

PLANNING COMMISSION

Agenda Item No.: H.1
Date: September 27, 2011

CASE NUMBER: PHG 11-0030
APPLICANT: Target (Westfield North County)
LOCATION: 280 E. Via Rancho Parkway
TYPE OF PROJECT: Modification to a Precise Development Plan

PROJECT DESCRIPTION: A modification to the Precise Development Plan for the Westfield North County shopping center to remodel the Robinson's-May south building and parking area to accommodate a Target store.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: PC (Planned Commercial) Tier 1 – Kit Carson subarea

ZONING: PD-C (Planned Development-Commercial)

BACKGROUND/SUMMARY OF ISSUES:

A Preliminary and Master Development Plan was approved in 1981 (Case No. 80-182-PD) for the development of the North County Fair Regional Shopping Center, and a Precise Development Plan was approved in 1981 (Case No. 81-176-PD). The project subsequently has been modified over the years resulting in several outpad restaurants and removal of unused outpad buildings resulting in a current building area of approximately 1,523,390 SF gross area (1,287,843 gross leasable area) and 5,736 parking spaces. The three-story, 149,415 SF Robinsons-May south building has been vacant for several years and Target has submitted a request to remodel the interior and exterior of the building to accommodate their retail store. The eastern and western exterior entrances to the store would be closed, and exterior access would be provided from a single entry along the southern side of the building. This existing entry would be remodeled to remove the existing arched architectural features and provide a new 466 SF entry vestibule and canopy, along with target architectural branding features/colors and signage along the building frontage. A portion of the lower and upper parking areas that directly support this area of the mall also are proposed to be modified to reconfigure and upgrade disabled parking/access and to provide storage areas for shopping carts.

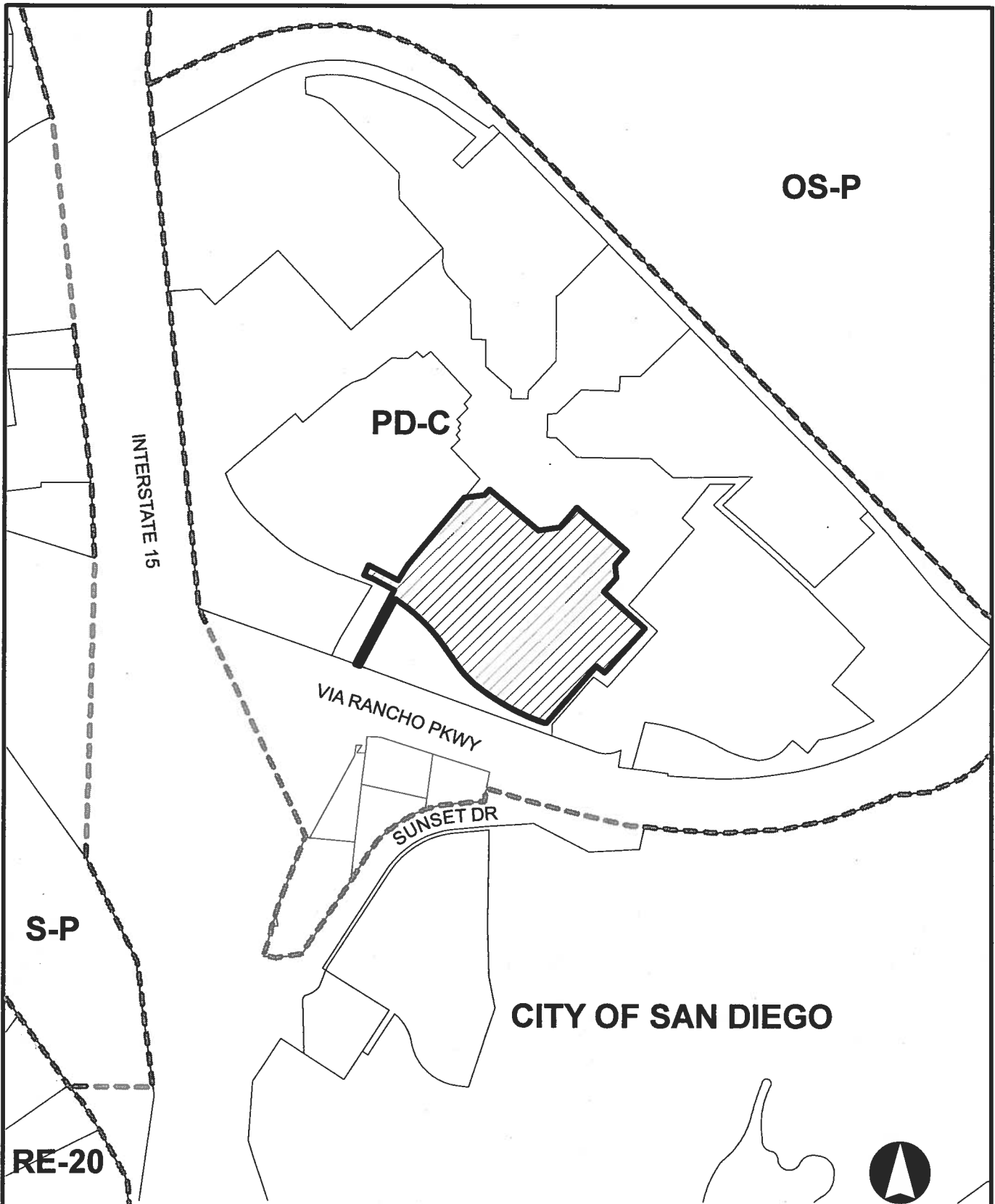
1. Appropriateness of the proposed exterior building modifications and signage.
2. Whether there is sufficient on-site parking to support the re-use of the building.

REASONS FOR STAFF RECOMMENDATION:

1. Staff feels the proposed modifications to the building and site are appropriate since the proposed new architectural elements and colors would be compatible with the existing contemporary design of the mall and the proposed signage would be in scale with the mass and scale of the three-story building. Appropriate on-site parking would be maintained. In addition, the Design Review Board recommended approval of the plans.
2. The proposed project would be in conformance with the approved overall parking ratio of 4.6 spaces per 1,000 SF of Gross Leasable Area (GLA) since a total of 5,533 spaces would be required to accommodate the current occupied leasable space plus the Target space at the center. With the removal of 18 spaces, there would be 5,718 spaces available.

