SEPTEMBER 14, 2016
CITY COUNCIL CHAMBERS
3:30 P.M. Closed Session; 4:30 P.M. Regular Session
201 N. Broadway, Escondido, CA 92025

MAYOR	**Sam Abed**
DEPUTY MAYOR	**Michael Morasco**
COUNCIL MEMBERS	**Olga Diaz** **Ed Gallo** **John Masson**
CITY MANAGER	**Graham Mitchell**
CITY CLERK	**Diane Halverson**
CITY ATTORNEY	**Jeffrey Epp**
DIRECTOR OF COMMUNITY DEVELOPMENT	**Bill Martin**
DIRECTOR OF PUBLIC WORKS	**Ed Domingue**

ELECTRONIC MEDIA:
Electronic media which members of the public wish to be used during any public comment period should be submitted to the City Clerk's Office at least 24 hours prior to the Council 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 Council during the meeting are part of the public record and may be retained by the Clerk.

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.

September 14, 2016
3:30 P.M. Meeting

Escondido City Council

CALL TO ORDER

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) Speakers are limited to only one opportunity to address the Council under Oral Communications.

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)

a. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell
Employee Organization: Escondido City Employee Association: Administrative/Clerical/Engineering Bargaining Unit

b. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell
Employee Organization: Escondido City Employee Association: Supervisory Bargaining Unit

c. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell
Employee Organization: Non-Sworn Police Bargaining Unit

II. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))

Case Name: Arthur Holcomb v. City of Escondido
Case No: WCAB No. ADJ9254525

ADJOURNMENT

September 14, 2016
4:30 P.M. Meeting

Escondido City Council
Mobilehome Rent Review Board

CALL TO ORDER

MOMENT OF REFLECTION:
City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.

FLAG SALUTE

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

PROCLAMATIONS: National Preparedness Month

PRESENTATIONS: Citrus Pest & Disease Prevention Program Presentation

ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) NOTE: Depending on the number of requests, comments may be reduced to less than 3 minutes per speaker and limited to a total of 15 minutes. Any remaining speakers will be heard during Oral Communications at the end of the meeting.

CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: None Scheduled**

4. **APPOINTMENT TO THE SAN DIEGO COUNTY WATER AUTHORITY BOARD -**
Request the City Council ratify the Mayor's appointment of a City Councilmember as representative on the Board of the San Diego County Water Authority.

Staff Recommendation: **None (City Council: Mayor Sam Abed)**

RESOLUTION NO. 2016-133

5. **FISCAL YEAR 2016-2017 ROTARY CLUB OF ESCONDIDO GRANT AND BUDGET ADJUSTMENT -**
Request the City Council approve authorizing the Library Department to accept the Rotary Club of Escondido Grant in the amount of $1500 and approve the budget adjustment needed to spend the grant funds.

Staff Recommendation: **Approval (Community Services Department: Loretta McKinney)**

6. **UNCLASSIFIED SERVICE SCHEDULE AND SALARY PLANS -**
Request the City Council approve the adoption of two Resolutions pertaining to Unclassified Employees: amending the Unclassified Management Salary Bands and amending the Unclassified Service Schedule List.

Staff Recommendation: **Approval (Human Resources Department: Sheryl Bennett)**

A) RESOLUTION NO. 2016-126 B) RESOLUTION NO. 2016-128

7. **CITY HOLIDAY CLOSURE SCHEDULE FOR YEAR 2017 -**
Request the City Council approve designating the days that City offices will be closed in the year 2017 for holiday observances.

Staff Recommendation: **Approval (Human Resources Department: Sheryl Bennett)**

RESOLUTION NO. 2016-132

8. **NOTICE OF COMPLETION: RECYCLED WATER EASTERLY MAIN EXTENSION -**
Request the City Council approve authorizing the Director of Utilities to file a Notice of Completion for the Recycled Water Easterly Main Extension project.

Staff Recommendation: **Approval (Utilities Department: Christopher W. McKinney)**

RESOLUTION NO. 2016-131

9. **CONTRACT AMENDMENT FOR THE CHEMICAL BID AWARD WITH OLIN CORPORATION -**
Request the City Council approve authorizing a first amendment to the chemical bid award with Olin Corporation in the amount $325,000.

Staff Recommendation: **Approval (Utilities Department: Christopher W. McKinney)**

RESOLUTION NO. 2016-139

10. **SAN DIEGO HUMAN TRAFFICKING TASK FORCE AND BUDGET ADJUSTMENT -**
Request the City Council approve accepting San Diego Human Trafficking Task Force funding from the United States Department of Justice; authorize the Chief of Police or his designee to execute task force documents on behalf of the City; and approve the budget adjustments needed to spend the grant funds.

Staff Recommendation: **Approval (Police Department: Craig Carter)**

11. **FISCAL YEAR 2016-17 STATE OF CALIFORNIA OFFICE OF TRAFFIC SAFETY SELECTIVE TRAFFIC ENFORCEMENT GRANT AND BUDGET ADJUSTMENT -**
Request the City Council approve authorizing the Escondido Police Department to accept a Fiscal Year 2016-17 California Office of Traffic Safety Selective Traffic Enforcement Program Grant in the amount of $310,000; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve the budget adjustments needed to spend the grant funds.

Staff Recommendation: **Approval (Police Department: Craig Carter)**

12. **FISCAL YEAR 2015-16 U.S. DEPARTMENT OF JUSTICE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT - LOCAL SOLICITATION AND BUDGET ADJUSTMENT -**
Request the City Council approve authorizing the Chief of Police to receive a $46,313 Fiscal Year 2015-16 Edward Byrne Memorial Justice Assistance Grant; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve the budget adjustments needed to spend the grant funds.

Staff Recommendation: **Approval (Police Department: Craig Carter)**

13. **FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION DONATION OF AUTOMATED EXTERNAL DEFIBRILLATOR -**
Request the City Council approve authorizing the Escondido Police Department to accept one donated automated external defibrillator from the Firehouse Subs Public Safety Foundation.

Staff Recommendation: **Approval (Police Department: Craig Carter)**

14. **DISPOSITION OF PROPERTY: 1750 CITRACADO PARKWAY, LOT #74 AT MOUNTAIN SHADOWS MOBILE HOME PARK -**
Request the City Council approve authorizing the Real Property Manager and the City Clerk to execute documents necessary to complete the sale of 1750 Citracado Parkway, Lot #74 at Mountain Shadows Mobile Home Park.

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson/Debra Lundy)**

RESOLUTION NO. 2016-136

15. **AMENDMENT TO PURCHASE AND SALE AGREEMENT: 700 WEST GRAND AVENUE -**
Request the City Council approve authorizing the Real Property Manager and the City Clerk to execute a third amendment to the Purchase and Sale Agreement for the sale of 700 West Grand Avenue to Integral Partners Funding, LLC.

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson/Debra Lundy)**

RESOLUTION NO. 2016-135

16. **ALL-WAY STOP CONTROL REQUEST FOR THE INTERSECTION OF NORTH ESCONDIDO BOULEVARD AND WEST LINCOLN AVENUE -**
Request the City Council approve amending the schedule of stop signs for the intersection of North Escondido Boulevard and West Lincoln Avenue.

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

RESOLUTION NO. 2016-125

CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

PUBLIC HEARINGS

17. **SHORT-FORM RENT REVIEW BOARD HEARING FOR CASA GRANDE MOBILE ESTATES -**
Request the City Council consider for approval the short-form rent increase application submitted by Casa Grande Mobile Estates, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 1.836 percent (an average of $9.65) for the period of December 31, 2014 to December 31, 2015.

Staff Recommendation: **Consider for Approval (City Manager's Office: Jay Petrek)**

RRB RESOLUTION NO. 2016-13

18. **RECOMMENDATION FOR ALLOCATION OF HOME FUNDS TO CYPRESS COVE APARTMENTS**
Request the City Council approve allocating an additional $500,000 of HOME funds to the Cypress Cove Affordable Housing Project at 260 North Midway and authorize the Mayor and City Clerk to execute an amendment to the current Affordable Housing Agreement and all necessary loan and supporting agreements in forms acceptable to the City Attorney.

Staff Recommendation: **Approval (City Manager's Office: Jay Petrek)**

RESOLUTION NO. 2016-140

19. **MASTER AND PRECISE DEVELOPMENT PLAN AND ZONE CHANGE FOR THE VICTORY INDUSTRIAL DEVELOPMENT PROJECT (PHG 15-0042 AND ENV 15-0017) -**
Request the City Council approve the proposed Master and Precise Development Plan for the proposed Victory Industrial Park project and Zone Change from Single-Family Residential (R-1-6) to Planned Development-Industrial (PD-I).

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

ORDINANCE NO. 2016-10 (Introduction and First Reading)

20. **GENERAL PLAN AMENDMENT, ZONE CHANGE, AND MASTER AND PRECISE DEVELOPMENT PLAN (PHG 16-0006 AND ENV 16-0002) -**
Request the City Council approve a General Plan Amendment to change the allowed building height in the Planned Commercial (PC) land use designation from three stories to four stories and to change the designation of the parcel addressed as 222 West Mission Avenue (APN: 229-120-76) from General Commercial (GC) to Planned Commercial (PC); approve a Zone Change for the same parcel from General Commercial (GC) to Planned Development-Commercial (PD-C); and approve a Master and Precise Development Plan for the same parcel for a four-story, 102,774-SF commercial building to contain a self-storage facility and retail/restaurant space.

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

ORDINANCE NO. 2016-11 (Introduction and First Reading)

21. **ZONING CODE AMENDMENT AND CONDITIONAL USE PERMIT REGARDING POSTSECONDARY VOCATIONAL TRAINING SCHOOLS (AZ 16-0003 AND PHG 16-0008) -**
Request the City Council approve amending the Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the Industrial zones and approve the proposed Conditional Use Permit for a postsecondary vocational training school.

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

A) RESOLUTION NO. 2016-129 B) ORDINANCE NO. 2016-12 (Introduction and First Reading)

FUTURE AGENDA

22. **FUTURE AGENDA -**
The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

COUNCIL MEMBERS' SUBCOMMITTEE REPORTS

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- **CITY MANAGER'S UPDATE -**

ORAL COMMUNICATIONS

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ADJOURNMENT

UPCOMING MEETING SCHEDULE				
Date	**Day**	**Time**	**Meeting Type**	**Location**
September 21	Wednesday	4:30 p.m.	Town Hall Meeting	Council Chambers
September 28	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
October 5	-	-	No Meeting	-
October 12	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers

TO ADDRESS THE COUNCIL

The public may address the City Council on any agenda item. Please complete a Speaker's form and give it to the City Clerk. Submission of Speaker forms prior to the discussion of an item is highly encouraged. Comments are generally limited to 3 minutes.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." Please complete a Speaker's form as noted above.

Nomination forms for Community Awards are available at the Escondido City Clerk's Office or at http://www.escondido.org/city-clerks-office.aspx

Handouts for the City Council should be given to the City Clerk. To address the Council, use the podium in the center of the Chambers, STATE YOUR NAME FOR THE RECORD and speak directly into the microphone.

AGENDA, STAFF REPORTS AND BACK-UP MATERIALS ARE AVAILABLE:

- Online at http://www.escondido.org/meeting-agendas.aspx
- In the City Clerk's Office at City Hall
- In the Library (239 S. Kalmia) during regular business hours and
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

AVAILABILITY OF SUPPLEMENTAL MATERIALS AFTER AGENDA POSTING: Any supplemental writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at www.escondido.org, and clicking the "Live Streaming –City Council Meeting now in progress" button on the home page.

Please turn off all cellular phones and pagers while the meeting is in session.

The City Council is scheduled to meet the first four Wednesdays of the month at 3:30 in Closed Session and 4:30 in Open Session.
(Verify schedule with City Clerk's Office)
Members of the Council also sit as the Successor Agency to the CDC, Escondido Joint Powers Financing Authority and the Mobilehome Rent Review Board.

CITY HALL HOURS OF OPERATION
Monday-Friday 8:00 a.m. to 5:00 p.m.

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4643. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

Listening devices are available for the hearing impaired – please see the City Clerk.

Agenda Item No.: 4
Date: September 14, 2016

RESOLUTION NO. 2016-133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPOINTING ED GALLO TO SERVE AS THE CITY'S REPRESENTATIVE TO THE SAN DIEGO COUNTY WATER AUTHORITY BOARD OF DIRECTORS

WHEREAS, Council Member Ed Gallo was appointed on April 10, 2013, to serve as the City of Escondido's representative on the San Diego County Water Authority Board of Directors; and

WHEREAS, Ed Gallo's term of office as member of the Board of Directors will expire on October 18, 2016; and

WHEREAS, the Mayor has appointed and the City Council confirmed Ed Gallo to be reappointed to the position of the City of Escondido's representative on the San Diego County Water Authority Board of Directors; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That Ed Gallo is hereby appointed as the representative to the Board of Directors of the San Diego County Water Authority for a term of six years.

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 5
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Loretta McKinney, Director of Library and Community Services

SUBJECT: Fiscal Year 2016-2017 Rotary Club of Escondido Grant and Budget Adjustment

RECOMMENDATION:

It is requested that the City Council authorize the Library Department to accept the Rotary Club of Escondido Grant in the amount of $1,500 and approve the budget adjustment needed to spend the grant funds.

FISCAL ANALYSIS:

No impact to the General Fund.

BACKGROUND:

Every year the Escondido Rotary Club's Community Services Committee meets to evaluate grant applications for philanthropic funding. Each application received is carefully weighed for: 1) specificity of program (intent); 2) consistency with the Rotary mission to serve the community's youth, aged, military, or disabled; 3) that the grant is focused on Escondido; 4) the breadth of the people served; and 5) the quality of recognition the Rotary would receive for its donation.

This year the Escondido Rotary Club granted the Escondido Public Library $1,500 to provide needed funds to replace aging classic titles as well as to purchase new and innovative non-fiction titles in print and non-print formats that are highly desired and heavily used by Escondido Public Library patrons, particularly, children and teens.

Respectfully submitted,

Loretta McKinney
Director of Library and Community Services

ESCONDIDO
City of Choice

CITY OF ESCONDIDO

BUDGET ADJUSTMENT REQUEST

Date of Request: 8/16/16

Department: Library and Community Services Dept.

Division: Library

Project/Budget Manager: Loretta McKinney (Name) 4871 (Extension)

Council Date (if applicable): 9/14/16
(attach copy of staff report)

For Finance Use Only

Log # BA 09-01

Fiscal Year 2017

_____ Budget Balances
_____ General Fund Accts
_____ Revenue
_____ Interfund Transfers
_____ Fund Balance

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
Escondido Rotary Grant	401-409106	$1,500	
Local Grants	401-4126	$1,500	

Explanation of Request:

Budget adjustment needed to receive grant funds and establish a spending account for expenses related to the Rotary Grant.

APPROVALS

Department Head — 8/16/16 Date

City Manager — Date

Finance — 8/18/16 Date

City Clerk — Date

Distribution (after approval): Original: Finance

FM\105 (Rev.11/06)

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 6
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Sheryl Bennett, Director of Administrative Services

SUBJECT: Unclassified Service Schedule and Salary Plans

RECOMMENDATION:

It is requested that the City Council adopt two Resolutions pertaining to Unclassified Employees:

1. Resolution No. 2016-126: Amending the Unclassified Management Salary Bands
2. Resolution No. 2016-128: Amending the Unclassified Service Schedule List

FISCAL ANALYSIS:

None

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

None

PREVIOUS ACTION:

In March 2016 the City Council approved and adopted two Resolutions: Nos. 2016-15 and 2016-24, which amended and re-established the Unclassified Service Schedule List and the Management Salary Bands.

BACKGROUND:

The City is required to maintain a list of all unclassified position titles. Periodically, the Unclassified Service Schedule List must be updated by adopting a City Council Resolution. Resolution No. 2016-128 amends the list of all unclassified classifications.

Resolution No. 2016-126 amends the Management classifications. Newly budgeted positions, positions with title changes, and positions that have changed salary grades in the classification plan since March 2016 are in bold print.

A red-lined version showing the recommended changes including any salary amendments is attached to this staff report as Attachments "1," "2," and "3" for your review.

Respectfully submitted,

Sheryl Bennett
Director of Administrative Services

Matilda Hlawek
Assistant Director of Human Resources

ATTACHMENT "1"

RESOLUTION NO. 2016-~~15~~126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING AND RE-ESTABLISHING THE UNCLASSIFIED SALARY BANDS FOR CERTAIN POSITIONS IN THE MANAGEMENT GROUP

WHEREAS, the compensation for the unclassified group of City employees is established by the City Council from time to time; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to amend and readopt the salary bands established by Resolution No. ~~2015-121~~2016-15;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the salary bands set forth in Exhibit "A" for the positions listed are established.

3. That this resolution supersedes Resolution No. ~~2015-121~~2016-15.

MANAGEMENT UNCLASSIFIED SALARY BANDS

Band 32 $13,699 - $18,494

Assistant City Manager

Band 31 $13,047 - $17,613
Assistant City Attorney
Assistant City Attorney/Litigation

Band 30 $12,426 - $16,775

Chief of Police
Fire Chief

Band 29 $11,833 - $15,975

Band 28 $11,271 - $15,215

Band 27 $10,733 - $14,490

~~Assistant Chief of Police~~
Deputy Fire Chief
Director of Administrative Services
Director of Utilities

Band 26 $10,222 - $13,800

Director of Community Development
Director of Economic Development & Comm Relations
Director of Information Systems
Director of Public Works
Police Captain

Band 25 $9,736 - $13,144

Fire Division Chief

Band 24 $9,272 - $12,518

Director of Library & Community Services
Police Lieutenant

Band 23 $8,831 - $11,921

Assistant Director of Finance
Assistant Director of Human Resources
Assistant Director of Planning
Assistant Director of Public Works/Engineering
City Clerk
Deputy Director of Utilities/Construction & Engineering
Deputy Director of Utilities/Wastewater
Deputy Director of Utilities/Water
Fire Battalion Chief
~~Utilities Manager~~

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Band 22 $8,410 - $11,354

Fire Marshal
Senior Deputy City Attorney

Band 21 $8,010 - $10,813

Assistant City Engineer
Building Official
Wastewater Treatment Plant Superintendent
Water Treatment Plant Superintendent

Band 20 $7,629 - $10,298

Assistant Director of Community Services
Deputy Director of Planning
Deputy Director of Public Works/Maintenance
Deputy Director of Public Works/Operations

Band 19 $7,265 - $9,808

Network Manager
Principal Engineer
Principal Planner
Risk & Safety Manager
Utilities Maintenance Superintendent

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Band 18 $6,919 - $9,341

Applications Development Manager
Budget Manager
Code Enforcement Manager
Finance Manager
~~Housing Manager~~
Housing & Neighborhood Services Manager
Laboratory Superintendent
Revenue Manager

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Senior Engineer
Treasury Manager
~~Utilities Maintenance Superintendent~~

Band 17 $6,589 - $8,896

Deputy City Attorney
Environmental Programs Manager
~~Laboratory Superintendent~~
Public Safety Communications Manager
Real Property Manager
Water Distribution Superintendent

Band 16 $6,276 - $8,473

Deputy Building Official
Design & Construction Project Manager
Environmental Programs Manager/Utilities
Investment Officer II
Utilities Construction Project Manager

Band 15 $5,977 - $8,069

Building Maintenance Superintendent
Deputy City Librarian
Fleet Maintenance Superintendent
~~Parks & Open Space Superintendent~~
Public Works Superintendent
Senior Network Systems Engineer

Band 14 $5,692 - $7,685

Assistant City Clerk
Emergency/Disaster Preparedness Manager
Fire Administrative Services Manager
Investment Officer I
Police Business Manager
~~Police Services Bureau Manager~~
~~Public Safety Communications Manager~~
Public Safety Systems Manager
Senior Human Resources Analyst
Senior Planner

Band 13 $5,422 - $7,319

Asset Program Manager
Geographic Information Systems Manager
Neighborhood Services Manager
Police Services Analyst
Principal Librarian
Senior Management Analyst
~~Special Projects Associate~~

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Band 12 $5,163 - $6,970

Accountant II
Community Services Manager
Lakes & Open Space Superintendent
Management Analyst II
~~Older Adult Services Manager~~
~~Parks & Open Space Administrator~~

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Band 11 $4,916 - $6,638

Canal Superintendent
Human Resources Analyst II
Utilities Analyst

Band 10 $4,683 - $6,323

Police Records Manager
Senior Crime Analyst

Band 9 $4,459 - $6,021

Human Resources Analyst I
Management Analyst I
Program Administrator
Special Events/Econ Development Coordinator
Tourism & Marketing Administrator

Band 8 $4,248 - $5,735

Accountant I
Crime Analyst

Band 6 $3,853 - $5,201

Band 5 $3,561 - $4,808

Flat Rate Salaries

City Manager
City Attorney

Elected — Flat Rate Salaries

City Treasurer

ATTACHMENT "2"

RESOLUTION NO. ~~2016-24~~2016-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING AND REESTABLISHING THE UNCLASSIFIED SERVICE SCHEDULE OF THE CITY

WHEREAS, Section 19-9 of the Escondido Municipal Code provides that positions in the unclassified service shall be established by resolution of the City Council; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to amend said Unclassified Service Schedule;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the Unclassified Service Schedule on file in the Office of the City Clerk is hereby amended and re-established as set forth on Exhibit "A."

3. That this resolution supercedes Resolution No. ~~2015-123~~2016-24.

UNCLASSIFIED POSITIONS – ~~JANUARY~~ JULY 2016

1. Accountant I/II
2. Accounting Assistant I/II
3. Administrative Coordinator
4. Applications Development Manager
5. Asset Program Manager
6. Assistant Canal Superintendent
7. ~~Assistant Chief of Police~~
8 7. Assistant City Attorney
9 8. Assistant City Attorney/Litigation
10 9. Assistant City Clerk
11 10. Assistant City Engineer
12 11. Assistant City Manager
13 12. Assistant Director of Community Services
14 13. Assistant Director of Finance
15 14. Assistant Director of Human Resources
16 15. Assistant Director of Planning
17 16. Assistant Director of Public Works/Engineering
18 17. Assistant Environmental Programs Specialist
19 18. Building Maintenance Superintendent
20 19. Building Official
21 20. Budget Manager
22 21. Canal Assistant I/II
23 22. Canal Superintendent
24 23. Chief of Police

~~25.~~24. City Clerk

~~26.~~25. Code Enforcement Manager

26. Collections Officer

27. **Community Services Manager**

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28. Control Systems Analyst

29. Crime Analyst

30. Department Aide

31. Department Assistant

32. Deputy Building Official

33. Deputy City Attorney

34. Deputy City Clerk

35. Deputy City Librarian

36. Deputy Director of Planning

37. Deputy Director of Public Works/Maintenance

38. Deputy Director of Public Works/Operations

39. Deputy Director of Utilities/Construction & Engineering

40. Deputy Director of Utilities/Wastewater

41. Deputy Director of Utilities/Water

42. Deputy Fire Chief

43. Design & Construction Project Manager

44. Director of Administrative Services

45. Director of Community Development

46. Director of Economic Development & Community Relations

47. Director of Information Systems

48. Director of Library & Community Services

49. Director of Public Works

50. Director of Utilities
51. Division Coordinator
52. Emergency/Disaster Preparedness Manager
53. Emergency Medical Services Program Coordinator
54. Environmental Programs Manager
55. Environmental Programs Manager/Utilities
56. Environmental Programs Specialist
57. Executive Assistant to the City Attorney
58. Executive Assistant to the City Manager
59. Executive Office Coordinator
60. Executive Office Specialist
61. Facilities Associate
62. Finance Manager
63. Fire Administrative Services Manager
64. Fire Battalion Chief
65. Fire Chief
66. Fire Division Chief
67. Fire Marshal
68. Fleet Maintenance Superintendent
69. Forensic Technician
70. Geographic Information Systems Analyst
71. Geographic Information Systems Manager
71.72. **Housing & Neighborhood Services Manager**
~~72. Housing Manager~~
73. Human Resources Analyst I/II
74. Human Resources Coordinator

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75. Human Resources Technician I/II
76. Investment Officer I/II
77. Laboratory Superintendent
78. Lakes & Open Space Superintendent
79. Legal Assistant
80. Legal Secretary
81. Maintenance & Operations Coordinator
82. Management Analyst I/II
83. Neighborhood Services Manager
84. Network Administrator
85. Network Manager
86. Network Systems Engineer
87. Network Systems Technician I/II/III
~~88. Older Adult Services Manager~~
~~89. Parks & Open Space Administrator~~
~~90. Parks & Open Space Superintendent~~
~~91.~~ 88. Payroll Analyst
89. Payroll Technician I/II
~~92.~~ 90. **Police Business Manager**
~~93.~~ 91. Police Captain
~~94.~~ 92. Police Lieutenant
~~95.~~ 93. Police Projects Specialist
~~96.~~ 94. Police Records Manager
~~97.~~ 95. Police Services Analyst
~~98. Police Services Bureau Manager~~
~~99.~~ 96. Police Services Technician

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~~100.~~ 97. Principal Engineer

~~101.~~ 98. Principal Librarian

~~102.~~ 99. Principal Planner

~~103.~~ 100. Program Administrator

~~104.~~ 101. Programmer Analyst I/II

~~105.~~ 102. Public Safety Communications Manager

~~106.~~ 103. Public Safety Systems Analyst

104. Public Safety Systems Manager

~~107.~~ 105. **Public Works Superintendent**

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~~108.~~ 106. Publications Coordinator I/II

~~109.~~ 107. Real Property Manager

~~110.~~ 108. Revenue Manager

~~111.~~ 109. Risk & Safety Coordinator

~~112.~~ 110. Risk & Safety Manager

~~113.~~ 111. Senior Accounting Assistant

~~114.~~ 112. Senior Crime Analyst

~~115.~~ 113. Senior Deputy City Attorney

~~116.~~ 114. Senior Engineer

~~117.~~ 115. Senior Environmental Program Specialist

~~118.~~ 116. Senior Human Resources Analyst

~~119.~~ 117. Senior Legal Assistant

~~120.~~ 118. Senior Management Analyst

~~121.~~ 119. Senior Network Systems Engineer

~~122.~~ 120. Senior Planner

~~123.~~ 121. Senior Safety Analyst

~~124.~~ 122. Special Events/Economic Development Coordinator

~~125. Special Projects Associate~~

~~126.~~ 123. Systems Analyst I/II

~~127~~ 124. Telecommunications Specialist

~~128~~ 125. Tourism & Marketing Administrator

~~129.~~ 126. Treasury Manager

~~130.~~ 127. Utilities Analyst

~~131.~~ 128. Utilities Construction Project Manager

~~132.~~ 129. Utilities Maintenance Superintendent

~~133. Utilities Manager~~

~~134.~~ 130. Wastewater Treatment Plant Superintendent

~~135.~~ 131. Water Distribution Superintendent

~~136~~ 132. Water Treatment Plant Superintendent

~~137~~ 133. Web Design Technician I/II

Agenda Item No.: 6
Date: September 14, 2016

RESOLUTION NO. 2016-126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING AND RE-ESTABLISHING THE UNCLASSIFIED SALARY BANDS FOR CERTAIN POSITIONS IN THE MANAGEMENT GROUP

WHEREAS, the compensation for the unclassified group of City employees is established by the City Council from time to time; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to amend and readopt the salary bands established by Resolution No. 2016-15;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the salary bands for the positions listed are established as set forth in Exhibit "A," which is attached to this Resolution and incorporated by this reference.

3. That this Resolution supersedes Resolution No. 2016-15.

MANAGEMENT UNCLASSIFIED SALARY BANDS

Band 32 $13,699 - $18,494

Assistant City Manager

Band 31 $13,047 - $17,613

Assistant City Attorney
Assistant City Attorney/Litigation

Band 30 $12,426 - $16,775

Chief of Police
Fire Chief

Band 29 $11,833 - $15,975

Band 28 $11,271 - $15,215

Band 27 $10,733 - $14,490

Deputy Fire Chief
Director of Administrative Services
Director of Utilities

Band 26 $10,222 - $13,800

Director of Community Development
Director of Economic Development & Comm Relations
Director of Information Systems
Director of Public Works
Police Captain

Band 25 $9,736 - $13,144

Fire Division Chief

Band 24 $9,272 - $12,518

Director of Library & Community Services
Police Lieutenant

Band 23 $8,831 - $11,921

Assistant Director of Finance
Assistant Director of Human Resources
Assistant Director of Planning
Assistant Director of Public Works/Engineering
City Clerk
Deputy Director of Utilities/Construction & Engineering
Deputy Director of Utilities/Wastewater
Deputy Director of Utilities/Water
Fire Battalion Chief

Band 22 $8,410 - $11,354

Fire Marshal
Senior Deputy City Attorney

Band 21 $8,010 - $10,813

Assistant City Engineer
Building Official
Wastewater Treatment Plant Superintendent
Water Treatment Plant Superintendent

Band 20 $7,629 - $10,298

Assistant Director of Community Services
Deputy Director of Planning
Deputy Director of Public Works/Maintenance
Deputy Director of Public Works/Operations

Band 19 $7,265 - $9,808

Network Manager
Principal Engineer
Principal Planner
Risk & Safety Manager
Utilities Maintenance Superintendent

Band 18 $6,919 - $9,341

Applications Development Manager
Budget Manager
Code Enforcement Manager
Finance Manager
Housing & Neighborhood Services Manager
Laboratory Superintendent
Revenue Manager
Senior Engineer
Treasury Manager

Band 17 $6,589 - $8,896

Deputy City Attorney
Environmental Programs Manager
Public Safety Communications Manager
Real Property Manager
Water Distribution Superintendent

Band 16 $6,276 - $8,473

Deputy Building Official
Design & Construction Project Manager
Environmental Programs Manager/Utilities
Investment Officer II
Utilities Construction Project Manager

Band 15 $5,977 - $8,069

Building Maintenance Superintendent
Deputy City Librarian
Fleet Maintenance Superintendent
Public Works Superintendent
Senior Network Systems Engineer

Band 14 $5,692 - $7,685

Assistant City Clerk
Emergency/Disaster Preparedness Manager
Fire Administrative Services Manager
Investment Officer I
Police Business Manager
Public Safety Systems Manager
Senior Human Resources Analyst
Senior Planner

Band 13 $5,422 - $7,319

Asset Program Manager
Geographic Information Systems Manager
Neighborhood Services Manager
Police Services Analyst
Principal Librarian
Senior Management Analyst

Band 12 $5,163 - $6,970

Accountant II
Community Services Manager
Lakes & Open Space Superintendent
Management Analyst II

Band 11 $4,916 - $6,638

Canal Superintendent
Human Resources Analyst II
Utilities Analyst

Band 10 $4,683 - $6,323

Police Records Manager
Senior Crime Analyst

Band 9 $4,459 - $6,021

Human Resources Analyst I
Management Analyst I
Program Administrator
Special Events/Econ Development Coordinator
Tourism & Marketing Administrator

Band 8 $4,248 - $5,735

Accountant I
Crime Analyst

Band 6 $3,853 - $5,201

Band 5 $3,561 - $4,808

Flat Rate Salaries

City Manager
City Attorney

Elected — Flat Rate Salaries

City Treasurer

Agenda Item No.: 6
Date: September 14, 2016

RESOLUTION NO. 2016-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING AND REESTABLISHING THE UNCLASSIFIED SERVICE SCHEDULE OF THE CITY

WHEREAS, Section 19-9 of the Escondido Municipal Code provides that positions in the unclassified service shall be established by resolution of the City Council; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to amend said Unclassified Service Schedule;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the Unclassified Service Schedule on file in the Office of the City Clerk is hereby amended and re-established as set forth on Exhibit "A," which is attached to this Resolution and incorporated by this reference.

3. That this Resolution supercedes Resolution No. 2016-24.

UNCLASSIFIED POSITIONS – JULY 2016

1. Accountant I/II
2. Accounting Assistant I/II
3. Administrative Coordinator
4. Applications Development Manager
5. Asset Program Manager
6. Assistant Canal Superintendent
7. Assistant City Attorney
8. Assistant City Attorney/Litigation
9. Assistant City Clerk
10. Assistant City Engineer
11. Assistant City Manager
12. Assistant Director of Community Services
13. Assistant Director of Finance
14. Assistant Director of Human Resources
15. Assistant Director of Planning
16. Assistant Director of Public Works/Engineering
17. Assistant Environmental Programs Specialist
18. Building Maintenance Superintendent
19. Building Official
20. Budget Manager
21. Canal Assistant I/II
22. Canal Superintendent
23. Chief of Police
24. City Clerk

25. Code Enforcement Manager
26. Collections Officer
27. **Community Services Manager**
28. Control Systems Analyst
29. Crime Analyst
30. Department Aide
31. Department Assistant
32. Deputy Building Official
33. Deputy City Attorney
34. Deputy City Clerk
35. Deputy City Librarian
36. Deputy Director of Planning
37. Deputy Director of Public Works/Maintenance
38. Deputy Director of Public Works/Operations
39. Deputy Director of Utilities/Construction & Engineering
40. Deputy Director of Utilities/Wastewater
41. Deputy Director of Utilities/Water
42. Deputy Fire Chief
43. Design & Construction Project Manager
44. Director of Administrative Services
45. Director of Community Development
46. Director of Economic Development & Community Relations
47. Director of Information Systems
48. Director of Library & Community Services
49. Director of Public Works

50. Director of Utilities
51. Division Coordinator
52. Emergency/Disaster Preparedness Manager
53. Emergency Medical Services Program Coordinator
54. Environmental Programs Manager
55. Environmental Programs Manager/Utilities
56. Environmental Programs Specialist
57. Executive Assistant to the City Attorney
58. Executive Assistant to the City Manager
59. Executive Office Coordinator
60. Executive Office Specialist
61. Facilities Associate
62. Finance Manager
63. Fire Administrative Services Manager
64. Fire Battalion Chief
65. Fire Chief
66. Fire Division Chief
67. Fire Marshal
68. Fleet Maintenance Superintendent
69. Forensic Technician
70. Geographic Information Systems Analyst
71. Geographic Information Systems Manager
72. **Housing & Neighborhood Services Manager**
73. Human Resources Analyst I/II
74. Human Resources Coordinator

75. Human Resources Technician I/II
76. Investment Officer I/II
77. Laboratory Superintendent
78. Lakes & Open Space Superintendent
79. Legal Assistant
80. Legal Secretary
81. Maintenance & Operations Coordinator
82. Management Analyst I/II
83. Neighborhood Services Manager
84. Network Administrator
85. Network Manager
86. Network Systems Engineer
87. Network Systems Technician I/II/III
88. Payroll Analyst
89. Payroll Technician I/II
90. **Police Business Manager**
91. Police Captain
92. Police Lieutenant
93. Police Projects Specialist
94. Police Records Manager
95. Police Services Analyst
96. Police Services Technician
97. Principal Engineer
98. Principal Librarian
99. Principal Planner

100. Program Administrator

101. Programmer Analyst I/II

102. **Public Safety Communications Manager**

103. Public Safety Systems Analyst

104. Public Safety Systems Manager

105. **Public Works Superintendent**

106. Publications Coordinator I/II

107. Real Property Manager

108. Revenue Manager

109. Risk & Safety Coordinator

110. Risk & Safety Manager

111. Senior Accounting Assistant

112. Senior Crime Analyst

113. Senior Deputy City Attorney

114. Senior Engineer

115. Senior Environmental Program Specialist

116. Senior Human Resources Analyst

117. Senior Legal Assistant

118. Senior Management Analyst

119. Senior Network Systems Engineer

120. Senior Planner

121. Senior Safety Analyst

122. Special Events/Economic Development Coordinator

123. Systems Analyst I/II

124. Telecommunications Specialist

125. Tourism & Marketing Administrator

126. Treasury Manager

127. Utilities Analyst

128. Utilities Construction Project Manager

129. Utilities Maintenance Superintendent

130. Wastewater Treatment Plant Superintendent

131. Water Distribution Superintendent

132. Water Treatment Plant Superintendent

133. Web Design Technician I/II

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 7
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Sheryl Bennett, Director of Administrative Services

SUBJECT: Year 2017 Holidays

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-132 to designate the days that City offices will be closed in the year 2017 for holiday observances.

FISCAL ANALYSIS:

None

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

Not applicable.

PREVIOUS ACTION:

Each year the City Council adopts a resolution, as required by State law, to designate the days that City offices will be closed for holiday observances.

BACKGROUND:

Holidays are considered to be an employee benefit and are, therefore, a part of the negotiation process with our various bargaining units. There are ten recognized holidays each year.

Respectfully submitted,

Sheryl Bennett
Director of Administrative Services

Graham Mitchell
City Manager

Agenda Item No.: 7
Date: September 14, 2016

RESOLUTION NO. 2016-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, DESIGNATING HOLIDAYS ON WHICH CITY OFFICES SHALL BE CLOSED FOR CALENDAR YEAR 2017

WHEREAS, Section 6700 of the California Government Code designates days that are holidays in the State of California ("State"); and

WHEREAS, Section 6702 of the California Government Code provides that City of Escondido ("City") offices shall be closed on designated State holidays unless otherwise provided by the City; and

WHEREAS, this City Council desires and deems it to be in the best public interest to designate those holidays on which City offices will be closed;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the public offices of the City shall be closed on the following dates set forth in Exhibit "A," which is attached to this Resolution and incorporated by this reference.

CITY RECOGNIZED HOLIDAYS YEAR 2017

New Year's Day	Sunday, January 1, 2017 *Observed Monday, January 2, 2017*
Martin Luther King Day	Monday, January 16, 2017
Presidents' Day	Monday, February 20, 2017
Memorial Day	Monday, May 29, 2017
Independence Day	Tuesday, July 4, 2017
Labor Day	Monday, September 4, 2017
Veterans' Day	Saturday, November 11, 2017 *Observed Friday, November 10, 2017*
Thanksgiving Day	Thursday, November 23, 2017
Day after Thanksgiving	Friday, November 24, 2017
Christmas Day	Monday, December 25, 2017

***The East Valley Community Center will be closed for floor maintenance December 26, 2017 – January 1, 2018.*

***Kit Carson Park Sports Center will close at 12:00 pm on Saturday, December 23 and Sunday, December 24, 2017.*

***The Park Avenue Community Center will close on Saturday, December 23, 2017 at 3:00 pm and will be closed on Sunday, December 24, 2017.*

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 8
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Christopher W. McKinney, Director of Utilities

SUBJECT: Notice of Completion: Recycled Water Easterly Main Extension

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-131, authorizing the Director of Utilities to file a Notice of Completion for the Recycled Water Easterly Main Extension project.

FISCAL ANALYSIS:

The project was completed for $7,634,044.68.

PREVIOUS ACTION:

On September 24, 2014, the City Council adopted Resolution No. 2014-145, awarding a Public Improvement Agreement to MNR Construction, Inc., for the construction of the initial phase of the Recycled Water Easterly Main Extension project in the amount of $6,276,000.

On October 7, 2015, the City Council adopted Resolution No. 2015-169, authorizing a budget adjustment and authorizing the Director of Utilities to execute change orders for the Recycled Water Easterly Main Extension project, bringing the total contract amount to $7,589,880.01.

On May 11, 2016, the City Council adopted Resolution No. 2016-64, authorizing change orders to the contract with MNR Construction, Inc., not to exceed $200,000, bringing the maximum contract amount to $7,789,880.01.

BACKGROUND:

The Recycled Water Easterly Main Extension project included installation of two pipelines along the northern side of the Escondido Creek between Broadway and Citrus Avenue. The project consisted of 13,800 linear feet (LF) of 15-inch PVC brine gravity pipeline and 13,783-LF of 24-inch ductile iron, recycled water pipeline. This project is part of the first phase of the Recycled Water and Potable

Reuse Program. It will deliver recycled water to agricultural land in the eastern portion of the City's water service area.

Respectfully submitted,

Christopher W. McKinney
Director of Utilities

Agenda Item No.: 8
Date: September 14, 2016

RESOLUTION NO. 2016-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE DIRECTOR OF UTILITIES TO FILE A NOTICE OF COMPLETION FOR THE RECYCLED WATER EASTERLY MAIN EXTENSION PROJECT

WHEREAS, the City Council of the City of Escondido adopted Resolution No. 2014-145, awarding a Public Improvement Agreement for the Recycled Water Easterly Main Extension project to MNR Construction, Inc. on September 24, 2014, in the amount of $6,276,000; and

WHEREAS, the City Council of the City of Escondido adopted Resolution No. 2015-169, authorizing a budget adjustment and change orders for the Recycled Water Easterly Main Extension project on October 7, 2015, increasing the total contract amount to $7,589,880.01; and

WHEREAS, the City Council of the City of Escondido adopted Resolution No. 2016-64, authorizing additional change orders for the Recycled Water Easterly Main Extention project on May 11, 2016, increasing the total maximum contract amount to $7,789,880.01; and

WHEREAS, the improvements to the Recycled Water Easterly Main Extension project were completed by MNR Construction, Inc.; and

WHEREAS, the City of Escondido staff and the Director of Utilities deems the filing of the Notice of Completion to be valid and recommends approval; and

WHEREAS, the City Council of the City of Escondido desires at this time and deems it to be in the best interest to approve the filing of the Notice of Completion;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the City Council hereby accepts the recommendation of the Directior of Utilities.

3. That the City Council hereby approves the request to file a Notice of Completion for the Recycled Water Easterly Main Extension project.

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 9
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Lori Rountree, Deputy Director of Utilities / Water

SUBJECT: Contract Amendment for the Chemical Bid Award with Olin Corporation

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-139, authorizing a first amendment to the chemical bid award with Olin Corporation in the amount of $325,000.

FISCAL ANALYSIS:

The total amount of the City of Escondido's (City) current purchase order with Olin Corporation (Olin) is $259,150, and will increase to $584,150 with approval of this request. Funding is available in the Water Division's budget.

PREVIOUS ACTION:

On June 20, 2012, the City Council adopted Resolution No. 2012-91, awarding twelve (12) chemical bids to eight (8) different vendors. One of the awarded bids was to Olin Corporation for Sodium Hypochlorite at a unit price of .629 cents per gallon.

BACKGROUND:

The City's bid award with Olin was created initially for the Hale Avenue Resource Recovery Facility's (HARRF) use in its wastewater treatment process. Cost increases over the last three years of the contract have brought the Sodium Hypochlorite Purchase Order to a current total of $259,150.

The Escondido-Vista Water Treatment Plant (WTP) is in the process of building an onsite sodium hypochlorite-generating system (CIP #701001, Onsite Chlorine Generation or OSG Project), and will be switching from chlorine gas to sodium hypochlorite for disinfection of potable water. As the project nears completion, sodium hypochlorite is needed for testing the OSG equipment and chemical feed system. Once the project is completed, sodium hypochlorite will be one of the primary chemicals necessary for disinfection.

The requested increase for the amount of $325,000 to Olin's contract will enable the WTP to purchase sodium hypochlorite through the end of the current fiscal year and remainder of the five-year bid award.

Respectfully submitted,

Lori Rountree
Deputy Director of Utilities / Water

RESOLUTION NO. 2016-139

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A FIRST AMENDMENT TO THE CHEMICAL BID AWARD WITH OLIN CORPORATION TO INCREASE THE CONTRACTUAL AUTHORIZATION FOR CHEMICAL PURCHASES THROUGH THE END OF THE FISCAL YEAR

WHEREAS, on June 20, 2012, the City Council of the City of Escondido adopted Resolution No. 2012-91, awarding twelve (12) Chemical Bid Awards; and

WHEREAS, one of the approved Chemical Bid Awards was to the Olin Corporation for sodium hypochlorite in the amount of $235,875; and

WHEREAS, the Escondido-Vista Water Treatment Plant will be switching from the use of chlorine gas to sodium hypochlorite in its treatment of potable water when the Onsite Generation project is completed; and

WHEREAS, the Director of Utilities now recommends execution of a first amendment to the Chemical Bid Award with Olin Corporation to increase the amount of the purchase order ("PO") used for purchasing sodium hypochlorite to meet the plant's updated treatment requirements; and

WHEREAS, the City Council of the City of Escondido desires at this time and deems it to be in the best public interest to approve the first amendment to the Chemical Bid Award with Olin Corporation for $325,000 in order to increase the amount of the PO used for purchasing sodium hypochlorite; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the City Council hereby accepts the recommendation of the Director of Utilities.

3. That the City Council hereby approves the first amendment to the Chemical Bid Award with Olin Corporation for the total amount of $325,000.

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 10
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Craig Carter, Chief of Police

SUBJECT: San Diego Human Trafficking Task Force

RECOMMENDATION:

It is requested that the City Council accept San Diego Human Trafficking Task Force funding from United States Department of Justice; authorize the Chief of Police or his designee to execute task force documents on behalf of the City; and approve budget adjustments needed to spend grant funds.

FISCAL ANALYSIS:

This action will have no impact on the General Fund Budget. Human Trafficking Task Force funds will be used to pay overtime expenses related to task force operations.

PREVIOUS ACTION:

None

BACKGROUND:

The Escondido Police Department and the California Department of Justice, Bureau of Investigation entered into an agreement to work cooperatively on the San Diego Human Trafficking Task Force. Task force operations will focus on rescuing human trafficking victims and capturing offenders. San Diego Human Trafficking Task Force funds will cover Escondido Police Department overtime expense related to human trafficking enforcement efforts.

Respectfully submitted,

Craig Carter
Chief of Police

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 11
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Craig Carter, Chief of Police

SUBJECT: FY 2016-17 State of California Office of Traffic Safety Selective Traffic Enforcement Grant and Budget Adjustment

RECOMMENDATION:

It is requested that the City Council authorize the Escondido Police Department to accept a FY 2016-17 California Office of Traffic Safety (OTS) Selective Traffic Enforcement Program Grant in the amount of $310,000; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds.

FISCAL ANALYSIS:

This action will have no impact on the General Fund Budget. Grant funds will be used to pay overtime expenses related to traffic safety enforcement activities and to purchase supplies.

PREVIOUS ACTION:

The City Council accepted a FY 2015-16 California Office of Traffic Safety Selective Enforcement Grant in the amount of $309,726 on September 23, 2015.

BACKGROUND:

The Escondido Police Department received a FY 2016-17 California Office of Traffic Safety Grant in the amount of $310,000. Grant funds will enhance traffic safety programs from October 1, 2016 through September 30, 2017.

If approved by your action today, the Police Department will use grant funds to pay overtime expenses for DUI checkpoints, saturation patrols, traffic safety enforcement details, and to purchase supplies related to DUI enforcement.

Respectfully submitted,

Craig Carter
Chief of Police

ESCONDIDO
City of Choice

CITY OF ESCONDIDO

BUDGET ADJUSTMENT REQUEST

Date of Request: September 14, 2016

Department: Police

Division: Administration

Project/Budget Manager: Lisa Rodelo (Name) 4905 (Extension)

Council Date (if applicable): ~~August 24~~ Sept. 14, 2016
(attach copy of staff report)

For Finance Use Only
Log # BA 09-02
Fiscal Year 2017

_____ Budget Balances
_____ General Fund Accts
_____ Revenue
_____ Interfund Transfers
_____ Fund Balance

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
Revenue	4128-451-New Project Number	$310,000	
Police Grants	451-New Project Number	$310,000	

Explanation of Request:

Budget adjustments are needed to receive grant funds and establish a spending account for overtime expenses related to the FY 2016-17 State of California Office of Traffic Safety Selective Enforcement Grant.

APPROVALS

Department Head — Date 8-30-16

Finance — Date 9/1/16

City Manager — Date

City Clerk — Date

Distribution (after approval): Original: Finance

FM\105 (Rev.11/06)

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 12
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Craig Carter, Chief of Police

SUBJECT: FY 2015-16 U.S. Department of Justice Edward Byrne Memorial Justice Assistance Grant – Local Solicitation

RECOMMENDATION:

It is requested that the City Council authorize the Chief of Police to receive a $46,313 FY 2015-16 Edward Byrne Memorial Justice Assistance Grant (JAG); authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds.

FISCAL ANALYSIS:

This action will have no impact on the General Fund Budget. Grant funds allocated to the City will be used to support the Body-worn Camera Program.

PREVIOUS ACTION:

On August 5, 2015, the City Council approved a FY 2014-15 Edward Byrne Memorial Justice Assistance Grant in the amount of $42,352.

BACKGROUND:

The Escondido Police Department received a FY 2015-16 Edward Byrne Memorial Justice Assistance Grant from the U.S. Department of Justice in the amount of $46,313. JAG funds allow local governments to support a broad range of activities to prevent and control crime based on their own local needs and conditions. Grant funds may not supplant items currently budgeted.

The Escondido Police Department proposes to use this year's JAG allocation to support the Body-worn Camera Program. Funds will be used to replace cameras at the end of their useful life, cover video data storage costs, and provide camera accessories that improve data analysis and accessibility.

Respectfully submitted,

Craig Carter
Chief of Police

ESCONDIDO
City of Choice

CITY OF ESCONDIDO

BUDGET ADJUSTMENT REQUEST

Date of Request: August 25, 2016

Department: Police

Division: Administration

Project/Budget Manager: Lisa Rodelo (Name) 4905 (Extension)

Council Date (if applicable): September 14, 2016
(attach copy of staff report)

For Finance Use Only
Log # BA 09-02
Fiscal Year 2017

_____ Budget Balances
_____ General Fund Accts
_____ Revenue
_____ Interfund Transfers
_____ Fund Balance

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
Revenue	4128-451-New Project Number	46,313	
Police Grants	451-New Project Number	46,313	

Explanation of Request:

A budget adjustment is needed to spend FY 2015-16 Edward Byrne Memorial Justice Assistance Grant (JAG) funds for Body-worn Camera Program.

APPROVALS

Department Head — Date 8-30-16

Finance — Date 9/1/16

City Manager — Date

City Clerk — Date

Distribution (after approval): Original: Finance

FM\105 (Rev.11/06)

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 13
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Craig Carter, Chief of Police

SUBJECT: Firehouse Subs Public Safety Foundation Donation of Automated External Defibrillator

RECOMMENDATION:

It is requested that the City Council authorize the Escondido Police Department to accept one donated automated external defibrillator (AED) from the Firehouse Subs Public Safety Foundation.

FISCAL ANALYSIS:

An automated external defibrillator (AED) will be donated to the Escondido Police Department. This will have no impact on the General Fund Budget.

PREVIOUS ACTION:

None

BACKGROUND:

The Firehouse Subs Public Safety Foundation has offered to purchase one automated external defibrillator (AED) unit to donate to the Escondido Police Department. This donated equipment is valued at approximately $1,200. Accepting this donation will allow police officers immediate access to life saving equipment.

Respectfully submitted,

Craig Carter
Chief of Police

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 14
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Debra Lundy, Real Property Manager

SUBJECT: Disposition of Property: 1750 Citracado Parkway, Lot #74 at Mountain Shadows Mobile Home Park

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-136, authorizing the Real Property Manager and the City Clerk to execute documents necessary to complete the sale of 1750 Citracado Parkway, Lot #74 at Mountain Shadows Mobile Home Park.

FISCAL ANALYSIS:

Sales proceeds in the amount of $98,000, less closing costs and commissions will be deposited into the Housing Successor Agency Fund.

PREVIOUS ACTION:

N/A

BACKGROUND:

The subject property was marketed by an outside broker in a concurrent sale with the mobile home coach owner at a listing price of $100,000 (land only). The City received an offer of $90,000, which staff countered, subject to the City Council's approval, at $98,000. The Buyer accepted the City's proposed terms and the parties now desire to move forward with the transaction through escrow.

Respectfully submitted,

Debra Lundy
Real Property Manager

Agenda Item No.: 14
Date: September 14, 2016

RESOLUTION NO. 2016-136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE REAL PROPERTY MANAGER TO EXECUTE, ON BEHALF OF THE CITY, A GRANT DEED AND NECESSARY ESCROW DOCUMENTS FOR THE SALE OF 1750 WEST CITRACADO PARKWAY, LOT NO. 74

WHEREAS, there is a certain City-owned real property, 1750 West Citracado Parkway, Lot No. 74, located in the Mountain Shadows Mobile Home Park, in Escondido (the "Property"); and

WHEREAS, the City offered the Property for a sales price of $100,000 and received a full cash offer from Randall Farrar ("Buyer") in the amount of $90,000, which was countered, subject to the City Council's approval, at $98,000; and

WHEREAS, the City wishes to sell the Property for $98,000 and to enter into escrow with the Buyer; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve the sale of the Property to the Buyer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. The Real Property Manager and City Clerk are authorized to execute, on behalf of the City, the Grant Deed, attached to this resolution as Exhibit "1" and incorporated by this reference, and all necessary related escrow documents for the sale of 1750 West Citracado Parkway, Lot No. 74.

RECORDING REQUESTED BY

And When Recorded Mail To:
City Clerk
City of Escondido
201 North Broadway
Escondido, CA 92025

APN: 235-162-27-02

No recording fee required; this document exempt from fee pursuant to Section 27383 of the California Government Code.

CITY OF ESCONDIDO
GRANT DEED

ESC. DOCUMENT NO. M-29-16

This deed exempt from tax - Section 11922 of the California Revenue and Taxation Code

THE CITY OF ESCONDIDO, a municipal corporation, for a valuable consideration, DOES HEREBY GRANT to

RANDALL FARRAR TRUST (Grantee)

all that real property described in the attached **EXHIBIT 'A'**

IN WITNESS WHEREOF, the City of Escondido has caused this deed to be executed by its Real Property Manager, pursuant to City Council Resolution No. 2016-136, adopted September 14, 2016, authorizing such execution, this day of_____, 2016.

