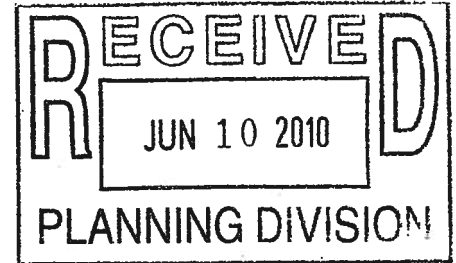




Jonathan H. Brindle, AICP
Director of Community Development
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

June 25, 2009

Mr. Norm La Caze
La Caze Development
2601 Airport Drive, Suite 300
Torrance, CA 90505



RE: La Caze Retail Development, ADM 09-0062 1330 E. Grand Avenue,
APN 230-230 29, -31, -32, and -43

Dear Mike:

The Plot Plan Review procedure is the development step intended to conditionally approve the project and identify development conditions that would be required by the City at the time of application for building permits. This procedure does not take the place of specific requests, such as building or grading permits, review of public improvements, or compliance with fire code requirements.

After an initial review by Planning Staff, the Design Review Board (DRB) reviewed the proposed 92,000 square foot retail building, with a maximum of 46,000 square feet devoted to grocery uses, and parking lot site improvements on June 11, 2009. The zoning is CG – Commercial General and the General Plan Designation is GC – General Commercial. The property is also within the East Valley Parkway Business District, which calls for a retail use on this site.

This review, referred to as the PLOT PLAN REVIEW procedure, determines whether the proposed use, structural design, site design/layout and related improvements, as submitted, comply with the development requirements of the City of Escondido. The result of that review is this conditional letter of approval. Subsequently submitted plans should conform to those presented to the DRB, except as modified by the conditions contained herein. While not all of the requirements and conditions can be listed herein, the majority of them are included in order to facilitate the preparation of site, building, landscaping, grading and other plans.

Any substantial delay between the date of this Plot Plan Review and a request for any other required permits to start development might require plan modifications to conform to any new ordinances. If you have any questions regarding this matter, please call Elisa Marrone at 760-839-4548 or Jay Paul at 760-839-4537.

ENVIRONMENTAL

A Final Environmental Impact Report (FEIR) dated February 2005 (SCH #20033091029, Case No. ER 2003-01) was adopted for the original Conditional Use Permit (CUP) for the Wal-Mart/Escondido Union School District Planned Development Project, which included mitigation

measures to address drainage, traffic, noise impacts and hazardous materials. The proposed modifications do not create new impacts or significantly increase previously identified impacts. Therefore, the proposed mitigation measures are substantially the same as before. In some cases, mitigation measures were eliminated since they addressed project characteristics that no longer exist. Examples include the fact that the Escondido Union School District Offices have already relocated, no outdoor garden center is proposed, and the single-family dwelling located along Grand Avenue is no longer proposed for demolition.

An addendum to the EIR has been prepared in accordance with Sections 15164 and 15162 of the state California Environmental Quality Act (CEQA) Guidelines. This addendum evaluates the potential impacts of the proposed changes and demonstrates that there are no new significant impacts or significant changes to previously identified impacts. After reviewing the project, the Addendum to the previously prepared Final EIR, and Urban Decay analysis, staff finds that there are no changes or additions beyond that analyzed in the EIR that meet any of the requirements for preparing a subsequent or supplemental EIR per Sections 15162 – 15163 of the State CEQA Guidelines. This section of the CEQA Guidelines would require a Subsequent or Supplemental EIR if any of the following occur:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - **FINDING:** The changes contained in the proposed project do not pose any new significant environmental effects or substantial increase in the severity of previously-identified significant effects because the proposed building is significantly smaller than the original, overall traffic totals remain within the previous totals by limiting on grocery component square footage to 46,000 square feet, and the amount of proposed grading is substantially smaller than the original, the move to the northerly location does not create circulation, noise or visual issues.
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previously certified FEIR due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - **FINDING:** No significant changes have occurred within the Escondido Village Mall, or to the surrounding area since the approval of the previous EIR. The boundaries of the site have been reduced and the Escondido Union School District has relocated to a location on the west side of town.
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previously-approved FEIR was adopted as complete, shows any of the following:

