AGENDA

PLANNING COMMISSION

201 North Broadway
City Hall Council Chambers

7:00 p.m.

April 23, 2019

A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 04/09/19

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

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

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

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

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

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

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

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

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

1. **Future Neighborhood Meetings**

F. **ORAL COMMUNICATIONS:**

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

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

G. **PUBLIC HEARINGS:**

*Please try to limit your testimony to 3 minutes.*

1. **ESCONDIDO RESEARCH AND TECHNOLOGY CENTER SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT - PHG 18-0041, PHG 18-0042 AND ENV 18-0007:**

REQUEST: An Amendment to the Escondido Research and Technology Center (ERTC) Specific Plan to allow temporary parking facilities as a conditionally permitted use, and a Conditional Use Permit (CUP) to allow a 727 space temporary parking facility in Planning Area 8 of the ERTC Specific Plan. The proposed Specific Plan Amendment would enable the review and consideration of the requested CUP, and would allow development of additional temporary parking lots within the ERTC Specific Plan in the future, subject to the issuance of a CUP. The proposal also includes the adoption of the Environmental review for the project.

PROPERTY SIZE AND LOCATION: The proposed ERTC Specific Plan Amendment (SPA) would affect all planning areas in the specific plan. The proposed temporary parking facility would be located on 8.84-acres on the east side of Citracado Parkway, and north of S. Andreasan Drive, (APNs 232-592-02, 03, 04, 05, 06 & 17).

ENVIRONMENTAL STATUS: The Specific Plan Amendment is consistent with the Environmental Impact Report (EIR) (SCH No. 20001121065) that was prepared for the ERTC Specific Plan and certified by the City Council in November 2002. The proposed temporary parking facility is categorically exempt from further review under the California Environmental Quality Act (CEQA), in conformance with section 15162, “Use of Previous EIR.”

APPLICANT: JRMC Real Estate

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:
H. CURRENT BUSINESS:

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

I. ORAL COMMUNICATIONS:

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

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

J. PLANNING COMMISSIONERS

K. ADJOURNMENT
CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

March 26, 2019 April 9, 2019

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

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

Commissioners absent: None.

Staff present: Bill Martin, Director of Community Development; Owen Tunnell, Principal Engineer; Adam Phillips, Senior Deputy City Attorney; Peggy Chapin, Contract Planner; Jay Paul, Senior Planner; Adam Finestone, Principal Planner; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Watson, seconded by Commissioner Cohen to approve the Action Minutes of the March 26, 2019 meeting. Motion carried unanimously (7-0-0)

WRITTEN COMMUNICATIONS: – Received.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.
PUBLIC HEARINGS:

1. DOWNTOWN SPECIFIC PLAN AMENDMENT TO ALLOW DENSITY TRANSFER CREDITS WITHIN THE DOWNTOWN SPECIFIC PLAN AREA – PHG 17-0024 (Continued from March 26, 2019):

REQUEST: A proposed amendment to the Downtown Specific Plan (DSP) to create a Density Transfer Program that would enable the City to transfer residential density from undeveloped or underutilized properties (sending areas) to developing properties (receiving areas) within the DSP. The overall amount of permitted residential development within the DSP would remain unchanged at a maximum of 5,275 dwelling units previously established in the General Plan. The proposal also includes the adoption of an addendum to the previously certified Environmental Impact Report for the 2012 General Plan and Downtown Specific Plan Update.

PROPERTY SIZE AND LOCATION: Approximately 475 acres extending from I-15 and West Valley Parkway to Palomar Hospital Downtown, between Washington and Fifth Avenues.

ENVIRONMENTAL STATUS: Addendum to the Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Final Environmental Impact Report for the Proposed Density Transfer Program was prepared for the DSP Amendment by Harris & Associates, March 1, 2019.

COMMISSIONER DISCLOSURE: Commissioner Romo shared that he is a board member of the Chamber of Commerce. Commissioner Romo stated that he did not participate in recent conversations by the Chamber of Commerce regarding the Density Transfer Program, and that the Board’s discussion of the Density Transfer Program did not influence his decision as a Commissioner.

Director of Community Development Bill Martin shared staff’s recent public outreach efforts regarding the Density Transfer Program including a flyer, posted on the City of Escondido website, and a presentation at an “open house” workshop on April 8, 2019. Bill Martin also apologized for mischaracterizing the Old Escondido Neighborhood comments and explained why comments from the Historic Preservation Commission meeting were not included in the original staff report.
PUBLIC SPEAKERS:

Alex McLachlan, Downtown Business Association (DBA), spoke in support of project.

Todd Stevens, Grand Avenue business owner spoke in support of project.

Dan Forester, Downtown Business Association (DBA) and Grand Avenue business owner spoke in support of project.

Diana Gil, Filippi’s Pizza Grotto, spoke in opposition to the project voicing concerns about downtown parking.

Carol Rea, Historic Preservation Committee (HPC), spoke in opposition to the project stating it will destroy the character of downtown.

Tom Stamos, Chamber of Commerce board member, expressed support for the project.

Maya Rosas, Circulate San Diego Policy Director, spoke in favor of project.

Nicole Purvis, Historic Preservation Commission (HPC), voiced her opposition to the project.

Patricia Borchmann, spoke in opposition to the project but appreciated staff and Commission’s efforts to increase public participation.