THE CITY OF ESCONDIDO

By:_____
Debra Lundy,
Real Property Manager

By:_____
Diane Halverson, City Clerk

Resolution No. 2016-130
EXHIBIT 1
Page 2 of 2

CITY OF ESCONDIDO DOC. NO. M-29-16
TITLE OR TYPE OF DOCUMENT: Grant Deed
GRANTEE: Randall Farrar

EXHIBIT A

(Legal Description to be provided by Title Officer through Escrow)

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 15
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Debra Lundy, Real Property Manager

SUBJECT: Amendment to Purchase and Sale Agreement: 700 West Grand Avenue

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-135, authorizing the Real Property Manager and City Clerk to execute a third amendment to the Purchase and Sale Agreement for the sale of 700 West Grand Avenue to Integral Partners Funding, LLC.

FISCAL ANALYSIS:

The Amendment will serve to provide an escrow hold-back in the amount of $250,000, out of the $2.5 million sales proceeds, in order to secure the performance of certain improvements in consideration of the purchase.

PREVIOUS ACTION:

The City Council approved the original Purchase and Sale Agreement via Resolution No. 2015-132 on August 5, 2015.

BACKGROUND:

The City and Integral Partners Funding, LLC ("Buyer" or "Developer") opened escrow following the City Council's approval of the Purchase and Sale Agreement on August 5, 2015 ("Original Purchase and Sale Agreement") for the development of a mixed-use housing project at the City's former Police Headquarters property, located at 700 West Grand Avenue ("Project"). The purchase price is $2.5 million, which currently would be fully released to the City upon close of escrow.

The purpose of the proposed Amendment to the Purchase and Sale Agreement is to establish an escrow hold-back in the amount of $250,000, which will be held in an interest-bearing account until such time as certain off-site improvements are completed by Developer in partial consideration of the purchase. The proposed Amendment is attached to Resolution No. 2015-132.

The offsite improvements to be undertaken by Developer involve the design and construction of a sidewalk and related improvements on the north side of 2nd Avenue between Spruce Street and the Project, and design and installation of a signalized pedestrian crosswalk on 2nd Avenue. The proposed improvements will enable the public to safely cross 2nd Avenue between the Escondido Transit Station on Valley Parkway and the residential neighborhood south of 2nd Avenue. The

specifics of the work have been addressed more thoroughly in the Development Agreement. The Final Certificate of Occupancy for the Project will be released upon the completion of the offsite improvements.

Respectfully submitted,

Joyce Masterson
for

Debra Lundy
Real Property Manager

Agenda Item No.: 15
Date: September 14, 2016

RESOLUTION NO. 2016-135

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE REAL PROPERTY MANAGER AND CITY CLERK TO EXECUTE, ON BEHALF OF THE CITY, A THIRD AMENDMENT TO THE PURCHASE AND AGREEMENT FOR THE SALE OF 700 WEST GRAND AVENUE TO INTEGRAL FUNDING PARTNERS, LLC

WHEREAS, the City of Escondido ("City") and Integral Funding Partners, LLC. ("Buyer") entered into a Purchase and Sale Agreement, dated August 5, 2015, and amended on October 20, 2015, and opened escrow for the purchase and sale of certain real property, addressed as 700 West Grand Avenue, Escondido, CA; and

WHEREAS, the purchase price was $2.5 million dollars; and

WHEREAS, the Buyer intends to perform certain offsite improvements in partial consideration of the purchase; and

WHEREAS, the City and Buyer desire to amend the Purchase and Sale Agreement to establish a holdback escrow in the amount of $250,000 as security for the performance of said offsite improvements; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve the Third Amendment to the Purchase and Sale Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. The Real Property Manager and City Clerk are authorized to execute, on behalf of the City, the Third Amendment to the Purchase Agreement and Escrow Instructions in substantially similar form to Exhibit "A" attached to this Resolution and incorporated by this reference.

THIRD AMENDMENT TO COMMERCIAL PROPERTY PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS THIRD AMENDMENT TO COMMERCIAL PROPERTY PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "***Amendment***") is made as of September 7, 2016, by and between THE GATEWAY GRAND INVESTOR, LLC, a Delaware limited liability company ("***Buyer***"), and the CITY OF ESCONDIDO, a municipal corporation ("***Seller***").

RECITALS

A. Buyer, as successor-in-interest to The Gateway Grand Project Owner, LLC, as successor in interest to Integral Partners Funding, LLC and Seller are parties to that certain Commercial Property Purchase Agreement and Joint Escrow Instructions dated as of August 5, 2015, as supplemented by that certain Addendum One to Commercial Property Purchase Agreement and Joint Escrow Instructions dated as of August 5, 2015, and as amended by that certain First Amendment to Commercial Property Purchase Agreement and Joint Escrow Instructions dated as of October 20, 2015 and that certain Second Amendment to Commercial Property Purchase Agreement and Joint Escrow Instructions dated as of November 18, 2015 (collectively, the "Purchase Agreement"), with respect to the purchase and sale of certain real property in the City of Escondido, County of San Diego, State of California, as more particularly described in the Purchase Agreement. Unless otherwise defined herein, all capitalized terms used in this Amendment shall have the meanings ascribed to such terms in the Purchase Agreement

B. Seller and Buyer desire to amend and modify the Purchase Agreement in accordance with the terms and provisions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants herein contained and the respective undertakings of the parties hereinafter set forth, it is hereby agreed:

1. Holdback For Pedestrian Crossing Work. At Seller's request, Buyer has agreed following the Closing to complete certain pedestrian crossing improvement work consisting of design and construction of a pedestrian crossing signal system with signing and striping on Grand Avenue at the western side of the intersection of Spruce Street outside of the CPUC influence area designed with two (2) advance warning flashers and interconnect to existing traffic signal system at the intersection of Tulip Street, and shall also include upgrading the existing curb ramp at Spruce Street to ADA standards and construction of a new ADA compliant curb ramp on the north side of Grand Avenue, together with construction of curb and gutter and a 5 foot wide concrete sidewalk (minimum 3' at constrained locations) along north side of Grand Avenue (between signalized crossing and NCTD right-of-way, outside of CPUC influence area) connecting pedestrian traffic between Spruce Street and the project in a manner approved by the City Engineer (the "Traffic Work"). Seller has agreed to accept as partial payment of the Purchase Price from Buyer the actual cost of performing the Traffic Work ("Traffic Costs"),

not to exceed Two Hundred Fifty Thousand Dollars ($250,000), pursuant to the terms of this Amendment. At the Closing, Seller agrees to leave in Seller's sales proceeds from the Purchase Price in the amount of Two Hundred Fifty Thousand Dollars ($250,000) ("Holdback Funds") in a separate Escrow ("Escrow Holdback"). Upon Buyer's completion of the Traffic Work, Buyer shall notify Seller of the Traffic Costs and provide any reasonable supporting documentation requested by Seller to support the Traffic Costs. Escrow Holder shall release the Holdback Funds from the Holdback Escrow in the amount of the Traffic Costs not to exceed the amount of the Holdback Funds to Buyer within five (5) business days after Buyer's notification to Seller of the amount of the Traffic Costs without any further instructions from either Buyer or Seller. Any funds remaining in the Escrow Holdback after disbursement of the Holdback Funds to Buyer shall be promptly returned to Seller. In no event shall Seller be obligated to reimburse Buyer for more than the amount of the Holdback Funds, regardless of the actual costs of the Traffic Work. The parties shall cooperatively work together to value engineer the Traffic Work to the extent reasonably feasible. The parties shall split any fees charged by Escrow Agent to handle the Escrow Holdback. This provision shall survive the Closing.

2. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one agreement. To facilitate execution of this Amendment, the parties may execute and exchange by facsimile or electronic mail counterparts of the signature pages, which facsimile or electronic mail counterparts shall be binding as original signature pages.

3. Conflict. In case of any inconsistency between this Amendment and the Purchase Agreement, the provisions containing such inconsistency shall first be reconciled with one another to the maximum extent possible, and then to the extent of any remaining inconsistency, the terms of this Amendment shall control.

4. Entire Agreement. The Purchase Agreement, together with this Amendment, embodies the entire understanding between Seller and Buyer with respect to its subject matter and can be changed only by an instrument in writing signed by Seller and Buyer.

5. Force and Effect. Except as modified by this Amendment, the Purchase Agreement is ratified, affirmed, in full force and effect, and incorporated herein by this reference.

[Signatures follow]

IN WITNESS WHEREOF, this Amendment has been executed as of the date first set forth above.

SELLER:

CITY OF ESCONDIDO,
a municipal corporation

By: _____

Name: _____

Title: _____

BUYER:

THE GATEWAY GRAND INVESTOR, LLC,
a Delaware limited liability company

By: The Gateway Grand Project Owner, LLC, a Delaware limited liability company, its Managing Member

By: KPMW Integral, LLC, a California limited liability company, its managing member

By: _____

Name: _____

Title: _____

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
JEFFREY R. EPP, City Attorney

By: _____

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 16
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Edward N. Domingue, Director of Public Works/City Engineer
Ali Shahzad, Associate Engineer

SUBJECT: All-Way Stop Control (AWSC) Request for the Intersection of North Escondido Boulevard and West Lincoln Avenue

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-125, amending the schedule of stop signs for the intersection of North Escondido Boulevard and West Lincoln Avenue.

FISCAL ANALYSIS:

Funds are available to install the traffic controls.

PREVIOUS ACTION:

The Transportation and Community Safety Commission considered this item at their August 4, 2016 meeting and voted to support the request.

BACKGROUND:

A traffic signal at the intersection of North Escondido Boulevard and West Lincoln Avenue will be installed in the future as a mitigation measure for a development project for a grocery store and fast food restaurant, planned for the corner of West Lincoln Avenue and North Broadway.

Per California Manual on Uniform Traffic Control Devices (2014 CA-MUTCD), *"Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal". 2014 CA-MUTCD* also provides the option of considering All-Way Stop Controlled (AWSC) intersections at locations where there is *"The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes".* Implementation of an AWSC intersection at this intersection is an appropriate measure to provide a more comfortable crossing for pedestrians that cross at this location.

Lincoln Avenue is currently stop-controlled at the intersection of Escondido Boulevard. Staff analyzed sight distance, street classifications, vehicle and pedestrian traffic volumes and the geometric design of the intersection. The analysis has shown that an "All-Way Stop Control" (AWSC) is warranted at the intersection of North Escondido Boulevard and West Lincoln Avenue due to the peak-hour traffic

volumes and the need for an improved pedestrian safety at school crossing. Two (2) new stop signs are recommended to be installed on Escondido Blvd at the intersection with Lincoln Avenue to provide for "All-Way Stop Control" (AWSC) at this intersection.

The Transportation and Community Safety Commission voted to recommend installation of these stop signs at their meeting on August 4, 2016, and directed staff to forward the recommendation to Council for final approval.

Respectfully submitted,

Edward N. Domingue, PE
Director of Public Works/City Engineer

Ali Shahzad, PE
Associate Engineer

Agenda Item No.: 16
Date: September 14, 2016

RESOLUTION NO. 2016-125

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, TO AMEND THE TRAFFIC SCHEDULES FOR STOP INTERSECTIONS AND YIELD INTERSECTIONS

WHEREAS, Escondido Municipal Code Section 28-5 provides that the City Council establish a traffic schedule for stop intersections and yield intersections; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to amend said traffic schedules;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the Traffic Schedule for stop signs be amended to reflect the addition of two (2) new stop signs on Escondido Boulevard at Lincoln Avenue, making it an All-Way Stop controlled intersection.

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 17
Date: September 14, 2016

TO: Honorable Chairman and Members of the Rent Review Board

FROM: Jay Petrek, Assistant City Manager

SUBJECT: Short-form Rent Review Board Hearing for Casa Grande Mobile Estates (Case # 0697-20-10094)

RECOMMENDATION:

- Consider the short-form rent increase application submitted by Casa Grande.
- If approved, adopt Rent Review Board Resolution No. 2016-13 granting an increase of 75 percent of the change in the Consumer Price Index, or 1.836 percent (an average of $9.65) for the period of December 31, 2014 to December 31, 2015.

PREVIOUS ACTION:

This is the seventeenth rent increase request filed by this Park since the Ordinance was implemented.

On June 4, 2015, Casa Grande LP, the owners of Casa Grande Mobile Estates, submitted a short form rent increase application. On August 5, 2015, the Board adopted RRB Resolution authorizing an increase of 2.260 percent (an average of $11.56) per space, per month for the subject 94 spaces.

On May 30, 2013, Casa Grande LP, the owners of Casa Grande Mobile Estates, submitted a short form rent increase application. On July 24, 2013, the Board adopted RRB Resolution authorizing an increase of 3.225 percent (an average of $15.25) per space, per month for the subject 90 spaces.

BACKGROUND:

Casa Grande Mobile Estates ("Park"), located at 1001 South Hale Avenue, has filed a short-form rent increase application. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and staff report have been made available to the Board for review and consideration prior to the hearing.

THE RENT INCREASE APPLICATION:

Casa Grande is a senior park, which has a total of 102 spaces with 93 spaces subject to rent control. The Park is requesting an increase for the 93 rent controlled spaces. The other spaces not included in this application are on long-term leases, are vacant or are park-owned units. The amenities available for the residents include a clubhouse with kitchen, a pool and sauna, a greenbelt, RV storage, and coin laundry facilities. A dog park which had been installed previous to the last short-form rent increase application has been removed.

The application meets all the eligibility criteria for submittal of a short-form rent increase application.

The Park is requesting an increase of 75 percent of the change in Consumer Price Index for the period of December 31, 2014 to December 31, 2015. Seventy-five percent of the change in the CPI for the period of consideration is 1.836 percent. The average monthly rent for the residents that are affected by this application is $525.51. The average monthly increase requested for the 93 spaces is $9.65 per space, per month.

The Park Owner has also applied to the City to convert the space created by the removal of a shuffleboard court into a new rental lot. The proposed addition of the new rental lot is subject to separate approval and not a component of this rent increase application.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on August 3, 2016, at 6:00 p.m. Approximately 13 residents attended the meeting. The meeting was also attended by the Park managers, Park Owner, and City staff. The application and the short-form hearing procedures were reviewed with the residents. Resident co-representatives, Marko McNeil and Don Anderson, were selected. City staff reinforced the Rent Review Board's request that the park representative and resident representatives meet at least 21 days before the Rent Review Board meeting to discuss park issues.

The residents shared a list of 10 changes they would like implemented, including: street improvements, steel plates (installation at problem intersections for mobility), landscaping, washing machine repair, readjusting pool hours, increased club access, new lighting at the pool table, new window treatments in the clubhouse, new lighting in the clubhouse, reinstallation of the dog park (which replaced the shuffle board court). ("Exhibit B"). Other issues discussed included dim street lighting, lighting in the clubhouse, and the kitchen linoleum. Other conversation revolved around selecting a resident representative, and the role and legal status of the HOA, the removal of the dog park, locks within the clubhouse, and use of the facilities.

CODE ENFORCEMENT INSPECTION:

An inspection of the common areas of the Park by the Code Enforcement Division of the City noted some violations of the Health and Safety Code. A copy of the Code Report ("Report") is attached as "Exhibit A." The Owner, Resident Manager, and resident representatives received copies of the Report, and were made aware that no rent increase, if granted, may be implemented until Health and Safety Code violations have been cleared. As of August 25, all violations have been corrected.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. The Park owner may send the 90-day notice of any rent increase granted to the residents upon the adoption of the Resolution.

Respectfully submitted,

Jay Petrek
Assistant City Manager

Karen Youel
Housing & Neighborhood Services Manager

ESCONDIDO
City of Choice

DATE: **AUGUST 15, 2016**

TO: **HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD**

FROM: **BRIAN GUSTAFSON, CODE ENFORCEMENT MANAGER**

SUBJECT: **CASA GRANDE MOBILE ESTATES**

Casa Grande Mobile Estates was inspected on August 11, 2016, with the lighting inspection conducted the prior evening, as a result of an application for rent increase having been filed. There were three general violations found during the inspection and one lighting violation which are noted in the attached inspection report.

A resident meeting was held on August 3, 2016 (attended by thirteen residents, park management, the park owner and city staff) at which time the selection of a resident representative were discussed among the residents.

There have been no resident complaints concerning management related responsibilities during the past year. Two code enforcement cases were opened, both of which were investigated and found to be unfounded in nature with no enforcement required.

CC: Bill Martin, Director of Community Development
Karen Youel, Rent Control Administration

ESCONDIDO
City of Choice

August 15, 2016

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Casa Grande Mobile Estates
1001 S. Hale Ave., Escondido

Park Owner: Casa Grande LP
c/o Sue Pebley
54 N. La Senda
Laguna Beach, CA 92651

Park Manager: Kent Johns **Phone:** (760) 807-2950

Inspection Date: 08/11/16 **Inspectors:** Andrew Modglin

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

General Violations:

1. There is a section of concrete outside of the parks office that is deteriorated. **25 CCR 1102(a) & 25 CCR 1605 (b) (2).**

2. There is a 2 inch gap between the concrete and asphalt by the laundry room. **25 CCR 1102(a) & 25 CCR 1605 (b) (2).**

3. The exterior light on the north side of the laundry room is missing a light cover. **25 CCR 1605 (d) (2).**

Areas of the park needing illumination per 25 CCR 1108 (Lighting Inspection; 8/10/2016)

Exterior light on the North side of the laundry room is burned out.

MOBILEHOME PARK RENT REVIEW

RESIDENT REPRESENTATIVE REPORT FORM

Park Name Casa Grande

Date of Inspection Thursday, August 11, 2016 at 9a

Resident Representative MARKO McNEIL Don ANDERSON Co-Rep.

This park will be inspected as a result of an application having been filed for a rent increase. The Code Enforcement Division will base their inspection under provisions outlined in the California Health and Safety Code, Division 13, Part 2.1; California Code of Regulations – Title 25, the Escondido Zoning Code, Article XLV; and the Escondido Municipal Code, Section 6-480 Property Maintenance.

The report compiled by the Code Enforcement Division will address the health and safety issues related to the common areas of the mobile home park and those items for which the repair and maintenance is the responsibility of the owners and managers of the park. The attached list is to assist you and the residents in noting your current concerns so that they can be addressed as part of the process.

At the time of the inspections, each item on this list will be discussed with the participants. If it is a violation of Title 25 it will be made part of the Inspection Report.

Occasionally there are no concerns noted by park residents. If that is the case, we ask that you check the appropriate statement below, sign the form and return it to the Code Enforcement Division.

_____ The residents have expressed no specific concerns or issues at this time.

__X__ The residents have expressed the specific issues and concerns that are noted on the accompanying pages of this report.

MARKO McNEIL
Print Name of Resident Representative

DON ANDERSON
August - 6 - 2016
Date

Signature

#29 760-300-5226

#24 760-489-0721
Space # / Phone Number

City of Escondido
Code Enforcement Division
201 N. Broadway
Escondido, CA 92025
(760) 839-4650

RENT CONTROL INSPECTION CHECKLIST
RESIDENT COMMENTS

Responsible person: There shall be a person available who shall be responsible for the operation and maintenance of the mobile home park. The person or designee shall reside in parks of 50 units or more, and shall have knowledge of emergency procedures of the park facilities.

GAP BETWEEN ASPHALT & CONCRETE AT ENTRANCE AREA TO LAUNDRY ROOM - POSSIBLE TRIP HAZARD

Rubbish, accumulation of waste material: The park shall be kept clean and free of the accumulation of refuse, garbage, rubbish, excessive dust or debris.

Drainage: The park common areas and roadways shall be graded and sloped to provide storm drainage runoff. Standing water should evaporate within 72 hours.

DRAINAGE DITCH MUCH TOO LOW FOR SAFE TRAVELING AT INTERSECTION OF LA-MESA & DEL ESTE DR - NEEDS TO BE RAISED. ALSO NEAR CLUBHOUSE GOOD DRAINING - CMU'S BOTTOM OUT!

Building and park lighting: During hours of darkness, artificial lighting shall be maintained in accordance with requirements of Title 25.

Lot address identification: Each lot shall be identified by letters, numbers or a street address mounted in a conspicuous place facing the roadway.

Permanent park buildings: Park buildings, structures and facilities shall be maintained free from hazards.

POOL AREA RESTROOMS REMAIN LOCKED EXCEPT DURING POOL HOURS, NO RESIDENT ACCESS

Emergency information: Emergency information is to be printed and posted in a conspicuous location and shall contain the following telephone numbers/information:

Fire Department
Police Department
Park office
Responsible person for operation and maintenance
Code Enforcement
Park location – address
Nearest public telephone

Other questions, comments or concerns:

ESCONDIDO
City of Choice

Code Enforcement Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

August 24, 2016

Casa Grande Mobile Estates LLC
C/o Sue Pebley
54 N. La Senda
Laguna Beach, CA 92651

Kent Johns, Manager
1001 S. Hale Ave.
Escondido, CA 92029

Dear Madam and Sir,

This notice is to formally advise you that all violations noted during the rent control inspections on August 11, 2016 have been corrected.

We appreciate having the parks cooperation during this process. Our mutual efforts are important in maintaining safe and healthy parks in our city. Please feel free to contact me if you have any questions.

Sincerely,

Brian D. Gustafson
Code Enforcement Manager

CC: City Council/Rent Review Board
Karen Youel, Rent Control Administrator

Sam Abed, Mayor Michael Morasco, Deputy Mayor Olga Diaz Ed Gallo John Masson

RESIDENT REQUESTS
Rent Review Meeting
August 3, 2016

STREET ENHANCEMENT
Street improvement plans were on schedule in 2011 to fix portions where trenches were dug. In 2013 we were told the project would be completed in 2013. We would like to see this project actually completed within the next 12 months.

STEEL PLATES
In 2013 we were promised steel plates to be placed at sides of problem intersections to accommodate wheel chairs and walkers. We would like to see this project completed within the next 12 months.

LANDSCAPING
Trim oleanders adjacent to front fence and replace the ones that are no longer alive.

LAUNDRY ROOM
Water levels are not adequate in the used washers that were installed after the break-in. Please repair.

POOL HOURS
Agreed upon restricted hours for children needs to be enforced. Agreements were reached in 2011 and 2015. Lack of enforcement has severely curtailed use of the pool by senior residents. Original pool rules, signed by Delmar Pebley, also contained restricted use by children.

CLUBHOUSE ACCESS
Request access to the clubhouse kitchen and adjacent storage closet be again made available. Locks were recently changed to prevent usage by residents in what appears to be a retaliatory action due to a recent dispute with management. Supplies belonging to the residents are stored in both areas and are needed for meetings and social events.

POOL TABLE LIGHT
Overhead pool table light fixture was promised in 2014. Lighting is currently not adequate for evening use. Request this be done as soon as possible.

WINDOW TREATMENT
Request low cost cloth mini-blinds be purchased for at least the windows in the meeting place area of club house. Windows currently have no coverings. The HOA has offered to help with the cost.

CLUB HOUSE LIGHTING
Newly installed (2014) lighting still remains critically inadequate. Fixtures need to be replaced or utilize some other means to increase brightness up to standards.

DOG PARK
A mini dog park was installed in the Green Belt in 2014. It was recently removed without notice or a reason. We request the dog park be returned, or replaced with another amenity that will be of benefit to all homeowners.

August 3, 2016

Agenda Item No.: 17
Date: September 14, 2016

RESOLUTION NO. RRB 2016-13

A RESOLUTION OF THE ESCONDIDO MOBILEHOME RENT REVIEW BOARD MAKING FINDINGS AND GRANTING A RENT INCREASE FOR CASA GRANDE MOBILE ESTATES

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application, pursuant to Section 12 of the Rent Review Board Guidelines, was filed on June 23, 2016, by Kent Johns of SKJ Properties, the representative for the Park Owner of Casa Grande Mobile Estates ("Park") located at 1001 S. Hale in Escondido. The short-form rent increase application applies to 93 of the 102 spaces; and

WHEREAS, this is the 17th rent increase application filed by the Park since the Ordinance became effective in 1988. The last short-form rent increase for 2.260 percent, or approximately $11.56 per space, per month, was granted at a Rent Review Board Hearing held August 5, 2015, and formally adopted by Rent Review Board Resolution 2015-05; and

WHEREAS, at the time of the current short-form rent increase application, the average monthly space rent was $525.51 for the spaces subject to the rent increase.

The owner requested a rent increase in the amount of 75 percent of the change in the Consumer Price Index ("CPI") for the period December 31, 2014 through December 31, 2015, in accordance with the Rent Review Board short-form policy guidelines. The short-form rent increase application estimated this amount to be an average of $9.65 (1.836 percent) per space, per month; and

WHEREAS, a notice of the Park's Short-form Rent Increase Application was sent to all affected homeowners. All parties were given notice of the time, date, and place of the rent hearing before the Board; and

WHEREAS, on August 11, 2016, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed and it noted health and safety code violations in the Park; and

WHEREAS, on September 14, 2016, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present at the hearing had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an increase of 1.836 percent, an average of $9.65 per space, per month, for the spaces which are subject to a rent increase.

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.

2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines ("Guidelines").

3. That following the Guidelines, an increase based on 75 percent of the change in the CPI for San Diego County from December 31, 2014 through December 31, 2015, would amount to 1.836 percent, which averages $9.65 per space, per month, for the spaces that are subject to a rent increase.

4. That the Board concluded that an increase of approximately $9.65 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.

5. That the short-form rent increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection Report.

6. That the short-form rent increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 18
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Jay Petrek, Assistant City Manager

SUBJECT: Recommendation for Allocation of HOME Funds to Cypress Cove Apartments (File #0873-01-23)

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-140, allocating an additional $500,000 of HOME funds to the Cypress Cove Affordable Housing Project at 260 N Midway, and authorizing the Mayor and City Clerk to execute an amendment to the current Affordable Housing Agreement and all necessary loan and supporting agreements in forms acceptable to the City Attorney.

FISCAL ANALYSIS:

There will be no impact on the General Fund.

HOME funds may be used solely for affordable housing purposes. Federal HOME and HOME/CHDO funds have been aggregated and are available for commitment. Approximately $251,100 of entitlement funds will have to be returned to the US Department of Housing & Urban Development (HUD) if $430,893 (entitlement funds plus program income/recaptured funds) is not fully committed for local housing purposes by June 30, 2017. Approximately $345,530 in HOME and HOME/CHDO funds must be committed to a project by June 30, 2018.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the City Council's Action Plan regarding Neighborhood Improvement.

PREVIOUS ACTION:

On August 7, 2014, the Housing Division released a Request for Proposals (RFP) inviting for-profit, non-profit and Community Housing Development Organizations (CHDOs) to submit requests for funding for the provision of affordable rental housing or first-time homebuyer opportunities through the rehabilitation of blighted properties or acquisition of long-term affordability covenants. The RFP originally included a total of $1,000,000 in Affordable Housing Funds, including federal Home Investment Partnerships (HOME) Program funds.

On October 22, 2014, the City Council adopted Resolution No. 2014-154, authorizing the Housing staff to restrict 2013 and 2014 HOME Allocations for use as CHDO funds and conditionally commit federal HOME/CHDO funds in an amount not to exceed $1,000,000 to Community HousingWorks (CHW) for the acquisition and rehabilitation of 10 affordable multi-family rental units within a 200-unit development located at 260 Midway Drive, Escondido.

On February 4, 2015, the City Council adopted Resolution No. 2015-03R, approving the issuance by California Statewide Communities Development Authority (CSCDA) of Multifamily Housing Revenue Bonds for Cypress Cove Apartments at 260 North Midway Drive, Escondido in an amount not to exceed $35,000,000.

BACKGROUND:

CHW has a 30-year history as a non-profit developer and owner of affordable housing communities across San Diego County, with its roots in Escondido. CHW qualifies as a CHDO with its strong emphasis on incorporating the voices of low-income residents in their communities in order to fulfill their mission "to help people and communities move up in the world through opportunities to own, rent and achieve."

Cypress Cove is a 200 unit affordable housing project located in eastern Escondido. Built in 1977, the complex was converted to affordable housing and modestly renovated in 2000 with tax credits and tax exempt bonds. The property consists of 27 two-story buildings. The site has two swimming pools, ample parking, a laundry facility, a basketball court, two play structures, and a sizable office and community building. The project is CHW's seventh community in Escondido.

Initial funding enabled CHW to purchase Cypress Cove and will extend affordability restrictions for all 200 units (with two units to be reserved for on-site staff) to 2070. City assistance allowed the project to be able to participate in 4 percent tax credits for the acquisition and rehabilitation of the entire development to raise $38.8m. The original scope included replacement of major systems: hot water re-pipe and domestic solar hot water, new heating and air conditioning, new 'cool' roofs, window and sliding glass door replacement. Additionally, each unit was upgraded with humidistat ventilation, smoke and CO2 detectors. Approximately 25 percent of the units are receiving new kitchens, new bathroom cabinets, and flooring. CHW has experienced the usual construction contingency items to bring the buildings to code, including plumbing, water heaters, and electrical connections. CHW anticipated providing exterior amenities that support community pride and involvement, including scattered barbeque and gathering areas co-located with play areas so that parents could supervise their children, repairing the popular basketball court on site, and creating a fenced soccer area. Additionally, renovating, re-opening, and increasing accessibility to the two-story community building was an important part of the planned rehabilitation to help to bring CHW's strong resident services program to the site to provide opportunities for next-generation success and family financial fitness.

Since the start of construction in September of 2015, the project has experienced significant hard and soft cost overruns due to water and structural damage in the balconies as well as other necessary work. These unanticipated costs threaten to compromise CHW's ability to provide suitable space for services and community participation.

The largest single cost overrun has been due to extensive damage to the balconies. During due diligence, CHW hired a forensic architect look at the balconies via destructive testing. John Stewart & Co, the rehab architecture firm, examined the results and developed a protocol to open up each balcony during construction to ensure conditions were satisfactory or were repaired. However, it was not anticipated that nearly every balcony had considerable water intrusion resulting in serious termite and water damage, regardless of the exposure. As the stucco contains asbestos, these repairs were costly and time consuming. CHW had to revise their construction schedule and offer longer periods of temporary relocation to residents. In addition, a structural engineer has been needed to sign off on each balcony condition. This item alone has added an additional cost of $1,050,000 over the initial budget.

CHW has met the full cost of the overruns by contributing $2,110,000 in equity in order to continue construction. CHW is now seeking additional funds in the form of a larger permanent loan from Union Bank and additional HOME funds from the City of Escondido. These additional funds will allow CHW to complete all of the anticipated repairs, and position this community for stability for the next 55-years.

Staff recommends approving an additional $500,000 in HOME funds for this project. If approved, 11-units will bear HOME restrictions. This allocation of funds will provide a total subsidy of approximately $136,365 per unit to City-restricted units within the project.

Respectfully submitted,

Jay Petrek
Assistant City Manager

Karen Youel
Housing & Neighborhood Services Manager

Agenda Item No.: 18
Date: September 14, 2016

RESOLUTION NO. 2016-140

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING ALLOCATIONS OF AFFORDABLE HOUSING FUNDS, INCLUDING HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM FUNDING TOTALING $500,000, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE, ON BEHALF OF THE CITY, ALL NECESSARY AGREEMENTS, LOAN DOCUMENTS AND DEEDS

(260 MIDWAY DRIVE)

Case Number: 0873-01-23

WHEREAS, the City of Escondido ("City") has approved final FY 2015-16 and FY 2016-17 HOME Budgets, that have included mandatory allocations of funds (15 percent of total allocations) reserved for development activities by Community Housing Development Organizations ("CHDOs") in the total amount of $70,560 and $69,106 respectively; and

WHEREAS, the City has approved final FY 2015-16 and FY 2016-17 HOME Budgets, which included funds available for Housing Programs/Future Development; and

WHEREAS, on October 22, 2014, the City Council restricted 2013 and 2014 HOME Allocations for use as CHDO funds and conditionally committed federal HOME/CHDO funds in an amount not to exceed $1,000,000 to Community HousingWorks (CHW) for the acquisition and rehabilitation of Cypress Cove as affordable housing located at 260 Midway Drive, Escondido; and

WHEREAS, the City desires at this time, and deems it to be in the best public interest to approve the allocations, to defer payment of the City's development fees to the end of the construction of the project, and to authorize the execution of all agreements, loan documents and deeds necessary to provide such funds and property for the provision of affordable housing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the City Council approves an additional allocation of an amount not to exceed $500,000 in HOME/CHDO funds to Community HousingWorks ("CHW") for the provision of affordable housing units.

3. That the Mayor and City Clerk are hereby authorized to execute, on behalf of the City, in a form approved by the City Attorney, any agreements, loan documents, and deeds necessary to provide such funds for the development of the above affordable housing projects.

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 19
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Bill Martin, Director of Community Development

SUBJECT: Master and Precise Development Plan and Zone Change for the Victory Industrial Development Project (PHG15-0042 and ENV15-0017)

STAFF RECOMMENDATION:

It is recommended that the City Council introduce Ordinance No. 2016-10, approving the proposed Master and Precise Development Plan for the proposed Victory Industrial Park project and Zone Change from Single-Family Residential (R-1-6) to Planned Development-Industrial (PD-I).

PLANNING COMMISSION RECOMMENDATION:

On August 9, 2016, the Planning Commission voted 6-0 to approve the project.

PROJECT DESCRIPTION:

A Master and Precise Development Plan for the development of 91,000 square feet of light industrial uses in two new buildings on approximately 5.25 acres (4.87 acres on-site and 0.38 acre off-site). Building 1 would be a one-story building with a 51,400-square-foot ground floor and a 4,100-square-foot mezzanine for a total of 55,500 square feet. Building 2 would be a one-story building with a 32,900-square-foot ground floor and a 2,600-square-foot mezzanine for a total of 35,500 square feet. The project includes 184 surface parking spaces, landscaping, on- and off-site infrastructure, and storm water-drainage improvements. Off-site grading and street improvements also are proposed. A rezone will be required to change the zoning from single-family residential (R-1-6) to Planned Development-Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI). A 20-foot-wide Rincon Del Diablo Municipal Water District easement (approximately 0.38 acre off-site area) along the western boundary is part of an adjacent industrial development (Harmony Grove Industrial Park) and is proposed to be incorporated into the project site. A boundary adjustment would be required to modify the project boundaries to incorporate the additional 0.38 acres.

LOCATION:

The approximately 4.87-acre project site is located along the southern side of Harmony Grove Road, south of Enterprise Street, east of Pacific Oaks Place, addressed as 2005 Harmony

Grove Road (APN 235-050-1500). A portion of four off-site properties (approximately 0.38 acres) also are included in the project (APNs 235-040-46, -47, -48 and -49).

FISCAL ANALYSIS:

None

GENERAL PLAN ANALYSIS:

The General Plan land-use designation for the project site is Light Industrial (LI), and the proposed industrial project and Planned Development Industrial zoning (PD-I) would be consistent with this land-use designation. The project site currently is zoned as single-family residential (R-1-6) and a zone change to Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. The project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community."

ENVIRONMENTAL REVIEW:

A Draft Initial Study/Mitigated Negative Declaration (City File No. ENV15-0017) was issued for the project for a 30-day public review period in conformance with the California Environmental Quality Act (CEQA). The findings of the environmental review identified effects related to biological resources, cultural and tribal cultural resources, and traffic that might be potentially significant. However, design and minimization measures, revisions in the project plans, and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. The City has concluded necessary consultation with the Native American Tribes in accordance with Assembly Bill 52 with the incorporation of appropriate mitigation measures to address potential impacts to tribal cultural resources. Traffic mitigation is necessary for off-site roadway improvements to improve traffic flow along Harmony Grove Road (project entrance north to Enterprise St.) and at the intersection of Harmony Grove Road/Hale Avenue. The project also is required to pay a fair-share contribution to the future extension of Citracado Parkway. Biological mitigation is required to off-set impacts to non-native grassland (2.57 acres at 0.5:1 ratio) and small amount disturbed wetland (0.002 acre at 3:1 ratio) through the purchase of equivalent habitat credits at an approved mitigation bank. The Final Mitigated Negative Declaration may be viewed on the City's web site at the following link:

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/VictoryIndustrialParkProject/finalmnd.pdf?v=2

Staff did not receive any comments from surrounding property owners or the general public during the public review period. One letter was received from the County of San Diego (included in the Final MND) regarding traffic impacts requesting the project provide a fair-share contribution to the future improvements to Kauana Loa Drive located west of the project site.

The Engineering Division determined that although the project would direct a small amount of vehicle trips to Kauana Loa Drive in the short term, the number of trips would not warrant any traffic mitigation or trigger any necessary off-site improvements. When the Citracado Parkway extension is completed, direct access to Kauana Loa from Harmony Grove Road will be cut off. Harmony Grove Road traveling west would terminate with a cul-de-sac and would not connect to Citracado Parkway. Traffic Impact Fees paid by the developer would go towards the maintenance and improvements of streets throughout the City.

BACKGROUND:

A 22-lot single-family residential Tentative Subdivision Map (Escondido Tract No. 936) originally was approved on the 4.87-acre project site by the City Council in 2009. The previous General Plan residential land-use designation of Urban 1 that allowed for single-family residential development on the site was changed to Light Industrial (LI) with the 2012 General Plan update. Because residential development is not consistent with the new General Plan industrial land-use designation, the Tentative Map never was finalized/recorded. Badiee Development, Inc., has since acquired the property and submitted a request to construct a 91,000 SF industrial development on the site. Although the General Plan designates the property as Light Industrial, the underlying R-1-6 zoning designation must be changed to an industrial zoning designation to be consistent with the General Plan and also to facilitate the appropriate type of industrial development for the site that would be compatible with the surrounding Specific Plan and Industrial Park zoning and development.

PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

On August 9, 2016, the Planning Commission voted 6-0 to recommend approval of the project. The Commissioners discussion primarily focused on the proposed signage program for the project and parking for the various uses that could be on site. The Commissioners did not express any concerns regarding the project design or land uses.

PUBLIC INPUT:

Staff has not received any written public comments regarding the project, but did receive one phone call from a nearby resident requesting additional information regarding the project. No one from the public spoke at the Planning Commission hearing.

ANALYSIS:

The project site is adjacent to similar industrial park type development on the west and to the northwest, and vacant industrial land on the north. The project site plan, building architecture, materials and colors have been designed to be compatible with the quality of the buildings throughout the Harmony Grove industrial area incorporating increased setbacks and landscape buffers as required by the Industrial Park (IP) zoning requirements. The two proposed buildings include a variety of exterior colors and window elements, vertical and horizontal score lines, and a varied roof line to help break up the mass and scale of the buildings. Metal canopy/eyebrows would be provided over the main entries to each building and a tile accent

wall fin incorporated into the design at the main corner of each building. Landscape planters also would be provided along the more visible building elevations, as seen from the public way and adjacent industrial development to help soften the building massing. The Escondido Creek Flood Control Channel is located along the eastern and southern boundary of the site, and the architecture of the buildings along these elevations and loading docks have been designed/screened to avoid any adverse visual impacts from Creek views. Pedestrian access also would be provided to the existing maintenance access road that runs along the creek to accommodate any future plans to extend the Class I Escondido Creek pathway along the northern side of the Creek from Harmony Grove Road to the future Citracado Parkway extension. Off-site grading is proposed along the edge of the maintenance road and the project is required to landscape and maintain this area, which provides additional screening opportunities from Creek views.

The buildings have been designed to be used by a single tenant, but with provisions for the buildings to accommodate more than one tenant with multiple main entry areas and potential future loading doors if needed. The project would provide 184 on-site parking spaces at a ratio of 1 space for every 494 SF of building area. This ratio is in the middle of the range of parking ratios/uses required for the Industrial Park zone. Staff believes the amount of parking provide is more than sufficient for the site and the ratio provided would be able to accommodate a wide range of future uses. The Planned Development process allows for the project to establish an appropriate parking ratio for the project and eliminates the need for City staff to evaluate future lease of the buildings spaces (during review of business license) based on the type of uses and individual parking requirements.

The project includes a comprehensive sign program to ensure conformity and quality of the building signs throughout the project. The comprehensive sign program is based on the M-1 (Light Industrial) sign requirements with some modifications to control the overall size and placement of the signs on the buildings. Staff believes the overall site design, building setbacks, landscaping and building architecture create a well-integrated and high quality planned industrial development that is compatible with other industrial park development throughout the area.

Respectfully Submitted,

Bill Martin
Director of Community Development

Jay Paul
Associate Planner

ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried. Ayes: Spann, McQuead, Cohen, and Weiler. Noes: Weber, and Romo. (4-2)

2. MASTER AND PRECISE DEVELOPMENT PLAN AND ZONE CHANGE – PHG 15-0042:

REQUEST: A Master and Precise Development Plan for the development of 91,000 square feet of light industrial uses in two new buildings on approximately 5.25 acres (4.87 acres on-site and 0.38 acre off-site). Building 1 would be a one-story building with a 51,400-square-foot ground floor and a 4,100-square-foot mezzanine for a total of 55,500 square feet. Building 2 would be a one-story building with a 32,900-square-foot ground floor and a 2,600-square-foot mezzanine for a total of 35,500 square feet. The project includes 184 surface parking spaces, landscaping, infrastructure and storm water-drainage improvements. A rezone will be required to change the zoning from existing single-family residential (R-1-6) to Planned Development-Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI). A 20-foot-wide Rincon Del Diablo Municipal Water District easement (approximately 0.38-acre off-site area) along the western boundary is part of an adjacent industrial development and is proposed to be incorporated into the project site. A boundary adjustment would be required to modify the project boundaries. Off-site grading and street improvements also are proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The project site is located along the southern side of Harmony Grove Road, south of Enterprise Street, east of Pacific Oaks Place, addressed as 2005 Harmony Grove Road (APN 235-050-15-00).

Bill Martin, Director of Community Development, referenced the staff report and noted staff issues were the appropriateness of the proposed Planned Development-Industrial zoning designation, and whether the proposed Planned Industrial project is compatible with adjacent industrial and residential development. Staff recommended approval based on the following: 1) The General Plan land-use designation for the project site was Light Industrial (LI), and the proposed industrial project and corresponding Planned Development Industrial zoning (PD-I) would be consistent with this land-use designation. The industrial development provisions (Zoning Code Article 26) encouraged the planned development process for industrial park type development. The project would be subject to the Industrial Park (IP) land-use provisions and list of allowed uses as part of the Master Plan details and project conditions. Staff believed the Industrial Park zoning provisions and corresponding Planned Development-Industrial zoning was appropriate for the

subject site due to the adjacent Specific Plan and Industrial Park zoning on the west and northwest. This Planned Development designation also would ensure compatibility with the quality of the surrounding industrial development and limited the site to lower intensity industrial and office type uses to avoid potential conflicts with nearby residential development; and 2) The proposed project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community." Staff believes the overall site design, building setbacks, landscaping and building architecture create a well-integrated and high quality planned industrial development that would be compatible with other industrial park development throughout the area.

Discussion ensued regarding a clarification of the allowable signage for the subject area.

Chairman Weber and staff discussed the undergrounding of utilities and in lieu fees for the subject project.

Commissioner Weiler and staff discussed height limits for the Sign Program.

Commissioner Weiler asked if the project had a limitation on the amount of office space allowed, noting his concern for on-street parking impacts. Mr. Martin noted that the project had more parking than required, noting staff felt it could accommodate future parking needs.

Scott Merry, Badiee Development, thanked staff for their help with the project with special emphasis being given to Jay Paul. He stated that they had incorporated many of staff's suggestions into the project. He noted that the power pole as referenced by Chairman Weber would be taken down. He also elaborated that the parking was really driven by the use and the marketplace. He then asked for Commission approval.

Commissioner Weiler was in favor of the project.

Chairman Weber felt the project was appropriate for the site.

ACTION:

Moved by Commissioner Romo, seconded by Commissioner Weiler, to approve staff's recommendation. Motion carried unanimously. (6-0)

ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.2
Date: August 9, 2016

CASE NUMBER: PHG 15-0042, ENV 15-0017

APPLICANT: Badiee Development Inc.

LOCATION: The approximately 4.87-acre project site is located along the southern side of Harmony Grove Road, south of Enterprise Street, east of Pacific Oaks Place, addressed as 2005 Harmony Grove Road (APN 235-050-1500). A portion of four off-site properties (approximately 0.38 acres) also are included in the project (APNs 235-040-46, -47, -48 and -49).

TYPE OF PROJECT: Master and Precise Development Plan and Zone Change

PROJECT DESCRIPTION: A Master and Precise Development Plan for the development of 91,000 square feet of light industrial uses in two new buildings on approximately 5.25 acres (4.87 acres on-site and 0.38 acre off-site). Building 1 would be a one-story building with a 51,400-square-foot ground floor and a 4,100-square-foot mezzanine for a total of 55,500 square feet. Building 2 would be a one-story building with a 32,900-square-foot ground floor and a 2,600-square-foot mezzanine for a total of 35,500 square feet. The project includes 184 surface parking spaces, landscaping, on- and off-site infrastructure improvements, and storm water-drainage improvements. A rezone will be required to change the zoning from existing single-family residential (R-1-6) to Planned Development-Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI). A 20-foot-wide Rincon Del Diablo Municipal Water District easement (approximately 0.38-acre off-site area) along the western boundary is part of an adjacent industrial development (Harmony Grove Industrial Park) and is proposed to be incorporated into the project site. A Boundary Adjustment would be required to modify the project boundaries to incorporate the additional 0.38 acres. Off-site grading and street improvements also are proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

GENERAL PLAN DESIGNATION: Light Industrial (LI)

ZONING: Existing On-Site Parcel: R-1-6 (Single-Family Residential, 6,000 SF min. lot size); Proposed: PD-I (Planned Development-Industrial)
Existing Off-Site Parcel: SP (Specific Plan) The Specific Plan zoning for the 0.37-acre off-site property will remain SP.

BACKGROUND/SUMMARY OF ISSUES: A 22-lot single-family residential Tentative Subdivision Map (Escondido Tract No. 936) originally was approved on the 4.87-acre project site by the City Council in 2009. The previous General Plan residential land-use designation of Urban 1 that allowed for single-family residential development on the site was changed to Light Industrial (LI) with the 2012 General Plan update. Because residential development is not consistent with the new General Plan industrial land-use designation, the Tentative Map never was finalized/recorded.

Badiee Development, Inc., has since acquired the property and submitted a request to construct a 91,000 SF industrial development on the site. Although the General Plan designates the property as Light Industrial, the underlying R-1-6 zoning designation must be changed to an industrial zoning designation to be consistent with the General Plan and also to facilitate the appropriate type of industrial development for the site that would be compatible with the surrounding Specific Plan and Industrial Park zoning and development.

Staff feels the issues are as follows:

1. Appropriateness of the proposed Planned Development-Industrial zoning designation.
2. Whether the proposed Planned Industrial project is compatible with adjacent industrial and residential development.

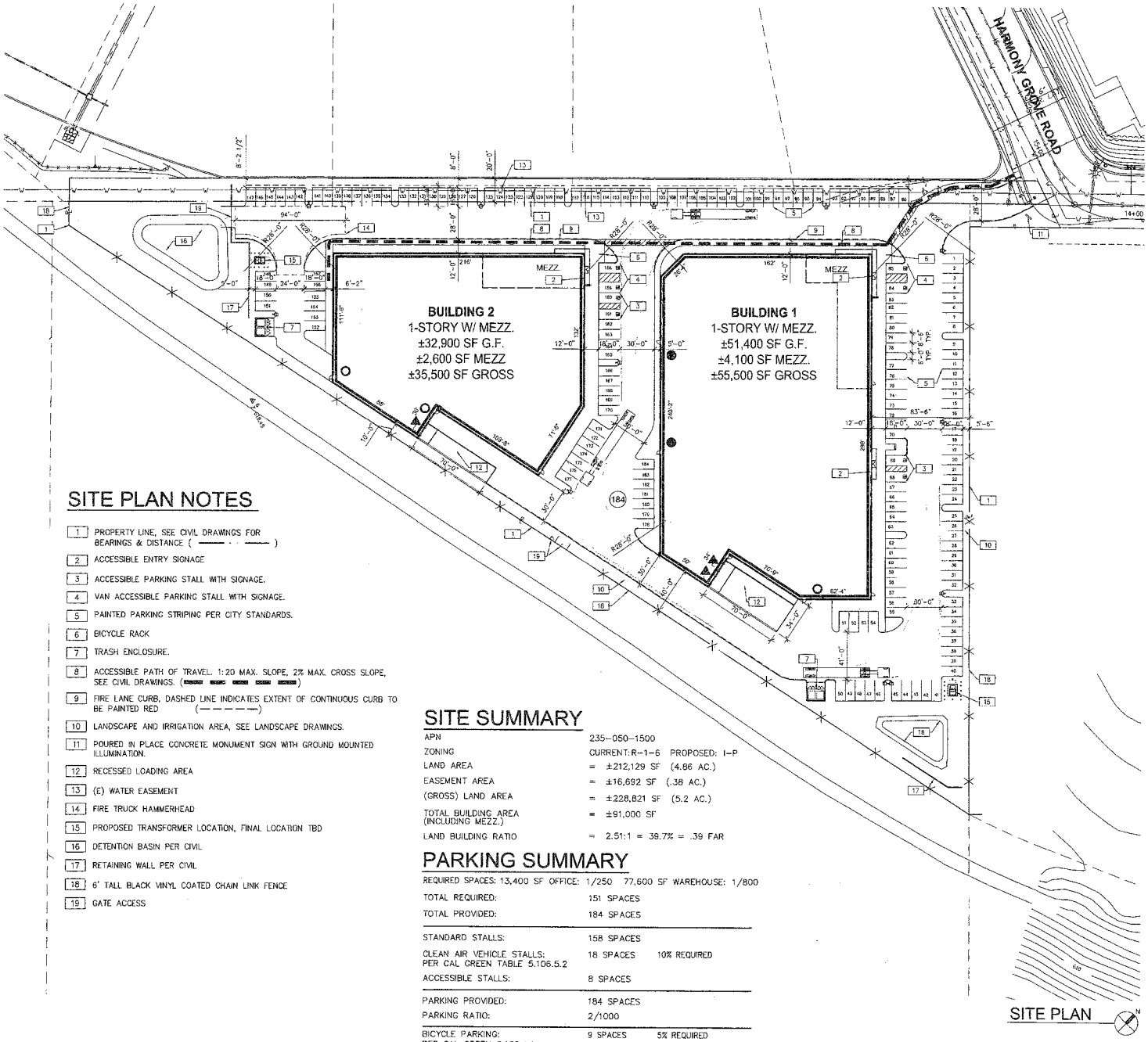
REASONS FOR STAFF RECOMMENDATION:

1. The General Plan land-use designation for the project site is Light Industrial (LI), and the proposed industrial project and corresponding Planned Development Industrial zoning (PD-I) would be consistent with this land-use designation. The industrial development provisions (Zoning Code Article 26) encourage the planned development process for industrial park type development. The project would be subject to the Industrial Park (IP) land-use provisions and list of allowed uses as part of the Master Plan details and project conditions. Staff believes the Industrial Park zoning provisions and corresponding Planned Development-Industrial zoning is appropriate for the subject site due to the adjacent Specific Plan and Industrial Park zoning on the west and northwest. This Planned Development designation also would ensure compatibility with the quality of the surrounding industrial development and limits the site to lower intensity industrial and office type uses to avoid potential conflicts with nearby residential development.

2. The proposed project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community." Staff believes the overall site design, building setbacks, landscaping and building architecture create a well-integrated and high quality planned industrial development that is compatible with other industrial park development throughout the area.

