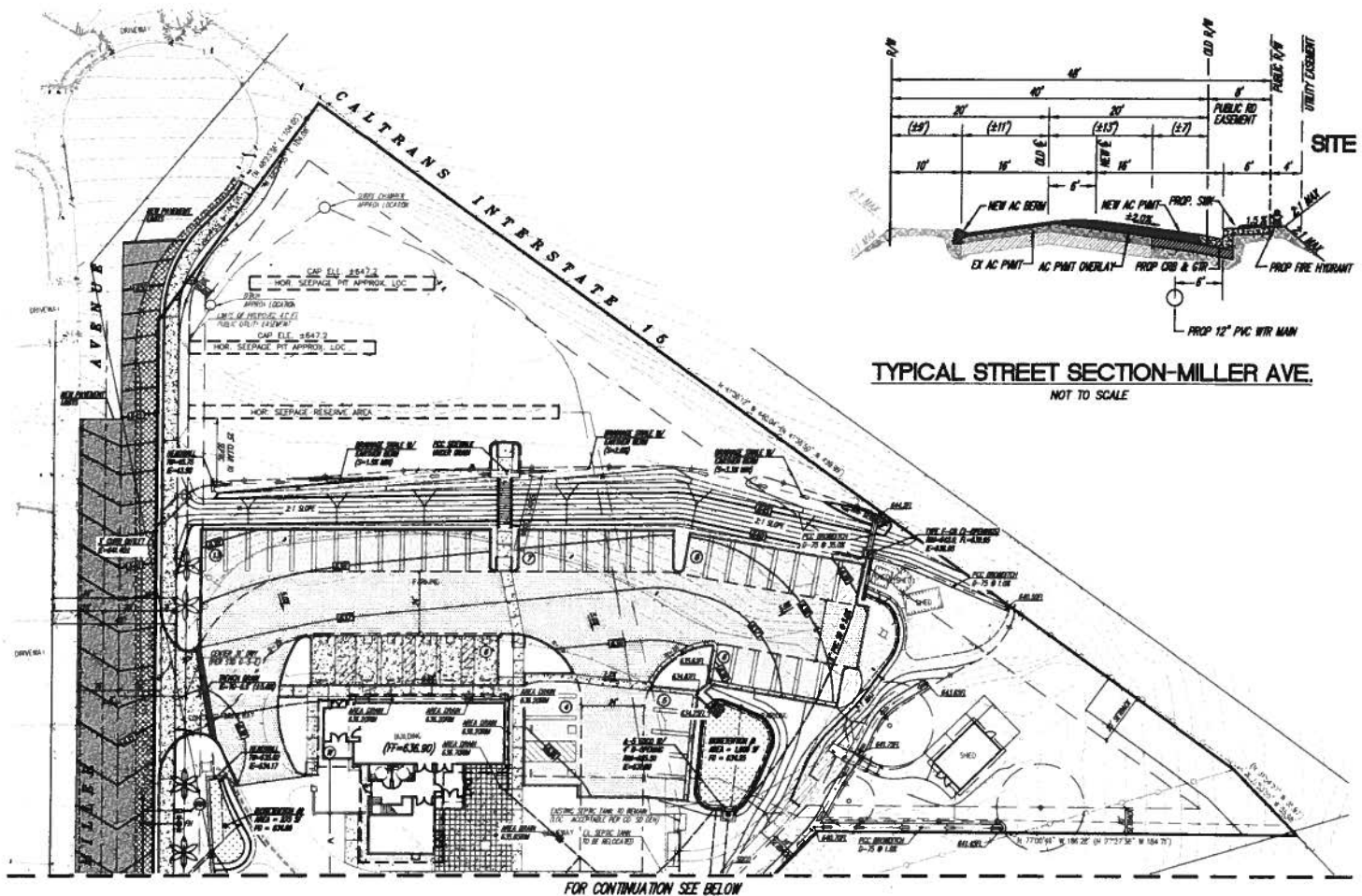
KEYNOTES

- 1 CONCRETE TILE ROOFING 4
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- 9 WOOD DOOR, PAINTED, TYP.
- 10 GLAZED SIDE LIGHT 2
- 11 FOAM CORNICE W/ PLASTER FINISH 1
- 12 WOOD DOOR W/ FULL LITE

PROPOSED PROJECT
PHG 15-0039

CHAPEL

F

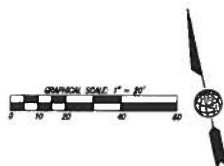


PROPOSED CONSTRUCTION LEGEND

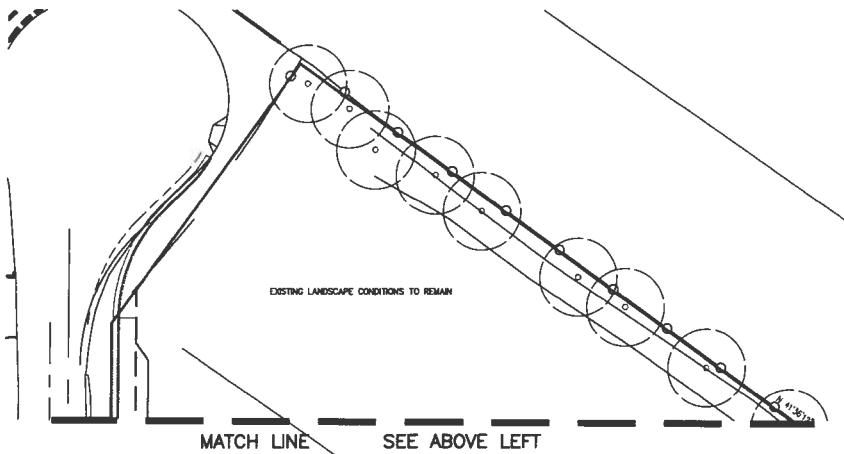
ITEM	CON. NO.	STAGE
PROJECT BOUNDARY		
RIGHT OF WAY LINE		
STREET CENTERLINE		
EXISTING SPOT ELEVATIONS		
EXISTING CURB		
EXISTING WALK LINE		
EXISTING SIDEWALK		
EXISTING FIRE HYDRANT ASSEMBLY		
EXISTING STORM DRAIN		
EXISTING STORM DRAIN INLET		
EXISTING CURB & GUTTER		
EXISTING DRAINAGE DITCH		
EXISTING UTILITY BOX Labeled PER PLAN		
PROPOSED LIMIT OF WORK - IN PLANT LINE		
PROPOSED CONCRETE		
PROPOSED REINFORCED CONCRETE		
PROPOSED CHIT-ALL LINE		
PROPOSED FINISHED FILL SLOPE (2:1 MAX)		
PROPOSED FINISHED CUT SLOPE (1.5:1 MAX)		
PROPOSED 12" PCC CURB	(2009-0-1)	
PROPOSED 12" PCC CURB & GUTTER	(2009-0-2)	
PROPOSED PCC SIDEWALK	(2009-0-3)	
PROPOSED PCC WALKWAY		
PROPOSED PCC PUBLIC WALKWAY		
PROPOSED PCC SIDE SERVICE LINE PAV.		
PROPOSED PCC SIDE SERVICE LINE PAV.		
PROPOSED WALKWAY	(20-1-1)	
PROPOSED 12" PCC SIDEWALK	(20-1-2)	
PROPOSED 12" PCC SIDEWALK	(20-1-3)	
PROPOSED 12" PCC SIDEWALK	(20-1-4)	
PROPOSED 12" PCC SIDEWALK	(20-1-5)	
PROPOSED 12" PCC SIDEWALK	(20-1-6)	
PROPOSED 12" PCC SIDEWALK	(20-1-7)	
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PROPOSED 12" PCC SIDEWALK	(20-1-98)	
PROPOSED 12" PCC SIDEWALK	(20-1-99)	
PROPOSED 12" PCC SIDEWALK	(20-1-100)	

DEPARTMENT OF ENVIRONMENTAL HEALTH NOTE:

BEFORE THE APPROVAL OF CONSTRUCTION DRAWINGS FOR THIS PROJECT, THE SITE PLANNING SHALL BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH) TO CERTIFY THAT THE SYSTEM DOES NOT EXCEED THE DESIGN APPROVED UNDER THE DEPARTMENTAL SYSTEM CAPACITY OF THE COUNTY. ANY PROPOSED MODIFICATION TO EXISTING SHALL REQUIRE ADDITIONAL ENGINEERING AND THE APPROVAL OF THE COUNTY OF SAN BERNARDINO DEPT.



PROPOSED PROJECT
PHG 15-0039

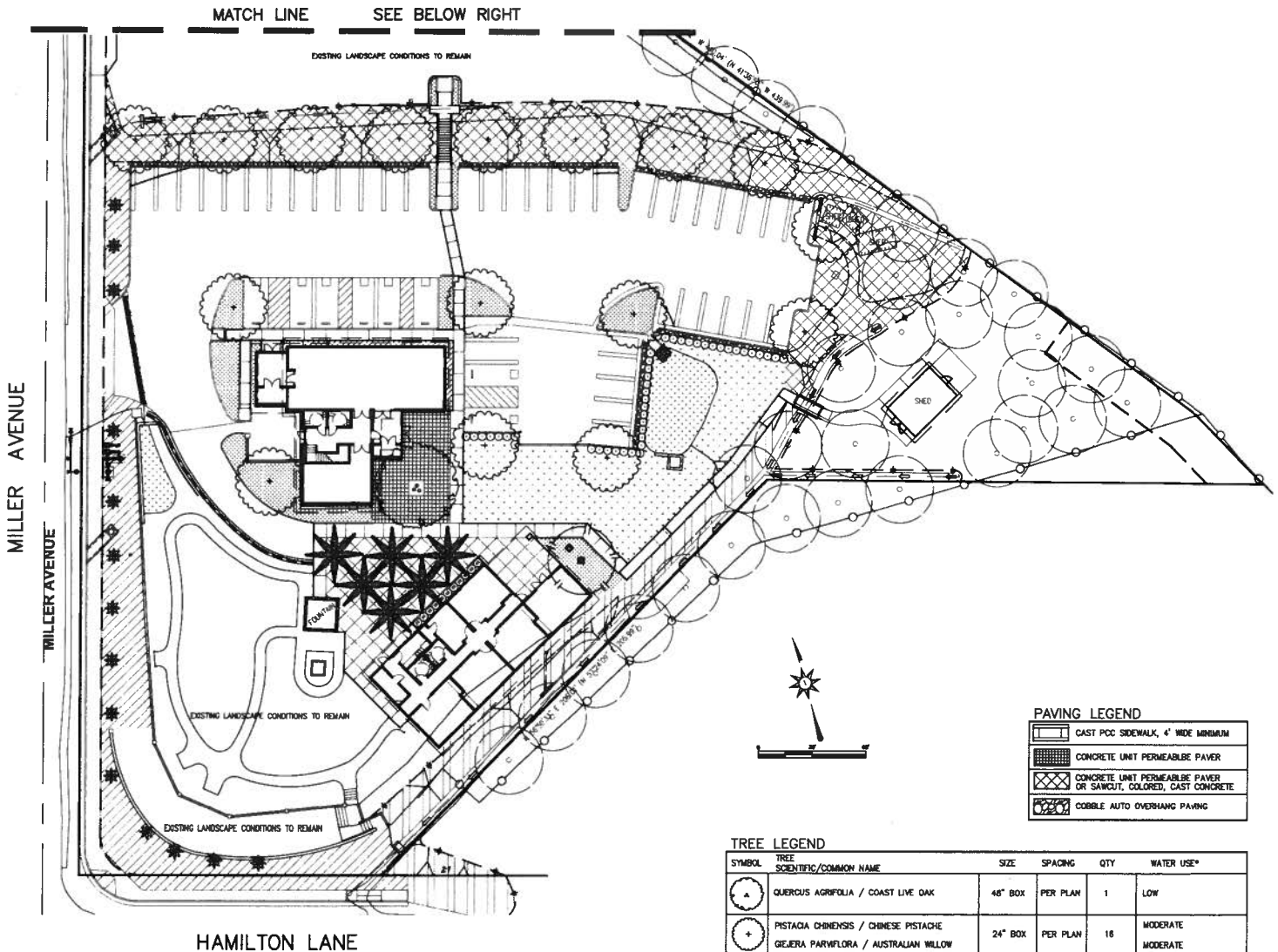


SHRUB & GROUND COVER LEGEND

SYMBOL	SHRUB/GROUND COVER NAME SCIENTIFIC/COMMON NAME	SIZE	SPACING	QTY	WATER USE*
○	LAGERSTROMIA TEXANUM / GLOSSY PRIVET	5 GAL	3' OC	45	MODERATE
○	RHUS INTERFOLIA / LEMONADE BERRY	5 GAL	3' OC	11	MODERATE
○	PITTOSPORUM T. 'CREME DE MINT' / TOBIRA	5 GAL	3' OC	11	MODERATE
○	HARDY D. 'PLUM PASSION' / HEAVENLY BAMBOO	5 GAL	3' OC	11	MODERATE
■	TEGOMA CAPENSIS / CAPE HONEYBUCKLE	1 GAL	4' OC	493	MODERATE
■	ACACIA REOBOLIS / LOW BUSH / ACACIA	1 GAL	4' OC	493	MODERATE
■	LANTANA 'GOLD RUSH' / LANTANA	1 GAL	2' OC	428	LOW
■	VERBENA RIGIDA / VERBENA	1 GAL	2' OC	428	LOW
■	AGAVE MURPHYI / AGAVE	1 GAL	4' O.C.	241	LOW
■	SET IN 1-1/2" - 2" COBBLE MULCH	1 GAL	4' O.C.	241	LOW
■	BACCHARUS PILLULARIS / DRYAD COYOTE BRUSH	1 GAL	3' OC	320	LOW
■	PELARGONIUM PELTATUM / IVY GERANIUM	4" POTS	8" O.C.	307	MODERATE
■	SPHODRODENDRUM APOPOCIS / MONDO GRASS	4" POTS	8" O.C.	307	MODERATE
■	CAREX PANSA / CALIFORNIA MEADOW SEDGE	RP LINERS	12" O.C.	3,615 sf	MODERATE
■	BOUTELOUA GRACILLIS / BLUE GRAMA GRASS	RP LINERS	12" O.C.	3,615 sf	MODERATE
■	CAREX PANSA / CALIFORNIA MEADOW SEDGE	RP LINERS	12" O.C.	3,615 sf	MODERATE
■	BOUTELOUA GRACILLIS / BLUE GRAMA GRASS	RP LINERS	12" O.C.	3,615 sf	MODERATE
■	IN BOUTELOUA GRASS	RP LINERS	12" O.C.	3,615 sf	MODERATE

NOTES:

- *WATER USE BASED ON WUCOLS IV PLANT EVALUATION DATA FOR ESCONDIDO (SOUTH INLAND VALLEY REGION).
- ALL SLOPES 3 FEET IN VERTICAL HEIGHT SHALL REQUIRE STRAW MATTING, OR AN APPROVED EROSION CONTROL MATTING, AND A HAND PLANTED GROUND COVER.
- TREES WITH GIRDLED AND/OR SPIRAL ROOTS SHALL NOT BE PERMISSIBLE FOR PLANTING.
- TREES WITHIN 5' OF HARDSCAPE SHALL RECEIVE DEEP ROOT BARRIERS.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL RECEIVE 2" BARK MULCH.
- IRRIGATION SYSTEMS SHALL CONFORM WITH REQUIREMENTS OF THE CITY OF ESCONDIDO'S WATER EFFICIENT LANDSCAPE ORDINANCE AND THE GOVERNOR'S EXECUTIVE ORDER B-37-16.



PAVING LEGEND

■	CAST PCC SIDEWALK, 4' WIDE MINIMUM
■	CONCRETE UNIT PERMEABLE PAVEMENT
■	CONCRETE UNIT PERMEABLE PAVEMENT OR SAWCUT, COLORED, CAST CONCRETE
■	COBBLE AUTO OVERHANG PAVING

TREE LEGEND

SYMBOL	TREE SCIENTIFIC/COMMON NAME	SIZE	SPACING	QTY	WATER USE*
○	QUERCUS AGRIFFOLIA / COAST LIVE OAK	48" BOX	PER PLAN	1	LOW
○	PISTACHIA CHINENSIS / CHINESE PISTACHE	24" BOX	PER PLAN	16	MODERATE
○	GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	24" BOX	PER PLAN	1	MODERATE
○	FRAXINUS UDEHED / SHAMEL ASH	24" BOX	PER PLAN	1	LOW
○	PINUS COULTERI / COULTER PINE	24" BOX	PER PLAN	1	LOW
★	PHOENIX DACTYLIFERA / DATE PALM	20' BRN TRUNK	PER PLAN	6	LOW
★	A. CUNNINGHAMIANA / KING PALM	20' BRN TRUNK	PER PLAN	6	MODERATE
○	EXISTING OAK, PINE AND ASH TREES TO REMAIN	-	-	-	-
★	EXISTING QUEEN PALM TREES TO REMAIN	-	-	-	-

PROPOSED PROJECT
PHG 15-0039



LANDSCAPE PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH – PD-C (Planned Development- Commercial) and RE-20 (Residential Estates, 20,000 SF minimum lot size) zoning – Interstate 15 borders the project site to the north and east, running in a northwest/southeast direction. The properties on the opposite side of the interstate (at the southeast corner of Miller Avenue and West Citracado Parkway) are zoned PD-C and are occupied by VCA Acacia Animal Hospital, Rady Children's Urgent Care, and other medical offices. New Life Presbyterian Church is located directly east of the medical complex, and is zoned RE-20, as are the residential properties at the southwest corner of Alexander Drive and Citracado.
- SOUTH – RE-20 and County A70 (Limited Agriculture) zoning – The two undeveloped parcels with APNs 238-110-25 and 238-110-35 were annexed into the City along with the Oak Creek development site and are zoned RE-20. Further south is an area with County jurisdiction that is developed with single-family residential lots with A70 zoning
- EAST - County RR (Rural Residential) and County A70 zoning – Properties to the east of the project site, on the opposite side of I-15, fall under County jurisdiction and occupied by single-family residential lots with RR and A70 zoning.
- WEST - RE-20, RE-40 (Residential Estates, 40,000 SF minimum lot size), and County RR zoning –The area immediately to the west of Miller Avenue is within County jurisdiction and is occupied primarily with single-family residential lots with RR zoning. Residential lots in this area tend to be smaller in size than properties to the south and east of the project site. Two fire stations (Escondido Fire Station 5 and Cal Fire Del Dios Station 77) and the Felicita Vida Senior Living facility are located just west of Felicita Road, within City jurisdiction, on properties with RE-20 and RE-40 zoning.

B. ENVIRONMENTAL STATUS

An Initial Study and Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review from September 29 to October 18, 2017, in accordance with the California Environmental Quality Act (CEQA). The IS/MND identified potential impacts to the environment as a result of the project in the areas of air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, noise, and utilities. Mitigation measures have been proposed to reduce these impacts to less than significant levels, and these mitigation measures have been incorporated into the project's conditions of approval. No comments were received during the public review period. The Final IS/MND is available on the City of Escondido website at <https://www.escondido.org/chalice-unitarian-universalist-congregation.aspx>.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department has reviewed the project application and has expressed no concern regarding their ability to serve the site.
2. Effect on Fire Service -- The project site is located less than a half-mile from City of Escondido Fire Station #5 at 2319 Felicita Road. The Fire Department has reviewed the project application and provided comments, which have been incorporated into the project design. The proposed parking lot would include a turnaround for emergency vehicles, and a new fire hydrant would be installed on Miller Avenue to serve the site. A condition of approval has been proposed to require the applicant to provide adequate fire access and water supply prior to the start of Phase 1.
3. Traffic – Primary access to the project site would be provided via a 28'-wide driveway entrance on Miller Avenue, leading directly into the site's 49-space parking lot. A secondary gated access point would be located at the north end of the site, also from Miller Avenue, and would provide service access to the septic leach field. The church is not proposing to increase its congregation size at this time, nor is it proposing to operate a school from its campus (aside from Sunday school activities), so no traffic impact analysis was requested by the Engineering Services Department. Improvements to Miller Avenue are proposed in conjunction with this project, to include widening and repaving the road; installing curb, gutter, and sidewalk on the east side (along the project frontage); and installing an AC berm on

the west side. The project has also been conditioned to require improvements along the project site's Hamilton Lane frontage, to be completed either by Chalice or by the developer of the Oak Creek subdivision on the southwest corner of Hamilton and Miller (see the "Conformance with City Policy" section for more details).

4. **Utilities** – The project site is served by a septic tank located near the southeast corner of the existing parking lot (near the junction of the lot and the walkway leading to the 330-SF cottage). A forced sewer main connects the tank to a leach field within an undeveloped area at the northern end of the property. Since the church is not proposing to increase its congregation size at this time, and the existing system is adequately sized to accommodate the current congregation size, no expansions of the septic system or connections to city sewer are proposed. Phase 1 of the project will include the installation of a new 12" water main in Miller Avenue, as well as a new fire hydrant on the Miller Avenue frontage.
5. **Drainage** – A hydrology report was prepared for the project by Omega Engineering Consultants on August 8, 2017. According to the report, the project would increase the amount of impervious area on the site from 20% to 22% of the site. The site slopes downward toward the south at about a 5% grade, and receives stormwater from offsite areas to the north and east. The report identifies two drainage discharge points for the property: one at the corner of Hamilton Lane and Miller Avenue, and another at a 12" culvert passing under Hamilton Lane. With the installation of two bioretention ponds in conjunction with the proposed project, the flow at these two discharge points is expected to be the same as, or less than, existing conditions for a 100-year storm.