Respectfully submitted,


Jay Paul
Associate Planner

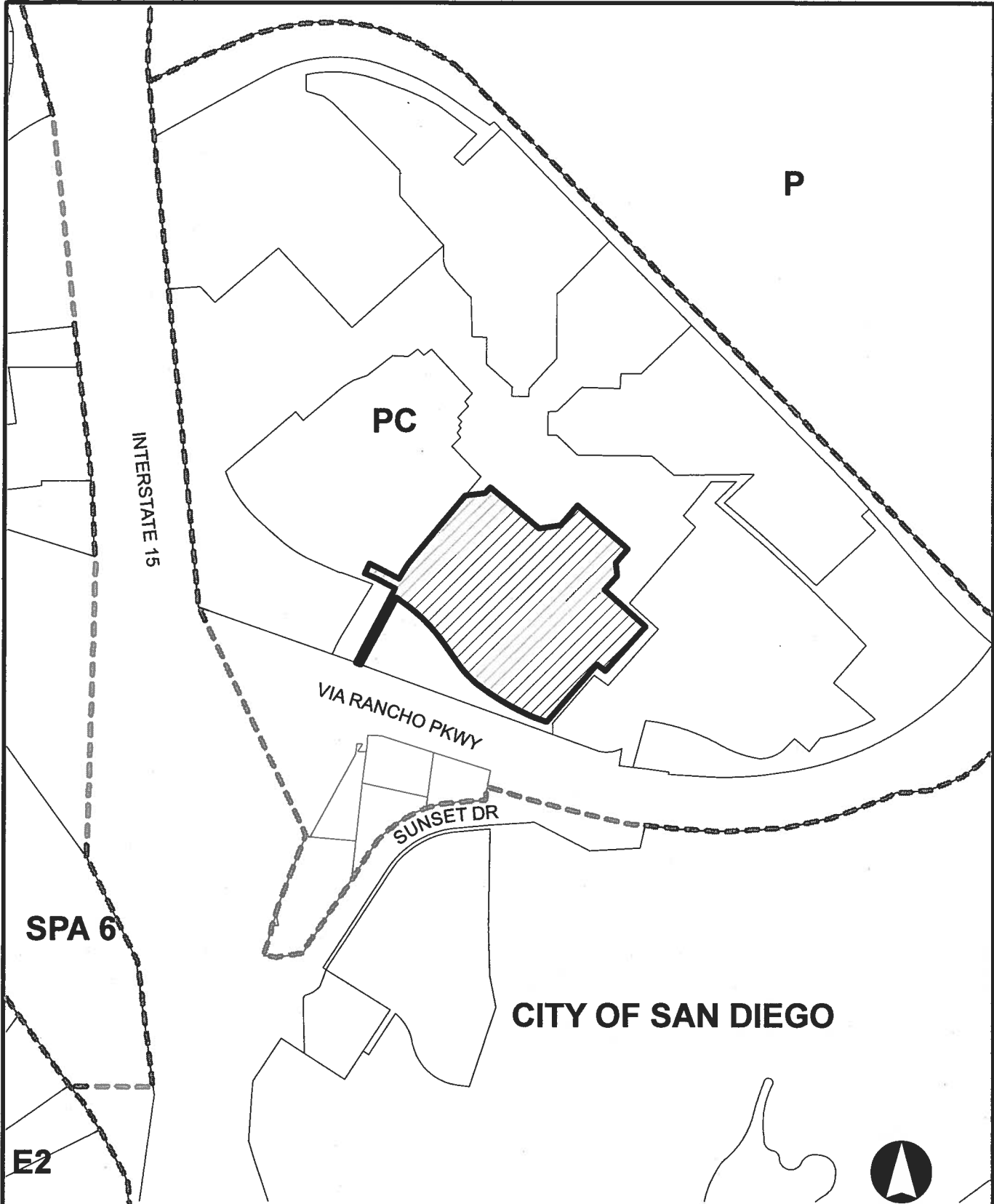


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**PROPOSED PROJECT
PHG 11-0030**