Lisa Walker, voiced concern about the project and asked Commissioners to ask for conditions if approved.

COMMISSIONER DISCUSSION AND QUESTIONS

The Commissioners discussed the various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Romo to approve the staff’s recommendation. Motion carried (6-1-0) Ayes: Cohen, Garcia, McNair, Romo, Watson and Weiler. Noes: Spann.
2. MODIFICATION TO A MASTER DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT – PHG 19-0003:

REQUEST: A Modification to a previously approved Master Development Plan and a Conditional Use Permit to allow for the installation of a drive-through lane for an existing out-pad building within the Felicita Town Center. A reduction in the amount of parking spaces required for the commercial center is requested in order to support the drive-through lane, landscape features, and construction of a new trash enclosure. A request to encroach into the required 10-foot street-side setback also is requested for a proposed architectural feature that would provide a cover over the drive-through pick-up window area.

PROPERTY SIZE AND LOCATION: The approximately 11.2-acre commercial center generally is located towards the southwestern corner of the intersection of South Centre City Parkway and Felicita Avenue, addressed as 1831 Centre City Parkway, in the City of Escondido, County of San Diego, California.

ENVIRONMENTAL STATUS: The Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301/Class 1 “Existing Facilities” for additions to existing structures; and Section 15311, Class 11 “Accessory Structures” for the installation of accessory structures (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited small parking lots, on-premise signs, fencing, etc.

Moved by Commissioner Watson, seconded by Commissioner Cohen to approve staff’s recommendation with the revision to Engineering Condition No. 10 and authorized issuance of the CEQA Notice of Exemption. Motion carried unanimously. (7-0-0)

ADJOURNMENT:

Chair Spann adjourned the meeting at 8:18 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, April 23, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.

Note: There is no audio available for this meeting due to technical difficulties.
## Agenda Item No.: G.1
Date: April 23, 2019

<table>
<thead>
<tr>
<th>PROJECT NUMBER / NAME:</th>
<th>PHG 18-0041, PHG 18-0042 &amp; ENV 18-0007 / Specific Plan Amendment and Conditional Use Permit</th>
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<tbody>
<tr>
<td>REQUEST:</td>
<td>An Amendment to the Escondido Research and Technology Center (ERTC) Specific Plan to allow temporary parking facilities as a conditionally permitted use, and a Conditional Use Permit (CUP) to allow a 727 space temporary parking facility in Planning Area 8 of the ERTC Specific Plan. The proposed Specific Plan Amendment would enable the review and consideration of the requested CUP, and would allow development of additional temporary parking lots within the ERTC Specific Plan in the future, subject to the issuance of a CUP.</td>
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| LOCATION:             | Properties in the ERTC SP                                                                                                                                 |
| APN / APNS:           | 232-592-02, 03, 04, 05, 06 & 232-592-17                                                                                                                   |
| GENERAL PLAN / ZONING:| SPA 8 / S-P                                                                                                                                               |
| APPLICANT:            | JRMC Real Estate, Inc.                                                                                                                                     |
| PRIMARY REPRESENTATIVE:| Mr. John Gerritsen (Masson & Associates)                                                                                                               |

| DISCRETIONARY ACTIONS REQUESTED: | Specific Plan Amendment and Conditional Use Permit. |
| PROJECT PLANNER:                | Darren Parker, Associate Planner dparker@escondido.org |
| CEQA RECOMMENDATION:            | Exempt (CEQA Guidelines Section 15162, “Use of Previous EIR). |
| STAFF RECOMMENDATION:           | Recommend the Planning Commission approve the proposed Specific Plan Amendment and CUP as set forth in this staff report and described in Exhibit “B.” |
| REQUESTED ACTION:               | Approve Planning Commission Resolution No. 2019-08 |

| CITY COUNCIL HEARING REQUIRED: | ☒ YES  □ NO |
| REPORT APPROVALS:              | ☒ Bill Martin, Community Development Director  ☒ Mike Strong, Assistant Planning Director |
A. BACKGROUND:

The Escondido Research and Technology Center (ERTC) was adopted in 2002. The ERTC Specific Plan encompasses a total of approximately 186-acres, which is designated into eight (8) Planning Areas. The ERTC Specific Plan originally envisioned to be developed as a comprehensively planned business park with a variety of industrial park type uses with an open campus type feel between the individual lots, planning areas, and a visual and aesthetic coherence throughout the project. Although the Specific Plan is intended to allow flexibility in accommodation of planning area uses in order to effectively respond to changing market and user demand to be viable in the long term, the plan has been amended over the years with specific design criteria to allow the development of a large power plant (SDG&E), regional hospital and medical complex (Palomar Health), and large brewery and restaurant (Stone Brewery).

The “new” Palomar Health Hospital was constructed in 2012 to replace the existing Palomar Health Hospital located near downtown Escondido, and parking for the hospital currently is provided in existing improved parking areas on the Hospital Campus, as well as off-site locations south of and east of the site. Additional medical support facilities are planned to be constructed within the Palomar Health Campus and ERTC Business Park to replace the existing downtown facilities. Palomar Health Hospital currently meets the required parking standards in Planning Area 4 of the Specific Plan (559 spaces required, 870 spaces existing). However, in 2014, Palomar Health and City Planning Division staff determined the existing parking was not adequate to accommodate all of the overall hospital functions and future expansions. At that time an additional four hundred (400) temporary unpaved spaces were created south of the existing hospital parking areas. The facility was later removed two (2) years later to accommodate the construction of Palomar Medical Center No. 1 medical office building (MOB1). These temporary spaces were replaced with five-hundred and eighty-five (585) new temporary parking spaces on Lots 2 – 5 located across from the hospital on the eastern side of Citracado Parkway. Up to this point, centralized shared parking on Lots 2 – 5 has created a “park once, then walk” environment.