D. CONFORMANCE WITH CITY POLICY

General Plan - The proposed Conditional Use Permit modification is consistent with the goals and policies of the General Plan, since churches and related religious activities are conditionally permitted within residential zones. The Mitigated Negative Declaration that was prepared for the project identifies potential significant impacts to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and utilities, and proposes mitigation measures as needed to bring identified effects to a less than significant level. The proposal includes sufficient parking to accommodate all development on the site. Therefore, the project would not diminish the Quality of Life Standards of the General Plan, since it would not materially degrade the levels of service on adjacent streets or public facilities.

Project Design and Neighborhood Compatibility – The site's existing chapel building was designed in a Mediterranean style, with white stucco walls and a red tile roof. The new multipurpose building would have matching wall and roof colors/materials. Wood fascia, door/window frames, exterior doors, and window eyebrows on the multipurpose building would be painted in a range of muted greens and browns to coordinate with the rest of the architecture. Much of the site's outdoor areas would remain unchanged by the project. The far east end of the property would remain undeveloped (except for the existing 330-SF cottage), as would the existing septic field at the north end of the property. The meditation garden and fountain area at the southwest corner of the site, near the intersection of Miller and Hamilton, would largely remain in place, though a portion would be displaced by a new paved courtyard area between the chapel and the multipurpose building.

The project site contains various types of fencing. An existing chain-link fence starts near the driveway on Miller Avenue, extends north to the rear property line and follows it to the far east corner of the property, and then runs to the south end of the property, ending before it reaches the front setback area. A new retaining wall would be constructed at the east end of the proposed parking lot. Two existing retaining walls wrap around the southwest corner of the site, including a 3'-tall CMU retaining wall (closer to the corner), and a 6'-tall wall/fence consisting of a retaining wall base (made of stuccoed CMU) and topped with wrought-iron panels. Both of these retaining walls at the southwest corner would remain, though the 3' wall would be modified to terminate about 53' north of the Hamilton Lane right-of way, with a new pilaster at the terminus. The stucco/wrought-iron fence does not conform to current City fencing standards as outlined in Section 33-1080 and 33-1081 of the Zoning Code, since a portion of it occupies the front setback area, and it includes pilasters over 3' in height. However, this wall/fence appears to have been in place since the property was first developed and was noted on the plot plan for the Major Use Permit issued by the County in 2003, and no modifications are proposed to it.

The project also proposes improvements along the Miller Avenue project frontage. Currently, this segment consists of a 40' right of way containing an approximately 24'-wide paved street, with no sidewalk or curb/gutter improvements on either side. The project would add eight feet to the east side of the right of way as a public road easement, expanding the full right of way width to 48 feet. A new curb, gutter, and six-foot sidewalk would be constructed within this new easement area, and the street would be repaved and widened to connect to the new gutter. On the east side of the street, no

changes would occur aside from the addition of a new AC berm along the edge of the street (coinciding with the east edge of the right of way). With all improvements in place, the street will be 32 feet wide from the AC berm on the east side to the face of curb on the west side. Setbacks for all development (including parking) on the project site would be measured from the new right of way line on the east side of the street.

Though the applicant has not proposed any improvements to the project site's Hamilton Lane frontage, the project has been conditioned to require them to Local Collector standards, 21 feet from curb to center line, with a transition to join existing improvements. Since the conditions of approval for the Oak Creek subdivision also include a requirement to improve this segment of road, construction of these improvements will become the responsibility of whichever party implements their project first.

Parking – Currently, the facility has 39 parking spaces to accommodate its congregation. Upon completion of the project, the church will have a new 2,569-SF multipurpose building (containing classrooms and offices) and will have added 422 SF of foyer space to its existing building.

Parking requirements for churches can be challenging to determine, since it is common for a single building to serve multiple purposes, and not all buildings on the site may be in use at once. A conservative parking calculation would assume that all buildings are in use at the same time, and that they are being used for the most parking-intensive purposes possible. Using this method, the project site would require 37 spaces. This would include 34 spaces for church assembly areas (including 1,416 SF of chapel space within the chapel building, 1,700 SF of classroom space within the multipurpose building, and 330 SF of meeting space within the accessory building) at a rate of one space per 100 SF. It would also include three spaces for office uses (including 966 SF of offices within the chapel building and 204 SF within the multipurpose building) at a rate of one space per 300 SF. Since the proposed project would provide 49 parking spaces, adequate parking would be available for these uses. (This analysis assumes that the kitchen, foyer, hallway, and restroom spaces within the chapel building and the restroom, storage, and hallway areas in the multipurpose building are not included in the parking calculations.)

The off-street parking requirements allow an applicant for an industrial, office, or multi-residential use to fulfill their parking obligation with compact spaces when no more than 30% of the total required spaces are compact. The applicant is required to provide 37 spaces, but will provide 49. Thirty percent of 37 spaces is 11 spaces, and 30% of 49 spaces is 14 spaces. The applicant's site plan shows 11 spaces that would qualify as compact (16' long by 8.5' wide, or 14' long with a 2' overhang and 8.5' wide) and 38 that would qualify as standard (18' long by 8.5' wide, or 16' long with a 2' overhang and 8.5' wide). The parking lot provides a minimum 24' backup area for all parking spaces, and a hammerhead turnaround for emergency vehicles. Therefore, the project conforms to parking standards as described in the Zoning Code.

It is important to acknowledge that actual, on-site parking demand would be less than what has been analyzed herein. Many of the users of the multipurpose building will be children attending Sunday school classes, and since children do not drive, the parking demand for the multipurpose building may not be as high as reported above.

Noise – The applicant submitted an acoustical study for the project (prepared by TRC on November 30, 2016, with an update dated November 14, 2017 for the Final IS/MND), which analyzed the effects of the project on the surrounding neighborhood, to inform the noise analysis in the IS/MND as well as to determine the project's compliance with noise standards codified in Chapter 17, Article 12 of the City of Escondido Municipal Code. The study stated that most operational sounds expected to be generated by the church would take place indoors, and therefore would be easily reduced to acceptable levels via standard building design. Outdoor noises (car doors opening and closing, people walking and talking outside of buildings, operation of HVAC equipment, etc.) would not be expected to be loud enough to exceed the noise standards described in the Municipal Code. Temporary noise related to project grading and construction activities was also discussed, and the study recommended mitigation measures to minimize this noise to a less than significant level, including limiting work to specific hours and utilizing noise-reducing technology and techniques (mufflers, "quiet" compressors, insulation barriers, etc.) These mitigation measures were incorporated into the Mitigated Negative Declaration and are also included in the conditions of approval, described later in this report.

The acoustical study also analyzed the effects of surrounding noise on the project site, to determine conformity with the community noise exposure limits described in the Community Protection Element of the General Plan. Of primary concern to this site is the fact that I-15 runs near its northern property line and generates high levels of traffic noise. The study measured ambient noise levels at a location within the existing church parking lot and reported an hourly average sound level (L_{eq-h}) of 61.8 dBA at this data collection point. The study also reported a CNEL (Community Noise Equivalent Level, a method of measuring sound levels that applies additional penalties to nighttime noise) of 86 dBA at the edge of the freeway, which would be expected to attenuate to a CNEL of about 67 dBA at the project site. A CNEL of 67 dBA falls

within the “Conditionally Acceptable” range of the General Plan (per Figure VI-12), in which conventional construction is usually adequate when features such as closed windows and fresh air supply systems or air conditioning are incorporated. As part of the standard building permit plan check process, the applicant will be required to demonstrate compliance with any interior noise standards in the California Building Code that are applicable to this land use.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately 2.34-acre property is developed as a religious facility, including one 3,300-SF converted residence containing a chapel, offices, a kitchen, and a meeting area, as well as a 330-SF cottage used for meeting space. The property is sloped, with the highest elevations at the north and east ends, and the lowest at the south end, near the intersection of Miller Avenue and Hamilton Lane. An existing swale runs along the eastern property line in a northeast to southwest direction, eventually crossing under Hamilton Lane via a culvert and continuing southward along Miller Avenue. The property has frontages on Miller Avenue and Hamilton Lane, with vehicular access only from Miller. In the General Plan’s Mobility and Infrastructure Element, Hamilton Lane is classified as a Local Collector Road from Eucalyptus Avenue to Alexander Avenue, and Miller Avenue is unclassified.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 2.34 acres
2. Existing Congregation Buildings:

Chapel Building (includes chapel, kitchen, meeting area, offices, restrooms, and closet/storage areas) 3,300 SF
Cottage (meeting space) 330 SF
Total 3,630 SF
3. Proposed Congregation Buildings:

Chapel Building (original footprint plus foyer additions) 3,722 SF
Cottage 330 SF
Multi-Purpose Building 2,569 SF
Total 6,621 SF
4. Net Floor Area Increase: 2,991 SF
5. Other Project Features:

Parking lot with 49 spaces, to replace existing 39-space lot
Two stormwater detention basins
Courtyard/paved area (between chapel building and new multipurpose building)
Retaining wall at east end of expanded parking lot
6. Colors/Materials:

Multipurpose building: Cement plaster walls and enclosed eaves in Sherwin Williams SW 7102 “White Flour” (off-white). Wood fascia at roof eave and eyebrow awnings over windows in Sherwin Williams SW 2846 “Roycroft Bronze Tweed” (brownish-olive green). Milgard Style Line Series vinyl windows with frames in “Tweed” (brown). Exterior doors in Sherwin Williams SW 6214 “Underseas” (grayish-green) with “Tweed” frames to match window frames. Concrete tile roofing in Capistrano LLC 8806 “Tucson Blend” (red/mauve/brown).

Existing Chapel Building: Walls and roof colors to match new buildings. New windows/doors in foyer addition areas to match windows/doors on existing portion of building.

Existing Cottage: No change from existing.

7. Landscaping and fencing/walls:

New: Queen palms would be planted within the new courtyard area and one shamel ash tree would be planted on the northeast side of the proposed multipurpose building. Coast live oak and Chinese pistache trees would be placed around the existing chapel building and the expanded parking lot. Various groundcovers would be installed throughout the site, including under the aforementioned trees, in and around the detention basins, and along property frontages. A new retaining wall would be constructed at the east end of expanded parking lot.

Existing to remain: Queen palms planted along Miller Avenue frontage (and a small portion of Hamilton Lane) would remain in place, as would the oak, pine, and ash trees at the far east end of site (near the cottage). The garden area to the direct south of the chapel building and west of the proposed multipurpose building would also remain, though would decrease slightly in size due to the construction of the new courtyard. The septic leach field area at the north end of the site (currently occupied by patchy grass, with some trees around the perimeter) would remain untouched, and no changes are proposed to the perimeter fencing discussed earlier in this report.

8. Church Hours of Operation: 7 days/week; 8 AM to 10 PM
(Two worship sessions each Sunday morning; various meetings, classes, and events throughout the week)
9. Employees: 4
10. Congregation: 150 people/day (septic system can accommodate at least 175 people/day)

C. CODE COMPLIANCE ANALYSIS:

	<u>Proposed</u>	<u>RE Zone Requirements</u>
1. Setbacks		
Front (Hamilton Lane)	51' (p/l to proposed multipurpose building)	25' min
Street Side (Miller Avenue)	107' (p/l to proposed multipurpose building)	10' min
Interior Side	15'10" (p/l to proposed multipurpose building)	10' min
Rear	44' (p/l to existing cottage)	20' min
2. Building Height		
Chapel Building	24'5"	35' max
Multi-Purpose Building	18'11"	35' max
Cottage	12'6.5"	35' max
3. Lot Coverage	12.4%	30% max
4. Floor Area Ratio (FAR)	0.13	0.4 max
5. Parking	49 spaces	37 spaces

D. HISTORY/RELATED CASES:

- P01-024 Major Use Permit for conversion of two-story residence to church facility, approved by County of San Diego on 9/4/03
- IC 11-063 Initial Consultation Meeting with County of San Diego for feasibility of expanding church facilities (consultation initiated 3/19/12 and closed 1/7/13; no permit involved)
- P01-024M1 Minor Deviation to original Major Use Permit for a 330-SF classroom/meeting room building, approved by County of San Diego on 10/10/12
- MPA13-011 Major Pre-Application for expansion of church facilities (initiated 7/2/13 and closed 8/6/13; applicant decided to pursue City annexation and CUP instead)

EXHIBIT “A”

FINDINGS OF FACT PHG15-0039

Environmental Documentation Determinations

1. Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), 14 California Code of Regulations Section 15000 et. seq., the City is the lead agency for the Project, as the public agency with the principal responsibility for approving the proposed Project.
2. An Initial Study (IS) of potential environmental effects from the potential adoption of the Project indicated that the proposal would have potential effects that could be mitigated to a less than significant level, and that a Mitigated Negative Declaration (MND) would be prepared. A notice of the proposed environmental decision was given by publication in the Daily Transcript on September 29, 2017 and sent to project neighbors, inviting written comments during a 20-day period from September 29, 2017, to October 18, 2017, in accordance with CEQA Guidelines Section 15073 and 15105. No written comments were received during the time period.
3. The Planning Commission has considered the proposed IS/MND (Planning Case No. ENV 17-0009) and the material record supporting all environmental documentation for the Project. The decision-making body of the lead agency shall adopt the proposed IS/MND only if:
 - It finds on the basis of the whole record before it that there is no substantial evidence the Project will have a significant effect on the environment, and
 - The IS/MND reflects the lead agency's independent judgment and analysis.
4. The Planning Commission has carefully reviewed and considered all environmental documentation comprising the IS/MND, including any revisions and additions thereto, and the technical appendices and referenced documents (if any), and has found that the IS/MND considers all potentially significant environmental impacts of the Project and there is no substantial evidence the Project will have a significant effect on the environment. The IS/MND is complete and adequate, and fully complies with all requirements of CEQA and the State CEQA Guidelines. The Planning Commission also finds that the IS/MND reflects the City's independent judgment as the lead agency for the proposed Project.

Conditional Use Permit

1. Granting this Conditional Use Permit for the proposed Chalice Unitarian Universalist Congregation expansion is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses, or create special problems for the area in which it is located. The project would be located on a site that has been used for church purposes since 2003. All proposed development conforms to site development standards for the RE-20 zoning district, including setbacks, building heights, lot coverage, and floor area ratio, and has been designed to coordinate aesthetically with existing development. The project underwent staff design review on December 17, 2015, and recommendations from that meeting were incorporated into the project design. Sufficient parking will be provided on site to serve the proposed uses. The Mitigated Negative Declaration prepared for this project identified potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and utilities. The applicant has proposed measures to reduce these impacts to a less than significant level.
2. The proposed CUP is consistent with the goals and policies of the General Plan since churches are conditionally permitted within residential zones. The Mitigated Negative Declaration issued for this project analyzed potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and utilities. These impacts can be reduced to a less than significant level with the mitigation measures proposed in the Mitigated Negative Declaration. The applicant has shown that adequate parking will be provided for the project.

3. This proposal is in response to services required by the community. Currently, services and activities related to the Chalice Unitarian Universalist Congregation are confined to the existing chapel building and a small cottage. Although an increase in congregation size is not anticipated at this time, the addition of the proposed multipurpose building to the site will provide the existing congregation with more space for Sunday school classes, meetings, office and storage uses, etc. Additionally, improvements on Miller Avenue (to include a widened, repaved road and new curb, gutter, and sidewalk) will benefit not only the Chalice congregation and employees, but their residential neighbors.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG15-0039

Mitigation Measures

The approval of the Conditional Use Permit, Planning Code Nos. SUB15-0002 and ENV17-0009, (hereinafter referred to as "Project"), is granted subject to the approval of the Final Initial Study and Mitigated Negative Declaration (IS/MND), and is subject to all Project features and mitigation measures contained therein. Applicant, Developer, Developer's Successor in interest, or Development Assignee ("Applicant") shall implement, or cause the implementation of the Final IS/MND Mitigation Monitoring and Reporting Program, provided as an exhibit to Planning Commission Resolution No. 6110, which is set forth as follows.

1. **Air-1:** The on-site construction superintendent shall ensure implementation of standard BMPs to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions:
 - Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
 - Operate all vehicles on the construction site at speeds less than 15 mph.
 - Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.
 - If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.
2. **Bio-1:** In order to comply with the Migratory Bird Treaty Act of 1918, no impacts should occur to nesting birds as a result of the construction activities. If vegetation removal should occur during the nesting season (February 15-August 31), a general pre-construction nesting bird survey shall be conducted no more than seven days prior to the commencement of vegetation removal. If active nests are discovered, and if construction may affect an active nest, the biologist shall establish a no-disturbance buffer. No-disturbance buffers for passerines will be a minimum of 25 feet and raptors a minimum of 300 feet. Active nests shall be monitored and exclusion buffer sizes increased if the monitoring biologist determines this is necessary based on disturbance behavior exhibited by nesting birds in proximity to project construction.
3. **Bio-2:** During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing, or other erosion control measures.
4. **Bio-3:** During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.
5. **Bio-4:** Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.
6. **Bio-5:** During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and during grading the qualified biologist shall monitor the limits of clear and grub and grading activities. Monitoring shall be conducted on an as-needed basis as determined by the qualified biologist with reports submitted to the City of Escondido Planning Department on a weekly basis.

7. **Bio-6:** To offset impacts associated with the loss of mature trees, the following shall be undertaken prior to the issuance of a building permit. Conduct a survey of trees that would be removed as part of the project to determine which of those trees would qualify as mature trees in accordance with the Escondido Municipal Code §33-1052. For those mature trees that would be removed, the applicant shall be required to replace those with trees at a 1 to 1 ratio of similar size and caliper, or alternately to replace those trees at half the size of the removed tree at a ratio of 2 to 1.
8. **Cul-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.
9. **Cul-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 associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
10. **Cul-3:** The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
11. **Cul-4:** During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
12. **Cul-5:** In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
13. **Cul-6:** If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
14. **Cul-7:** The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design

and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

15. **Cul-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 and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the MLD, as identified by the 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 MLD shall complete the inspection of the site within 48 hours of notification. 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.
16. **Cul-9:** If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.
17. **Cul-10:** Prior to the release of the grading bond, a monitoring report, and/or evaluation report, if appropriate, which describes the results, analysis, and conclusion of the archaeological monitoring program and any data recovery program 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.
18. **Geo-1:** Prior to the issuance of a grading permit, the applicant shall prepare a geology and soils report by a registered geologist for the project which provides information regarding soil conditions and provides grading and soils preparation recommendations for the proposed uses on the site in conformance with the UBC, including the parking lot expansion, retaining walls and structure. Furthermore, the recommendations shall be incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.
19. **Haz-1:** Prior to the issuance of a grading permit, a soil study shall be conducted for those areas where soil would be excavated and exported off site. The soil sample study shall be developed by a California-

registered PG or Civil PE. The first phase of the study would entail advancing up to four soil borings and the collection of both a shallow and deeper soil sample from each boring (total of eight samples). The shallow soil samples shall be collected from approximately 0.5 to 1 fbg. The deeper soil sample shall be collected from the approximate middle of the soil column starting at 1 fbg to the estimated depth of the planned excavation in the area of each boring. The samples shall be tested for potential agricultural pesticides of concern and for lead. If the results from these samples indicate that there are no agricultural pesticides detected (non-detect), then no further sampling for agricultural pesticides would be required. If the sample results indicate that lead levels would be less than regulatory standard levels or risk screening levels, no further soil sampling for lead shall be required and the soil can be exported subject to a receiving location requirements. Should any of the samples where pesticides are detected or lead levels in excess of regulatory standards (background levels) are found, an SMP shall be developed by a California PG or Civil PE, and the plan shall be implemented at the time of site grading. The SMP and field activities shall be conducted in conformance with RWQCB Order No. R9-2014-0041, Conditional Waivers of Waste Discharges in the San Diego Region, Waiver 10. Where appropriate, soil samples collected during site grading shall take into account the results of soil testing during the first phase of sample collection and analysis. The results of this soil analysis shall be provided to the City and will determine the appropriate disposal location for the exported soil.

20. **Noi-1:** Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.
21. **Noi-2:** Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance:
 - Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks;
 - Use “quiet” gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting;
 - Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible;
 - Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers;
 - Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or
 - For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses. It is anticipated that a plywood barrier, eight feet in height and one inch thick would be sufficient (FWHA 2006, City of New York 2013).

General

1. The proposed church shall be subject to all relevant Conditions of Approval required as part of previous Conditional Use Permits for the site, unless specially authorized or superseded by this use permit.
- 2 All uses, capacity, hours of operation and outdoor activities shall be substantially consistent with the Details of Request and conditions of approval contained within this report. Church services/activities shall not exceed 175 people/day so as not to exceed the capacity of the existing septic system (includes the 150

congregants proposed by the applicant, plus 25 additional if needed). Increases in this number are subject to further review and approval by the Planning Division.

