

PLANNING COMMISSION

Agenda Item No.: H.1
Date: December 10, 2013

CASE NUMBER: PHG 13-0031

APPLICANT: Black Angus Restaurant

LOCATION: Westfield Shoppingtown North County generally located on the northern side of Via Rancho Parkway, east of Interstate 15, addressed as 200 E. Via Rancho Parkway

TYPE OF PROJECT: Precise Development Plan

PROJECT DESCRIPTION:

A Precise Development Plan to construct a Black Angus restaurant on an outpad site located within the parking lot of Westfield Shoppingtown North County.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/ZONING: Planned Commercial (PD) and Planned Development Commercial

BACKGROUND/SUMMARY OF ISSUES:

Black Angus Restaurant has submitted a Precise Development Plan to develop a 7,989 SF freestanding restaurant (with a bar and outdoor seating) on an outpad site within the parking lot of the Westfield North County shopping center adjacent to the On the Border restaurant. The City Council approved a modification to the Master and Precise Development Plan (PHG 12-0005) in 2012 for Westfield North County to implement an exterior revitalization program, add restaurant and retail floor area, including the new outpad area for a future restaurant. The Precise Plan is required for the final building and parking layout, architectural design, materials and colors, landscaping and signage.

Staff feels the issues are as follows:

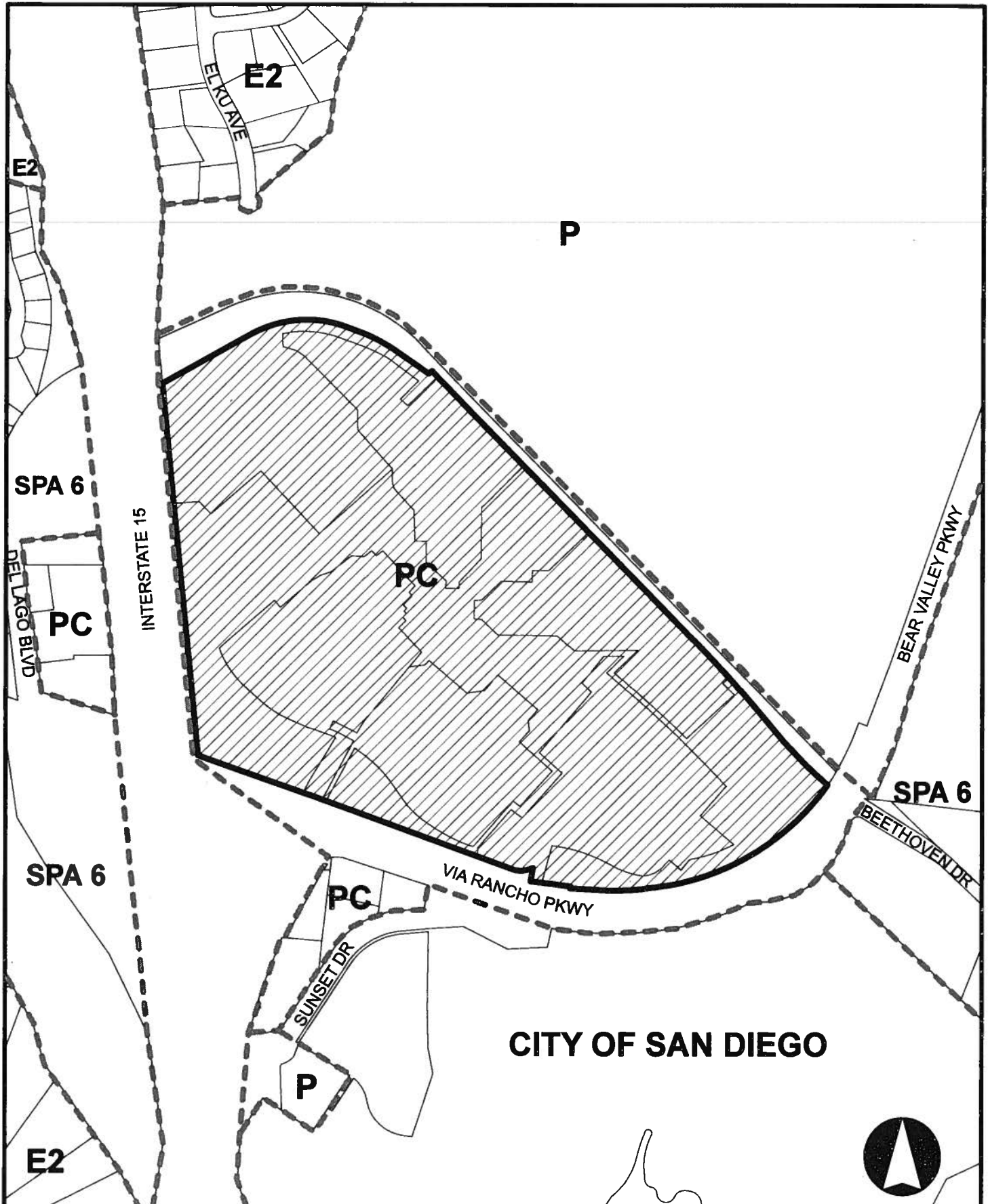
1. Whether the design and orientation of the Black Angus restaurant is appropriate for the pad location and compatible with the other buildings throughout the center and the adjacent On the Border restaurant.
2. Whether adequate parking will be available for the new Black Angus and existing On the Border Restaurant.

REASONS FOR STAFF RECOMMENDATION:

1. The proposed design and orientation of the new restaurant building would be compatible with the design of the existing shopping center and the adjacent restaurant building due to the generally low profile of the new building; use of natural earth-tone colors and materials, and high quality design and landscaping, which would complement the mix of commercial and recreational development surrounding the shopping center. The restaurant pad is located near a major entry point to the mall within an outlying area of the parking lot to avoid potential parking and circulation conflicts with the mall. The building also is situated to provide visibility along a major circulation road to support the vitality of the use and oriented to provide appropriate on-site circulation and parking.
2. The proposed project would be in conformance with the approved overall parking ratio of 4.0 spaces per 1,000 SF of Gross Leasable Area (GLA) since a total of 5,118 spaces would be required to accommodate the current approved leasable space at the center, including the proposed Black Angus restaurant. There currently are 5,775 spaces available throughout the shopping center.