LOCATION/ZONING

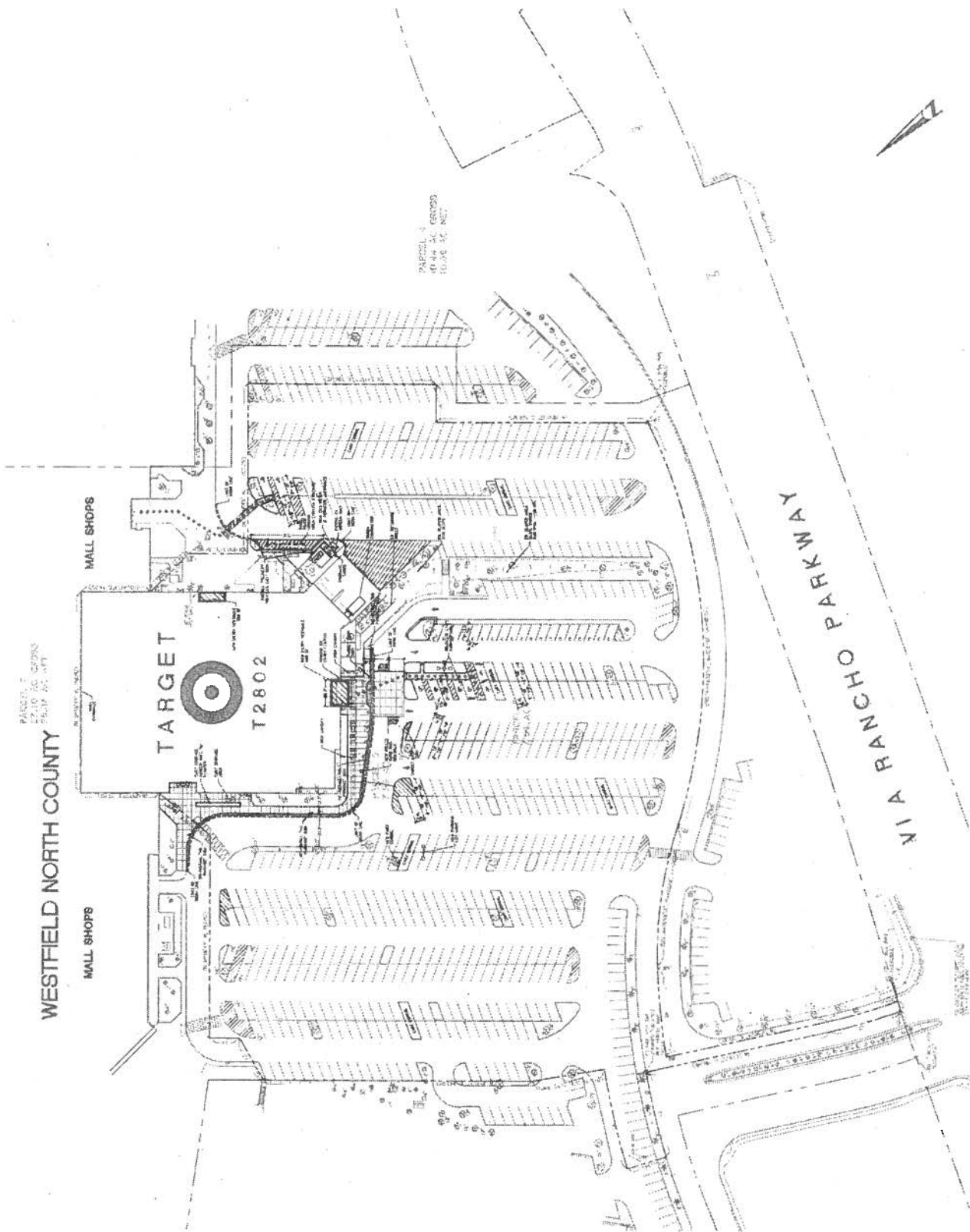


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**PROPOSED PROJECT
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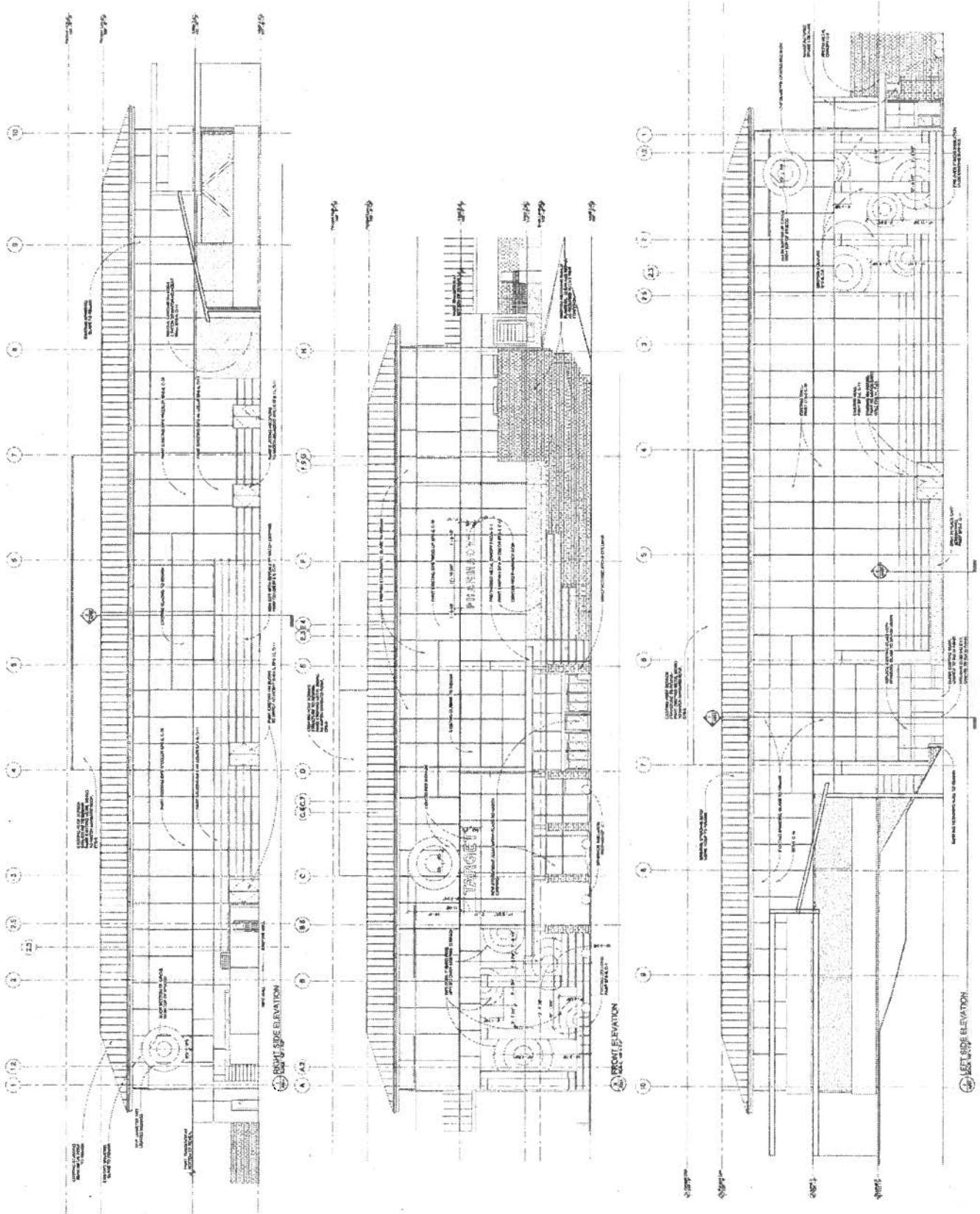
GENERAL PLAN