Respectfully Submitted,

Jay Paul
Associate Planner



SITE PLAN NOTES

1. PROPERTY LINE, SEE CIVIL DRAWINGS FOR BEARINGS & DISTANCE (——— · · ———)
2. ACCESSIBLE ENTRY SIGNAGE
3. ACCESSIBLE PARKING STALL WITH SIGNAGE.
4. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
5. PAINTED PARKING STRIPING PER CITY STANDARDS.
6. BICYCLE RACK
7. TRASH ENCLOSURE.
8. ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS. (▬ ▬ ▬ ▬)
9. FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED (— — — —)
10. LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS.
11. POURED IN PLACE CONCRETE MONUMENT SIGN WITH GROUND MOUNTED ILLUMINATION.
12. RECESSED LOADING AREA
13. (E) WATER EASEMENT
14. FIRE TRUCK HAMMERHEAD
15. PROPOSED TRANSFORMER LOCATION, FINAL LOCATION TBD
16. DETENTION BASIN PER CIVIL
17. RETAINING WALL PER CIVIL
18. 6' TALL BLACK VINYL COATED CHAIN LINK FENCE
19. GATE ACCESS

SITE SUMMARY

APN	235-050-1500
ZONING	CURRENT: R-1-6 PROPOSED: I-P
LAND AREA	= ±212,129 SF (4.86 AC.)
EASEMENT AREA	= ±16,692 SF (.38 AC.)
(GROSS) LAND AREA	= ±228,821 SF (5.2 AC.)
TOTAL BUILDING AREA (INCLUDING MEZZ.)	= ±91,000 SF
LAND BUILDING RATIO	= 2.51:1 = 39.7% = .39 FAR

PARKING SUMMARY

REQUIRED SPACES: 13,400 SF OFFICE: 1/250 77,600 SF WAREHOUSE: 1/800

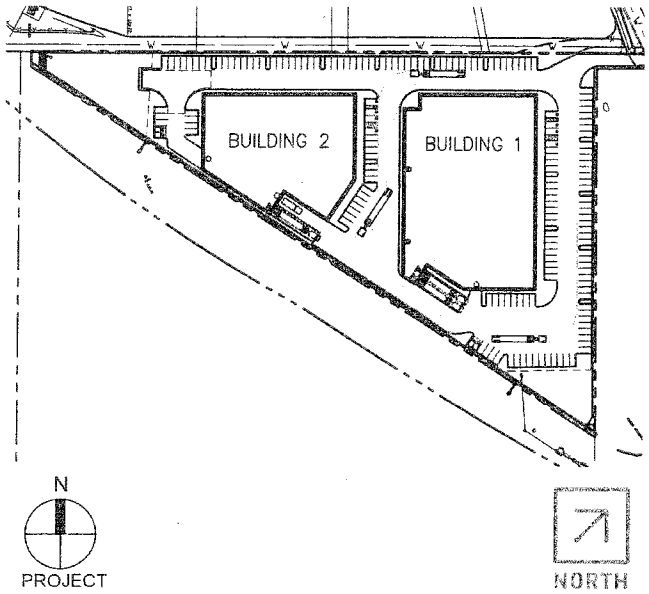
TOTAL REQUIRED:	151 SPACES	
TOTAL PROVIDED:	184 SPACES	
STANDARD STALLS:	158 SPACES	
CLEAN AIR VEHICLE STALLS: PER CAL GREEN TABLE 5.106.5.2	18 SPACES	10% REQUIRED
ACCESSIBLE STALLS:	8 SPACES	
PARKING PROVIDED:	184 SPACES	
PARKING RATIO:	2/1000	
BICYCLE PARKING: PER CAL GREEN 5.106.4.1	9 SPACES	5% REQUIRED

PROPOSED PROJECT
PHG 15-0042

S

SITE PLAN

BUILDING 1 - EXTERIOR
ELEVATIONS A & B



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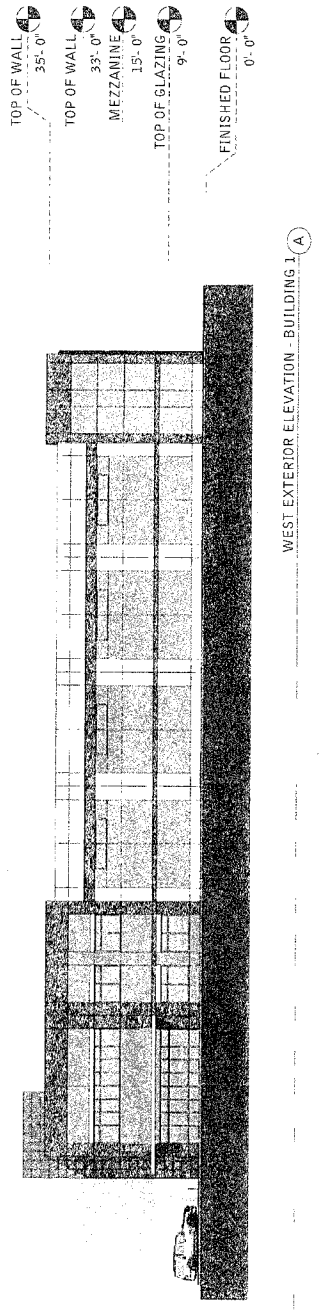
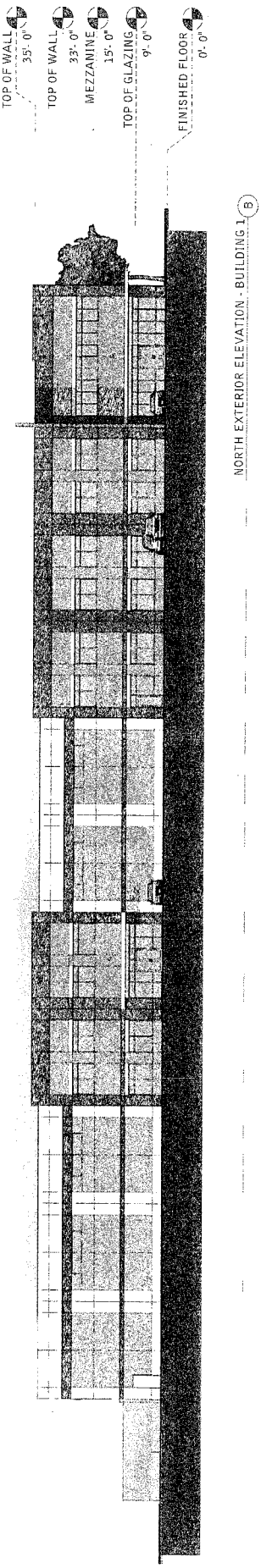
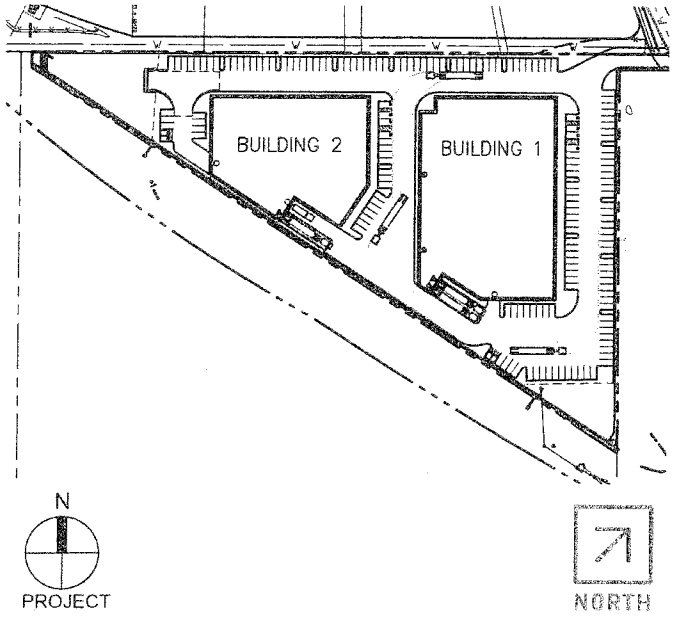




PROPOSED PROJECT
PHG 15-0042

E
ELEVATIONS

BUILDING 1 - EXTERIOR
ELEVATIONS C & D



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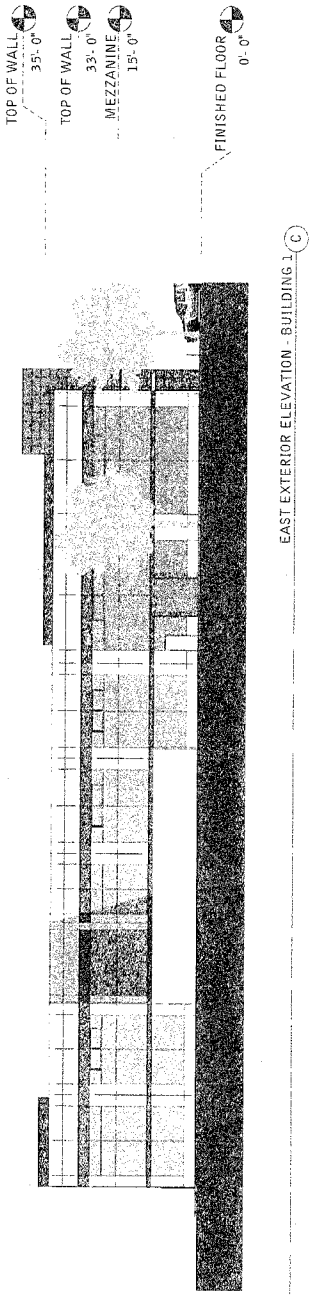
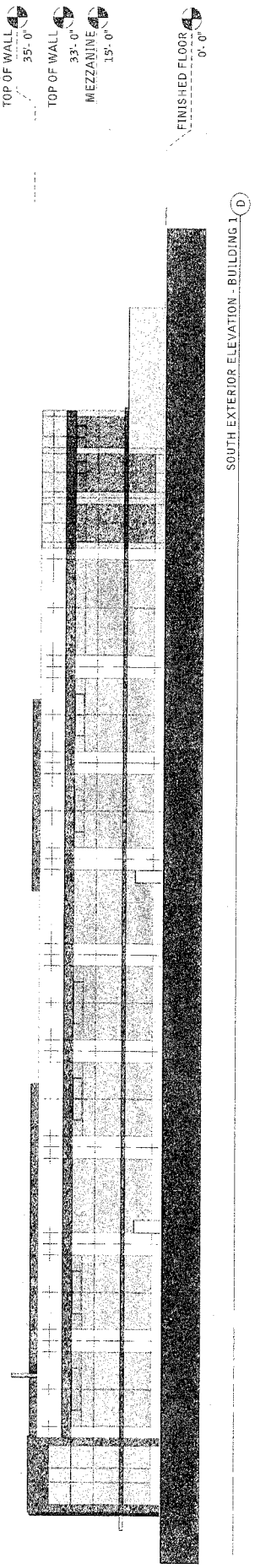
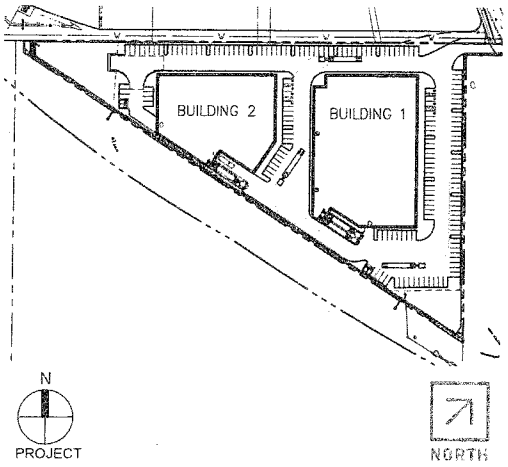




PROPOSED PROJECT
PHG 15-0042

E
ELEVATIONS

BUILDING 2 - EXTERIOR
ELEVATIONS A & B



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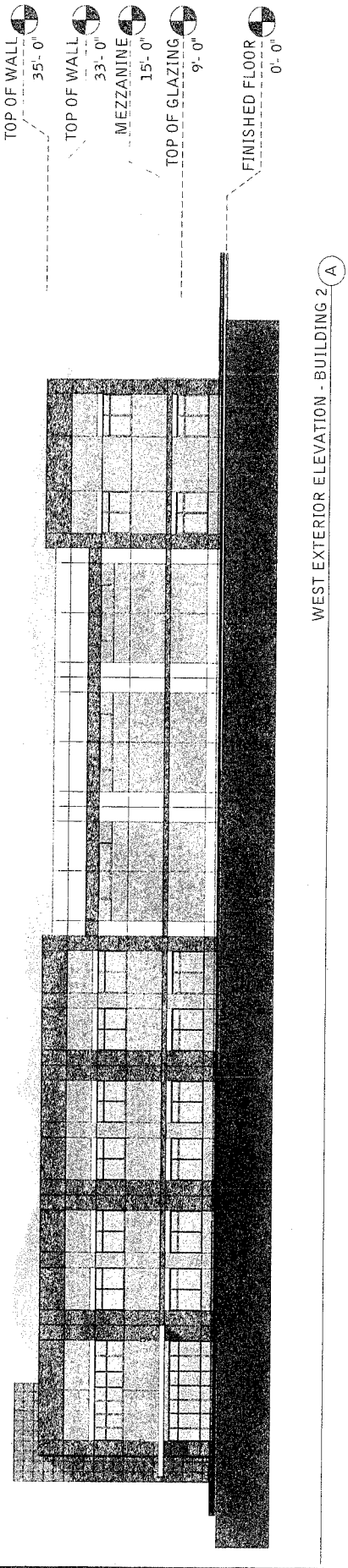
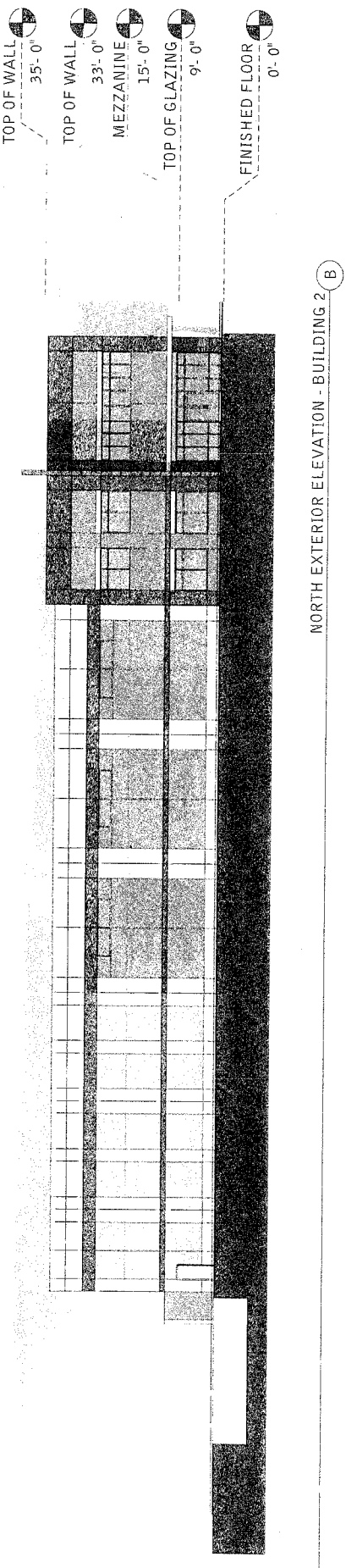
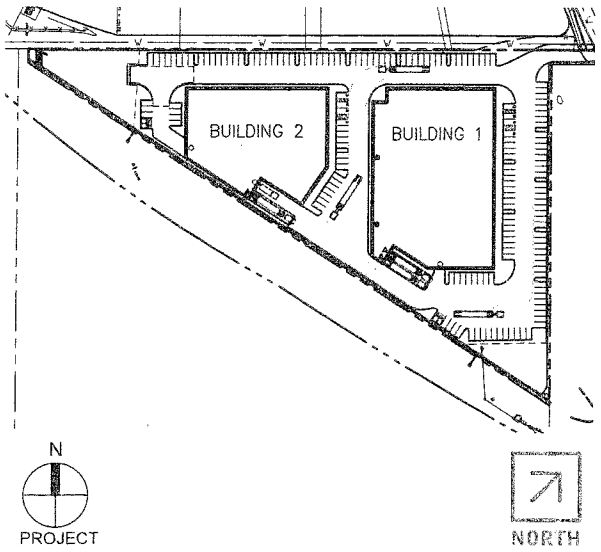




PROPOSED PROJECT
PHG 15-0042

E
ELEVATIONS

BUILDING 2 - EXTERIOR
ELEVATIONS C & D



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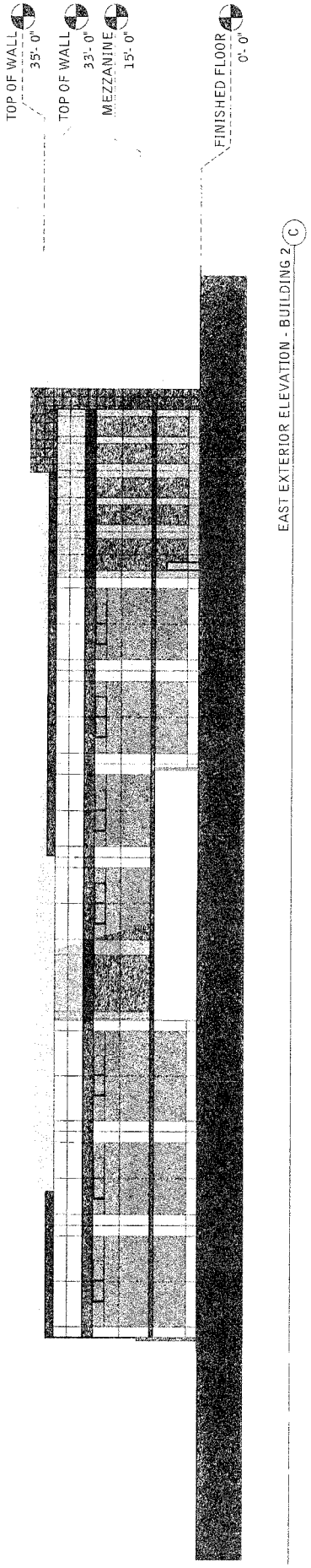
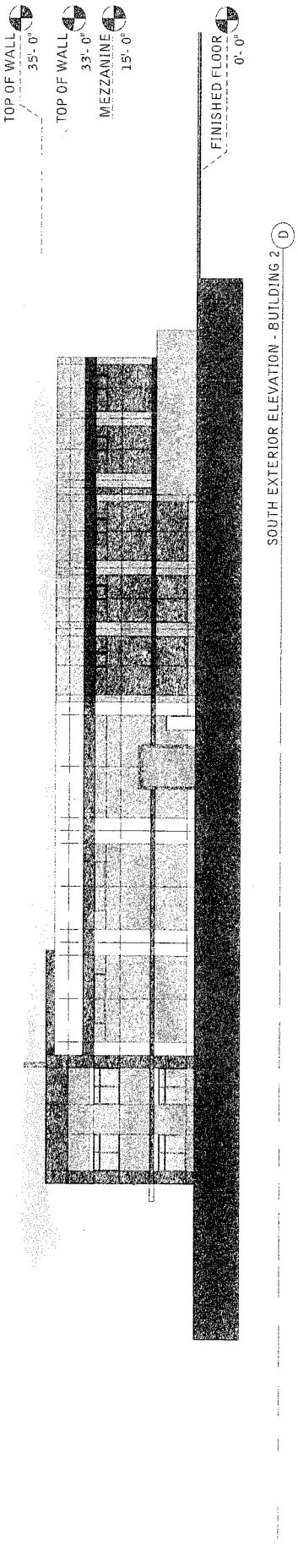
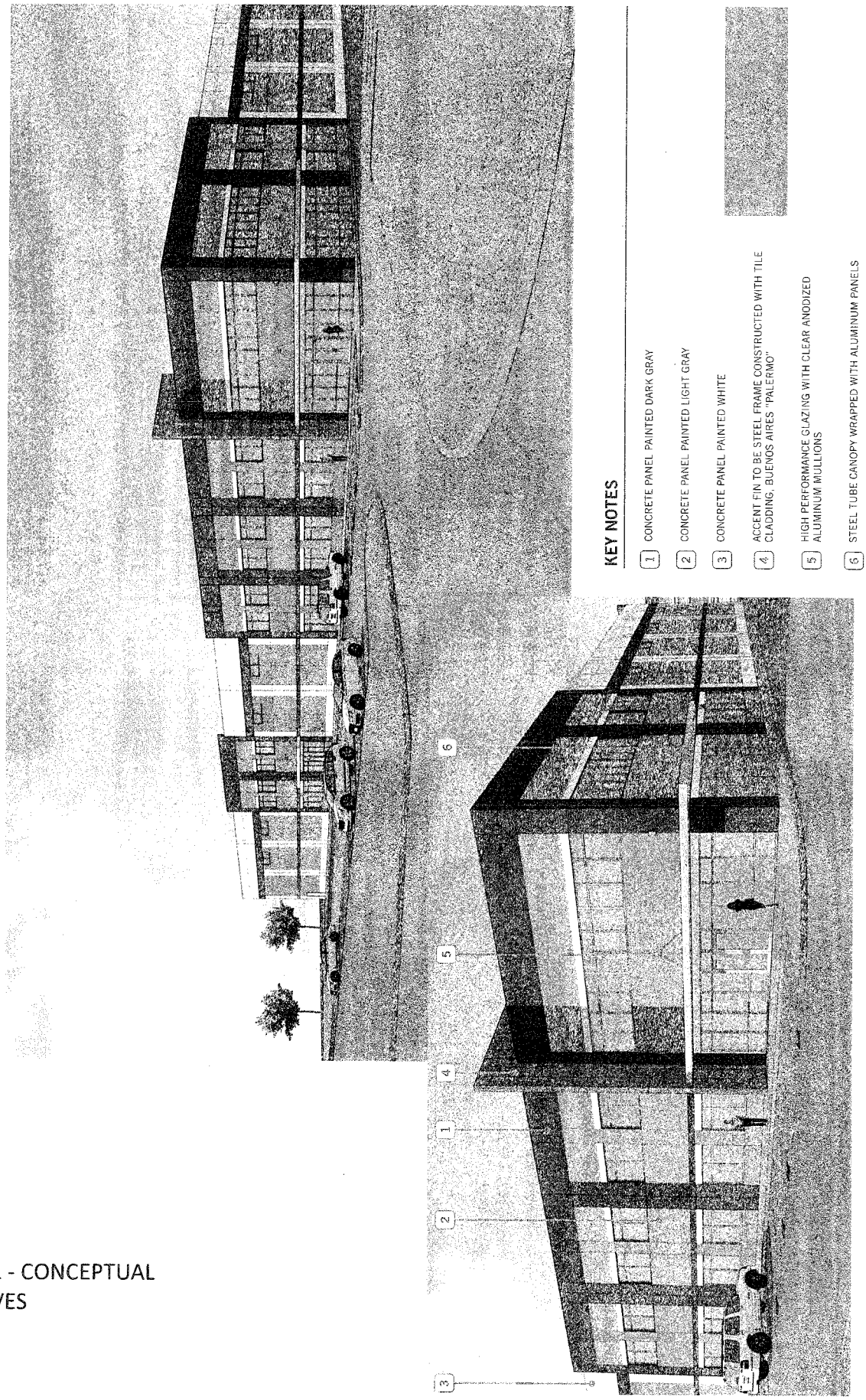




PROPOSED PROJECT
PHG 15-0042

E
ELEVATIONS

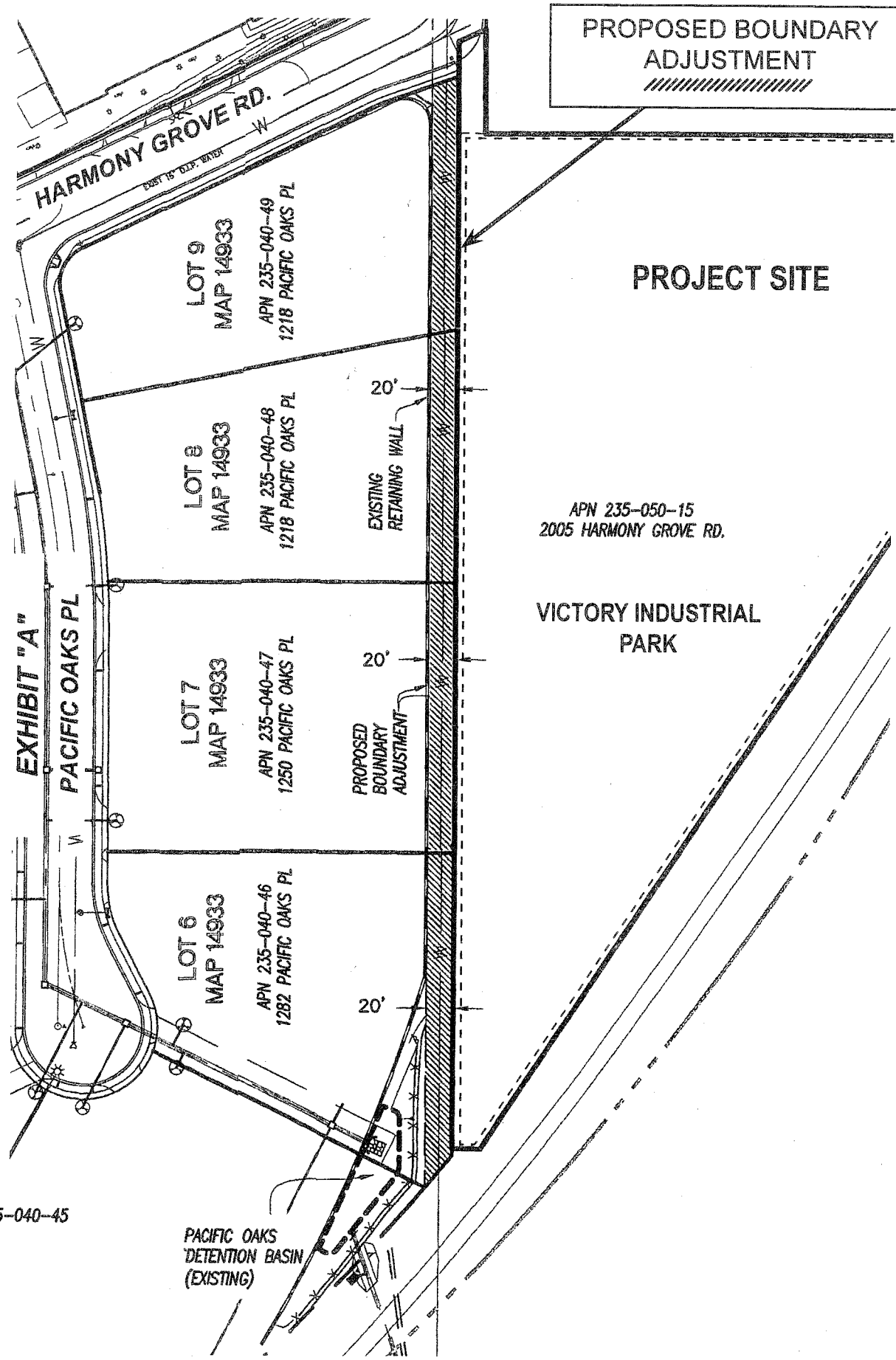


BUILDING 1 - CONCEPTUAL PERSPECTIVES

PROPOSED PROJECT
PHG 15-0042

3D

3D PERSPECTIVES



PROPOSED PROJECT
PHG 15-0042

BA
BOUNDARY ADJUSTMENT

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: R-1-7 zoning (Single-Family Residential, 7,000 SF min. lot size). A vacant approximately 6.03-acre parcel is located immediately north of the project site with a City of Escondido General Plan land use designation of Light Industrial. Single-family residences are located further north along the southern side of Harmony Grove Road on lots generally ranging in size from 8,200 square feet to 9,600 square feet. The larger 6.03-acre parcel is situated at a similar or slightly higher elevation to the project site. A shallow drainage enters the project site from the northern property towards the northeastern corner of the project site. Vegetation to the north generally consists of grasses, weeds and a variety of mature trees, including stands of mature eucalyptus. The adjacent parcel generally is maintained by occasional mowing or clearing. Barbed-wire fencing is located along the shared northern/southern property boundary. Industrial development also is located northwest of the project site along the northern and western side of Harmony Grove Road.

SOUTH: The Escondido Creek flood control channel is located immediately south, southeast and southwest of the project site. A paved maintenance road (approximately 10 to 12 feet in width) is located off-site along the eastern and southern boundary of the project site. Vegetation to the south consists of non-native and native habitat located along the edges of the creek/maintenance road and within the creek. The HARRF on Hale Avenue is located southeast of the project site along the southern/eastern side of the creek. Rural-estate residential development on large lots are located further to the southwest of the site with the County of San Diego jurisdiction. The future extension of Citracado Parkway would be located to the south of the project site, generally on the southern side of Escondido Creek

EAST: The Escondido Creek flood-control channel is located immediately east and southeast of the site. A paved maintenance road (which varies from 10 feet to 12 feet in width) is located along both sides of the flood control channel. The paved maintenance road is located at a higher elevation than the project site (generally 5 to 8 feet higher). A mobile-home park is located further east across the flood-control channel (approximately 400+ feet to the east). A small church and single-family homes are located to the northeast across the Escondido Creek channel, and the City Hale Avenue Resource Recovery Facility (HARRF) is located to the southeast.

WEST: Specific Plan zoning (SP). An industrial development (Harmony Grove Industrial Park) is located immediately to the west of the project site. A 20-foot-wide Rincon Del Diablo Water District easement (which contains an 18-inch water line) separates the industrial development from the project site. The utility easement is paved with gravel. A split-face retaining wall is located along the western side of the water easement ranging from 6 feet in height towards the north and up to approximately 14 feet in height towards the south.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding the proposed development and their ability to serve the site.

3. Effect on Fire Service -- The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service. Appropriate on-site circulation and turnaround areas are provided. The nearest fire station to the site is Station No. 6 located at 1735 Del Dios Highway.

4. Traffic – A Traffic Analysis was prepared for the project which was estimated to generate up to 728 average daily trips (ADT) with 80 AM peak hour trips and 87 PM peak hour trips. Access to the site would be provided by a single driveway from Harmony Grove Road. The traffic study indicated that all intersections in the study area are calculated to operate at LOS C or better with the exception of Harmony Grove Road/Hale Avenue, which currently operates at LOS D in the PM peak hour. Because the project would contribute to the delay at this intersection by more than 2.0 seconds and would result in a direct impact based on the City's significance criteria, mitigation is required to improve the circulation at this intersection with restriping to provide one dedicated right-turn lane and one through lane within the existing right-of-way. All roadway segments in the study area are calculated to operate at LOS C or better and would continue to operate at

LOS C or better with the project. However, due to project + cumulative impacts, the segment of Harmony Grove Road between the project access and Enterprise Street would operate at LOS F, and the segment of Harmony Grove Road between Enterprise Street and Hale Avenue would degrade to LOS F. Therefore, a significant cumulative impact would occur at both of these roadways segments because the project and cumulative projects would increase the volume to capacity ratio (V/C) by more than 0.02. Mitigation is required that would require the project to widen Harmony Grove Road within the existing right-of-way between the project entrance and Enterprise Street to include a two-way left-turn lane serving as a refuge for left-turn vehicles in and out of the project. The project also is required to pay a fair share towards the Citracado Parkway Extension Project to improve and redirect the flow of traffic along the section of Harmony Grove Road between Enterprise Street and Hale Avenue.

5. Utilities – Water and sewer is available from existing mains in the adjoining street or easements. The Engineering Department indicated the project would not result in a significant impact to public services or other utilities. The project would either connect to the City's utilities (water) or the Rincon Del Diablo Water District utilities (water service). Sewer service is provided by the City of Escondido within an existing main located north of the site within the access maintenance road along the Escondido Creek Channel. The sewer line would be extended to the project site along the channel maintenance roadway and appropriate access provided for City maintenance vehicles. The sewer system has adequate capacity to accommodate the project's needs.

   The City's existing water infrastructure is located in Harmony Grove Road approximately 1,000 feet east of the project site. Existing Rincon Del Diablo Water District water infrastructure is located in Harmony Grove Road at the project site entrance (16" water line). The applicant proposes to connect to the Rincon Del Diablo Water District water line and a water service/meter exchange agreement would be required between the City and the Rincon Del Diablo Water District to allow Rincon to serve the site. The applicant has been working with the Rincon District and City regarding the exchange agreement.

   Solid Waste – Trash service is provided by Escondido Disposal. The project is proposing trash enclosures to serve the each building.

   Drainage – The proposed drainage system is designed to convey on-site flow volumes per the City of Escondido drainage design standards. The Engineering Department determined the project would not materially degrade the levels of service of the existing drainage facilities. A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) and a Preliminary Drainage Study were prepared to address the design of drainage and water quality features in accordance with SUSMP requirements. On-site drainage would be directed to two drainage basins, and after treatment would drain into Escondido Creek via the proposed storm drain system. The off-site runoff from the north would bypass the site along the eastern portion of the project site from north to south via a proposed storm drain system that also would drain into the Escondido Creek.

C. ENVIRONMENTAL STATUS

A Mitigated Negative Declaration (City File No. ENV15-0017) was issued for the project for a 30-day public review period in conformance with the California Environmental Quality Act (CEQA) and is attached to this report. The findings of environmental review identified effects related to biological resources, cultural and tribal cultural resources, and traffic that might be potentially significant. However, design and minimization measures, revisions in the project plans, and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. The City has concluded necessary consultation with the Native American Tribes in accordance with Assembly Bill 52 with the incorporation of appropriate mitigation measures to address potential impacts to Tribal Cultural Resources, including Native American monitors during initial site grading. Traffic mitigation is necessary for off-site roadway improvements to improve traffic flow along Harmony Grove Road (project entrance north to Enterprise St.) and at the intersection of Harmony Grove Road/Hale Avenue. The project also is required to pay a fair-share contribution to the future extension of Citracado Parkway. Biological mitigation is required to off-set impacts to non-native grassland (2.57 acres at 0.5:1 ratio) and small amount disturbed wetland (0.002 acre at 3:1 ratio) through the purchase of equivalent habitat credits at an approved mitigation bank. The Final Mitigated Negative Declaration may be viewed on the City's web site at the following link listed below and the corresponding technical studies at https://www.escondido.org/victory-industrial-park-project-.aspx.

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/VictoryIndustrialParkProject/finalmnd.pdf

Staff did not receive any comments from surrounding property owners or the general public during the public review period. One letter was received from the County of San Diego (attached) regarding traffic impacts requesting the project provide a fair-share contribution to the future improvements to Kauana Loa Drive located west of the project site. The Engineering Division determined that although the project would direct a small amount of vehicle trips to Kauana Loa Drive in the short term, the number of trips would not warrant any traffic mitigation or trigger any necessary off-site improvements. When the Citracado Parkway extension is completed, direct access to Kauana Loa from Harmony Grove Road will be cut off. Harmony Grove Road traveling west would terminate with a cul-de-sac and would not connect to Citracado Parkway. Traffic Impact Fees paid by the developer would go towards the maintenance and improvements of streets throughout the City, and the project is required to pay a fair share towards the construction of Citracado Parkway.

D. CONFORMANCE WITH CITY POLICY

General Plan

The General Plan land-use designation for the project site is Light Industrial (LI), and the proposed industrial project and Planned Development Industrial zoning (PD-I) would be consistent with this land-use designation. The project site currently is zoned as single-family residential (R-1-6) and a zone change to Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. The project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community."

E. PROJECT ANALYSIS

Project Design and Conformance with Surrounding Development – The project site is adjacent to similar industrial park type development on the west and to the northwest, and vacant industrial land on the north. The project site plan and building architecture, materials and colors has been designed to be compatible with the quality of the buildings throughout the Harmony Grove industrial area incorporating increased setbacks and landscape buffers as required by the Industrial Park (IP) zoning requirements. The two proposed buildings include a variety of exterior colors and window elements, vertical and horizontal score lines, and a varied roof line to help break up the mass and scale of the buildings. Metal canopy/eyebrows would be provided over the main entries to each building and a tile accent wall fin incorporated into the design at the main corner of each building. Landscape planters also would be provided along the more visible building elevations, as seen from the public way and adjacent industrial development to help soften the building massing. The Escondido Creek Flood Control Channel is located along the eastern and southern boundary of the site, and the architecture of the buildings along these elevations and loading docks have been designed/screened to avoid any adverse visual impacts from Creek views. Pedestrian access also would be provided to the existing maintenance access road that runs along the creek to accommodate any future plans to extend the Class I Escondido Creek pathway along the northern side of the Creek from Harmony Grove Road to the future Citracado Parkway extension. Off-site grading is proposed along the edge of the maintenance road and the project is required to landscape and maintain this area, which provides additional screening opportunities from Creek views. The project also includes a comprehensive sign program to ensure conformity and quality of the building signs throughout the project. The comprehensive sign program is based on the M-1 (Light Industrial) sign requirements with some modifications to control the overall size and placement of the signs on the buildings. The buildings have been designed to be used by single tenant within each building, but with provisions for the buildings to accommodate more than one tenant with multiple main entry areas and potential future loading doors if needed.

Parking – Parking for Industrial Park zoning is based on the type of use (i.e., office, manufacturing, warehouse/storage, etc.) and each use requires a different parking ratio (1:250, 1:500, 1:650, 1:800). The project would provide 184 on-site parking spaces at a ratio of 1 space for every 494 SF of building area. This ratio is in the middle of the range of parking ratios/uses required for the Industrial Park zone. Staff believes the amount of parking provide is more than sufficient for the site and the ratio provided would be able to accommodate a wide range of future uses in accordance with the Industrial Park zoning category. The Planned Development process allows for the project to establish an appropriate parking ratio for the project and

eliminates the need for City staff to evaluate future lease of the buildings spaces (during review of business license) based on the type of uses and individual parking requirements.

Acquisition of Off-Site Property – The project proposes to incorporate approximately 0.38-acres of land located along the western boundary of the site that is part of an adjacent industrial development (Harmony Grove Industrial Park). The 20-foot-wide strip of land contains an 18-inch Rincon Del Diablo Municipal Water District water line and utility easement. The existing adjacent Harmony Grove Industrial Development is located outside of this easement area. Acquisition of the property would allow the developer to maximize development of the site as well as avoid the need to install another retaining wall along the property boundary. This avoids creating a 20-foot-wide "no man's land" between the two sites. This also helps to avoid future maintenance, graffiti and security issues. There currently is a retaining wall along the western side of the easement and the applicant proposes to fill the site to the existing wall and provide parking spaces with landscape planters over the subject area. The final grading design and improvements within the easement will need to be approved by the Rincon District in order to avoid any conflicts with the existing water 18" water line. The water line is proposed to be abandoned when the Citracado Parkway extension is completed. There is a separate 16-inch Rincon Water line in Harmony Grove Road that is proposed to accommodate the project site. An easement would be provided for the adjacent Harmony Grove Industrial Park to access and maintain their storm water basin located towards the southern end of the subject area.

Boundary Adjustments would need to be approved between the subject site and four affected industrial parcels in the adjacent industrial development, and the project has been conditioned accordingly. The applicant has obtained signed purchase agreements from all of the affected property owners. Although the subject property boundary would be adjusted and incorporated into the subject site, the underlying General Plan land-use designation of Specific Plan (Specific Plan Area 8) would remain on the 20-foot-wide strip of land and the project site would maintain a split zone and split General Plan land-use designation, because an amendment to the General Plan and Harmony Grove Specific Plan are not part of this request. This split land use and zoning designation would not affect use of the site because parking, access and landscape features are permitted within each designation, and the Master and Precise Development Plan provisions would cover all of the parcels involved.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The triangular-shaped parcel is located on the eastern periphery of the Harmony Grove neighborhood which was formerly a rural area used for ranching and citrus production. The area has since been developed with single-family housing and light industrial uses. The property fronts onto and takes access from Harmony Grove Road on the north. The project site is basically flat, possibly having been graded to some degree in the past. The site slopes gently from the north to the south on an average of 2 percent. A small depression runs northeast to southwest inside the project boundary. A flood control berm/levee runs along the southern edge of the site. The project site contains the foundations for buildings that have since been demolished. The site contains no native habitats and very few native plants. The vegetation communities existing on-site include disturbed habitat, non-native grassland, and eucalyptus woodland.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. **Property Size:** 4.87 acre (on site) APN 235-050-15
   0.38 acres (off-site) Rincon Del Diablo water easement area
   5.25 acres total project area

2. **Off-site Property Data:** Lots 6-9 of TR 828

APN 235-040-46 (Lot 6)	4,824.51 SF (20-foot-wide strip)
APN 235-040-47 (Lot 7)	4,117.2 SF (20-foot-wide strip)
APN 235-040-48 & -49 (Lots 8 and 9)	7,678 SF (20-foot-wide strip)
	Total Area 16,619.71 SF (0.38 ac)

   Note: Boundary Adjustments are proposed to incorporate this area into the project to accommodate on-parking and perimeter landscaping.

3. **Building Data**:

No. of Bldgs.:	2
Building Size:	91,000 SF total building floor area
Bldg. 1:	51,000 SF ground floor; 4,100 SF mezzanine level
Bldg. 2:	32,900 SF ground floor; 3,600 SF mezzanine level
Height:	1 story with small mezzanine level up to 35 feet (top of parapet). Architectural wall panel feature on both buildings up to 40 feet.

4. **Material/Colors:** Tilt-up concrete type walls with varied roof planes, horizontal and vertical score lines, lower story glass-front style glass windows and entry features, and mezzanine and upper story clearstory windows, steel tube canopies with aluminum panels above entries. Exterior concrete panel colors range from light to dark gray, white, with an accent wall fin for each building with dark gray tile cladding. Metal roll-up doors on certain elevations with options for additional roll-up door cut outs designated.

5. **Setbacks:**

Planned Development zoning establishes its own zoning standards, including setbacks and is not subject to the underlying zoning requirements. However, the project has been designed to be in substantial conformance with the Industrial Park (IP) zoning requirements. The IP zoning requirements have been provided for reference purposes.

	Proposed	IP Requirement for Comparison
Front:	130' corner Bldg. 1	20' min.
Rear:	225' to Bldg. 2	None
Side:		
North:	83' to Bldg. 1	None:
West	63' (to proposed new P/L)	None:
East:	Ranges 10' to 40'	None

6. Lot Coverage	40%	40%
7. Parking:	**Proposed** 184 on-site (1:494 ratio)	**IP Zone** Ratio of 1:650 Manufacturing Ratio of 1:800 Warehouse/Storage Ratio of 1:250 Office type uses

IP parking ratios are based on the suite/bldg. size and the number of required spaces goes down as the suite/bldg. size increases. By utilizing the Planned Development process the facility would provide parking at a ratio that would accommodate a mix of manufacturing, warehouse and office type uses that would eliminate the need for ongoing parking studies for the occupation of each building or suite. For comparison, the facility provides parking at a similar ratio to the standard manufacturing ratio of 1:500 for projects in the Light Industrial (M-1) or General Industrial (M-2) zones.

8. Loading Area: Each building provides a screened loading dock to accommodate a variety of trucks. Loading also can take place at various roll-up doors around the buildings.

9. Landscaping: New ornamental landscaping to be provided around the project perimeter and throughout the project. The off-site encroachment area (grading) along the eastern side of the project (adjacent to the creek) would be landscaped and maintained by the development.

10. Walls/Fencing: Six-foot-high black vinyl coated chain link fencing along the northern, southern and eastern perimeter, with gates to allow for any maintenance and pedestrian access along the Escondido Creek maintenance road.

11. Signage: A Draft Comprehensive Sign Program has been developed for the site which would be similar conformance with the Light Industrial (M1) sign standards. Limited wall signage for each building would be allowed along with a six-foot-high entry monument sign along Harmony Grove Road.

12. Trash: A dedicate trash enclosure area would be provided to accommodate each building.

13. Grading: Grading of the project site would include approximately 67,000 cubic yards of import to raise the elevation of the site to provide level building pad and parking areas, and to facilitate sewer service. Off-site grading also is proposed on the adjacent parcel on the north and within the City's proposed along the Escondido Creek Flood Control Channel access/maintenance roadway.

14. Allowable Uses: The list of allowable uses in the buildings and on-site activities would be subject to those uses allowed in the Industrial Park (IP) zone.

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED
PHG15-0042, ENV15-0017

Master and Precise Development Plan and Zone Change

1. The General Plan land-use designation for the project site is Light Industrial (LI), and the proposed industrial project and Planned Development Industrial zoning (PD-I) would be consistent with this land-use designation. The project site currently is zoned single-family residential (R-1-6) and a zone change to Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. The project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community." 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 and intersections (as mitigated) or public facilities, create excessive noise or compatibility impacts, and adequate on-site parking, circulation and public services could be provided to the site.

2. The approval of the proposed Master and Precise Development Plan would be based on sound principles of land use and is well-integrated with the surrounding properties because adequate parking, access, on-site circulation, utilities, as well as appropriate setbacks from adjacent industrial uses and the Escondido Creek Flood Control Channel would be provided (as detailed in the staff report and Final Mitigated Negative Declaration). The design of the buildings and quality of the architecture and landscaping would be compatible with the pattern of industrial development throughout the Harmony Grove industrial area. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersection with the implementation of the conditions of approval and as mitigated.

3. The proposed Master and Precise Development Plan would not cause deterioration of bordering land uses and the site is physically suitable for the proposed development because the industrial park type development is proposed and would be located adjacent to similar industrial park type development. The proposed grading design would not result in any manufactured slopes or pads that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. The Engineering Department indicated the project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the levels of service on any of the adjacent roadways or intersections because identified impacts have been mitigated to less than a significant level. The project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is located within a developed area characterized by a mix of industrial, single- and multi-family residential uses. Appropriate setbacks and buffer areas would be provided from adjacent industrial uses, the Escondido Creek and nearby residential development. 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 and intersection or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided.

4. The overall design of the project would produce an attractive planned industrial development that would be similar in design and architectural quality to exiting industrial development located throughout the Harmony Grove industrial area. The project would be subject to the Industrial Park (IP) list of permitted uses in order that allow lower intensity industrial park and office type uses (including restricting outdoor storage) in order to be more compatible with adjacent Specific Plan industrial development and land-use goals for the area (SPA 8 - ERTC) and to reduce the potential any impacts to nearby residential development.

5. The uses proposed have a beneficial effect not obtainable under existing zoning regulations because the project proposes a comprehensively designed industrial development that would be compatible with the surrounding neighborhood. The Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in

the siting of buildings and design that enhances the appearance and livability of the community. The proposed development proposes a variety of setbacks and appropriate orientation of the buildings (including major entries, loading docks, building access areas, and storm water features) to correspond to and reduce potential impacts to the variety of adjacent land uses and the built environment. The project provides comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.

6. All of the requirements of the California Environmental Quality Act (CEQA) have been met because the findings of the environmental analysis (as demonstrated in ENV15-0017) are that the Initial Study identified effects related to biological resources, cultural and tribal cultural resources, and transportation/traffic that might be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures provide mitigation to a point where potential impacts are reduced to less than a significant level. The City also has complied with the provisions of Assembly Bill 52 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources.

Zone Change

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change from R-1-6 (Single-Family Residential, 6,000 SF min. lot size) to PD-I (Planned Development-Industrial) because the General Plan land-use designation for the subject site is LI (Light Industrial). The project site currently is zoned as single-family residential (R-1-6) and a zone change to Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. 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 and intersection or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site. The Initial Study/Mitigated Negative Declaration prepared for the project identified effects related to biological resources, cultural and tribal cultural resources, and traffic that might be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures provide mitigation to a point where potential impacts are reduced to less than a significant level.

2. The property involved is suitable for the uses permitted by the proposed PD-I zone because the General Plan for the subject site is Light Industrial and the range of uses proposed would be consistent with the City's Industrial Park zoning requirements. The project has been designed to be compatible with the adjacent industrial development and Escondido Creek with appropriate grading, building design and orientation, setbacks, walls/fencing and perimeter landscaping. The project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community."

3. The uses permitted by the proposed Planned Development-Industrial zone would not be detrimental to surrounding properties because the project site is adjacent to similar industrial development on the west and northwest, and is separated and adequately buffered from residential uses to the east, northeast and south by the Escondido Creek Flood Control Channel. The adjacent property immediately on the north is designed for future industrial development with a Light Industrial General Plan land-use designation. The scale of the project would be in conformance with the general pattern of industrial development within the area. The proposed change of zone would not result in a significant impact to the environment (as mitigated), nor impact existing services or degrade levels of-service to adjacent streets, as detailed in the staff report and environmental analysis.

4. The portion of the project site that is proposed for the change of zone to Planned Development-Industrial would not conflict with any specific plans for the area because the site is not subject to any adopted specific plans for the property or within a designated General Plan Specific Planning Area. The project would be in conformance with and Escondido General Plan which allows for light industrial development. The adjacent industrial development on the west is located within Specific Planning Area 8 (ERTC) and the range of industrial uses proposed for the project site and the design of the project would be compatible with the adjacent industrial specific plan and other industrial development throughout the surrounding area.

EXHIBIT "B"

CONDITIONS OF APPROVAL
PHG15-0042

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. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.

3. 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.

4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

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

6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75) and be consistent with the lighting design for the shopping center. A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.

7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).

8. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.

9. The proposed uses of the buildings/site shall be in accordance with the Permitted and Conditionally Permitted Principal Uses for the Industrial Park (IP) zone, along with Permitted Accessory Uses and Structures.

10. Signage for the proposed buildings shall be in conformance with the Comprehensive Sign Program prepared for the project. The sign program shall be based on the general signage requirements for the M1 zone, unless specifically modified by the Final Sign Program. A final Sign Program shall be submitted to the City for approval as part of the final building plans. A separate sign permit would be required for any building signage in conformance with the City's Sign Ordinance.

11. Any 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 Planning and Building. 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. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible. Appropriate decorative screening shall be placed around the ground-mounted units where visible from the exterior of the project.

12. As indicated on the plans, 184 on-site spaces shall be provided and maintained in conjunction with this development, as indicated in the Details of Request and site plan. The spaces shall be striped in accordance with the Zoning Code. The parking provided (ratio of 1:494) will allow for all the range of permitted uses within the IP zone. Minor modifications to the number of parking spaces required may be approved by the Director of Community Development to address any necessary future site plan issues such as, but not limited to address ADA parking, path of travel, health and safety, maintenance or code related issues. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. 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.

13. All new utilities shall be underground.

14. A Boundary Adjustment(s) must be submitted and approved (along with the appropriate processing fees) by the City of Escondido to incorporate the approximately 0.38-acres of land along the western boundary of the project site prior to issuance of development permits for the project. The adjustment affects the subject site (APN 235-050-15) and APNs 235-040-46, -47, -48 and -49). The adjusted parcels will need to conform to the minimum lot size for the underlying zone or Specific Plan. Should the Boundary Adjustment not be completed and/or become feasible, then the project site plan and buildings will need to be modified to adjust for the reduction in lot area. Certifications of Compliance will be prepared with the Boundary Adjustments. The project applicant/owner shall create an easement over the project site to provide appropriate maintenance access to the existing storm water basin/features and retaining wall for the Harmony Grove Industrial Park parcels/development.

15. Any proposed retaining walls and perimeter or screen walls shall incorporate decorative block materials. This shall be noted on the project improvement plan (i.e., type of block, color, decorative cap, etc.). The trash enclosures also shall utilize a decorative masonry block material. The sides of the enclosures that face the Escondido Creek Channel shall incorporate appropriate landscaping to screen the enclosures.

16. The project shall provide for appropriate pedestrian and bicycle access to the Escondido Creek Channel to accommodate for the future extension of the Escondido Creek bicycle and pedestrian path.

17. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of $2,260.25 for a project with a Negative Declaration. In addition, these fees include an additional authorized County administrative handling fee of $50.00. Failure to

remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.

18. The project shall be in compliance with all of the following mitigation measures:

Biological Resources Mitigation

BIO-1: Prior to issuance of grading permits, the following shall be identified on the grading plan:

A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of a temporal buffer.

BIO-2: Prior to issuance of grading permits, the following shall be identified on the grading plan:

If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds were observed and concurrence was received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breading season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.

BIO-3: Prior to the issuance of grading permits, impacts to non-native grassland shall be mitigated at a ratio of 0.5:1 and shall consist of 1.28 acres. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of non-native grassland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City.

BIO-4: Prior to the issuance of grading permits, impacts to disturbed wetland shall be mitigated at a ratio of 3:1 and shall consist of 0.002 acre of wetland creation and 0.004 acre of wetland restoration or enhancement. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of wetland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City. Additionally, prior to the issuance of grading permits, the project shall obtain a California Department of Fish and Wildlife 1600 Streambed Alteration Agreement, a San Diego Regional Water Quality Control Board Construction General Permit (401), and a U.S. Army Corps of Engineers Section 404 permit.

Cultural Resources Mitigation:

CUL-1: An archaeological resources monitoring program shall be implemented, which shall include the following:

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City. The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program.

2. The qualified archaeologist and a Native American representative shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full-time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features.

4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

6. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

7. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.

8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.

CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

1. A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).

2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.

3. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

CUL-3: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-4: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-5: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-6: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated,

and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-7: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL- 8: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-9: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-10: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-11: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-12: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Transportation/Traffic Mitigation:

TRA-1: Intersection #4. Harmony Grove Road at Hale Avenue – Prior to the issuance of occupancy permits, restripe the approach on Hale Avenue within the existing 21-foot southbound lane to provide one dedicated right-turn lane (11-feet wide) and one through lane (10-feet wide) extending 120 feet from the stop bar. Figure 11-1 of the TIA shows the conceptual striping plan for these improvements.

TRA-2: Street Segment #2. Harmony Grove Road between the Project Driveway and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way between the project driveway to Enterprise Street to provide a two-way left-turn lane serving as a refuge for left-turning vehicles in and out of the project site and nearby industrial driveways, thus allowing for improved flow for thru traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), widen Harmony Grove Road extending north along the project frontage to provide a 13 to 18-foot northbound lane and an 11-foot two-way left-turn lane for a total paved width varying between 38 and 54 feet. Appendix H of the TIA contains the City of Escondido preferred concept drawing with truck turning analysis along this segment.

TRA-3: Street Segment #2. Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share (0.4 percent) toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division in conjunction with the submittal of the Final Map and Grading Plans, and shall be equivalent or superior to the concept plan attached as exhibit(s) in the staff report(s). A plan check fee of will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Landscape Standards as well as the State Model Water Efficient Landscape Ordinance. 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. The applicant and future owners shall be responsible for landscaping and ongoing maintenance (landscape and irrigation) the off-site slopes (within the City property) along the Escondido Creek Channel. Because the planting of trees may be limited on site along the eastern property boundary due to proposed storm drain infrastructure, the off-site slope along the creek shall include appropriate trees to be included in the design.

3. Appropriate landscape planters shall be incorporated around certain perimeters of the buildings, as indicated on the concept landscape plan.