Respectfully submitted,


Jay Paul
Associate Planner



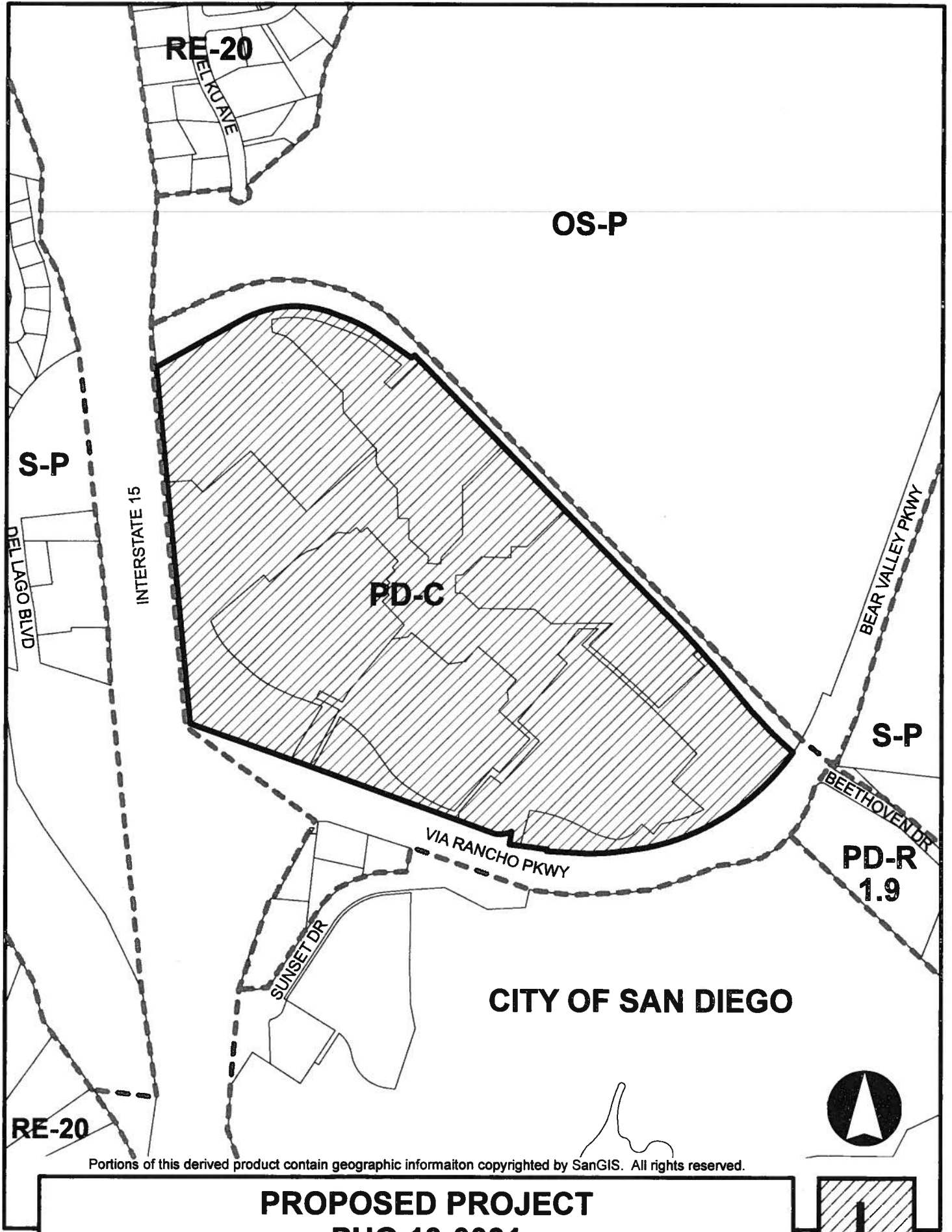
CITY OF SAN DIEGO

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**PROPOSED PROJECT
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GENERAL PLAN



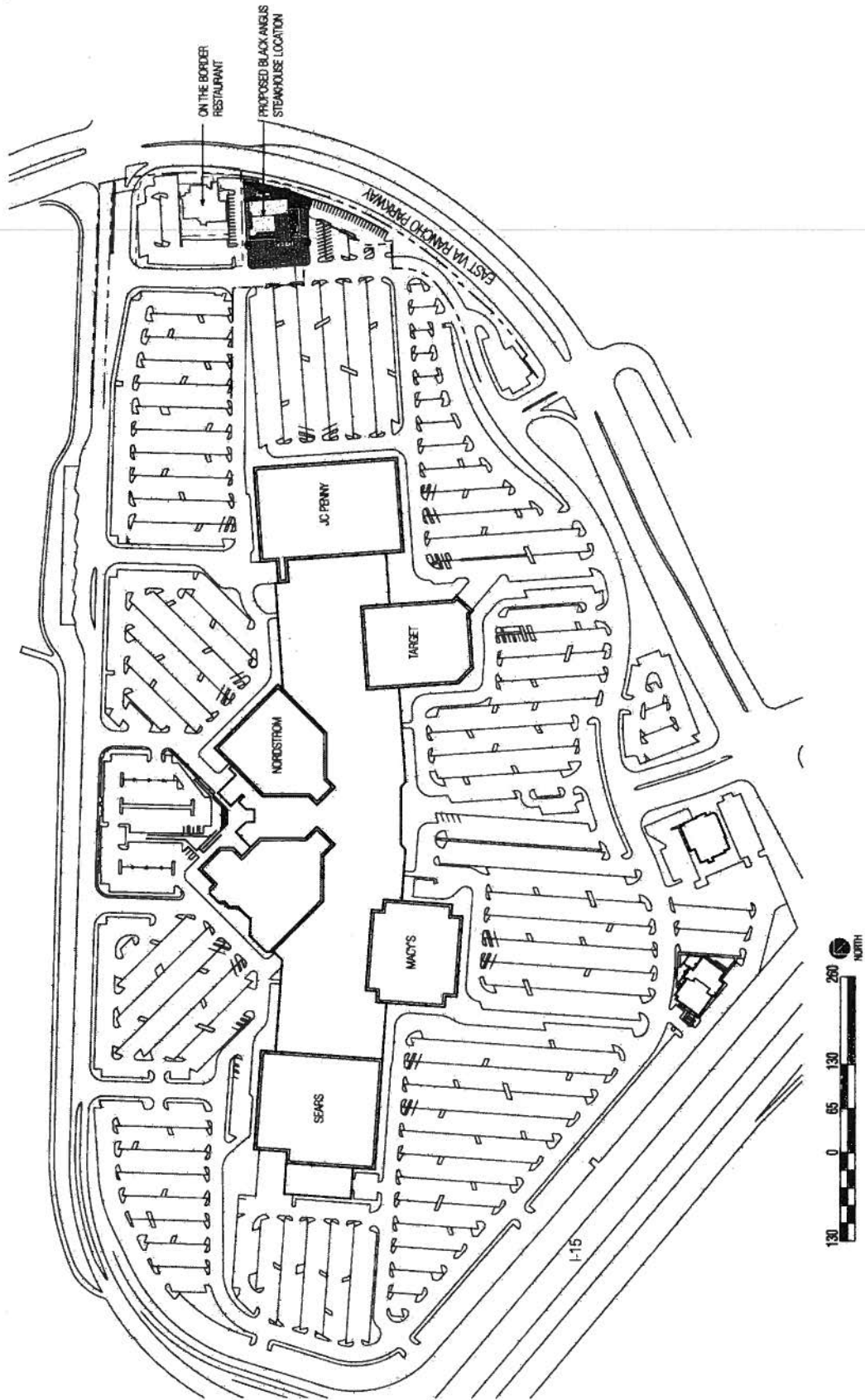
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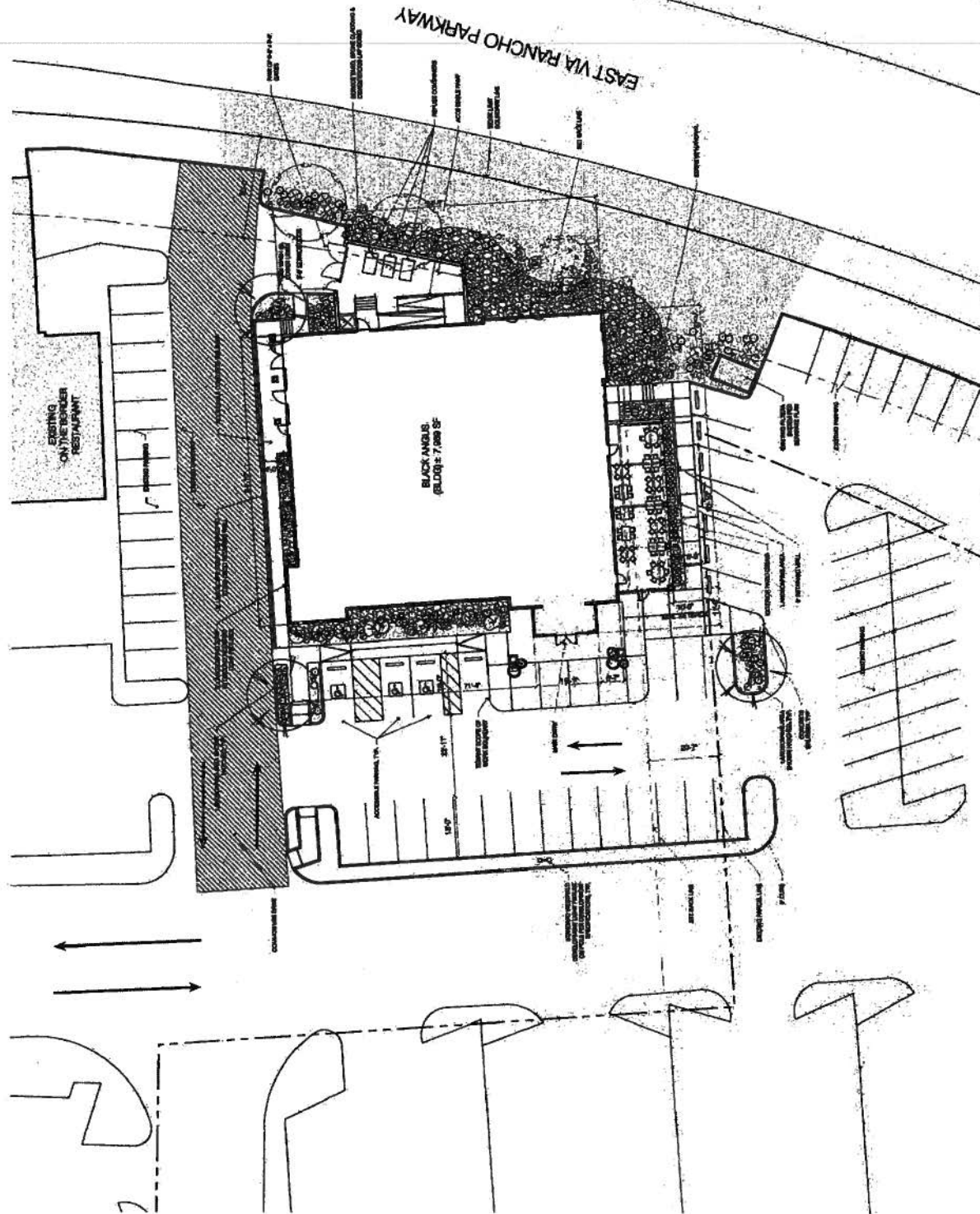
LOCATION/ZONING