3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report and the recommendations of the staff design review meeting of December 17, 2015, to the satisfaction of the Planning Division.
4. 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.
5. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
6. Each project phase shall be subject to the stormwater regulations and policies in effect at the time of implementation.
7. 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.
8. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 2014-20). Any outdoor lighting adjacent to residential uses shall provide appropriate shields to prevent light from adversely affecting the adjacent properties. This shall be demonstrated on the building and site plans for the parking plot/buildings.
9. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance.
10. All new utilities shall be placed underground.
11. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s).
12. Any new walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the building, grading and landscape plans. Walls shall incorporate a decorative cap (rolled mortar caps are not allowed).
13. The project shall provide 49 parking spaces as shown on the approved site plan. Parking spaces shall be striped and dimensioned per City standards (striping shall be shown on building plans or a note shall be included on the plans indicating the intent to stripe per City standards). 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.
14. The project shall provide adequate fire access and water supply prior to the start of Phase 1.
15. No residential uses shall be permitted on the site without further review and approval from the Planning Division.
16. No school uses (aside from Sunday school services) shall be permitted on the site without further review and approval from the Planning Division.
17. The CUP shall remain valid as long as the first phase commences construction within one year of the Planning Commission approval date.

18. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,330.75 for a project with a Negative Declaration or Mitigated Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,280.75 + \$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.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of Grading or Building permits. A plan check fee will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in Escondido Zoning Code Article 62 (Water Efficient Landscape Standards) and include a drought tolerant design. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Specimen sized trees (min. 24" box) shall be used to replace any mature trees to be removed.
3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. Prior to occupancy of future 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.

ENGINEERING CONDITIONS OF APPROVAL

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public street and water improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a Landscape Architect.
2. 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 and Cash Clean Up deposit for all grading, private improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. Grading bond amount shall be 10% the total cost of the project private improvements, drainage and landscaping minus the cash clean up deposit. The project owner is required to provide Performance (100% of total public improvement cost estimate),

Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (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 for Phase 1.

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 the approval of Grading Permit and/or Final Subdivision Map.
4. No construction permits will be issued until Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate 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 project owner shall submit to the Planning Department three (3) copies of the approved Plot Plan certified by the Planning Department and shall be included in the first submittal for final plans plan check, together with a final Storm Water Quality Management Plan (SWQMP) to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Onsite private access drive improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Planning Director and shall be shown on the Grading/Private Improvement Plans.
2. The project owner shall be responsible for improvement of Miller Avenue, along project frontage with 32' of roadway with structural section, curb & gutter, sidewalk and street lights in accordance with Residential Street standard improvements. Roadway improvements shall consist of widening of the existing roadway with new structural section and overlaying of the existing roadway to provide for a residential street standard structural section.
3. The project owner shall be responsible for improvement of the Miller Avenue cul-de-sac to City standards, with curb & gutter, sidewalk and new structural section along project frontage. In addition, the project owner shall be responsible to improve the existing section of the cul-de-sac to provide adequate turning radius and Residential Street standard structural section by overlay or reconstruction to complete the cul-de-sac improvements to the City Engineer's requirements.
4. The project driveway approach on Miller Avenue shall be an Alley-Type designed to City Engineer's requirements.

5. The project owner shall be responsible for improvement of Hamilton Lane along project frontage to Local Collector standards, 21 feet from curb to center line with transition to join existing improvements. Improvements shall include curb return and curb ramp at Miller intersection.
6. The project owner shall be responsible for overlay or slurry seal the intersection of Miller Avenue and Hamilton Lane and signing and striping shall be installed in accordance with signing and striping plans designed by the project engineer and approved by the City Engineer.
7. The project owner will be required to provide a detailed detour and traffic control plan, for all construction within existing right-of-way, to the satisfaction of the City Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.
2. All onsite parking and access drives are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. All proposed onsite project improvements shall be included in Grading Plans subject to review and approval by the City Engineer, Fire Marshall and Planning Director.
3. 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.
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 prior to issuance of Grading Permit.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Design Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management

Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.

2. The project owner will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. The maintenance agreement shall indicate property owner's responsibility for maintenance of all proposed frontage Green Street landscaping, onsite drainage system, storm water treatment and hydro-modification facilities and their drainage systems.

WATER SUPPLY

1. The project owner shall be responsible to design and construct a minimum 12-inch water main on Miller Avenue to the requirements of the Utilities Engineer and construct an onsite water system together with adequate water supply and fire hydrants to meet the requirements of the Fire Marshal and Utilities Engineer. All proposed water mains shall be sized to provide the required fire flow while still meeting City Standards.
2. All onsite detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and approved by the Utilities Engineer.
3. No trees or deep rooted plants shall be planted within 10 feet of any water service.
4. All water mains, services, and appurtenances within the City of Escondido's service area shall be installed per current City of Escondido Design Standards and Standard Drawings.

EASEMENTS AND DEDICATIONS

1. The project owner shall dedicate 8' of right-of-way and 4 feet of public utilities easement along project frontage on Miller Avenue and 20' radius corner rounding at Hamilton Lane corner.
2. The project owner shall grant a minimum 20-foot wide public utilities easements for any onsite public water mains to the City of Escondido.
3. The project owner shall provide the City Engineer with legal description and plat map, together with an updated title report for preparation of right-of-ways and easement document to be executed by the property owner.
4. All easements, both private and public, affecting subject property shall be shown and delineated on the plot plan.
5. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to issuance of building permit, unless approved by the easement owner.

REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner shall be required to pay all development fees, including any repayments in effect prior to approval of the Building Permit. All development impact fees are paid at the time of Building Permit issuance or as determined by the Building Official.
2. 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 total estimate of site improvements with maximum cap of \$50,000.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities services to the existing buildings shall be placed underground and service pole removed.
2. All new dry utilities to serve the project shall be constructed underground.
3. 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.



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

NOTICE OF DETERMINATION

DATE: January 10, 2018

TO: San Diego County Recorder's Office
Attn: Deputy County Recorder
P. O. Box 121750
San Diego, CA 92112-1750

FROM: City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

SUBJECT: Filing of Notice of Determination in compliance with Section 21089, 21108, or 21152 of the Public Resources Code.

Conditional Use Permit for Expansion of Chalice Unitarian Universalist Congregation Facility –
PHG 15-0039 & ENV 17-0009

Project Title and Case No.

Pete Bussett for Chalice Unitarian Universalist Congregation Facility
2324 Miller Avenue, Escondido, CA, 92029 (619) 417-0830

Project Applicant's Name and Address Telephone

N/A

State Clearinghouse Number (if submitted to State Clearinghouse)

Ann Dolmage, Associate Planner (760) 839-4548

City Contact Person Telephone

2324 Miller Avenue, Escondido, CA, 92029 (County of San Diego)

Project Location (include County)

A Conditional Use Permit (CUP) for an expansion of the Chalice Unitarian Universalist Congregation facility. The property is currently developed with a two-story, 3,300-SF building containing a chapel, kitchen, meeting area, restrooms, and offices. A detached 330-SF cottage also exists on the site and is used as meeting space. The property is served by a private septic system and has a parking lot with 39 spaces. The proposed expansion would occur across two phases. Phase 1 would construct a new 2,659-SF multipurpose building (to contain classrooms, office space, storage space, and restrooms), install two new stormwater detention basins, expand the parking lot from 39 to 49 spaces, and construct street improvements on Miller Avenue, as well as a new water main and fire hydrant. Phase 2 would remodel the kitchen/restroom/office area on the first floor of the chapel building and add 422 SF of foyer space to that building. The proposal also includes the adoption of the environmental determination prepared for the project.

Project Description

This is to advise that on **January 9, 2018**, the City of Escondido approved the above-described project and has made the following determinations regarding the above-described project:

1. The project ____ will, X will not, have a significant effect on the environment.
2. ____ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

 X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures X were, ____ were not, made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan X was, ____ was not, adopted for this project.
5. A Statement of Overriding Considerations ____ was, X was not, adopted for this project.
6. Findings X were, ____ were not, made pursuant to the provisions of CEQA.

A copy of the Final Initial Study/Mitigated Negative Declaration and record of project approval is available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number (760) 839-4671.

Ann Dolmage
Associate Planner

City of Escondido
Lead Agency

Name of Official Filing Notice _____

Date Received for Filing _____

Filing Fee Transmitted to County Clerk _____

PLANNING COMMISSION

Agenda Item No.: G.2
Date: January 9, 2018

CASE NUMBER: PHG 15-0003 / ENV 17-0005

APPLICANT: City of Escondido

LOCATION: The South Centre City planning area consists of about 420 acres of land in the neighborhoods surrounding Quince Street, South Escondido Boulevard, and Centre City Parkway in southwest Escondido.

TYPE OF PROJECT: General Plan Amendment, Rezone, Zoning Code Amendment, and establishment of a new Specific Plan

PROJECT DESCRIPTION: The Project involves a series of actions to create and implement the South Centre City Specific Plan. The proposed Specific Plan contains guiding principles, goals, policies, implementation strategies, allowable land uses, zoning, development standards, and various supporting maps, including a land use plan map. These components outline a cohesive, long-term, community driven vision that will guide future decisions related to development and land use, natural resources, mobility, infrastructure, public services, and other issues of interest to the City within this planning area. The Project also involves a request to change the existing General Plan Land Use Designation on all properties within the planning area to Specific Planning Area No. 15 (SPA #15) to facilitate the Specific Plan process. A companion Rezone is proposed to change the existing Zoning to SP (Specific Plan). The proposed amendment to Article 44 would establish a Major Home Occupation Permit to allow residents to operate a small business in their homes, in areas defined by the new Specific Plan. The proposed amendment to Article 65 is to reconcile a minor geographic alignment of the Old Escondido Neighborhood. The proposal also includes the adoption of the environmental determination prepared for the Project.

STAFF RECOMMENDATION:

1. Recommend City Council adoption of the Initial Study / Negative Declaration and make Findings that the Project, if approved by City Council, will not have a significant effect on the environment.
2. Recommend the City Council approve the proposed General Plan Amendment, Rezone, Zoning Code Amendment to Article 44 and 65, and adopt the South Centre City Specific Plan.

GENERAL PLAN DESIGNATION:

Existing: There are various land use designations within the Project area, including: Urban I (5.5 dwelling units per acre), Urban II (12 dwelling units per acre), Urban III (18 dwelling units per acre), Urban IV (24 dwelling units per acre), Urban V (30 dwelling units per acre), Planned Commercial, and Industrial Office.

Proposed: The General Plan Amendment would change the designation to SPA #15. The permitted uses within the SPA #15 designation shall be fully defined through adoption of the Specific Plan.

ZONING:

Existing: There are various zoning districts within the project area, including: R-1 (single-family residential), R-2 (light-multiple residential), R-3 (medium-multiple residential), R-4 (high-multiple residential), R-5 (very high-multiple residential), General Commercial, Planned Development Mixed-Use, Planned Development Commercial, Planned Development Residential, M-1 industrial, M-2 industrial, and mixed-use overlay.

Proposed: The Rezone (Zoning Map Amendment) would change the designation to Specific Plan (SP). The purpose of the SP Zone is to implement various policies within the General Plan which permit residential, industrial, and commercial development.

BACKGROUND/SUMMARY OF ISSUES:

Escondido's 2012 General Plan identified 14 Opportunity Areas, including three Specific Planning Areas and 11 Target Areas, where land use changes are anticipated and encouraged to implement the General Plan's core themes of providing opportunities to live, work, shop and recreate; protection, preservation, and revitalization of neighborhoods; and conservation and sustainability of resources. The General Plan proposes to accomplish this by developing and implementing tailored plans that:

- Incorporate smart growth principles which promote compact, walkable development patterns in close proximity to transit and strong multi-modal connections;
- Focus infrastructure improvements to promote development and redevelopment;
- Enhance employment growth;
- Increase housing options; and
- Revitalize the community.

Four (4) contiguous General Plan Target Areas were combined for the South Centre City Specific Plan, including the South Quince Street Target Area, the South Escondido Boulevard/Centre City Parkway Target Area, the South Escondido Boulevard/Felicita Avenue Target Area, and the Centre City Parkway/Brotherton Road Target Area. These four (4) Target Areas have a variety of existing land uses, including older single- and multi-family housing stock; new mixed-use commercial/residential development and stand-alone residential development; small scale retail, office, and service uses; low intensity suburban-style general commercial development; and older small scale industrial and manufacturing uses. In spite of the differences, the four (4) Target Areas are physically connected and share many common features, challenges, and opportunities, which makes combining them into one Specific Plan the most effective and comprehensive way to achieve the desired vision for the area.

In 2015, the City of Escondido embarked on a process to create a Specific Plan for these future growth areas (also called General Plan Target Areas). Through the course of developing the Specific Plan, City staff has been working with various residents, businesses, and community members over the past two (2) years to develop tailored land use policies, development regulations, and site and building design guidelines to facilitate residential, commercial, or industrial development in this planning area. If approved, the new Specific Plan would effectively establish a link between implementing policies of the General Plan and the future, individual development proposals within the defined, South Centre City planning area.

All relevant reports and related items for this Project are available on the City maintained project page at the following website address:

<https://www.escondido.org/south-centre-city-area-plan.aspx>

The Planning Commission, as part of its review of the Project, will be asked to review and consider the proposed General Plan Amendment, Rezone, Zoning Code Amendments, and Specific Plan to ensure the Project in its entirety complies with all applicable local and State laws. The Commission should also consider the extent that the Project in its entirety conforms with the intent of the City's General Plan, and represent the needs and preferences of the community. The Planning Commission is not being asked to make a final determination, but would provide a recommendation to the City Council. The City Council would then receive the Planning Commission's recommendation, review and consider the entitlement package based on the findings and conditions contained therein, and make a final determination on the Project.

REASONS FOR STAFF RECOMMENDATION:

Staff recommends approval of the proposed Specific Plan, and series of other actions to implement the Specific Plan, for the following reasons:

1. The Specific Plan complies with Sections 65450 to 65457 of the Government Code, which regulates the preparation of specific plans.
2. The proposed Specific Plan systematically implements the City's General Plan, and establishes a link between the implementing policies of the General Plan and future, individual development proposals within the planning area. Unlike more general planning documents, the proposed Specific Plan is customized to fit the community it covers. The Project represents collective input from many residents, businesses, and community members to focus new growth, build where we have resources, and put services closer to needs.
3. The proposed Specific Plan has gone beyond the original legislative intent and combines detailed development standards and guidelines with a cohesive, long-term, community driven vision that guides future investments to protect the City's quality of life, identifies sites for specific types of development, promotes public health and safety, benefits our local economy, and protects the environment.
4. Ancillary and conforming amendments to the General Plan (text and map), a Rezone, and Zoning Code Amendment to Articles 44 and 65 are necessary to support and implement the proposed Specific Plan.

Respectfully Submitted,



Mike Strong
Assistant Planning Director

EXHIBITS:

- A Factors to be Considered/Findings of Fact

ATTACHMENTS:

- | | |
|------|---|
| PC-1 | Public Participation Plan |
| PC-2 | Summary of Outreach Activities and Events from Phase 2 |
| PC-3 | Draft South Centre City Specific Plan, dated January 4, 2017 |
| PC-4 | Draft General Plan Amendment and Rezoning |
| PC-5 | Draft Amendments to Articles 44 and 65 of the Escondido Zoning Code |
| PC-6 | Final Initial Study and Negative Declaration (IS/ND) |
| PC-7 | Public correspondences |

ENVIRONMENTAL ANALYSIS:

An Initial Study / Negative Declaration (IS/ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the State CEQA Guidelines Title 14 California Code of Regulations (CCR) Section 15000 et seq. The IS/ND was available for public review and comment from November 20, 2017 to December 11, 2017, in accordance with CEQA Guidelines Sections 15073 and 15105. A Notice of Intent to adopt a Negative Declaration and the availability of the Initial Study and the public comment period was published in the Daily Transcript on November 20, 2017. Various agencies and representatives, and neighborhood groups were notified of the Notice of Intent. These documents were available for review electronically on the Project website online and as a hardcopy at the Development Services Counter of the Community Development Department at City Hall. Comments on the proposed IS/ND could be submitted by mail, in person, or be sent electronically via a link of the City's website. One comment letter was received. The correspondence was submitted by State Department of Transportation (Caltrans) and was intended to be a clarification comment. It is provided as an attachment to the staff report. The comment did not result in any changes to the findings made in the IS/ND that the environmental impacts of the Project would be less than significant nor was any new evidence presented.

LAND USE AND COMPATIBILITY / SURROUNDING ZONING ANALYSIS:

The planning area is located within an areas of the City that is described by the General Plan as a future growth area (also called Target Area). The South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area are identified in the 2012 City of Escondido General Plan (Figures 11-19 of the General Plan, Target Areas C, D, E, and F). These interconnected Target Areas comprise approximately 420 acres of Escondido's more established and older sectors of the city and extends 2.25 miles along Centre City Parkway and Escondido Boulevard.

The proposed Specific Plan contains broad and specific goals, policies, and objectives to facilitate the future development of residential, commercial, and industrial properties in the planning area. The Project in its entirety does not change the land use goals for the area and helps to systematically implement the attainment of the General Plan principles. There are various zoning districts within the project area, including: R-1 (single-family residential), R-2 (light-multiple residential), R-3 (medium-multiple residential), R-4 (high-multiple residential), R-5 (very high-multiple residential), General Commercial, Planned Development Mixed-Use, Planned Development Commercial, Planned Development Residential, M-1 industrial, M-2 industrial, and mixed-use overlay. The location, density, and intensity of suburban-style development within the surrounding communities have mainly developed over time, but is typical of the older sections of the city, generally characterized by low-density single-family neighborhoods with pockets of medium-density single-family development (duplex units and small detached homes) or civic-related uses.

Surrounding Zone Designations and Existing Land Use Activity

NORTH – Zoning to the north consists of the Mercado District and Southern Gateway District of the Downtown Specific Plan. These zoning districts permit a broad mix of general commercial and service-related uses, as well as residential mixed-use development, where up to 100 units per acre is permitted. Low-profile land use development typically characterizes the existing land uses; however, more recent residential and commercial development has provided higher densities and developed land patterns, representing an area in slow transition to a more urban and vertical environment.

SOUTH – Zoning to the south consists of R-1 Single-Family Residential and R-E Residential Estates. The predominant land use activity is single-family homes on larger lots, ranging in size up to two (2) acres, with curvilinear streets.

EAST -Zoning to the east consists of R-1 Single-Family Residential, R-2 Light Multiple Residential, and R-3 Medium Multiple Residential. Most of these areas can be characterized by small homes on small lots, with residential development on gridded and curvilinear streets. The Old Escondido Neighborhood lies to the northeastern section of the planning area, which provides many single-story, historic and cultural resources.

WEST - Zoning to the west consists of R-1 Single-Family Residential. Most of these areas can be characterized by small homes on small lots, with residential development on gridded streets. The West Hillside Group, Westside Involved Neighbor Group, and South Tulip Group are the neighborhoods groups in this area.

The proposed Specific Plan includes some minor land use modifications, urban design guidance, economic development strategies, and mobility policies that help preserve the character of established residential neighborhoods along South Centre City Parkway and adjacent streets, while encouraging positive changes and revitalization throughout the planning area. The proposed Specific Plan is generally consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR, excepting the 9th Street Commercial District and a portion of the Escondido Boulevard District, where residential mixed-use would be introduced. The 9th Street Commercial District, comprising of 43 lots and 8.96 acres, would introduce residential mixed-use allowances at a density of 24 units per acre. The portion of the Escondido Boulevard District that introduces residential mixed-use up to 30 units per acre, includes 33 lots and 10.20 acres. The goal of expanding mixed land use categories is to promote “place making” opportunities and promote a mixture of land uses to be built in the future within close proximity to other land uses. New design guidelines have been prepared to ensure that new development fits into existing neighborhoods, which are discussed in more detail below.

PROJECT ANALYSIS:

Specific Plan Content:

While there has been significant growth in the South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area over the course of the last twenty (20) years, the general patterns of development in the Project area have not changed substantially. Through the Target Area designation, the General Plan identifies these geographic areas for concentrated revitalization and potential urban growth. Land use changes are anticipated to implement the core themes of opportunities to live, work, and play; protect, preserve, and revitalize neighborhoods; conserve and sustain resources. General Plan guiding principles for these Target Areas include:

- 1) Incorporate smart growth principles, promote increased density and intensity near transit, encourage façade improvements, property revitalization and integrate public/private recreational space.
- 2) Consider opportunities and incentives for increasing employment densities and attracting businesses with salaries that raise the city’s median income and improving the jobs/housing balance.
- 3) Provide adequate infrastructure and include strategies for the development of neighborhood parks.
- 4) Create standards to facilitate the establishment of child care homes and centers.
- 5) Establish development standards and design guidelines to ensure quality architecture and landscaping, adequate off-street parking, on-site open space and recreational areas.
- 6) Develop criteria for exclusively residential development along South Escondido Boulevard.