4. The off-site slopes on the northern parcel shall include appropriate erosion control (temporary landscaping and irrigation) to the satisfaction of the Engineering Division.

5. The final fencing design shall be included with the landscape plans. Standard chain-link fencing is not allowed. Black or green vinyl-clad fencing is acceptable. Screening shrubs and vines shall be incorporated into the landscape design along eastern side of the perimeter fence to provide additional visual screening into the site.

6. The landscape design for the storm water basins shall be a visual amenity for the project to include an appropriate variety of plants and features (trees, shrubs and groundcover). The landscape should include appropriate outdoor amenities for the employees (i.e., outdoor seating and shade areas). The landscape plan also shall include appropriate access for future pedestrian and bicycle access to the adjacent Escondido Creek.

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

8. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and City Engineer.

9. Prior to occupancy of the buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

10. 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
Victory Industrial Park

GENERAL.

1. Improvement plans prepared by a Civil Engineer are required for all public street and sewer improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a Landscape Architect.

2. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide Grading Bond and Cash Clean Up deposit for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. Grading bond amount shall be 10% the total cost of the project private improvements, drainage and landscaping minus the cash clean up deposit. The project owner is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10% of total public improvement cost estimate) bonds for all public improvements prior to approval Improvement Plans and issuance of Building Permit. All improvements shall be completed prior to issuance of Occupancy Permit.

3. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit and/or Final Subdivision Map.

4. No construction permits will be issued until Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.

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

6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

7. The project owner shall submit to the Planning Division 3 copies of the approved Planned Development certified by the Planning Division and must be included in the first submittal for final plans plan check, together with a final Storm Water Quality Management Plan (SWQMP) to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public streets improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Private Street improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Director of Community Development and shall be shown on the Grading/Private Improvement Plans.

2. The project owner shall construct public and private street improvements for the following streets:

STREET	CLASSIFICATION
Harmony Grove Road	Industrial Street

3. The project owner shall be responsible for construction of project entrance and offsite improvements on Harmony Grove Road in accordance with the project tentative plans and to the requirements of the City Engineer. All required improvement plans shall be approved by the City Engineer prior to issuance of grading permit and shall be constructed prior to project occupancy.

4. The project owner shall be responsible to prepare and submit a signing and striping plan for proposed signing and striping improvements on Harmony Grove Road and intersection of Harmony Grove Road and Hale Avenue in accordance with the project tentative plans and to the requirements of the City Engineer. All required improvement plans shall be approved by the City Engineer prior to issuance of grading permit and shall be constructed prior top project occupancy.

5. The project owner shall be responsible to remove existing striping on Harmony Grove Road and intersection of Harmony Grove Road and Hale Avenue and slurry seal and re-stripe in accordance with the project tentative plans and traffic study mitigation exhibits and to the requirements of the City Engineer. All required improvement plans shall be approved by the City Engineer prior to issuance of grading permit and shall be constructed prior top project occupancy.

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

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.

2. All onsite parking and access drives are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. All proposed onsite project improvements shall be included in Grading Plans subject to review and approval by the City Engineer, Fire Marshall and Director of Community Development.

3. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.

4. The project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

5. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit.

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

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.

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

WATER SUPPLY

1. This project is located within Escondido Water service area, however, Rincon Del Diablo will serve the project with a Water Meter Exchange Agreement between the City of Escondido and Rincon Del Diablo Water District. The developer is responsible for coordination of the Water Meter Exchange Agreement and provide the City with approved Rincon Del Diablo Water improvement plans and a copy of the executed Rincon approved by the Escondido City Council and Rincon Del Diablo Water District Board. Prior to issuance of Building Permit, the developer shall complete Meter Exchange Agreement between the City and Rincon and provide the City Engineer with a copy of the executed agreement and approved plans by the Rincon Del Diablo Water District.

2. All onsite detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal.

SEWER

1. The project owner is required to design and construct an onsite/offsite public sewer system and access to serve the project in accordance with the City of Escondido Design Standards and to the requirements of Utilities Engineer.

2. All sewer laterals within the project are private and shall be maintained by the project applicant/owner.

EASEMENTS AND DEDICATIONS

1. The project owner shall dedicate right-of-way on Harmony Grove Road at project entrance to accommodate for completion of frontage improvements at the project entrance. Legal description and plat shall be prepared and submitted to the City Engineer for preparation of dedication document to be executed by the project owner. Right-of-way dedication shall be completed prior to approval of the frontage public improvement plans.
2. Necessary public utilities easements for sewer shall be granted to the City. The minimum easement width is 20 feet.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the plot plan.

4. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to issuance of building permit, unless approved by the easement owner. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to Grading or Building permit, as determined by the City Engineer.

REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner shall be required to pay all development fees, including any repayments in effect prior to approval of the. All development impact fees are paid at the time of Building Permit or as determined by the Building Official.

2. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the project owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security deposit for the project shall be $50,000.

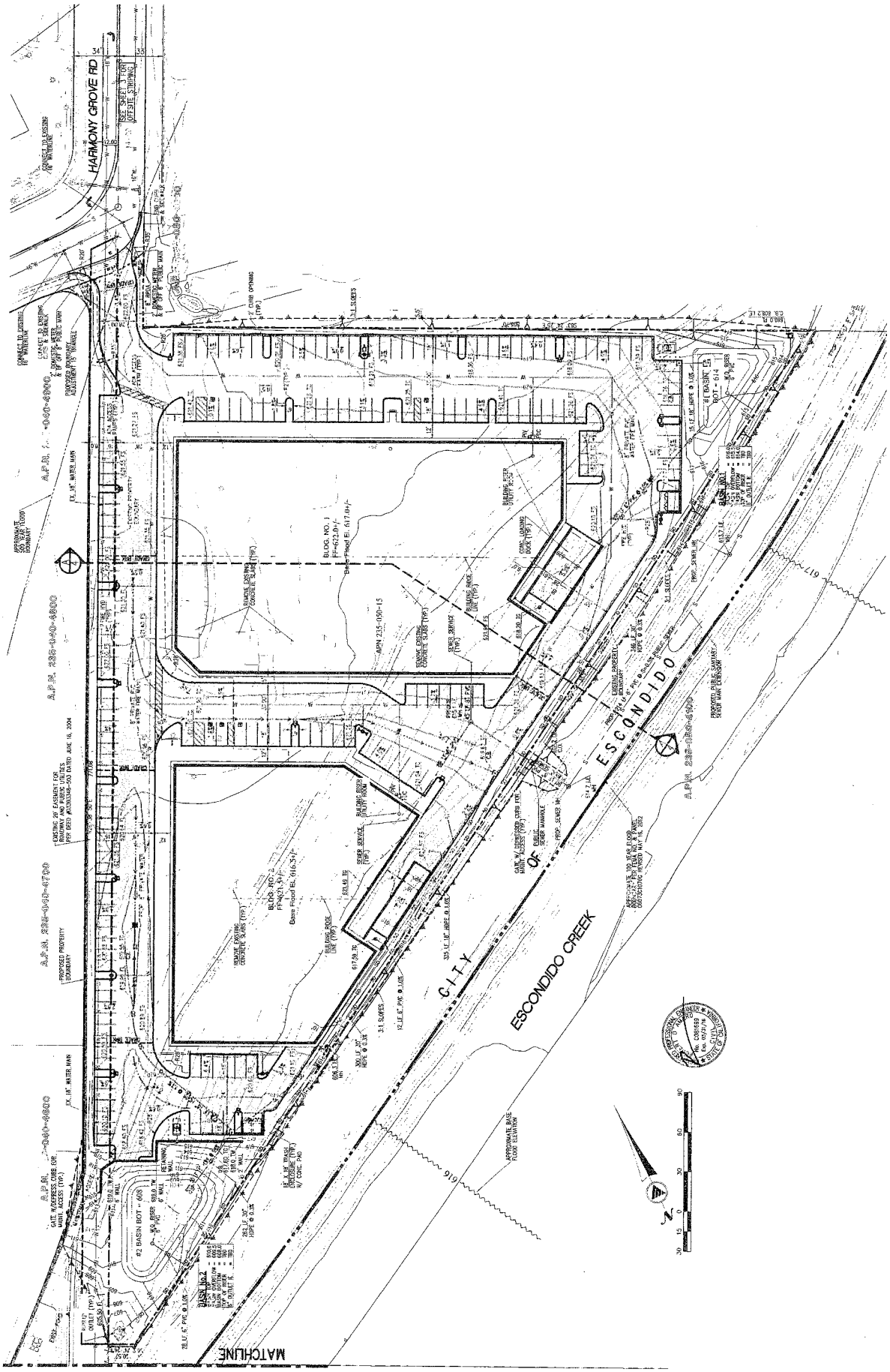
3. The project owner shall provide the city with cash contribution towards future construction of Citracado Parkway between Andreasen Drive and Harmony Grove Village Parkway.

The required cash contribution shall be deposited with the City Engineer prior to issuance of Building Permit.

UTILITY UNDERGROUNDING AND RELOCATION

1. The developer shall be required to underground the existing power line at project entrance if it is in conflict with the proposed improvements at the project entrance or pay in lieu fee and relocate the section of overhead utilities along project frontage on Harmony Grove Road.

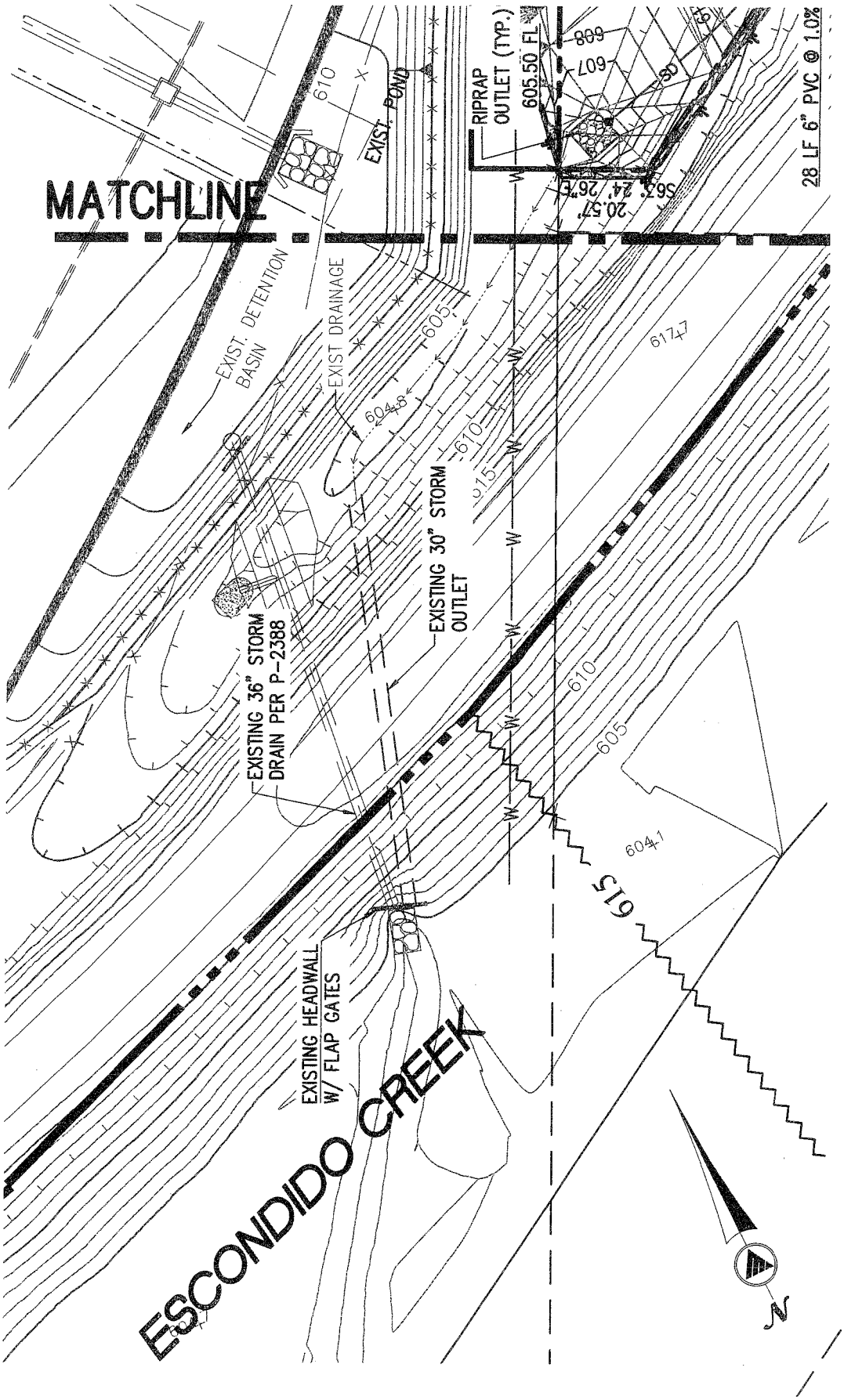
2. All new dry utilities to serve the project shall be constructed underground. The project owner shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.



PROPOSED PROJECT
PHG 15-0042

PD

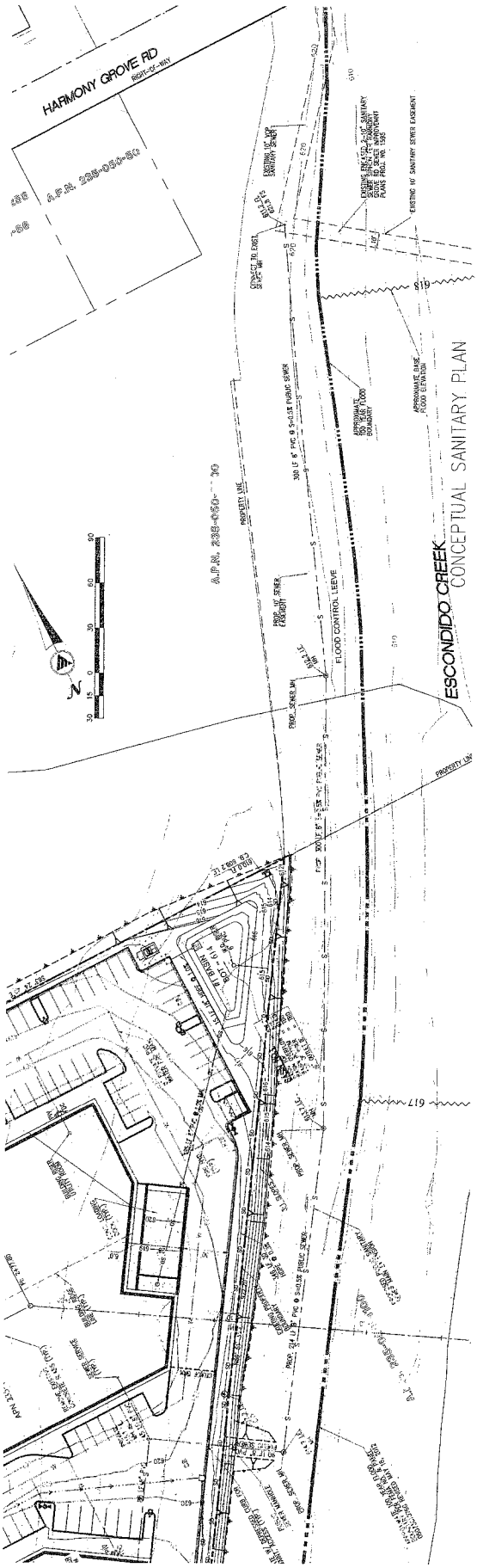
PLANNED DEVELOPMENT

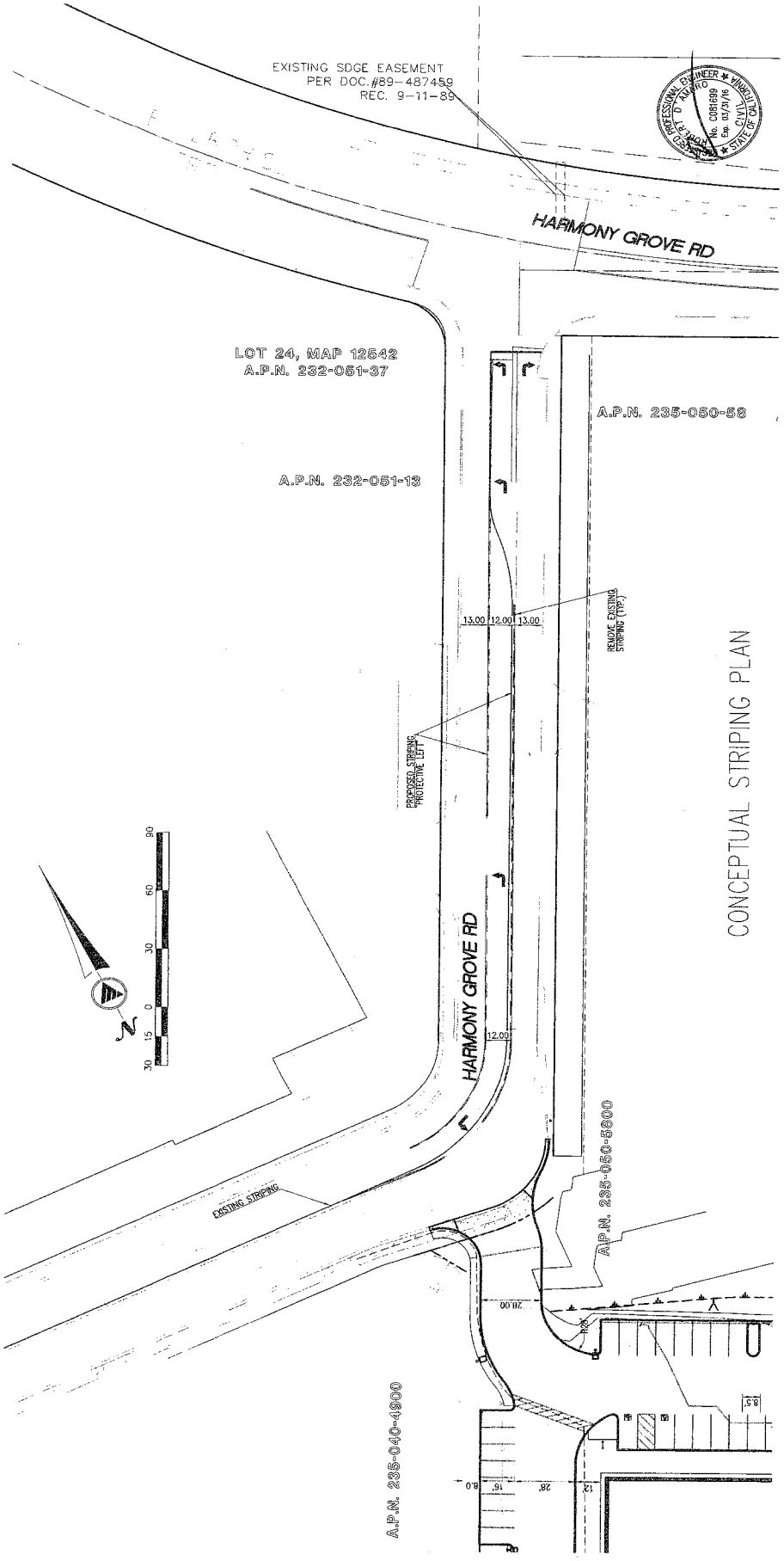


PROPOSED PROJECT
PHG 15-0042

PD

PLANNED DEVELOPMENT

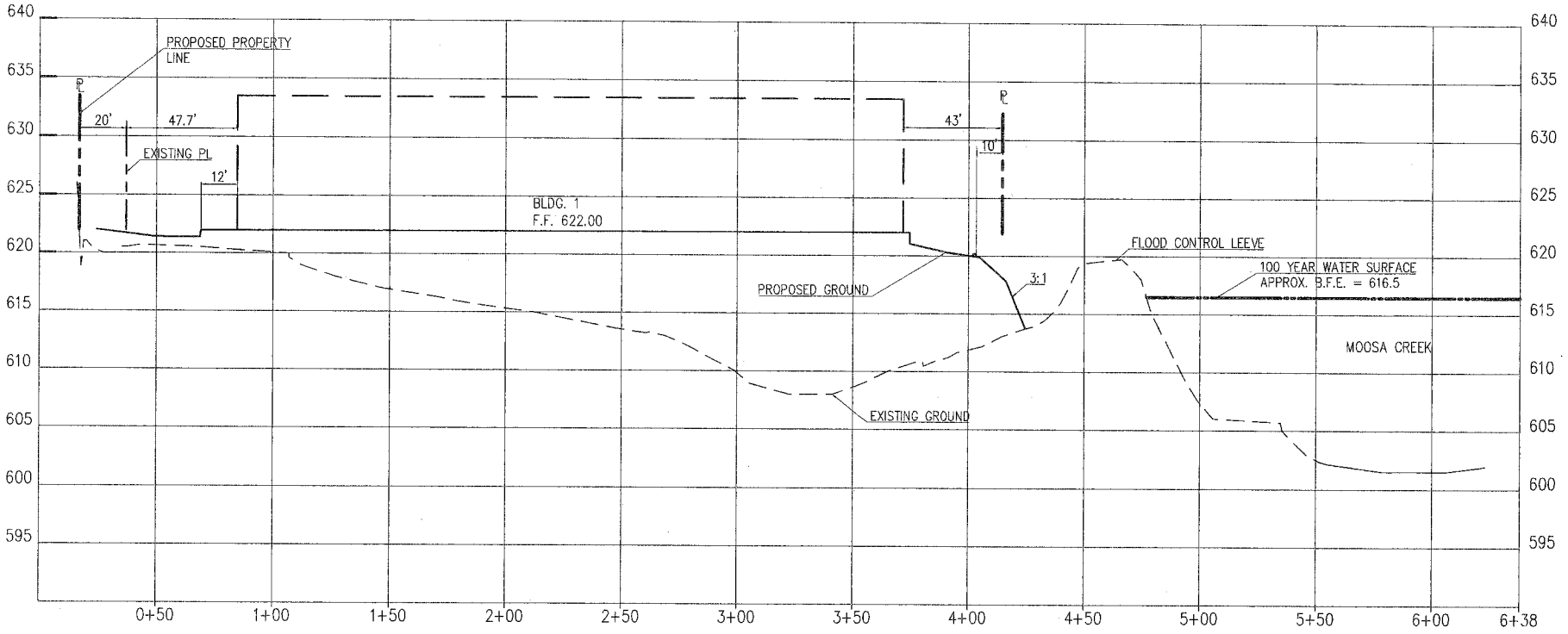

HARMONY GROVE RD
RIGHT-OF-WAY
A.P.N. 235-050-50
ESCONDIDO CREEK
CONCEPTUAL SANITARY PLAN
FLOOD CONTROL LEEVE
PROPERTY LINE
EXISTING 10' SANITARY SEWER EASEMENT
APPROXIMATE BASE FLOOD ELEVATION
APPROXIMATE 100 YEAR FLOOD BOUNDARY
PROP. 10' SEWER EASEMENT
PROP. SEWER LATERAL
CONNECT TO EXIST. SEWER MH
EXISTING 8" VCP SANITARY SEWER
EXISTING 8" VCP SANITARY SEWER EASEMENT PER DOCUMENT RECORDED MAY 18, 1966 IN BOOK 8391, PAGE 185, O.R.
300 LF 8" PVC @ 5.40% PUBLIC SEWER
PROP. 94 LF 8" PVC @ 5.40% PUBLIC SEWER
PROP. 300 LF 8" PVC @ 5.40% PUBLIC SEWER
A.P.N. 238-040-60
PROPERTY LINE
PROP. 6" SEWER LATERAL
PROP. 4" SEWER LATERAL



PROPOSED PROJECT
PHG 15-0042

CS

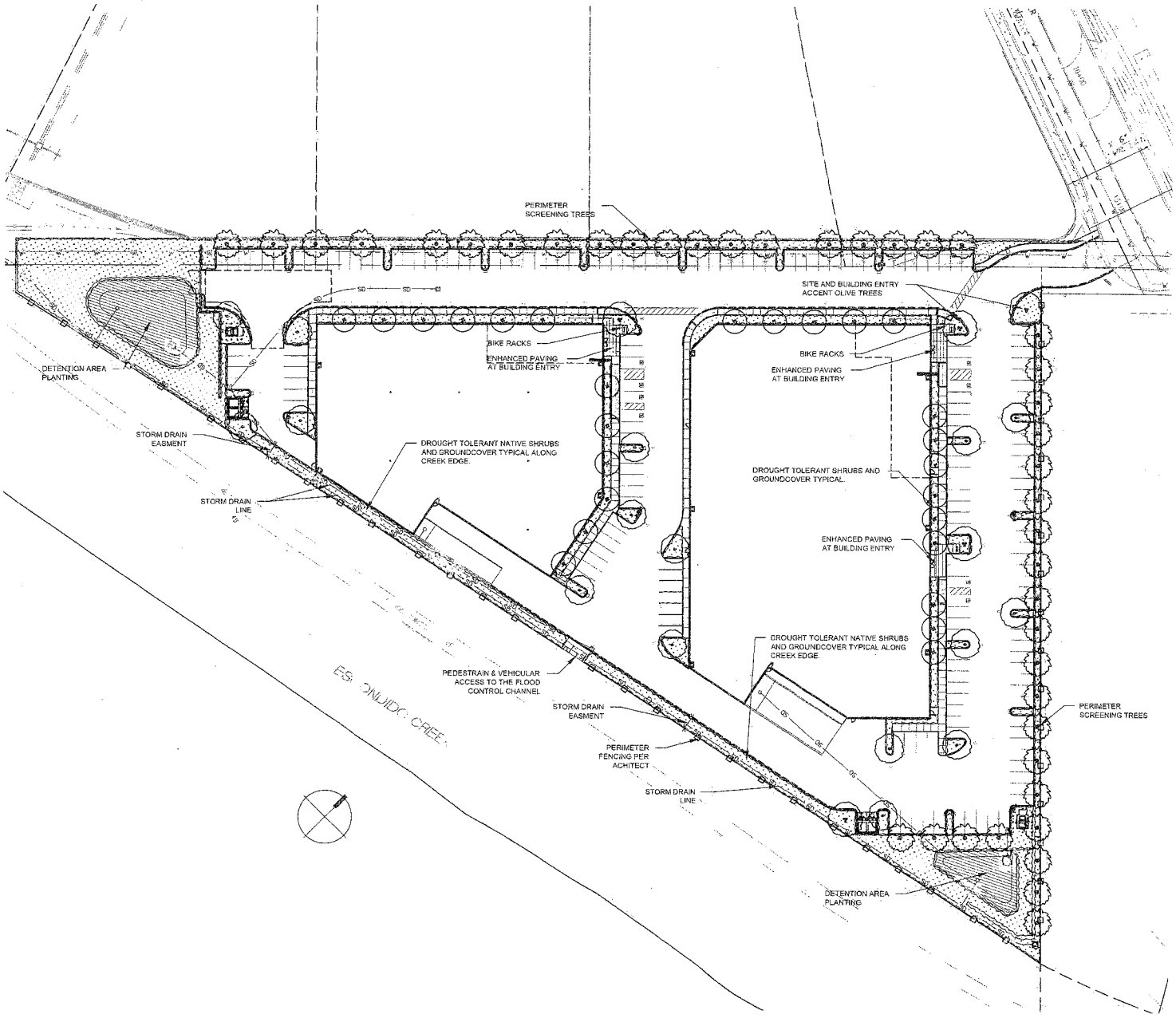
CONCEPTUAL STRIPING PLN



BUILDING SECTION "A–A"

S

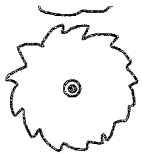
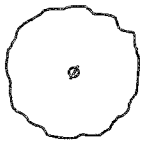
SECTION DRAWING



PROPOSED PROJECT
PHG 15-0042

LP

LANDSCAPE PLAN

	PINUS ELDARICA / AFGHAN PINE	24" BOX	CONIFEROUS SCREEN & PARKING CANOPY	L
	RHUS LANCEA / AFRICAN SUMAC	24" BOX.	PARKING LOT CANOPY	L

SHRUBS, VINES & GROUNDCOVERS:

FOREGROUND

ALOE 'BLUE ELF' / BLUE ELF CORAL ALOE	1 GAL. / 18" O.C.	SUCCULENT ACCENT	L
CAREX DIVULSA / BERKELEY SEDGE	1 GAL. / 24" O.C.	ORNAMENTAL GRASS	M
FESTUCA MAIREI / ATLAS FESCUE	1 GAL. / 30" O.C.	ORNAMENTAL GRASS	L

MIDGROUND

CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL. / 30" O.C.	FLOWERING SHRUB MASS	L
HESPERALOE PARVIFLORA / RED YUCCA	5 GAL. / 36" O.C.	UPRIGHT ACCENT	L
LANTANA 'NEW GOLD' / YELLOW LANTANA	5 GAL. / 36" O.C.	FLOWERING SHRUB MASS	L
MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY	5 GAL. / 36" O.C.	ORNAMENTAL GRASS	M
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL. / 36" O.C.	FLOWERING SHRUB	M

BACKGROUND

LEUCOPHYLLUM 'GREEN CLOUD' / GREEN CLOUD TEXAS RANGER	5 GAL. / 48" O.C.	FLOWERING SHRUB	L
LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET	5 GAL. / 36" O.C.	EVERGREEN HEDGE	M
WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL. / 36" O.C.	EVERGREEN HEDGE	L

GROUNDCOVER

LONICERA J. 'HALLIANA' / HALL'S HONEYSUCKLE	FLATS / 18" O.C.	EVERGREEN GROUNDCOVER	M
ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	FLATS / 18" O.C.	EVERGREEN GROUNDCOVER	L

BIORETENTION AREAS

BIORETENTION SEED MIX FROM S AND S SEEDS	SEED	--	L

WATER NEEDS KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE.
WATER USE STATED IS PER 'A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA' (ALSO REFERRED TO AS WUCOLS).

LANDSCAPE TABULATIONS

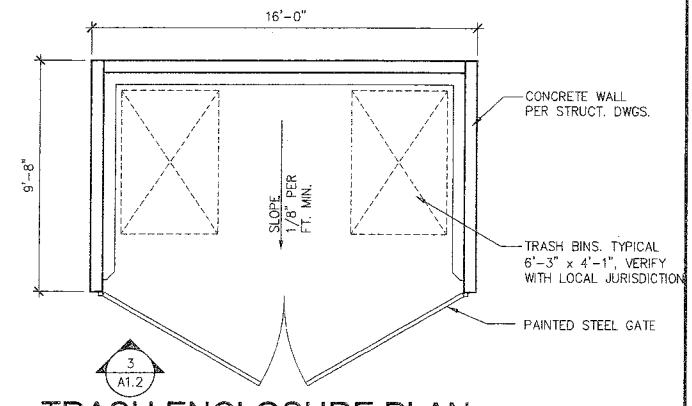
TOTAL PARKING LOT TREES

TOTAL PARKING SPACES =	166
PARKING LOT TREES REQUIRED (1 TREE / 4 STALLS) =	42
PARKING LOT TREES PROVIDED =	57

PROPOSED PROJECT
PHG 15-0042

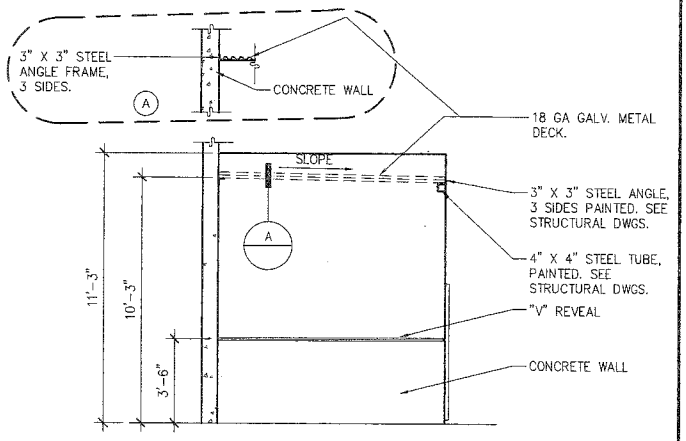
LP

LANDSCAPE PLAN LEGEND



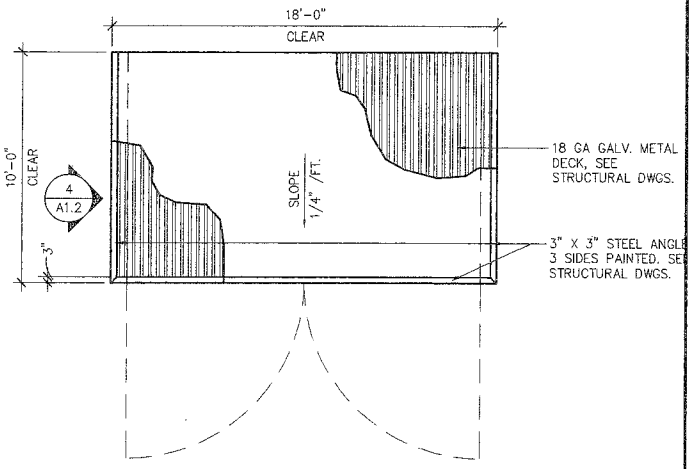
TRASH ENCLOSURE PLAN

ESITE-Trash_enclosure_plan-01 (1)



SIDE ELEVATION TRASH ENCLOSURE

ESITE-Trash_enclosure_elev-03 (4)



TRASH ENCLOSURE ROOF PLAN

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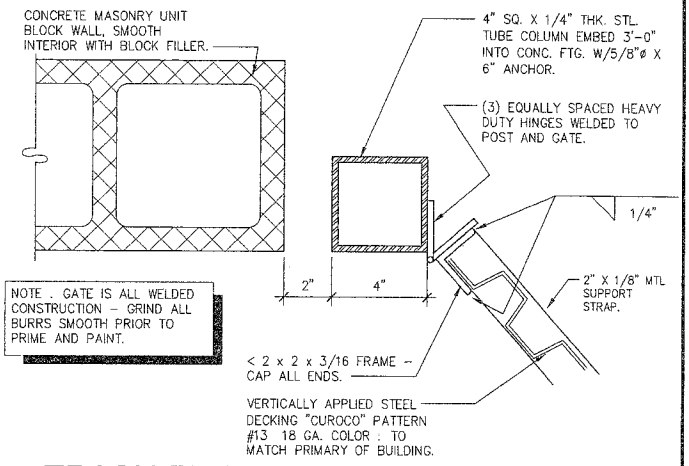
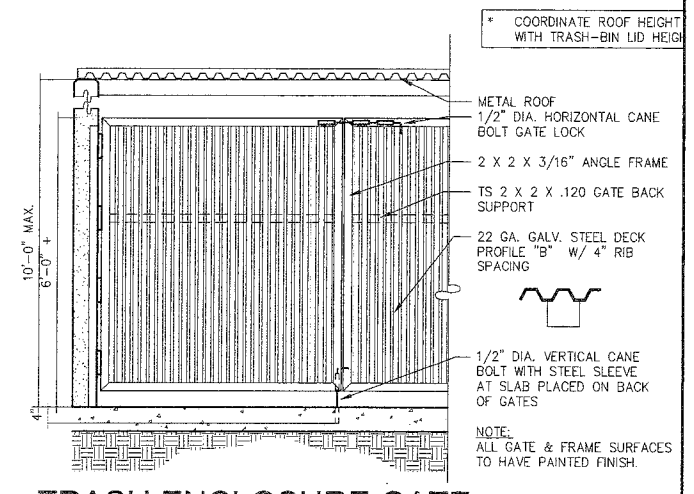


TRASH ENCLOSURE JAMB

ESITE-Trash_gate_jamb-03 (5)



TRASH ENCLOSURE GATE

ESITE-Trash_enclosure_gate-03 (3)

PROPOSED PROJECT
PHG 15-0042

ED

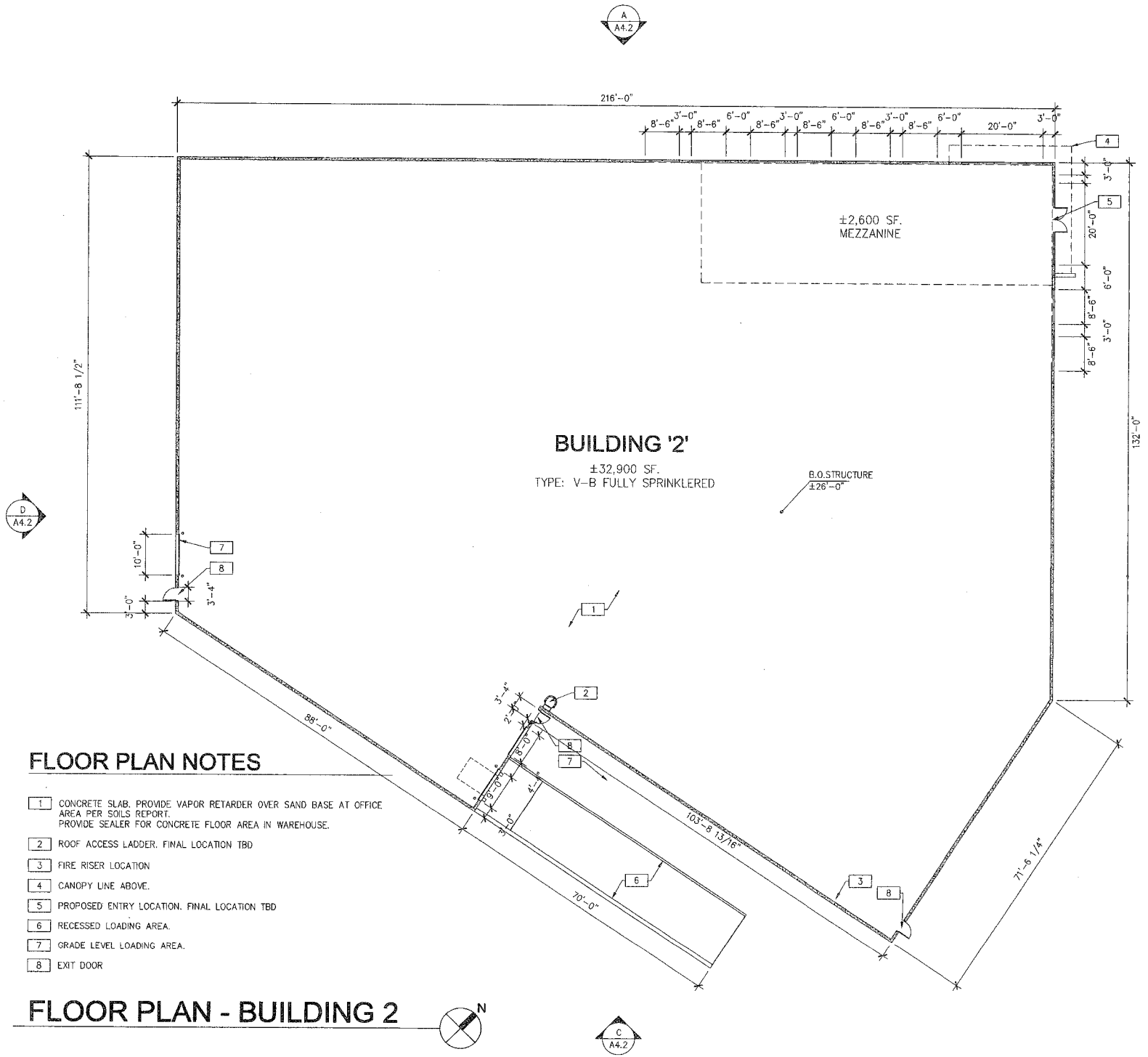
ENCLOSURE DETAILS

PROPOSED PROJECT
PHG 15-0042

39

F

FLOOR PLAN



FLOOR PLAN NOTES

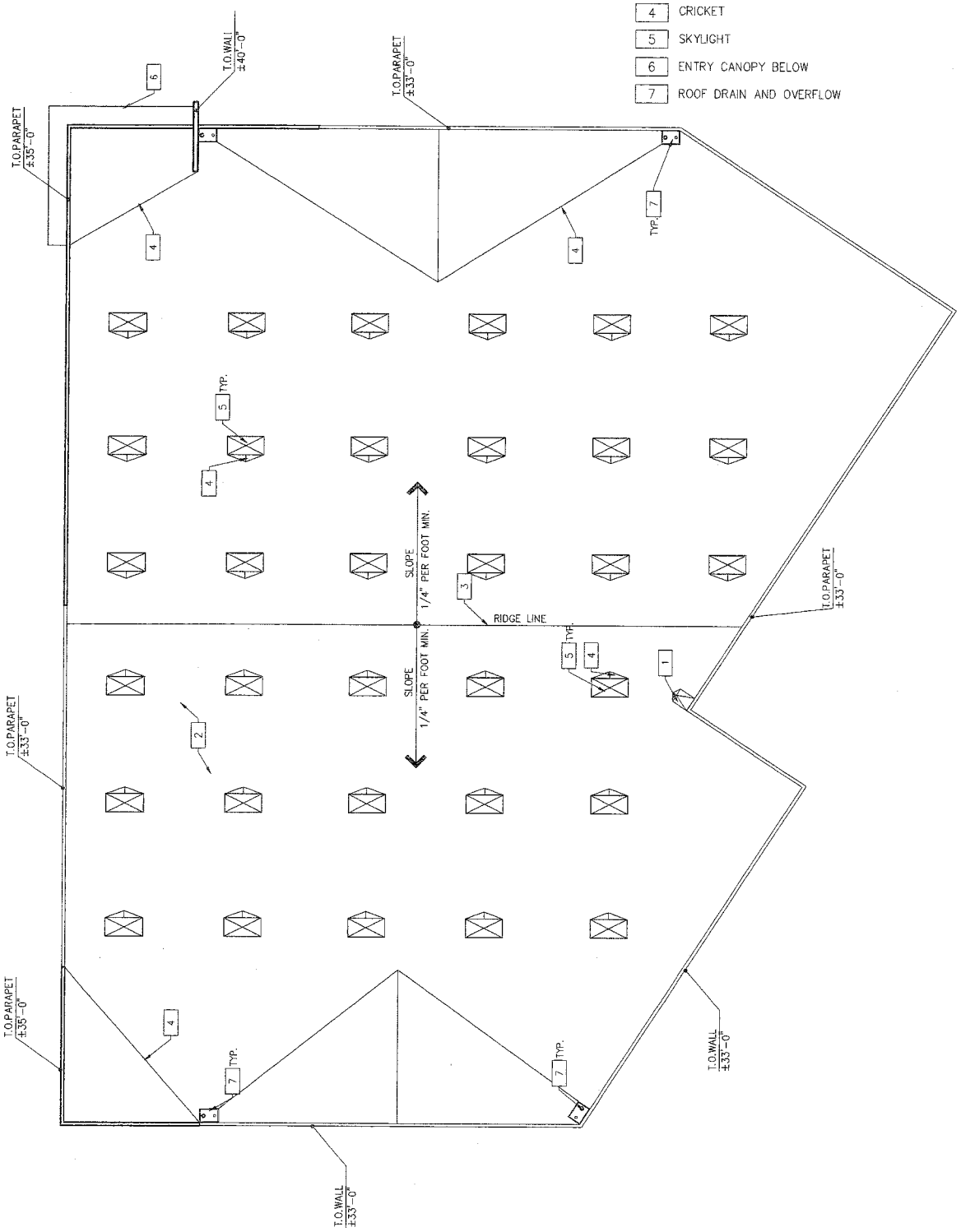
1. CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
2. ROOF ACCESS LADDER. FINAL LOCATION TBD
3. FIRE RISER LOCATION
4. CANOPY LINE ABOVE.
5. PROPOSED ENTRY LOCATION. FINAL LOCATION TBD
6. RECESSED LOADING AREA.
7. GRADE LEVEL LOADING AREA.
8. EXIT DOOR

FLOOR PLAN - BUILDING 2

ROOF PLAN - BUILDING 2

ROOF PLAN NOTES

1. ROOF HATCH, FINAL LOCATION TBD
2. SINGLE PLY ROOFING
3. ROOF RIDGE
4. CRICKET
5. SKYLIGHT
6. ENTRY CANOPY BELOW
7. ROOF DRAIN AND OVERFLOW



PROPOSED PROJECT
PHG 15-0042

RP
ROOF PLAN

ELEVATION NOTES

1. CONCRETE TILT-UP WALL, FINISH PER SCHEDULE
2. CONCRETE WALL JOINT
3. ENTRY ACCENT WALL
4. 3/4" V-REVEAL
5. 3/4" DEEP RECESS
6. ALUMINUM STOREFRONT SYSTEM W/ 1" THICK INSULATED GL.
7. KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS
8. METAL CANOPY - PRE-FINISHED
9. WALL PACK MOUNTED
10. ROOF LINE BEYOND
11. HOLLOW METAL EXIT DOOR
12. METAL ROLL-UP DOOR
13. METAL GUARD RAIL

GENERAL NOTE

1. ALL FUTURE ROOF TOP EQUIPMENT TO BE SCREENED FROM THE RIGHT-OF-WAY
2. SIGNAGE UNDER SEPARATE REVIEW AND APPROVAL

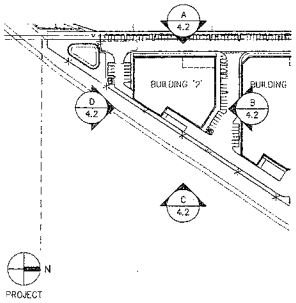
LEGEND

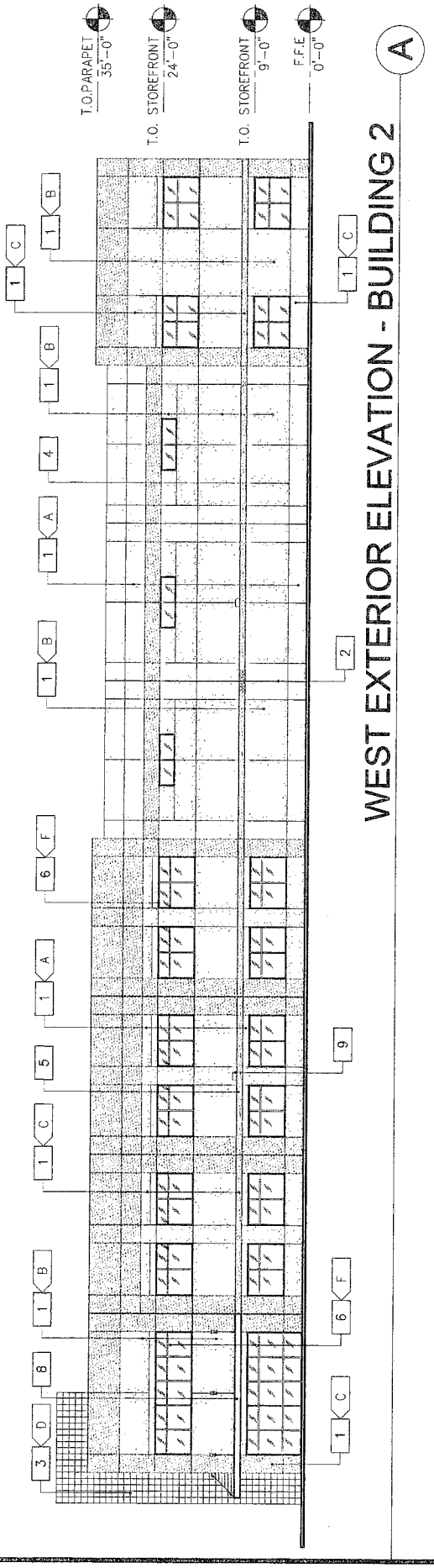
- VISION GLASS
- SPANDREL GLASS
- (T) TEMPERED GLASS
- CONCRETE TILT-UP PANEL

COLOR LEGEND

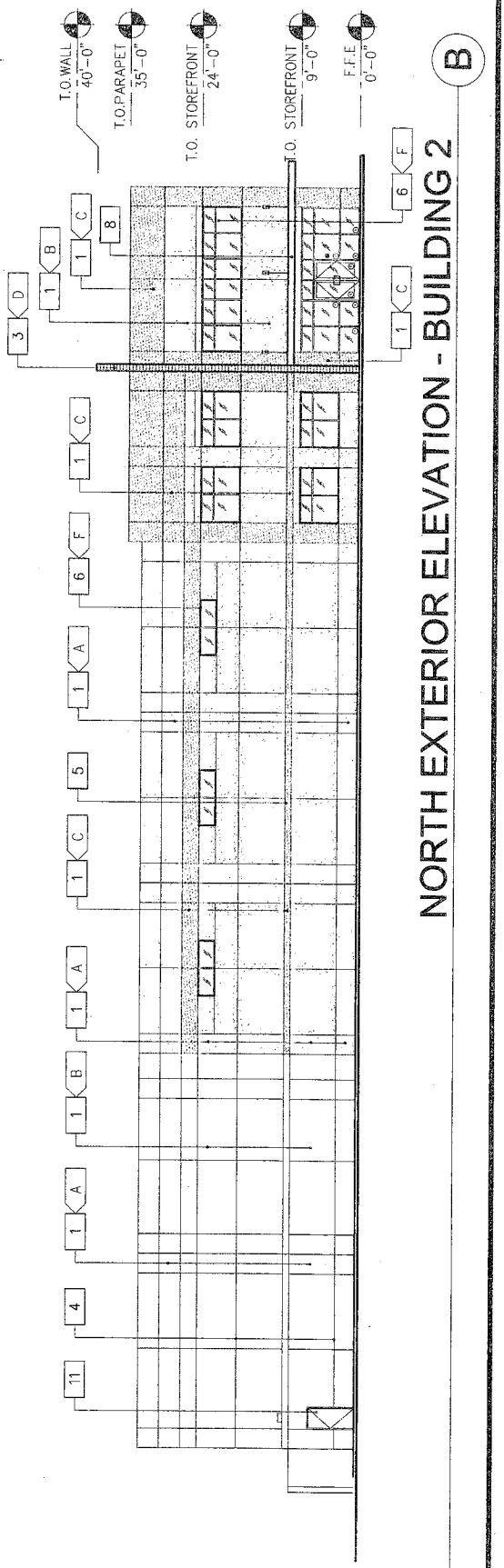
- A: BASE COLOR: FRAZEE CLW1047W "DEER FEATHER"
- B: SECONDARY COLOR: FRAZEE CL3013M "ARTESAN"
- C: ACCENT COLOR: FRAZEE CL3186 "SOOT"
- D: TILE TEXTURED TILE
- E: GLAZING: PPG "SOLARCOOL PACIFICA"
- F: STOREFRONT COLOR: CLEAR ANODIZED ALUMINUM

KEY PLAN





WEST EXTERIOR ELEVATION - BUILDING 2



NORTH EXTERIOR ELEVATION - BUILDING 2

PROPOSED PROJECT
PHG 15-0042

E

ELEVATIONS

ELEVATION NOTES

1. CONCRETE TILT-UP WALL, FINISH PER SCHEDULE
2. CONCRETE WALL JOINT
3. ENTRY ACCENT WALL
4. 3/4" V-REVEAL
5. 3/4" DEEP RECESS
6. ALUMINUM STOREFRONT SYSTEM W/ 1" THICK INSULATED GLASS
7. KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS
8. METAL CANOPY - PRE-FINISHED
9. WALL PACK MOUNTED
10. ROOF LINE BEYOND
11. HOLLOW METAL EXIT DOOR
12. METAL ROLL-UP DOOR
13. METAL GUARD RAIL

GENERAL NOTE

1. ALL FUTURE ROOF TOP EQUIPMENT TO BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY
2. SIGNAGE UNDER SEPARATE REVIEW AND APPROVAL