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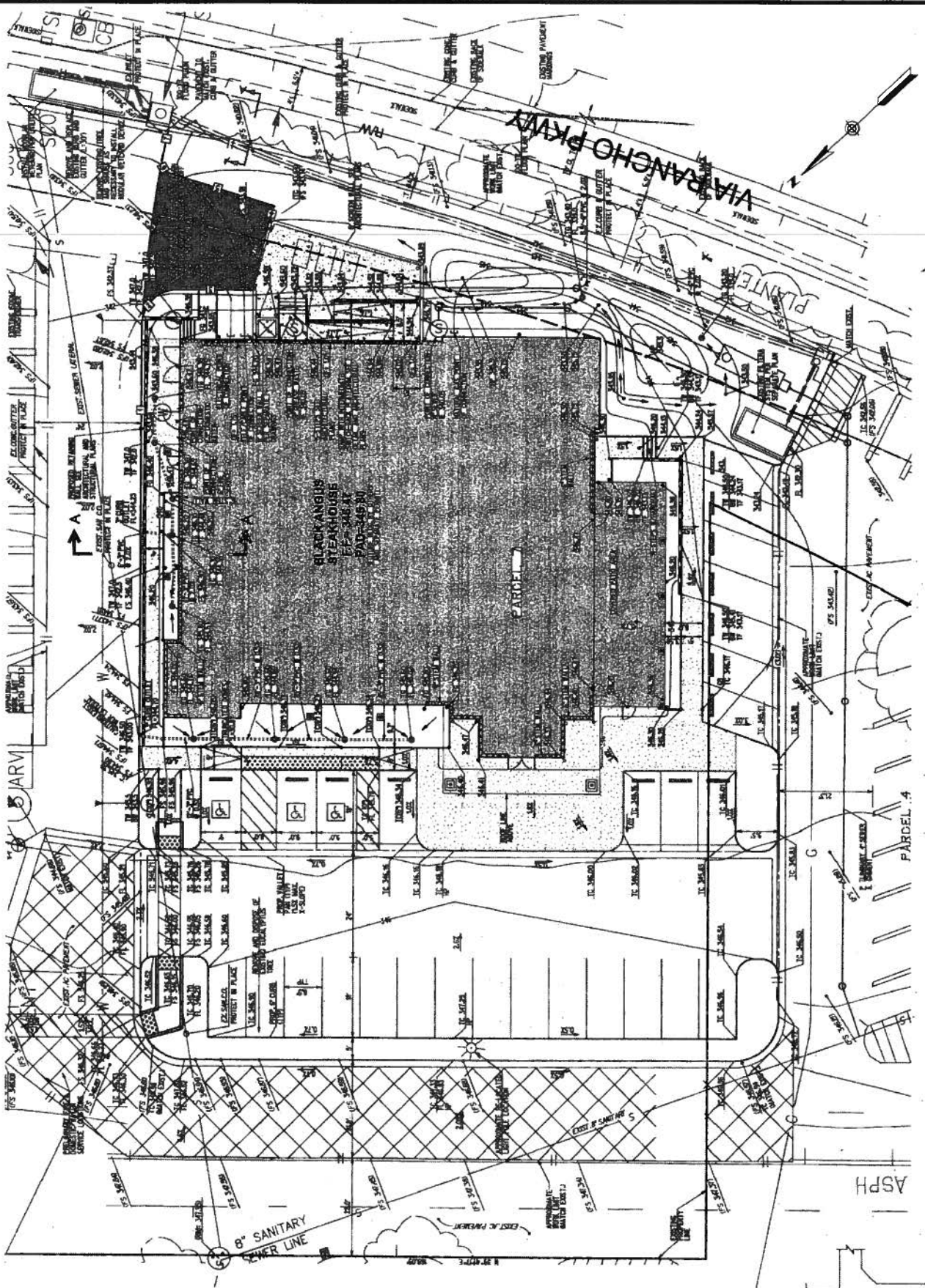
SITE PLAN



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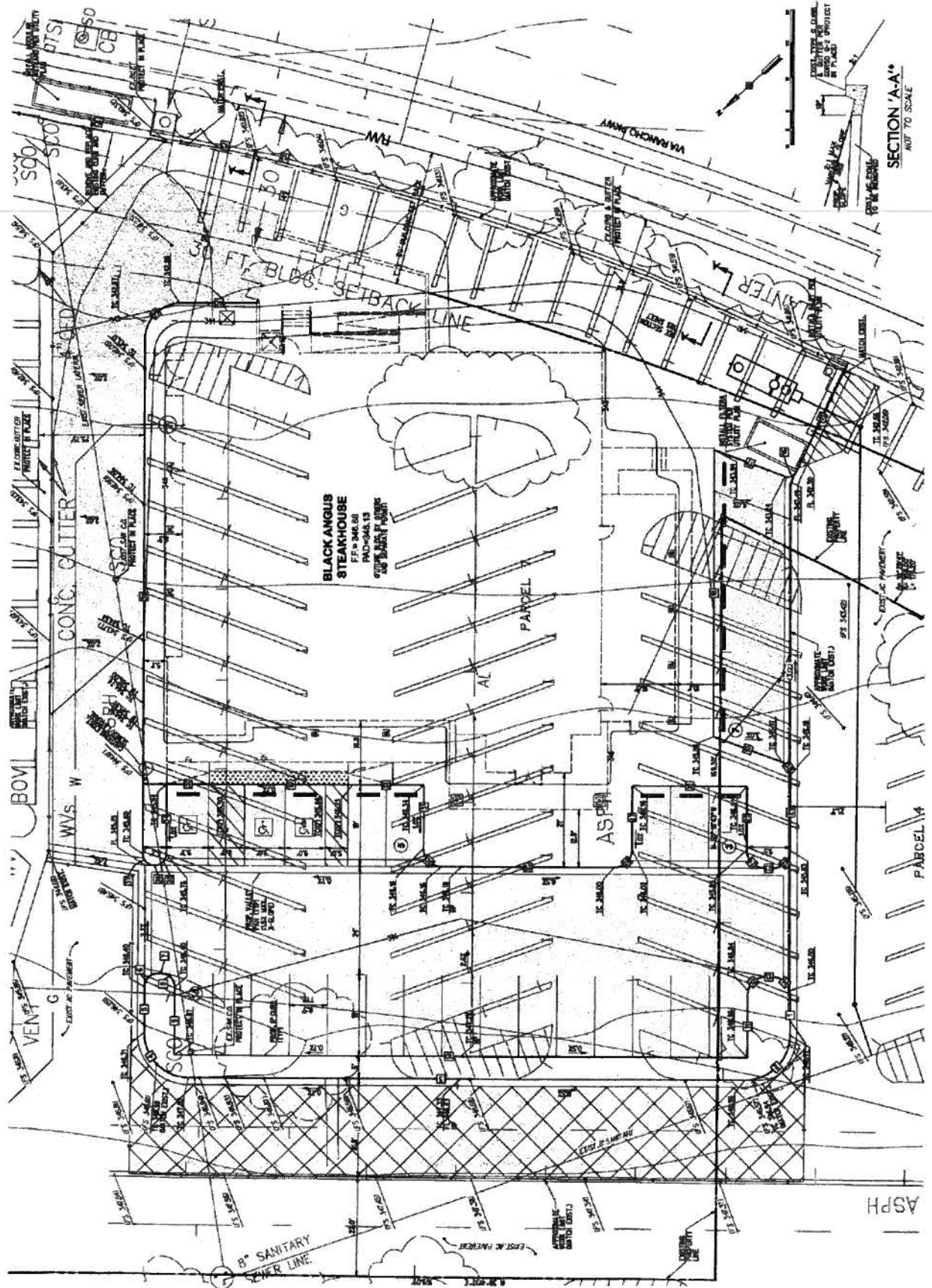
SITE PLAN