- The project will have one or more significant effects not discussed in the previous EIR;
 - **FINDING:** The nature of the proposed project remains the same as the original project, but on a smaller scale. Although a greater amount of grocery use is permitted, it does not result in significant changes to the amount of traffic on circulation system and does not result in significant changes to the amount of noise generated and its effect on sensitive receptors. No new significant effects have arisen with the revisions.
- Significant effects previously examined will be substantially more severe than shown in the previously-approved FEIR;
 - **FINDING:** The proposed project which is in a more northerly location than before is a smaller building on a smaller site and will not produce any significant effects that will be substantially more severe than shown in the previously-approved FEIR.
- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives;
 - **FINDING:** No new information of substantial importance has become part of the proposed project therefore no previously infeasible mitigation measures or alternatives need to be included.
- Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
 - **FINDING:** Due to the similar nature of the proposed revision, the impacts and resulting mitigation measures are substantially the same as that of the previous project.

Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR may be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." If none of the aforementioned conditions are met, a subsequent or supplemental EIR is not required. Rather, an agency can:

- Decide that no further environmental documentation is necessary; or

- Require that an addendum be prepared.

Although some changes are proposed, including the reconfigured site plan, the overall effect does not significantly affect the intensity of uses/impacts within the project site. An Addendum has been prepared. Approval of this Plot Plan includes the finding that the addendum adequately assesses the project impacts and is hereby certified.

The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00. The fees for the Notice of Determination have been secured from funds on deposit. The filing of a Notice of Determination and the posting with the County Clerk starts a 30 day statute of limitations period on legal challenges to the agency's decision to prepare the addendum. No supplemental funds beyond the \$50.00 filing fee are necessary by virtue of the De-Minimus Findings made with the previous Notice of Determination.

MITIGATION MEASURES APPLICABLE TO THE REVISED PROJECT:

1. Prior to occupancy, a traffic signal and modifications to provide appropriate intersection geometry shall be installed at the intersection of Harding Street and Grand Avenue.
2. Prior to occupancy, construct Harding Street between Valley Parkway and Grand Avenue to the City of Escondido modified Collector Standards with three lanes to the satisfaction of the City Engineer.
3. Prior to issuance of a building permit, an encroachment permit must be acquired for any work within the Caltrans' right-of-way. Prior to occupancy, coordinate with the City Engineer to install signage and a raised island at the intersection of SR 78 (Ash Street) and Pennsylvania Avenue to restrict right-in/right-out only access and prevent left turns into the Ash Street/Pennsylvania Avenue driveway from Ash Street.
4. As a condition of project approval and prior to providing public access to Harding Street between East Valley Parkway and Grand Avenue, the project applicant shall close the driveway access from Harding Street for an existing business located at the southeast corner of the East Valley Parkway/Harding Street intersection.
5. Prior to occupancy, the project applicant shall coordinate with the City Engineer to install W41 (Signal Ahead) signage with a flashing beacon warning eastbound traffic approaching Harding Street on Grand Avenue of restricted visibility due to the vertical curve.
6. Prior to occupancy and review of individual business license requests, project applicant shall provide and record an agreement that there shall be no increase of restaurant uses within the Escondido Village Mall beyond April 2005 levels to limit overall parking demand in the north parking lot during peak use hours to levels

existing at the commencement of the public review period for the previous Draft Environmental Impact Report (DEIR). The total allowable square footage for restaurants uses shall not exceed the amount existing at the commencement of the public review period for the previous DEIR and as conditioned with the previous Conditional Use Permit (CUP).

7. Prior to issuance of a building or grading permit, prepare a traffic control plan showing ingress/egress locations and haul routes for excavated material. The plan needs to be approved by the City Engineer.
8. Prior to occupancy, provide a fair share contribution to improve the following intersections:
 - i. North Ash Street/East Valley Parkway
 - ii. North Rose/East Valley Parkway
9. Prior to occupancy, provide a fair share contribution to improve the following road segments:
 - i. East Valley Parkway from North Ash Street to Harding Street (LOS E)
 - ii. East Valley Parkway from Harding Street to North Rose Street (LOS F)
 - iii. East Valley Parkway from North Rose Street to Midway Drive (LOS E)
 - iv. East Valley Parkway from Washington Avenue to Lake Wohlford Road (LOS F)
 - v. Valley Center Road from North of Lake Wohlford Road (LOS F)
10. Prior to issuance of grading permits, the project applicant shall demonstrate compliance with the City's Noise Ordinance.
11. Prior to issuance of grading permit and during construction, maintain on-site monitoring, risk assessment and possibly remediation of PCE and its degradation by-products. Measures shall be conducted in accordance with San Diego Department of Environmental Health (DEH) guidelines and recommendations until Case No. H11085 is closed.
12. Prior to issuance of demolition permits, a hazardous material building survey and remediation shall be performed in accordance with existing federal, state and local regulations, including guidelines established by the County of San Diego DEH. Any remediation must be supervised by a registered environmental health specialist (REHS). A copy of the survey and contract with an appropriately licensed contractor shall be submitted to the Planning Division.