**PROPOSED PROJECT
PHG 11-0030**

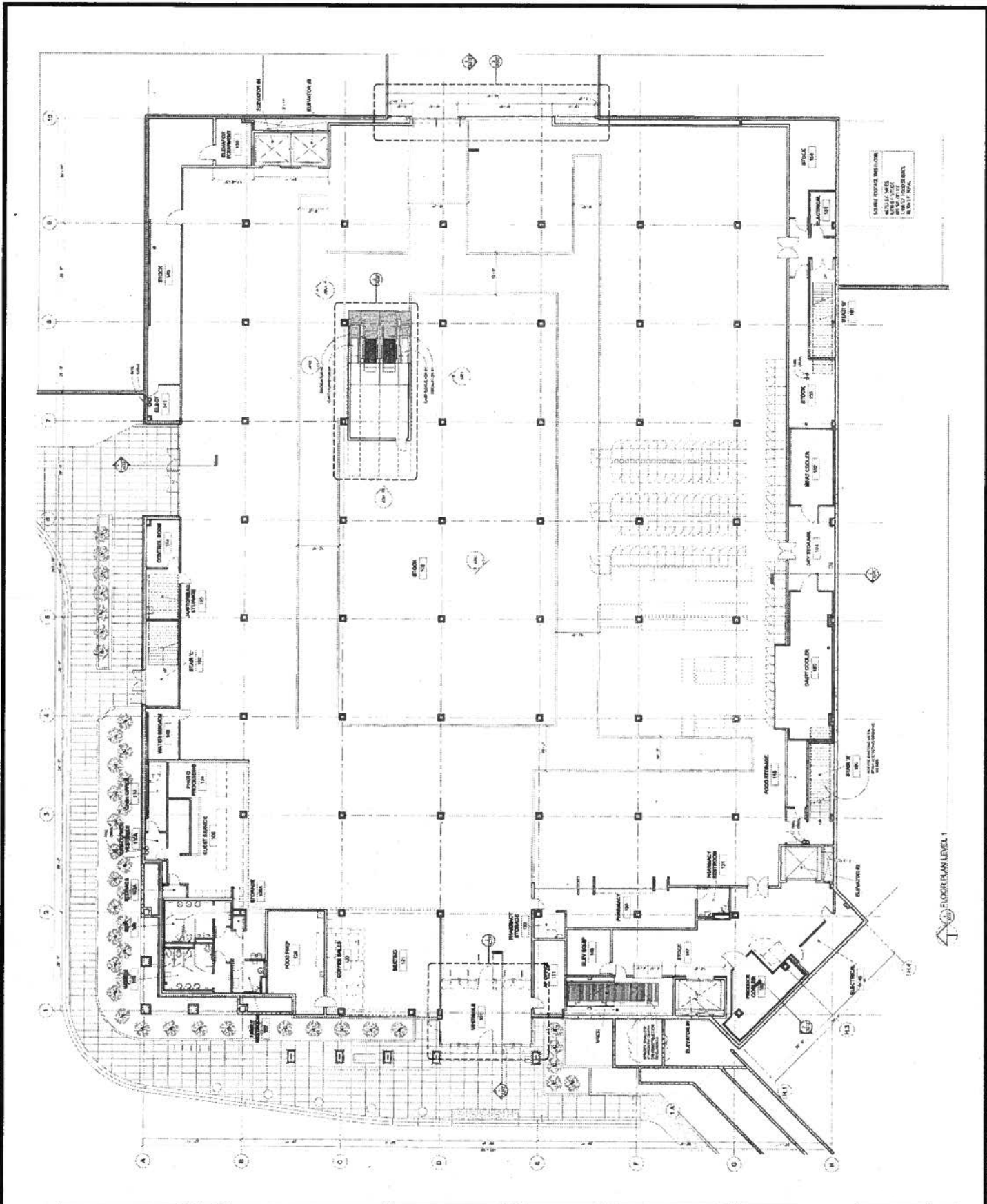


SITE PLAN



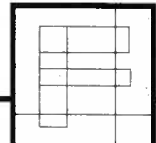
**PROPOSED PROJECT
PHG 11-0030**



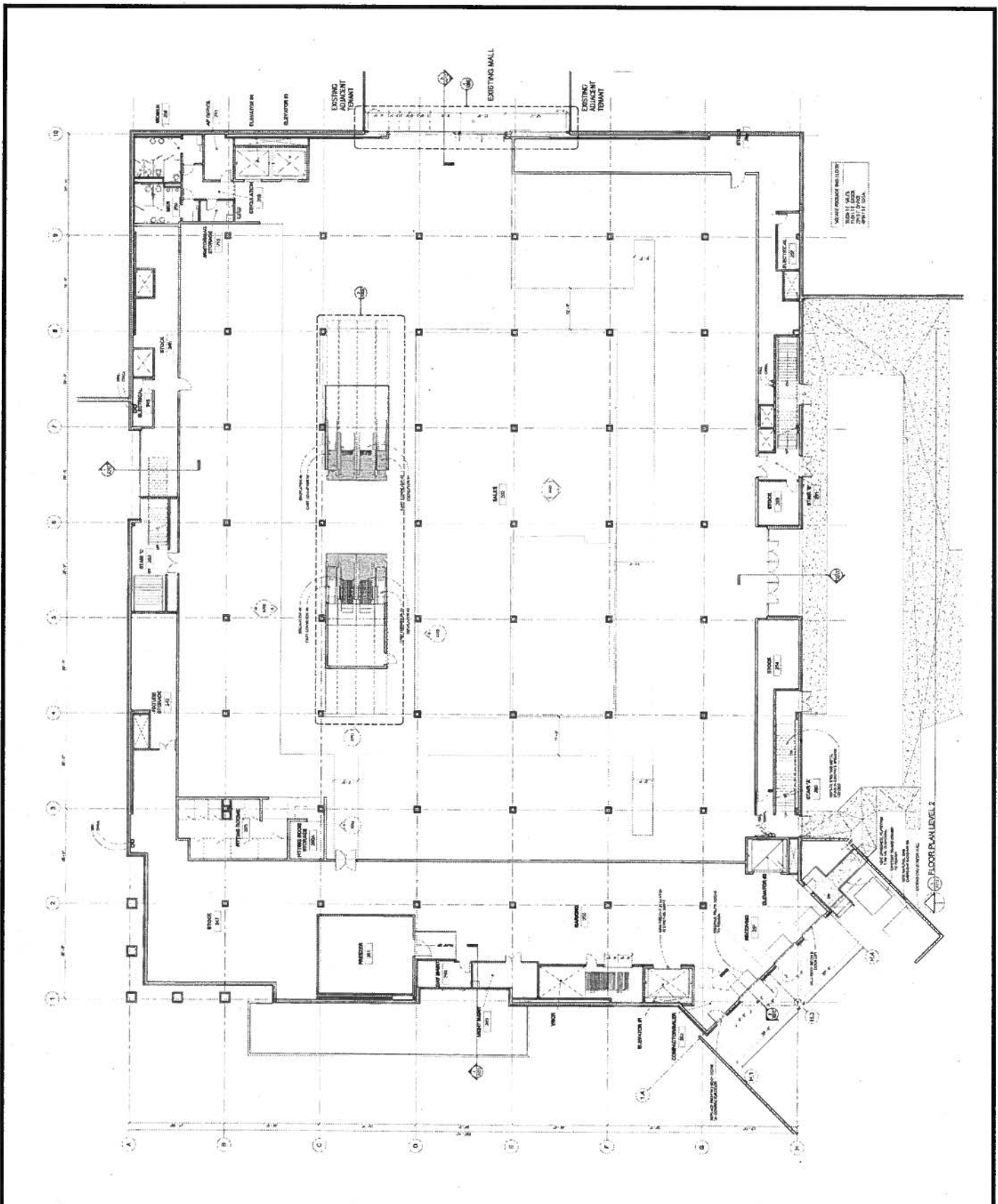


1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

PROPOSED PROJECT
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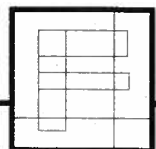


FLOOR PLAN

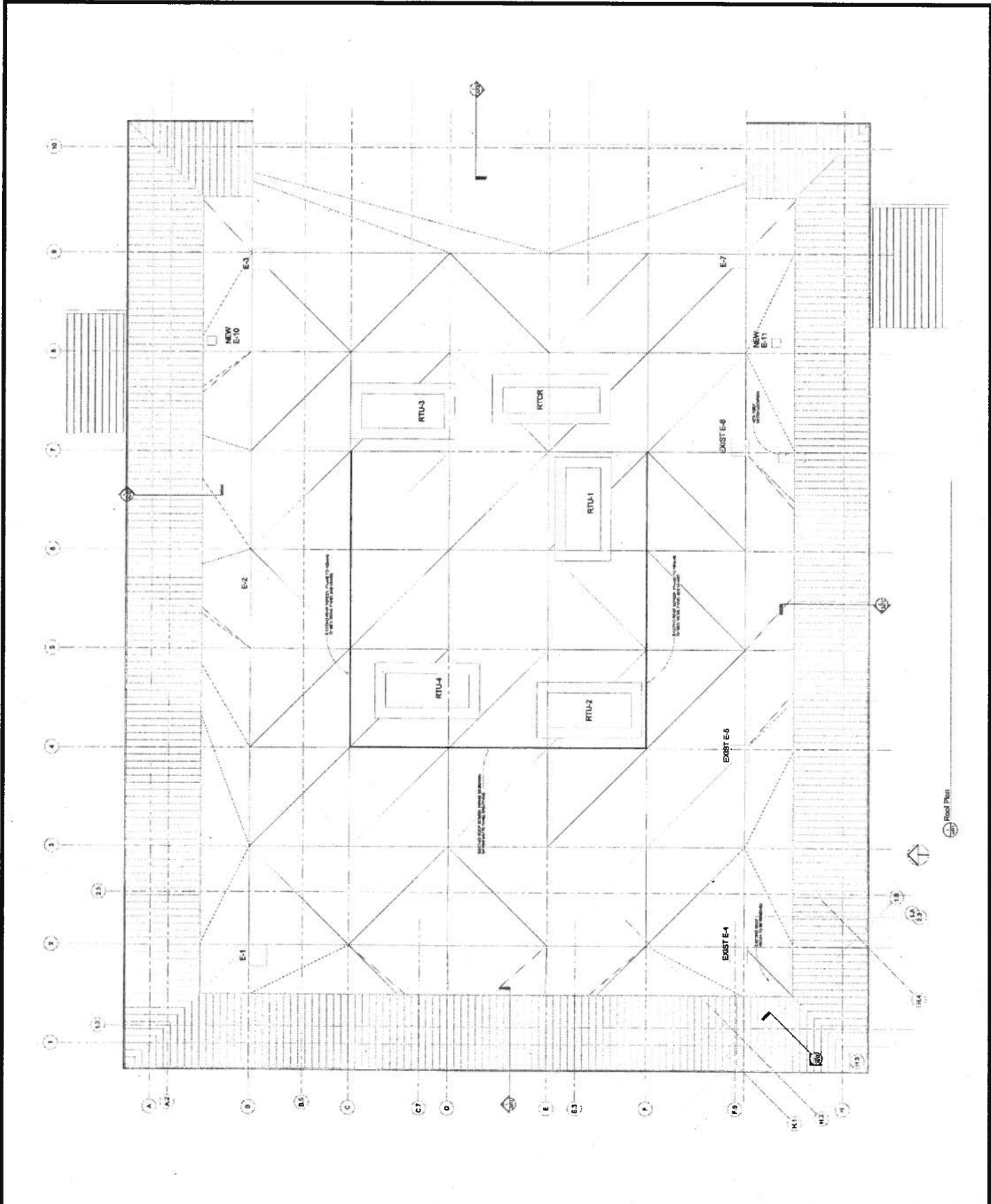


NORTH POINT BUILDING
 PHG 11-0030
 2011.03.03
 2011.07.03

PROPOSED PROJECT
PHG 11-0030



FLOOR PLAN



**PROPOSED PROJECT
PHG 11-0030**



ROOF PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: OS-P (Open Space - Park) / Kit Carson Park open space area is located immediately north of the Westfield Shoppingtown mall complex. The shopping center is separated from adjacent uses to the north by a loop road which runs along the perimeter of the project. Single-family residences are located further north of the park and the loop road.

SOUTH: PD-C, SP (Planned Development Commercial and Specific Plan) and City of San Diego zoning / A variety of commercial uses and open space areas are located south of the mall and the proposed project area across Via Rancho Parkway (which is classified as a Prime Arterial Road). Landscaping is located along the southern boundary of the mall adjacent to Via Rancho Parkway.

EAST: PD-R, SP and OS-P zoning (Planned Development Residential, Specific Plan and Open Space-Park) A single-family residential planned development, city golf course, and a variety of commercial/recreational uses are located northeast and east of the shopping center across Via Rancho Parkway/Bear Valley Parkway.