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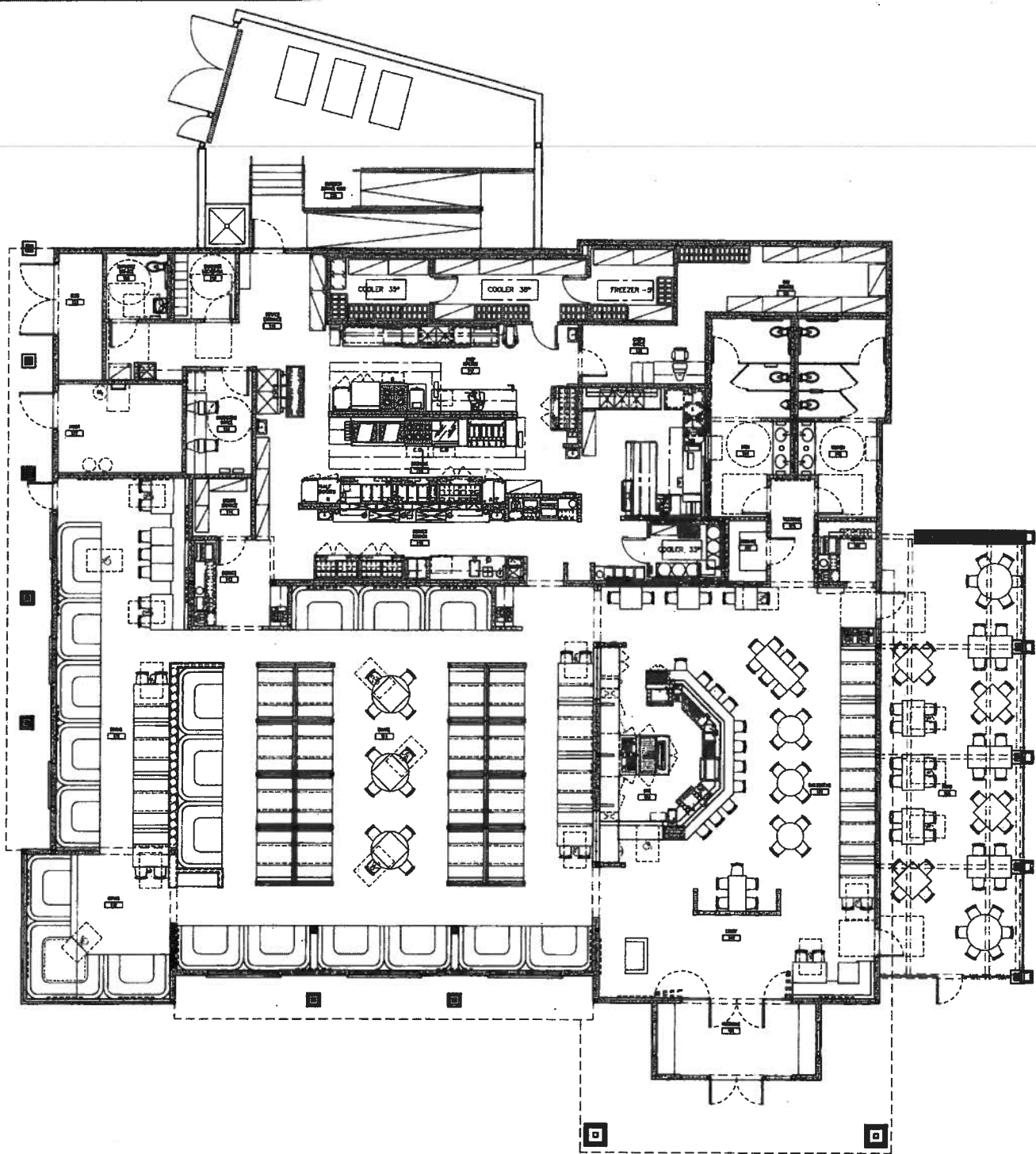
GRADING PLAN



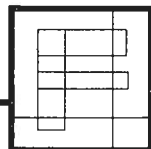
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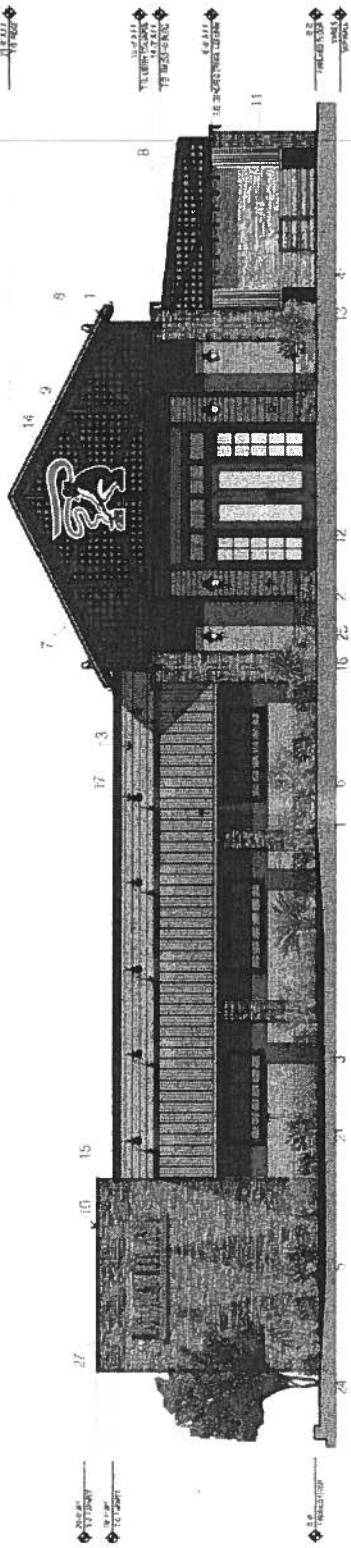
GRADING PLAN



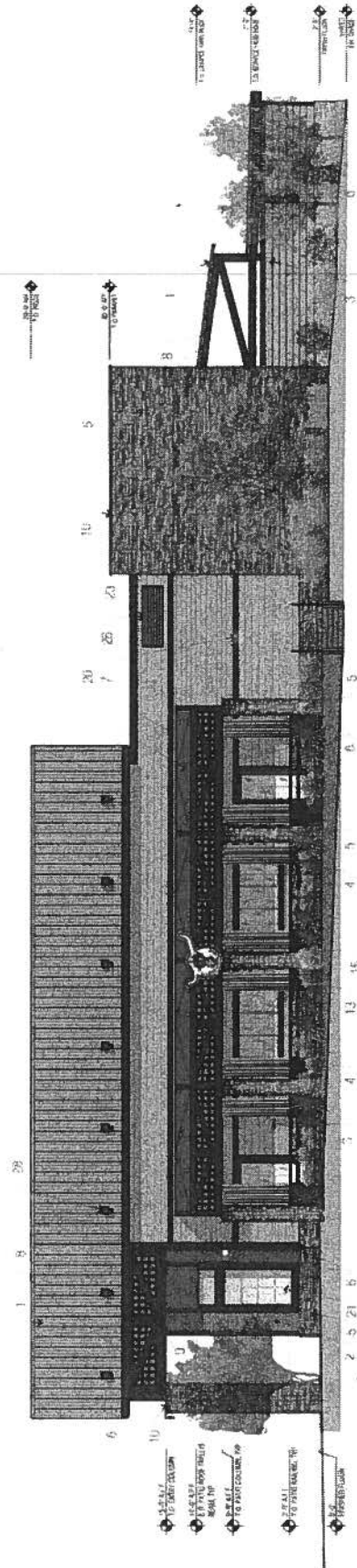
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FLOOR PLAN