New planned medical office buildings and other support facilities will be developed throughout ERTC, which will displace existing and approved temporary parking facilities. Lack of accessible parking can hurt the Hospital Campus; frustrate patients, customers, visitors, and guests; and potentially decrease the quality of life for employees. Due to the importance of parking, new temporary parking facilities are needed during the construction phases of new development. There are two (2) new support medical facilities currently planned and ready for construction, the Palomar Rehabilitation Institute (PRI) and the Crisis Stabilization Unit (CSU) which together will require approximately one hundred and six (106) parking spaces. The project will displace two hundred and eighty-seven (287) existing parking spaces, but there are approximately three hundred and forty-four (344) parking spaces available to support the facility in the recently completed MOB1 parking area. These spaces will remain available to accommodate PRI and CSU parking needs until the tenant improvements are completed within the MOB1 building or new temporary parking is otherwise provided. Parcel 1 within the ERTC received approval from the Zoning Administrator on March 21, 2019 for the construction of a permanent parking lot, which
add 288 parking spaces to the overall mix of designated parking areas. The Parcel 1 parking lot will be used as temporary parking for the existing Palomar Health facility until construction of the previously approved Medical Office Building West (MOB 2) is completed on Parcel 4, at which time the parking lot will become permanent parking for that office building.

As of this writing, additional parking provisions are needed to support the Hospital Campus. Although no deficiency exists in terms of parking code compliance, actual parking demand from Hospital employees, patients, customers, visitors, and guests have demonstrated that the amount of parking provided is insufficient. Although it is anticipated that Palomar Health will construct a parking structure on site to complete the Hospital Campus build-out, a near-term solution is needed to allow the phased development of the Hospital Campus, as well as other off-site, ancillary medical support buildings. At build-out, the parking structure would accommodate up to one thousand nine-hundred (1,900) parking spaces on Parcel 6 located on the southern side of the hospital.

The Planning Division received a joint request from JMRC, LLC (“Applicant”) and Palomar Health to develop a temporary parking facility on Lots 10-15, located in a remote location, towards the southern end of the ERTC planning area. The subject lots are under JRMC ownership and will provide seven-hundred and twenty-seven (727) additional parking spaces. With the recently approved parking lot on Parcel 1 and the proposed temporary parking on Lots 10-15, a total of one thousand fifteen (1,015) parking spaces will be available for use by Hospital employees, patients, customers, visitors, and guests. Not only does this total parking count exceed code standards, it would bring the right number of parking spaces into the available supply. Palomar Health has recently contracted with Ace Parking to develop a parking management strategy that would help facilitate interim parking on both Parcel 1 and Lots 10 – 15. Conditions of approval have been added to ensure that all parking lots are sized to meet every possible situation, as well as the phased completion of the parking structure. Upon completion of the parking structure all temporary parking would not be needed.

B. PROJECT ANALYSIS:

1. Specific Plan Amendment

The proposed ERTC Specific Plan Amendment (SPA), provided as Exhibit “A” to Planning Commission Resolution No. 2019-08, would apply to all planning areas within the Specific Plan, and would add a new land-use category type use to allow temporary parking facilities (as a primary use) subject to the issuance of a discretionary Minor Conditional Use Permit (Minor CUP). The approval authority for certain Minor CUPs is the City’s Zoning Administrator. As proposed, the Specific Plan Amendment would create land use authorization for these uses and provide a mechanism to bring the existing temporary parking facilities into conformity. In consideration of potential concerns about the location or the concern for how temporary parking might transition to permanent parking, the CUP process allows for special conditions to be applied to project approvals, including sun setting provisions to ensure temporary uses remain temporary.
For example, specific language has been added as conditions of approval, related to the Conditional Use Permit (CUP) application (Planning Case No. PHG 18-0042), to address potential long-term/short-term use and operational concerns (attached as Exhibit “E” to Planning Commission Resolution No. 2019-08). The manner in which future temporary parking provisions would be reviewed and considered by the Zoning Administrator, or Planning Commission if so designated, would similarly allow discretion to determine the extent of the temporary use, and exercise prudent planning principles and judgement overall the proposed operational characteristics of the facility. Additional revisions would be made to various sections of the Escondido Research and Technology Center Specific Plan to correspond to the proposed amendment language.

2. Conditional Use Permit

Palomar Health has requested a CUP to construct a temporary parking facility on six (6) undeveloped lots (in an area of the ERTC called “Lots 10-15”) comprising approximately 8.84 acres located towards the southern end of the ERTC Specific Plan. The proposed temporary parking facility would consist of seven hundred and twenty-seven (727) parking spaces, pedestrian shelters, pick-up/drop-off areas, fire access, and landscaping. Site development of the parking lot has been designed to meet City parking and access design standards for circulation, aisle width, parking stall dimensions and striping, sight obstruction standards, required minimum sight distance, graded for proper drainage and treated with an all-weather surface.