CLOSED ✓

DONE ✓

13. Prior to issuance of building permits, a filtering system shall be installed. A City field inspector shall verify installation and operation of filtering devices. The filtering system shall significantly reduce contaminated fine sediments, sands, petroleum products and other settleable/floatable contaminants. Maintain the filtering system to the satisfaction of the City Engineer.
14. Maintain Best Management Practices (BMPs) so that they are functional throughout the life of the approved development. An annual report documenting the BMPs shall be submitted to show on-going maintenance to the satisfaction of the City Engineer. Ongoing maintenance includes the following:
 - i. All BMP traps/separators and/or filters must be cleaned prior to the onset of the storm season, no later than September 30th each year
 - ii. Debris and other water pollutants contained in BMP device(s) must be contained and disposed of in a proper manner
 - iii. Inspect filter devices each year at the time of cleaning, and replace any found damaged or nonfunctional.
15. Landscape all exposed, manufactured slopes per the City of Escondido erosion control standards to the satisfaction of the City Engineer.
16. During construction, unpaved construction areas must be sprinkled with water or other dust control agents acceptable to the San Diego Air Pollution Control District (APCD) during dust-generating activities to reduce dust emissions. Apply additional water or acceptable APCD dust control agents during dry weather or windy days until dust emissions are not visible.
17. During construction, properly cover trucks hauling dirt and debris to reduce windblown dust and spills.
18. During construction, enforce a 20 mile-per-hour speed limit on unpaved surfaces.
19. During construction, on dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
20. During construction, on-site stockpiles of excavated material shall be covered or watered.
21. During and immediately following construction disturbance, hydroseed, landscape or develop disturbed areas as quickly as possible.

22. To the maximum extent feasible:
 - i. Heavy-duty construction equipment shall utilize modified combustion/fuel injection systems for emissions control during grading and construction activities
 - ii. Use catalytic reduction for gasoline-powered equipment
 - iii. Equip construction equipment with prechamber diesel engines together with proper maintenance and cooperation to reduce emissions of nitrogen oxide to the extent available and feasible
23. Use electrical construction equipment to the extent feasible
24. Minimize simultaneous operations of multiple construction equipment units (i.e. phase construction to minimize impacts).

CONDITIONS OF APPROVAL AND DEVELOPMENT COMMENTS

I. Development Standards/Parking:

1. A minimum of 368 parking spaces shall be required in conjunction with this proposed project (92,033 square feet at a parking ratio of 1/250). All regular new parking spaces shall be double-striped to a minimum dimension of eight and one-half-foot wide, and 18-feet deep.
2. A minimum of 8 parking spaces for disabled persons are required. At least one space shall be 17-feet wide and 18-feet deep, level, and marked "Van Accessible." The other spaces may be 14 feet wide and 18 feet deep. All spaces must comply with Chapter 2-71, Part 2 of Title 24 of the State Building Code. The grading plans shall indicate that the slope of the disabled access parking will not exceed 2%.
3. The grocery portion of the proposed retail building shall be limited to 46,000 square feet maximum.
4. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
5. The parking lot shall be re-striped and shall be in substantial conformance with the site plan approved by the Design Review Board on June 11, 2009, as may be adjusted for storm water management facilities.
6. Parking spaces shall be double striped and the striping/markings and wheel stops shall be drawn on the plot and building plans or a note shall be included on the plans indicating the intended striping/markings.