Under State law, Section 65451 of the Government Code mandates that a specific plan be structured as follows:

(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- (1) *The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*
- (2) *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*
- (3) *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
- (4) *A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).*
- (b) *The specific plan shall include a statement of the relationship of the specific plan to the general plan.*

The draft South Centre City Specific Plan (provided in Attachment "PC-3") is a comprehensive statement by the City of Escondido of its broad and specific commitments to facilitate the development of residential, commercial, and industrial properties under its scope in three (3) different ways: 1) by providing statements of planning policy that implement the General Plan policies applicable to a defined area, 2) by directly regulating land use, and 3) by bringing together detailed regulations into a focused development scheme to implement private projects and public works projects. Therefore, the proposed Specific Plan has been prepared to meet the minimum requirements of Sections 65450 et seq. of the Government Code, which regulates the preparation of specific plans.

New Development Standards and Design Guidelines:

The new Specific Plan (Attachment PC-3) is the result of a multi-year, community-based effort known as "Envision South Centre City." The planning process combined a substantial engagement initiative with foundational technical analyses related to trends and forces, housing, employment, and fiscal impact. The result is the proposed Specific Plan based on the community's vision for the City that will serve as the City's road map as it grows and evolves in the future. It identifies strategies for expanding housing opportunities for all household types and income groups as well as economic vibrancy. It also reinforces and expands on existing land use policies for neighborhood conservation and to develop complete neighborhoods in mixed-use areas adjacent to transit opportunities and services.

New zone standards are necessary to allow for development and land use standards that accommodate needed new housing, commercial, and industrial/employment land uses. These new zones would also allow the City to more effectively guide quality development and design, which is compatible with existing community character, through the establishment of a number of different districts. The new zones would provide development standards for various contexts that appear throughout the Centre City corridor in order for new development to "fit in" depending on where the site is located and the surrounding context and uses - allowing for an appropriate intensification of land use, height, and residential density. (Refer to Chapters 3.0 and 4.0 of the proposed Specific Plan for more information about the land use goals and plan priorities of each sub-district.)

Whereas the zoning standards address amount and type (i. e. quantitative and measurable), the design guidelines, as proposed would provide direction for the more qualitative aspects of a project and address design topics where more flexibility is appropriate. Chapter 5.0 of the proposed Specific Plan emphasizes transitional space, land use compatibility and/ or community-specific character. The design guidelines are intended to promote building design that would promote efficient use of space, encourage high-quality development, and protect and enhance neighborhood character. Some of the objectives include:

- 1) Maximizing connectivity and land use access;
- 2) Promoting a sense of human scale and variation in massing and building form;

- 3) Accommodating moderate increase in density while maintaining compatibility with established neighborhoods; and
- 4) Promoting flexibility and an adaptable plan for changing economic conditions and business needs.

Conforming and Ancillary Amendments:

Other planning documents were reviewed to ensure continued consistency and/or to support the implementation of the proposed Specific Plan. Based on this document-review, conforming and ancillary amendments are needed to support the overall “Envision South Centre City” work program. Therefore, amendments to the General Plan Land Use Element, Zoning Map, and Zoning Code regulations are necessary to provide consistency between the goals and policies of the various elements of the General Plan and between the General Plan and Zoning. Discretionary actions to be considered by the decision-making body also include the following:

- As part of the implementation of the Specific Plan, the City is proposing a new land use designation of Specific Planning Area No. 15 to supplement existing land use policies. This would require General Plan text and land use map changes.
- Amend the citywide Zoning Map (Rezone) to provide for implementation of the new Specific Plan.
- The South Escondido Boulevard Area Plan needs to be repealed since it covers a portion of the Specific Plan planning area.
- Future discretionary actions must also reconcile the alignment of the Old Escondido Neighborhood (Article 65) to annex one (1) parcel from the historic district.
- Approval of an amendment to Article 44 to support major home occupation permits, which is major concept of change in the proposed Specific Plan. The addition of a major home occupation land use category type would expand the City's current policy of allowing residents to operate small businesses from their residence. It introduces a type of home based business that would generate a limited customer base, subject to new regulations. Developing the new regulations in Article 44 has resulted in several formatting changes throughout the chapter, including a need to differentiate between a traditional home occupation permit (now called minor home occupation permits) and major home occupation permits. Non-substantive changes have also been made to the conditions to help clarify how the City currently regulates home occupation permits citywide. The key differences between minor and major home occupation permits are listed in the table below. As of this writing, only the Quince District would allow major home occupation permits. Major home occupation permits are prohibited elsewhere in the City.

Category	Minor Home Occupation Permit Regulation	Major Home Occupation Permit Regulation	Difference
Employees	Only allows occupants to be employed.	Allows occupants and two non-residents to be employed.	Yes, there is a difference. The major home occupation would allow non-residents to work from the home, on a limited basis.
Size of business	25 percent of the total floor area.	33 percent of the total floor area.	Yes, there is a difference. The major home occupation would allow a slight increase in floor area.
Structural changes to home to support business	No structural changes permitted if it changes the function of the home.	Internal and external changes may be permitted.	Yes, there is a difference. Some structural changes may be necessary to support expanded business enterprises for major home occupations.
Outdoor display	Generally not permitted.	Generally not permitted.	No. They are the same.
On-site signage	Not permitted.	Not permitted.	No. They are the same.

Advertising	Not permitted, except for limited stationary.	Permitted as long as it advertises by appointment only.	Yes, there is a difference. The major home occupation permit would allow some marketing. Limiting advertising is important to not disrupt the continuity of the residential street or neighborhood.
Parking	Residential parking must be maintained. All other vehicles must be parked within a structure or screened from view.	Residential parking must be maintained. All other vehicles must be parked within a structure or screened from view. Since customers and/or non-resident employees may be visiting the site, on-site parking would be reviewed to the satisfaction of the Director as part of the application.	Yes, there is a difference. The major home occupation permit review process would anticipate additional parking demands based on the application type. The characteristics of the site would be reviewed to determine the appropriateness of the home based business or if any special conditions must be imposed to reinforce neighborhood compatibility.
Customers	Not allowed.	Permitted, limited.	Yes, there is a difference. The major home occupation permit would allow up to eight customers to visit the premise in one day.
Deliveries and pick-ups	Occurs between 8:00 am and 5:00 pm.	Occurs between 8:00 am and 5:00 pm.	No. They are the same.
Nuisance control	No impacts on municipal or utility services; and shall not disturb the peace.	No impacts on municipal or utility services; and shall not disturb the peace.	No. They are the same.

With the proposed conforming and ancillary amendments, the proposed Specific Plan would be consistent with the Land Use Element of the City's General Plan, as well as other local regulatory documents.

PUBLIC PARTICIPATION:

Public outreach has been heavily emphasized in the planning process to ensure that the specific plan reflects the community's vision for the future. Because this issue was of significant interest to the public, the City began the process with a far reaching public outreach and engagement effort. Through advertisements, e-newsletters, and other forms community outreach, a broad range of residents, businesses, and other community members were given the opportunity to learn more about the "Envision South Centre City" planning process and participate in the Specific Plan's development. The dialogue and input received during this phase of outreach helped describe collective preferences, interests and concerns on the type of land use, density, and character of new development within different areas of Centre City corridor. This exchange helped identify the vision for the Specific Plan and was utilized to establish a preliminary set of themes, which resonate throughout the draft Specific Plan.

After a far-reaching public outreach effort in 2015 and 2016, significant progress was made to develop the draft South Centre City Specific Plan, which was released for public review on September 12, 2017. The City also created a Public Participation Plan to guide document outreach and engagement efforts for the second phase of outreach. Attachment "PC-1" provides the Public Participation Plan for the second phase of outreach and continued public engagement.

Because the community's values and views of the existing planning area have greatly influenced the development of the draft specific plan (hereinafter referred to as "September 12, 2017 draft Specific Plan"), it was important to continue engaging the community during the second phase of outreach to confirm the Specific Plan's direction and focus, prior to its consideration for adoption. The City conducted multiple outreach efforts to inform and

engage residents, property owners, business and stakeholder groups, which included community events, stakeholder presentations and community conversations, informational open houses, commission meetings, and media/print. Altogether, the City held 18 briefings, meetings, and presentations over the last five (5) months. Attachment “PC-2” provides a summary of these activities and the collective reach of the effort. As a result of this additional outreach and discussion about the Plan’s direction, several changes were made to the planning document at the request of community members, as follows:

- The September 12, 2017 version of the draft Specific Plan proposed three (3) parcels to be annexed from the Old Escondido Neighborhood Historic District Overlay Zone. City staff received a request to modifying the geographic boundary of the draft Specific Plan, between the South Centre City Specific Plan and the Old Escondido Neighborhood so that only one (1) parcel, addressed as 560 Escondido Avenue, would be annexed into the new Specific Plan. The other two (2) parcels (addressed as 258 6th Avenue and 224 13th Avenue) would remain in the Old Escondido Neighborhood and be regulated by Article 65 of the Escondido Zoning Code. Please note that this change has been incorporated into the January 4, 2018 draft Specific Plan.
- It was unclear how the September 12, 2017 draft Specific Plan would have regulated specific accessory uses. The January 4, 2018 draft Specific Plan expands the list of permitted accessory uses to provide for and control more accessory use allowances, such as car and bike sharing, fleet storage, trash and refuse collection areas, outdoor display/storage, and more.
- The January 4, 2018 draft Specific Plan lists and prohibits fleet storage as a primary use (i.e. prohibiting the use in all zones).
- The September 12, 2017 draft Specific Plan did not identify all sub-districts. The January 4, 2018 draft Specific Plan clarifies the location of all sub-districts on the land use map to clearly distinguish between different land use districts and allowable uses within.
- The January 4, 2018 draft Specific Plan clarifies that any future road dieting or roadway improvements that effect roadway capacity would be studied through a separate CEQA document, prior to implementation. The September 12, 2017 and January 4, 2018 draft versions both identify visionary concepts for change for different roadway segments.
- The January 4, 2017 draft Specific Plan expands and clarifies landscaping and lighting design guidance criteria along Centre City Parkway and within the Southern Entry District.
- Other non-substantive and clerical changes have been made to the September 12, 2017 draft Specific Plan to make it adoption ready.

EXHIBIT “A”

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Documentation Determinations:

1. Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), 14 California Code of Regulations Section 15000 et. seq., the City is the lead agency for the Project, as the public agency with the principal responsibility for approving the proposed Project.
2. An Initial Study of potential environmental effects from the potential adoption of the Project indicated that the proposal would have minimal effects on the environment and a Negative Declaration would be prepared. A notice of the proposed environmental decision was given by publication in the Daily Transcript on November 20, 2017 and sent to various agencies and representatives, and neighborhood groups inviting written comments during a 20-day period from November 20, 2017 to December 11, 2017 in accordance with CEQA Guidelines Section 15073 and 15105. No written comments were received during the time period.
3. The Planning Commission has considered the proposed IS/ND (Planning Case No. ENV 17-0005) and the material record supporting all environmental documentation for the Project. The decision-making body of the lead agency shall adopt the proposed IS/ND only if:
 - It finds on the basis of the whole record before it that there is no substantial evidence the Project will have a significant effect on the environment, and
 - The IS/ND reflects the lead agency's independent judgment and analysis.
4. The Planning Commission has carefully reviewed and considered all environmental documentation comprising the IS/ND, including any revisions and additions thereto, the technical appendices and referenced documents (if any), and the public comments and the responses thereto (on file in the Office of the City Clerk and incorporated by this reference), and has found that the IS/ND considers all potentially significant environmental impacts of the Project and there is no substantial evidence the Project will have a significant effect on the environment. The IS/ND is complete and adequate, and fully complies with all requirements of CEQA and the State CEQA Guidelines. The Planning Commission also finds that the IS/ND reflects the City's independent judgment as the lead agency for the proposed Project.

General Plan Amendment Determinations:

1. The planning area is located within areas of the City that are described by the General Plan as future growth areas (also called Target Areas). The South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area are identified in the 2012 City of Escondido General Plan (Figures 11-19 of the General Plan, Target Areas C, D, E, and F). Through the Target Area designation, the General Plan identifies these geographic areas for concentrated revitalization and potential urban growth. Land use changes are anticipated to implement the core themes of opportunities to live, work, and play; protect, preserve, and revitalize neighborhoods; conserve and sustain resources. General Plan guiding principles for these Target Areas include:
 - Incorporate smart growth principles, promote increased density and intensity near transit, encourage façade improvements, property revitalization and integrate public/private recreational space.
 - Consider opportunities and incentives for increasing employment densities and attracting businesses with salaries that raise the city's median income and improving the jobs/housing balance.
 - Provide adequate infrastructure and include strategies for the development of neighborhood parks.

- Create standards to facilitate the establishment of child care homes and centers.
- Establish development standards and design guidelines to ensure quality architecture and landscaping, adequate off-street parking, on-site open space and recreational areas.
- Develop criteria for exclusively residential development along South Escondido Boulevard.

The proposed General Plan Amendment would change all properties within the Specific Plan planning area to Specific Planning Area No. 15 (SP #15). The General Plan Amendment to SP #15, as implemented through a new Specific Plan, is generally consistent with the General Plan and the guiding principles for these Target Areas, and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. The exception is the 9th Street Commercial District and a portion of the Escondido Boulevard District, where residential mixed-use would be introduced. The 9th Street Commercial District, comprising of 43 lots and 8.96 acres, would introduce residential mixed-use allowances at a density of 24 units per acre. The portion of the Escondido Boulevard District that introduces residential mixed-use up to 30 units per acre, includes 33 lots and 10.20 acres. The goal of expanding mixed land use categories is to promote “place making” opportunities and promote a mixture of land uses to be built in the future within close proximity to other land uses. The land use intensity, promoting residential mixed-use development in a commercial corridor, provides for a lesser intensity than neighborhood serving commercial or general commercial uses, which is permitted by the existing land use designation.

2. The public health, safety and welfare would not be adversely affected by the proposed General Plan Amendment because the Project has been thoroughly analyzed for applicable environmental impacts related to this Project (ENV 17-0005). The Project implements the General Plan’s policies and goals for orderly development that is supported by public infrastructure and services.
3. The proposed General Plan Amendment to Specific Planning Area No. 15 would be compatible with existing development patterns in the surrounding areas. Surrounding land use designations to the north include the Mercado District and Southern Gateway District of the Downtown Specific Plan. These zoning districts permit a broad mix of general commercial and service-related uses, as well as residential mixed-use development, where up to 100 units per acre is permitted. Zoning to the south consists of R-1 Single-Family Residential and R-E Residential Estates. Zoning to the east consists of R-1 Single-Family Residential, R-2 Light Multiple Residential, and R-3 Medium Multiple Residential. Zoning to the west consists of R-1 Single-Family Residential. Therefore, the subject property is suitable for the residential type of development proposed because it is surrounded by residential uses at a relatively similar size and scale.
4. The proposed General Plan Amendment to Specific Planning Area No. 15 would be consistent with the goals and policies of the General Plan as a whole.
 - The General Plan allows for the establishment and administration of Specific Plan (SP) Zones in and establishes a designation for Specific Plan (SP) on the General Plan and Zoning maps.
 - The proposed Specific Plan guides future investments to protect our quality of life. Future corridor improvements should provide cohesive and more complete communities. The South Centre City Specific Plan provides opportunities for a more livable community.
 - The proposed Specific Plan identifies sites for specific types of development. New development should be well-integrated and located where the community expresses a preference for it. The proposed Specific Plan is grounded in community-supported solutions, which were developed by the many residents, businesses, and other community members that expressed their vision for it. New zoning standards help ensure that new development fits in to existing neighborhoods. New design guidelines help incorporate the site or building amenities that are important to the corridor.
 - The proposed Specific Plan promotes public health and safety. Some areas within the planning area are envisioned to be future activity centers that are close to a mixture of land uses, including housing, schools, retail and services, and public amenities. Well-integrated projects can be more convenient for drivers, transit users, pedestrians and bicyclists—making our community a better place to live.
 - The proposed Specific Plan benefits our local economy. Local businesses see many benefits from redevelopment; and from improved walking, biking and transit accessibility.

- The proposed Specific Plan protects the environment by incorporating key ingredients of sustainability to reduce water and electricity use, and reduce air pollution and greenhouse gas emissions.

Rezone Determinations:

1. The proposed Rezone would change all properties within the Specific Plan planning area to Specific Plan (SP Zone). The change of zone is proposed in conjunction with a General Plan Amendment that would change the land use designation to Specific Planning Area No. 15 (SP #15) to allow and support many of the land use activities that are generally described as permitted or conditionally permitted in various districts and sub-districts of the Specific Plan. Approval of the General Plan Amendment alongside the Rezone would keep the project in conformance with Figure II-32 under Land Use Policy 2.3 in the General Plan, which matches General Plan land uses to their corresponding zoning categories.
2. The proposed Rezone is in conformance with the goals, policies, and objectives of the General Plan because the Project would facilitate and guide growth in accordance with the General Plan, which allows for the extension of the existing residential, commercial, and industrial/employment zoning patterns of the surrounding area. The proposed Rezone is consistent with, supports, or advances goals, policies, and objectives in other General Plan Elements. The Project supports the policies and goals of the General Plan by allowing the preservation of community character of the existing suburban residential neighborhood, while at the same time allowing strategic growth and development that is expressively allowed by the General Plan. The benefits conferred by orderly, well-designed development served by existing infrastructure and services and connected by transit, bicycle, and pedestrian networks with open space systems would be an amenity to existing and future residents. These benefits are consistent with the long term vision of sustainable growth stipulated in the General Plan, and the benefits help ensure the continued economic viability of the greater interests of the City.
3. The proposed Rezone would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City because the development standards and building requirements allowed under the Rezone would be subject to all local and State regulations including, but not limited to, Air Pollution Control District regulations, Public Works Department regulations, Health Department regulations, Zoning Code and approved Specific Plan standards, Fire Department standards, and Building and Safety Division regulations. The proposal meets the purpose of the Municipal and Zoning Codes as it would be consistent with the established rules of the proposed zoning districts.

Specific Plan Determinations:

1. There are special circumstances or conditions affecting the subject planning area, which makes the Specific Plan development proposal relevant in its ability to promote amenities beyond those expected under a conventional development and to achieve greater flexibility in design and context-sensitive use of land. In accordance with City policy and California Government Code Sections 65450 et seq., and in consideration of the different application types that could be processed on the subject property, a Specific Plan application with clustered development patterns is the appropriate zoning tool or mechanism that can be used by the City to guide future development on the subject property and to promote greater flexibility in site design.

As proposed, the Planning Commission makes the finding that the planning area can be adequately, conveniently, and reasonably served by public conveniences, facilities, services and utilities because the planning area provides these amenities and services and/or it is immediately adjacent to established routes to commercial centers both walking, and via private transportation.

2. The proposed Specific Plan has been prepared in accordance with Sections 65450 - 65457 of the Government Code.
3. Some of the properties identified to be included in the proposed Specific Plan are within the Old Escondido Neighborhood, South Escondido Boulevard Area Plan, and Mercado Area Plan, which are established land use and planning documents of the City of Escondido.

- The Planning Commission makes the finding that the boundary of the Old Escondido Neighborhood district will have to be updated to accommodate the boundary and geographic alignment of the proposed Specific Plan. This requires amendment to Article 44 of the Escondido Zoning Code.
 - The Planning Commission further finds that the South Escondido Boulevard Area Plan needs to be repealed in its entirety.
 - The Planning Commission further finds that the proposed Specific Plan incorporates the Mercado Area Plan design overlay by reference, and no amendment to the Mercado Area Plan is needed.
4. A General Plan Amendment and Rezone is necessary to support the Specific Plan application and would ensure the proposed Project's consistency with the City's General Plan and Zoning Ordinance. All future development projects contributing to the build-out of the planning area would be subject to the applicable Specific Plan regulations, as well as other local, State, and Federal requirements pertaining to land use.

ATTACHMENT PC-1

Public Participation Plan

Due to the number of pages of Attachment PC-1, a link has been provided to review the document electronically.

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/SouthCentreCityAreaPlan/EnvisionSouthCenterCityPPP2.pdf>

A hardcopy of the Exhibit is available for review in the Planning Division during normal business hours. To obtain a copy, please the City Clerk at (760) 839-4617.

ATTACHMENT PC-2

Summary of Outreach Activities and Events from Phase 2

Date	Outreach Type	Activity	Reach (# of People)
July 20, 2017	Stakeholder Presentation	Neighborhood meeting	15
August 15, 2017	Media/Print	Updated website	---N/A---
September 12, 2017	Commission Meeting	Planning Commission	7
September 21, 2017	Commission Meeting	Historic Preservation Commission	8
September 22, 2017	Print/Community Event	Passing out flyers at Cruisin' Grand	50
September 26, 2017	Community Conversations	Meeting	3
September 28, 2017	Informational Open House	Informational open house	5
September 29, 2017	Media/Print	Information boards on display at City Hall lobby	---N/A---
October 2, 2017	Community Conversations	Meeting	2
October 12, 2017	Community Conversations	Lunch hours at City Hall	1
October 16, 2017	Media/Print	Press Release	---N/A---
October 19, 2017	Community Conversations	Lunch hours at City Hall	1
October 19, 2017	Stakeholder Presentation	Toastmasters	11
October 19, 2017	Stakeholder Presentation	Neighborhood meeting	8
October 26, 2017	Community Conversations	Meeting	2
November 8, 2017	Community Conversations	Off-site meeting	3
November 14, 2017	Community Conversations	Meeting	1
November 16, 2017	Community Conversations	Off-site meeting	3
November 27, 2017	Community Conversations	Meeting	1
November 30, 2017	Stakeholder Presentation	Art docent visioning exercise at Central Elementary	50+
December 1, 2017	Stakeholder Presentation	Art docent visioning exercise at Central Elementary	50+
December 27, 2017	Media/Print	Notice of Planning Commission Public Hearing	---N/A---

Date of publication: December 6, 2017

ART VISIONING SOUTH CENTRE CITY SPECIFIC PLAN WITH CENTRAL ELEMENTARY

On November 30th and December 1st, City staff conducted a visioning exercise and art lesson with 5th graders at Central Elementary. After a staff-facilitated, group discussion about planning and land use, the students envisioned and shared ideas on what they would like to see develop on some vacant properties or lots around their school or neighborhood. The goal of the overall activity was two-fold. One objective was to reach out to the City's youth, provide some basic information about land use, and get the students to start thinking about how government-related decisions shape and influence their daily lives. The other objective was to run an art program to help the students express themselves.