Initially, staff expressed some concerns about the proposed, remote location of the facility, in particular the “out-of-way” distance of Lots 10 – 15 from the Hospital Campus. However, in some situations, shuttle buses may allow longer distances between parking facilities and locations. The Owner/Applicant indicated that Lots 10 – 15 would only be utilized only by employees, making the future administration and utilization of this space more likely to be efficient and effective. The use of the site for an interim use seems to be ideal since the use of the subject parcels as a temporary parking facility would not be detrimental to adjacent properties or uses and it is not anticipated to generate potential noise, traffic, or other impacts.

Palomar Health’s employees per shift ranges between four hundred (400) to six hundred (600) and shift change overlap ranges from seventy (70) to one hundred and seventy (170) employees. Currently, many of these employees park their vehicles in an off-site location, known as Lots 2 – 5. However, a new medical office building and associated improvements is scheduled to be constructed on Lots 2-5, starting in Year 2019/2020. In consideration of this future construction, a majority of employee parking areas will be taken offline. Remaining parking spaces are insufficient for employee demand or considered unsatisfactory. Although not every employee arrives by motor vehicle, additional parking opportunities must be provided to accommodate anywhere from four hundred and seventy (470) employee cars to seven hundred and seventy (770) employee cars; and to develop a parking management system to direct users, conveniently, to those facilities. As provided in Exhibit “C” to Planning Commission Resolution No. 2019-08, the proposed temporary parking facility would consist of seven hundred and twenty-seven (727)
parking spaces. Still, without effective parking management, it will not feel like nearly enough parking is available. As walking from Lots 10 – 15 isn’t realistic or desirable, most employees will most likely not voluntarily subject themselves to remote parking arrangements unless it is safe and convenient. For this reason, a rotating shuttle service program would be implemented for the duration of interim period to provide expedient service. Parking attendants or other designees would monitor and enforce the safety of the facility.

As proposed, patients and customers would continue to park on or immediately adjacent to the Hospital Campus in prime locations. Conditions of approval have been proposed to ensure the temporary parking use is compatible with existing and future industrial users within ERTC and that the City is always in a position to exercise some degree of control of the efficiency and effectiveness of the overall parking management program to address spillover parking problems.

3. SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST (FOR THE CONDITIONAL USE PERMIT)

1. Property Size: The Escondido Research and Technology Center Specific Plan encompasses approximately 186 acres. The subject site (Lots 10-15) is approximately 8.84-acres.

2. Existing Zoning: The ERTC Specific Plan contains eight (8) planning areas: PA1, PA2, PA3, PA4, PA5, PA6, PA7 and PA8.

3. Temporary Parking: 727 parking stalls proposed on Lots 10-15, in Planning Area 8 to serve as overflowing parking for employees.

4. Landscaping: Landscaping shall conform to the City’s Landscape Ordinance and the ERTC Specific Plan. Existing slopes and parkways facing Citricado Parkway are already landscaped with trees, shrubs, and groundcover.

C. ENVIRONMENTAL STATUS:

The project activity is consistent with the Environmental Impact Report (EIR) (SCH No. 20001121065) that was prepared for the ERTC Specific Plan and certified by the City Council in November 2002. The proposed temporary parking facility is categorically exempt from further review under the California Environmental Quality Act (CEQA), in conformance with section 15162, “Use of Previous EIR.”
D. **CONCLUSIONS:**

The Planning Commission is the authorized agency for reviewing and granting discretionary approvals related to Conditional Use Permits, and advisory to the City Council for legislative actions such as Specific Plan Amendments. The Planning Commission is being asked to consider the Specific Plan Amendment to allow temporary parking facilities as a conditionally permitted use in all ERTC Planning Areas, along with a Conditional Use Permit (CUP) to allow a seven-hundred and twenty-seven (727) temporary parking facility in Planning Area 8 of the ERTC Specific Plan. No other discretionary permits are requested or required for the proposed scope of work.

The proposed project is consistent with the General Plan, and the project meets all the applicable zoning standards. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets, utilities or public facilities. The project as proposed will not have a significant effect on the environment. The discretionary CUP process would ensure quality development and compatibility with surrounding land uses. Staff recommends that the Planning Commission recommend approval of Planning Case No. PHG18-0041 and PHG19-0042 based upon the findings/factors and conditions contained in the attached draft Planning Commission Resolution 2019-18 (Attachment 2).

**ATTACHMENTS:**

1. Location and General Plan Maps
PROPOSED PROJECT
PHG 18-0041
ATTACHMENT 2

Planning Commission
Hearing Date: April 23, 2019
Effective Date: April 24, 2019

PLANNING COMMISSION RESOLUTION NO. 2019-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ESCONDIDO RESEARCH AND TECHNOLOGY CENTER SPECIFIC PLAN TO ALLOW TEMPORARY PARKING FACILITIES AS A CONDITIONAL USE PERMIT WITHIN ALL PLANNING AREAS OF THE SPECIFIC PLAN, AND A CONDITIONAL USE PERMIT TO ALLOW TEMPORARY PARKING ON LOTS 10-15

APPLICANT: JRMC Real Estate, Inc.