II. Development Standards/Landscaping:

1. The required landscape/irrigation plan shall be prepared by, or under the supervision of, a licensed landscape architect and shall conform to Escondido Zoning Code Article 62. The plans shall indicate any existing trees or landscaping that is to remain as well as new landscape areas. A landscape plan check fee shall be submitted with the plans.
2. All areas in this proposed development, which are not used for structures, parking, driveways, approved storage, or walkways, shall be landscaped.
3. Refurbish the streetscape landscaping along Grand Avenue. Repair as needed the existing chain-link fence along Grand Avenue. If fencing is replaced, it shall be replaced with decorative fencing with all details shown on landscape/fencing plan for review and approval.
4. A minimum of 12 street trees will be required along Grand Avenue. The minimum tree size shall be 15-gallon in size; six-feet tall planted, and have a trunk caliper of at least two inches. The precise location and type of tree shall be consistent with City standards and the current street tree list. Existing trees may be counted as street trees if their variety, location, and size meet minimum requirements and they are identified on the landscape plan.
5. Tree wells, shall have a minimum dimension of four (4) by four (4) feet square and shall contain one tree, fifteen (15) gallon in size and six (6) feet in height.
6. The landscape plan shall be revised to reflect the final site plan and to show all locations of existing and proposed fencing, fire hydrants, utility boxes, utility easements, etc.
7. Trees located within six-feet of pavement shall be provided with root barriers.
8. Vines shall be grown onto walls and fences to soften their appearance, particularly the trash enclosure in the northwest corner of the site adjacent to the alley.
9. The revised site plan and/or landscape plan shall incorporate measures to the satisfaction of the Planning Division, which screen peripheral views of parking areas particularly from the streets. Possible screening measures may include a combination of screen walls, fencing, or significant amounts of landscaping in connection with berming.
10. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner prior to occupancy. The required landscape areas shall be free of all foreign matter, weeds and plant materials not approved as part of the landscape plan.
11. The installation of the landscaping and irrigation shall be inspected by project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance

with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

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

III. Development Standards/Other:

1. Two trash enclosures and enclosed area dedicated for recyclable materials shall be provided, and shall be screened from public view. The design, size, location, appropriate access and method of roofing of the enclosure shall be detailed on the building plans and approved by the Planning and Engineering Divisions.
2. The design, size, location, appropriate access and method of roofing of the bale/palette recycling enclosure shall be detailed on the building plans and approved by the Planning, Engineering and Fire Departments.
3. The colors, design, landscaping and materials for the project shall be as shown on the Design Review Board exhibits dated June 11, 2009 as modified by these conditions.
 - i. Add articulation to the east and west facades of the proposed elevations
 - ii. Add vertical landscape elements at main entry on the south façade
4. All new mechanical equipment (air conditioning units) and appurtenances placed on the roof structure shall be screened from public view to the satisfaction of the Planning Division. The preferred method of screening is by parapet wall or other architecture feature, which shall be clearly demonstrated on the building plans. The secondary method is that the roof and all equipment on it shall be painted the same light color to reflect sunlight and camouflage the equipment.
5. All new exterior lighting shall be arranged so as not to reflect upon adjoining property or streets. Exterior lighting shall conform to Article 35 of the Zoning Code. Outdoor lighting plans and lamp information shall be included in the building plans.
6. All new utility service shall be underground.
7. The roof access shall be internalized and shown on the revised site plan and building plans to the satisfaction of the Planning Division
8. This project shall conform to the Public Art Partnership Program, Article 37 of the Escondido Zoning Code.
9. No utilities shall be released for any purpose or Certificate of Occupancy issued until all requirements of the Planning, Engineering, and Building Divisions have been completed.

10. The plans submitted for building permit shall include notes or details containing the necessary work involved in complying with these project conditions.
11. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
12. Prior to obtaining building permits, the applicant shall demonstrate compliance with the requirements of the Citywide Facilities Plan, to the satisfaction of the Planning Division and the Engineering Department
13. All outdoor display of merchandise located in front of the store shall be orderly and consistent with the standards set in the Outdoor Display Ordinance (Article 73).
14. The applicant shall participate in City recycling and any other waste reduction programs required by the City, in conformance with the policies of the Source Reduction and Recycling Element.
15. All new construction shall be coated with graffiti resistant material or painting along the lower six feet of each wall section.
16. An inspection by the Planning division shall be required prior to operation of the project. Items subject to inspection include, but are not limited to, parking layout and striping, identification of handicap parking stalls and required signage, perimeter walls and landscaping, trash enclosure, as well as any other conditions of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be required. Contact the project planner at 760-839-4671 to arrange a final inspection.
17. Prior to issuance of building permits, a revised Reciprocal Easement Access Agreement consistent with the assumptions of the parking utilization studies prepared for the previously-approved FEIR shall be approved by the Director of Community Development.
18. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and the City Engineer.
19. The developer/owner shall be responsible for landscaping, irrigation and maintenance of the public right-of-way along Grand Avenue.
20. The southern elevation and eastern elevations of the remaining building within the Escondido Village Mall that will be exposed by the demolition of the Escondido Union School District (EUSD) facilities shall be repaired as needed and repainted.