WEST: SP and Interstate 15 (Specific Plan) / A planned residential development, small shopping center and park & ride facility are located west of the mall across Interstate 15.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding the proposed project and their ability to serve the site.
2. Effect on Fire Service -- The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic -- The project site takes access from Auto Park Way North, which is classified as a one-way Collector (42' R-O-W) on the City's Circulation Element. The project is not anticipated to generate any additional vehicle trips since building square footage would not increase. Auto Park Way North currently operates at a Level-of-Service "C" or better under existing conditions. The Engineering Department indicated the project would not have any impacts to existing traffic or circulation within the area.
4. Utilities -- Water and sewer is available from existing mains in the adjoining streets or easements. The Engineering Department indicated the project would not result in a significant impact to public services or utilities.
5. Drainage -- The Engineering Department has determined the project would not materially degrade the levels of service of the existing drainage facilities. The existing trash enclosure(s) would need to include roof structures in accordance with current storm water requirements.

C. ENVIRONMENTAL STATUS

1. The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301(e), Class 1, "Existing Facilities and Additions." The Engineering Department indicated that all public utilities and services are available to serve the project. The project site does not contain any sensitive habitat or species since the project area has been developed. The removal of any mature trees would be replaced in conformance with the City's Landscape Ordinance.
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no effect on fish and wildlife resources as no habitat exists on site or within the project area that would support fish and wildlife resources. The site also does not contain any sensitive or protected habitat onsite.

D. GENERAL PLAN ANALYSIS:

General Plan Policy B4.1(b)(11) identifies the project site as an 83-acre shopping mall anchored by large department stores and other diverse general commercial uses, including restaurants. The proposed project would be in conformance with General Plan Economic Policies (page II-23) which encourage economic activities to expand or locate in Escondido that are clean and nonpolluting; provide additional employment opportunities; reduce the need for Escondido residents to commute out of the area; will maintain the City's fiscal stability; and are aesthetically superior. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.

E. PROJECT ANALYSIS

Appropriateness of the Proposed Alterations

The project involves remodeling the interior and exterior of the existing, vacant, three-story Robinson's-May south building to accommodate a Target store. Target would occupy all three stories of the approximately 149,415 SF building and is proposing to incorporate their own branding elements to the exterior, which includes repainting the building with a variety of light to median tan tones to complement the existing mall exterior colors, and also removing the arched entry feature along the southern elevation and installing an entry vestibule and red metal canopy with natural stone columns. Target also is proposing to incorporate several raised target "bullseye" features within the recessed elements of the facade. These raised elements would be finished to blend in with the adjacent stucco exterior and background building color. The two existing entries along the western and southern elevations would be closed, and the glass storefront removed and replaced with solid doors and stucco elements to match the adjacent wall patterns. A new cart storage area consisting of a low masonry screen wall with landscape planter would be installed along the western side of the building. Additional cart return areas would be located throughout the parking lot. The entry walk along the southern elevation and west side of the building and landscape planters and curbs would be redesigned and replaced to improve pedestrian circulation and provide more spaces for customers prior to accessing the parking areas. Decorative round red bollards would be located along the southern entry sidewalk. The parking lot and some of the internal driveways would be altered to provide better on-site circulation; new disabled parking spaces and enhance ADA paths of travel. Minor modifications to the loading area and equipment walls also are proposed, including a new, natural-gas fueled back-up emergency generator. New Target signage also is proposed, which consists of a combination of internally-illuminated red channel letters and three Target "bullseye" logos. Staff feels the proposed exterior modifications are appropriate since they would not be in conflict with the range of contemporary architectural features throughout the mall and the proposed muted earth-tone colors would complement the existing exterior mall colors. The proposed signage also would be in scale with the mass and scale of the three-story building and larger mall. The Design Review Board reviewed and recommended approval of the project on August 25, 2011 (vote 7-0). The Board members did not raise any issues regarding the proposed exterior modifications to the building and felt the new colors, architectural elements and signage would be appropriate for the building and would be compatible with the shopping mall.

Appropriateness of the Parking for Target

A parking ratio of 4.6 parking spaces per 1000 SF of Gross Leasable Area (GLA) was approved for the shopping center, which would require approximately 5,924 spaces if all of the existing building area at the mall were occupied. Approximately 5,736 parking spaces currently are provided throughout the various parking lot areas. The new Target store would result in the removal of up to 18 parking spaces due to the reconfiguration of the disabled parking spaces and shopping cart corrals, which would result in 5,718 available spaces. There is more than an adequate number of parking spaces at the mall to serve all of the existing uses and the re-occupation of the previous Robinson's-May space since one of the outbuildings has been demolished; the two remaining outbuildings remain vacant, which results in the elimination of 14,900 SF of GLA that would otherwise require parking. In addition, approximately 75,000 SF of leasable area continues to remain vacant within the Robinson's-May north building, which frees up an additional parking spaces. Therefore, based on the total occupied lease area and the proposed new Target store, a total of 5,533 parking spaces would be required and up to 5,718 would be available with the new Target store. Staff continues to monitor the overall parking at the mall along with the issuance of any new business licenses/lease area to ensure appropriate parking would be provided in conformance with the previously approved Master Development Plan. Staff also is working with the mall management on a plan that calls for the demolition of the remaining two existing vacant outbuildings and removal of landscape areas to provide up to 220 new parking spaces near the food court area (between Nordstrom and Robinson-May) to allow for full occupancy of all the leasable area at the mall.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The irregular shaped 83+-acre site is comprised of eight parcels (which includes the loop road parcel) and developed with an approximately 1.52 million SF commercial shopping center, parking lots and landscaping. The shopping center is comprised of five major department stores, a combination of various other retail uses and restaurants. The shopping center is a three story, enclosed mall, with several outpad buildings located throughout the project site.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Existing Total Building Area: 149,415 SF Gross Building Area (146,388 SF Gross Leasable Area)
Proposed Building Area: 150,037 SF (Gross Building Area) GLA remains the same
2. Stories: 3 stories (59'-6" top of lower parapet roof) 68'-9" top of metal mechanical screening walls
 - Level 1 49,706 SF
 - Level 2 49,947 SF
 - Level 3 50,384 SF
3. Proposed Remodel
 - 466 SF enclose southern entry (new entry vestibule)
 - 156 SF remove eastern entry (remove glass-front doors, extend exterior wall)
 - Replace glass-front entry doors along western entry and replace with metal doors
 - New approx. 1,280 SF entry canopy with stone columns and red fascia
 - Approx. 357 SF expansion to outdoor equipment area and installation of new, 100 KW Generac emergency backup generator (natural gas or LPS). Remove existing backup generator (Kohler 60)
 - Remove standard curbs along store front and install new rolled curbing, expand width of sidewalk/paved entry along southern storefront.
 - Install cart storage area along western elevation (decorative masonry screen wall with landscape planter in front)
4. Building Colors and Materials:
 - Existing:
 - Stucco exterior with white and light tan (pastel tones) with light pink accent bands. Smoke tint to entry doors and spandrel glass elements along top of building. Standing-seam metal type roof (silver-gray tone).
 - Gray split-face block retaining walls and mechanical area screen wall
 - Proposed:
 - Light to median tan shades and accents on stucco walls
 - Light tan/buff textured stone columns to support new entry canopy
 - Metal entry canopy fascia Target Red
 - Target red round bollards along southern entry/sidewalk
 - Raise Target Bullseye features to be added to existing wall insets (stucco with one-inch reveal and painted to match background stucco color)
5. Landscaping:

The project site is currently landscaped. The on-site landscaping will be modified in the parking area and also new landscape planters modified around portions of the perimeter to be consistent with the existing landscape theme. Existing trees to be removed to be replaced.
6. Signage:
 - 466 SF proposed
 - Three internally illuminated Target "bullseye" symbols (two 12' and one 14' feet in height) southern, eastern and western elevations (113 SF, 113 SF and 153 SF)
 - One internally illuminated individual letters "Target" sign southern elevation (approx. 51 SF)
 - One, internally illuminated, individual letters "Pharmacy" sign southern elevation (approx. 36 SF)

C. WESTFIELD SHOPPINGTOWN ESCONDIDO BACKGROUND DETAILS

- 1. Property Size: 83 acres (8 parcels, including 5.53-acre loop road)
- 2. Existing Building Area: 1,532,390 SF (total gross building area)
1,287,843 SF (total gross leasable area - GLA)
- 3. Vacant or removed:
Outpad Buildings: 3 buildings (14,900 SF total leasable area)
- 4. Vacant Robinson's –May
North Building: Approx. 75,000 SF GLA
- 5. Parking: **Provided/Available** (Mall approved ratio of 4.6/1,000 SF of Gross Leasable Area – GLA)
 - Existing: **5,736**
 - Required: **5,924** (based on total existing GLA at full occupancy of 1,287,843 SF)
4,860 (based on existing occupied GLA of 1,056,483 SF)

Target Project:

 - Available: **5,718** (based on proposed removal of 18 spaces due to remodel of parking areas, to provide ADA upgrades, cart corrals, and new small truck unloading area)
 - Required: **5,533** required based on occupancy of 146,388 SF of GLA for new occupied GLA of 1,202,871 SF

The Master Plan also includes the construction of up to 207 new parking spaces that would result in the removal of the three outpad buildings and a landscaped area towards the food court area (northern side of mall). With the construction of the new parking lot a total of up to 5,925 parking spaces would be available on the site, which would allow for full occupancy of all unused Gross Leasable Area.

- 6. Setbacks: Minimum 10' wide landscape strip/setback generally provided around perimeter of the site
- 7. Landscaping: Perimeter landscaping provided as part of overall development, including parking lot landscap
Each outpad to retain perimeter mall landscaping and provide individual pad landscaping per theme of building.
- 8. Signage: Comprehensive signage plan established as part of the approved Master Plan. Each sign for the building approved on a case-by-case basis. Exterior mall signs shall be composed of individual letters which are internally illuminated.

EXHIBIT "A"

FINDINGS OF FACT PHG 11-0030

Precise Plan Modification

1. The proposed Precise Development Plan to remodel the previous Robinson's-May South building and parking area to accommodate a Target store at the Westfield Shoppingtown North County would be in conformance with General Plan Policy B4.1(b)(11) which identifies the project site as an 83-acre shopping mall anchored by large department stores and other diverse general commercial uses, including restaurants. A retail store is consistent with the Planned Development zoning and list of permitted uses established for the regional shopping center. The proposed project would be in conformance with General Plan Economic Policies (page II-23) which encourage economic activities to expand or locate in Escondido that are clean and nonpolluting, provide additional employment opportunities, reduce the need for Escondido resident to commute out of the area, will maintain the City's fiscal stability, and are aesthetically superior. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.
2. The approval of the proposed Precise Development Plan would be based on sound principles of land use since adequate parking, circulation, utilities and access would be provided for the development. The proposed remodel of the existing building would not conflict with the design of the existing shopping center due to the use of natural earth-tone colors and materials which would be compatible with the mix of commercial and recreational development surrounding the shopping center; and high quality design and landscaping, as discussed in the Analysis Section of the staff report.
3. The proposed Precise Development Plan would not cause deterioration of bordering land uses since the site is zoned for commercial development and is developed with an approximately 1.6 million SF regional shopping mall. The proposed project area is adjacent to Interstate 15 to the west, Via Rancho Parkway and commercial development on the south, and the existing shopping center to the north and east. The design of the proposed Target store would be compatible with the general design theme of the complex and surrounding commercial development.
4. The proposed development is well-integrated with the surrounding properties since the design would be consistent with surrounding commercial structures, and additional on-site landscaping would be provided. The site is suitable for the proposed use since project would utilize an existing building and would not require any extensive grading or result in any adverse impacts to surrounding uses or environmental resources. The loss of any mature trees would be replaced with specimen sized trees in conformance with the City's Landscape Ordinance. The Design Review Board recommended approval of the proposed project and architectural modifications on July 28, 2011.
5. The overall design of the proposed planned development would produce an attractive commercial facility due to its location, the architectural features provided, and landscape design. The proposed Precise Plan modification shall have a beneficial effect by providing services needed/requested by city residents and the business community.
6. In accordance with CEQA Section 15301 (Minor Alteration of Existing Facilities) the proposed project is exempt from environmental review. The project would not result in any adverse impacts to the environment. The project will have no effect on fish and wildlife resources as no habitat exists on site or within the project area that would support fish and wildlife resources. The site also does not contain any sensitive or protected habitat onsite.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 11-0030

General

1. This modification to the Precise Development Plan(s) shall be subject to all applicable mitigation measures and Conditions of Approval for 80-182-PD and 81-176 PD, and with the previous modification to the Master Plan (City File No. 2005-30-PD) to the satisfaction of the Director of Community Development.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Division, and Fire Department. Fire sprinklers may be required, as determined by the Fire Department.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
7. An appropriate number of parking spaces shall be maintained to support the occupied leasable area in accordance with the Master Development Plan, this modification to the Precise Plan, and as determined by the Director of Community Development. Said parking spaces shall be striped and dimensioned per City standards, and this requirement shall be noted on the building plans.
8. Parking for disabled persons shall be provided/maintained (including "Van Accessible" spaces) in full compliance with chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
9. Access for use of heavy fire fighting equipment, as required by the Fire Marshal, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials and no foundation inspections until adequate fire suppression requirements are in place to the satisfaction of the Fire Marshal.
10. Colors, materials and design of the project shall conform to the exhibits and references in the staff report and presented to the Design Review Board, to the satisfaction of the Planning Division.
11. A separate sign permit and building permit shall be required prior to the installation of any signs.
12. All new utilities shall be underground.
13. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building. This shall be clearly indicated on the building plans.
14. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.

15. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

Fire Department

1. NFPA 13 automatic fire sprinkler system shall be required.
2. Sprinklers shall be required on all overhangs exceeding four feet, as may be required by the Fire Department.
3. An approved fire alarm system shall be required for sprinklers (monitoring).
4. A standpipe system shall be required every 300 linear feet on floor area, as may be determined by the Fire Department.
5. A fire hydrant is required to be located within 50 feet of the fire department connection, unless otherwise specified. Show location on the plans.
6. Fire hydrants capable of delivering 2,500 GPM at 20 PSI residual pressure shall be required every 300 feet.
7. Fire suppression system is required for hood systems for any cooking areas.
8. Extinguishers shall be provided at locations indicated with a minimum rating of 2A-10BC in a visible and accessible location, at an exit or in the exit path. Walking distance is not to exceed 75 feet. Extinguishers must be mounted not more than 5 feet nor less than 3 ½ feet above the floor.
9. Access roads serving Commercial, Industrial shall be a minimum of 24 feet wide. A 28' inside turning radius shall be required on all corners.
10. Speed bumps/humps shall not be allowed.
11. Roof access to structures shall be provided from all stairwells.
12. Elevators shall be capable of accommodating a fire department gurney.
13. Barricades shall not obstruct fire hydrants or impede emergency vehicle access.
14. 13'-6" vertical clearance shall be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access with shall be trimmed or removed.
15. Red curbs with 4" white lettering, "NO PARKING FIRE LANE" signs are required in 24'-wide access areas.
16. Knox box shall be required to provide appropriate access, as may be required by the Fire Department.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of building permits, along with the current plan check fee at the time of submittal. The landscape and irrigation plans shall comply with the provisions, requirements and standards outline in the City's Water Efficient Landscape Regulations (Zoning Code Article 62). Specimen-sized trees shall be incorporated into the landscape design.
2. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
3. The landscape planter along the eastern (right side) elevation shall be extended further along the length of the building (along the closed eastern entry), to the satisfaction of the Planning Division.
4. The removal of any mature trees shall be replaced with specimen size trees at a 1:1 ratio (min. 24" box), or as otherwise determined by the Planning Division.

ENGINEERING CONDITIONS OF APPROVAL
280 E. Via Rancho Parkway PHG11-0030
Modification of Master and Precise Development Plans

IMPROVEMENTS

1. All site 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 Director of Engineering Services.

DRAINAGE

1. A site drainage and erosion control plan shall be submitted to and approved by the Engineering Services Department. The project developer shall implement Best Management Practices during all phases of construction in accordance with the approved erosion control plan.
2. All site drainage in the parking and drive way areas being altered shall be treated to remove expected contaminants using a high efficiency method of treatment. The City highly encourages the use of landscaped bio-retention basins as the primary method of storm water treatment where possible.
3. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 5 1/2" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

A separate submittal to the Engineering Department is required for the site grading and erosion control plans. Plans will not be forwarded from the Building Department.

WATER SUPPLY

1. Fire hydrants and/or fire service lines if required shall be installed at locations approved by the Fire Marshal and adequate public water mains and/or service laterals shall be installed per improvement plans submitted to and approved by the Director of Engineering Services and Director of Utilities.

BOUNDARIES and EASEMENTS

1. All property ownership and leasing boundaries and all easements, both private and public, affecting subject property shall be shown and labeled on the drainage and erosion control plan.
2. A current preliminary title report shall be submitted with the grading/drainage plans.

CASH SECURITY AND FEES

1. A cash security or other security satisfactory to the City Engineer shall be posted to pay any costs incurred by the City for cleanup or damage caused by erosion of any type, related to project grading. Any moneys used by the City for cleanup or damage will be drawn from this security. The remaining portion of this cleanup security shall be released upon final acceptance of the grading for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000.
2. The developer will 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.



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

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Linda Kesian
P.O. Box 121750
San Diego, CA 92112-1750

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: PHG 11-0030

Project Location - Specific Westfield North County shopping mall, 280 E. Via Rancho Parkway, Escondido

Project Location - City: Escondido, Project Location - County: San Diego

Description of Project: A modification to the Westfield North County Precise Development Plan to remodel the Robinson's-May south building and parking area to accommodate a Target store. The existing emergency backup generator also will be replaced.

Name of Public Agency Approving Project City of Escondido

Name of Person or Agency Carrying Out Project

Name Pacific Land Services (John Warren) rep for Target Telephone (925) 680-6406
Address 2151 Salvio Street, Suite "S", Concord, CA 94520

Private entity School district Local public agency State agency Other special district

Exempt Status: Categorical Exemption. Section 15301, "Existing Facilities."

Reasons why project is exempt:

- 1. In staff's opinion, the request does not have the potential for causing a significant effect on the environment since the 83+-acre site has been developed as a regional commercial shopping mall; the existing facilities and building could reasonable accommodate the proposed new retails uses; appropriate on- site parking would be provided; the request would not result any significant traffic, noise or compatibility impacts to surrounding uses.
2. The site is in an area where all public services and facilities are available to allow for the proposed use.
3. The project site is not in an area that is environmentally sensitive. The project would not result in the destruction of desirable natural features, nor be visibly obtrusive or disharmonious with surrounding areas.

Lead Agency Contact Person: Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature: Jay Paul, Associate Planner September 12, 2011 Date

Signed by Lead Agency Date received for filing at OPR: N/A