CASE NO: PHG 18-0041; PHG 18-0042 and ENV 18-0007

WHEREAS, JRMC Real Estate, Inc. (herein after referred to as “Applicant”), filed a land use development application (Planning Case No. PHG 18-0041; PHG 18-0042 and ENV 18-0007) constituting a request for approval of an Amendment to the Escondido Research and Technology Center (ERTC) Specific Plan to allow temporary parking facilities as a conditionally permitted use, and a Conditional Use Permit to allow a 727 space parking facility in Planning Area 8 of the ERTC Specific Plan as provided in Exhibit “A;” and

WHEREAS, the project site is approximately 8.84-acre located within the Escondido Research and Technology Center on the southeast corner of Citracado Parkway and South Andreasen Drive (APN 232-591-02-06 & 232-592-17), and is otherwise all that real property described in Exhibit “B,” which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

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WHEREAS, the land use development application was submitted to, and processed by, the Planning Division of the Community Development Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code Section 65920 et seq.) and California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.); and

WHEREAS, Temporary Parking facilities are proposed to be a conditionally permitted use within the Escondido Research and Technology Center Specific Plan, subject to the approval of a Conditional Use Permit, in accordance with Section B “Allowable Uses” of the Escondido Research and Technology Center Specific Plan; and

WHEREAS, pursuant to CEQA and CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division did study said request, performed necessary investigations, prepared a written report, and does recommend approval of the Project; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements.

WHEREAS, the Planning Commission of the City of Escondido did, on April 23, 2019, hold a duly noticed public hearing as prescribed by law. At said hearing, this Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons’ full opportunity to be heard and to present
evidence and testimony respecting said matter. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;

b. Oral testimony from City staff, interested parties, and the public;

c. The staff report, dated April 23, 2019, with its attachments as well as City staff’s recommendation on the Project, which is incorporated herein as though fully set forth herein; and

d. Additional information submitted during the public hearing; and

WHEREAS, said public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.

2. The Planning Commission, in its independent judgement, has determined the project to be exempt from environmental review. Pursuant to CEQA, the project is exempt from further environmental review because it can be seen with certainty that there is no possibility that it will have a significant effect on the environmental in conformance with CEQA Section 15162 “Use of Previous EIR, “as described in the April 23, 2019 Planning Commission staff report.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and in its behalf, the Planning
Commission makes the following substantive findings and determinations, attached hereto as Exhibit “D,” relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The application to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth in Exhibit "E" is hereby recommended by the Planning Commission for approval by the City Council. This Planning Commission expressly declares that it would not have recommended approval of this land use development application except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the subject property, and all persons who use the subject property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with CEQA Guidelines.

6. Said plan is on file in the Planning Division of the Community Development Department and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein. This Project is conditionally approved as set forth on the application and project drawings, all designated as approved by the Planning Commission, and shall not be altered without the express authorization by the Planning Division. Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

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PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 23rd day of April, 2019, by the following vote, to wit:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAINED: COMMISSIONERS:
ABSENT: COMMISSIONERS:

______________________________
JAMES SPANN, Chairman
Escondido Planning Commission

ATTEST:

______________________________
BILL MARTIN, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

______________________________
KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission
SECTION I.

Amend the Escondido Research and Technology Center Specific Plan to read as specified below. The changes are listed in order by section number, with strikeout typeface illustrating deletions and underline typeface illustrating new text.


<table>
<thead>
<tr>
<th>Use</th>
<th>PA1</th>
<th>PA2</th>
<th>PA3</th>
<th>PA4</th>
<th>PA5</th>
<th>PA6</th>
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<th>PA8</th>
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<td>Temporary parking facilities</td>
<td>C#</td>
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Section III, Planning Area Development Standards. Section B, “Allowable Uses.” Add a footnote to assign decision authority over a minor conditional use permit.

Footnote: # Minor Conditional Use Permit (C#) subject to approval by the Zoning Administrator.
EXHIBIT “B”

LEGAL LOT DESCRIPTION

PHG 18-0042 & ENV 18-0007

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 10 THROUGH 15 INCLUSIVE OF ESCONDIO TRACT NO. 834, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14983, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 17, 2005.


1A) East Edge Looking South

1B) East Edge Looking SW

PROPOSED PROJECT
PHG 18-0041
1E) East Edge Looking NW

1F) East Edge Looking North

PROPOSED PROJECT
PHG 18-0041
3) SW Corner Looking NE

4A) West Edge Looking SE

PROPOSED PROJECT
PHG 18-0041
EXHIBIT “D”
FINDINGS OF FACT
PHG 18-0042 & ENV 18-0007

Environmental Determination:

1. The Specific Plan Amendment is consistent with the Environmental Impact Report (EIR) (SCH No. 20001121065) that was prepared for the ERTC Specific Plan and certified by the City Council in November 2002. The proposed Conditional Use Permit for the temporary parking facility is categorically exempt from further review under the California Environmental Quality Act (CEQA), in conformance with section 15162, “Use of Previous EIR.”

Specific Plan Amendment:

1. The public health, safety and welfare would not be adversely affected by the proposed Specific Plan Amendment. The proposed amendment revises the permitting process for temporary parking facilities within the Escondido Research and Technology Center Specific Plan (ERTC). The proposed Specific Plan Amendment, establishing special use regulations, would not be detrimental to surrounding properties because the proposed changes are policy-based and are intended to offer a degree of flexibility to accommodate the phased build-out of the ERTC. Proposed projects seeking to construct temporary parking facilities must go through a discretionary process to address land use compatibility and comply with any applicable laws and standards. This includes the Building Code, the Fire Code, and any property standards bylaws.