WEST (ENTRY) ELEVATION

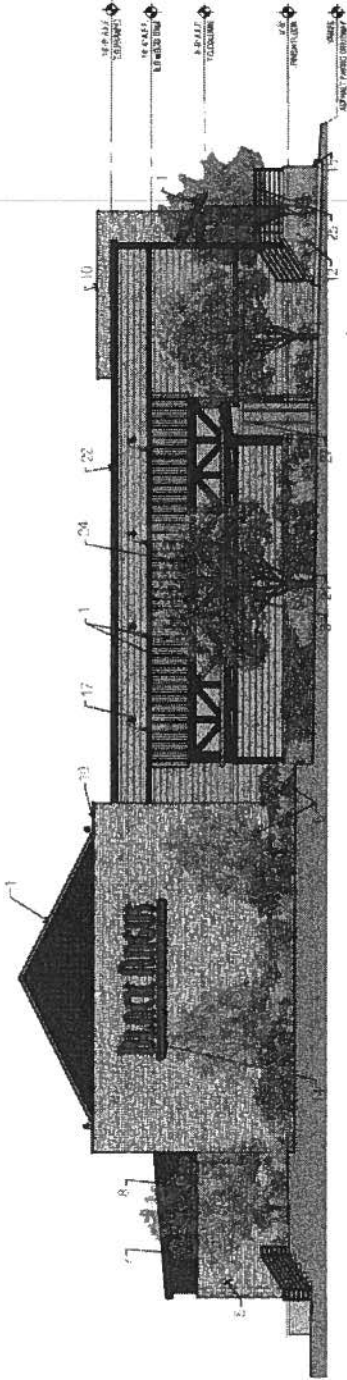


SOUTH (PATIO) ELEVATION

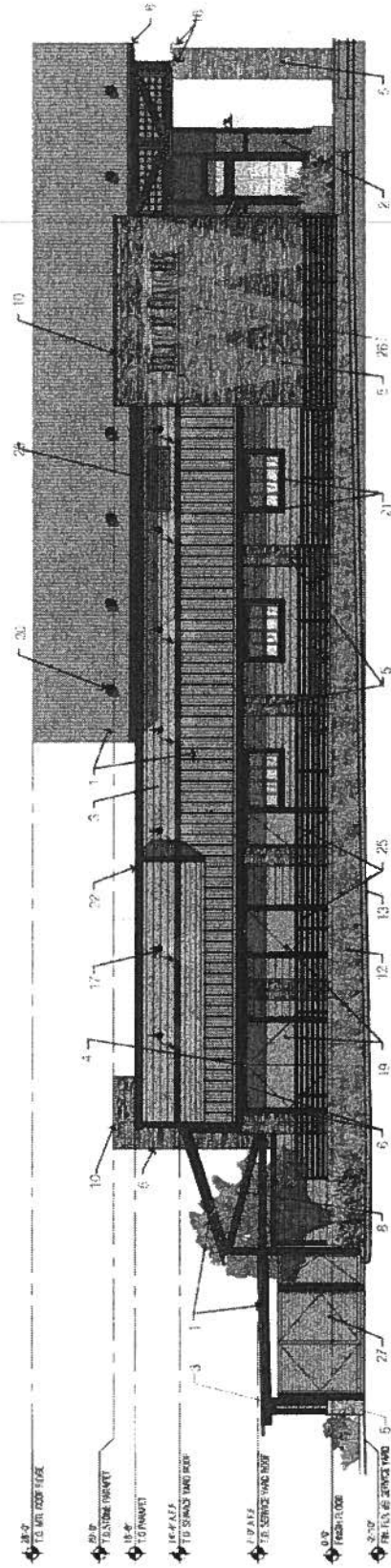
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ELEVATIONS



EAST ELEVATION (AS SEEN FROM VIA RANCHO PARKWAY)

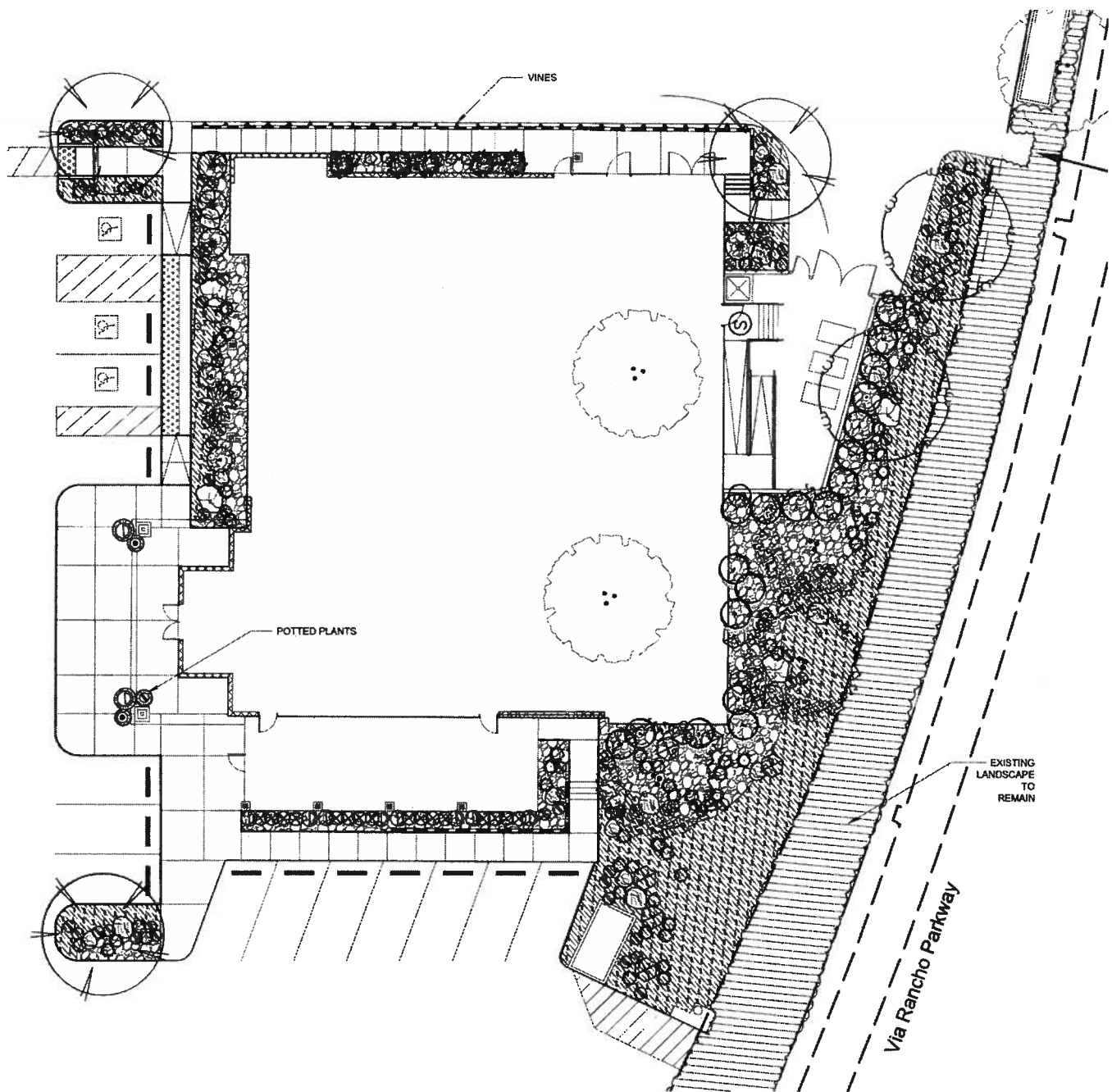


NORTH ELEVATION (AS SHOWN FROM ON-THE-BORDER)