Many thanks to the teachers and administration at Central Elementary for coordinating this effort. The activity helped students learn more about government and recognize connections between the City and the everyday life of a student. Over 100 students participated and created personalized art.



The following outlines the format of the art vision exercise.

Time Needed for each class/session: approximately 1 hour

Benchmarks - All students will:

1. Learn the scope of local government and how it relates to their daily lives
2. Analyze, describe, and evaluate areas of importance
3. Apply skills and knowledge to create personal connections in art (i.e. expression)

4. Recognize, analyze, and describe connections between the government, the arts, and everyday life

Personal Connection:

Students will first be asked to consider “use” words of their choice to create Word Cloud designs. Based on this personalized framework of preferences, students will be asked to incorporate their values and preferences into art pieces. Through this approach, although students may be given similar assignment, each individual student will successfully apply art elements and principles in creating their own design.

Procedure:

Set up: Place enough materials for each group in designated supply area.

Preview project and instructions with class.

First, City staff explains what a local government does and how far it reaches everyone through their daily activities. Next City staff explains the South Centre City Specific Plan process and asks students to identify some of the things that are the most important to their lives. After receiving approximately 10 topics, City staff will survey the group by a showing of hands, the order of preferences and will rank the results from one to ten. This will be the basis of a word cloud that will be developed and shared to represent “group” consensus of what is most important.

Helpers pass out table supply baskets. Supply baskets should have drawing pencils, erasers, watercolor paper or cardstock paper, rulers, black sharpees, water, brushes, watercolor pan sets, and an assortment of different colored markers and crayons.

Students will be asked to take the word cloud and incorporate it into their art, based on a predetermined set of themes: land use, mobility, parks, or sustainability. Some students, if they choose can also take quite literal the “word cloud” meaning and place it into the design of their art. The important component of this step is to allow each student to consider various things about settings, problems, actions, and solutions.

Students will use black ink pen and ruler draw sections. Then students will color in their work by watercolor, colored markers, and/or crayons.

Optional: Students will draw interesting patterns within each individual section, leaving some white space for interest and definition. Students will paint each individual section using different color values.

Optional: Students will group share their work. After completing their art, they can quickly share their sketch or painting - pointing out examples of shape, value, pattern and rhythm; or point out what they felt was the most important thing. Students to share their words.

ATTACHMENT PC-3

Draft South Centre City Specific Plan, dated January 4, 2017

Due to the number of pages of Attachment PC-3, a link has been provided to review the document electronically.

<https://www.escondido.org/south-centre-city-area-plan.aspx>

A hardcopy of the Exhibit is available for review in the Planning Division during normal business hours. To obtain a copy, please the City Clerk at (760) 839-4617.

ATTACHMENT PC-4

Draft General Plan Amendment and Rezoning

Each parcel associated with the proposed General Plan Amendment and Rezone:

APNs	Existing Zone	Existing General Plan	Proposed Zone	Proposed General Plan
2360620600	R-5-30	U5	SP#15	SPA
2331002400	M-2(CD)	IO	SP#15	SPA
2362233500	OS-P	P	SP#15	SPA
2381522319	PD-MU	GC	SP#15	SPA
2381303201	R-3-18	U3	SP#15	SPA
2381414305	PD-R-18	U3	SP#15	SPA
2364607800	C-G	GC	SP#15	SPA
2360320100	C-G	GC	SP#15	SPA
2381522417	PD-MU	GC	SP#15	SPA
2332120900	R-5-30	U5	SP#15	SPA
2381303341	R-3-18	U3	SP#15	SPA
2332311300	R-5-30	U5	SP#15	SPA
2381522412	PD-MU	GC	SP#15	SPA
2362237600	R-4-24	U4	SP#15	SPA
2381303349	R-3-18	U3	SP#15	SPA
2362233400	C-G	GC	SP#15	SPA
2381303352	R-3-18	U3	SP#15	SPA
2360621200	R-5-30	U5	SP#15	SPA
2361201600	C-G	GC	SP#15	SPA
2381303800	PD-C	GC	SP#15	SPA
2362524648	R-3-18	U3	SP#15	SPA
2365301300	PD-R-15.9	GC	SP#15	SPA
2333610700	R-5-30	U5	SP#15	SPA
2362524653	R-3-18	U3	SP#15	SPA
2381414222	PD-R-18	U3	SP#15	SPA
2333510400	R-2-12	U2	SP#15	SPA
2335010600	C-G	GC	SP#15	SPA
2362604100	C-G	GC	SP#15	SPA
2332121100	R-5-30	U5	SP#15	SPA
2381522100	PD-MU	GC	SP#15	SPA
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2381413800	C-G	GC	SP#15	SPA
2361121100	C-G	GC	SP#15	SPA
2332210800	R-2-12	U2	SP#15	SPA
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2360320700	R-1-7	U1	SP#15	SPA
2381303223	R-3-18	U3	SP#15	SPA

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2333321300	C-G	GC	SP#15	SPA
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2362524613	R-3-18	U3	SP#15	SPA
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2362524800	C-G	GC	SP#15	SPA
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2332110400	C-G	IO	SP#15	SPA
2381522406	PD-MU	GC	SP#15	SPA
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2361011100	R-2-12	U2	SP#15	SPA
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2381414325	PD-R-18	U3	SP#15	SPA
2362542100	PD-C	GC	SP#15	SPA
2361722700	R-5-30	U5	SP#15	SPA
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2362524527	R-3-18	U3	SP#15	SPA
2365302000	PD-R-15.9	GC	SP#15	SPA
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2381414223	PD-R-18	U3	SP#15	SPA
2381303221	R-3-18	U3	SP#15	SPA
2332021800	R-2-12	U2	SP#15	SPA

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2360510900	R-2-12	U2	SP#15	SPA
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2360320800	R-1-7	U1	SP#15	SPA
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2362524520	R-3-18	U3	SP#15	SPA
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2361010700	R-2-12	U2	SP#15	SPA
2362237700	R-4-24	U4	SP#15	SPA
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2362524640	R-3-18	U3	SP#15	SPA
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2333520300	R-5-30	U5	SP#15	SPA
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2381522302	PD-MU	GC	SP#15	SPA
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2381414225	PD-R-18	U3	SP#15	SPA
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2362603600	C-G	GC	SP#15	SPA
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2362235800	C-G	GC	SP#15	SPA

2361620700	R-5-30	U5	SP#15	SPA
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2362550600	PD-C	GC	SP#15	SPA
2362241300	PD-MU	GC	SP#15	SPA
2381522316	PD-MU	GC	SP#15	SPA
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2361020900	C-G	GC	SP#15	SPA
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2362233100	R-4-24	U4	SP#15	SPA
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2362232800	R-4-24	U4	SP#15	SPA
2360610300	R-2-12	U2	SP#15	SPA
2362520900	C-G	GC	SP#15	SPA
2360620900	R-5-30	U5	SP#15	SPA
2333220700	R-2-12	U2	SP#15	SPA
7723815107	C-G	GC	SP#15	SPA
2360420700	R-1-7	U1	SP#15	SPA
2381414227	PD-R-18	U3	SP#15	SPA
2381521500	C-G	GC	SP#15	SPA
2362524503	R-3-18	U3	SP#15	SPA
2362550900	PD-C	GC	SP#15	SPA
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2333221200	R-2-12	U2	SP#15	SPA
2360620200	R-5-30	U5	SP#15	SPA
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2360620800	PD-R-13.15	U5	SP#15	SPA
2362524643	R-3-18	U3	SP#15	SPA
2381414302	PD-R-18	U3	SP#15	SPA
2332211200	R-2-12	U2	SP#15	SPA
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2381414316	PD-R-18	U3	SP#15	SPA
2360910200	R-1-7	U1	SP#15	SPA
2360611200	R-2-12	U2	SP#15	SPA
2381522314	PD-MU	GC	SP#15	SPA
2381303218	R-3-18	U3	SP#15	SPA
2333221400	R-2-12	U2	SP#15	SPA
2362524535	R-3-18	U3	SP#15	SPA
2381414216	PD-R-18	U3	SP#15	SPA

2331310900	M-1	IO	SP#15	SPA
2381303343	R-3-18	U3	SP#15	SPA
2333510100	R-2-12	U2	SP#15	SPA
2381414319	PD-R-18	U3	SP#15	SPA
2332411600	R-5-30	U5	SP#15	SPA
2362524616	R-3-18	U3	SP#15	SPA
2360611400	R-2-12	U2	SP#15	SPA
2381522307	PD-MU	GC	SP#15	SPA
2365301800	PD-R-15.9	GC	SP#15	SPA
2361710700	R-5-30	U5	SP#15	SPA
2360920600	R-2-12	U2	SP#15	SPA
2362524632	R-3-18	U3	SP#15	SPA
2331920700	M-2	IO	SP#15	SPA
2360421200	R-1-7	U1	SP#15	SPA
2335010400	C-G	GC	SP#15	SPA
2360620500	R-5-30	U5	SP#15	SPA
2365300800	PD-R-15.9	GC	SP#15	SPA
2360930300	PD-C	PC	SP#15	SPA
2332020100	R-2-12	U2	SP#15	SPA
2381414229	PD-R-18	U3	SP#15	SPA
7601699100	M-2	IO	SP#15	SPA
2364601600	C-G	GC	SP#15	SPA
2360940400	R-1-7	U1	SP#15	SPA
2381414240	PD-R-18	U3	SP#15	SPA
2360512000	PD-C	GC	SP#15	SPA
2332210400	R-2-12	U2	SP#15	SPA
2381522430	PD-MU	GC	SP#15	SPA
2362524546	R-3-18	U3	SP#15	SPA
2361610700	C-G	GC	SP#15	SPA
2360320900	R-1-7	U1	SP#15	SPA
2362521000	C-G	GC	SP#15	SPA
2361111000	R-5-30	U5	SP#15	SPA
2335111100	R-5-30	U5	SP#15	SPA
2363022100	R-3-18	U3	SP#15	SPA
2362235200	R-4-24	U4	SP#15	SPA
2333321500	C-G	GC	SP#15	SPA
2381414314	PD-R-18	U3	SP#15	SPA
2333610900	R-5-30	U5	SP#15	SPA
2381303334	R-3-18	U3	SP#15	SPA
2335120100	C-G	GC	SP#15	SPA
2335011600	C-G	GC	SP#15	SPA
2331001900	M-2	IO	SP#15	SPA
2381414224	PD-R-18	U3	SP#15	SPA

2362520300	C-G	GC	SP#15	SPA
2381522419	PD-MU	GC	SP#15	SPA
2361010900	R-2-12	U2	SP#15	SPA
2361120100	R-5-30	U5	SP#15	SPA
2332021600	R-2-12	U2	SP#15	SPA
2332121000	R-5-30	U5	SP#15	SPA
2333220100	R-2-12	U2	SP#15	SPA
2333610500	C-G	GC	SP#15	SPA
2360611100	R-2-12	U2	SP#15	SPA
2361720800	R-5-30	U5	SP#15	SPA
2360421400	R-1-7	U1	SP#15	SPA
2362235500	R-4-24	U4	SP#15	SPA
2331110600	M-1	IO	SP#15	SPA
2332411700	R-5-30	U5	SP#15	SPA
2362524516	R-3-18	U3	SP#15	SPA
2360420200	R-1-7	U1	SP#15	SPA
2381414218	PD-R-18	U3	SP#15	SPA
2381303203	R-3-18	U3	SP#15	SPA
2360940500	R-1-7	U1	SP#15	SPA
2361722903	R-5-30	U5	SP#15	SPA
2333420100	R-5-30	U5	SP#15	SPA
2333420200	R-5-30	U5	SP#15	SPA
2381522318	PD-MU	GC	SP#15	SPA
2381414221	PD-R-18	U3	SP#15	SPA
2362524517	R-3-18	U3	SP#15	SPA
2361722100	R-5-30	U5	SP#15	SPA
2333520400	R-5-30	U5	SP#15	SPA
2360611800	R-2-12	U2	SP#15	SPA
2381303214	R-3-18	U3	SP#15	SPA
2362523900	C-G	GC	SP#15	SPA
2331002500	M-2(CD)	IO	SP#15	SPA
2381303231	R-3-18	U3	SP#15	SPA
2331311100	M-1	IO	SP#15	SPA
2381303347	R-3-18	U3	SP#15	SPA
2381303224	R-3-18	U3	SP#15	SPA
2362524609	R-3-18	U3	SP#15	SPA
2360930400	PD-C	PC	SP#15	SPA
2365300900	PD-R-15.9	GC	SP#15	SPA
2361620600	R-5-30	U5	SP#15	SPA
2381414201	PD-R-18	U3	SP#15	SPA
2381414220	PD-R-18	U3	SP#15	SPA
2333410200	R-2-12	U2	SP#15	SPA
2361110400	R-5-30	U5	SP#15	SPA

2335011703	C-G	GC	SP#15	SPA
2360510700	R-2-12	U2	SP#15	SPA
2365300400	PD-R-15.9	GC	SP#15	SPA
2332410800	C-G	GC	SP#15	SPA
2332220500	R-5-30	U5	SP#15	SPA
2381522306	PD-MU	GC	SP#15	SPA
2381303500	C-G	GC	SP#15	SPA
2361120400	R-5-30	U5	SP#15	SPA
2331110700	M-1	IO	SP#15	SPA
2362235700	R-4-24	U4	SP#15	SPA
2332410900	C-G	GC	SP#15	SPA
2362240700	PD-MU	GC	SP#15	SPA
2331001200	M-2	IO	SP#15	SPA
2361120700	R-5-30	U5	SP#15	SPA
2330210800	M-2	IO	SP#15	SPA
2360520700	R-5-30	U5	SP#15	SPA
2362524501	R-3-18	U3	SP#15	SPA
2361711400	R-5-30	U5	SP#15	SPA
2361801700	C-G	GC	SP#15	SPA
2332121502	R-5-30	U5	SP#15	SPA
7723815113	C-G	GC	SP#15	SPA
2381303219	R-3-18	U3	SP#15	SPA
2362240600	PD-MU	GC	SP#15	SPA
2381303700	PD-C	GC	SP#15	SPA
2381522404	PD-MU	GC	SP#15	SPA
2361011000	R-2-12	U2	SP#15	SPA
2361010600	R-2-12	U2	SP#15	SPA
2381521600	C-G	GC	SP#15	SPA
2362524607	R-3-18	U3	SP#15	SPA
7601697200	C-G	GC	SP#15	SPA
2381414323	PD-R-18	U3	SP#15	SPA
2333421500	R-5-30	U5	SP#15	SPA
2360611600	R-2-12	U2	SP#15	SPA
2332020400	R-2-12	U2	SP#15	SPA
2335120200	C-G	GC	SP#15	SPA
2381414211	PD-R-18	U3	SP#15	SPA
2381303211	R-3-18	U3	SP#15	SPA
2360511000	R-2-12	U2	SP#15	SPA
2362550500	PD-C	GC	SP#15	SPA
2333510700	R-2-12	U2	SP#15	SPA
2381522322	PD-MU	GC	SP#15	SPA
2331920400	M-2	IO	SP#15	SPA
2332220900	R-5-30	U5	SP#15	SPA

2381522323	PD-MU	GC	SP#15	SPA
2381303232	R-3-18	U3	SP#15	SPA
2360521100	R-5-30	U5	SP#15	SPA
7723815112	C-G	GC	SP#15	SPA
2332020700	R-2-12	U2	SP#15	SPA
2331001800	M-2	IO	SP#15	SPA
2381303210	R-3-18	U3	SP#15	SPA
2362240400	PD-MU	GC	SP#15	SPA
2364607900	C-G	GC	SP#15	SPA
2333410900	R-2-12	U2	SP#15	SPA
2333511000	C-G	GC	SP#15	SPA
2332220600	R-5-30	U5	SP#15	SPA
2381414329	PD-R-18	U3	SP#15	SPA
2361722919	R-5-30	U5	SP#15	SPA
2363111200	R-3-18	U3	SP#15	SPA
7723815101	C-G	GC	SP#15	SPA
2362600400	C-G	GC	SP#15	SPA
2332220400	R-5-30	U5	SP#15	SPA
2333321800	R-2-12	U2	SP#15	SPA
2360611700	R-2-12	U2	SP#15	SPA
2362524627	R-3-18	U3	SP#15	SPA
2331921200	M-2	IO	SP#15	SPA
2363020100	C-G	GC	SP#15	SPA
2331121600	M-2	IO	SP#15	SPA
2381522427	PD-MU	GC	SP#15	SPA
2361722915	R-5-30	U5	SP#15	SPA
2362237500	C-G	GC	SP#15	SPA
2360620100	R-5-30	U5	SP#15	SPA
2362235400	R-4-24	U4	SP#15	SPA
2361030500	PD-C	PC	SP#15	SPA
2333710100	R-5-30	U5	SP#15	SPA
2381522411	PD-MU	GC	SP#15	SPA
2362241000	PD-MU	GC	SP#15	SPA
2381522321	PD-MU	GC	SP#15	SPA
2360521000	R-5-30	U5	SP#15	SPA
2381522327	PD-MU	GC	SP#15	SPA
2381303208	R-3-18	U3	SP#15	SPA
2381414328	PD-R-18	U3	SP#15	SPA
2361202800	C-G	GC	SP#15	SPA
2360940900	R-1-7	U1	SP#15	SPA
2333721600	C-G	GC	SP#15	SPA
2360510100	C-G	GC	SP#15	SPA
2381303204	R-3-18	U3	SP#15	SPA

2381414324	PD-R-18	U3	SP#15	SPA
2362524639	R-3-18	U3	SP#15	SPA
2362240200	PD-MU	GC	SP#15	SPA
2332421400	C-G	GC	SP#15	SPA
2362524534	R-3-18	U3	SP#15	SPA
2365300200	PD-R-15.9	GC	SP#15	SPA
2360941200	R-1-7	U1	SP#15	SPA
2361010200	R-2-12	U2	SP#15	SPA
2332411100	R-5-30	U5	SP#15	SPA
2362524547	R-3-18	U3	SP#15	SPA
2362550700	PD-C	GC	SP#15	SPA
2364607100	PD-MU	GC	SP#15	SPA
2362524608	R-3-18	U3	SP#15	SPA
2362236000	C-G	GC	SP#15	SPA
2335021200	C-G	GC	SP#15	SPA
2361123000	R-5-30	U5	SP#15	SPA
2381303338	R-3-18	U3	SP#15	SPA
2381414213	PD-R-18	U3	SP#15	SPA
2362603800	C-G	GC	SP#15	SPA
2362234700	R-4-24	U4	SP#15	SPA
2332211600	R-2-12	U2	SP#15	SPA
2360911300	R-1-7	U1	SP#15	SPA
2363113200	C-G	GC	SP#15	SPA
2333520500	R-5-30	U5	SP#15	SPA
2331001100	M-2	IO	SP#15	SPA
2362524508	R-3-18	U3	SP#15	SPA
2362524646	R-3-18	U3	SP#15	SPA
2362241600	PD-MU	GC	SP#15	SPA
2331311500	M-1	IO	SP#15	SPA
2332410100	R-5-30	U5	SP#15	SPA
7723815106	C-G	GC	SP#15	SPA
2333221300	R-2-12	U2	SP#15	SPA
2333411600	R-2-12	U2	SP#15	SPA
2331000300	M-2	IO	SP#15	SPA
2361722910	R-5-30	U5	SP#15	SPA
2381414235	PD-R-18	U3	SP#15	SPA
2361710100	R-5-30	U5	SP#15	SPA
2361121700	C-G	GC	SP#15	SPA
2362524630	R-3-18	U3	SP#15	SPA
2361722200	R-5-30	U5	SP#15	SPA
2362524633	R-3-18	U3	SP#15	SPA
2363905300	C-G	GC	SP#15	SPA
2364605400	C-G	GC	SP#15	SPA