2. The proposed Specific Plan Amendment would not be detrimental to surrounding properties because temporary parking facilities conditions of approval would be applied through the Conditional Use Permit (CUP) process that would restrict activities to those with negligible impacts on surrounding properties. Any compatibility issues would be analyzed and addressed as part of the CUP process on a case-by-case basis.

3. The proposed Specific Plan Amendment would be consistent with the goals and policies of the General Plan because the amendment would not, in and of itself, result in the development or any other material change to the environment. The proposed Specific Plan Amendment would not diminish the Quality of Life Standards of the General Plan, nor adversely impact community health or natural resources.
Conditional Use Permit (CUP):

1. Granting the CUP for the proposed temporary parking facility is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses, or create special problems for the area in which it is located because the site for the proposed use is adequate in size and topography to accommodate said use, and all walls and fences, drop-off and pick-up points, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity. The site of the proposed use, relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use. The proposed use will have no adverse effect upon the abutting and surrounding property and the use would be temporary and not permanent and would be operated with an existing industrial Specific Plan. Conditions of Approval would be applied to ensure that the temporary parking facility does not disrupt the current industrial uses and activities within the ERTC.

2. The CUP would not adversely affect or be inconsistent with any community or neighborhood plans in effect for the site or surrounding area. Said CUP is being processed in conjunction with a Specific Plan Amendment, which enables the approval of the CUP.

3. The CUP would assist in achieving the goals and policies in the General Plan.

4. The public health, safety and welfare would not be adversely affected by the proposed CUP because the temporary parking facility would be regulated by the conditions of approval and certain design standards and other permit related criteria, which encompasses new specific conditions or standards.

Lack of accessible parking can hurt the Hospital Campus; frustrate patients, customers, visitors, and guests; and potentially decrease the quality of life for employees. Due to the importance of parking, the City of Escondido conducted a focused review of parking management options for the Hospital Campus. In addition, the near-term, phased build-out of several campus buildings and nearby medical office support facilities were examined and the parking impact this could have on the Hospital Campus. City staff thoroughly researched the existing parking patterns on and immediately adjacent to the Palomar Hospital Campus, in collaboration with Palomar Health. This information was analyzed by time and by area to understand when and where parking problems existed. Palomar’s employees per shift ranges between four hundred (400) to six hundred (600) and shift change overlap ranges from seventy (70) to one hundred and seventy (170) employees. Currently, many of these employees park their vehicles in an off-site location, known as Lots 2 – 5. However, a new medical office building and associated improvements is scheduled to be constructed on Lots 2 – 5, starting in Year 2019/2020.
The Palomar Health desires to create an interim, employee parking management system capable of solving a near-term, future parking problem. As there will be intense competition for prime parking spaces near the main Hospital at peak period times, all employees will be directed to park on Lots 10 – 15 to help ensure that there will be enough parking spaces to go around even during the busiest times. As proposed, the Hospital Campus and the parking lots are sized to meet parking demand for patients, customers, visitors, and guests.

Still, without effective parking management, it will not feel like nearly enough parking is available. As walking from Lots 10 – 15 isn’t realistic or desirable, most employees will most likely not voluntarily subject themselves to remote parking arrangements unless it is safe and convenient. For this reason, a rotating shuttle service program would be implemented for the duration of interim period to provide expedient service. Parking attendants or other designees would monitor and enforce the safety of the facility.

5. The proposed CUP would provide a necessary and desirable service to the community and Palomar Health clients without adversely affecting the surrounding area or the city as a whole.

6. The CUP would become effective on the effective date of the proposed Specific Plan Amendment.
EXHIBIT “E”
CONDITIONS OF APPROVAL
PHG 18-0042

General:

1. The use of the site shall conform to the approved Conditional Use Permit plan, on file with the Planning Division of the Community Development Department, as may be amended subject to City approval. The parking lot shall be constructed in a manner that substantially complies with Exhibit “C” to this Resolution. Nothing in this permit shall relieve the Owner/Applicant from complying with conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.

2. Prior to use, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Conditional Use Permit conditions.

3. Should the applicant fail to protest these conditions and/or file a timely and valid appeal of this Conditional Use Permit, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
   a) Acceptance of the Permit by the applicant; and
   b) Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this Conditional Use Permit or other approval and the provisions of the Zoning Code applicable to such Permit.

4. The Conditional Use Permit is intended to support an interim use and will remain valid for a period to not exceed four (4) years from the date of approval. Therefore, the Conditional Use Permit shall automatically expire at the end of the four (4) year term. As proposed, seven hundred and twenty-seven (727) parking spaces would be provided for the project. The Owner/Applicant and all Responsible Parties affiliated with the Palomar Health Hospital are responsible to replace these parking provisions prior to the end of this Conditional Use Permit period. If the Conditional Use Permit expires and/or is otherwise revoked or not renewed, the Owner/Applicant may no longer use the property in the same manner as he did with the Conditional Use Permit.

5. Said parking spaces to be provided in the interim period shall be striped and dimensioned per City standards. The striping shall be drawn on the plan or note shall be included on the plan indicating the intent to stripe per City standards. Parking for disabled persons shall be provided (including “Van Accessible” spaces) in full compliance with the California Building Code, including signage. Parking shall be doubled striped and the
stripping/markings shall be drawn on the site plan and building plans or a note shall be included on the plans indicating the intended striping/markings.