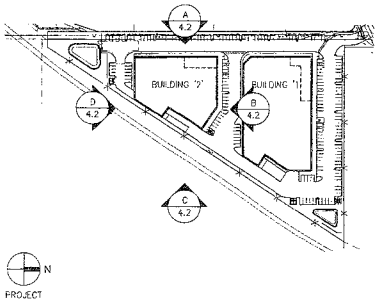
LEGEND

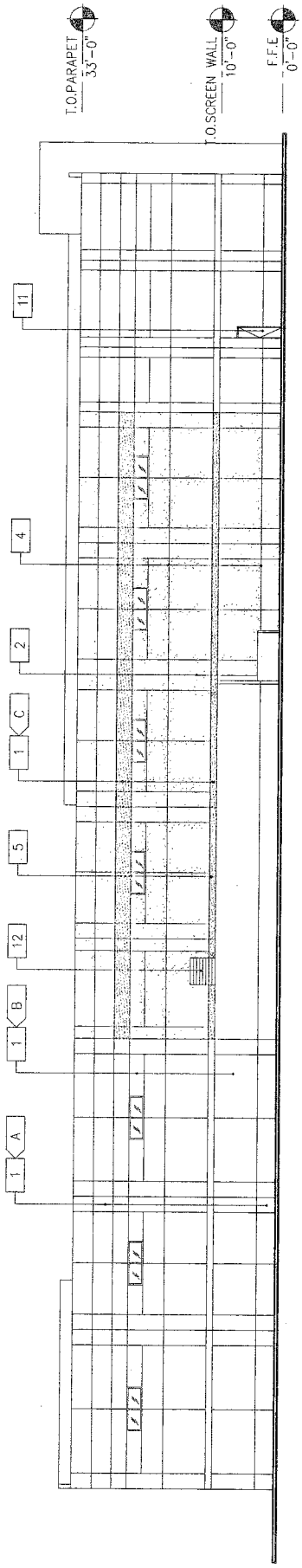
- VISION GLASS
- SPANDREL GLASS
- (T) TEMPERED GLASS
- CONCRETE TILT-UP PANEL

COLOR LEGEND

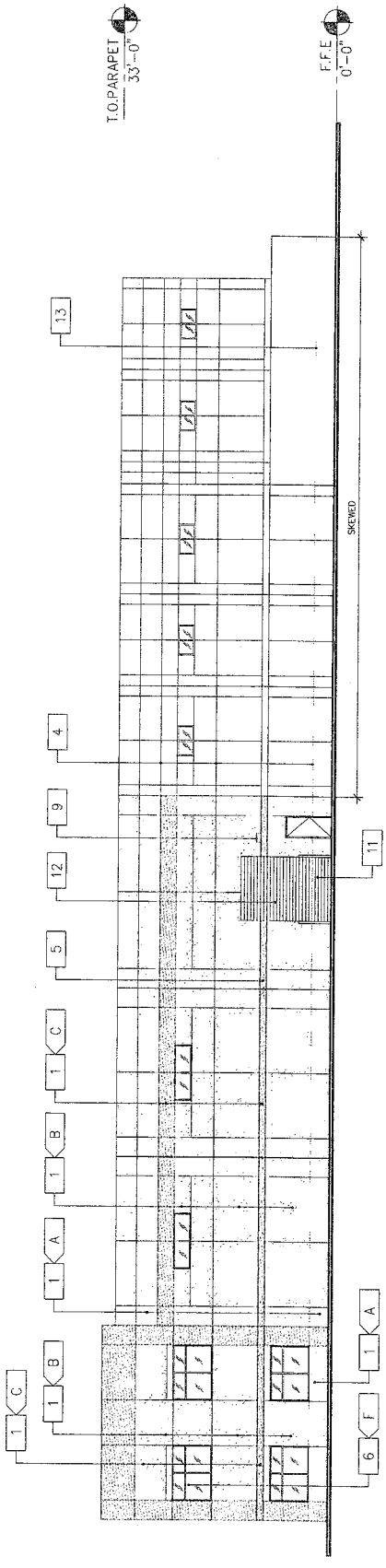
- A — BASE COLOR: FRAZEE CLW1047A "DEER FEATHER"
- B — SECONDARY COLOR: FRAZEE CL2013M "ARTESAN"
- C — ACCENT COLOR: FRAZEE CL3186 "SOOT"
- D — TILE: TEXTURED TILE
- E — GLAZING: PPG "SOLARCOOL PACIFICA"
- F — STOREFRONT COLOR: CLEAR ANODIZED ALUMINUM

KEY PLAN





EAST EXTERIOR ELEVATION - BUILDING 2



SOUTH EXTERIOR ELEVATION - BUILDING 2

PROPOSED PROJECT
PHG 15-0042

PROPOSED PROJECT
PHG 15-0042

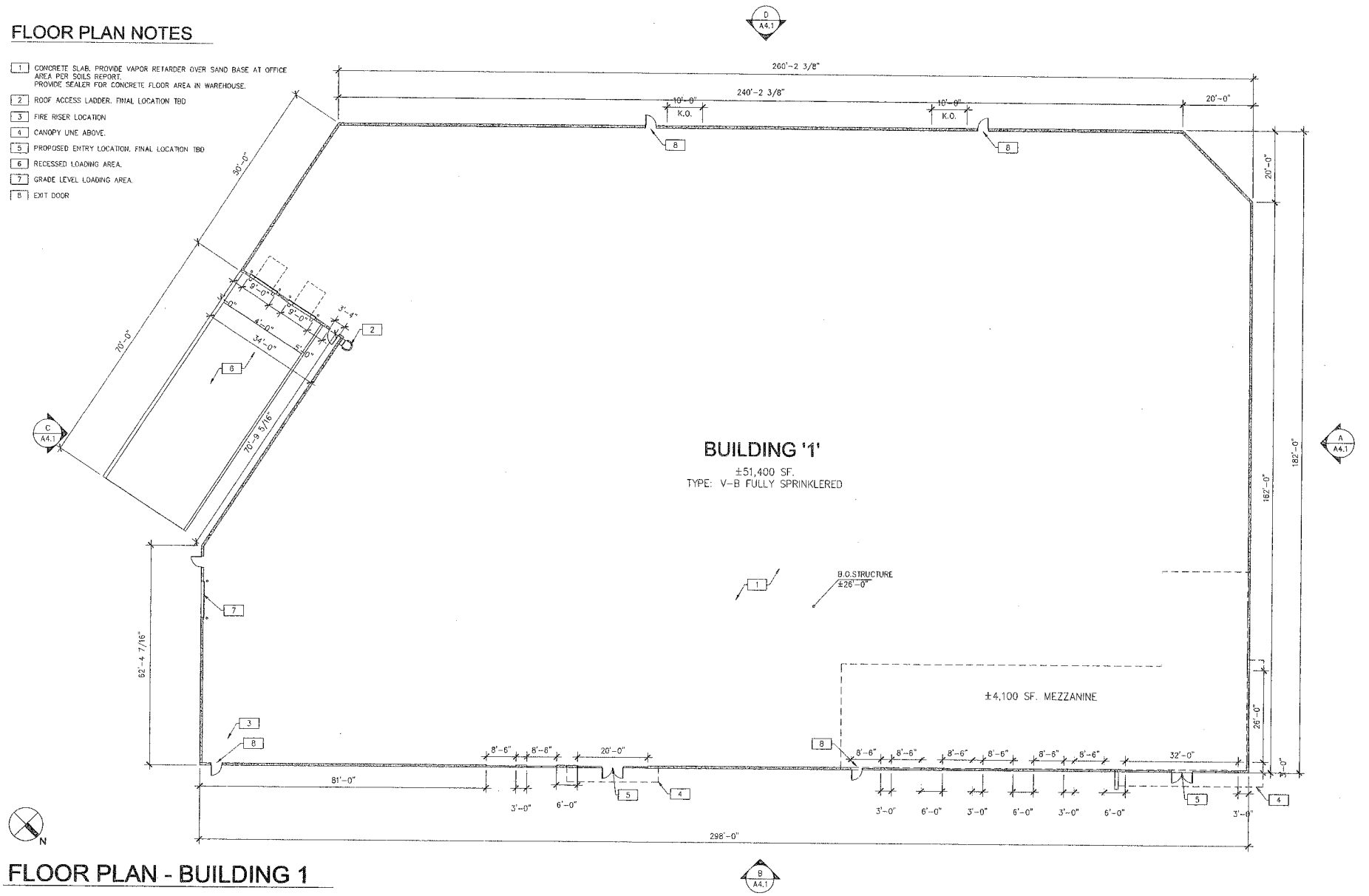
43

FLOOR PLAN

F

FLOOR PLAN NOTES

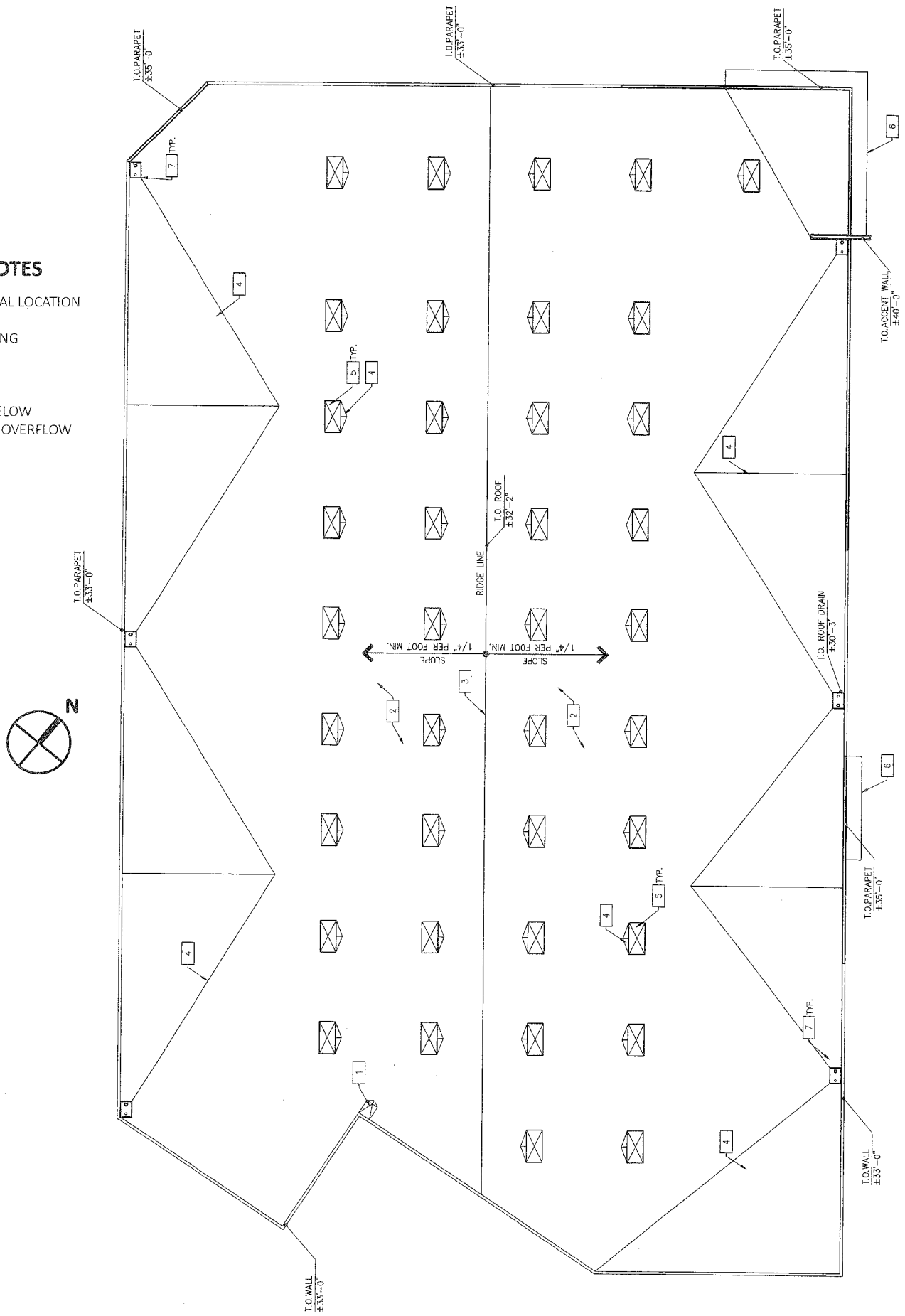
1. CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
2. ROOF ACCESS LADDER. FINAL LOCATION TBD
3. FIRE RISER LOCATION
4. CANOPY LINE ABOVE.
5. PROPOSED ENTRY LOCATION. FINAL LOCATION TBD
6. RECESSED LOADING AREA.
7. GRADE LEVEL LOADING AREA.
8. EXIT DOOR



FLOOR PLAN - BUILDING 1

ROOF PLAN NOTES

1. ROOF HATCH- FINAL LOCATION TBD
2. SINGLE PLY ROOFING
3. ROOF RIDGE
4. CRICKET
5. SKYLIGHT
6. ENTRY CANOPY BELOW
7. ROOF DRAIN AND OVERFLOW

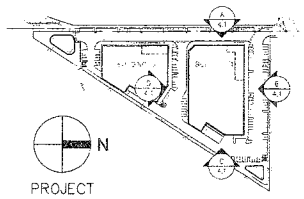


ROOF PLAN
BUILDING 1

PROPOSED PROJECT
PHG 15-0042

RP
ROOF PLAN

KEY PLAN



COLOR LEGEND

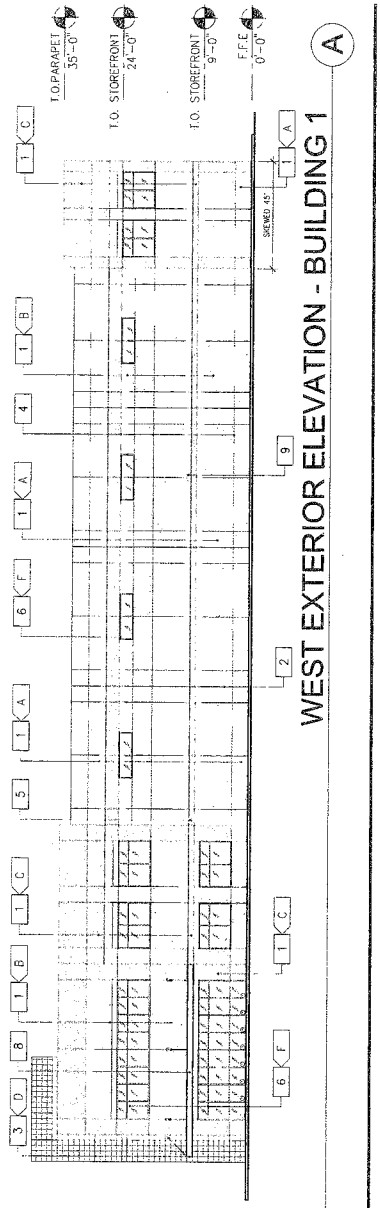
A	BASE COLOR: FRAZEE CLIMB A "OLIVE ... PREP"
B	SECONDARY COLOR: FRAZEE CLIMB A "APRICAN"
C	ACCENT COLOR: FRAZEE CLIMB A "POPPY"
D	TILE: TEXTURED TILE
E	AWNING: PER "SOLAPASOL FABRICS"
F	STOREFRONT COLOR: CLEAR ANODIZED ALUMINUM

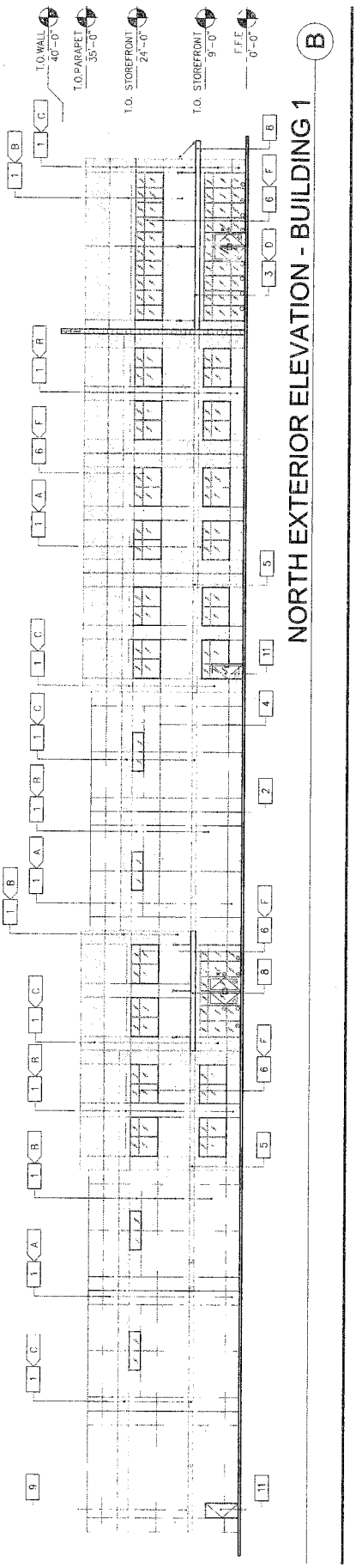
GENERAL NOTE

1. ALL FUTURE ROOF TOP EQUIPMENT TO BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY.
2. SIGNAGE UNDER SEPARATE PERMIT AND APPROVAL.

LEGEND

- VISION GLASS
- SPANDREL GLASS
- (T) TEMPERED GLASS
- CONCRETE TILT-UP PANEL





ELEVATION NOTES

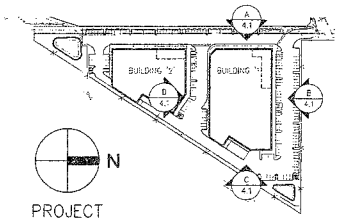
1. CONCRETE TILT-UP WALL, FINISH PER SCHEDULE
2. CONCRETE WALL JOINT
3. ENTRY ACCENT WALL
4. 3/4" V-REVEAL
5. 3/4" DEEP RECESS
6. ALUMINUM STOREFRONT SYSTEM W/ 1" THICK INSULATED GLASS
7. KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS
8. METAL CANOPY - PRE-FINISHED
9. WALL PACK LIGHTING
10. ROOF LINE BEYOND
11. HOLLOW METAL EXIT DOOR
12. METAL ROLL-UP DOOR
13. SCREEN WALL

PROPOSED PROJECT
PHG 15-0042

E

ELEVATIONS

KEY PLAN



COLOR LEGEND

A	BASE COLOR: FRAZEE CL#1047W "DEEP FEATHER"
B	SECONDARY COLOR: FRAZEE CL3013M "ARTESAN"
C	ACCENT COLOR: FRAZEE CL3186 "SOOT"
D	TILE: TEXTURED T-LE
E	GLAZING: PPG "SOLARCOOL PACIFICA"
F	STOREFRONT COLOR: CLEAR ANODIZED ALUMINUM

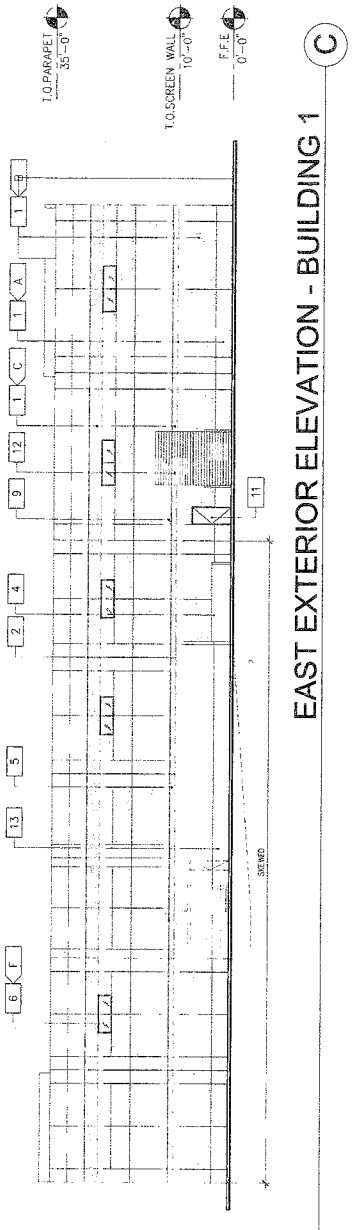
GENERAL NOTE

1. ALL FUTURE ROOF TOP EQUIPMENT TO BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY.

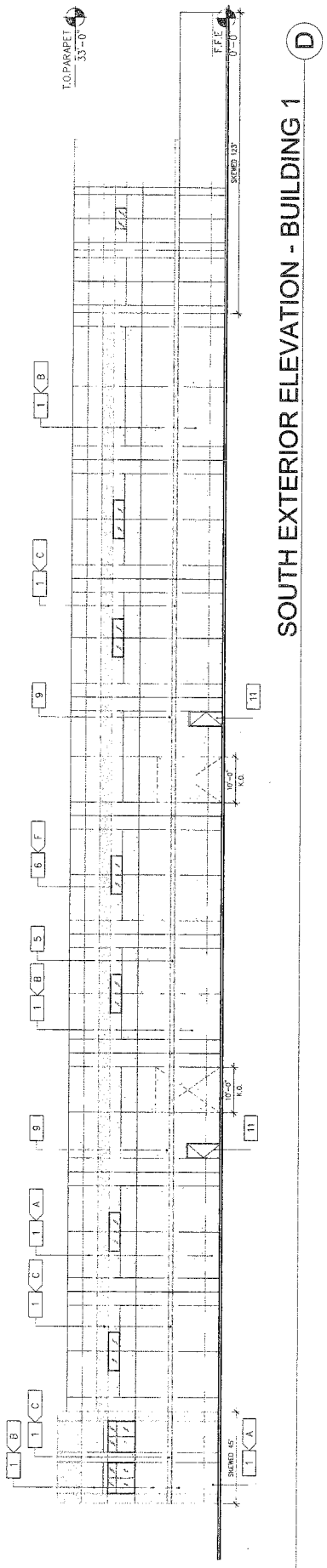
2. SIGNAGE UNDER SEPARATE REVIEW AND APPROVAL

LEGEND

- VISION GLASS
- SPANDREL GLASS
- (T) TEMPERED GLASS
- CONCRETE TILT-UP PANEL



EAST EXTERIOR ELEVATION - BUILDING 1 (C)



SOUTH EXTERIOR ELEVATION - BUILDING 1 (D)

ELEVATION NOTES

1. CONCRETE TILT-UP WALL, FINISH PER SCHEDULE
2. CONCRETE WALL JOINT
3. ENTRY ACCENT WALL
4. 3/4" V-REVEAL
5. 3/4" DEEP RECESS
6. ALUMINUM STOREFRONT SYSTEM W/ 1" THICK INSULATED GLASS
7. KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS
8. METAL CANOPY - PRE-FINISHED
9. WALL PACK LIGHTING
10. ROOF LINE BEYOND
11. HOLLOW METAL EXIT DOOR
12. METAL ROLL-UP DOOR
13. SCREEN WALL

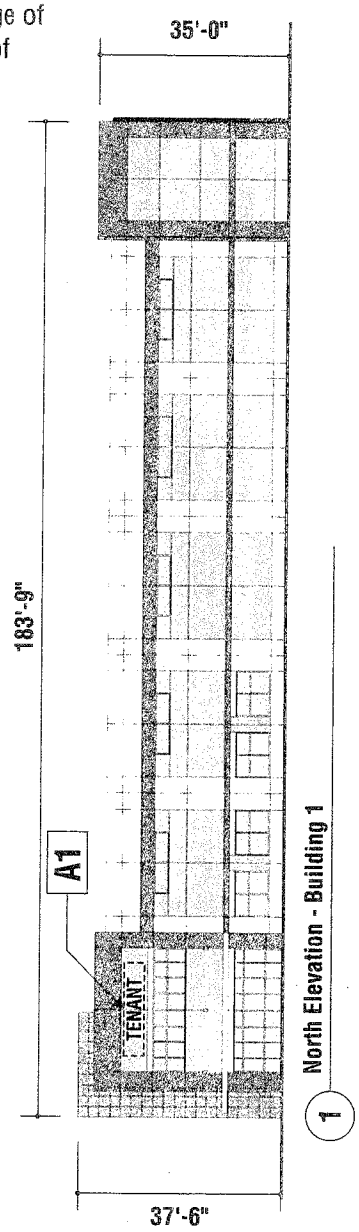
PROPOSED PROJECT
PHG 15-0042

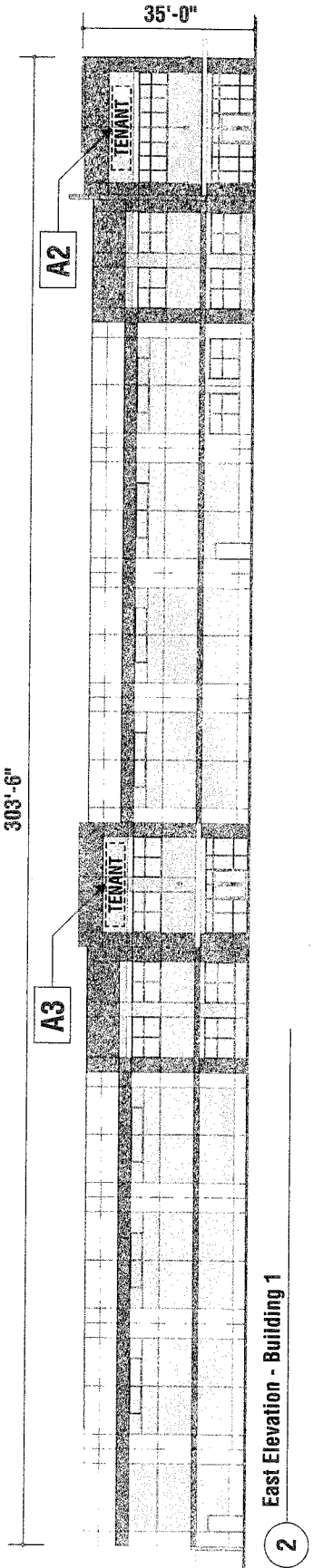
E
ELEVATIONS

BUILDING "1" ELEVATIONS

CHANNEL LETTERS GENERAL REQUIREMENTS:

- Tenants will be allowed to fabricated channel letters, halo letter or dual lite letters, in the Landload's/ Owner's sole and absolute discretion.
- Each tenant will allowed sixty (60) square foot of sign area per elevation. Tenant will be allowed one (1) wall sign for two (2) elevation. Tenant wall signs maybe calculated by measuring each individual letter height by width, not counting the negative spacing between each letter.
- Height will be determined based on square footage of the sign area. Letter height cannot exceed 70% of facade area.





PROPOSED PROJECT
PHG 15-0042

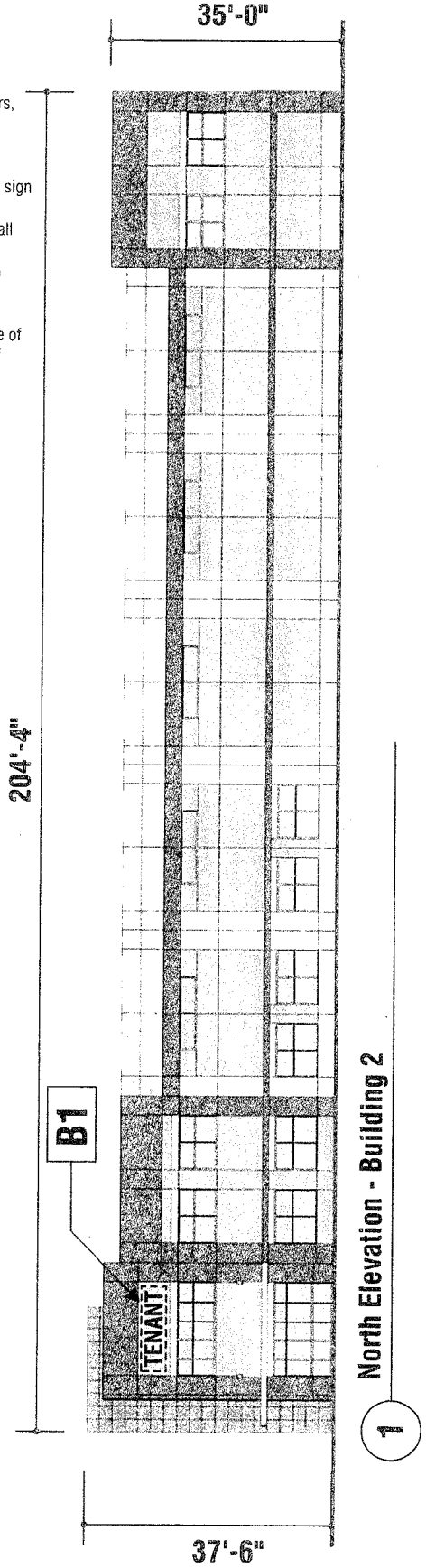
E

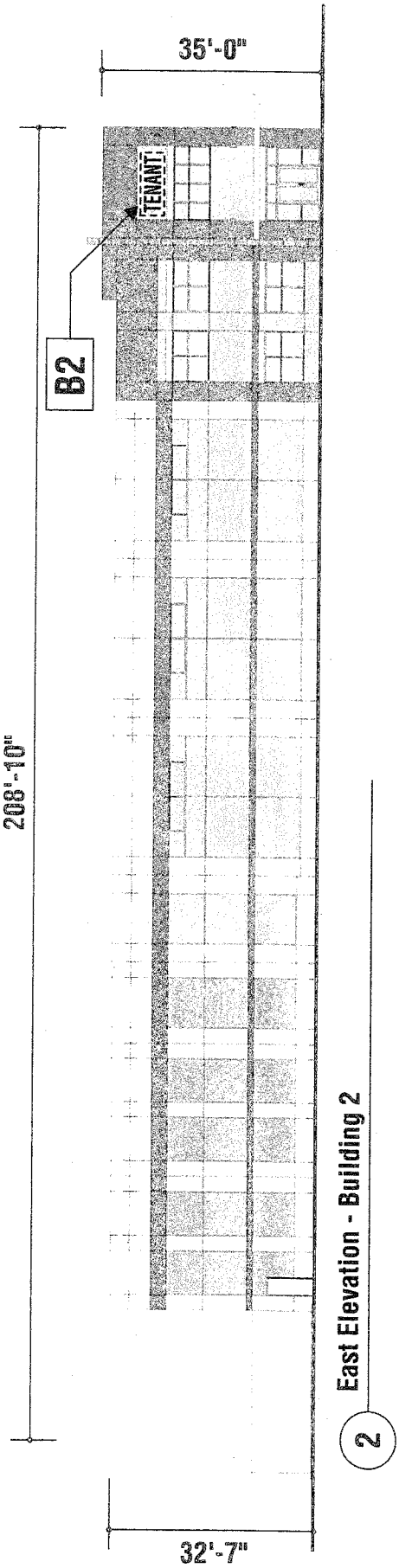
ELEVATIONS -SIGN

BUILDING "2" ELEVATIONS

CHANNEL LETTERS GENERAL REQUIREMENTS:

- Tenants will be allowed to fabricated channel letters, halo letter or dual lite letters, in the Landload's/ Owner's sole and absolute discretion.
- Each tenant will allowed sixty (60) square foot of sign area per elevation. Tenant will be allowed one (1) wall sign for two (2) elevation. Tenant wall signs maybe calculated by measuring each individual letter height by width, not counting the negative spacing between each letter.
- Height will be determined based on square footage of the sign area. Letter height cannot exceed 70% of facade area.

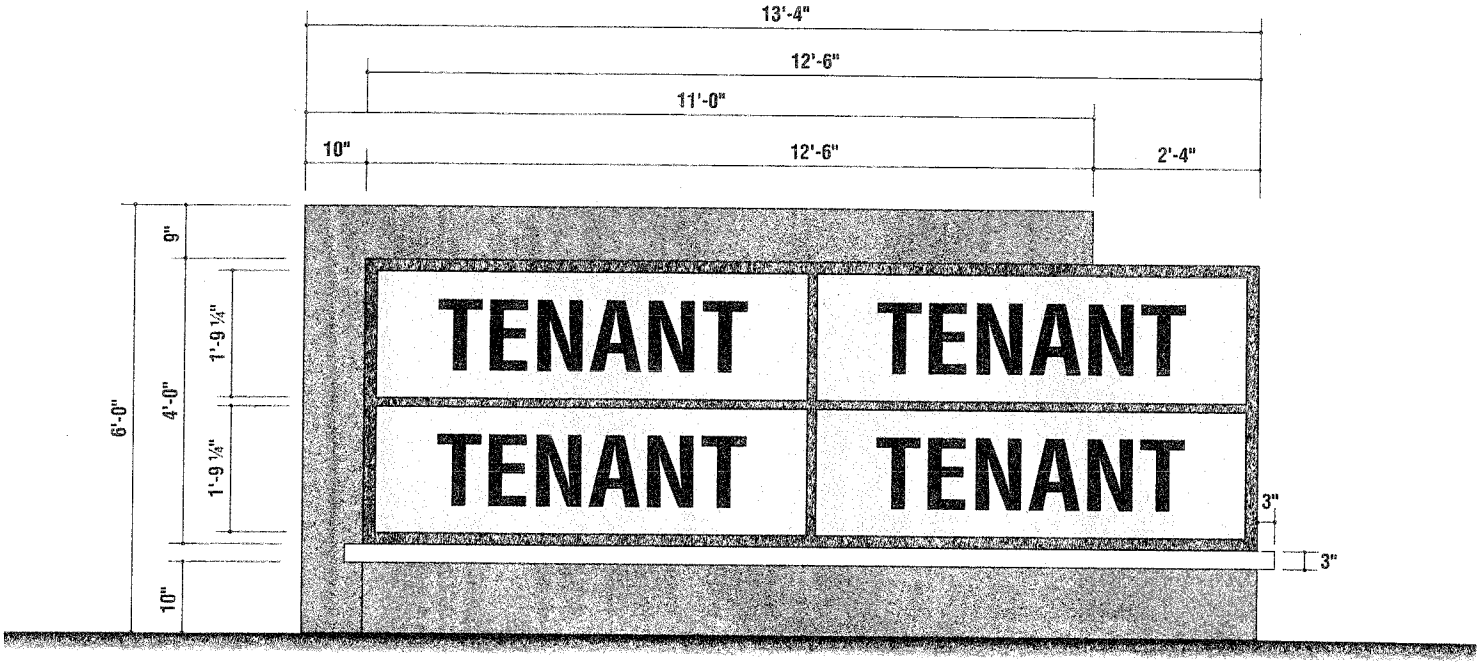




PROPOSED PROJECT
PHG 15-0042

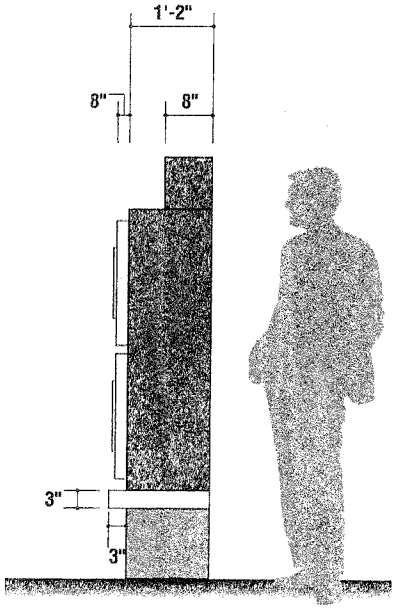
E

ELEVATIONS - SIGN



C **Sign Elevation Layout** — **Square Footage: 50 sf**

Qty: One (1) Required



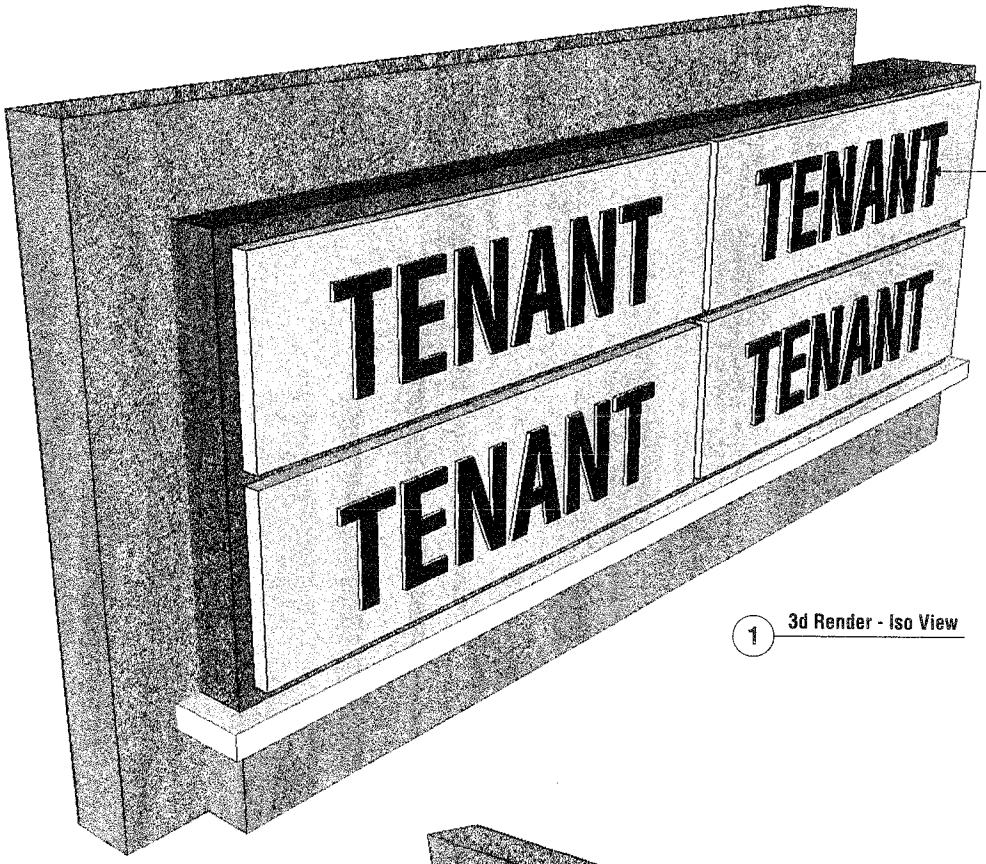
3 **Right Side View**

Manufacture and install double face illuminated monument sign

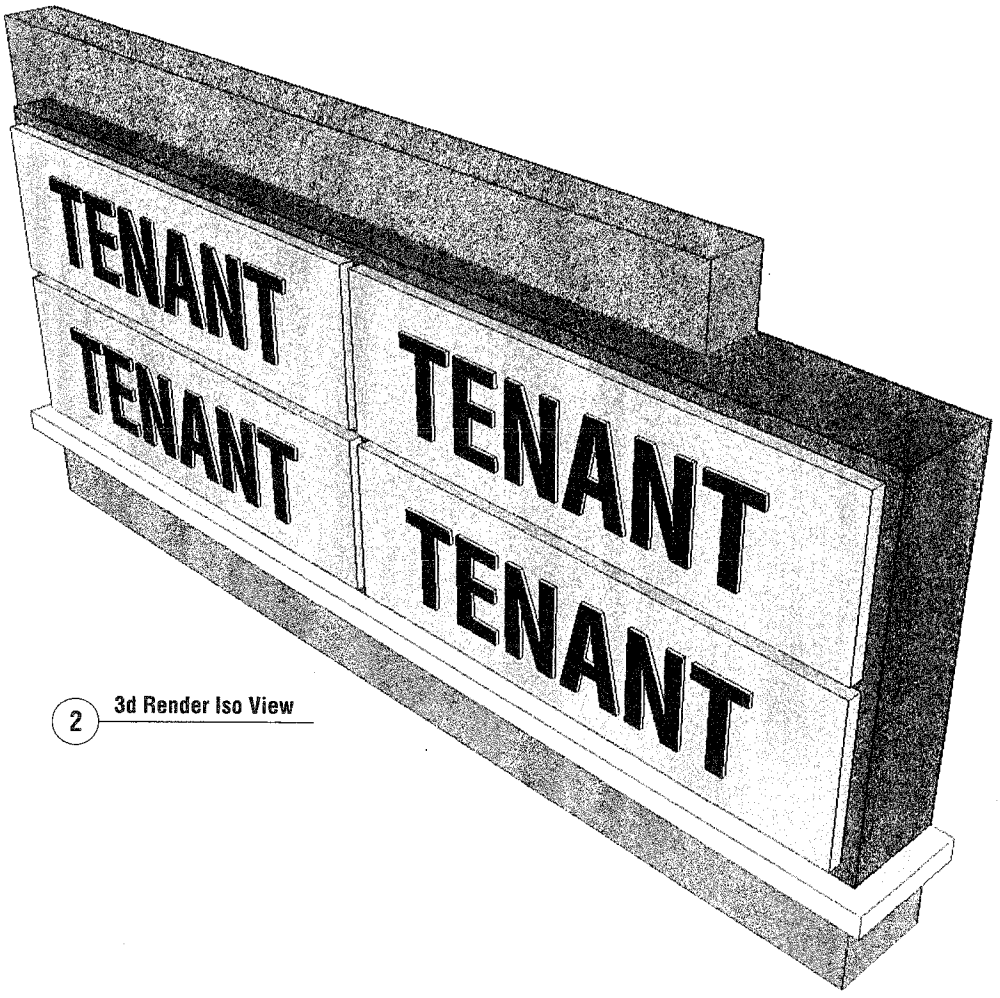
Cabinet:	**Aluminum constructed single face illuminated**
Faces:	**Routed out .080 aluminum**
Copy:	**½" thick push through acrylic with vinyl overlay**
Illumination:	**White LED illumination**
Deco:	**3" aluminum square tube painted white**
Base:	**Aluminum with "Crossville Palermo VS155" tile veneer**

PROPOSED PROJECT
PHG 15-0042

E



1 3d Render - Iso View

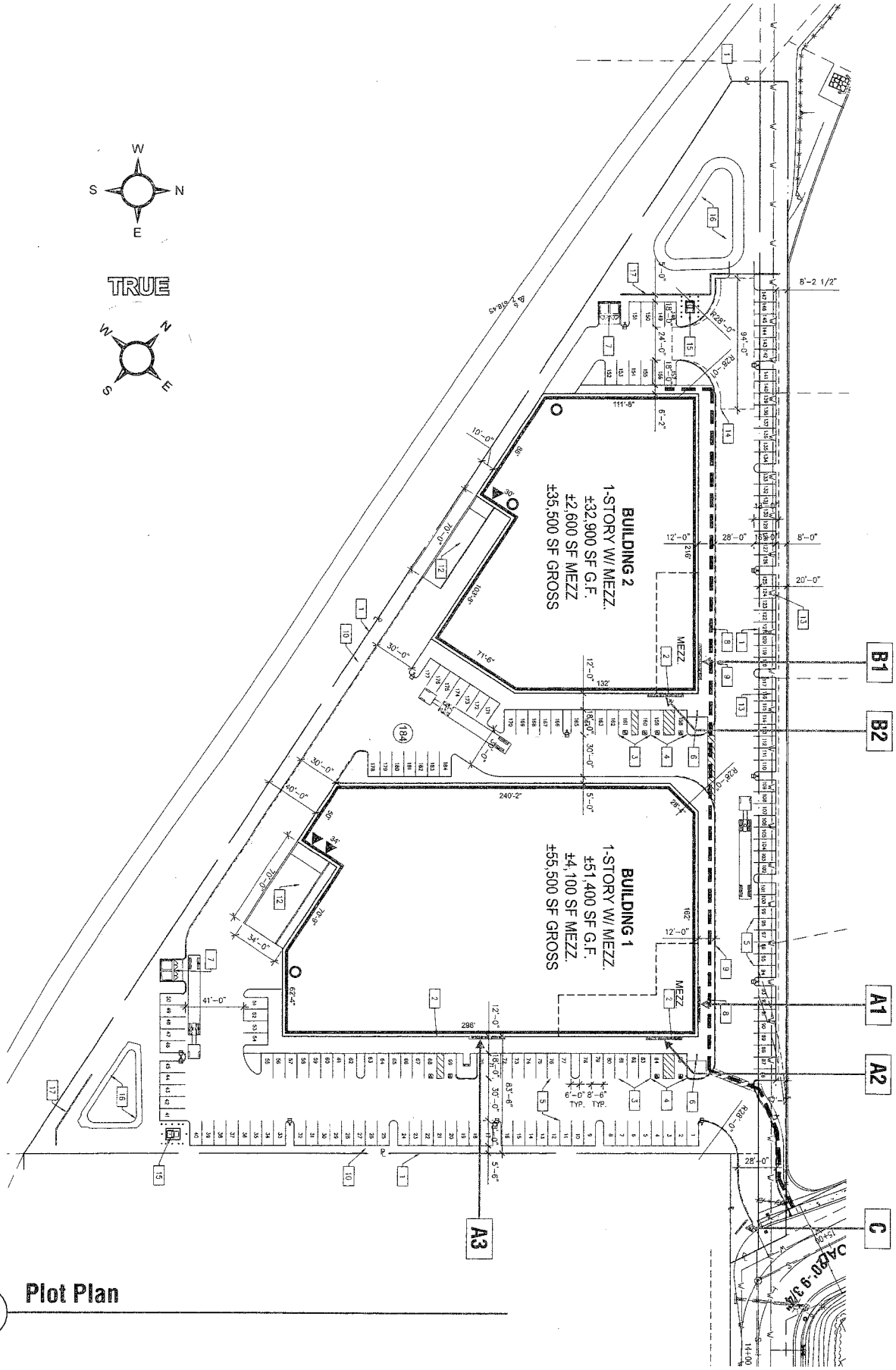


2 3d Render Iso View

PROPOSED PROJECT
PHG 15-0042

3D

3D RENDERINGS



1 **Plot Plan**

PROPOSED PROJECT
PHG 15-0042

PP

PLOT PLAN - SIGN

County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

July 21, 2016

Jay Paul
Planning Division
City of Escondido
201 North Broadway
Escondido, CA 92025

Via email to: jpaul@escondido.org

COMMENTS ON THE NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR VICTORY INDUSTRIAL PARK PROJECT, ENV 15-0017 AND PHG 15-0042

Dear Mr. Paul,

The County of San Diego (County) has received the Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for Victory Industrial Park Project, ENV 15-0017 and PHG 15-0042 (Project). The County appreciates the opportunity to comment on this Project. Please consider and address the following comments.

TRANSPORTATION

1. The County's prior February 2016 comment letter (enclosed) indicated that the City of Escondido had recently coordinated with a County developer for a proposed project (Valiano Specific Plan) located along Country Club Drive within the unincorporated area. The City of Escondido and County (Valiano) developer have reached a tentative agreement for the Valiano project to improve Kauana Loa Drive and make a fair-share contribution towards the planned Citracado Parkway extension. Based on the location of Victory Industrial Park and the projected traffic that would be generated, the County's February 2016 comment letter stated that the proposed industrial development should also be responsible for Kauana Loa Drive improvements and a fair-share contribution towards the planned Citracado Parkway extension. The MND includes a fair-share contribution towards the planned Citracado Parkway extension, but no proposed improvements to Kauana Loa Drive are identified. The MND should also include recommended improvements to Kauana Loa Drive.

The County looks forward to receiving future documents and/or notices related to this project and providing additional assistance at your request. If you have any questions regarding these comments, please contact Danny Serrano, Land Use / Environmental Planner, at (858) 694-3680 or via email at daniel.serrano@sdcounty.ca.gov

Sincerely,

Joe Farace, Group Program Manager
Advance Planning Division
Planning & Development Services

Attachment: County of San Diego comment letter dated February 1, 2016

Email cc:

Keith Corry, Policy Advisor, Board of Supervisors, District 3
Chris Livoni, Policy Advisor, Board of Supervisors, District 5
Vincent Kattoula, CAO Staff Officer, LUEG
Nick Ortiz, Land Use/Planning Manager, Planning & Development Services
Eric Lardy, Land Use/Planning Manager, Planning & Development Services

ORDINANCE NO. 2016-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MASTER AND PRECISE DEVELOPMENT PLAN ON APPROXIMATELY 5.25-ACRES OF LAND, ALONG WITH A ZONE CHANGE FROM R-1-6 TO PD-I FOR APPROXIMATELY 4.87 ACRES OF LAND GENERALLY LOCATED ON THE SOUTHERN SIDE OF HARMONY GROVE ROAD, SOUTH OF ENTERPRISE STREET, ADDRESSED AS 2005 HARMONY GROVE ROAD

Planning Case Nos.: PHG 15-0042 and ENV 15-0017

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notices of a public hearing have been given and a public hearing has been held before the Planning Commission and City Council on this issue.

SECTION 2. That on August 9, 2016, the Planning Commission recommended approval of the proposed Master and Precise Development Plan (Resolution No. 6073) to develop a 91,000 SF planned industrial development on approximately 5.25 acres of land (4.87-acre on-site and 0.38-acre offsite) in conjunction with a Zone Change from R-1-6 (Single-Family Residential, 6,000 SF min. lot size) to PD-I (Planned Development–Industrial) on approximately 4.87-acres of land.

SECTION 3. That the City Council has reviewed and considered the Mitigated Negative Declaration (City File No. ENV15-0017) and Mitigation Monitoring Program and has determined that all environmental issues associated with the project have been

addressed and no significant environmental impacts will result from approving the project, and adopts the Final Mitigated Negative Declaration as reflected on documents on filed in the offices of the City Clerk and Planning Division, and incorporated by this reference.

SECTION 4. That upon consideration of the Findings/Factors to be Considered, attached as Exhibit "A" and incorporated by this reference, the staff report, Planning Commission recommendation, and all public testimony presented at the hearing held on this project, this City Council finds this Master and Precise Development Plan and Zone Change is consistent with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 5. That the City Council desires at this time and deems it to be in the best public interest to approve the requested Master and Precise Development Plan to develop a 91,000 SF planned industrial project subject to the Conditions of Approval and Mitigation Monitoring Program attached as Exhibit "B," on approximately 5.25 acres of land located generally located on the southern side of Harmony Grove Road, south of Enterprise Street and east of Pacific Oaks Place, addressed as 2005 Harmony Grove Road, more particularly described and depicted in the attached Exhibit "C," both of which are attached to this Ordinance and are incorporated by this reference.

SECTION 6. That the Zone District Map of the City of Escondido is hereby amended by reclassifying the real property described and depicted on Exhibit "D" from R-1-6 to PD-I, which is attached to the Ordinance and incorporated by this reference.

SECTION 7. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be prepared in accordance with Government Code section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED
PHG15-0042, ENV15-0017

Master and Precise Development Plan and Zone Change

1. The General Plan land-use designation for the project site is Light Industrial (LI), and the proposed industrial project and Planned Development Industrial zoning (PD-I) would be consistent with this land-use designation. The project site currently is zoned single-family residential (R-1-6) and a zone change to Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. The project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community." 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 and intersections (as mitigated) or public facilities, create excessive noise or compatibility impacts, and adequate on-site parking, circulation and public services could be provided to the site.

2. The approval of the proposed Master and Precise Development Plan would be based on sound principles of land use and is well-integrated with the surrounding properties because adequate parking, access, on-site circulation, utilities, as well as appropriate setbacks from adjacent industrial uses and the Escondido Creek Flood Control Channel would be provided (as detailed in the staff report and Final Mitigated Negative Declaration). The design of the buildings and quality of the architecture and landscaping would be compatible with the pattern of industrial development throughout the Harmony Grove industrial area. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersection with the implementation of the conditions of approval and as mitigated.

3. The proposed Master and Precise Development Plan would not cause deterioration of bordering land uses and the site is physically suitable for the proposed development because an industrial park type development is proposed and would be located adjacent to similar industrial park type development. The proposed grading design would not result in any manufactured slopes or pads that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. The Engineering Department indicated the project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the levels of service on any of the adjacent roadways or intersections because identified impacts have been mitigated to less than a significant level. The project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is located within a developed area characterized by a mix of industrial, single- and multi-family residential uses. Appropriate setbacks and buffer areas would be provided from adjacent industrial uses, the Escondido Creek and nearby residential development. 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 and intersection or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided.

4. The overall design of the project would produce an attractive planned industrial development that would be similar in design and architectural quality to exiting industrial development located throughout the Harmony Grove industrial area. The project would be subject to the Industrial Park (IP) list of permitted uses that would allow lower intensity industrial park and office type uses (including restricting outdoor storage) in order to be more compatible with adjacent Specific Plan industrial development and land-use goals for the area (SPA 8 - ERTC) and to reduce the potential any impacts to nearby residential development.

5. The uses proposed have a beneficial effect not obtainable under existing zoning regulations because the project proposes a comprehensively designed industrial development that would be compatible with the surrounding neighborhood. The Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in

the siting of buildings and design that enhances the appearance and livability of the community. The proposed development proposes a variety of setbacks and appropriate orientation of the buildings (including major entries, loading docks, building access areas, and storm water features) to correspond to and reduce potential impacts to the variety of adjacent land uses and the built environment. The project provides a comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.

6. All of the requirements of the California Environmental Quality Act (CEQA) have been met because the findings of the environmental analysis (as demonstrated in ENV15-0017) are that the Initial Study identified effects related to biological resources, cultural and tribal cultural resources, and transportation/traffic that might be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures provide mitigation to a point where potential impacts are reduced to less than a significant level. The City also has complied with the provisions of Assembly Bill 52 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources.

Zone Change

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change from R-1-6 (Single-Family Residential, 6,000 SF min. lot size) to PD-I (Planned Development-Industrial) because the General Plan land-use designation for the subject site is LI (Light Industrial). The project site currently is zoned as single-family residential (R-1-6) and a zone change to Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. 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 and intersection or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site. The Initial Study/Mitigated Negative Declaration prepared for the project identified effects related to biological resources, cultural and tribal cultural resources, and traffic that might be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures provide mitigation to a point where potential impacts are reduced to less than a significant level.

2. The property involved is suitable for the uses permitted by the proposed PD-I zone because the General Plan for the subject site is Light Industrial and the range of uses proposed would be consistent with the City's Industrial Park zoning requirements. The project has been designed to be compatible with the adjacent industrial development and Escondido Creek with appropriate grading, building design and orientation, setbacks, walls/fencing and perimeter landscaping. The project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community."

3. The uses permitted by the proposed Planned Development-Industrial zone would not be detrimental to surrounding properties because the project site is adjacent to similar industrial development on the west and northwest, and is separated and adequately buffered from residential uses to the east, northeast and south by the Escondido Creek Flood Control Channel. The adjacent property immediately on the north is designed for future industrial development with a Light Industrial General Plan land-use designation. The scale of the project would be in conformance with the general pattern of industrial development within the area. The proposed change of zone would not result in a significant impact to the environment (as mitigated), nor impact existing services or degrade levels of-service to adjacent streets, as detailed in the staff report and environmental analysis.

4. The portion of the project site that is proposed for the change of zone to Planned Development-Industrial would not conflict with any specific plans for the area because the site is not subject to any adopted specific plans for the property or within a designated General Plan Specific Planning Area. The project would be in conformance with and Escondido General Plan which allows for light industrial development. The adjacent industrial development on the west is located within Specific Planning Area 8 (ERTC) and the range of industrial uses proposed for the project site and the design of the project would be compatible with the adjacent industrial specific plan and other industrial development throughout the surrounding area.