2361110300	R-5-30	U5	SP#15	SPA
2381414309	PD-R-18	U3	SP#15	SPA
2332210500	R-2-12	U2	SP#15	SPA
2332121200	R-5-30	U5	SP#15	SPA
2332111200	C-G	IO	SP#15	SPA
2381522425	PD-MU	GC	SP#15	SPA
2362231400	C-G	GC	SP#15	SPA
2333610300	R-5-30	U5	SP#15	SPA
2381303400	C-G	GC	SP#15	SPA
2381303353	R-3-18	U3	SP#15	SPA
2381303100	PD-C	GC	SP#15	SPA
2362524523	R-3-18	U3	SP#15	SPA
2361202100	C-G	GC	SP#15	SPA
2381522421	PD-MU	GC	SP#15	SPA
2332121504	R-5-30	U5	SP#15	SPA
2332321600	C-G	GC	SP#15	SPA
2332110100	M-2	IO	SP#15	SPA
2362234900	R-4-24	U4	SP#15	SPA
2381414320	PD-R-18	U3	SP#15	SPA
2381522401	PD-MU	GC	SP#15	SPA
2333220200	R-2-12	U2	SP#15	SPA
2333710700	C-G	GC	SP#15	SPA
2365301200	PD-R-15.9	GC	SP#15	SPA
2333511400	C-G	GC	SP#15	SPA
2335010900	R-5-30	U5	SP#15	SPA
2331110800	M-1	IO	SP#15	SPA
2332020300	R-2-12	U2	SP#15	SPA
2381414303	PD-R-18	U3	SP#15	SPA
2381414219	PD-R-18	U3	SP#15	SPA
2381522402	PD-MU	GC	SP#15	SPA
2381522418	PD-MU	GC	SP#15	SPA
2361710300	R-5-30	U5	SP#15	SPA
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2381522428	PD-MU	GC	SP#15	SPA
2381303342	R-3-18	U3	SP#15	SPA
2360621000	R-5-30	U5	SP#15	SPA
2381414236	PD-R-18	U3	SP#15	SPA
2360321200	R-1-7	U1	SP#15	SPA
2362524601	R-3-18	U3	SP#15	SPA
2362553000	PD-C	GC	SP#15	SPA
2364606000	C-G	GC	SP#15	SPA
2332220800	R-5-30	U5	SP#15	SPA
2331921100	M-2	IO	SP#15	SPA

2333711700	C-G	GC	SP#15	SPA
2381414206	PD-R-18	U3	SP#15	SPA
2381303228	R-3-18	U3	SP#15	SPA
2332210600	R-2-12	U2	SP#15	SPA
2362236100	C-G	GC	SP#15	SPA
2332020500	R-2-12	U2	SP#15	SPA
2360941100	R-1-7	U1	SP#15	SPA
2381522326	PD-MU	GC	SP#15	SPA
2381303354	R-3-18	U3	SP#15	SPA
2333511500	C-G	GC	SP#15	SPA
2332311200	R-5-30	U5	SP#15	SPA
2361120200	R-5-30	U5	SP#15	SPA
2333611500	C-G	GC	SP#15	SPA
2331920300	M-2	IO	SP#15	SPA
2362524654	R-3-18	U3	SP#15	SPA
2332221000	R-5-30	U5	SP#15	SPA
2381303355	R-3-18	U3	SP#15	SPA
2361110200	R-5-30	U5	SP#15	SPA
2361120500	R-5-30	U5	SP#15	SPA
2362524511	R-3-18	U3	SP#15	SPA
2362520700	C-G	GC	SP#15	SPA
2381414231	PD-R-18	U3	SP#15	SPA
2335010700	C-G	GC	SP#15	SPA
2381520700	C-G	GC	SP#15	SPA
2361722400	R-5-30	U5	SP#15	SPA
2362524651	R-3-18	U3	SP#15	SPA
2361611600	C-G	GC	SP#15	SPA
2361110800	R-5-30	U5	SP#15	SPA
2362524537	R-3-18	U3	SP#15	SPA
2361722920	R-5-30	U5	SP#15	SPA
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7723815111	C-G	GC	SP#15	SPA
2362524533	R-3-18	U3	SP#15	SPA
2362524614	R-3-18	U3	SP#15	SPA
2381522413	PD-MU	GC	SP#15	SPA
2381303215	R-3-18	U3	SP#15	SPA
2364601900	C-G	GC	SP#15	SPA
7601697300	M-2	IO	SP#15	SPA
2381414226	PD-R-18	U3	SP#15	SPA
2360911200	R-1-7	U1	SP#15	SPA
2360511700	R-2-12	U2	SP#15	SPA
2361801800	C-G	GC	SP#15	SPA
2381303344	R-3-18	U3	SP#15	SPA

2333321200	C-G	GC	SP#15	SPA
2361722907	R-5-30	U5	SP#15	SPA
2362524524	R-3-18	U3	SP#15	SPA
2363905400	C-G	GC	SP#15	SPA
2381522414	PD-MU	GC	SP#15	SPA
2362523500	C-G	GC	SP#15	SPA
2365302300	PD-R-15.9	GC	SP#15	SPA
2362524624	R-3-18	U3	SP#15	SPA
2332221200	R-5-30	U5	SP#15	SPA
2362524549	R-3-18	U3	SP#15	SPA
2360421000	R-1-7	U1	SP#15	SPA
2361021000	R-5-30	U5	SP#15	SPA
2361122900	C-G/R-4.24	GC	SP#15	SPA
2381413700	C-G	GC	SP#15	SPA
2335011704	C-G	GC	SP#15	SPA
2360520400	C-G	GC	SP#15	SPA
2360611900	R-2-12	U2	SP#15	SPA
2362540200	C-G	GC	SP#15	SPA
2381414217	PD-R-18	U3	SP#15	SPA
2362524602	R-3-18	U3	SP#15	SPA
2362524545	R-3-18	U3	SP#15	SPA
2362524634	R-3-18	U3	SP#15	SPA
2333710300	R-5-30	U5	SP#15	SPA
2360521500	C-G	GC	SP#15	SPA
2361721100	R-5-30	U5	SP#15	SPA
2335010500	C-G	GC	SP#15	SPA
2381522420	PD-MU	GC	SP#15	SPA
2335011702	C-G	GC	SP#15	SPA
2381522000	C-G	GC	SP#15	SPA
2333321700	R-2-12	U2	SP#15	SPA
2381414215	PD-R-18	U3	SP#15	SPA
2333711500	C-G	GC	SP#15	SPA
2381414212	PD-R-18	U3	SP#15	SPA
2381414308	PD-R-18	U3	SP#15	SPA
2365301500	PD-R-15.9	GC	SP#15	SPA
2362524618	R-3-18	U3	SP#15	SPA
2362520400	C-G	GC	SP#15	SPA
2331110500	M-1	IO	SP#15	SPA
2332021500	R-2-12	U2	SP#15	SPA
2381303222	R-3-18	U3	SP#15	SPA
2381414301	PD-R-18	U3	SP#15	SPA
2332410400	R-5-30	U5	SP#15	SPA
2381522328	PD-MU	GC	SP#15	SPA

2331311400	C-G	IO	SP#15	SPA
2360510800	R-2-12	U2	SP#15	SPA
2381414214	PD-R-18	U3	SP#15	SPA
7601698900	M-2	IO	SP#15	SPA
2361722908	R-5-30	U5	SP#15	SPA
7602460600	M-2	IO	SP#15	SPA
2360521300	R-5-30	U5	SP#15	SPA
2360320500	C-G	GC	SP#15	SPA
2381522429	PD-MU	GC	SP#15	SPA
2333520900	C-G	GC	SP#15	SPA
2333521200	C-G	GC	SP#15	SPA
2360940100	R-1-7	U1	SP#15	SPA
2333621100	C-G	GC	SP#15	SPA
2381303346	R-3-18	U3	SP#15	SPA
2331002300	M-2	IO	SP#15	SPA
2332121507	R-5-30	U5	SP#15	SPA
2362520800	C-G	GC	SP#15	SPA
2362524628	R-3-18	U3	SP#15	SPA
2360321100	R-1-7	U1	SP#15	SPA
2362551500	PD-C	GC	SP#15	SPA
2362524528	R-3-18	U3	SP#15	SPA
2381522312	PD-MU	GC	SP#15	SPA
2331921300	M-2	IO	SP#15	SPA
2333510300	R-2-12	U2	SP#15	SPA
2333220900	R-2-12	U2	SP#15	SPA
2361202200	C-G	GC	SP#15	SPA
2381414317	PD-R-18	U3	SP#15	SPA
2361722600	C-G	GC	SP#15	SPA
2362524604	R-3-18	U3	SP#15	SPA
2361711100	R-5-30	U5	SP#15	SPA
2332021100	R-2-12	U2	SP#15	SPA
2364607700	C-G	GC	SP#15	SPA
2361720300	R-5-30	U5	SP#15	SPA
2361610600	C-G	GC	SP#15	SPA
2381303336	R-3-18	U3	SP#15	SPA
2381303000	PD-C	GC	SP#15	SPA
2381522431	PD-MU	GC	SP#15	SPA
2333420500	R-5-30	U5	SP#15	SPA
2333320200	R-2-12	U2	SP#15	SPA
2361201900	C-G	GC	SP#15	SPA
2361110700	R-5-30	U5	SP#15	SPA
2361801600	PD-MU-40.12	GC	SP#15	SPA
2360910800	R-1-7	U1	SP#15	SPA

2362551000	PD-C	GC	SP#15	SPA
2362524638	R-3-18	U3	SP#15	SPA
2333322000	C-G	GC	SP#15	SPA
2360941000	R-1-7	U1	SP#15	SPA
2361722911	R-5-30	U5	SP#15	SPA
2331310500	M-1	IO	SP#15	SPA
2362524518	R-3-18	U3	SP#15	SPA
2361720500	R-5-30	U5	SP#15	SPA
2361722914	R-5-30	U5	SP#15	SPA
2381414237	PD-R-18	U3	SP#15	SPA
2364607000	PD-MU	GC	SP#15	SPA
2381522434	PD-MU	GC	SP#15	SPA
7601697500	M-2	IO	SP#15	SPA
2332210100	R-2-12	U2	SP#15	SPA
2333320400	R-2-12	U2	SP#15	SPA
2362524647	R-3-18	U3	SP#15	SPA
2361722902	R-5-30	U5	SP#15	SPA
2381303213	R-3-18	U3	SP#15	SPA
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2335021300	C-G	GC	SP#15	SPA
2381522315	PD-MU	GC	SP#15	SPA
2333411400	R-2-12	U2	SP#15	SPA
2362551200	PD-C	GC	SP#15	SPA
2361720700	C-G	GC	SP#15	SPA
2361722000	R-5-30	U5	SP#15	SPA
2333221100	R-2-12	U2	SP#15	SPA
2361120800	R-5-30	U5	SP#15	SPA
2335011400	R-5-30	U5	SP#15	SPA
2333221500	R-2-12	U2	SP#15	SPA
2360620700	PD-R-13.15	U5	SP#15	SPA
2360930200	PD-C	PC	SP#15	SPA
2333421400	R-5-30	U5	SP#15	SPA
2361201800	C-G	GC	SP#15	SPA
2360421300	R-1-7	U1	SP#15	SPA
2331002100	M-2	IO	SP#15	SPA
2362524000	PD-MU	GC	SP#15	SPA
2361202600	C-G	GC	SP#15	SPA
2333510600	R-2-12	U2	SP#15	SPA
2362231900	OS-P	P	SP#15	SPA
2362238400	PD-MU	GC	SP#15	SPA
2362240300	PD-MU	GC	SP#15	SPA
2333420600	R-5-30	U5	SP#15	SPA

2333711200	C-G	GC	SP#15	SPA
2362241800	PD-MU	GC	SP#15	SPA
2381522416	PD-MU	GC	SP#15	SPA
2361121800	C-G	GC	SP#15	SPA
2361121900	C-G	GC	SP#15	SPA
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2362551300	PD-C	GC	SP#15	SPA
2332020800	R-2-12	U2	SP#15	SPA
2332410500	R-5-30	U5	SP#15	SPA
2381413200	C-G	GC	SP#15	SPA
2332121503	R-5-30	U5	SP#15	SPA
2361722906	R-5-30	U5	SP#15	SPA
2361801400	PD-MU-40.12	GC	SP#15	SPA
2332210300	R-2-12	U2	SP#15	SPA
2360420100	R-1-7	U1	SP#15	SPA
2360911000	R-1-7	U1	SP#15	SPA
7723815105	C-G	GC	SP#15	SPA
2360610800	R-2-12	U2	SP#15	SPA
2362524541	R-3-18	U3	SP#15	SPA
2362524615	R-3-18	U3	SP#15	SPA
2362524612	R-3-18	U3	SP#15	SPA
2361020300	R-5-30	U5	SP#15	SPA
2363130100	C-G	GC	SP#15	SPA
2332110200	M-2	IO	SP#15	SPA
2362234400	R-4-24	U4	SP#15	SPA
2333420400	R-5-30	U5	SP#15	SPA
2360610100	R-2-12	U2	SP#15	SPA
2363020200	C-G	GC	SP#15	SPA
2362231100	R-4-24	U4	SP#15	SPA
2332121506	R-5-30	U5	SP#15	SPA
2362233300	R-4-24	U4	SP#15	SPA
2362232500	R-4-24	U4	SP#15	SPA
2362230100	R-4-24	U4	SP#15	SPA
2360611500	R-2-12	U2	SP#15	SPA
2365301400	PD-R-15.9	GC	SP#15	SPA
2360610400	R-2-12	U2	SP#15	SPA
2331921000	M-2	IO	SP#15	SPA
2362524645	R-3-18	U3	SP#15	SPA
2360320400	C-G	GC	SP#15	SPA
2360910700	R-1-7	U1	SP#15	SPA
2333410100	R-2-12	U2	SP#15	SPA
2362524540	R-3-18	U3	SP#15	SPA
2362524605	R-3-18	U3	SP#15	SPA

2362235900	C-G	GC	SP#15	SPA
2361711200	R-5-30	U5	SP#15	SPA
2330311200	M-2	IO	SP#15	SPA
2362607900	C-G	GC	SP#15	SPA
2333520200	R-5-30	U5	SP#15	SPA
2361030100	PD-C	PC	SP#15	SPA
2362524652	R-3-18	U3	SP#15	SPA
2360910400	R-1-7	U1	SP#15	SPA
2361722901	R-5-30	U5	SP#15	SPA
2381414228	PD-R-18	U3	SP#15	SPA
2361721300	C-G	GC	SP#15	SPA
2362240800	PD-MU	GC	SP#15	SPA
2361010400	R-2-12	U2	SP#15	SPA
2333411000	R-2-12	U2	SP#15	SPA
2361722904	R-5-30	U5	SP#15	SPA
2362524502	R-3-18	U3	SP#15	SPA
2381414326	PD-R-18	U3	SP#15	SPA
2362524620	R-3-18	U3	SP#15	SPA
2365301700	PD-R-15.9	GC	SP#15	SPA
2335011000	R-5-30	U5	SP#15	SPA
2365300600	PD-R-15.9	GC	SP#15	SPA
2335111600	C-G	GC	SP#15	SPA
2381303230	R-3-18	U3	SP#15	SPA
2381522324	PD-MU	GC	SP#15	SPA
2381414400	PD-R-30	GC	SP#15	SPA
2361122700	R-5-30	U5	SP#15	SPA
2361121600	C-G	GC	SP#15	SPA
2333411300	R-2-12	U2	SP#15	SPA
2362236700	C-G	GC	SP#15	SPA
2332411500	C-G	GC	SP#15	SPA
2381414311	PD-R-18	U3	SP#15	SPA
2362603500	C-G	GC	SP#15	SPA
2362603400	C-G	GC	SP#15	SPA
2332021700	R-2-12	U2	SP#15	SPA
2332411200	R-5-30	U5	SP#15	SPA
2361620200	R-5-30	U5	SP#15	SPA
2361802100	C-G	GC	SP#15	SPA
2381414315	PD-R-18	U3	SP#15	SPA
2360941300	R-1-7	U1	SP#15	SPA
2381303351	R-3-18	U3	SP#15	SPA
2362241500	PD-MU	GC	SP#15	SPA
2362524100	PD-MU	GC	SP#15	SPA
2362524606	R-3-18	U3	SP#15	SPA

2333421000	R-5-30	U5	SP#15	SPA
2362524522	R-3-18	U3	SP#15	SPA
2362524629	R-3-18	U3	SP#15	SPA
2360910300	R-1-7	U1	SP#15	SPA
2381522303	PD-MU	GC	SP#15	SPA
2360910600	R-1-7	U1	SP#15	SPA
2333720100	C-G	GC	SP#15	SPA
2361122200	C-G	GC	SP#15	SPA
2332021000	R-2-12	U2	SP#15	SPA
2332220700	R-5-30	U5	SP#15	SPA
2332310900	C-G	GC	SP#15	SPA
2361201700	C-G	GC	SP#15	SPA
2360621100	R-5-30	U5	SP#15	SPA
2361010800	R-2-12	U2	SP#15	SPA
2331000400	M-2	IO	SP#15	SPA
2333220800	R-2-12	U2	SP#15	SPA
2365300100	PD-R-15.9	GC	SP#15	SPA
2362520600	C-G	GC	SP#15	SPA
2361711600	R-5-30	U5	SP#15	SPA
2361121200	C-G	GC	SP#15	SPA
2362524531	R-3-18	U3	SP#15	SPA
2333611000	R-5-30	U5	SP#15	SPA
2381414230	PD-R-18	U3	SP#15	SPA
2331110100	M-1	IO	SP#15	SPA
2381302700	C-G	GC	SP#15	SPA
2361720200	R-5-30	U5	SP#15	SPA
2360920200	R-2-12	U2	SP#15	SPA
2360520800	R-5-30	U5	SP#15	SPA
2381522409	PD-MU	GC	SP#15	SPA
2381414322	PD-R-18	U3	SP#15	SPA
2362524507	R-3-18	U3	SP#15	SPA
2362524642	R-3-18	U3	SP#15	SPA
2365300300	PD-R-15.9	GC	SP#15	SPA
2332410300	R-5-30	U5	SP#15	SPA
2362524644	R-3-18	U3	SP#15	SPA
2362238600	PD-MU	GC	SP#15	SPA
2362524641	R-3-18	U3	SP#15	SPA
2381522407	PD-MU	GC	SP#15	SPA
2381303217	R-3-18	U3	SP#15	SPA
2362237400	R-4-24	U4	SP#15	SPA
2361720900	R-5-30	U5	SP#15	SPA
2364602600	C-G	GC	SP#15	SPA
2335110400	R-5-30	U5	SP#15	SPA

2362600500	C-G	GC	SP#15	SPA
2363020600	C-G	GC	SP#15	SPA
2361710200	R-5-30	U5	SP#15	SPA
2335110300	R-5-30	U5	SP#15	SPA
2361110900	R-5-30	U5	SP#15	SPA
2363901200	C-G	GC	SP#15	SPA
2365302200	PD-R-15.9	GC	SP#15	SPA
2360421500	R-1-7	U1	SP#15	SPA
2360420900	R-1-7	U1	SP#15	SPA
2362524506	R-3-18	U3	SP#15	SPA
2361120900	R-5-30	U5	SP#15	SPA
2360930500	PD-C	PC	SP#15	SPA
2381522433	PD-MU	GC	SP#15	SPA
2361121400	C-G	GC	SP#15	SPA
2381303600	C-G	GC	SP#15	SPA
2381522403	PD-MU	GC	SP#15	SPA
2362524650	R-3-18	U3	SP#15	SPA
2360320200	C-G	GC	SP#15	SPA
2381522308	PD-MU	GC	SP#15	SPA
2381414234	PD-R-18	U3	SP#15	SPA
2362524521	R-3-18	U3	SP#15	SPA
2333611400	C-G	GC	SP#15	SPA
2333520700	R-5-30	U5	SP#15	SPA
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2362524542	R-3-18	U3	SP#15	SPA
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2360420400	R-1-7	U1	SP#15	SPA
2362524637	R-3-18	U3	SP#15	SPA
2361621000	C-G	GC	SP#15	SPA
2333410500	R-2-12	U2	SP#15	SPA
2363020400	C-G	GC	SP#15	SPA
2333710400	R-5-30	U5	SP#15	SPA
2333521300	C-G	GC	SP#15	SPA
2362524611	R-3-18	U3	SP#15	SPA
2362524623	R-3-18	U3	SP#15	SPA
2361720100	R-5-30	U5	SP#15	SPA
7723815109	C-G	GC	SP#15	SPA
2381414304	PD-R-18	U3	SP#15	SPA
2362524622	R-3-18	U3	SP#15	SPA
2362241100	PD-MU	GC	SP#15	SPA
2362551400	PD-C	GC	SP#15	SPA
2362524548	R-3-18	U3	SP#15	SPA