6. Up to 35 percent of the total parking spaces may be compact spaces, which must be a minimum width of eight and one-half feet (8.5') and a minimum length of sixteen feet (16'). The minimum length may be reduced to fifteen and one-half feet (15.5') if a one and one-half foot (1.5') overhang area is provided. Final Plans note/detail that compact car spaces will be clearly marked with permanent material denoting “Compact Car Only”.

7. All parking stalls shall be provided with six (6) inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required driveway or sidewalks.

8. The parking area shall provide a minimum of twenty-four (24) feet of aisle width behind all parking rows.

9. Appropriate fire access and ADA compliant paths of travel shall be maintained, as may be required by the Fire Department and Building Division.

10. The Owner/Applicant shall submit a written binding agreement with Palomar Health Hospital stating that the required parking space(s) shown on Exhibit “C” for this project, incorporated herein as though fully set forth herein, shall be designated for the exclusive use of Palomar Health Hospital for a period to not exceed four (4) years. Said agreement shall stipulate that the parking spaces as shown on Exhibit “C” are to be used exclusively by employees of Palomar Health Hospital. Said agreement shall state that shuttle operators, parking attendees, and/or other designees shall monitor and enforce the safety of the area. All patients and customers of the Palomar Health Campus are expected to park on or immediately adjacent to the Hospital Campus.

The continued supply of these interim parking spaces on Lots 10 – 15, for which this Permit is issued, is predicated upon the continued ability to have the exclusive use of parking spaces, and that should this ability cease, that the use of the campus build-out shall be modified so that the Hospital will be able to satisfactorily meet all parking demand.

Said agreement, or other written binding agreement between Palomar Health and the City, shall state the manner in which overall parking provisions will be efficiently and effectively managed and monitored to ensure that an adequate supply of parking is provided on or immediately adjacent to the campus for all Hospital employees, patients, customers, visitors, and guests. Any spillover parking problems or motor vehicles parked in the public right-of-way (i.e. Citricado Parkway) shall be prima facie evidence that the overall parking systems management has failed. Said agreement must be executed and/or recorded prior to issuance of grading permits on Lots 10 – 15.

11. A shuttle service shall be provided for the duration of the interim period when Lots 10-15 are in use for employee parking. A shuttle service and drop-off/pick-up plan for Lots 10-15 shall be submitted and approved by the Community Development Director prior to issuance of grading permits on Lots 10-15. The goal of the shuttle service and drop-
off/pick-up plan is to ensure that shuttle operations adequately cover peak demand periods and/or staff turnover hours, rotating between pick-up and drop-off locations.

12. At all times during the effective period of this Permit, the Responsible Party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the operation of the authorized activity.

13. Once the temporary parking facility is no longer needed or the agreed time frame of four years (4) has expired the temporary parking facility shall be immediately closed-off to motorists and brought back to its original condition within a ninety (90) day period. An alternative restoration plan may be made, subject to the review and approval of the Planning Commission, within the same ninety (90) day period. Should the Owner/Applicant pursue new building development as provided by the ERTC Specific Plan on Lots 10 - 15, such plans would be subject to permit review as authorized therein.

14. This Conditional Use Permit shall become null and void unless utilized within twelve (12) months of the effective date of approval.

15. One covered (1) trash enclosure 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.

16. 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.

17. All new utility service shall be underground.

18. The plans submitted for building permit shall include notes or details containing the necessary work involved in complying with these project conditions.

19. In the event that any of the conditions of this Permit are not timely satisfied, the Planning Division of the Community Development Department may cause a noticed hearing to be set before the authorized agency to determine whether the City of Escondido should revoke this Permit. Upon a showing of compelling public necessity demonstrated at a noticed hearing, the City of Escondido, acting through the authorized decision-making body, may revoke this Permit.

20. Any condition, which is caused, maintained, or permitted to exist in violation of any provision herein shall be and the same is hereby declared unlawful and a public nuisance that may be abated consistent with the procedures provided for herein, or in any other manner provided by law.
21. 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.

22. Operator shall be required to pay all development fees of the City then in affect at the time and in such amounts as may prevail when (if) permits are issued, including any applicable City Wide Facilities.

23. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of building permit issuance for the purpose of participating in the City Public Art Program.

24. All project generated noise shall conform to the City’s Noise Ordnance (Ordinance 90-08).

25. 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 the California Environmental Quality Act (CEQA) Section 15062, the applicant shall 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 “San Diego 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 specific 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.

26. Owner/Applicant further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney’s fees.

**Landscaping:**

1. If the proposed rehabilitated landscaping totals 2,500 SF or more, or new landscaped areas total 500 SF or more, a Landscape Documentation Package shall be prepared by, or under the supervision of, a licensed design professional and shall conform to the Escondido Zoning Code, Article 62 and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). The plans shall indicate any existing trees or landscaping that is to remain as well as new landscape areas.
2. All existing and proposed landscaping shall be permanently maintained in a flourishing manner. Any landscaping that is removed shall be replaced and noted on the site plan to the satisfaction of the Planning Division.

3. All areas in this proposed development, which are not used for structures, parking, driveways, approved storage, or walkways, shall be landscaped.

4. The landscape plan shall be revised to reflect the current site plan and to show all locations of fire hydrants, transformers, utility boxes, driveways, utility easements and other easements of record.