EXHIBIT "B"

CONDITIONS OF APPROVAL
PHG15-0042

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. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.

3. 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.

4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

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

6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75) and be consistent with the lighting design for the shopping center. A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.

7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).

8. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.

9. The proposed uses of the buildings/site shall be in accordance with the Permitted and Conditionally Permitted Principal Uses for the Industrial Park (IP) zone, along with Permitted Accessory Uses and Structures.

10. Signage for the proposed buildings shall be in conformance with the Comprehensive Sign Program prepared for the project. The sign program shall be based on the general signage requirements for the M1 zone, unless specifically modified by the Final Sign Program. A final Sign Program shall be submitted to the City for approval as part of the final building plans. A separate sign permit would be required for any building signage in conformance with the City's Sign Ordinance.

11. Any 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 Planning and Building. 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. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible. Appropriate decorative screening shall be placed around the ground-mounted units where visible from the exterior of the project.

12. As indicated on the plans, 184 on-site spaces shall be provided and maintained in conjunction with this development, as indicated in the Details of Request and site plan. The spaces shall be striped in accordance with the Zoning Code. The parking provided (ratio of 1:494) will allow for all the range of permitted uses within the IP zone. Minor modifications to the number of parking spaces required may be approved by the Director of Community Development to address any necessary future site plan issues such as, but not limited to address ADA parking, path of travel, health and safety, maintenance or code related issues. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. 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.

13. All new utilities shall be underground.

14. A Boundary Adjustment(s) must be submitted and approved (along with the appropriate processing fees) by the City of Escondido to incorporate the approximately 0.38-acres of land along the western boundary of the project site prior to issuance of development permits for the project. The adjustment affects the subject site (APN 235-050-15) and APNs 235-040-46, -47, -48 and -49). The adjusted parcels will need to conform to the minimum lot size for the underlying zone or Specific Plan. Should the Boundary Adjustment not be completed and/or become feasible, then the project site plan and buildings will need to be modified to adjust for the reduction in lot area. Certifications of Compliance will be prepared with the Boundary Adjustments. The project applicant/owner shall create an easement over the project site to provide appropriate maintenance access to the existing storm water basin/features and retaining wall for the Harmony Grove Industrial Park parcels/development.

15. Any proposed retaining walls and perimeter or screen walls shall incorporate decorative block materials. This shall be noted on the project improvement plan (i.e., type of block, color, decorative cap, etc.). The trash enclosures also shall utilize a decorative masonry block material. The sides of the enclosures that face the Escondido Creek Channel shall incorporate appropriate landscaping to screen the enclosures.

16. The project shall provide for appropriate pedestrian and bicycle access to the Escondido Creek Channel to accommodate for the future extension of the Escondido Creek bicycle and pedestrian path.

17. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of $2,260.25 for a project with a Negative Declaration. In addition, these fees include an additional authorized County administrative handling fee of $50.00. Failure to remit the required fees in full within the specified time noted above will result in County notification

to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.

18. The project shall be in compliance with all of the following mitigation measures:

Biological Resources Mitigation

BIO-1: Prior to issuance of grading permits, the following shall be identified on the grading plan:

A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of a temporal buffer.

BIO-2: Prior to issuance of grading permits, the following shall be identified on the grading plan:

If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds were observed and concurrence was received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breading season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.

BIO-3: Prior to the issuance of grading permits, impacts to non-native grassland shall be mitigated at a ratio of 0.5:1 and shall consist of 1.28 acres. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of non-native grassland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City.

BIO-4: Prior to the issuance of grading permits, impacts to disturbed wetland shall be mitigated at a ratio of 3:1 and shall consist of 0.002 acre of wetland creation and 0.004 acre of wetland restoration or enhancement. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of wetland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City. Additionally, prior to the issuance of grading permits, the project shall obtain a California Department of Fish and Wildlife 1600 Streambed Alteration Agreement, a San Diego Regional Water Quality Control Board Construction General Permit (401), and a U.S. Army Corps of Engineers Section 404 permit.

Cultural Resources Mitigation:

CUL-1: An archaeological resources monitoring program shall be implemented, which shall include the following:

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City. The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program.

2. The qualified archaeologist and a Native American representative shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full-time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features.

4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

6. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

7. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.

8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.

CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

1. A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).

2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.

3. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

CUL-3: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-4: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-5: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-6: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated,

and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-7: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL- 8: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-9: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-10: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-11: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-12: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Transportation/Traffic Mitigation:

TRA-1: Intersection #4. Harmony Grove Road at Hale Avenue – Prior to the issuance of occupancy permits, restripe the approach on Hale Avenue within the existing 21-foot southbound lane to provide one dedicated right-turn lane (11-feet wide) and one through lane (10-feet wide) extending 120 feet from the stop bar. Figure 11-1 of the TIA shows the conceptual striping plan for these improvements.

TRA-2: Street Segment #2. Harmony Grove Road between the Project Driveway and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way between the project driveway to Enterprise Street to provide a two-way left-turn lane serving as a refuge for left-turning vehicles in and out of the project site and nearby industrial driveways, thus allowing for improved flow for thru traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), widen Harmony Grove Road extending north along the project frontage to provide a 13 to 18-foot northbound lane and an 11-foot two-way left-turn lane for a total paved width varying between 38 and 54 feet. Appendix H of the TIA contains the City of Escondido preferred concept drawing with truck turning analysis along this segment.

TRA-3: Street Segment #2. Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share (0.4 percent) toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division in conjunction with the submittal of the Final Map and Grading Plans, and shall be equivalent or superior to the concept plan attached as exhibit(s) in the staff report(s). A plan check fee of will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Landscape Standards as well as the State Model Water Efficient Landscape Ordinance. 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. The applicant and future owners shall be responsible for landscaping and ongoing maintenance (landscape and irrigation) the off-site slopes (within the City property) along the Escondido Creek Channel. Because the planting of trees may be limited on site along the eastern property boundary due to proposed storm drain infrastructure, the off-site slope along the creek shall include appropriate trees to be included in the design.

3. Appropriate landscape planters shall be incorporated around certain perimeters of the buildings, as indicated on the concept landscape plan.

4. The off-site slopes on the northern parcel shall include appropriate erosion control (temporary landscaping and irrigation) to the satisfaction of the Engineering Division.

5. The final fencing design shall be included with the landscape plans. Standard chain-link fencing is not allowed. Black or green vinyl-clad fencing is acceptable. Screening shrubs and vines shall be incorporated into the landscape design along eastern side of the perimeter fence to provide additional visual screening into the site.

6. The landscape design for the storm water basins shall be a visual amenity for the project to include an appropriate variety of plants and features (trees, shrubs and groundcover). The landscape should include appropriate outdoor amenities for the employees (i.e., outdoor seating and shade areas). The landscape plan also shall include appropriate access for future pedestrian and bicycle access to the adjacent Escondido Creek.

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

8. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and City Engineer.

9. Prior to occupancy of the buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

10. 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
Victory Industrial Park

GENERAL.

1. Improvement plans prepared by a Civil Engineer are required for all public street and sewer improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a Landscape Architect.

2. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide Grading Bond and Cash Clean Up deposit for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. Grading bond amount shall be 10% the total cost of the project private improvements, drainage and landscaping minus the cash clean up deposit. The project owner is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10% of total public improvement cost estimate) bonds for all public improvements prior to approval Improvement Plans and issuance of Building Permit. All improvements shall be completed prior to issuance of Occupancy Permit.

3. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit and/or Final Subdivision Map.

4. No construction permits will be issued until Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.

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

6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

7. The project owner shall submit to the Planning Division 3 copies of the approved Planned Development certified by the Planning Division and must be included in the first submittal for final plans plan check, together with a final Storm Water Quality Management Plan (SWQMP) to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public streets improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Private Street improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Director of Community Development and shall be shown on the Grading/Private Improvement Plans.

2. The project owner shall construct public and private street improvements for the following streets:

STREET	CLASSIFICATION
Harmony Grove Road	Industrial Street

3. The project owner shall be responsible for construction of project entrance and offsite improvements on Harmony Grove Road in accordance with the project tentative plans and to the requirements of the City Engineer. All required improvement plans shall be approved by the City Engineer prior to issuance of grading permit and shall be constructed prior to project occupancy.

4. The project owner shall be responsible to prepare and submit a signing and striping plan for proposed signing and striping improvements on Harmony Grove Road and intersection of Harmony Grove Road and Hale Avenue in accordance with the project tentative plans and to the requirements of the City Engineer. All required improvement plans shall be approved by the City Engineer prior to issuance of grading permit and shall be constructed prior top project occupancy.

5. The project owner shall be responsible to remove existing striping on Harmony Grove Road and intersection of Harmony Grove Road and Hale Avenue and slurry seal and re-stripe in accordance with the project tentative plans and traffic study mitigation exhibits and to the requirements of the City Engineer. All required improvement plans shall be approved by the City Engineer prior to issuance of grading permit and shall be constructed prior top project occupancy.

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

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.

2. All onsite parking and access drives are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. All proposed onsite project improvements shall be included in Grading Plans subject to review and approval by the City Engineer, Fire Marshall and Director of Community Development.

3. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.

4. The project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

5. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit.

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

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.

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

WATER SUPPLY

1. This project is located within Escondido Water service area, however, Rincon Del Diablo will serve the project with a Water Meter Exchange Agreement between the City of Escondido and Rincon Del Diablo Water District. The developer is responsible for coordination of the Water Meter Exchange Agreement and provide the City with approved Rincon Del Diablo Water improvement plans and a copy of the executed Rincon approved by the Escondido City Council and Rincon Del Diablo Water District Board. Prior to issuance of Building Permit, the developer shall complete Meter Exchange Agreement between the City and Rincon and provide the City Engineer with a copy of the executed agreement and approved plans by the Rincon Del Diablo Water District.

2. All onsite detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal.

SEWER

1. The project owner is required to design and construct an onsite/offsite public sewer system and access to serve the project in accordance with the City of Escondido Design Standards and to the requirements of Utilities Engineer.

2. All sewer laterals within the project are private and shall be maintained by the project applicant/owner.

EASEMENTS AND DEDICATIONS

1. The project owner shall dedicate right-of-way on Harmony Grove Road at project entrance to accommodate for completion of frontage improvements at the project entrance. Legal description and plat shall be prepared and submitted to the City Engineer for preparation of dedication document to be executed by the project owner. Right-of-way dedication shall be completed prior to approval of the frontage public improvement plans.
2. Necessary public utilities easements for sewer shall be granted to the City. The minimum easement width is 20 feet.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the plot plan.

4. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to issuance of building permit, unless approved by the easement owner. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to Grading or Building permit, as determined by the City Engineer.

REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner shall be required to pay all development fees, including any repayments in effect prior to approval of the. All development impact fees are paid at the time of Building Permit or as determined by the Building Official.

2. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the project owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security deposit for the project shall be $50,000.

3. The project owner shall provide the city with cash contribution towards future construction of Citracado Parkway between Andreasen Drive and Harmony Grove Village Parkway.

The required cash contribution shall be deposited with the City Engineer prior to issuance of Building Permit.

UTILITY UNDERGROUNDING AND RELOCATION

1. The developer shall be required to underground the existing power line at project entrance if it is in conflict with the proposed improvements at the project entrance or pay in lieu fee and relocate the section of overhead utilities along project frontage on Harmony Grove Road.

2. All new dry utilities to serve the project shall be constructed underground. The project owner shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

MITIGATION MONITORING PROGRAM

PROJECT NAME: Escondido Victory Industrial Park (ENV15-0017 and PHG15-0042)
PROJECT LOCATION: 2005 Harmony Grove Road, Escondido, CA 92025
PROJECT DESCRIPTION: The project involves a Master and Precise Development Plan and rezone to allow for the development of 91,000 square feet of light industrial uses in two, one-story buildings on 5.24-acres (4.87 acres on-site and 0.37 acre off-site). Building 1 would be approximately 55,500 square feet and Building 2 would be approximately 35,500 square feet. The project would also include 184 surface parking spaces, landscaping, and infrastructure improvements. A rezone will be required to bring the city-approved zoning change from residential to planned-development industrial to be consistent with the General Plan.
APPROVAL BODY/DATE: City Council
CONTACT: Jay Paul, Associate Planner
PHONE NUMBER: 760-839-4537

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Potential impact to raptors protected by the California Department of Fish and Wildlife, and potential impact to nesting birds protected by the Migratory Bird Treaty Act	**BIO-1** Prior to issuance of grading permits, the following shall be identified on the grading plan: A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of a temporal buffer.	Section IVa, Biological Resources	Applicant		
	BIO-2: Prior to issuance of grading permits, the following shall be identified on the grading plan: If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds were observed and concurrence was received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a	Section IVa, Biological Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breading season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.				
Impact to 2.57 acres of non-native grassland and 0.002 acre of disturbed wetland	**BIO-3:** Prior to the issuance of grading permits, impacts to non-native grassland shall be mitigated at a ratio of 0.5:1 and shall consist of 1.28 acres. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of non-native grassland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City.	Section IVb, Biological Resources	Applicant		
	BIO-4: Prior to the issuance of grading permits, impacts to disturbed wetland shall be mitigated at a ratio of 3:1 and shall consist of 0.002 acre of wetland creation and 0.004 acre of wetland restoration or enhancement. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of wetland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City. Additionally, prior to the issuance of grading permits, the project shall obtain a California Department of Fish and Wildlife 1600 Streambed Alteration Agreement, a San Diego Regional Water Quality Control Board Construction General Permit (401), and a U.S. Army Corps of Engineers Section 404 permit.	Section IVb, Biological Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Potential impact to unknown subsurface archaeological resources	**CUL-1:** An archaeological resources monitoring program shall be implemented, which shall include the following: 1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City. The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program. 2. The qualified archaeologist and a Native American representative shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. 3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full-time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. 4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.	Section Vb, Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. 6. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	7. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. 8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.				
Potential impact to unknown subsurface paleontological resources	**CUL-2:** Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below. 1. A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter	Section Vc, Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	depending on initial results (per direction of a qualified paleontologist). 2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense. 3. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.				
Potential impact to any significant known and unknown tribal cultural resources	**CUL-3:** The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.	Section Ve, Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	CUL-4: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.				
	CUL-5: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.				
	CUL-6: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	CUL-7: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.				
	CUL-8: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.				
	CUL-9: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.				
	CUL-10: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	CUL-11: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.				
	CUL-12: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Direct impacts to the intersection of the Harmony Grove Road and Hale Avenue	**TRA-1:** Intersection #4. Harmony Grove Road at Hale Avenue – Prior to the issuance of occupancy permits, restripe the approach on Hale Avenue within the existing 22-foot southbound lane to provide one dedicated right-turn lane (12 feet wide) and one through lane (10 feet wide) extending 125 feet from the stop bar. Figure 11-1 of the TIA shows the conceptual striping plan for these improvements.	Section XVIa and b, Transportation/Traffic	Applicant		
Cumulative impacts to the roadway segments of Harmony Grove Road between the Project Driveway and Enterprise Street and Harmony Grove Road between Enterprise Street and Hale Avenue	**TRA-2:** Street Segment #2. Harmony Grove Road between the Project Driveway and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way between the project driveway to Enterprise Street to provide a two-way left-turn lane serving as a refuge for left-turning vehicles in and out of the project site and nearby industrial driveways, thus allowing for improved flow for thru traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), widen Harmony Grove Road extending north along the project frontage to provide a 13 to 18-foot northbound lane and an 11-foot two-way left-turn lane for a total paved width varying between 38 and 54 feet. Appendix H of the TIA contains the City of Escondido preferred concept drawing with truck turning analysis along this segment.	Section XVIa and b, Transportation/Traffic	Applicant		
	TRA-3: Street Segment #2. Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share (0.4 percent) toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.	Section XVIa and b, Transportation/Traffic	Applicant		

EXHIBIT "C"

PHG 15-0042
Property Description and Depiction

Master and Precise Development Plan Area

APN 235-050-15

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

PARCEL 1:

ALL THAT PORTION OF BLOCK 143 OF THE RANCHO DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY E. L. DORN, BEING MAP NO. 527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1888, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID RANCHO, DISTANT THEREON 500.3 FEET IN A SOUTHWESTERLY DIRECTION FROM THE MOST NORTHERLY CORNER OF SAID BLOCK 143,

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO ONE PITSCKE, BY DEED RECORDED IN BOOK 166, PAGE 197, OF DEEDS, A DISTANCE OF 525.7 FEET,

THENCE IN A SOUTHWESTERLY DIRECTION FORMING AN INSIDE ANGLE OF 56° 44' WITH THE LINE LAST RUN, A DISTANCE OF 922.2 FEET,

THENCE WESTERLY FORMING AN INSIDE ANGLE OF 123° 16' WITH THE LINE LAST RUN, A DISTANCE OF 21.3 FEET TO THE NORTHWESTERLY LINE OF SAID RANCHO,

THENCE IN A NORTHERLY DIRECTION ALONG NORTHWESTERLY LINE OF SAID RANCHO, 771 FEET TO THE POINT OF COMMENCEMENT.

PARCEL 2:

A STRIP OF LAND 20 FEET IN WIDTH LYING WITHIN BLOCK 143 OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY J. M. GRAHAM, NO. 724 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, THE NORTHWESTERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 143,

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID BLOCK 143 A DISTANCE OF 500.3 FEET (RECORD 500.5 FEET, MORE OR LESS) TO THE MOST WESTERLY CORNER OF LAND DESCRIBED IN DEED TO J.E. MARTIN, RECORDED JULY 27, 1962, RECORDER'S INSTRUMENT NO. 128101 OF OFFICIAL RECORDS.

EXCEPTING THAT PORTION LYING WITHIN ROAD SURVEY NO. 298, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

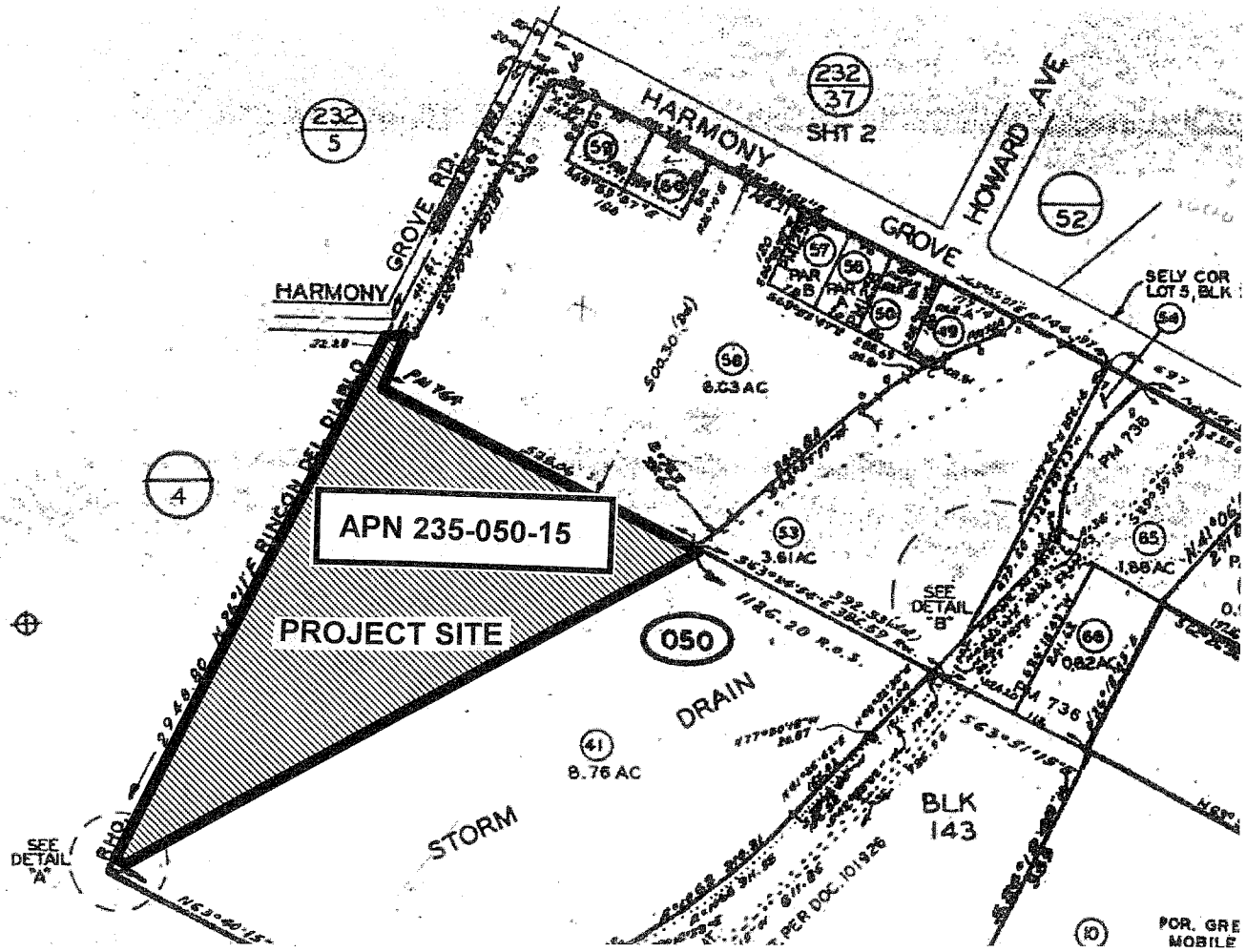
SAID STRIP TO TERMINATE IN THE SOUTHWEST WITH THE NORTHEASTERLY LINE OF PARCEL 1 ABOVE.

PARCEL 3:

AN EASEMENT FOR PRIVATE ROAD AND PUBLIC AND PRIVATE UTILITIES EASEMENT OVER

THAT PORTION OF LOT 1, BLOCK 308A OF RANCHO RINCON DEL DIABLO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 724, MADE BY J.M. GRAHAM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, SOUTH 26° 38' 59" WEST, 181.10 FEET TO A POINT ON A NON-TANGENT 300.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 84° 23' 23" EAST; THENCE LEAVING SAID SOUTHEASTERLY LINE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 02' 22" AN ARC DISTANCE OF 110.16 FEET TO THE NORTHWESTERLY LINE OF LAND DESCRIBED AS EASEMENT TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT RECORDED FEBRUARY 25, 1964 AS FILE NO. 35251, OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE AND TANGENT TO SAID CURVE, NORTH 26° 38' 59" EAST, 63.57 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 31' 26" EAST, 22.29 FEET TO THE POINT OF BEGINNING.



Portions of APNs 235-040-46, -47, -48 and -49 as follows:

The southeasterly 20.00 feet of Lots 6, 7, 8 and 9 of Escondido Tract No. 828 per Map No. 14933 Recorded December 20, 2004 as file No. 2004-1193170 official records in the City of Escondido, County of San Diego, State of California.

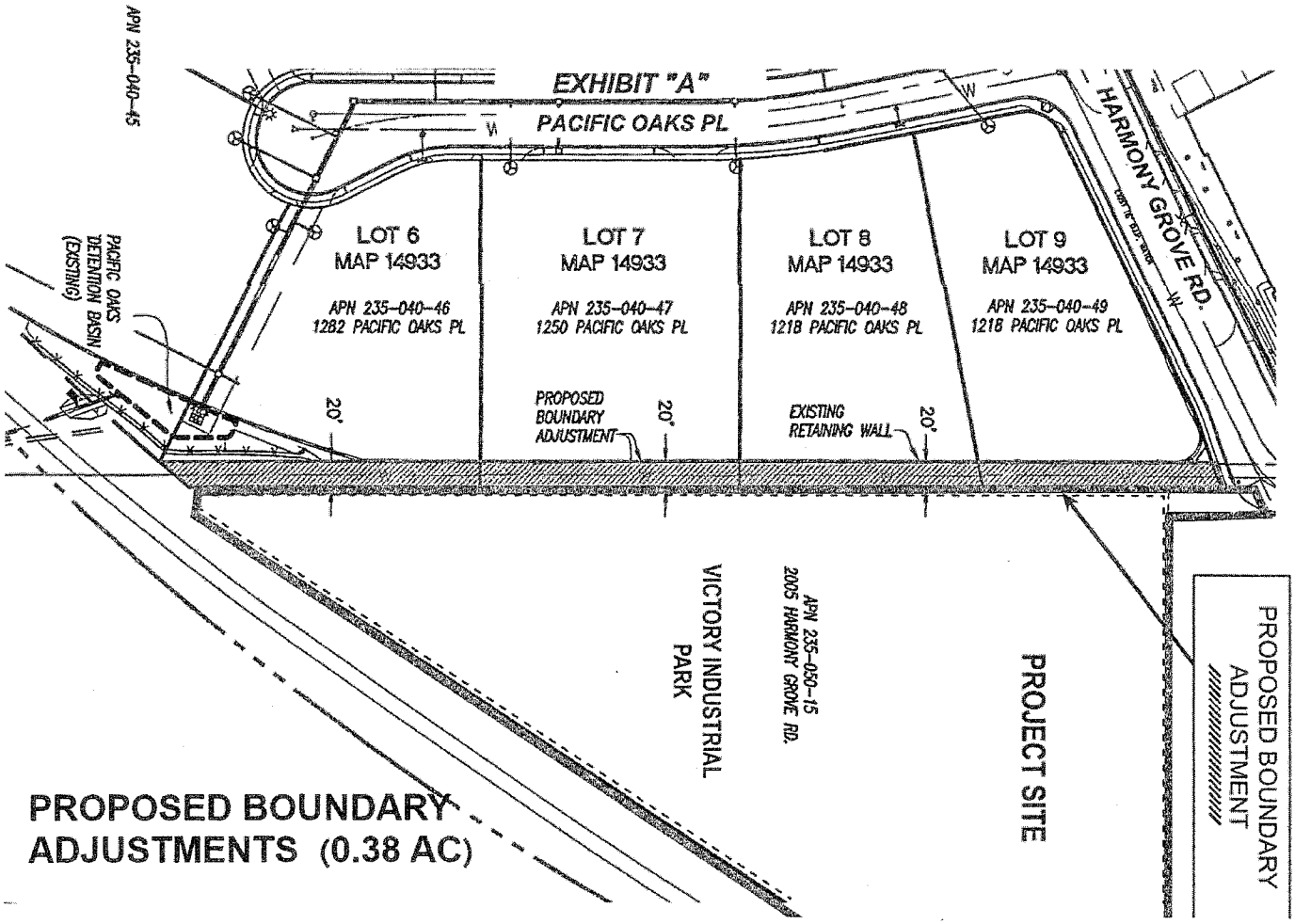


EXHIBIT "D"

Zone Change Area
from R-1-6 to PD-I zoning
PHG15-0042

APN 235-050-15

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

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THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO ONE PITSCKE, BY DEED RECORDED IN BOOK 166, PAGE 197, OF DEEDS, A DISTANCE OF 525.7 FEET,

THENCE IN A SOUTHWESTERLY DIRECTION FORMING AN INSIDE ANGLE OF 56° 44' WITH THE LINE LAST RUN, A DISTANCE OF 922.2 FEET,

THENCE WESTERLY FORMING AN INSIDE ANGLE OF 123° 16' WITH THE LINE LAST RUN, A DISTANCE OF 21.3 FEET TO THE NORTHWESTERLY LINE OF SAID RANCHO,

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SAID STRIP TO TERMINATE IN THE SOUTHWEST WITH THE NORTHEASTERLY LINE OF PARCEL 1 ABOVE.

PARCEL 3:

AN EASEMENT FOR PRIVATE ROAD AND PUBLIC AND PRIVATE UTILITIES EASEMENT OVER

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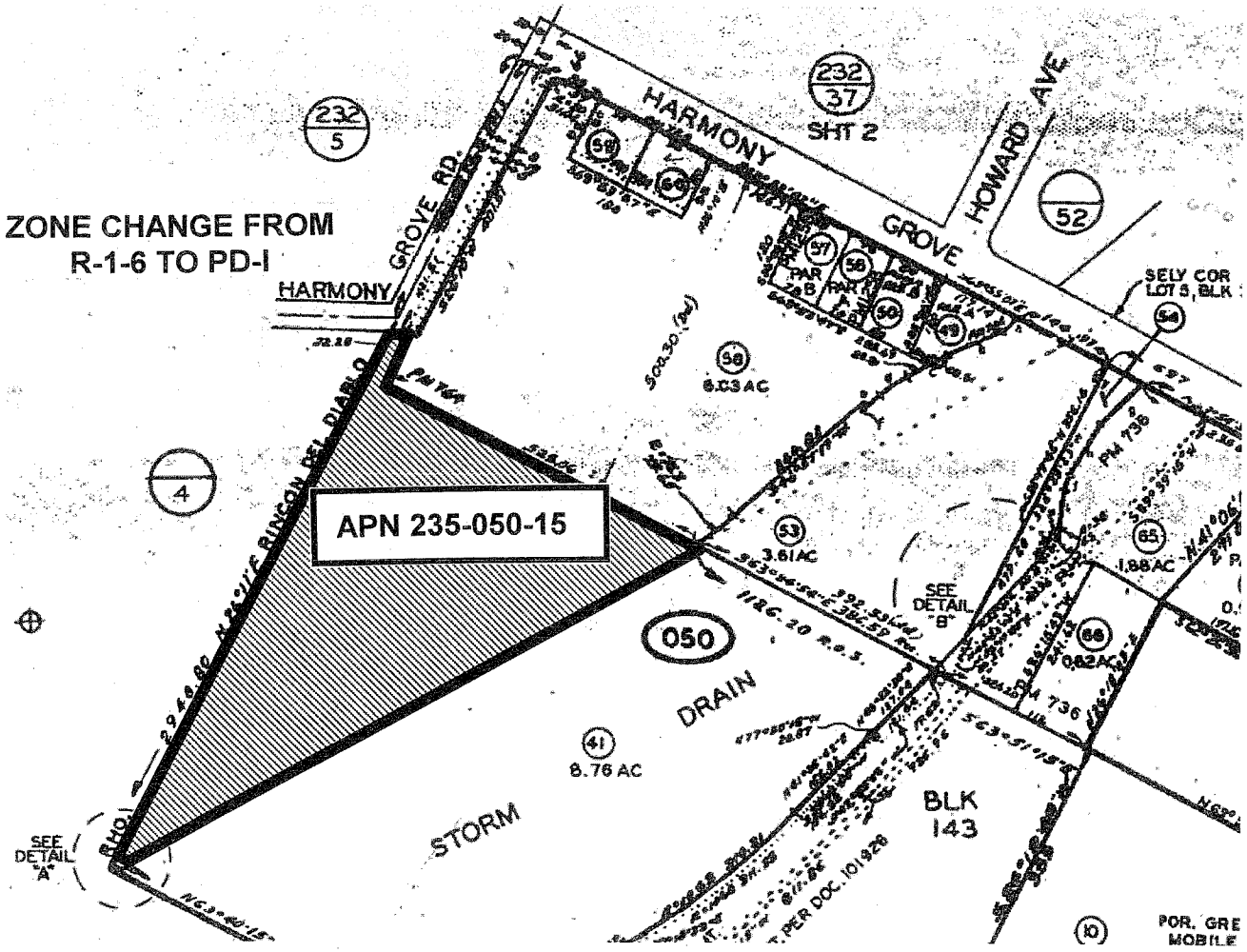

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 20
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Bill Martin, Director of Community Development

SUBJECT: General Plan Amendment, Zone Change, and Master and Precise Development Plan (PHG 16-0006 and ENV 16-0002)

STAFF RECOMMENDATION:

It is requested that the City Council introduce Ordinance No. 2016-11, approving a General Plan Amendment to change the allowed building height in the Planned Commercial (PC) land use designation from three stories to four stories and to change the designation of the parcel addressed as 222 West Mission Avenue (APN: 229-120-76) from General Commercial (GC) to Planned Commercial (PC); a Zone Change for the same parcel from General Commercial (CG) to Planned Development-Commercial (PD-C); and a Master and Precise Development Plan for the same parcel for a four-story, 102,774-SF commercial building to contain a self-storage facility and retail/restaurant space.

PLANNING COMMISSION RECOMMENDATION:

On August 9, 2016, the Planning Commission voted 4-2 (Commissioner Johns absent) to recommend approval of the proposed project.

PROJECT DESCRIPTION:

The proposed project is a General Plan Amendment to change the allowed building height in the Planned Commercial (PC) land use designation from three stories to four stories and to change the designation of a vacant, 1.57-acre property, addressed as 222 West Mission Avenue, from General Commercial (GC) to Planned Commercial (PC). The project also includes a Zone Change of the same property from General Commercial (CG) to Planned Development- Commercial (PD-C) to conform to the new PC designation.

Concurrent with the above General Plan Amendment and Zone Change is a request for a Master and Precise Development Plan for the development of a four-story, 102,774-SF commercial building on the site. The majority of the proposed building would be occupied by a 100,024-SF self-storage facility, and the remaining 2,750 SF would be leased to retail and/or restaurant uses. A parking lot at the front of the building would contain 20 angled parking spaces, with a one-way path of travel in an east-to-west direction. An additional 13 parking spaces and six loading/unloading spaces would be provided in a second lot at the rear of the building. The rear lot would be gated and accessible only

to employees of the building, customers of the self-storage facility, and emergency personnel (each storage customer would receive an individual gate code and Knox boxes would be installed for emergency access). Landscaping and bioretention areas would be installed along the front (south), rear (north), and west property lines, at the northeast and northwest corners of the property, and at various locations around the perimeter of the building. Wall signs for the self-storage facility would be installed on the south, north, and east building frontages, with additional signage over the self-storage main entry and the retail/restaurant entries. Details on sign materials and dimensions are provided in the project's master sign program.

LOCATION:

The project site is located on the north side of West Mission Avenue, between North Escondido Boulevard and North Broadway, and addressed as 222 West Mission Avenue.

FISCAL ANALYSIS:

No impact.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

The project supports the goal of the 2015-2016 City Council Action Plan to revamp and clean up policies, practices, and standards around Planning, Development, Enforcement, and Economic Development, by amending the General Plan to allow development of up to four stories (instead of three) in the Planned Commercial (PC) designation, giving applicants more flexibility in designing development projects.

GENERAL PLAN ANALYSIS:

The project site at 222 West Mission has a General Plan designation of General Commercial (GC). The General Plan states that the GC designation is intended for a "broad range of retail and service activities, including local-serving commercial, community shopping/office complexes, automobile sales and service, eating and drinking establishments, [and] entertainment facilities." The General Plan limits development in the GC designation to a floor area ratio (FAR) of 0.5, and a height of one to three stories, though taller buildings may be appropriate for tourist-serving facilities or mixed-use overlay areas.

The proposed project includes a General Plan Amendment to change the maximum building height in the PC designation to four stories, which would affect all properties in the City with this designation. The General Plan Amendment would also change the land use designation of the project site to Planned Commercial (PC), which would allow development with an FAR of up to 1.5. Because the project is located within the Highway 78/Broadway Target Area as defined in the General Plan, new text would be added to the General Plan to establish Target Area guiding principles that are specific to the project site.

The project also includes a Zone Change of the project site to Planned Development-Commercial (PD-C), to bring the site into conformity with its new General Plan designation. The PD-C zone would

provide site-specific flexibility for a number of development standards, including area, lot coverage, setbacks, building height (in feet), and sign placement and design, to name a few.

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration (MND) was issued for a 20-day public review beginning July 14, 2016, and ending August 2, 2016, in accordance with the California Environmental Quality Act (CEQA). The MND identified potential project-related impacts to tribal cultural resources. Mitigation measures have been proposed to reduce these impacts to a less than significant level, and these mitigation measures have been incorporated into the project's conditions of approval. The MND is available on the City of Escondido website at https://www.escondido.org/planning.aspx.

BACKGROUND:

The 1.57-acre project site has existed in its current configuration since 1990, when a Parcel Map adjusted the boundary between this parcel and the one to the direct north to create two rectangular lots of approximately equal size (the northern parcel is now occupied by the Tri-Ad office building and takes access from Crest Street). The project site has been developed in the past. A Phase I Environmental Site Assessment prepared by AEI Consultants indicates that a lumber yard existed here from approximately 1939 to 1969, and construction permits from 1971 were located in City files for a trailer sales business. When the Tri-Ad building was constructed in the late 80s on the northern parcel, there was intent to build a matching structure on this parcel at some point in the future, but that proposal never came to fruition. It is not clear when the site was last vacated by its final user, but it has remained undeveloped for decades.

The proposed project would involve the construction of a new four-story, 102,774-SF commercial building, to be occupied primarily by a self-storage facility. The self-storage facility would contain approximately 800 to 850 climate-controlled units across all four floors, ranging in size from 5' x 5' (25 SF) to 10' x 30' (300 SF). The leasing office would be located on the first floor. The building's remaining 2,750 SF would be dedicated to retail and/or restaurant space. The site plan shows that this space would be split into three equally-sized suites; however, the applicant is requesting the option to lease this in other configurations (one large suite, two suites, etc.) as best fits their needs. Regardless of the final suite configuration, the total retail/restaurant area will not exceed 2,750 SF. While these uses would be consistent with the existing General Commercial designation, and normally would be allowed with just a Conditional Use Permit, the proposed building size (FAR of 1.5 and height of four stories) make the General Plan Amendment and corresponding Zone Change necessary, and the proposal must be processed as a Planned Development instead of a CUP.

PLANNING COMMISSION RECOMMENDATION AND SUMMARY

On August 9, 2016, the Planning Commission voted 4-2 (Johns absent) to recommend approval of the proposed General Plan Amendment, Zone Change, and Master and Precise Development Plan, and adoption of the Mitigated Negative Declaration.

Discussion at the hearing included a variety of topics, including whether wall signage would be appropriate on the less-visible north building elevation, whether the project could be considered "spot

zoning", and whether a four-story building height would be appropriate outside of Escondido's downtown area. Staff addressed the height concern by explaining that the Downtown Specific Plan allows building heights taller than four stories in certain districts, and that the General Plan did not place any restrictions on building heights for either the General Commercial or the Planned Commercial designations until it was updated in 2012. Commissioner Weber questioned whether the condition of approval restricting employee parking to the rear lot was included as an acknowledgment that the project's parking supply could be insufficient. Staff explained that the proposed parking supply and the 50% limit on restaurant square footage follow the recommendations in the parking study submitted by the applicant. Since the rear lot would be gated and unavailable to customers visiting only the retail/restaurant establishments, the condition was included to ensure those customers could find parking in the front.

During final comments, Commissioner Weber stated that he was uncomfortable with the size/bulk of the building and pointed out that self-storage facilities do not generate sales tax or large numbers of jobs (particularly higher-paying ones) for Escondido. Commissioner Spann stated that he approved of the proposed building design and that it represented the future of the self-storage industry, while Commissioner Weiler stated that although the building would be out of scale with surrounding development, he felt that the current FAR of 0.5 was too restrictive. Commissioners Spann, McQuead, Cohen, and Weiler voted to recommend approval of the project, while Commissioners Weber and Romo voted to recommend denial.

PUBLIC COMMENT:

A representative of the owners of Mission Escondido (the commercial center directly south of the project site, across Mission Avenue) emailed comments on the project during the public review period for the Mitigated Negative Declaration, and followed up with a second email just after the close of the review period. The emails noted several concerns with the project, including the compatibility of a self-storage facility with the surrounding uses, the overall scale of the building and the sufficiency of the proposed setbacks, and the applicability of the project to the objectives of the Planned Development- Commercial zone. These two emails are included in the attached Planning Commission staff report. Shortly before the Planning Commission hearing on August 9, staff received a letter from the owner of Escondido Mission Center (the commercial center at the southwest corner of Mission and Escondido) expressing approval for the project, as well as a letter from the applicant, responding to the comments submitted by the Mission Escondido representative. These two letters are attached directly to this staff report.

ANALYSIS:

Parking

The proposed project includes a 100,024-SF self-storage facility as well as 2,750 SF of retail and/or restaurant space. The self-storage facility would have a parking requirement of 19 spaces (at the City's ratio of one space per 5,000 SF and including the leasing office in the calculation). The requirement for the retail/restaurant space would depend on the exact proportions of those two uses (100% retail would require 11 spaces at a ratio of one space per 250 SF, while 100% restaurant would require 27 spaces at a ratio of one space per 100 SF; mixtures of the two would require an

intermediate number of spaces). Therefore, the total parking requirement for the project could fall anywhere within a broad range of 30 to 47 spaces.

To clarify the project's parking issues, the applicant obtained a parking analysis from LLG Engineers on June 6, 2016. This parking analysis recommended basing the self-storage facility's parking requirement on unit count (as done in the County of San Diego and City of San Marcos) instead of square footage. The parking analysis recommended 1.5 spaces for every 100 units, which is the exact ratio used by County of San Diego and similar to the ratio used by City of San Marcos (which requires three spaces as a baseline supply, plus one space per 100 units). Using this recommended ratio, the parking analysis found that a supply of 32 parking spaces and six loading spaces would be sufficient as long as no more than 50% of the retail/restaurant space were occupied by restaurant uses. The applicant has proposed 33 parking spaces and six loading spaces, so a surplus of one space would be provided. Since the applicant has indicated that they would like to include one or more conference rooms within the self-storage leasing office for public use, the project has been conditioned to limit that conference area to 300 SF, so that the one surplus parking space can be used for that purpose at the City's ratio for office uses (one space per 300 SF).

Building Design, Landscaping, and Fencing

The proposed building would be four stories in height, 52'5" tall at its highest point, and approximately 102,774 SF in size. While development to the east, west, and south of the project site consists of one- and two-story commercial/office buildings, the 32,000-SF Tri-Ad building to the direct north of the project site is three stories and 42' in height.

The proposed building would incorporate a contemporary appearance, with a variety of wall materials in neutral browns (embossed metal wall paneling, cement plaster, and split-faced concrete masonry, with metal lattice panels as a decorative feature), red metal-clad canopies over the entrances to the retail/restaurant spaces as well as along the roof line over the main self-storage entrance, and sconce and gooseneck lighting fixtures on all building elevations. Low-e storefront glass would be installed at major entrances; at the main self-storage entrance, this glass would extend upward toward the roof to expose the red roll-up doors of some storage units on floors two through four. Wall signage for the self-storage facility would be located on the south (front), north (rear), and east (side) elevations, and signage for the retail/restaurant establishments would be mounted on the canopy over their entrances.

A 26'-wide landscaping strip would be installed along the property frontage, including 12' within the property itself and 14' within the Mission Avenue street dedication area. The portion within the property would contain street trees and bioretention zones (grasses over gravel mulch), while the portion in the dedication area would contain cobble mulch, plant groundcovers, a steel-mesh gabion planter, and gabion pedestals resembling stacked blocks. Additional landscaping and bioretention areas would be provided throughout the site, including at the northwest and northeast corners of the property, and along the exterior walls and near major entrances of the building. Landscaping along the front building wall would include gabion pedestals to support planter pots containing Mexican grass trees, as well as a low gabion planter at ground level. All gabion features on the property would be filled with decorative materials such as slag glass, terracotta, or stone. At the rear property line, new wrought-iron fencing would be installed above a low retaining wall adjacent to a narrow

bioretention strip; this fencing would be screened with vines to conceal the rear parking area from view of properties to the north. Additional visual screening along the west property line would be accomplished with cypress trees.

The Planning Commission and staff believe that the proposed building design is compatible with the surrounding area. While the building would be 52'5" tall at its highest point (directly over the main self-storage entrance), the remainder of the building would not exceed a height of 49'4", which is comparable to the 42'-tall, three-story Tri-Ad building to the north. Setbacks for the building would range from 30' (side) to 42'6" (rear), which exceeds requirements for the General Commercial zone (which allows a zero setback on all four sides). Finally, the building exterior would incorporate neutral colors to coordinate with existing development, and water-efficient landscaping and gabion features to enhance its appearance.

The Planning Commission and staff have determined that the proposed General Plan Amendment, Zone Change, and Master and Precise Development Plan will provide an attractive development on a site that has remained vacant for years. Furthermore, the General Plan Amendment will enhance design flexibility for applicants of projects in the Planned Commercial designation by increasing the allowed development height in this designation from three stories to four stories.

Respectfully Submitted,

Bill Martin
Director of Community Development

Ann Dolmage
Associate Planner

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION

August 9, 2016

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

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

Commissioners absent: Gregory Johns, Commissioner.

Staff present: Bill Martin, Director of Community Development; Ann Dolmage, Associate Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Weiler, to approve the minutes of the July 12, 2016, meeting. Motion carried. Ayes: Weber, Spann, McQuead, Cohen, and Weiler. Noes: None. Abstained: Romo. (5-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – Received.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. MASTER AND PRECISE DEVELOPMENT PLAN, GENERAL PLAN AMENDMENT AND ZONE CHANGE – PHG 16-0006; ENV 16-0002:

REQUEST: A Master and Precise Development Plan for the construction of a four-story, 102,774 SF commercial building to include a self-storage facility (99,686 SF of storage units plus 1,565 SF of associated office and conference space) along with leasable retail/restaurant space (2,750 SF). The development includes 33 parking spaces, six loading spaces, landscaping and bioretention areas. Access to the property would be provided from two driveways on West Mission Avenue.

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The project includes an Amendment to the General Plan to change the General Commercial (GC) land-use designation of the property to Planned Commercial (PC), along with a change to the maximum height of a building in the PC designation from three stories to four stories. A Zone Change also is requested to change the underlying zoning designation from General Commercial (CG) to Planned Development-Commercial (PD-C) to correspond with the proposed Planned Commercial General Plan land-use designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 1.57-acre project site is located on the northern side of Mission Avenue, between North Escondido Boulevard and North Broadway, addressed as 222 West Mission Avenue (APN 229-120-76).

Bill Martin, Director of Community Development, referenced the staff report and noted staff issues were the appropriateness of the proposed General Plan Amendment and Rezone for the site, the appropriateness of the proposed uses (self-storage and retail/restaurant) for the site and compatibility with the neighborhood, and whether adequate parking had been provided for the proposed uses. Staff recommended approval based on the following: 1) The maximum FAR for a parcel in the General Commercial land use designation is 0.5, and buildings are intended to be no taller than three stories. The Tri-Ad building to the direct north was closest in scale to the proposed building, and conforms to General Commercial development standards, with a height of three stories and an FAR of 0.47. The proposed building would be larger than surrounding development in terms of both bulk and height, since it would have an FAR of 1.5, four stories, and a maximum height of 52'5". To address this issue, the proposal includes a request for a General Plan Amendment to change the land use designation of the site from General Commercial to Planned Commercial (which allows an FAR up to 1.5), as well as a Rezone from General Commercial to Planned Development-Commercial. Because the Planned Commercial designation also limits building height to three stories, the General Plan Amendment includes a request to amend this limit to four stories, which would bring the proposed building into conformance with all of the Planned Commercial standards. Staff believed the proposed GPA and Rezone were appropriate to facilitate redevelopment of a long-vacant site with uses needed by the expanding residential population in the City's core; 2) Surrounding properties had the same General Plan designation and Zoning Code classification as the project site (General Commercial). The General Commercial land use designation and zoning classification were intended for a wide variety of retail and service activities to support the needs of the community. Restaurants and retail establishments were permitted uses within the General Commercial zone, requiring only an administrative Plot Plan when newly established or when an existing business is expanded. A mini-warehouse storage facility would also be allowed with approval of a Conditional Use Permit. Introduction of a self-storage facility and retail/restaurant uses to the neighborhood would not alter its already

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commercial nature, since nearby properties were already occupied by a wide range of businesses, including several restaurants, medical/dental offices, professional services such as tax preparation and insurance sales, a gas station and auto service center, and a tool rental center. The proposed building height was comparable to that of the three-story, 42'-tall Tri-Ad building to the north. Proposed setbacks for the project are 30' (each side), 39'4" (front), and 42'6" (rear), and are greater than those required on surrounding General Commercial properties (zero setbacks are allowed in the General Commercial zone, and the properties to the east and west of the project site both have buildings located on their side property lines); and 3) The project proposes 20 parking spaces in a lot at the front of the building, and an additional 13 spaces in a rear parking lot, for a total of 33 parking spaces. An additional six loading/unloading spaces (for moving trucks) would also be provided. Assuming the 2,750-SF leasable space at the front of the building was used only for retail purposes, this parking supply would be enough to conform to the off-street parking standards in the Zoning Code. However, the applicant has requested flexibility to locate restaurant uses within the leasable space. Since restaurant uses required more parking per square foot than retail, the applicant had provided a parking analysis that concludes that a supply of 32 parking spaces and six loading/unloading spaces should be adequate for the project, assuming no more than 50% of the leasable area was dedicated to restaurant use. The project had been conditioned to require the applicant to limit restaurant use to 50% of the leasable area, unless further analysis can be provided that demonstrates that adequate parking can be provided for additional restaurant space.

Commissioner Weiler questioned whether the parking standards for the project were excessive given its use. He and staff then discussed the proposed parking requirements as well as revisiting the current parking standards.

Commissioner Weiler asked if staff would object to reducing the parking standard for project. Mr. Martin noted that the proposed parking would be similar to another one of the applicant's projects in San Marcos.

Commissioner Weiler and staff discussed how the FAR (Floor Area Ratio) came about in the General Plan.

Vice-chairman McQuead questioned whether the project could be considered spot zoning. Mr. Martin noted that staff felt the project was appropriate for the subject location.

Vice-chairman McQuead asked if properties in the immediate area would be able to go through the same process as the subject project. Ms. Dolmage replied in the affirmative.

Chairman Weber asked if the subject facility would have elevators. Ms. Dolmage replied in the affirmative.

Chairman Weber and staff discussed the proposed employee parking.

Chairman Weber questioned why the facility needed a sign on the north side when it would be blocked by the building to the north. Staff deferred this question to the applicant.

Vice-chairman McQuead and Ms. Dolmage discussed the revision to Condition No. 19 on Page 35 of the staff report.

Commissioner Romo and staff discussed the proposed height of the facility.

Chairman Weber and staff discussed the proposed lien on the property.

Chairman Weber asked if the reason for requesting the 12-month extension on the permit was financially driven. Ms. Dolmage stated that her understanding was that this was to allow more time to apply for the building permits.

Nancy Bane, representing the William Warren Group, Inc., provided the background history for their company and noted that they owned and operated over 121 self-storage facilities with over 300 employees. She stated that they had worked closely with staff to bring a project that incorporated high-quality design and landscaping. She emphasized that the subject property had been vacant for a long period of time. She noted that their project was the next generation for self-storage facilities that incorporated a retail element. She elaborated that the retail component was requested by staff and City Council, which would be a supplement to the consumer. She concurred with the comments regarding the City revisiting its Floor Area Ratio (FAR) standards in the General Plan. In conclusion, Ms. Bane indicated that they were well financed by a large equity partner. She then asked for Commission support.

Commissioner Weiler asked if the retail aspect had any perspective tenants. Ms. Bane noted that they had not marketed this yet, but felt it would lend itself to businesses like a sandwich shop.

Commissioner Spann asked if the employees of the self-storage facility would be employed by the William Warren Group. Ms. Bane replied in the affirmative, noting that it would only be one to two employees. She also stated that they would be the property manager for the retail component.

Mark Hayden, Capstone Advisors, representing the owners of 250 Mission Avenue, stated that they were concerned with the magnitude of the project and

the benefits being afforded to the project. They felt the four-story project would be imposing for the area and create island zoning. He was concerned with the FAR being 1.5 unless others in the area were able take advantage of this ratio. He expressed concern with the proposed buffering from adjacent properties and having limited landscaping on the interior property lines. He questioned what the building frontage setback was, noting that time constraints did not allow for them to obtain said information. He questioned whether the proposed use would promote business and commercial uses along its corridor. He felt that the viability of the commercial center at 250 Mission Avenue might be impacted by allowing a 1.5 FAR along with allowing retail uses for the subject facility. Mr. Hayden stated that they felt the proposed architecture lent itself to industrial versus commercial. He also stated that they could have supported a project that was three stories with its ancillary uses being tied to the storage facility.

Heather Riley, Attorney with Allen Matkins, representing the applicant, provided illustrations for StorQuest interiors and amenities. She noted that the security systems were extensive, very safe and provided a secure facility without the need for a night watchman. She stated that the actual lot coverage was only 30%, noting this was the reason for requesting the proposed height. She indicated that the project had extensive setbacks, noting that the front had over a 39-foot setback, plus a 9-foot dedication for Mission Avenue not including the sidewalk. She also noted that the rear setback was 42 feet with the side setback being at 30 feet. In conclusion, she asked for approval, noting that the project provided extensive setbacks, landscaping and screening

Willie Nelson, Escondido, supported the project feeling it would be beneficial to the community.

Commissioner Spann felt the project was the next generation for self-storage and would raise the bar for future facilities. He stated he was in favor of the design.

Commissioner Weiler felt the project was large and out of character for the area. He stated that he could support the project as long as the same opportunities were afforded to other properties in the area. He also felt the current FAR was restrictive and should be revisited.

Chairman Weber felt the size and scale of the building and signage was excessive for the site. He did not feel the proposed zone change was appropriate for the subject commercial use since it would provide little sales taxes and have low employment opportunities.

ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried. Ayes: Spann, McQuead, Cohen, and Weiler. Noes: Weber, and Romo. (4-2)

2. MASTER AND PRECISE DEVELOPMENT PLAN AND ZONE CHANGE – PHG 15-0042:

REQUEST: A Master and Precise Development Plan for the development of 91,000 square feet of light industrial uses in two new buildings on approximately 5.25 acres (4.87 acres on-site and 0.38 acre off-site). Building 1 would be a one-story building with a 51,400-square-foot ground floor and a 4,100-square-foot mezzanine for a total of 55,500 square feet. Building 2 would be a one-story building with a 32,900-square-foot ground floor and a 2,600-square-foot mezzanine for a total of 35,500 square feet. The project includes 184 surface parking spaces, landscaping, infrastructure and storm water-drainage improvements. A rezone will be required to change the zoning from existing single-family residential (R-1-6) to Planned Development-Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI). A 20-foot-wide Rincon Del Diablo Municipal Water District easement (approximately 0.38-acre off-site area) along the western boundary is part of an adjacent industrial development and is proposed to be incorporated into the project site. A boundary adjustment would be required to modify the project boundaries. Off-site grading and street improvements also are proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The project site is located along the southern side of Harmony Grove Road, south of Enterprise Street, east of Pacific Oaks Place, addressed as 2005 Harmony Grove Road (APN 235-050-15-00).

Bill Martin, Director of Community Development, referenced the staff report and noted staff issues were the appropriateness of the proposed Planned Development-Industrial zoning designation, and whether the proposed Planned Industrial project is compatible with adjacent industrial and residential development. Staff recommended approval based on the following: 1) The General Plan land-use designation for the project site was Light Industrial (LI), and the proposed industrial project and corresponding Planned Development Industrial zoning (PD-I) would be consistent with this land-use designation. The industrial development provisions (Zoning Code Article 26) encouraged the planned development process for industrial park type development. The project would be subject to the Industrial Park (IP) land-use provisions and list of allowed uses as part of the Master Plan details and project conditions. Staff believed the Industrial Park zoning provisions and corresponding Planned Development-Industrial zoning was appropriate for the

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Anne Dolmage

Associate Planner

City of Escondido

201 North Broadway

Escondido, CA 92025

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AUG 09 2016
PLANNING DIVISION

Re: Project PHG 16-0006 and ENV 16-0002 –Storquest, 222 West Mission Ave. Escondido, CA

Dear Ms. Dolmage;

I have owned the Escondido Mission Center at 309-357 West Mission Ave. along with my partners since 1994. I am aware of the upcoming planning commission meeting and am submitting this letter to express my support for the proposed project.

As you know the subject property has sat vacant and undeveloped for some time now. It has been on the market for over 6 years. It is encouraging to see private investment being made in the area and I am hopeful that approval of this project encourages other revitalization projects in the area, which is sorely needed.

A new state of the art storage facility along with the associated retail space will satisfy consumer demand and generate jobs without overburdening the existing infrastructure and creating too much traffic.

We enthusiastically support the proposed development because of the improvement it will make in our area. The existing property is an eyesore and is creating no draw to our area. I believe the commission should enthusiastically support the project.

Respectfully

Jim Waring

RECEIVED
AUG 09 2016
PLANNING DIVISION

Allen Matkins

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Direct Dial: 619.235.1564 File Number: 374075-00004/SD845079.01

Via Electronic Mail

August 9, 2016

Jeff Weber, Chairman
Planning Commission
City of Escondido
201 North Broadway
Escondido, California 92025

Robert McQuead, Vice-Chairman
Planning Commission
City of Escondido
201 North Broadway
Escondido, California 92025

Michael Cohen, Commissioner
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Gregory Johns, Commissioner
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Don Romo, Commissioner
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James Spann, Commissioner
Planning Commission
City of Escondido
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Escondido, California 92025

Stan Weiler, Commissioner
Planning Commission
City of Escondido
201 North Broadway
Escondido, California 92025

Re: August 9, 2016 Planning Commission, Agenda Item No. G.1 - Case No. PHG 16-0006 & ENV 16-0002

To Chairman Weber, Vice-Chairman McQuead, and Commissioners Cohen, Johns, Romo, Spann and Weiler:

This letter is submitted on behalf of my client, the William Warren Group (WWG). WWG is the applicant of the StorQuest Self-Storage Project (Project) proposed for 222 West Mission Avenue in the City of Escondido (City). The Project, which includes a 102,774 square foot commercial building with 100,024 square-feet of self-storage and 2,750 square-feet of commercial

retail/restaurant use, would activate a long vacant, underutilized site in the City's Highway 78/Broadway Target Area. In collaboration with City staff, WWG designed the Project to minimize the building's footprint through the incorporation of significant setbacks and extensive landscaping. The resulting Project, which is compatible with its surroundings, is uniquely situated to serve a recognized demand for self-storage inventory in the community.

On August 2, 2016 and August 4, 2016, the owner of the shopping center located at 201 and 205 West Mission Avenue emailed comments on the Project to City staff. Attached to this letter as **Exhibit A** are responses to all of the neighbor's comments. As you can see on the attached, none of the comments submitted by Capstone Advisors (Capstone) raised legal or environmental issues with the Initial Study/Mitigated Negative Declaration (IS/MND) prepared pursuant to the California Environmental Quality Act.

We have been in contact with Capstone's representative to discuss the Project. Based on those conversations and as shown in the attached, Capstone has not raised any substantive legal issues. We therefore urge you to recommend that the City Council approve the Project as proposed.

If you have any additional questions, representatives of the WWG and our technical consultant team will be at tonight's Planning Commission hearing. Thank you in advance for your thoughtful consideration of the Project.

Very truly yours,

Heather S. Riley

HSR
Enclosure

cc: Bill Martin, Director of Community Development
Ann Dolmage, Associate Planner
Diane Halverson, City Clerk
Nancy Bane

EXHIBIT A
Storquest Escondido

#	Comment	Response
Email from Mark Hayden, Capstone Advisors, dated August 2, 2016		
1	Use – is a large scale storage facility a compatible use for a densely populated commercial corridor that provides a multitude of small scale commercial oriented businesses. The current CG zoning acknowledges and permits a mini-warehouse approved by a CUP. The CG zone appears to recognize the incompatibility of a large scale storage facility. What is the synergy of this proposed use with the CG zone and how does it affect the current businesses and promote future business?	The current General Commercial (CG) zone permits mini-warehouse storage facilities with a conditional use permit (CUP) and permits the proposed retail uses. (*See*, Escondido Municipal Code (EMC) § 33-332, Table 33-332). The surrounding area is fully developed with a wide variety of uses, including several restaurants, medical/dental offices, professional services such a tax preparation and insurances sales, a gas station and auto service center, a tool rental center, and a wheel/tire/rim rental center. The project will comply with all of the mini-warehouse storage facility requirements of EMC Section 33-339. The project will provide adequate security, a completely enclosed structure, and adequate fire and vehicular access and parking. With regard to security, the Project will include 24-hour video surveillance, gated access to the rear lot, coded access to the self-storage units and a burglar alarm system. The Fire Department provided comments on the project, which have been incorporated into the design and included as conditions of approval. (Fire Condition of Approval (COA) #1, #2.) The project site will be entered via the easterly driveway and exited via the westerly driveway. Signs and pavement markings will ensure this method of circulation is maintained. (Street Improvements and Traffic COA #5.) LLG Engineers and Planners prepared a parking analysis, which demonstrates that the project will have adequate parking. Specifically, the site will provide 33 parking spaces, 20 in the front lot and 13 in the rear lot, together with six loading spaces. (General COA #14.) Employees will be required to park in the rear lot to allow the front lot to remain open for project patrons. (General COA #15.)

		The project will provide screening to visually buffer the building and it will be compatible with the surrounding development in terms of mass, scale and setbacks. The CG zone does not include a maximum height limit and it allows for 0' setbacks. The majority of the proposed project is 44' tall; only the parapets and a roof deck, which were added for visual interest, extend above that height. This height is comparable to the 42' office building to the north of the site. The project will maintain a 39'4" front setback from Mission Avenue, 30' setbacks on the east and west side, and a 42'6" setback in the rear. Landscaping will be provided at the front of the building, along the property's frontage, in the northwest and northeast corners of the lot, along the north and west property boundaries, at each corner of the building, and near the loading spaces at the rear of the building. In addition, the project is conditioned on the installation of a 6' high wrought iron fence or similar above the proposed retaining wall along the rear property line, which must be screened with vines or other landscaping. (Landscaping COA #7.)
2	Character – the sheer scale and mass of the proposed building appears to have a significant degrading impact on the visual character of the streetscape and street view corridor. The proposed project is requesting a 3x increase in the current FAR, is one large mass covering a large percentage of site area and will be the tallest building by far in the area. It appears this building will dwarf not only the existing structures on adjacent	As explained above, the project will be compatible with the surrounding area, both in terms of use and character. It is important to reiterate that the CG zone does not include a maximum height limit. Contrary to the statement made in the comment, the height of the building will be comparable to the immediately adjacent 42' Tri-Ad building to the north. The City defines building height as "the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to a point midway between the highest and lowest point on the roof; provided chimneys, spires, towers, tanks, and similar projections shall not be included in the height." (EMC § 33-8.) Based on that definition, the project is 46'8" tall, just 4'8" above the adjacent 3-story office building. The

	properties along the corridor but any future development given the discrepancy in allowable FAR. How is this a positive effect on the character of this corridor as well as the ?	majority of the building is 44' tall; only the parapets and a roof deck, which were included to provide visual interest and additional articulation, extend above that height. With regard to lot coverage, the CG zone does not have a maximum. Again, contrary to the statement made in the comment, the project's lot coverage is only 38% – due in large part to the inclusion of significant setbacks and extensive landscaping. Although no setbacks are required in the CG zone, the project will maintain a 39'4" front setback from Mission Avenue, 30' setbacks on the east and west side, and a 42'6" setback in the rear. Landscaping will be provided at the front of the building, along the property's frontage, in the northwest and northeast corners of the lot, along the north and west property boundaries, at each corner of the building, and near the loading spaces at the rear of the building. In collaboration with City staff, the applicant is requesting height and floor area ratio (FAR) increases from what is currently allowed in the CG zone to ensure that a majority of the project site will remain open. By pushing the building up, the project is able to include 30' or greater setbacks on all sides, incorporate a substantial amount of attractive, water-efficient landscaping, and significantly limit lot coverage, all of which help enhance the project's appearance.
3	Buffering to Adjacent Properties – there appears to be little to no buffering to adjacent properties given only 30' setbacks on the east and west property lines, 28' setback on the north property line and limited to negligible landscaping along all internal property lines. Is this not	The current zone does not require any setbacks. The properties to the east and west both have buildings located on their side property lines. The 30' or greater setbacks incorporated into the project therefore provide a significant buffer from the adjacent parcels. To the north, the project will maintain a 42'6" setback and has been conditioned on the installation of a 6' high wrought iron fence or similar above the proposed

	a concern given the size and scale of the proposed structure?	retaining wall along the rear property line, which must be screened with vines or other landscaping. (Landscaping COA #7.) The project includes extensive landscaping at the front of the building, along the property's frontage, in the northwest and northeast corners of the lot, along the north and west property boundaries, at each corner of the building, and near the loading spaces at the rear of the building. (Landscaping COA #1, #4, #6.)
4	Other – other concerns not yet fully vetted are allowable signage (site and building), compliance with storm water regulations, architectural detailing among others.	All project signage will conform to the City's applicable regulations. In this case, "[s]ignage will be subject to a separate permit and must comply with the approved Master Sign Plan." (General COA #8; *see also*, General COA #20.) The project will comply with these conditions. The Project will comply with the City's current stormwater requirements. Towards that end, a "Final [SWQMP] in compliance with the City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The [SWQMP] shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements." (Drainage COA #1.) Further, "[n]o construction permits will be issued until Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney." (General Engineering COA #3.) The comment does not provide any specific information on what architectural details are of concern, so it is not possible to respond to this comment. The project as designed presents a contemporary appearance with neutral wall colors, red canopies, rectangular metal lattices, low-e glass doors and windows

		and extensive landscaping, all of which are compatible with the surrounding, fully developed commercial neighborhood. To ensure an attractive development, the "[c]olors, materials, and design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division." (General COA #6.)
5	Applicability of PD Zone – for clarification, I am interested in better understanding the applicability of the proposed project to certain objectives of the PD Zone. The Purpose and General Provisions sections of the PD Zone include references to i) the encouragement of planned developments "of parcels sufficiently large", "suitable for" and of "sufficient size" to be planned and developed consistent and in conformity with the General Plan, ii) "to enhance the appearance and livability of the community", iii) "promote and create public and private open space" as part of the land design and as a "required requisite of planned development zoning", iv) that the proposed uses be compatible with "existing and potential uses surrounding the zone".	The comment selectively quotes from the Planned Development (PD) Zone section of the EMC. Importantly, the comment neglects to note that – *in full* – other stated purposes of the PD zone include: • To provide a more flexible regulatory procedure by which the basic public purposes of the Escondido general plan and the Escondido zoning code may be accomplished; • To encourage creative approaches to the use of land through variation in siting of building and the appropriate mixing of several land uses, activities and dwelling types, including transitional housing facilities; • To enhance the appearance and livability of the community through encouragement of creative approaches to the use of land and the design of facilities; and • To encourage private development of older areas of the city and for the enhancement and preservation of property with unique features, such as property having historical significance, unusual topography and/or landscape features. (EMC § 33-400(a).) The proposed project satisfies all of the applicable PD Zone purposes, both those partially cited in the comment and those included above. As explained herein, the project has been designed to be compatible with the use and character of the surrounding area.

		The applicant is requesting a rezone to the PD – Commercial (PD-C) Zone to allow for the development of a long vacant site in the Highway 78/Broadway Target Area with a permitted use, a creative design, and a creative approach to the use of land and the design of the facility. Because of the rezone, the City is able to require substantial setbacks and extensive landscaping, and limit lot coverage to just over a third of the site. None of those items could be imposed on the project under the CG zone. With regard to open space, the comment is incorrect that open space is a "requisite of planned development zoning," since the Planning Commission has never recommended and the City Council has never adopted principles and standards for the provision, improvement and maintenance of required open space." (EMC § 33-403(f).) Nevertheless, the project has been conditioned to include an extensive amount of landscaping throughout the site, all of which will help maintain a feeling of open space on the site, while at the same time allowing for the development of a long vacant property in the middle of an established commercial corridor. (Landscaping COA #1, #4, #6.)
6	Further, the Approval Criteria section of the PD Zone include references to i) the location allows "the development to be well integrated with its surroundings", ii) the design of the planned development not be " visually obstructive or disharmonious with the surrounding areas".	Staff has recommended project approval and drafted Findings of Fact/Factors To Be Considered (Findings) to support that recommendation. (Staff Report, pp. 1-3, pp. 24-31.) The Findings determine that the proposed project is in conformance with the PD Zone approval criteria. (Staff Report, pp. 30-31.) Specifically, the Findings state that the project is "well-integrated with its surroundings since the project site is located within an established commercial area with General Commercial zoning, and since the proposed building would be comparable in height to the office building to the direct north. Surrounding uses include retail, restaurants, medical services, professional services (tax, insurance, etc.), tool rental services, and automotive services. The proposed use (self-storage, retail and/or restaurant) would be compatible with these

		existing neighboring uses." (Staff Report, p. 30 (Master and Precise Development Plan, Item #2).) Further, the Findings state that the "project has been designed to be compatible with the surrounding commercial development through the use of landscaping, fencing, and building setbacks." (Staff Report, p. 31 (Rezone, Item #2).) In addition, the Findings indicate that the "overall design of the project would produce an attractive, efficient and stable environment for working, shopping and dining. The proposed structure would incorporate a contemporary design, with neutral wall colors, red canopies, and low-e glass doors and windows. Landscaping would be provided throughout the property, particularly along the Mission Avenue frontage, and would incorporate structural materials (gabion planters/pedestals and planter pots) along with water-efficient vegetation." (Staff Report, p. 30 (Master and Precise Development Plan, Item #4).) All of these features ensure that the project is not visually obstructive or disharmonious with the surrounding community.
Email from Mark Hayden, Capstone Advisors, dated August 4, 2016		
1	Street Set Back — the scale of the building is a concern to adjacent property owners as mentioned below however, we are further concerned that a building 3-4 stories high close to the street frontage will have a significant impact on the streetscape and potentially our property. A section, in both directions of the property (east/west and north/south) would help to understand the relationship.	As explained above, the project includes significant setbacks where none are required in the current CG zone. The project will maintain a 39'4" front setback from Mission Avenue, 30' setbacks on the east and west side, and a 42'6" setback in the rear. In addition, the project includes extensive landscaping at the front of the building, along the property's frontage, in the northwest and northeast corners of the lot, along the north and west property boundaries, at each corner of the building, and near the loading spaces at the rear of the building. Specifically, the front elevation of the building will include 12.5' and 22.5' gabion-style steel mesh pedestals topped with planter pots containing Mexican grass tree. A

	I have inquired about this with the applicant.	gabion planter bed would be installed along the building's façade containing Johnson's hybrid aloe. A variety of water-efficient trees, shrubs, vines and grasses will be included in the other landscaping areas, some of which will then double as bioretention areas. In addition, a 12' wide landscaping strip with street trees and California grey rush over gravel mulch will be installed just inside the project's frontage. A strip of prostrate myoporum (a semi-succulent ground cover) and one gabion planter will be installed in the 14' wide dedication area along Mission Avenue; the remainder of the dedication area will contain cobble mulch and six decorative stacks of gabion boxes.
2	Height — reducing the height of the building to three stories would be appropriate.	The current CG zone does not include a height limitation. The General Plan's General Commercial designation indicates that 1-3 stories are acceptable. The project site will be rezoned to allow for the development of one of the last vacant sites in the Highway 78/Broadway Target Area with a permitted use, a creative design, and a creative approach to the use of land and the design of the facility. As explained above, the project's height is comparable to the immediately adjacent 42' Tri-Ad building to the north. The requested height and FAR increases allow the City to ensure that a majority of the project site will remain open. By pushing the building up, the City is able to mandate 30' or greater setbacks on all sides, the incorporation of a substantial amount of attractive, water-efficient landscaping, and a significant limit on lot coverage, which together help to enhance the project's appearance.
3	Ancillary Use - we are concerned over the applicants request to up zone the property, maximize the FAR, and use that to integrate retail/restaurant uses; the ability to receive a significant zoning benefit and permit direct competition to	The drafter of the comment admits that the issues raised in his emails stem from a concern about "direct competition to [their] center" located across Mission Avenue. As shown herein, the project is compatible with the surrounding area, both in terms of use and character. The PD-C zone allows for a larger FAR than the

	our center is unfair; limiting those spaces to uses that are a direct amenity to the storage users not the general public would be appropriate.	CG zone, but the rezone provides the City the opportunity to mandate substantial setbacks, incorporate extensive landscaping, and limit lot coverage to just over a third of the site. As a result of these development regulations, none of which could be imposed on the project under the CG zone, the height of the building was increased to allow the applicant to develop a vacant site in an established commercial corridor with a permitted use, a creative design, and a creative approach to the use of land and the design of the facility. Given the wide range of businesses that already exist in the immediate vicinity, it would not be appropriate to limit the type of retail uses that can be installed in the project, particularly since the project already is "limited to no more than 1,375 [square feet (SF)] of restaurant use (50% of the 2,750 SF retail area). Expansion of restaurant use beyond the 50% limitation shall require a subsequent analysis demonstrating adequate parking can be provided to the satisfaction of the Director of Community Development." (General COA #16.)
4	Architecture — a dedicated effort has been made to upscale the architecture and works with their use and building scale yet given the smaller scale of existing uses/building as well as the future CG allowed uses and development requirements a refinement of the scale and detailing of the proposed building would be appropriate.	Again, the comment's lack of specificity makes it difficult to respond. The applicant has submitted detailed project elevations, which were attached to the Staff Report. As indicated in the proposed Findings, the "overall design of the project would produce an attractive, efficient, and stable environment for working, shopping, and dining. The proposed structure would incorporate a contemporary design, with neutral wall colors, red canopies, and low-e glass doors and windows. Landscaping would be provided throughout the property, particularly along the Mission Avenue frontage, and would incorporate structural materials (gabion planters/pedestals and planter pots) along with water-efficient vegetation." (Staff Report, p. 30 (Master and Precise Development Plan, Item #4.)

ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.1
Date: August 9, 2016

CASE NUMBER: PHG 16-0006 & ENV 16-0002

APPLICANT: The William Warren Group, Inc.

LOCATION: The project site is located on the north side of West Mission Avenue, between North Escondido Boulevard and North Broadway, and is addressed as 222 West Mission Avenue

TYPE OF PROJECT: Master and Precise Development Plan, General Plan Amendment, and Rezone

PROJECT DESCRIPTION: A Master and Precise Development Plan for the development of a four-story, 102,774-SF commercial building on an undeveloped, 1.57-acre property. The majority of the building would be occupied by a self-storage facility containing 100,024 SF of floor area, and the remaining 2,750 SF would be available to retail and/or restaurant uses. The applicant has proposed a parking supply of 33 standard/ADA spaces as well as six loading spaces. Because the floor area ratio (FAR) of the proposed building would exceed the maximum allowed for the General Commercial (GC) land use designation in the General Plan, the project includes a request for a General Plan Amendment to change the land use designation to Planned Commercial (PC), and to change the allowed building height for the PC designation from three stories to four stories. The project also includes a Rezone request to change the zoning designation from General Commercial (CG) to Planned Development- Commercial (PD-C).

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Existing: GC (General Commercial); Highway 78/Broadway Target Area
Proposed: PC (Planned Commercial); Highway 78/Broadway Target Area

ZONING: Existing: CG (General Commercial)
Proposed: PD-C (Planned Development- Commercial)

BACKGROUND/SUMMARY OF ISSUES:

The 1.57-acre project site has existed in its current configuration since 1990, when a Parcel Map was recorded that adjusted the boundary between this parcel and the one to the direct north to create two rectangular lots of approximately equal size (the northern parcel is now occupied by Tri-Ad and takes access from Crest Street). The project site has been developed in the past. A Phase I Environmental Site Assessment prepared by AEI Consultants indicates that a lumber yard existed here from approximately 1939 to 1969, construction permits from 1971 were located in City files for a trailer sales business. It is not clear when the site was last vacated by its final user, but it has remained undeveloped for many years.

The proposed project would involve the construction of a new four-story, 102,774-SF commercial building, to be occupied primarily by a self-storage facility. The self-storage facility would contain approximately 800 to 850 climate-controlled units across all four floors, ranging in size from 5' x 5' (25 SF) to 10' x 30' (300 SF). The leasing office would be located on the first floor. The building's remaining 2,750 SF would be dedicated to retail and/or restaurant space. The site plan shows that this space would be split into three equally-sized suites; however, the applicant is requesting the option to lease this in other configurations (one large suite, two suites, etc.) as best fits their needs. Regardless of the final suite configuration, the total retail/restaurant area will not exceed 2,750 SF.

To support the proposed use, the applicant is proposing 20 parking spaces at the front of the building, and an additional 13 spaces plus six truck loading/unloading spaces at the rear of the building (for a total of 33 parking spaces and six loading spaces for the project). For security, the applicant would install gates at each side of the building to restrict access to the rear parking area, so the 13 parking spaces and six loading spaces in this area would be available only to customers of the self-storage facility, as well as employees of the building. The rear parking spaces would not be available to customers exclusively visiting the retail/restaurant space at the front of the building. The applicant has submitted a parking study that concludes that the proposed parking supply is sufficient assuming that no more than 50% of the proposed leasable space is occupied by restaurant uses. Therefore, the project has been conditioned to limit restaurant use to 1,375 SF (50% of 2,750 SF). A full explanation of the parking analysis for this project is provided in the Analysis section of this staff report.

The project site currently falls within the General Commercial (GC) land use designation in the General Plan, as well as the General Commercial (CG) zone in the Zoning Code. The General Plan limits development in the General Commercial designation to a height of three stories and a floor area ratio (FAR) of 0.5. ("Floor area ratio" is the ratio of the square footage of all development on a lot to the square footage of the lot itself; for a hypothetical 100,000-SF lot, an FAR of 0.5 would translate to 50,000 SF of development.) The building as proposed would be four stories in height and have an FAR of 1.5. To address this issue, the project includes a request for a General Plan Amendment to change the land use designation of the property to Planned Commercial (PC), which allows an FAR of 1.5. Because the PC designation currently limits development to three stories, the General Plan would also be amended to allow development in the PC designation up to four stories. The project would also include a Rezone to the Planned Development-Commercial (PD-C) zone, to correspond to the new General Plan designation.

Staff believes that the issues are as follow:

1. Appropriateness of the proposed General Plan Amendment and Rezone for the site.

2. Appropriateness of the proposed uses (self-storage and retail/restaurant) for the site and compatibility with the neighborhood.

3. Whether adequate parking has been provided for the proposed uses.

REASONS FOR STAFF RECOMMENDATION:

1. The maximum FAR for a parcel in the General Commercial land use designation is 0.5, and buildings are intended to be no taller than three stories. The Tri-Ad building to the direct north is closest in scale to the proposed building, and conforms to General Commercial development standards, with a height of three stories and an FAR of 0.47. The proposed building would be larger than surrounding development in terms of both bulk and height, since it would have an FAR of 1.5, four stories, and a maximum height of 52'5". To address this issue, the proposal includes a request for a General Plan Amendment to change the land use designation of the site from General Commercial to Planned Commercial (which allows an FAR up to 1.5), as well as a Rezone from General Commercial to Planned Development-Commercial. Because the Planned Commercial designation also limits building height to three stories, the General Plan Amendment includes a request to amend this limit to four stories, which would bring the proposed building into conformance with all of the Planned Commercial standards. Staff believes the proposed GPA and Rezone are appropriate to facilitate redevelopment of a long-vacant site with uses needed by the expanding residential population in the City's core.

2. Surrounding properties have the same General Plan designation and Zoning Code classification as the project site (General Commercial). The General Commercial land use designation and zoning classification are intended for a wide variety of retail and service activities to support the needs of the community. Restaurants and retail establishments are permitted uses within the General Commercial zone, requiring only an administrative Plot Plan when newly established or when an existing business is expanded. A mini-warehouse storage facility would also be allowed with approval of a Conditional Use Permit. Introduction of a self-storage facility and retail/restaurant uses to the neighborhood would not alter its already commercial nature, since nearby properties are already occupied by a wide range of businesses, including several restaurants, medical/dental offices, professional services such as tax preparation and insurance sales, a gas station and auto service center, and a tool rental center. The proposed building height is comparable to that of the three-story, 42'-tall Tri-Ad building to the north. Proposed setbacks for the project are 30' (each side), 39'4" (front),

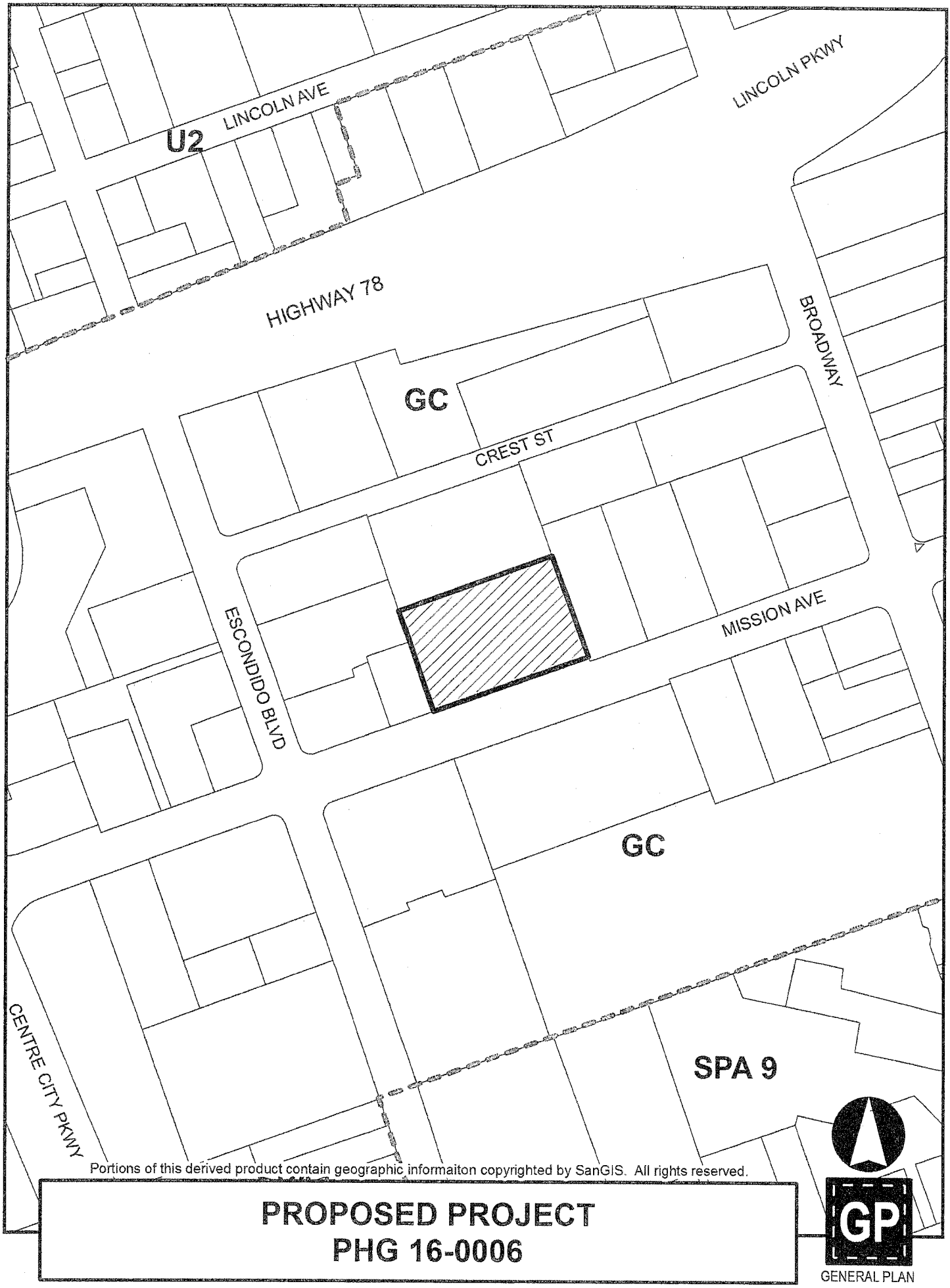
and 42'6" (rear), and are greater than those required on surrounding General Commercial properties (zero setbacks are allowed in the General Commercial zone, and the properties to the east and west of the project site both have buildings located on their side property lines).

3. The project proposes 20 parking spaces in a lot at the front of the building, and an additional 13 spaces in a rear parking lot, for a total of 33 parking spaces. An additional six loading/unloading spaces (for moving trucks) would also be provided. Assuming the 2,750-SF leasable space at the front of the building were used only for retail purposes, this parking supply would be enough to conform to the off-street parking standards in the Zoning Code. However, the applicant has requested flexibility to locate restaurant uses within the leasable space. Since restaurant uses require more parking per square foot than retail, the applicant has provided a parking analysis that concludes that a supply of 32 parking spaces and six loading/unloading spaces should be adequate for the project, assuming no more than 50% of the leasable area is dedicated to restaurant use. The project has been conditioned to require the applicant to limit restaurant use to 50% of the leasable area, unless further analysis can be provided that demonstrates that adequate parking can be provided for additional restaurant space.

Respectfully submitted,

Ann Dolmage

Ann Dolmage
Associate Planner



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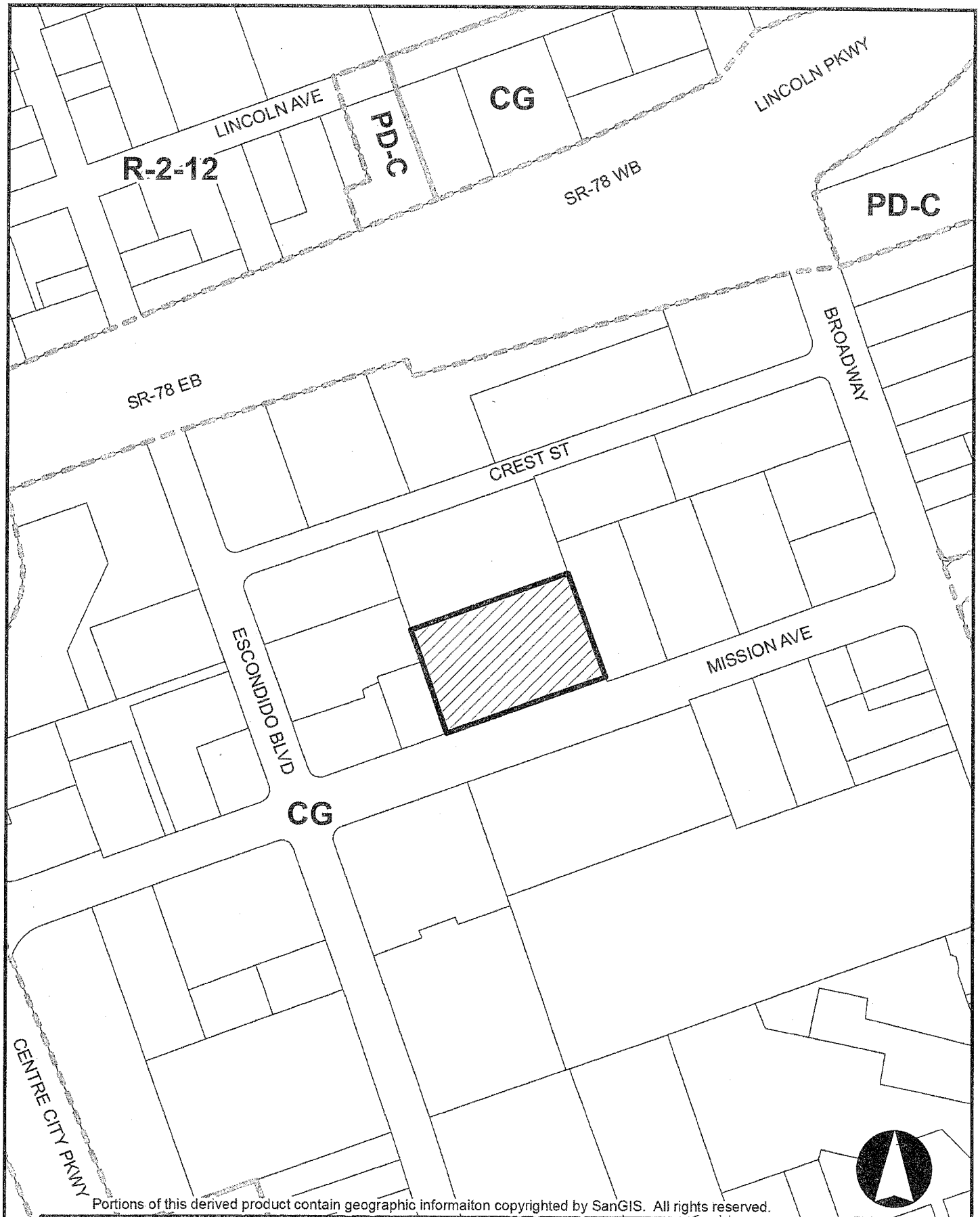
PROPOSED PROJECT
PHG 16-0006

GP
GENERAL PLAN



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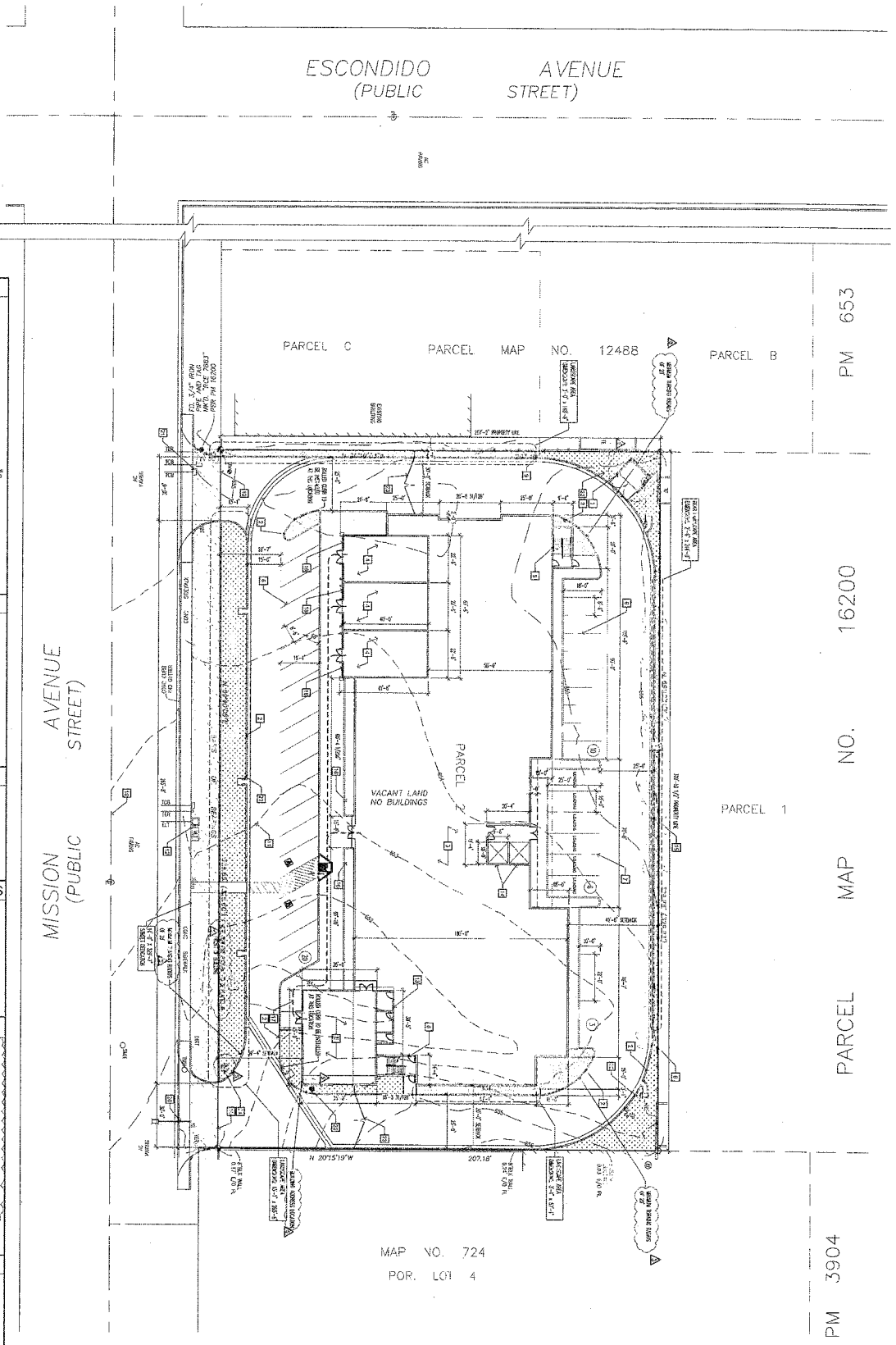
PROPOSED PROJECT
PHG 16-0006

L
LOCATION/ZONING



KEY NOTES

1. TRASH ENCLOSURE - 6 FOOT MASONRY WALLS W/ SOLID WOODEN METAL GATE; GATE HINGE AND CATE LATCH TO HOLD IN OPEN POSITION.
2. NEW LANDSCAPING PER LANDSCAPE PLANS.
3. NEW 4 STORY SELF STORAGE BUILDING.
4. NEW RETAIL SPACES AT GRADE LEVEL, 500 S.F. EA. TYP.
5. NEW STAIRWELL WITHIN AREA AT GRADE LEVEL.
6. NEW 8'-6" X 19' PARKING SPACES, (30) TOTAL.
7. NEW 10' X 25' LOADING PARKING SPACES, (1) TOTAL.
8. NEW VERTICAL ACCESS STAIRCASE INSIDE NEW STORAGE BUILDING.
9. EXISTING 6' HIGH CHAIN LINK PROPERTY FENCE.
10. NEW CURB CUT FOR SITE ACCESS - CONFORM TO A.D.A. PER CITY STANDARDS.
11. DEMO NO SITE STRUCTURES.
12. EXISTING SITE UTILITIES TO REMAIN.
13. NEW ACCESSIBLE RESTROOMS INSIDE NEW STORAGE BUILDING.
14. PROPOSED CONCRETE RAMPED AREAS FOR STORAGE BUILDING.
15. EXISTING TREES AND LANDSCAPING TO BE REMOVED.
16. PROPOSED MASONRY PLANTER BOX ON EXTERIOR OF BUILDING.
17. WATER WELL ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL EVENS. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (MODIFIED TO SUIT).
18. PROPOSED NEW RETAIL STOREFRONT WINDOWS AND SIDINGS.
19. EXISTING MISSION AVENUE CURBS TO REMAIN.
20. EXISTING STREETLIGHT TO BE RELOCATED FOR NEW DRIVEWAY CONSTRUCTION.
21. EXISTING SITE UTILITIES TO BE RELOCATED FOR NEW DRIVEWAY CONSTRUCTION.
22. PROPOSED 8W RETENTION BASIN, SEE CIVIL DRAWINGS.
23. PROPOSED DRIVEWAY GATES AT SIDES OF BUILDING.
24. PROPOSED FIRE DEPARTMENT TURNAROUND AND POST INDICATOR VALVE. FINAL LOCATION TO BE DETERMINED BY FIRE DEPT.
25. PROPOSED TRASH BOX AT ADDRESSED SIDE OF BUILDING AT MAIN ENTRANCE LOCATION.

SITE PLAN NOTES

A. EXISTING CONDITIONS AS AS DERIVED FROM SURVEY DATED AUGUST 27, 2014 BY HOFFMEIER ENGINEERING UNLIMITED. REFER TO SHEET 1 OF 1 FOR ADDITIONAL INFORMATION.

B. ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED SITE SLOPE IN THE SAME PATH OF TRAVEL AND CROSS SLOPE.

C. THE GC IS RESPONSIBLE FOR PROCURING ALL EXPERT PERMITS, AT MINIMUM, FOR: FIRE HYDRANTS & WATER MAIN, INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC, STANDPIPE SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND ENGINEERING SYSTEMS AS APPROPRIATE.

	BY CODE:	PROPOSED
SETBACKS:	0'	20'-4" E, 28'-9" ES, 30'-9" NO, 43'-6" W
MAX F.A.R.:	0.5	1.50
MAX HEIGHT:	4 STORIES	4 STORIES
LANDSCAPE COV:	N/A	8090 SF
SITE AREA:	49,332 SF	

PARKING CALCULATIONS

4 STORY BUILDING	SQUARE FOOTAGE
1ST LEVEL STORAGE	22,028 S.F.
2ND LEVEL STORAGE	24,175 S.F.
3RD LEVEL STORAGE	25,694 S.F.
4TH LEVEL STORAGE	25,694 S.F.
SHOWROOM ENTRY:	1,075 S.F.
LEASABLE RETAIL:	2,250 S.F.

GROSS BUILDING AREA: 102,774 S.F.

PARKING PROVIDED: 30 STALLS

SITE PLAN GENERAL NOTES

1. ACCESSIBLE SIGNS, PARKING STALLS, SIDEWALKS, PATH OF TRAVEL, LANDINGS, AND RAMPS ARE EXISTING AND COMPLY SUBSTANTIALLY WITH THE STATE OF CALIFORNIA TITLE 24 AND 2013 CBC 1ST PM, SECTION 11B-1.
2. FIRE HYDRANTS ARE EXISTING AND IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT STANDARDS.
3. ALL PARKING STALL STRIPING SHALL BE PER CURRENT CITY OF ESCONDIDO STANDARDS.
4. ALL DIMENSIONS ARE TO BE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB, PROPERTY LINE, OR CENTERLINE OF PARKING STALL UNLESS NOTED OTHERWISE.
5. ⓟ DENOTES PARKING STALL PER THE PHYSICALLY DISABLED - 9'-0" WIDE X 18'-0" LONG WITH A 5'-0" WIDE LOADING AREA. PROVIDE AN 8'-0" WIDE LOADING AREA AT VAN PARKING.

FIRE DEPARTMENT NOTES

1. FIRE FLOW AND DURATION SHALL COMPLY WITH TABLE B105.1 OF CALIFORNIA FIRE CODE.
2. FIRE HYDRANT LOCATION(S) AND NUMBER(S) SHALL COMPLY WITH PARAGRAPH C105.1 OF THE CALIFORNIA FIRE CODE AS ADOPTED BY THE CITY OF ESCONDIDO.
3. COMPLY WITH THE MOBILE FIRE ORDINANCE.
4. PROVIDE A SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.
5. PROVIDE A KNOX BOX FOR FIRE DEPARTMENT KEY ACCESS.
6. FIRE DEPARTMENT CONNECTION AND POST INDICATOR VALVE SHALL BE LOCATED ON THE ADDRESSED SIDE OF THE BUILDING WITHIN 50 FEET OF A FIRE HYDRANT. LOCATION OF FDC & FIRE HYDRANT TO BE DETERMINED BY FIRE DEPARTMENT.
7. PROVIDE STANDPIPE SYSTEM PER NFPA 14.
8. ELEVATOR OPERATION SHALL COMPLY WITH CFC SECTION 607.
9. PROVIDE AN ELEVATOR DESIGNED TO ACCOMMODATE A GURNEY IN ACCORDANCE WITH CFC CHAPTER 30.
10. PROVIDE EMERGENCY RADIO RESPONDER RADIO COVERAGE IN ACCORDANCE WITH CFC SECTION 510.
11. FIRE APPARATUS ACCESS ROADWAYS SHALL BE PROVIDED WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST STORY OF ANY BUILDING AS THE HOSE LAYS ALONG A DRIVE OR ROADWAY.
12. FIRE APPARATUS ACCESS ROADWAYS SHALL BE MINIMUM OF 24' WIDE AND RATED AT 75,000 LBS.
13. STREET ADDRESS SHALL BE 12" IN HEIGHT AND 1" IN STROKE.
14. BUILDING SHALL COMPLY WITH THE CURRENT EDITIONS OF CBC/CFC.
15. CONSTRUCTION TYPE 2A — FULLY SPRINKLERED.
16. WATER MAIN SHALL BE LOOPED AND EXISTING FIRE HYDRANTS ON SECTIONAL FIRE ELEVATION.
17. FIRE DEPARTMENT CONNECTION AND POST INDICATOR VALVE SHALL BE LOCATED ON THE ADDRESSED SIDE OF THE BUILDING WITHIN 50 FEET OF A FIRE HYDRANT. LOCATION OF NEW FIRE HYDRANT TO BE DETERMINED BY FIRE DEPARTMENT.
18. PROVIDE 4 ONSITE FIRE HYDRANTS, CAPABLE OF SUPPLYING 3500 GPM.
19. WATER MAIN FOR FIRE PROTECTION SHALL BE LOOPED.
20. PROVIDE A KNOX KEY SWITCH AND OPTICOM RECEIVER AT ALL GATES.

SITE LEGEND

PROPOSED ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL WITHIN THE ENTIRE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (MODIFIED TO SUIT).

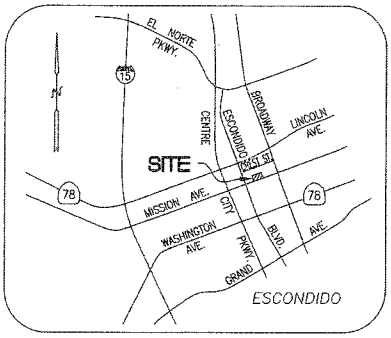
PROPOSED TRASH ENCLOSURE.