2360421100	R-1-7	U1	SP#15	SPA
2333411100	R-2-12	U2	SP#15	SPA
2333321400	C-G	GC	SP#15	SPA
2362524649	R-3-18	U3	SP#15	SPA
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2381303339	R-3-18	U3	SP#15	SPA
2362240900	PD-MU	GC	SP#15	SPA
2363810300	C-G	GC	SP#15	SPA
2381522320	PD-MU	GC	SP#15	SPA
2381522424	PD-MU	GC	SP#15	SPA
2381413400	PD-C/R1-10	U1	SP#15	SPA
2381303206	R-3-18	U3	SP#15	SPA
2360511100	R-2-12	U2	SP#15	SPA
2361122300	C-G	GC	SP#15	SPA
2362551100	PD-C	GC	SP#15	SPA
2332220200	R-5-30	U5	SP#15	SPA
2381522301	PD-MU	GC	SP#15	SPA
2332121501	R-5-30	U5	SP#15	SPA
2333410400	R-2-12	U2	SP#15	SPA
2332411000	C-G	GC	SP#15	SPA
2333221000	R-2-12	U2	SP#15	SPA
2362600300	C-G	GC	SP#15	SPA
2381414205	PD-R-18	U3	SP#15	SPA
2333620100	C-G	GC	SP#15	SPA
2362524529	R-3-18	U3	SP#15	SPA
2331002000	M-2	IO	SP#15	SPA
7723815108	C-G	GC	SP#15	SPA
2362231700	C-G	GC	SP#15	SPA
2360521400	C-G	GC	SP#15	SPA
2362524550	R-3-18	U3	SP#15	SPA
2363111700	C-G	GC	SP#15	SPA
2335110200	R-5-30	U5	SP#15	SPA
2361122600	R-5-30	U5	SP#15	SPA
2361122100	C-G	GC	SP#15	SPA
2332111100	M-2	IO	SP#15	SPA
2331311000	M-1	IO	SP#15	SPA
2381414312	PD-R-18	U3	SP#15	SPA
2381522305	PD-MU	GC	SP#15	SPA
2381522408	PD-MU	GC	SP#15	SPA

2381303212	R-3-18	U3	SP#15	SPA
2381522423	PD-MU	GC	SP#15	SPA
2332211100	R-2-12	U2	SP#15	SPA
2362524200	C-G	GC	SP#15	SPA
2333521400	C-G	GC	SP#15	SPA
2333520600	R-5-30	U5	SP#15	SPA
2363011500	PD-C	GC	SP#15	SPA
2381303226	R-3-18	U3	SP#15	SPA
2360510400	C-G	GC	SP#15	SPA
2361722800	R-5-30	U5	SP#15	SPA
2360611000	R-2-12	U2	SP#15	SPA
2333410800	R-2-12	U2	SP#15	SPA
2364606100	C-G	GC	SP#15	SPA
2332110300	M-2	IO	SP#15	SPA
2333611200	R-5-30	U5	SP#15	SPA
2332210700	R-2-12	U2	SP#15	SPA
2381522415	PD-MU	GC	SP#15	SPA
2360940300	R-1-7	U1	SP#15	SPA
2335110800	R-5-30	U5	SP#15	SPA
2361722909	R-5-30	U5	SP#15	SPA
2381414238	PD-R-18	U3	SP#15	SPA
2362524530	R-3-18	U3	SP#15	SPA
2332110800	M-2	IO	SP#15	SPA
2332220100	R-5-30	U5	SP#15	SPA
2362604800	C-G	GC	SP#15	SPA
2361120600	R-5-30	U5	SP#15	SPA
2360930100	PD-C	PC	SP#15	SPA
2381414310	PD-R-18	U3	SP#15	SPA
2381522311	PD-MU	GC	SP#15	SPA
2361801900	C-G	GC	SP#15	SPA
2362524636	R-3-18	U3	SP#15	SPA
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2362524543	R-3-18	U3	SP#15	SPA
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2365300500	PD-R-15.9	GC	SP#15	SPA
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2363905700	C-G	GC	SP#15	SPA
2362234500	R-4-24	U4	SP#15	SPA
7723815117	C-G	GC	SP#15	SPA
2361722912	R-5-30	U5	SP#15	SPA
2381522317	PD-MU	GC	SP#15	SPA
2362524510	R-3-18	U3	SP#15	SPA
2333510500	R-2-12	U2	SP#15	SPA

2381303202	R-3-18	U3	SP#15	SPA
2333711600	C-G	GC	SP#15	SPA
2332211300	R-2-12	U2	SP#15	SPA
2381414208	PD-R-18	U3	SP#15	SPA
2361030200	PD-C	PC	SP#15	SPA
2362524603	R-3-18	U3	SP#15	SPA
2333611300	R-5-30	U5	SP#15	SPA
7723815103	C-G	GC	SP#15	SPA
2361802000	C-G	GC	SP#15	SPA
2361110600	R-5-30	U5	SP#15	SPA
2360940600	R-1-7	U1	SP#15	SPA
2361720400	R-5-30	U5	SP#15	SPA
2331110400	M-1	IO	SP#15	SPA
7723815119	C-G	GC	SP#15	SPA
2362524532	R-3-18	U3	SP#15	SPA
2363900300	C-G	GC	SP#15	SPA
2361801500	C-G	GC	SP#15	SPA
2335020100	C-G	GC	SP#15	SPA
2332311000	R-5-30	U5	SP#15	SPA
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7723815114	C-G	GC	SP#15	SPA
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2332021200	R-2-12	U2	SP#15	SPA
2362523800	C-G	GC	SP#15	SPA
2331001000	M-2	IO	SP#15	SPA
2360910500	R-1-7	U1	SP#15	SPA
2381303207	R-3-18	U3	SP#15	SPA
2362524625	R-3-18	U3	SP#15	SPA
2362521500	C-G	GC	SP#15	SPA
2362232700	R-4-24	U4	SP#15	SPA
2362232600	R-4-24	U4	SP#15	SPA
2362233000	R-4-24	U4	SP#15	SPA
2362233200	R-4-24	U4	SP#15	SPA

1. Land Use Element - Land Use Designations Map

The General Plan Land Use Map is amended as shown (incorporates PHG15-0003 / ENV 17-0005 land use mapping strategy described in the January 9, 2018 Planning Commission staff report), as attached hereto and made a part hereof. All parcels will carry the Specific Plan (SP) General Plan Land Use. The entire, existing General Plan land use map is on file with the Office of the City Clerk.

The map change amends the following in the General Plan Land Use Element:

- Page II-3, Figure II-1: Color of Project site to be changed to light gray (Specific Plan)
- Page II-38, Figure II-8: Project site to be labelled as SPA #15

2. Land Use Element - Specific Planning Areas

Amendments to the Land Use Element (~~strikeout~~ is used to denote existing text being deleted; underline is used to denote new text being added):

Page II-62: Graphic and text to be inserted for new SPA #15 and new Figure II-20, as follows:

15. South Centre City SPA #15

Location: The planning area extends 2.25 miles along Centre City Parkway and Escondido Boulevard, located in southwest Escondido.

Size: The planning area consists of about 420 acres of land in the neighborhoods surrounding Quince Street, South Escondido Boulevard, and Centre City Parkway (Figure II-20).

Current Status: Privately owned land consisting of various residential, commercial, and industrial/employment land uses and activities.

Adopted Plan Details: The South Centre City Specific Plan establishes goals, policies, allowable land uses, development standards and guidelines for this area, with a focus of guiding future investments to protect our quality of life.

SPA 15 Guiding Principles: The South Centre City Specific Plan brings together detailed regulations into a focused development scheme to improve community health, safety, sustainability, and economic prosperity, while respecting the unique character of South Centre City and preserving the southern gateway character. The guiding principles of the Specific Plan are to:

- 1) Incorporate smart growth principles which promote compact, walkable development patterns in close proximity to transit and strong multi-modal connections. Some areas within the planning area are envisioned to be future activity centers that are close to a mixture of land uses, including housing, schools, retail and services, and public amenities.
- 2) Identify sites for specific types of development of a variety of sizes and intensities, and include both new single use/type development in mixed-use settings, as well as more comprehensive mixed-use projects.
- 3) The Specific Plan shall preserve the character of established residential neighborhoods along South Centre City Parkway and adjacent streets, while encouraging positive changes and revitalization. Increased building intensities and use types shall be focused along future activity centers. Maximum residential densities shall be 30 units per acre.

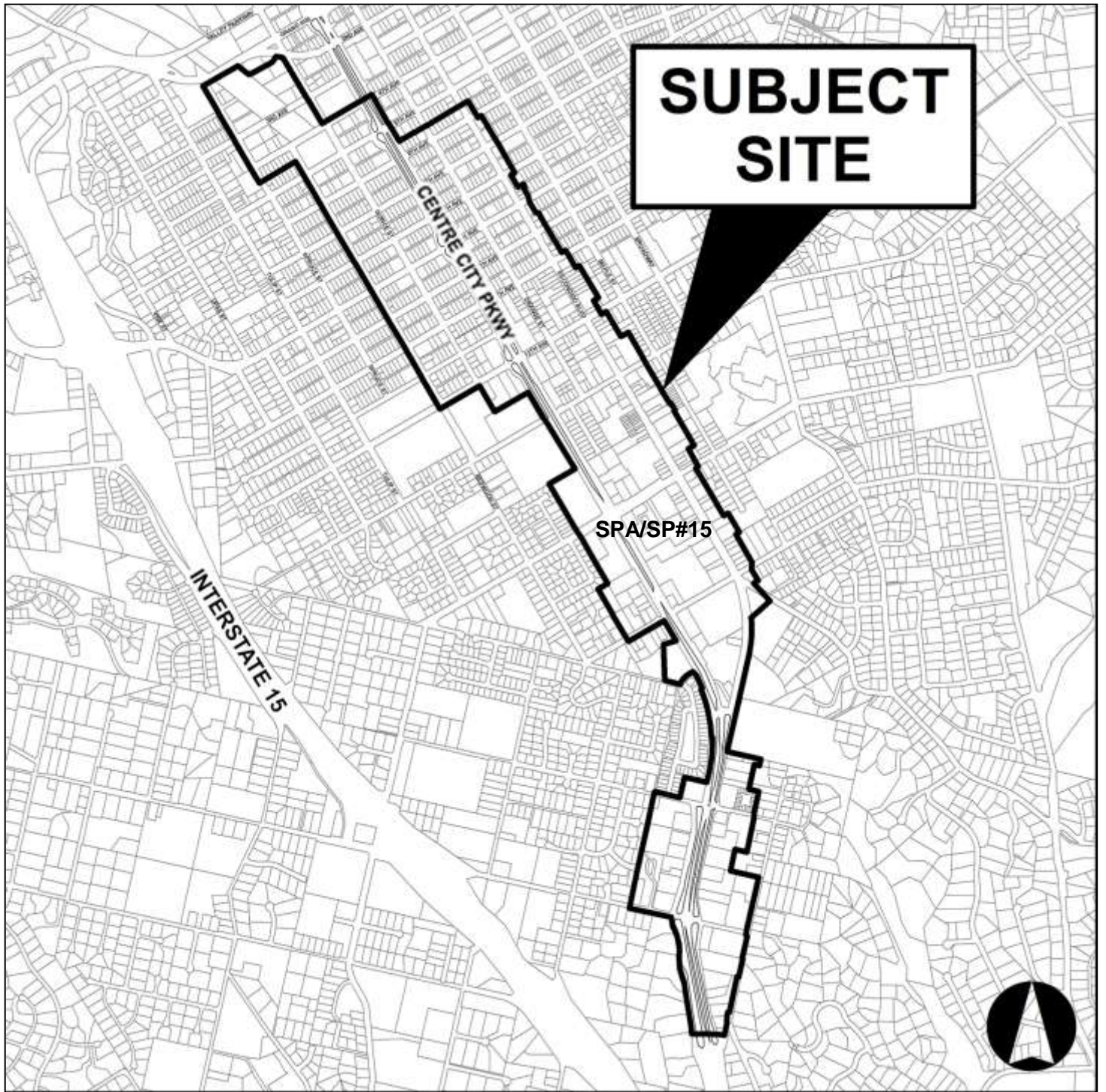
New development standards and design guidelines will make sure that new development fits into its physical setting and transitions in scale and mass.

- 4) The Specific Plan shall establish opportunities for urban linear parks, a shared use trail for pedestrians and bicyclists, and venues for public art.

Four (4) contiguous General Plan Target Areas were combined for the South Centre City Specific Plan, including the South Quince Street Target Area, the South Escondido Boulevard/Centre City Parkway Target Area, the South Escondido Boulevard/Felicita Avenue Target Area, and the Centre City Parkway/Brotherton Road Target Area. By design, the Specific Plan implements the principal core themes and associated “Guiding Principles” of each Target Area. Through detailed development regulations, the Specific Plan also ensures that future projects and investments within the planning area contribute to achieving the build-out vision of each Target Area.

3. Official Zoning Map

That the Official Zoning Map, also known as the Zoning Map of the City, is amended as shown (incorporates PHG15-0003 / ENV 17-0005 land use mapping strategy described in the January 9, 2018 Planning Commission staff report), as attached hereto and made a part hereof. All parcels will carry the Specific Plan No. 15 (SP#15) Zoning Designation. The existing, complete Map being amended is on file with the Office of the City Clerk.



ATTACHMENT PC-5

Draft Amendments to Articles 44 and 65 of the Escondido Zoning Code

Amend the various Zoning Code sections to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

ARTICLE 44. HOME OCCUPATIONS

Sec. 33-850. Permit required.

A legally established dwelling unit shall not be used for business purposes unless a home occupation permit (major or minor) has first been issued by the ~~planning department~~Planning Division of the Community Development Department. A cottage food operation, as defined in the California Homemade Food Act, shall obtain a minor home occupation permit.

Sec. 33-851. Procedure.

The ~~director of community development~~ Director of Community Development may, upon application, issue a home occupation permit which shall state the home occupation permitted, the conditions attached, and any time limitations thereon. The permit shall not be issued unless the director is satisfied that the applicant will ~~meet~~comply with all the conditions listed in ~~section~~Sections 33-852 to 33-854 of this article and the applicant has agreed in writing to comply with the conditions.

Sec. 33-852. ~~Conditions~~Minor Home Occupation Permits.

A minor home occupation permit is required for any business operated in a dwelling unit or accessory building which has little to no external indication of commercial activity and which is not a major home occupation, as authorized by Section 33-853. Each and every one of the following conditions must be observed at all times by the holder of a minor home occupation permit.

- (a) Employees. Employees or assistants who are not occupants of the dwelling shall not be employed on the premises, except where specifically permitted by law.
- (b) The home occupation shall be conducted wholly within the structures on the premises and shall not exceed twenty-five (25) percent of the total floor area of ~~said structures~~all legal structures on the premises. ~~Required residential parking shall be maintained and available for residential parking.~~
- (c) Inventory and supplies for the home occupation shall not occupy more than fifty (50) percent of the permitted home occupation area.
- (d) No structural alterations to the interior of the dwelling are permitted for the occupation if they would make it difficult to return the dwelling to exclusive residential use. External changes, which make the dwelling appear less residential in nature or function are prohibited.
- (e) No storage of equipment, appliances, materials, or supplies shall be permitted where visible from the exterior of the property other than that storage normally found on the premises of a residence.
- ~~(f)~~ No customer services or sales of goods, wares or merchandise shall be made on the premises, except where specifically permitted by law.
- ~~(e)~~(g) Signs.
 - 1) No sign or advertising shall be displayed on the premises except where specifically required by law. Any required signs shall be no larger than the minimum size required by law.

- 2) Residential addresses shall not be used in any advertising (i.e. newspaper advertisements, bulletin boards, paid electronic advertisements, and the like) unless otherwise required by law. Business cards and letterhead are not included in this requirement and may be permitted provided that they do not draw attention or customers to the property.
- ~~(f)~~(h) No display of any kind shall be visible from the exterior of the premises.
- (i) Parking.
 - 1) Required residential parking shall be maintained and available for residential parking.
 - 2) All maintenance, service, or commercial vehicles, trailers or equipment shall be parked or stored entirely within a building or structure. Other vehicles that bear advertisements associated with the home occupation, which may be used for personal use, must be parked or stored entirely within a building or structure or parked in a screened area so that the vehicle is not visible from the public right-of-way.
 - 3) No more than one (1) business vehicle and one (1) trailer is allowed for each resident involved in the home occupation.
- ~~(g)~~(i) No mechanical or electrical apparatus, equipment or tools shall be permitted except those items which are commonly associated with residential use or use customary to home crafts.
- (k) On-site manufacturing is prohibited as a minor home occupation, with the exception of custom and visual art crafts (e.g. jewelry, art, ceramics, etc.), custom sewing and fabric crafts, and light wood working.
- ~~(h)~~ All maintenance, service, or commercial vehicles, trailers and equipment, or any vehicle bearing any advertisement related to the home occupation or any other similar vehicle shall be parked or stored entirely within a building or structure. Required residential parking shall be maintained and available for parking related to the residential use.
- ~~(f)~~(l) Traffic.
 - 1) The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the zone in which the use is located.
 - 2) Customers. On-site customers are prohibited.
 - 3) Deliveries or pick-ups by normal delivery services shall occur between 8:00 am and 5:00 pm. No more than two (2) deliveries per day.
- ~~(j)~~ There shall be complete conformity with fire, building, plumbing, electrical and health codes and to all state and city laws and ordinances.
- ~~(k)~~ The home occupation shall not cause a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses.
- ~~(l)~~ The home occupation shall not create impacts on municipal or utility services or community facilities from hazardous materials and other materials introduced into the wastewater system in excess of levels usually and customarily related to residential uses.
- ~~(m)~~ The home occupation shall not alter the residential character of the premises or unreasonably disturb the peace and quiet, including radio and television reception of the neighborhood by reason of color, design, materials, construction, lighting, odors, sounds, noises or vibrations.
- ~~(n)~~ Any special condition established by the director and made of record in the home occupation permit, as he or she may deem necessary to carry out the intent of this section, shall be met.
- ~~(e)~~(m) Cottage food operations. The following conditions shall apply to a minor home occupation for a cottage food operation.
 - 1) No more than one (1) home occupation permit for cottage food operations is permissible per legally established dwelling unit.
 - 2) ~~(p)~~ No more than one (1) part-time non-resident cottage food operation employee is allowed on the premises at a time.
 - 3) ~~(q)~~ On-premises customers and non-resident employee(s) of a CFO are limited to 8:00 a.m. to 5:00 p.m., forty (40) hours per week maximum. The required residential parking for the dwelling unit shall not be used by the CFO customers and employee(s).
 - 4) A cottage food operation shall comply with all other limitations of the California Homemade Food Act, which may be amended over time.

- (r) All home occupation permits are subject to immediate cancellation in the event that the zoning regulations applicable to the premises are amended to prohibit such use.
- (n) Notwithstanding the above, all minor home occupations are also subject to the general conditions listed in Section 33-854.

Sec. 33-853. Major Home Occupation Permits.

A major home occupation permit is required for any business operated in a dwelling unit or accessory building which may have or has external indication of commercial activity, but remains a home occupation and not a primary business. Each and every one of the following conditions must be observed at all times by the holder of a major home occupation permit.

- (a) Employees. Only members of the family or household residing on the premises, and no more than two (2) non-residents who commute to the home to work, may be continuously employed at any one time on the site, except where specifically permitted by law. For the purposes of this Article, a non-resident employee includes an employee, business partner, co-owner, or other person affiliated with the major home occupation who does not reside on the site, but who visits the site as part of the home occupation. This provision does not allow employee shifts, with each shift staffed by different non-resident employees even when only two (2) non-resident employees are at the site at any one time.
- (b) The home occupation shall be conducted wholly within the structures on the premises and shall not exceed thirty-three (33) percent of the total floor area of all legal structures on the premises.
- (c) Inventory and supplies for the home occupation shall not occupy more than fifty (50) percent of the permitted home occupation area.
- (d) Although the dwelling and site must remain residential in appearance, internal or external changes may be necessary to support the home occupation, such as lighting and access control.
- (e) No storage of equipment, appliances, materials, or supplies shall be permitted where visible from the exterior of the property other than that storage normally found on the premises of a residence, except for the outdoor storage of soft landscaping materials. The outdoor storage of said soft landscaping materials is permitted only if the material is not visible from the public right-of-way. The storage of said materials must also not create a nuisance to surrounding property owners.
- (f) Retail sales of goods must be entirely accessory to any services provided on the site (such as hair care products sold as an accessory to hair styling services), except for merchandise crafted on-site (e.g. crafts and artwork).
- (g) Signs.
 - 1) No sign or advertising shall be displayed on the premises except where specifically required by law. Any required signs shall be no larger than the minimum size required by law.
 - 2) Residential addresses may be used in print or electronic advertising provided that it is made clear that any on all on-site services are provided and/or offered by appointment only. Business cards and letterhead are not included in this requirement and may be permitted provided that they do not draw attention or customers to the property as drop-in or unannounced visits.
- (h) No display of any kind shall be visible from the exterior of the premises.
- (i) Parking.
 - 1) Required residential parking shall be maintained and available for residential parking.
 - 2) Home occupations with customer access shall maintain a driveway with a minimum depth of 20 feet from the back of sidewalk, or edge of public right-of-way if no sidewalk exists, and be made available to customers or non-resident employees during business hours.
 - 3) The site shall have adequate on-site parking to accommodate the anticipated additional traffic or parking demand resulting from the proposed home occupation use, which may limit the intensity of home occupation types.