5. Appropriate screening landscaping shall be required around any transformers and shall be shown on the landscape plan to the satisfaction of the Planning Division.

6. Trees located within six-feet of pavement shall be provided with root barriers.

7. 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.

8. Terminal islands shall be a minimum of five (5) feet wide and shall contain at least one (1) tree for each row of parking spaces for which the island terminal is serving.

9. Finger islands shall be a minimum of five (5) feet wide and shall contain at a minimum of one (1) tree, fifteen (15) gallon in size and six (6) feet in height.

10. All manufactured or disturbed slopes shall be landscaped in accordance with the ERTC Specific Plan and to the satisfaction of the Planning Division.

11. 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 landscaping in connection with berming.

12. 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.

13. The installation of the landscaping and irrigation shall be inspected by project design professional 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.

14. All landscaping shall be permanently maintained in a flourishing manner. All permanent irrigation shall be maintained in fully operational condition.
15. Once the temporary parking facility is no longer needed or the agreed time frame of four
years (4) has expired the temporary parking facility shall be immediately closed-off to
motorists and brought back to its original condition within a ninety (90) day period. The
foregoing landscaping conditions are supportive of an interim use and will remain valid for
a period to not exceed four (4) years from the date of approval. Site abatement and
conversion would require new landscaping plans to be reviewed and approved by
Planning and Engineering Divisions. As noted elsewhere in the conditions, an alternative
restoration plan may be made, subject to the review and approval of the Planning
Commission, within the same ninety (90) day period. Should the Owner/Applicant pursue
development as provided by the ERTC Specific Plan, such plans would be subject to
permit review as authorized therein.

Building:

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

2. Verify adequate disabled accessible parking per CBC Table 11B-208.2

3. Site Lighting Plans shall be submitted to the building department.

Fire: No comments
GENERAL

1. The applicant shall provide the City Engineer with a Title Report covering subject properties.

2. The location of all existing on-site utilities and storm drain facilities shall be determined by the Engineer. If a conflict occurs with proposed structures, these facilities shall be relocated subject to approval of the owner of the utility/facility or the Property Owners Association if they are responsible for the maintenance thereof.

3. All improvements shall be constructed in a manner that does not damage existing public or Property Owner Association maintained improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

4. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to issuance of Grading Permits.

5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.

GRADING

1. A site grading and erosion control plan prepared by a Registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The site grading plan shall be submitted separately to the Engineering Department.

2. A site landscaping and irrigation plan shall be submitted with the first submittal of the grading plan to the Engineering Dept.

3. All parking areas shall be paved with a minimum of 1 1/2" asphalt concrete over native compacted to 90%. The parking shuttle loop drive aisles shall be paved with 2" asphalt concrete over 6" min. aggregate base.

4. The site grading and paving shall be designed to direct concentrated parking lot drainage away from and around the shuttle stop waiting and shelter areas to the satisfaction of the City Engineer.

5. Erosion control, including silt fences, straw wattles, 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.

6. Any proposed retaining walls shall be shown on and permitted as part of the site grading
plan. Profiles and structural details shall be shown on the site grading plan and the Soils
Engineer shall state on the plans that the proposed retaining wall design is in conformance
with the recommendations and specifications as outlined in his report. Structural
calculations shall be submitted for review by a Consulting Engineer for all walls not covered
by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be
constructed as part of building structure will be permitted as part of the Building Dept. plan
review and permit process.

7. All gated entrances shall be designed and improved to the satisfaction of the City Engineer
and the Fire Marshal.

8. All blasting operations performed in connection with the improvement of the project shall
conform to the City of Escondido Blasting Operations Ordinance.

9. The developer will be required to obtain permission from adjoining property owners or the
Property Owners Association for any off-site grading and slopes necessary to construct the
project and/or the required improvements.

10. 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.

11. A General Construction Activity Storm Water Permit is required from the State Water
Resources Board for all storm water discharges associated with a construction activity where
clearing, grading and excavation results in a land disturbance of 1 or more acres. A WDID
number shall be obtained and included on the grading plans and permit.

12. After the approval of the site grading and erosion control plan, and prior to the start of
construction of the grading and onsite improvements, the developer will be required to obtain
a Grading Permit and Encroachment Permit from the Engineering Field Office.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of
the City Engineer and shall be based on a drainage study to be prepared by the Engineer of
work. The drainage study shall be in conformance with the City of Escondido Design
Standards.

2. The project shall limit drainage flows to their pre-construction rates. Details and calculations
for the detention basin shall be submitted and approved as part of the grading plan check.

3. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest
adopted Storm Water Design Manual shall be prepared for all newly created or replaced
onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include hydro-modification calculations, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.

4. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention basins within or along the perimeter of the parking and driveway area as the primary method of storm water treatment and hydro-modification compliance. The landscape plans shall reflect these areas of storm water treatment.

5. All on-site storm drains, detention basins, and all other post-construction BMP’s facilities are private. The responsibility for maintenance of these storm drains shall be that of the property owner or Property Owner’s Association.

6. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement that references the project specific SWQMP.

WATER SUPPLY

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

2. This project is located within the Rincon Del Diablo Municipal Water District. It will be the developer’s responsibility to make all arrangements with the Rincon District as may be necessary to provide water service for landscaping and fire protection.

EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be delineated and labeled on the grading plans.

CASH SECURITY AND FEES

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

2. The developer 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.