IV. Public Utilities:

1. Show on revised plans the existing City of Escondido potable water main and all related appurtenances within the scope of this proposed project. If abandonment and/or relocation of these facilities is required due to this proposed project, this work shall be clearly shown and described on these plans. All proposed work shall meet current City of Escondido Design Standards and Standard Drawings.
2. Show on revised plans the San Diego County Water Authority easement and existing pipelines.
3. Show on revised plans the existing City of Escondido sewer mains and all related appurtenances within the scope of this proposed project. Clearly show on these plans any improvements or changes impacting the existing sanitary sewer system within the scope of this project. This may include, but is not limited to, the re-alignment and rehabilitation of existing assets. All proposed work shall meet current City of Escondido Design Standards and Standard Drawings.

V. Development Standards/Engineering:

Street improvements and traffic

1. The developer shall construct Harding Street, from Valley Parkway to Grand Avenue, as a private drive, in accordance with an alignment plan reviewed and approved by the City Engineer.
2. The developer shall remove existing curb return at the southwest corner of Valley Parkway and Harding Street and reconstruct curb return with larger radius to allow for better turning movement to the satisfaction of the City Engineer. The developer shall also modify the existing traffic signal at the intersection of Valley parkway and Harding Street to the satisfaction of the City Engineer. A traffic signal modification plan shall be prepared by the developer's engineer for review and approval by the City Engineer.
3. The developer shall construct a new traffic signal at the intersection of Grand Avenue and Harding Street to the satisfaction of the City Engineer. The signal system shall include a flashing beacon warning light and proper signage for eastbound traffic to the satisfaction of the City Engineer. A traffic signal and striping plan shall be prepared by the developer's engineer for review and approval by the City Engineer.
4. The developer shall improve Pennsylvania Avenue with full-width grind and overlay with minimum 2 inches of asphalt concrete pavement between project site and Ash Street. The developer shall also extend the existing median on Ash Street at

Pennsylvania Avenue and install a median at the entrance to Pennsylvania Avenue to limit turning movements to right in and right out in accordance with the CALTRANS requirements and to the satisfaction of the City Engineer.

5. All onsite private improvements shall be designed in accordance with the City Design standards and shall be subject to review and approval by the Engineering and Planning Divisions.
6. Access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
7. The developer shall provide the City with fair share cash contribution in the total amount of \$136,000 toward future improvements of the following intersections:
 - 1) East Valley Parkway and Ash Street (\$100,000)
 - 2) East Valley Parkway and Rose Street (\$36,000)

The total amount of the fair share contribution toward intersections is based on a 98,000 s.f. building consisting of 49,000 s.f. of general retail and 49,000 s.f. of retail grocery that generates 9,000 ADT (average daily traffic). Any changes to the project building size and/or type of use will result in adjustments to the fair share contribution amounts.

8. The developer shall provide the City with cash contribution in the total amount of \$462,000 toward future improvements of the following roadway segments:
 - 1) East Valley Parkway, Ash Street to Harding Street (\$15,000)
 - 2) East Valley Parkway, Harding Street to Rose Street (\$82,800)
 - 3) East Valley Parkway, Rose Street to Midway Drive (\$192,000)
 - 4) East Valley Parkway, Washington Avenue to Lake Wohlford Road (\$78,200)
 - 5) East Valley Center Road, Lake Wohlford Road to City Limit (\$94,000)

The total amount of the fair share contribution towards roadway segments is based on a 98,000 s.f. building consisting of 49,000 s.f. of general retail and 49,000 s.f. of retail grocery that generates 9,000 ADT (average daily traffic). Any changes to the project building size and/or type of use will result in adjustments to the fair share contribution amounts.