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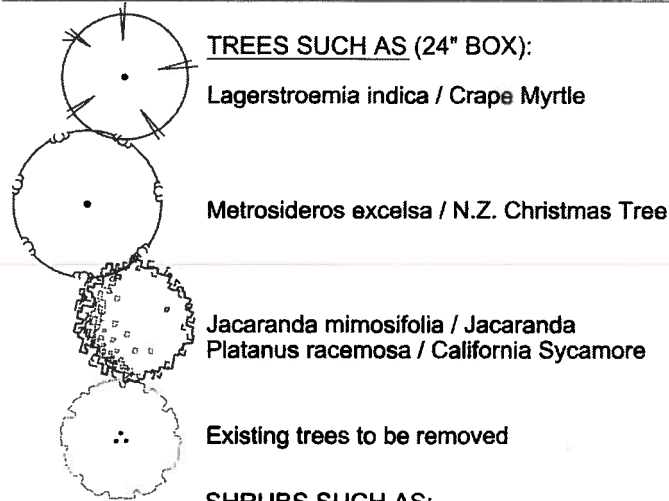
ELEVATIONS



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PLANT LEGEND (PROPOSED)



TREES SUCH AS (24" BOX):

Lagerstroemia indica / Crape Myrtle

Metrosideros excelsa / N.Z. Christmas Tree

Jacaranda mimosifolia / Jacaranda
Platanus racemosa / California Sycamore

Existing trees to be removed

SHRUBS SUCH AS:

⊙ *Pittosporum tenuifolium* / Black Stem Pittosporum

⊙ *Aeonium subburs* / NCN
Senecio & *Sedum* spcs.

⊙ *Aeonium* a. 'Zwartkop' / NCN

✳ *Cycas revoluta* / Sago Palm

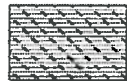
⊙ *Cordyline* a. 'Southern Splend' / NCN

⊙ *Anigozanthos flavidus* / Kangaroo Paw
Hemerocallis / Daylilly

⊙ *Phormium* 'Sundowner' / Flax

⊕ *Nandina* 'Gulfstream' / Nandina

⊙ *Furcracea* 'Mediopicta' / NCN

 *Carex divulsa* / Berkeley Sedge
Dymondia margaretae / Dymondia

⊙ *Leymus condensatus* / Blue Oat Grass
Muhlenbergia rigens / Deer Grass

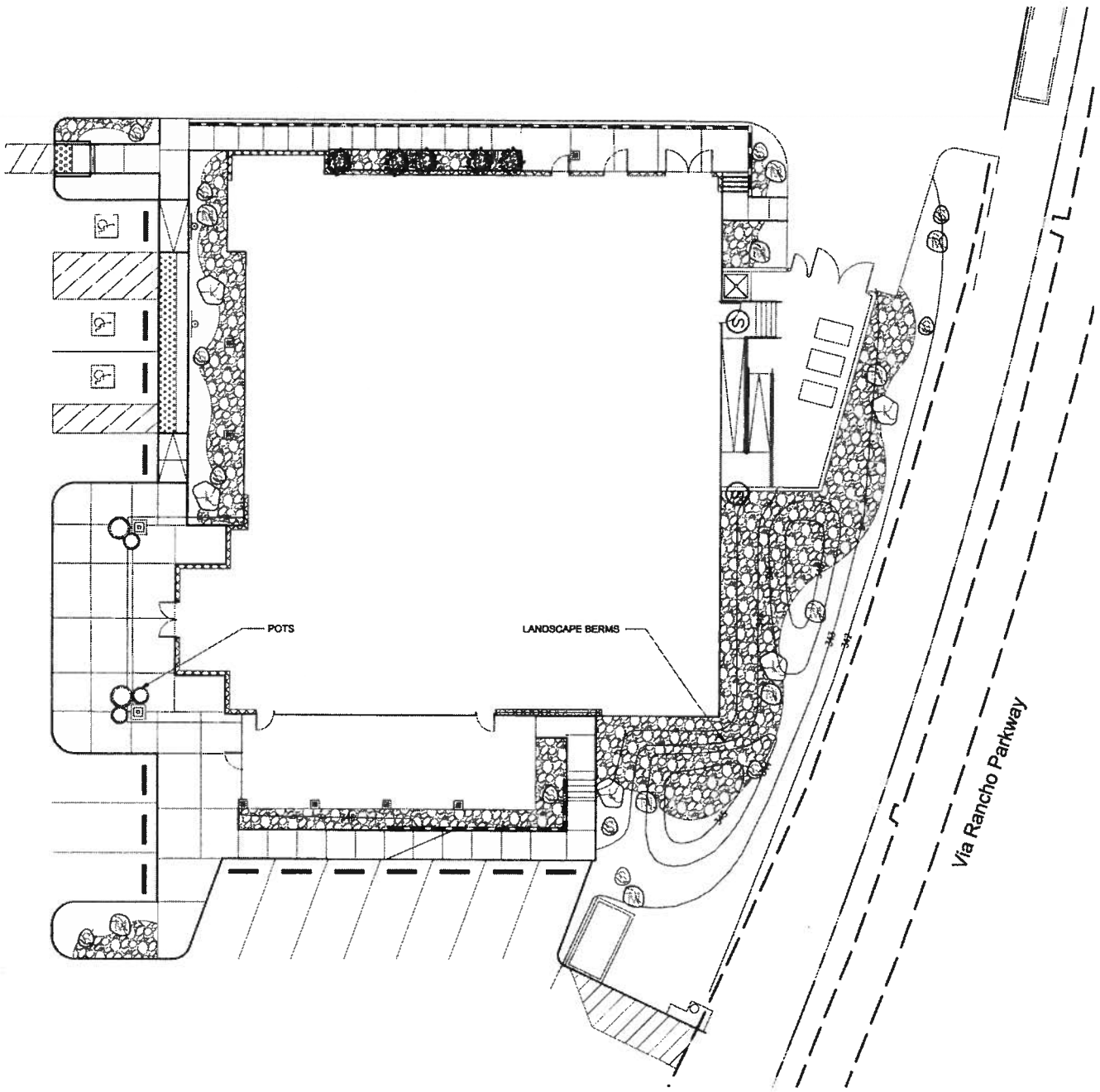
⊙ *Aspidistra elatior* / Cast-Iron Plant

⊙ *Viburnum tinus* 'Variegatum' / *Viburnum* 'Spring Bouquet' /
Pittosporum 'Variegatum' / Variegated Pittosporum

⊙ *Westringia fruticosa* 'Wynyabbie Gem' / Aust. Rosemary
Photinia fraserii / Photinia

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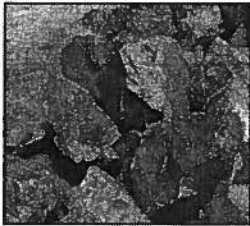
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LANDSCAPE PLAN

LANDSCAPE MATERIALS / FINISH SCHEDULE SUCH AS:

Landscape Boulders



Apache Sunset



4 - 6'



3 - 5'

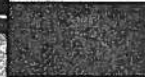


2 - 3'

Raised Planter / Pot



Tourmesol Siteworks: Village Collection, LWC

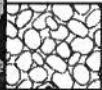


Finish: Terra Cotta

Rock Cobble



2-6"



2 - 6"

Concrete Flatwork



Natural Grey, see civil plans for staking typ.

Flagstone Steppers

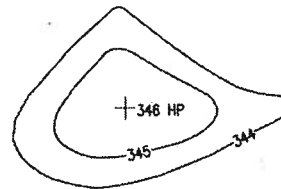


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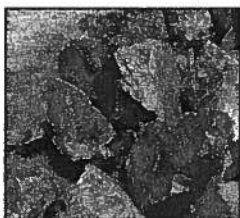
2 - 3'

Landscape Berms Typ.



LANDSCAPE MATERIALS SUCH AS:

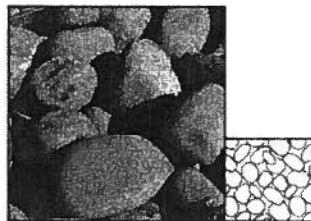
Boulders



Apache Sunset



Rock Cobble



2-6"



Raised Planter / Pot



Tourmesol Siteworks: Village Collection, LWC



Finish: Terra Cotta

**PROPOSED PROJECT
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LANDSCAPE PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: OS-P (Open Space - Park) / Kit Carson Park is located north of the Westfield Shoppingtown mall complex. The shopping center is separated from adjacent uses to the north by a loop road (Beethoven Drive) which runs along the perimeter of the project.