- 4) With the exception of approved driveways, and supplemental parking allowances per Section 33-110, no parking shall be allowed in required front or side yard setbacks.
- 5) All maintenance, service, or commercial vehicles, trailers or equipment shall be parked or stored entirely within a building or structure. Other vehicles that bear advertisements associated with the home occupation, which may be used for personal use, must be parked or stored entirely within a building or structure or parked in a screened area so that the vehicle is not visible from the public right-of-way.
- (j) No mechanical or electrical apparatus, equipment or tools shall be permitted except those items which are commonly associated with residential use or use customary to home crafts.
- (k) Traffic.
 - 1) The home occupation shall not generate pedestrian or vehicular traffic that noticeably affects the residential character of the neighborhood.
 - 2) Customers. No more than eight (8) clients or customers shall be on the premises in any one (1) day.
 - 3) Traffic, which exceeds eight (8) clients, customers, normal deliveries, or combination thereof per day, shall be a prima facie evidence that the activity is a primary business and not a home occupation.
 - 4) Customer or client business-related visits and non-resident employee arrivals and departures shall occur between 8:00 am and 8:00 pm.
 - 5) Deliveries or pick-ups by normal delivery services shall occur between 8:00 am and 5:00 pm.
- (l) If the major home occupation is to be conducted from rental property, the property owner's authorization for the proposed use shall be obtained prior to approval.
- (m) Notwithstanding the above, all major home occupations are also subject to the general conditions listed in Section 33-854.

Sec. 33-854. General Conditions.

The following conditions are applicable to minor and major home occupations, in addition to the conditions provided for in Section 33-852 for minor home occupations and Section 33-853 for major home occupations.

- (a) Any special condition established by the Director and made of record in the home occupation permit, as he or she may deem necessary to carry out the intent of this section, shall be met.
- (b) Prohibited uses. The following uses are not incidental and secondary to the use of the dwelling as a residence nor are they compatible with surrounding residential uses and shall be prohibited as home occupations, notwithstanding the provisions of any other Section of this Article.
 - 1) Motor vehicle, trailer, boat, and heavy equipment repair or restoration (body or mechanical), upholstery, and painting;
 - 2) Vehicle services, including stereo and car alarm installation, and on-site vehicle detailing (washing, waxing, etc.);
 - 3) Vehicle on-site sales;
 - 4) Medical or professional clinics;
 - 5) Veterinary clinics;
 - 6) Commercial kennels and on-site pet day care facilities;
 - 7) Massage establishments;
 - 8) Tattoo and/or body art/piercing establishments;
 - 9) Ammunition, explosives, or fireworks sales, use, or manufacturing;
 - 10) Manufacture of any type of fuel(s) for use, storage, dispensing, or sales; and
 - 11) Other similar uses determined by the Director not to be incidental or secondary to or compatible with residential activities.

- (c) There shall be complete conformity with fire, building, plumbing, electrical and health codes and to all state and city laws and ordinances.
- (d) The home occupation shall not create impacts on municipal or utility services or community facilities from hazardous materials and other materials introduced into the wastewater system in excess of levels usually and customarily related to residential uses.
- (e) The home occupation shall not cause a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses.
- (f) The home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not alter the residential character of the premises.
- (g) The home occupation shall not unreasonably disturb the peace and quiet of the neighborhood as follows:
 - 1) No excessive mechanical equipment which produces vibration, smoke, dust, odors, heat, glare, or noxious fumes resulting from a home occupation or interferes with radio and television reception, shall exceed that which is normally produced in a single-family dwelling.
 - 2) Any noise generated by the home occupation shall be consistent with the requirements of Article 12 (Noise Abatement and Control) of Chapter 17 (Offenses) of the Escondido Municipal Code.
 - 3) No production, generation, or storage of any hazardous substances or materials beyond an amount that is commonly used for a single-family dwelling shall be permitted.
- (h) All home occupation permits are subject to immediate cancellation in the event that the zoning regulations applicable to the premises are amended to prohibit such use.
- (i) A home occupation permit issued to one person shall not be transferable to any other person, entity, or business, and is valid only for the property address set forth in the permit.

Sec. ~~33-853~~33-855. Noncompliance.

Any home occupation permit shall be revoked by the ~~director~~Director of Community Development upon violation of any requirements of this article, or upon failure to comply with any of the conditions or limitations of the permit, unless such violation is corrected within three (3) days of the giving of written notice thereof. A permit may be revoked for repeated violation of the requirements of this article, notwithstanding compliance with the notice.

Sec. ~~33-854~~33-856. Denial or revocation.

In the event of denial of any permit, or the revocation thereof, or of objection to the limitations placed thereon, appeal may be had to the ~~planning commission~~Planning Commission, whose decision shall be final.

Sec. ~~33-855~~33-857. Business license also required.

A home occupation permit is not a business license and the granting of a home occupation permit shall not relieve the permittee of any other requirements of this code pertaining to business licenses and license taxes.

ARTICLE 65

The adoption of the South Centre City Specific Plan changes the boundary for the Old Escondido Neighborhood Historic District Overlay Zone.

Each parcel associated with the annexation from the Old Escondido Neighborhood Historic District Overlay Zone to Specific Plan No. 15 (SP#15) Zoning Designation:

APNs	Existing Overlay Zone	Proposed Zone
2332321600	CG-General Commercial – Old Escondido Neighborhood Historic District	SP#15

1. Official Old Escondido Neighborhood Historic District Map (Section 33-1371 of the Escondido Zoning Code)

That the Official Old Escondido Neighborhood Zoning Overlay Map, is to be reconciled to incorporate the PHG15-0003 / ENV 17-0005 land use mapping strategy described in the January 9, 2018 Planning Commission staff report, and as described in Attachment PC-4. This action changes the geographic alignment of the Old Escondido Neighborhood Historic District Overlay Zone Map. The existing, complete Map being amended is on file with the Office of the City Clerk.

ATTACHMENT PC-6

Final Initial Study/Negative Declaration (IS/ND)

Due to the number of pages of Attachment PC-6, a link has been provided to review the document electronically.

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/SouthCentreCityAreaPlan/env/FinalISND_SCC.pdf

A hardcopy of the Exhibit is available for review in the Planning Division during normal business hours. To obtain a copy, please the City Clerk at (760) 839-4617.

ATTACHMENT PC-7

Public correspondence from Caltrans

Mike Strong

From: Mike Strong
Sent: Thursday, November 30, 2017 3:09 PM
To: Clark, Trent S@DOT
Cc: ROBINSON, KERI E@DOT
Subject: Re: NOI to adopt a ND for South Centre City Specific Plan

Will do. Thanks.

Mike

Sent from my iPhone

On Nov 30, 2017, at 2:51 PM, Clark, Trent S@DOT <trent.clark@dot.ca.gov> wrote:

Mike,

Thank you so much for the quick response.

The circulation element is what I hope you can include Caltrans in future discussions. If you ever need our assistance, perspective, or just would like to coordinate, please don't hesitate to contact myself or Keri Robinson. With all the development going on in the City of Escondido, hopefully we can help facilitate traffic between your jurisdiction and ours for future developments and improvements. Thank you.

From: Mike Strong [<mailto:mstrong@escondido.org>]
Sent: Thursday, November 30, 2017 2:29 PM
To: Clark, Trent S@DOT <trent.clark@dot.ca.gov>
Cc: ROBINSON, KERI E@DOT <Keri.ROBINSON@dot.ca.gov>
Subject: RE: NOI to adopt a ND for South Centre City Specific Plan

Trent,

I do not believe that LLG performed a traffic study.

At some point, there was interest in formalizing the road lane reductions in this specific plan. We acknowledge that such a formal change would trigger a need to evaluate V/C, which extended beyond the scope of the project and the funding used to support it.

Although there is interest in discussing these infrastructure changes, any road dieting options would have to be studied under a separate environmental document. We are already initiating a Circulation Element, which can be used for such purpose and make a formal commitment of the lane reduction changes on Quince and Pine.

I will revisit the language in the draft document (and exhibits) to make sure that the language does not make an official commitment to make said changes, if those changes affect the number of travel lanes or other changes in the physical environment that goes beyond what was studied in the existing Circulation Element or Bikeway Master Plan. The purpose of the information is to capture some of the visionary comments that were received throughout the process and not lose them. The specific plan should identify that additional environmental study may be required.

General design principles can be canonized so that if the City does decide to make any improvements, which are still consistent with the existing Circulation Element or Bikeway Master Plan, then there is some initial direction; or if found to be different than what has already been approved/study, a required course of action to study it in a subsequent environmental document.

Mike Strong
Assistant Planning Director
City of Escondido
(760) 839-4556
mstrong@escondido.org
<image001.png>

From: Clark, Trent S@DOT [<mailto:trent.clark@dot.ca.gov>]
Sent: Thursday, November 30, 2017 1:13 PM
To: Mike Strong <mstrong@escondido.org>
Cc: ROBINSON, KERI E@DOT <Keri.ROBINSON@dot.ca.gov>
Subject: NOI to adopt a ND for South Centre City Specific Plan

Hello Mike,
Caltrans recently received a flyer for the South Centre City Specific Plan. I have been browsing through the Draft Circulation Plan and noticed Linscott Law and Greenspan (LLG) attached to Figure 1 Bike Lane proposals. I was wondering if there was also a traffic study done by LLG studying the effects of traffic within City infrastructure, as well as the affect to Caltrans ramps?
Thank you for your time.

Trent Clark
Associate Transportation Planner
CALTRANS District 11 – San Diego
Planning Division, Development Review Branch
4050 Taylor Street, M.S. 240
San Diego, CA 92110

Office: (619) 688-3140
trent.clark@dot.ca.gov

Mike Strong

From: Eric H. Wilson <ehwilson@cox.net>
Sent: Wednesday, January 03, 2018 10:20 AM
To: Mike Strong
Subject: Re: South Centre City Plan Update

Thanks so much.
Eric

Sent from my iPhone

On Jan 3, 2018, at 10:01 AM, Mike Strong <mstrong@escondido.org> wrote:

Good morning.

The parcel is included within the South Centre City Specific Plan.

The proposed new zoning, which is still in draft form, would allow more flexibility on the property including an allowance to build standalone or mixed use residential up to 30 units per acre maximum. The Planning Commission will consider the draft plan next Tuesday, January 9th, 2018. They will make a recommendation to City Council, which will consider the item in February.

Mike Strong
Assistant Planning Director
City of Escondido
(760) 839-4556
mstrong@escondido.org
<image001.png>

From: Eric H. Wilson [<mailto:ehwilson@cox.net>]
Sent: Wednesday, January 03, 2018 9:47 AM
To: Mike Strong <mstrong@escondido.org>
Subject: RE: South Centre City Plan Update

Thanks Mike,
Is it possible to verify if my parcel at APN 236-301-15-00 / 552 Montview Dr is in the rezone? Secondly, can you provide the proposed zoning info/density on the rezone?
Thanks
Eric

From: Mike Strong [<mailto:mstrong@escondido.org>]
Sent: Monday, January 01, 2018 1:22 PM
To: Eric H. Wilson <ehwilson@cox.net>
Subject: Re: South Centre City Plan Update

Happy new year.

Expect the City Council will review the plan in February. First, we need to have the Planning Commission review the plan, which occur on the 9th of January.

Mike

Sent from my iPhone

On Jan 1, 2018, at 12:52 PM, Eric H. Wilson <ehwilson@cox.net> wrote:

Hi Mike,

I was curious if you knew if and when the "South Centre City Plan" will be voted on by City Council?

Thanks

Eric

Eric H. Wilson

Cell 619-415-4772

Fax 619-225-9362

Mike Strong

From: Mike Strong
Sent: Wednesday, January 03, 2018 10:46 AM
To: 'April Pascasio'
Subject: RE: Brixmor Property Group | Escondido, CA
Attachments: 04-LandUse.pdf

Hi April,

Attached is the public review draft of the land use table.

This table will be updated at the end of the week, so it may be good to check back on <https://www.escondido.org/south-centre-city-area-plan.aspx> to view the final draft version that will be presented to City Council.

Thanks

Mike Strong
Assistant Planning Director
City of Escondido
(760) 839-4556
mstrong@escondido.org



From: April Pascasio [mailto:April.Pascasio@brixmor.com]
Sent: Wednesday, January 03, 2018 10:28 AM
To: Mike Strong <mstrong@escondido.org>
Subject: Brixmor Property Group | Escondido, CA

Hi Mike,

Thanks again for your time. Here's my contact. If you can patch over the land-use matrix for our reference, that would be great!

April Pascasio
Leasing Representative
Direct (858) 202-1118
Effective: January 12, 2018 our offices will be relocating to:
1525 Faraday Ave. Suite 350
Carlsbad, CA 92008



This message has been scanned for malware by Websense. www.websense.com

PLANNING COMMISSION

Agenda Item No.: G.3
Date: January 9, 2018

CASE NUMBER: AZ 17-0005

APPLICANT: City of Escondido

LOCATION: Citywide

TYPE OF PROJECT: Zoning Code Amendment

PROJECT DESCRIPTION: A proposed amendment to Article 57 of the Escondido Zoning Code to regulate certain medical and non-medical (“recreational” or “adult-use”) marijuana-based land uses and activities to the extent permitted by State law.

STAFF RECOMMENDATION: Recommend the City Council approve the proposed Zoning Code Amendment.

BACKGROUND/SUMMARY OF ISSUES:

State Proposition 64, the Adult Use of Marijuana Act, approved statewide by voters on Nov 8, 2016, allows adults 21 and over to possess, privately use, and give away up to one ounce of marijuana, and to cultivate no more than six plants for personal use at their residence. It also legalizes the commercial sale, distribution, and production of marijuana for adult use at state-licensed facilities beginning Jan 1, 2018, under terms spelled out in the Medical and Adult Use of Cannabis Regulation and Safety Act (approved by the legislature in 2017). Although the State has recently created regulations and licensing requirements for marijuana cultivation, manufacturing, sales, and use; under the new State laws, local city and county governments can restrict or ban marijuana business-related uses in their respective jurisdictions. Because of new state laws, the City must change the wording of its local laws if it wants commercial cannabis activities to continue to be illegal in the city.

The proposed Zoning Code Amendment would 1) update definitions and terms related to cannabis (“marijuana”) and marijuana-related products to align with the definitions provided within State law; 2) expand the prohibition of marijuana dispensaries to also prohibit any form of marijuana business, trade, or industry; and 3) establish an exception to the prohibitions therein to allow private noncommercial use or lawful delivery or transport to the extent permitted under State law.

REASONS FOR STAFF RECOMMENDATION:

Staff recommends approval of the proposed Zoning Code Amendment for the following reason:

- The proposed Zoning Code Amendment brings the City’s marijuana based land use controls into compliance with State Proposition 64, while continuing to exercise the strictest levels of local control over marijuana cultivation, processing and sales, as appropriate under Federal law.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'MDS', is positioned above the typed name.

Mike Strong
Assistant Planning Director

EXHIBITS:

- A Factors to be Considered/Findings of Fact
- B Proposed Zoning Code Amendment

ATTACHMENTS:

- PC-1 League of Cities FAQ Publication (2017)

ENVIRONMENTAL ANALYSIS:

The proposed Zoning Code Amendment is exempt from the requirement for environmental review under the California Environmental Quality Act ("CEQA") because it can be seen with certainty that no environmental impacts will result from the City's action, and consequently, can be determined to be exempt and in accordance with CEQA Section 21084 and Section 15061(b)(3) – General Rule of Exemption – of the CEQA Guidelines.

The Adult Use of Marijuana Act (Proposition 64) already took effect on November 8, 2016 by virtue of the voters' approval of the proposition on that date. Furthermore, the new statutes preempt any inconsistent local ordinance, and the City's proposed action is simply to amend its marijuana based land use controls to align with the new requirements of State law. The proposed Zoning Code amendment will not create a new land use regulation which falls outside of the parameters of the new State law.

ZONING CODE AMENDMENT ANALYSIS:

On November 8, 2016 the voters of the State of California approved Proposition 64 (the "Adult Use of Marijuana Act"), which allowed for limited possession, cultivation, processing, and use of marijuana and marijuana products by persons aged 21 years or older for non-medical purposes. With passage of Proposition 64, local regulations regarding possession, cultivation, processing, use and transport of marijuana now must now comply with the certain, specified statutory requirements. However, the State laws preserve local authority to prohibit commercial marijuana activity.

An express prohibition on cannabis ("marijuana") is desirable to preserve local control and prevent the issuance of State licenses for marijuana businesses to operate in Escondido. Adoption of the proposed Zoning Code Amendment will allow the City to comply fully with the new expanded State law while continuing to exercise the strictest levels of local control over marijuana cultivation, processing and use, in compliance with Proposition 64, as well as applicable Federal law. For more information about the relationship between Proposition 64, local and State law, please refer to Attachment "PC-1."

EXHIBIT “A”
FACTORS TO BE CONSIDERED / FINDINGS OF FACT
AZ 17-0005

Environmental Determination

The Planning Commission, in its independent judgement, has determined the Zoning Code Amendment to be exempt from environmental review because it can be seen with certainty that no environmental impacts will result from the City's action, and consequently, can be determined to be exempt in accordance with CEQA Section 21084 and Section 15061(b)(3) – General Rule of Exemption – of the CEQA Guidelines.

Zoning Code Amendment

1. The public health, safety, and welfare would not be adversely affected by the proposed Zoning Code Amendment because prohibition of commercial cannabis (“marijuana”) activity is necessary to prevent adverse direct and secondary effects to individuals, while at the same time the proposed Zoning Code Amendment protects individual rights to use marijuana within private residents as authorized by Proposition 64. The proposed Zone Code Amendment would also help prevent larger community-related effects associated with marijuana-related activities, such as increases in property and violent crimes, increases in marijuana-related traffic incidences, increases in youth marijuana use, preventing the blighting and degradation of neighborhoods in the vicinity of commercial marijuana activities.
2. The proposed Zoning Code Amendment would be consistent with the goals and policies of the General Plan because it advances a number of health, safety, and welfare related objectives. The proposed Zoning Code also canonizes the current practice of prohibition throughout the city to the extent allowed by State law. The City of Escondido currently prohibits all commercial marijuana activity under the City's Zoning Ordinance as a non-permitted use and a non-permitted business under its licensing ordinance. The City's Zoning Code is a permissive Zoning Code, whereby only those land uses expressly contained in a list of uses authorized in a zoning classification is permitted, and all other uses are thereby prohibited. The City's Zoning Code does not expressly list marijuana-related uses or marijuana-related businesses among the permitted uses, and therefore, such uses always have been and continue to be prohibited in the City. The City has uniformly interpreted the Zoning Code as a permissive Zoning Code and has relied upon this determination to consistently prohibit marijuana-related uses or marijuana-related businesses. The City's licensing ordinance prohibits any business, operation, or use that can't be conducted or carried out without being in violation of State or Federal law. The Federal Controlled Substances Act, 21 U.S.C. Section 801 et. seq., makes it unlawful to manufacture, distribute, or possess marijuana. The proposed Zoning Code Amendment helps preserve local control over this issue and prevent the State from issuing licenses for commercial marijuana activities and marijuana businesses to operate in the City of Escondido. By not expanding allowed uses and activities to any level beyond the state-mandated uses and activities, the City maintains a position of maximum compliance with Federal law, while also meeting the State law.
3. The proposed Zoning Code amendment does not conflict with any specific plan.

EXHIBIT “B”

PROPOSED ZONING CODE AMENDMENT

AZ 17-0005

Amend the various Zoning Code sections to read as specified below. The changes are listed in order by section number, with ~~strikeout~~ typeface illustrating deletions and underline typeface illustrating new text.

Sec. 33-1117. Medical marijuana.

Repeal in its entirety Section 33-1117 of Article 57 of the Escondido Zoning Code and adopting in full new text as follows.

Sec. 33-1117. Commercial and Medical Cannabis Uses.

(a) Definitions.

- (1) For the purposes of this Article, unless the context clearly requires otherwise, the definitions found in the Medicinal and Adult Use Cannabis Regulation and Safety Act codified at California Business and Professions Code Section 26000 et seq. shall control.

(b) Uses and Activities Prohibited.

- (1) All cannabis activities and uses are expressly prohibited in all zones in the City other than as provided in Section 33-1117(c). No use permit, variance, building permit, or any other entitlement, license, or permit, whether administrative or discretionary, shall be approved or issued for the establishment or operation of cannabis related activities or uses in the City of Escondido, and no person or entity shall otherwise establish or conduct such activities in the City.

(c) Exemptions.

- (1) Personal Use. Nothing in this Article shall prohibit the personal use of cannabis as specifically provided in California Health and Safety Code §11362.1 at a personal residence, provided that the activity or use is wholly contained within the residence and not visible to the public.
- (2) Transportation. Nothing in this Article shall prevent a duly licensed cannabis business that is in compliance with the Medicinal and Adult Use Cannabis Regulation and Safety Act from transporting cannabis or cannabis products on public roads through the City to another destination outside the City limits. No commercial or medical cannabis business may deliver any product to any residence, office, commercial or any other place in the City limits.

ATTACHMENT PC-1

League of Cities FAQ Publication (2017)

https://www.cacities.org/Resources-Documents/Policy-Advocacy-Section/Hot-Issues/Adult-Use-of-Marijuana-Act/AUMA-FAQ_Final.aspx

This link will take you to a site over which the City of Escondido has no control. The link has been provided solely as an informational resource that has been distributed by the League of California Cities, January 2017, which remains accessible to the public at this domain as of this writing. The City assumes no responsibility for the content of the material contained at that site or for the accuracy of any information that is found there.

A hardcopy of the Attachment it is available for review in the Planning Division during normal business hours. To obtain a copy, please the City Clerk at (760) 839-4617.