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

10. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping shall be done by a private contractor. All new signing and striping shall be done by the developer's contractor.
11. Prior to approval of the building permits for the retail building, an encroachment permit shall be obtained from CALTRANS for all work within the CALTRANS right-of-way. If required by CALTRANS, the developer shall be responsible to pay fair share contribution towards HYW 78 roadway segments and intersections prior to issuance of encroachment permit by CALTRANS.
12. An encroachment permit shall be obtained from SDCWA for all work within the SDCWA easement prior to approval of the Grading Plans.
13. The developer shall construct bus stops or turnout with a shelter to the satisfaction of the North County Transit District and the City Engineer.
14. Prior to issuance of grading permit, the developer shall submit a construction traffic route plan for all traffic related to project construction for review and approval by the City Engineer.

Grading

1. A site grading and erosion control plan shall be approved by the Engineering Department prior to issuance of building permits.
2. Erosion control, including riprap, interim slope plantings, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
3. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
4. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
5. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with construction activities.

Drainage

1. Final drainage improvements shall be determined to the satisfaction of the City Engineer, based on a Drainage Study and Water Quality Technical Report to be prepared by the engineer of work. The drainage study shall be in conformance with

the City of Escondido Design Standards and Storm Water Management Requirements.

2. The developer's engineer shall submit a final Water Quality Technical Report in accordance with the City's latest adopted SUSMP at the time of grading and drainage improvement plans submitted to the Engineering Services. The proposed site plan may be subject to modification to comply with the City's Low Impact Development and SUSMP requirements.
3. Portions of the project lie within the 100-year flood zone as designated on current flood insurance rate maps. All proposed development within these zones shall conform to the City's Flood Plain Ordinance. Prior to the Grading Plan approval for each parcel being developed within flood zone A, AO, AH, A-1 TO A-30, and A-99, Part I of the Elevation Certificate form must be completed and submitted to the City Engineer. Upon completion and prior to final inspection of each new building on the above flood zone parcels, Part II of the Elevation Certificate form must be completed and submitted to the City Engineer (Elevation Certificate forms are available at the City Engineering Department). A Letter of Map Revision (LOMR) is required by the Federal Emergency Management Agency (FEMA) prior to final occupancy. For additional details, contact FEMA at (800) 638-6620. Sufficient security shall be posted with the City Engineer prior to plan approval to insure that Part II of the Elevation Certificate form is completed and the LOMR is processed and approved. The minimum security amount shall be \$2000.

Water supply

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

Reclaimed water

1. The developer is required to enter into an agreement with the City for the use of reclaimed water for irrigation of major common areas when reclaimed water is available.
2. The developer is required to construct an irrigation system for the major common areas, medians and parkways that can use either potable or reclaimed water. This system should be built to the satisfaction of the Director of Community Development and the Director of Engineering Services.

Sewer

1. A public sewer main extension will be required to provide sewer service for the project. Construction of the sewer main shall be in accordance with the requirements of the City of Escondido.

Easements and dedications

1. The developer shall dedicate easement for traffic signal maintenance on Harding Street at the intersection with Grand Avenue, to the satisfaction of the City Engineer.
2. Necessary public utility easements (for sewer, water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.

Repayments and fees

1. A cash security or other security satisfactory to the City Engineer shall be posted to pay any costs incurred by the City for cleanup or damage caused by erosion of any type related to project grading. Any moneys used by the City for cleanup or repair will be drawn from this security. The remaining portion of this cleanup security shall be released upon final acceptance of the grading for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading work up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer. The balance of the grading work shall be secured by performance bonds, an instrument of credit, a letter of credit or such other security as may be approved by the City Engineer and City Attorney.

Surveying and monumentation

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.

Utility undergrounding and relocation

1. All existing overhead utilities within the project boundary or along fronting streets shall be relocated underground.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

VI. Fire Department Conditions

1. Tiff or PDF file copy of project shall be provided showing building floor plan, roof plan and site plan.

Fire Protection Systems

2. NFPA 13 automatic fire sprinkler system will be required.
3. Sprinklers will be required on all overhangs exceeding four feet.
4. An approved fire alarm system is required.
5. A fire hydrant is required to be located within 50 feet of the fire department connection. Show location on revised plans.
6. Fire hydrants capable of delivering 2,500 GPM at 20 PSI residual pressure are required every 300 feet. Show all hydrants on revised plans.
7. Additional hydrants may be required near intersections, fire department connections or other locations.
8. Fire suppression system required for hood system.
9. Extinguisher(s) will be provided at locations indicated with a minimum rating of 2A-10B:C in a visible and accessible location, at an exit or in the exit path. Walking distance is not to exceed 75 feet (CFC 1002.1; T-19 Art. 5). Extinguishers must be mounted not more than 5 feet nor less than 3 ½ feet above the floor.