SOUTH: PD-C, SP and City of San Diego zoning (Planned Development Commercial and Specific Plan) / A variety of commercial uses and open space areas are located south of the mall. Open space and a golf course driving range are located south of the project site on the southern side of Via Rancho Parkway. The restaurant building would be setback approximately 30 feet from the Via Rancho Parkway right-of-way and the rear of restaurant building and service area will orient towards Via Rancho Parkway. The parkway along Via Rancho Parkway is landscaped with a combination of groundcover, low and medium-height shrubs, and mature trees. The restaurant pad would be located approximately 4 to 5 feet higher than the adjacent roadway.

EAST: PD-R, SP and OS-P zoning (Planned Development Residential, Specific Plan and Open Space-Park) A golf course, open space and single-family residential development are located east of the shopping center across Via Rancho Parkway/Bear Valley Parkway. The nearest residence is located approximately 1000+ feet to the east.

WEST: SP and Interstate 15 (Specific Plan) / The mall parking lot and main mall facility is located immediately west of the restaurant pad. Interstate 15 is located further to the west and runs along the western boundary of the mall.

B. ENVIRONMENTAL STATUS

The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301(e), Class 1, "Existing Facilities and Additions." CEQA provides an exemption for additions to existing structures provided that the addition will not result in an increase of more than 10,000 SF if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The previously approved modification to the Master and Precise Development Plan approved an additional outpad for a restaurant on the subject site. The Engineering Department indicated that all public utilities and services are available to serve the project, and the new restaurant would not adversely impact the level-of-service on the adjacent roadways and intersections. The removal of any mature trees would be replaced in conformance with the City's Landscape Ordinance. In staff's opinion, the proposed Precise Development Plan for the development of the Black Angus restaurant would not have a significant impact to the environment. All project related issues remain resolved through compliance with code requirements, project design and the recommended conditions of approval.

C. CONFORMANCE WITH CITY POLICY

General Plan

The General Plan identifies the project site as an 83-acre shopping mall anchored by large department stores and other diverse general commercial uses, including restaurants. Development of a restaurant 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 goals and policies 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.

D. PROJECT ANALYSIS

Appropriateness of the Proposed Design for Black Angus – The proposed Black Angus restaurant would be situated on an approved outpad and would be compatible with the design theme of the mall complex that generally utilizes a common theme reflected in the use of similar forms, color, landscaping and sloped standing seam metal roof elements, while still allowing for individually designed outbuildings to suit the needs of the various owners. The recently modified Master Development Plan calls for natural earth tones for the main mall building complex ranging from beige to brown, with several accent colors. The proposed Black Angus restaurant would utilize a similar earth tone color palate with simulated wooden exterior, heavy wooden beam elements and stacked stone exterior materials. The southwestern theme and landscape palate also would complement the southwestern theme of the adjacent On the Border restaurant.

The restaurant would be located adjacent to a circulation element roadway (Via Rancho Parkway) to provide the appropriate visibility, access, internal circulation patterns, and convenience desired by the applicant. The orientation of the Black Angus restaurant would be similar to the adjacent On the Boarder restaurant with the front (main entry) facing inward towards the mall and the rear (service area) facing Via Rancho Parkway. The service, trash and storage areas would be located within enclosed structures and a variety of architectural elements incorporated into the building and service area to eliminate any potential visual impacts from Via Rancho Parkway. All elevations of the structure contain appropriate architectural relief, varied rooflines, a mixture of colors and textures, and landscaping. The outdoor seating area would orient towards the southwest, and would be surrounded with a low decorative wall with a retractable fabric roof and decorative fabric adjustable wall drapes/screens that can be utilized to address weather conditions.

Signage and Lighting – The proposed wall signage for the project (approx. 186 SF) would be in conformance with the Master Sign Program for outpads at the mall, which calls for individual channel letters for main building signage and also allows individual logos (up to a maximum of 200 SF of exterior wall signage). The overall size of the individual signs also would be in scale with the size of the building and individual wall planes. A variety of exterior lighting is proposed consisting of decorative entry wall sconces, uplighting to highlight the copper finish metal roof, and accent uplighting of some of the stone-clad walls. The main entry also would utilize an LED lighting element to project several soft hues behind the lattice gable roof feature.

Appropriateness of Available Parking for the new Black Angus Restaurant and existing On the Border Restaurant - Development of the new restaurant would remove 49 spaces, which was anticipated as part of the previous Master and Precise Plan approval for the new restaurant outpad and to allow an increase in overall square footage for the mall. Parking spaces throughout the mall also was increased from 5,640 spaces to 5,775 when the “duck pond” area was replaced with new parking spaces. The parking ratio for the mall also was changed from 4.6 spaces per 1,000 SF to 4.0 spaces per 1,000 SF, which would require a minimum of 5,118 parking spaces. Therefore, there are more than sufficient parking spaces to support the mix of land uses at the mall and the new restaurant.

The owner of the adjacent On the Border restaurant (Brett Almquist) expressed concern the new restaurant would remove convenient parking adjacent to his restaurant, and the proposed drive-aisle between the two restaurants would affect deliveries to his service area. There would be 87 parking spaces within the On the Border site to directly serve the restaurant. In order to address the removal of existing parking in close proximity to the On the Border restaurant, Westfield currently is modifying the parking area immediately northwest of the restaurant to make the parking lot on the northwestern side of the drive aisle more assessable to both restaurants, which includes upgraded paths of travel/sidewalks, four-way stop and enhanced pedestrian crossing of the driveway intersection. The shared drive aisle would provide appropriate access to serve the delivery/service areas for both restaurants. Smaller delivery trucks would be able to turn around within this area, but larger semi-tractor type delivery trucks would need to back into the delivery area.

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 (approx. 1,279,485 SF of gross leasable area), parking lots and landscaping. The shopping center is comprised of six 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. Building Size:** 7,989 SF building interior space (one story)
800 SF covered outdoor seating area
- 2. Building Height:** Approx 28' to top of ridgeline with varied parapet rooflines ranging from 18'-7" to 20'
- 3. Materials/Colors:** Cement fiber lap board siding (light tan main body and medium tan main entry area) with dark brown wooden horizontal building and window trim elements; stacked stone veneer cladding on various walls and columns including some wainscot elements around building (light tans); metal roof with copper finish; rough sawn wood trusses at main entry and service yard structure (dark brown) with steel bracket plates at main entry; wood lattice elements used at main entry and at outdoor seating (dark brown); metal guardrails at stairs and along northern elevation service walkway/retaining wall; wrought-iron railing around outdoor seating area; red fabric retractable awning over outdoor seating area; exterior bar terrace drapes around outdoor seating area (tan at upper panels and black at lower panel).
- 4. Accent Lighting:** Accent lighting around building consisting of decorative wall sconces at main entry vestibule, curved down light fixtures at secondary metal roof elements, uplighting on main roof and uplighting for stone wall along western elevation and at the northern elevation; metal wall sconces on certain stone columns and walls. Under canopy lighting within the outdoor patio area.
- 5. Signage:** Five exterior wall signs consisting of three illuminated red channel letter signs with raceway type sign underneath (primary signs), one large "Cowboy" can-type logo over front entry and one small "Bullseye"; can-type logo along southern/patio elevation (approx. 186 SF total). Approved Master Sign Program for Outpad buildings limits maximum area of 200 SF with one primary sign per elevation – maximum of four. Max. letter height of 3 feet and max. logo height of 6 feet.
- 6. Landscaping:** Ornamental landscape plant palette used around all elevations of the buildings. Decorative paving at main eastern entry and within outdoor seating area.
- 7. Mechanical:** Mechanical/HVAC equipment located on roof of building and screened by parapet walls.
- 8. Trash:** Trash enclosure and service area located within enclosed and covered service area along southern elevation of the building.