Access

10. Access roads serving commercial sites shall be a minimum of 24' wide.
11. Speed humps/bumps will not be allowed. Include note on plans.
12. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site.
13. Knox box shall be required for any gates that limit fire department access.
14. A 28' inside turning radius is required on all corners. Show on revised plans.
15. Roof access to structures shall be provided.
16. Any elevators must be capable of accommodating a fire department gurney.
17. Barricades shall not obstruct fire hydrants or impede emergency vehicle access.
18. 13'6" vertical clearance must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed.

19. Red curbs with 4" white lettering, "NO PARKING FIRE LANE" signs are required in 24'-wide access areas. "FIRE LANE" signs and red curbs must meet specifications of the Escondido Police Department.
20. Radio repeaters (bi-directional amplifiers) for Fire Department communications shall be required if the building shields emergency radio reception.
21. Access to any future cellular site must meet Fire Department standards.

VII. Development Standards/Building:

1. Approval and subsequent development is subject to all conditions and requirements of the California Building Code and Building Division.

VIII. Signage:

1. Approval of this plot plan in no way implies approval of any sign or sign location. A separate permit is required.

IX. Plan Processing Requirements:

1. Three (3) revised copies of the plot plan reflecting all of the above conditions and modifications shall be submitted to the Planning Division and approved prior to issuance of grading or building permits. **In addition, the owner or agent shall sign this letter where indicated on the last page and return a copy of the signed document with revised plans.**
2. Five (5) copies of a detailed landscape and irrigation plan reflecting the above conditions shall be submitted to the Planning Division prior to issuance of a grading or building permit. A plan check fee will be collected at the time of submittal.
3. Pursuant to Government Code Section 66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City's Development Fee Inventory on file in both the Planning and Building Division and Public Works Department. Said fees shall be paid prior to or concurrent with the issuance of building permits, in accordance with the prevailing fee schedule in effect at the time of building permit issuance. The project may also be subject to dedications, reservations, and exactions as specified in the conditions of approval. NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this letter begins on the date of this letter and any such protest must be in a manner that complies with Section 66020.
4. **This conditional approval will expire one year from the date of this letter.** If no building permit is obtained during this period, this approval shall be considered null and void. An extension of the conditional approval may be granted after

consideration of the Planning Director upon written request and submittal of required fee prior to the expiration date. This review determines consistency with current City ordinances and policies and in no way vests any rights to the developer to construct to these standards in the future, should the City ordinances and policies change.

NOTE: Review of this plot plan is based on the condition that the applicant has indicated all easements, covenants, conditions, and other such encumbering restrictions against the subject property, which could prevent development from occurring as denoted on the officially reviewed plot plan.

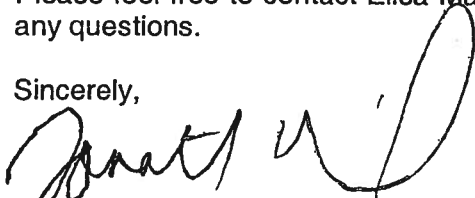
The property owner has provided the legal description attached to this application, and neither the City of Escondido nor any of its officers or employees assumes responsibility for the accuracy of said description.

Decisions of the Design Review Board and the Community Development Director may be appealed to Planning Commission by filing a written request with any required fee, with the Planning Division not more than ten (10) days from the date of this Conditional Letter of Approval.

Please be advised that if you seek judicial review of the final decision in this matter pursuant to Code of Civil Procedure section 1094.5, the time within which judicial review must be sought is governed by California Code of Civil Procedure section 1094.6.

Please feel free to contact Elisa Marrone at 760-839-4548 or Jay Paul at 760-839-4537 if you have any questions.

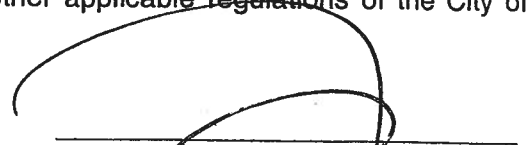
Sincerely,



Jonathan Brindle
Director of Community Development

The above conditions and requirements have been read and understood, and I understand that development shall occur in accordance with these and other applicable regulations of the City of Escondido.

6/9/10
(Date)


Signature Owner/Agent
Norm LaCaze
Print Name