EXHIBIT "A"

FINDINGS OF FACT PHG 13-0031 Black Angus Restaurant

Precise Development Plan

1. The proposed Precise Development Plan to construct a new Black Angus restaurant on an approved outpad site (City File No. PHG12-0005) within the parking lot of Westfield Shoppingtown North County would be in conformance with the General Plan which identifies the project site as an 83-acre shopping mall anchored by large department stores and other diverse general commercial uses, including restaurants. Development of restaurants 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 goals and policies 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; maintain the City's fiscal stability; and are aesthetically superior. The proposed restaurant would incorporate a low profile, single-story design with landscaping to be compatible with surrounding commercial and park uses. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets 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 and would not cause deterioration of bordering land uses since the site is zoned for commercial development and is developed with an approximately 1.5 million SF regional shopping mall. The previously approved modification to the Master Development Plan for Westfield approved the development of a restaurant on the outpad site. Adequate parking, circulation, utilities and access would be provided for the new restaurant. The proposed restaurant building would be compatible with the design of the mall and adjacent On the Border restaurant with the use of its single-story low profile; use of natural earth-tone colors and natural materials; and high quality design and landscaping, as discussed in the Analysis Section of the staff report.
3. 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 loss of any mature trees would be replaced with specimen sized trees in conformance with the City's Landscape Ordinance.
4. 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.
5. The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301(e), Class 1, "Existing Facilities and Additions." CEQA provides an exemption for additions to existing structures provided that the addition will not result in an increase of more than 10,000 SF if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The previously approved modification to the Master and Precise Development Plan approved an additional outpad for a restaurant on the subject site. The Engineering Department indicated that all public utilities and services are available to serve the project, and the new restaurant would not adversely impact the level-of-service on the adjacent roadways and intersections. The removal of any mature trees would be replaced in conformance with the City's Landscape Ordinance. In staff's opinion, the proposed Precise Development Plan for the development of the Black Angus Restaurant would not have a significant impact to the environment. All project related issues remain resolved through compliance with code requirements, project design and the recommended conditions of approval.

EXHIBIT "B"

CONDITIONS OF APPROVAL

PHG 13-0031

Black Angus Restaurant

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. 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.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
5. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division. The rooftop lighting shall be low intensity rather than bright security type lighting. This shall be demonstrated on the building plans.
6. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.
7. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47) and the Master Sign Plan for Westfield regarding Pad Building Signage Guidelines (Section II, Sheet No. 9). A separate sign permit will be required for project signage. Westfield shall approve the final sign program for the project prior to the issuance of sign and building permits for the proposed signs.
8. All trash enclosures must be designed and installed per City standards and in coordination with Engineering Department storm water control requirements.
9. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Community Development. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment. Any ground-mounted equipment should be located to avoid conflicts with pedestrian circulation and access, as well as to screen the equipment from view as much as possible. The rooftop equipment shall be painted to blend with the roof and color of the building, if determined necessary by the Planning Division.
10. All project generated noise shall conform with the City's Noise Ordinance (Ordinance 90-08).

11. 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. This shall be noted on the final site plans and building plans. Accessible path(s) of travel also shall be identified on the building plans.
12. The sale and service of alcoholic beverages in conjunction with the operation of the facility shall be subject to the review and approval by the Escondido Police Department and Department of Alcoholic Beverage Control (ABC).
13. The outpad site shall be restricted to restaurant use only.
14. 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.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of Grading or Building permits, and shall be equivalent or superior to the concept plan attached as exhibit(s) to the satisfaction of the Planning Division. 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). The appropriate plan check fee shall be submitted to the Engineering Division with the submittal of the landscape and irrigation plans. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. The landscaping plan shall include specimen sized evergreen trees, to the satisfaction of the Planning Division. Root barriers shall be provided in accordance with the Landscape Ordinance. An appropriate mix of shrubs and trees shall be incorporated around the service area to screening, and also to enhance the architecture where necessary. Appropriate screening shrubs and trees shall be replaced around the new wetland modular device, and to replace the removal of any existing trees.
3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. Prior to occupancy 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.
5. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

ENGINEERING CONDITIONS OF APPROVAL

PHG13-0031

Black Angus

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 City Engineer.
2. The developer may be responsible for an overlay of the access road due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
3. An Encroachment Permit shall be obtained from the Engineering Department for all work within the public utility and City property. Contact the Engineering Field Office at 760 839-4664 to arrange for the Encroachment Permit and inspections, and noted on the plans.
4. The developer will be required to provide a detailed detour and traffic control plan for all construction within the access road, to the satisfaction of the Traffic Engineer and the Field Engineer. The traffic control plan shall be approved prior to the issuance of an Encroachment Permit for construction within the City property.
5. Pedestrian 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.

GRADING AND DRAINAGE

1. A site grading and erosion control plan by a Registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The project shall conform with the City of Escondido's Storm Water Management Requirements. Both Construction BMPs and Permanent Treatment BMPs shall be provided for the project. The site grading and erosion control plan will not be forwarded from the Building Department, but shall be submitted separately to the Engineering Department.
2. Erosion control, including riprap, interim sloping planting, gravel bags, 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 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.
4. 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.

5. 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.
6. The on-site trash enclosure shall drain toward the landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
7. After the approval of the site grading and erosion control plan, and prior to the start of construction of the grading and street improvements, the developer shall be required to sign a Storm Water Management Plan form, and then obtain a Grading Permit and Encroachment Permit from the Engineering Field Office.
8. A Water Quality Technical Report shall be prepared for the project in accordance with the City's Storm Water Management Requirements. Water Quality Technical Report shall include post construction storm water treatment measures and maintenance requirements.
9. Downspouts of the building shall be directed to landscaping to allow the infiltration of runoff into the ground. Where feasible, runoff from the hardscape areas shall be directed to landscaped areas to allow infiltration into the ground or to an approved storm water treatment facility.
10. The developer / leaseholder will be required to sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

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.

UTILITIES (WATER SUPPLY / SEWER)

1. Fire hydrants and/or fire service lines 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 Public Works Director and Director of Utilities.
2. The existing fire hydrants shall be removed and replaced with an industrial type fire hydrant per City of Escondido Standard Drawing No. W-3-E as required by the Fire Marshal and to the satisfaction of the City Engineer.
3. A public water main extension is required to provide water service and/or fire protection. Construction of the water main shall be in accordance with the Standards and Specifications of the City of Escondido.
4. Any development whose wastewater discharge may contain pollutants not normally found in domestic wastewater, or concentrations of waste in excess of those normally found in domestic wastewater, shall require a wastewater discharge permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to or contributing to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the system. The Wastewater Discharge permit may require monitoring, mitigation, or alternate disposal methods.

5. Sewer laterals shall be six (6) inch PVC minimum with a standard clean-out within twenty feet of the main per standard drawing S-2-E and at all angle points, and shall be designed and constructed per the current UPC.
6. No trees or deep rooted bushes shall be planted within ten (10) feet of the public water and sewer mains, and the water and sewer service.

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 grading 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 and plan check 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: Deputy County Clerk
 P.O. Box 121750
 San Diego, CA 92112-1750

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

Project Title/Case No.: Precise Development Plan for Black Angus Restaurant (Case No. PHG 13-0031)

Project Location - Specific: Westfield North County generally located on the northern side of Via Rancho Parkway, east of Interstate 15, addressed as 200 E. Via Rancho Parkway.

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

Description of Project: Black Angus Restaurant has submitted a Precise Development Plan to develop a 7,989 SF freestanding restaurant (with a bar and outdoor seating) on an outpad site within the parking lot of the Westfield North County shopping center adjacent to the existing "On the Border" restaurant.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name EWH Escondido Associates (Kim Brewer) Telephone (310) 478-4456
 Address 2049 Century Park E, 41st Floor, Los Angeles, CA 90067

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

Exempt Status: Categorical Exemption. Section 15301(e), Class1, "Existing Facilities and Additions."

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 because CEQA provides an exemption for additions to existing structures provided that the addition will not result in an increase of more than 10,000 SF if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The previously approved modification to the Master and Precise Development Plan for Westfield (City File No. PHG 12-0005) approved an additional outpad for a restaurant on the subject site. The Engineering Department indicated that all public utilities and services are available to serve the project, and the new restaurant would not adversely impact the level-of-service on the adjacent roadways and intersections. The removal of any mature trees would be replaced in conformance with the City's Landscape Ordinance. All project related issues remain resolved through compliance with code requirements, project design and the recommended conditions of approval.
2. The project site is not in an area that is environmentally sensitive.

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

Signature:  December 5, 2013
 Jay Paul, Associate Planner Date

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