PROPOSED PROJECT
PHG 16-0006

S

SITE PLAN

PRELIMINARY GRADING PLAN



VICINITY MAP
NOT TO SCALE

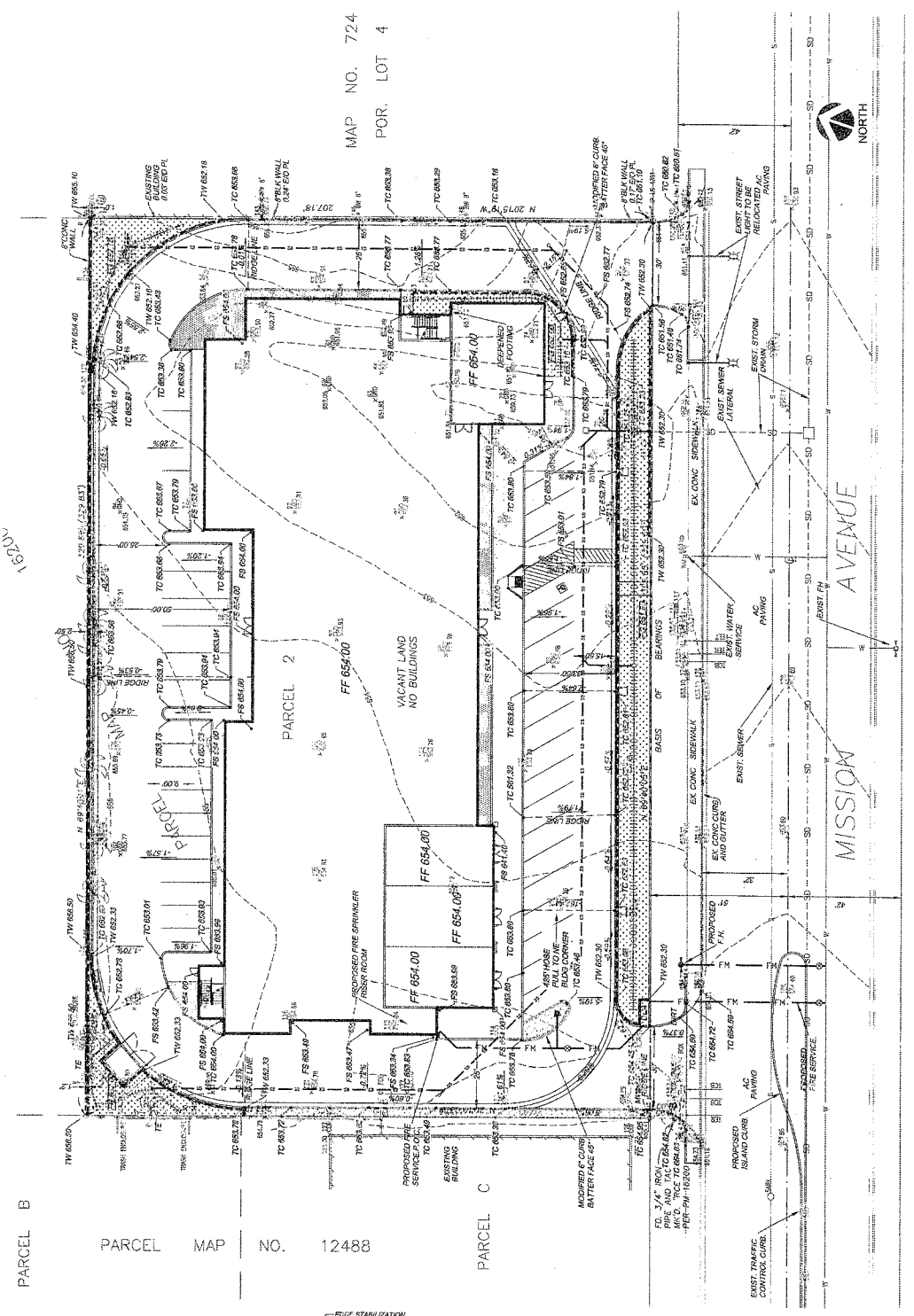
LEGEND

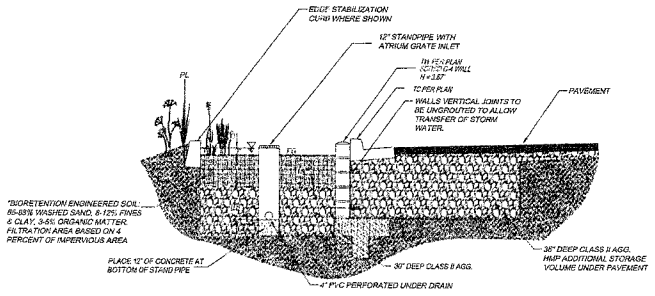
EXISTING

PROPERTY LINE	
LOT LINE	
EXISTING WATER LINE	W
EXISTING SEWER	S
EXISTING GAS LINE	G
EXISTING STORM DRAIN	SD
EXISTING GROUND CONTOURS	440
EXISTING SPOT ELEVATION	98.0

PROPOSED

PROPOSED GROUND CONTOURS	440
PROPOSED CUT/FILL SLOPE	2:1
DRIVEWAY PAVEMENT	
CONCRETE SIDEWALK, ONSITE	
PERVIOUS CONCRETE PAVERS	
ADA ROUTE	
PROPOSED WATER LINE	W
PROPOSED SEWER	S
PROPOSED FIRE LINE	FS FM
PROPOSED STORM DRAIN	SD
PROPOSED FIRE HYDRANT	FS
PROPOSED RETAINING WALL PER SDRSD.	
BUILDING DEEPEN FOOTING (FOR REFERENCE ONLY BY SEPARATE PERMIT WITH ARCHITECTURAL PLAN).	
6" CURB	
MODIFIED 6" CURB	
6" CURB AND GUTTER	
FINISH SURFACE	FS 400.50
FINISH GRADE ELEVATION	FG 400.50
TOP OF CURB ELEVATION	TC 400.50
SURFACE GRADE	-2.50%
DIRECTION OF DRAINAGE	





OUTLET DRAIN NOT SHOWN. CUT OUT WALL OF STAND PIPE AND ATTACH OUTLET DRAIN WITH WATER TIGHT BOND. PASS ENOUGH PIPE THROUGH WALL TO AFFIX PIPE CAP TO OUTLET DRAIN. CAP TO BE DRILLED FOR AN ORIFICE IN ACCORDANCE WITH NOTE BEFORE AFFIXING.
BIO BASIN # 1: ORIFICE DIA. 0.50 INCH. (1/2 INCH)
BIO BASIN # 2: ORIFICE DIA. 0.19 INCH. (3/16 INCH)
BIO BASIN # 3: ORIFICE DIA.0.19 INCH. (3/16 INCH)
BIO BASIN # 4: ORIFICE DIA.0.25 INCH. (1/4 INCH)

TYPICAL BIORETENTION BASIN SECTION
(PRIVATE)
NTS

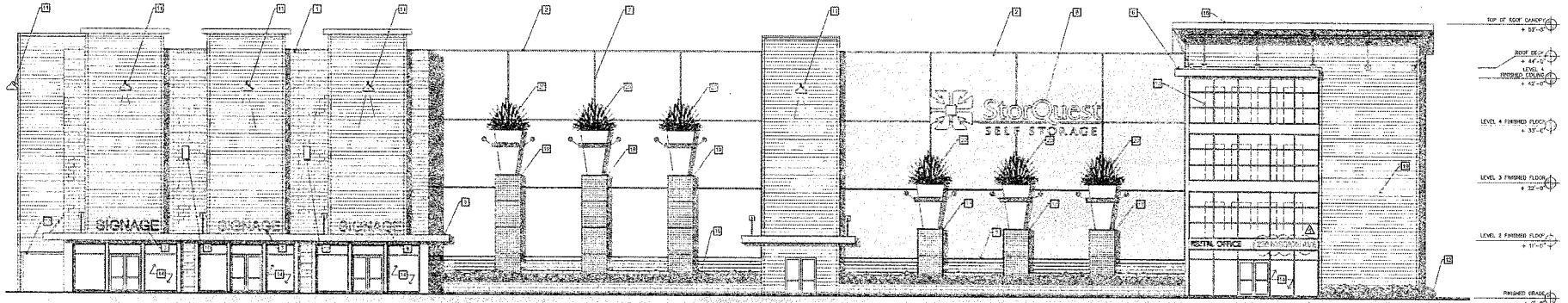
PROPOSED PROJECT
PHG 16-0006

G
GRADING PLAN

PROPOSED PROJECT

PHG 16-0006

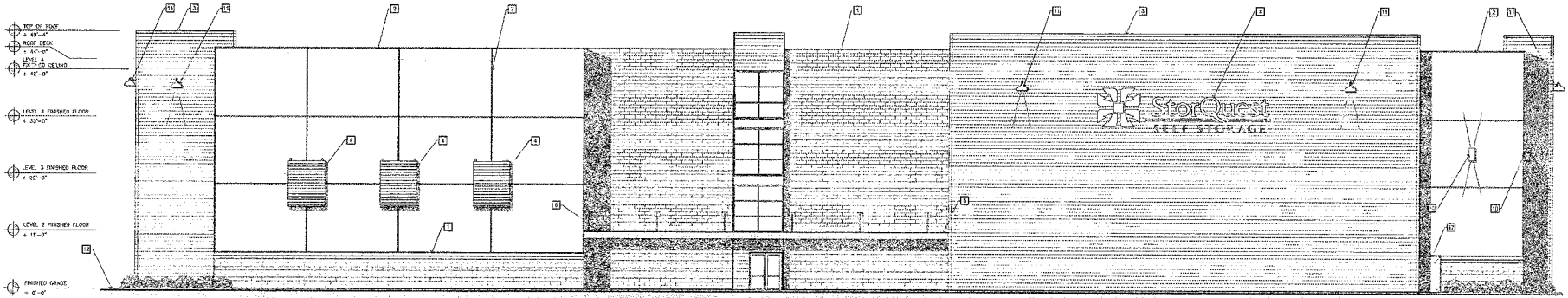
8



SOUTH ELEVATION

KEY NOTES

1. STUCCO EIFS FINISH OVER EXPANDED POLYSTYRENE FOAM INSULATION ON CONCRETE OR CMU WALL PER ARCHITECTURAL DRAWINGS AND DETAILS. COLOR TO MATCH SHERWIN WILLIAMS "ROOKWOOD LIGHT" OR EQUAL.
2. 3-COAT PORTLAND CEMENT PLASTER SYSTEM WITH 20/30 MESH SAND FINISH AND INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS "ROOKWOOD LIGHT" OR EQUAL.
3. HORIZONTAL ARCHITECTURAL EXPOSED FASTENING EMBOSSED METAL WALL PANEL SYSTEM.
4. DECORATIVE METAL LANTERN PAINTED SHERWIN WILLIAMS IRON GARDEN.
5. METAL 6'-0" METAL CANOPIES WITH SMALL ROD RE. RACK SUPPORTS, PAINTED SHERWIN WILLIAMS "ROOKWOOD LIGHT".
6. STAINLESS METAL CLAD AWNING CANOPIES, PAINTED SHERWIN WILLIAMS "ROOKWOOD LIGHT".
7. 1" THICK ALUMINUM PIPE PENCIL ACCENT REVEALS WITH ALUMINUM FINISH.
8. PROPOSED STORQUEST SIGNAGE LOCATION.
9. PROPOSED METAL SIGNAGE LOCATION.
10. OUTDOOR DECORATIVE LIGHTING FIXTURE.
11. OUTDOOR GOOSENECK LAMP DOWN LIGHTING FIXTURE.
12. EXISTING GRADE LINE.
13. 3'-0" WIDE X 7' TALL ROLL-UP STORAGE DOORS BEYOND, PAINTED SHERWIN WILLIAMS "ROOKWOOD LIGHT".
14. 2" X 4 1/2" STOREFRONT SYSTEM WITH 1" INSULATED LOW-E CLEAR GLAZING AND BRONZE ANODIZED FRAMES.
15. RAISED PLANTER AREA.
16. STANDING SEAM METAL ROOFING PAINTED SHERWIN WILLIAMS "ROOKWOOD LIGHT".
17. HOLLOW METAL ACCESS DOOR WITH VISION KITE.
18. GRASS SOD PLANTING AGENT, SEE LANDSCAPE PLAN.
19. 24"DIA. TYPE BOXES WITH STEEL BEAM WITH PILL ALONG FACADE, WITH ACCENT PLANTING.
20. 6'-0" WIDE X 7' TALL ROLL-UP STORAGE DOORS BEYOND, PAINTED SHERWIN WILLIAMS "ROOKWOOD LIGHT".



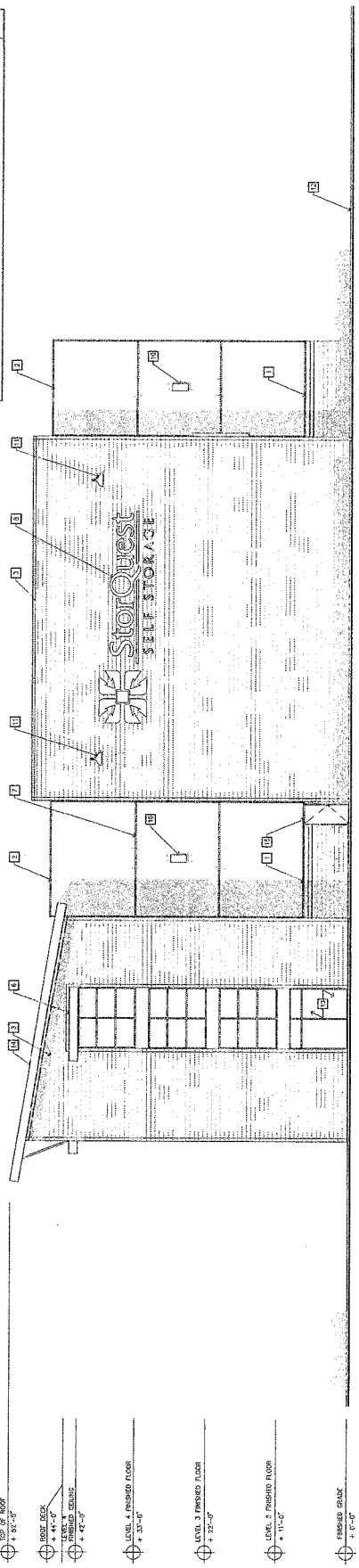
NORTH ELEVATION

E

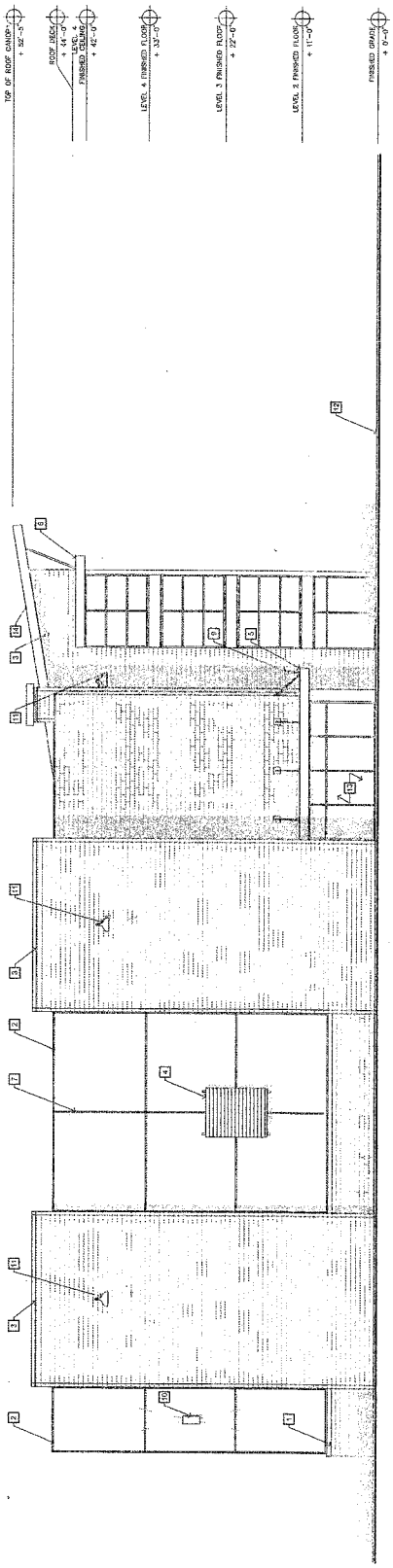
ELEVATIONS

KEY NOTES

1. 8"X8"X16" SPLIT FACED CONCRETE MASONRY UNITS IN PATTERN AS SHOWN. PRIMARY COLOR WILL BE MEDIUM BROWN WITH LIGHT BROWN ACCENT BANDING.
2. 3-COAT PORTLAND CEMENT PLASTER SYSTEM WITH 30/30 LIGHT SAND FINISH AND INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS TRUSTY TAN SW 6042 OR APPROVED EQUAL.
3. HORIZONTAL ARCHITECTURAL EXPOSED FASTENER, EMBOSSED METAL WALL PANEL SYSTEM.
4. DECORATIVE METAL LATTICE PAINTED SHERWIN WILLIAMS JAVA SW6089.
5. METAL CLAD RETAIL CANOPIES WITH STEEL ROD TIE BACK SUPPORTS, PAINTED SHERWIN WILLIAMS POSITIVE RED SW6871.
6. STORQUEST METAL CLAD ACCENT CANOPIES, PAINTED SHERWIN WILLIAMS POSITIVE RED SW6871.
7. 1" WIDE ALUMINUM FRY REGLET ACCENT REVEALS WITH ALUMINUM FINISH.
8. PROPOSED STORQUEST SIGNAGE LOCATION.
9. PROPOSED RETAIL SIGNAGE LOCATION.
10. OUTDOOR SCONCE LIGHTING FIXTURE.
11. OUTDOOR GOOSENECK LAMP DOWN LIGHTING FIXTURE.
12. EXISTING GRADE LINE
13. 2" X 4 1/2" STOREFRONT SYSTEM WITH 1" INSULATED LOW E CLEAR GLAZING AND BRONZE ANODIZED FRAMES.
14. STANDING SEAM METAL ROOFING PAINTED SHERWIN WILLIAMS POSITIVE RED SW 6871.
15. HOLLOW METAL ACCESS DOOR WITH VISION LITE.



EAST ELEVATION

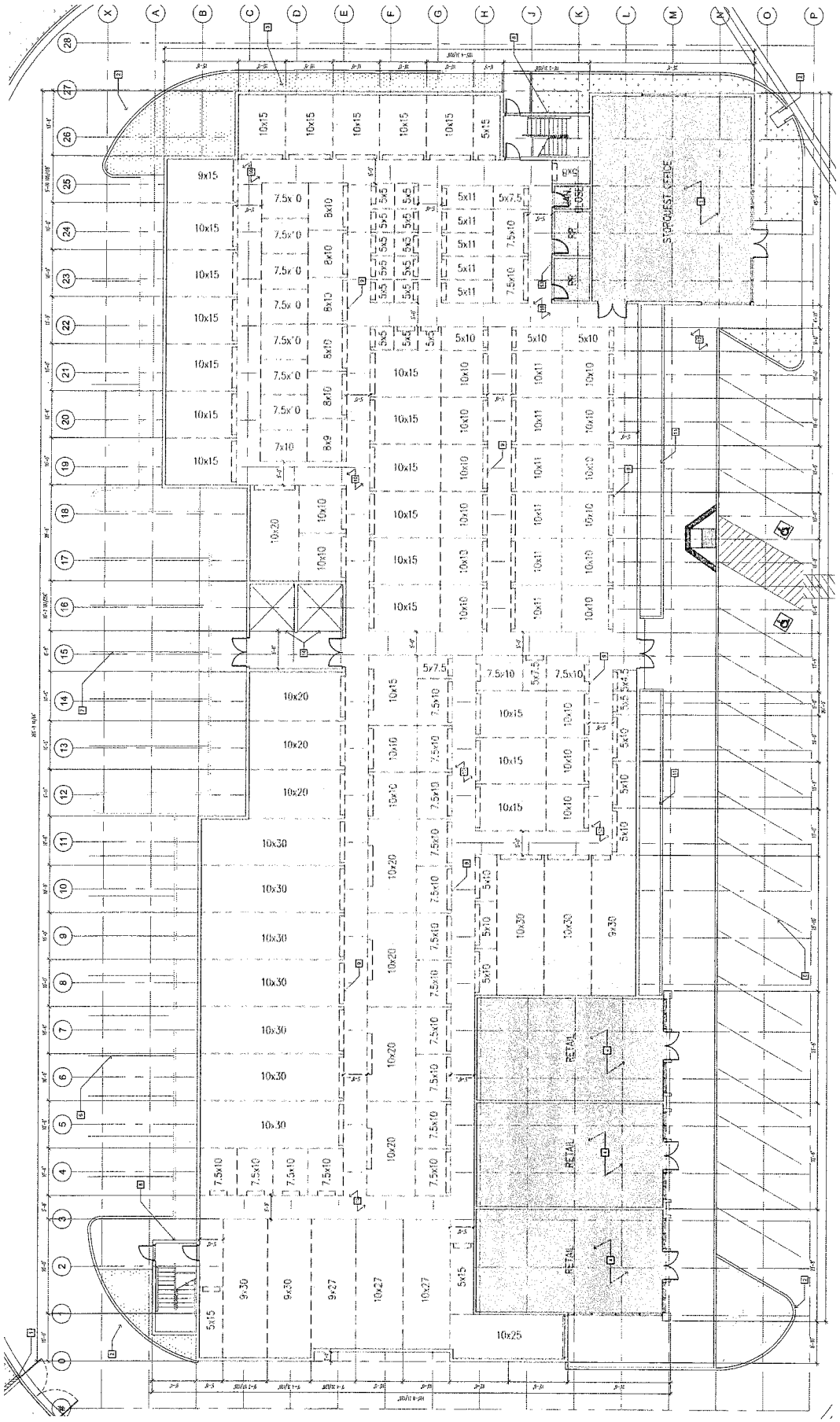


WEST ELEVATION

PROPOSED PROJECT
PHG 16-0006

E

ELEVATIONS



GRADE LEVEL 1 FLOOR PLAN

KEY NOTES

1. TRASH ENCLOSURE: 6' HIGH MASONRY WALLS w/ SITE OBSCURING METAL GATE; GATE SHALL HAVE CANE BOLTS TO HOLD IN OPEN POSITION
2. NEW LANDSCAPING PER LANDSCAPE PLANS
3. NEW 4 STORY SELF STORAGE BUILDING
4. NEW RETAIL SPACES AT GRADE LEVEL, APPROX. 900 S.F., TYP.
5. NEW STORQUEST OFFICE AREA AT GRADE LEVEL
6. NEW 8'-6" X 18' PARKING SPACES
7. NEW 10' X 25' LOADING PARKING SPACES
8. NEW VERTICAL ACCESS STAIRCASES INSIDE NEW STORAGE BUILDING
9. PROPOSED STORAGE UNITS, VARYING IN SIZE
10. PROPOSED MIN. 5'-0" WIDE CORRIDORS BETWEEN PROPOSED STORAGE UNITS
11. PROPOSED RAISED PLANTER BOXES ALONG FACE OF SELF STORAGE BUILDING
12. PROPOSED SIDEWALK/CURB ALONG FRONT FACE OF SELF STORAGE BUILDING
13. NEW ACCESSIBLE RESTROOMS INSIDE NEW STORAGE BUILDING
14. PROPOSED ELEVATOR SHAFTS INSIDE NEW STORAGE BUILDING

PLAN NOTES

J. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

M. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.

N. GC TO PROVIDE SHOP DWGS FOR CASEWORK.

PLAN NOTES

A. DO NOT SCALE DWGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.

B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.

C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES. U.O.N.

D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.

E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.

F. REFER TO SHEET A0.1 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.

G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.

H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

UNIT MIX

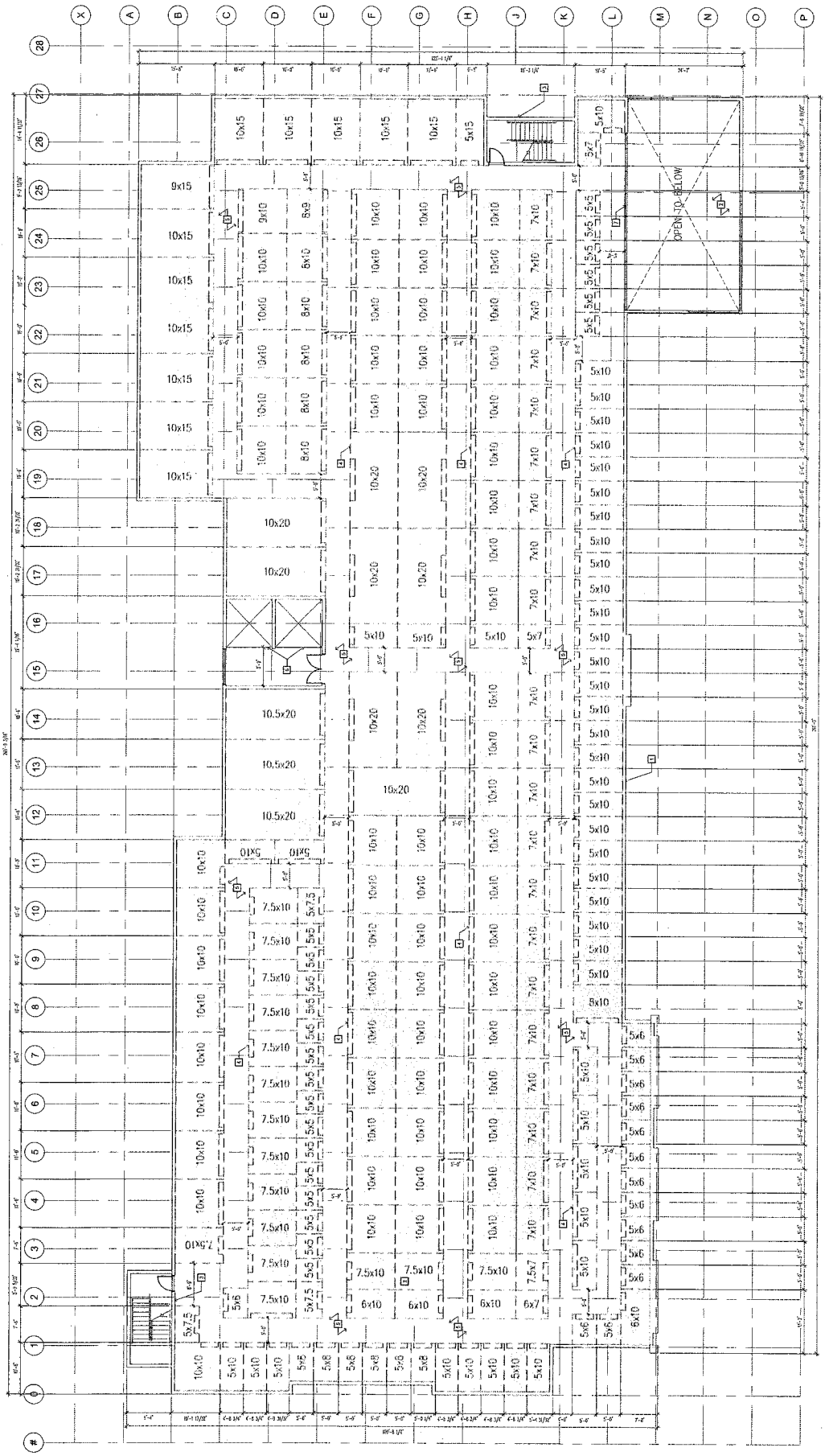
LEVEL 1

-5X5:	14 UNITS	-10X15:	21 UNITS
-5X7.5:	3 UNITS	-10X18:	1 UNITS
-5X10:	15 UNITS	-9X20:	1 UNITS
-5X11:	5 UNITS	-9X30:	3 UNITS
-7X10:	1 UNITS	-10X20:	9 UNITS
-7.5X10:	26 UNITS	-10X30:	9 UNITS
-8X9:	1 UNITS		
-8X10:	5 UNITS		
-9X10:	2 UNITS		
-9X15:	1 UNITS		
-10X10:	15 UNITS		
-10X11:	6 UNITS	TOTAL LEVEL 1 UNITS: 140 UNITS	
-10X12.5:	2 UNITS	TOTAL BLDG UNITS: 802 UNITS	

PROPOSED PROJECT
PHG 16-0006

F

FLOOR PLAN



KEY NOTES

1. NEW 4 STORY SELF STORAGE BUILDING
2. NEW STORQUEST OFFICE AREA OPEN TO BELOW AT GRADE LEVEL
3. NEW VERTICAL ACCESS STAIRCASES INSIDE NEW STORAGE BUILDING
4. PROPOSED STORAGE UNITS, VARYING IN SIZE
5. PROPOSED MIN. 5'-0" WIDE CORRIDORS BETWEEN PROPOSED STORAGE UNITS
6. PROPOSED ELEVATOR SHAFTS INSIDE NEW STORAGE BUILDING
7. PROPOSED INTERIOR GLASS PARTITION LOOKING INTO DOUBLE HEIGHT OFFICE SPACE

PLAN NOTES

J. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

M. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.

N. GC TO PROVIDE SHOP DWGS FOR CASEWORK.

PLAN NOTES

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B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.

C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES. U.O.N.

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G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.

H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

UNIT MIX

LEVEL 2

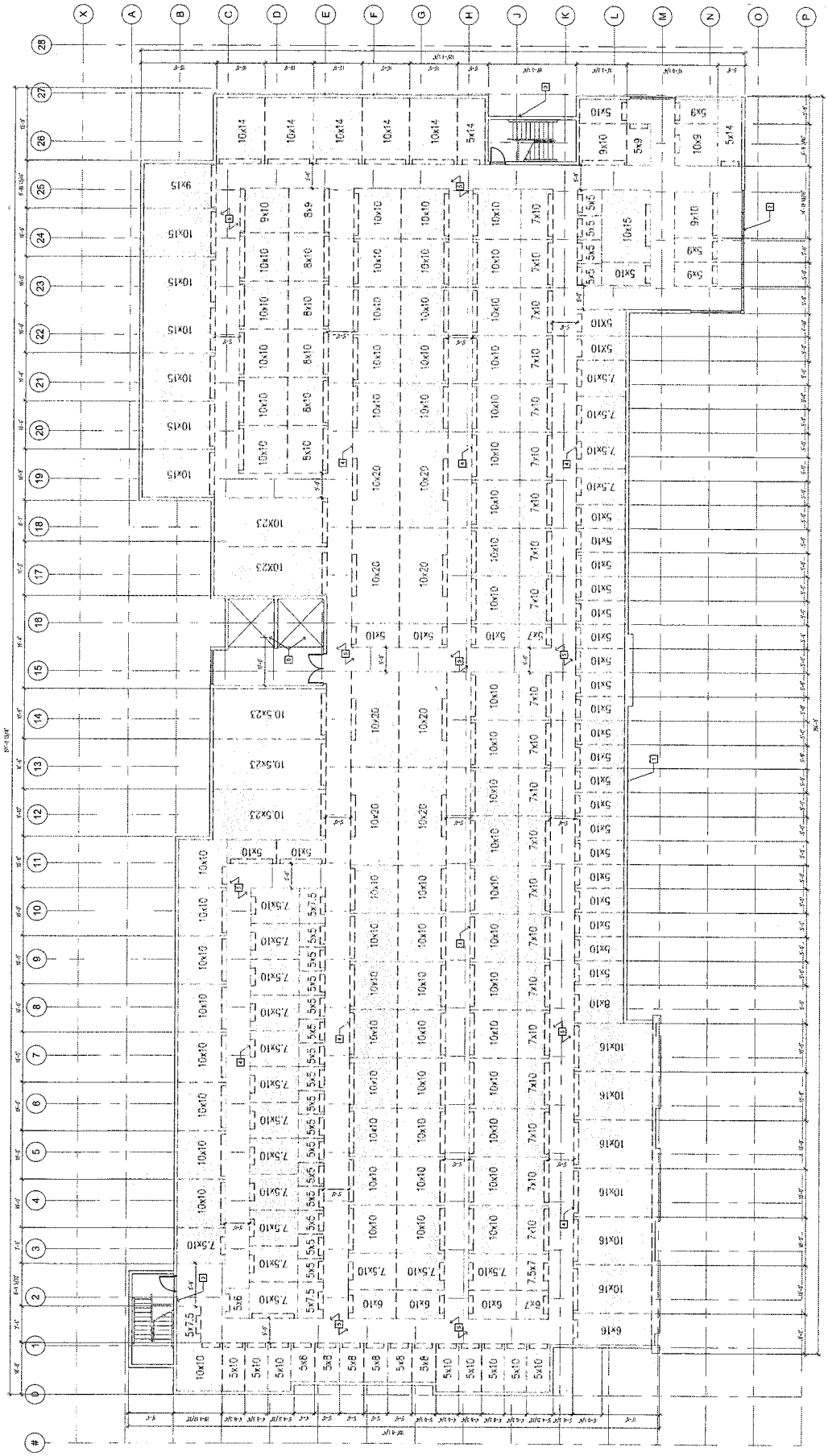
-5X5:	27 UNITS	-10X10:	63 UNITS
-5X6	14 UNITS	-9X15:	1 UNITS
-5X7	3 UNITS	-10X15:	11 UNITS
-5X7.5:	3 UNITS	-9X20:	2 UNITS
-6X7	1 UNITS	-10X20:	7 UNITS
-5X10:	45 UNITS	-10.5X20	3 UNITS
-7.5X7	1 UNITS		
-6X10	4 UNITS		
-7X10:	21 UNITS		
-8X9	1 UNITS		
-7.5X10:	16 UNITS		
-8X10:	6 UNITS	TOTAL LEVEL 1 UNITS: 230 UNITS	
-9X10:	1 UNITS	TOTAL BLDG UNITS: 802 UNITS	

LEVEL 2 FLOOR PLAN

PROPOSED PROJECT
PHG 16-0006

F

FLOOR PLAN



KEY NOTES

1. NEW 4 STORY SELF STORAGE BUILDING
2. PROPOSED FINISHED GLAZING, SHOWCASING STORAGE DOORS
3. NEW VERTICAL ACCESS STAIRCASES INSIDE NEW STORAGE BUILDING
4. PROPOSED STORAGE UNITS, VARYING IN SIZE
5. PROPOSED MIN. 5'-0" WIDE CORRIDORS BETWEEN PROPOSED STORAGE UNITS
6. PROPOSED ELEVATOR SHAFTS INSIDE NEW STORAGE BUILDING

PLAN NOTES

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UNIT MIX

LEVEL 2

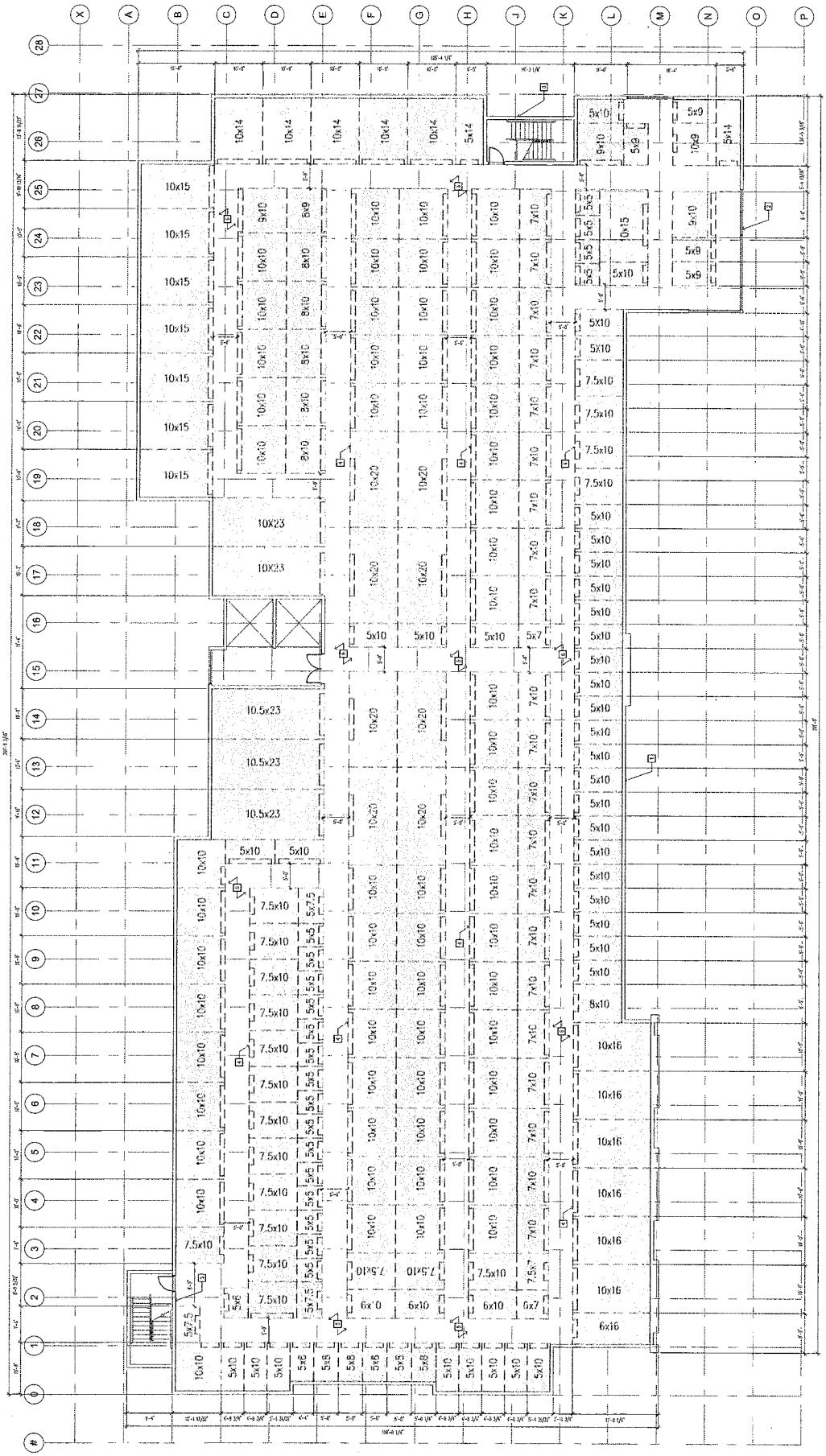
-5X5:	27 UNITS	-9X10:	2 UNITS
-5X6	1 UNITS	-10X10:	61 UNITS
-5X7	3 UNITS	-9X15:	2 UNITS
-5X7.5:	3 UNITS	-10X15:	12 UNITS
-6X7	1 UNITS	-9X20:	2 UNITS
-5x9	2 UNITS	-10X20:	8 UNITS
-5X10:	35 UNITS	-10.5X20	3 UNITS
-7.5X7	1 UNITS		
-6X10	4 UNITS		
-7X10:	21 UNITS		
-8X9	1 UNITS		
-7.5X10:	20 UNITS		
-8X10:	6 UNITS	TOTAL LEVEL 1 UNITS: 216 UNITS	
-9x8:	1 UNITS	TOTAL BLDG UNITS: 802 UNITS	

LEVEL 3 FLOOR PLAN

PROPOSED PROJECT
PHG 16-0006

F

FLOOR PLAN



KEY NOTES

1. NEW 4 STORY SELF STORAGE BUILDING
2. PROPOSED FINISHED GLAZING, SHOWCASING STORAGE DOORS
3. NEW VERTICAL ACCESS STAIRCASES INSIDE NEW STORAGE BUILDING
4. PROPOSED STORAGE UNITS, VARYING IN SIZE
5. PROPOSED MIN. 5'-0" WIDE CORRIDORS BETWEEN PROPOSED STORAGE UNITS
6. PROPOSED ELEVATOR SHAFTS INSIDE NEW STORAGE BUILDING

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UNIT MIX

LEVEL 2

-5X5:	27 UNITS	-9X10:	2 UNITS
-5X6	1 UNITS	-10X10:	61 UNITS
-5X7	3 UNITS	-9X15:	2 UNITS
-5X7.5:	3 UNITS	-10X15:	12 UNITS
-6X7	1 UNITS	-9X20:	2 UNITS
-5x9	2 UNITS	-10X20:	8 UNITS
-5X10:	35 UNITS	-10.5X20	3 UNITS
-7.5X7	1 UNITS		
-6X10	4 UNITS		
-7X10:	21 UNITS		
-8X9	1 UNITS		
-7.5X10:	20 UNITS		
-8X10:	6 UNITS	TOTAL LEVEL 1 UNITS: 216 UNITS	
-8x9:	1 UNITS	TOTAL BLDG UNITS: 802 UNITS	

LEVEL 4 FLOOR PLAN

PROPOSED PROJECT
PHG 16-0006

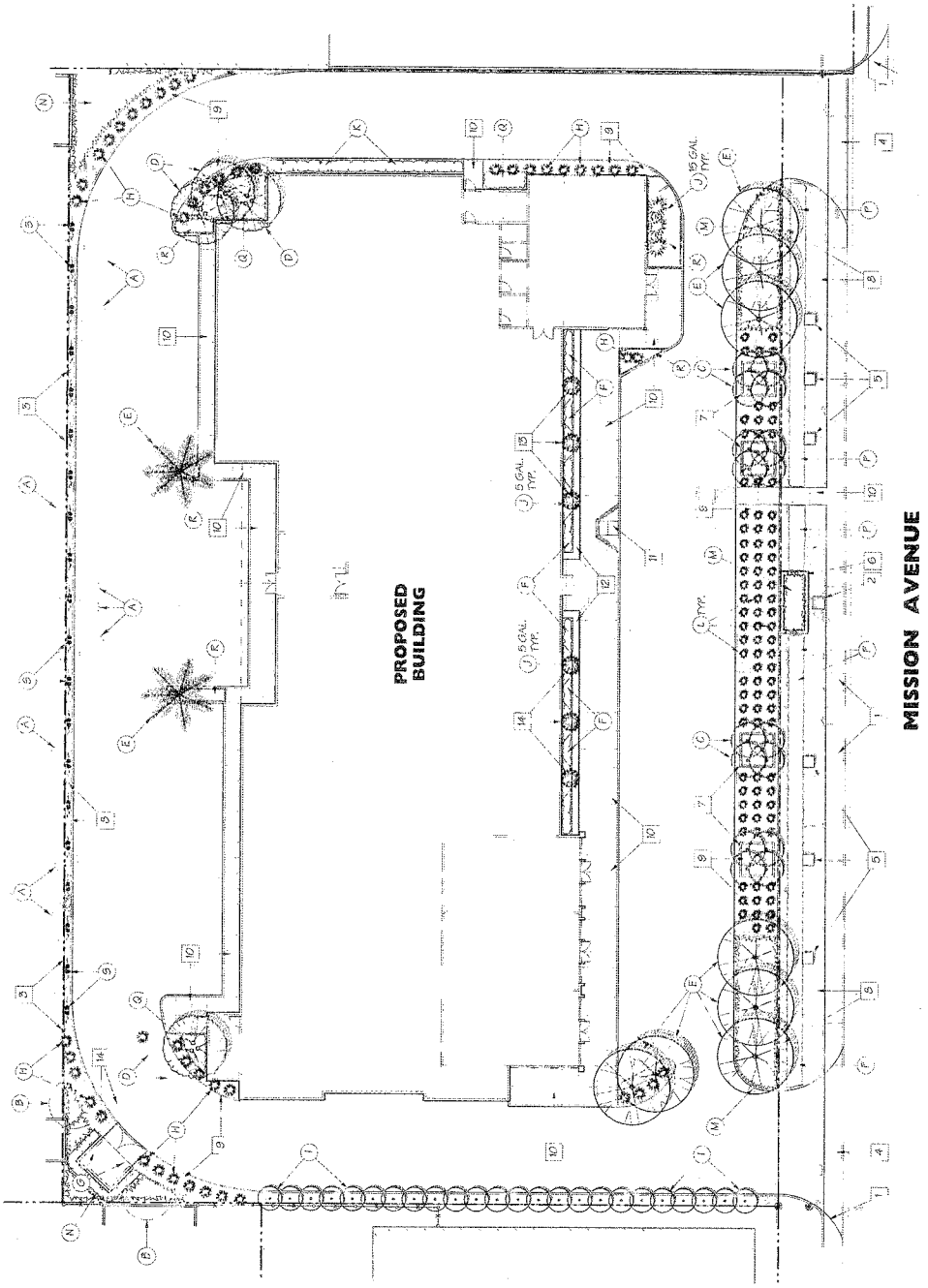
F

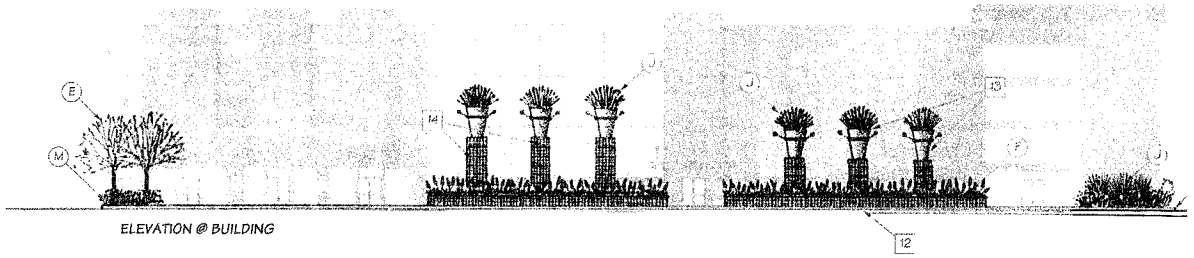
FLOOR PLAN

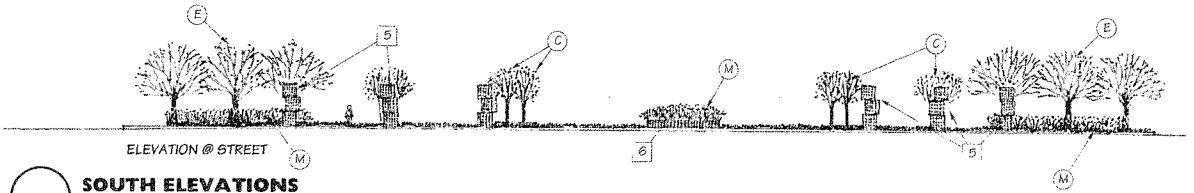
PROPOSED PROJECT
PHG 16-0006

3D

3D RENDERING







SOUTH ELEVATIONS

PROPOSED PROJECT
PHG 16-0006

LP

LANDSCAPE PLAN

PLANT LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
EXISTING TREES TO BE REMOVED				
A	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	VARIES	
EXISTING TREES TO REMAIN				
B	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	VARIES	
PROPOSED PLANTING				
	TREES			
C	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	AS SHOWN
D	PARKINSONIA ACULEATA	MEXICAN PALO VERDE	24" BOX	AS SHOWN
D	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	AS SHOWN
E	PROSOPIS CHILIENSIS	CHILEAN MESQUITE	24" BOX	AS SHOWN
I	CUPRESSUS FORBESII	TECATE CYPRESS	5 GAL.	AS SHOWN
	SHRUBS & GROUND COVERS			
F	ALOE STRIATA	CORAL ALOE	1 GAL.	16" O.C.
F	ALOE 'JOHNSON'S HYBRID'	JOHNSON'S HYBRID ALOE	1 GAL.	8" O.C.
G	CARISSA MACROCARPA 'VARIEGATA'	VARIEGATED NATAL PLUM	5 GAL.	3' O.C.
H	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	2' O.C.
J	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	5 /15 GAL.	AS SHOWN
K	ESCALLONIA FRADESII	ESCALLONIA	5 GAL.	2 1/2' O.C.
L	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GREY RUSH	1 GAL.	4' O.C.
M	MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY	1 GAL.	3' O.C
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4' O.C
P	MYOPORUM PARVIFOLIUM 'PINK'	PROSTRATE MYOPORUM	1 GAL.	3' O.C.
Q	MYRTUS C. COMPACTA	DWARF TRUE MYRTLE	5 GAL	3' O.C.
R	RESTIO FESTUCIFORMIS	GREEN GRASS REED	1 GAL.	2' O.C.
S	DISTICTUS 'RIVERSII'	PURPLE TRUMPET VINE	5 GAL	AS SHOWN

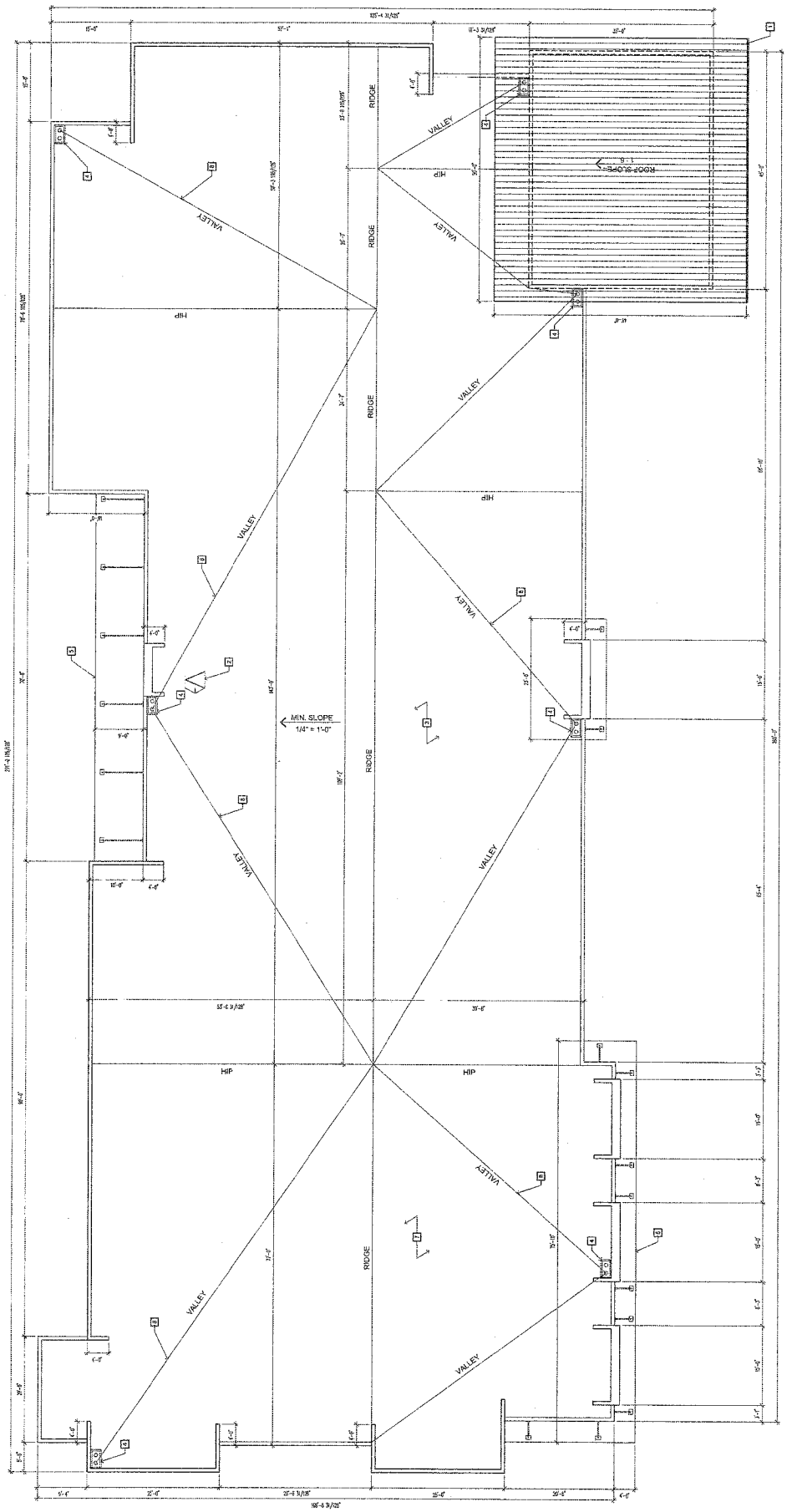
HARDSCAPE LEGEND

1	EXISTING CITY SIDEWALK TO REMAIN
2	EXISTING TRANSFORMER TO REMAIN
3	EXISTING CHAIN LINK FENCE TO REMAIN
4	DRIVE APRON PER CIVIL'S PLANS
5	STACKED GIBION BOXES-FILLED W/ DIFFERENT MATERIALS SUCH AS COBBLE, LEDGESTONE, STACKED TERRACOTTA, & SLAG GLASS
6	12" W. RAISED GIBION PLANTER
7	DEEPENED BIOSWALE CURB
8	4-6" COBBLE MULCH
9	GRAVEL MULCH
10	CONCRETE WALK - NATURAL GREY, ACID WASH FINISH
11	CURB RAMP
12	2' W. GABION PLANTER WALL
13	WALL HUNG POTS W/ GRASS TREE & GABION POT STAND-SHORT
14	WALL HUNG POTS W/ GRASS TREE & GABION POT STAND-TALL
15	TRASH ENCLOSURE

PROPOSED PROJECT
PHG 16-0006

LL

LANDSCAPE LEGEND



KEY NOTES

1. PROPOSED STANDING SEAM METAL ROOF, (SLOPE 1:6)
2. PROPOSED 3'-0" X 3'-6" ROOF HATCH COORDINATED W/ ROOF TRUSS
3. PROPOSED 4-PLY BUILT-UP ROOFING WITH CAP SHEET, VERIFY ROOF JOIST LOCATION WITH STRUCTURAL DWGS. CLASS A FIRE RETARDANT, SLOPE ¼": 1'-0" MIN.
4. PROPOSED INTERNAL ROOF AND OVERFLOW DRAIN, SEE PLUMBING DWGS FOR SIZES
5. PROPOSED LINE OF METAL CANOPIES BELOW
6. PROPOSED BUILT-UP CRICKET-SLOPE ¼" PER FOOT MIN.
7. STRUCTURAL FRAMING BELOW ROOF, SEE STRUCTURAL DWGS
8. FLOW LINE TO DRAIN

ROOF PLAN LEGEND

SLOPE FROM HIGH POINT TO LOW POINT

ROOF ACCESS HATCH

ROOF DRAIN

ROOF PLAN NOTES

A. SEE ROOF FRAMING PLAN (STRUCTURAL) FOR PLYWOOD AND FRAMING INFORMATION.

B. REFER TO MECH. DWGS FOR LOCATION OF ALL HVAC UNITS AND MECHANICAL REQUIREMENTS AND SPECIFICATIONS. SEE STRUCTURAL DWGS FOR TYP. FRAMING REQUIREMENTS AT OPENINGS, FOR TYP. CURB.

C. REFER TO PLUMBING DWGS AND DETAIL FOR PIPE ROOF PENETRATIONS.

D. GENERAL CONTRACTOR SHALL COORDINATE WITH THE DIFFERENT TRADES FOR INSTALLATION OF ROOF PENETRATIONS PRIOR TO INSTALLATION OF ROOF MEMBRANE.

E. GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING PLUMBING AND SITE UTILITY CONTRACTORS TO INSURE THAT CONNECTIONS BETWEEN RAIN WATER LEADERS, STORM DRAIN SYSTEMS, BUILDING SANITARY AND SITE SEWER SYSTEMS ARE COMPLETED.

F. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ON ROOF TO ALL ROOF DRAINS.

G. RIGID INSULATION ATTACHMENT ON ROOF TO RESIST WIND UPLIFT FORCES GREATER THAN 80 M.P.H.

GENERAL NOTES

10. ALL INDIRECT WASTE PIPING ON ROOF SHALL BE TYPE "L" COPPER ATTACHED BY PIPE STRAPS NAILED TO 2 x 4 REDWOOD BLOCKING. BLOCKING SHALL BE SET IN MASTIC AT 6'-0" O.C. PIPING SHALL BE SLOPED AND TERMINATE IN AN APPROVED RECEPTOR. PIPING TO BE INSTALLED PARALLEL AND PERPENDICULAR TO BUILDING ELEVATIONS.
11. ALL ROOFING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL CITY AGENCY WIND DESIGN ACCORDANCES.
12. REFER TO STRUCTURAL DRAWINGS TO CONFIRM ROOF ELEVATIONS.
13. ALL ROOF ELEVATIONS INDICATE BOTTOM OF SHEATHING FROM FINISHED FLOOR, DATUM ELEVATION 0'-0". (FLOOR SLOPES) SEE STRUCTURAL DRAWINGS.
14. ROOFING: UL CLASS A-- FIRE RETARDANT RATING AS MANUFACTURE BY GAF, MANVILLE OR EQUAL.
15. OVERFLOW SCUPPERS SHALL BE 3 TIMES THE AREA OF THE ROOF DRAIN INLET, LOCATED 3" ABOVE THE LOW POINT OF THE ADJACENT FINISHED ROOF PER CBC SEC.1506.3.
16. LEAD FLASHING TO BE USED AT ALL ROOF VENT PENETRATIONS.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES, POWER, WATER AND DRAIN LOCATIONS AND INSTALLATION REQUIREMENTS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.
2. MECHANICAL AND PLUMBING EQUIPMENT PLATFORM DIMENSIONS SHALL BE A MINIMUM OF 8 INCHES ABOVE ADJACENT ROOF ELEVATION.
3. VENTS THROUGH THE ROOF SHALL BE INSTALLED 10'-0" FROM AND TERMINATED 3'-0" ABOVE ANY FRESH AIR INTAKES.
4. LEAD FLASHING TO BE USED AT ALL ROOF DRAIN AND OVERFLOW PENETRATIONS.
5. SEE PLUMBING DRAWINGS FOR ALL ROOF DRAIN SIZES.
6. ALL ROOF SURFACES SHALL SLOPE AT A MINIMUM OF 1/4 INCH PER FOOT IN ALL DIRECTIONS. CRICKETS SHALL BE USED ON THE HIGH SIDE OF ALL SKYLIGHTS, ROOF HATCH AND EQUIPMENT PLATFORMS.
7. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
8. SEE MECHANICAL DRAWINGS FOR HVAC EQUIPMENT, SHAFT, AND PENETRATION LOCATIONS.
9. ORIENT SKYLIGHT / SMOKE HATCH HINGES TOWARD THE PREVAILING WIND WHERE OCCURS.

4-PLY ROOF SPECIFICATIONS

MANVILLE FOUR PLY MINERAL SURFACED FIBERGLASS BUILT-UP ROOF 4 GNC (OR EQUAL).

U.L. RATED CLASS "A" BUILT-UP ROOF SUMMARY OF MATERIALS PER 100 SQUARE FEET:

COATED BASE SHEET	25 LBS
MECHANICAL FASTENERS	PER MFG.
ASPHALT – ASTM D312 – 78 ..... TYPE III	30 LBS
PLY SHEET – ASTM D – 2178 ..... TYPE IV	12 LBS
ASPHALT – ASTM D312 – 78 ..... TYPE III	30 LBS
PLY SHEET – ASTM D – 2178 ..... TYPE IV	12 LBS
ASPHALT – ASTM D312 – 78 ..... TYPE III	30 LBS
FIBERGLASS CAP SHEET	72 LBS

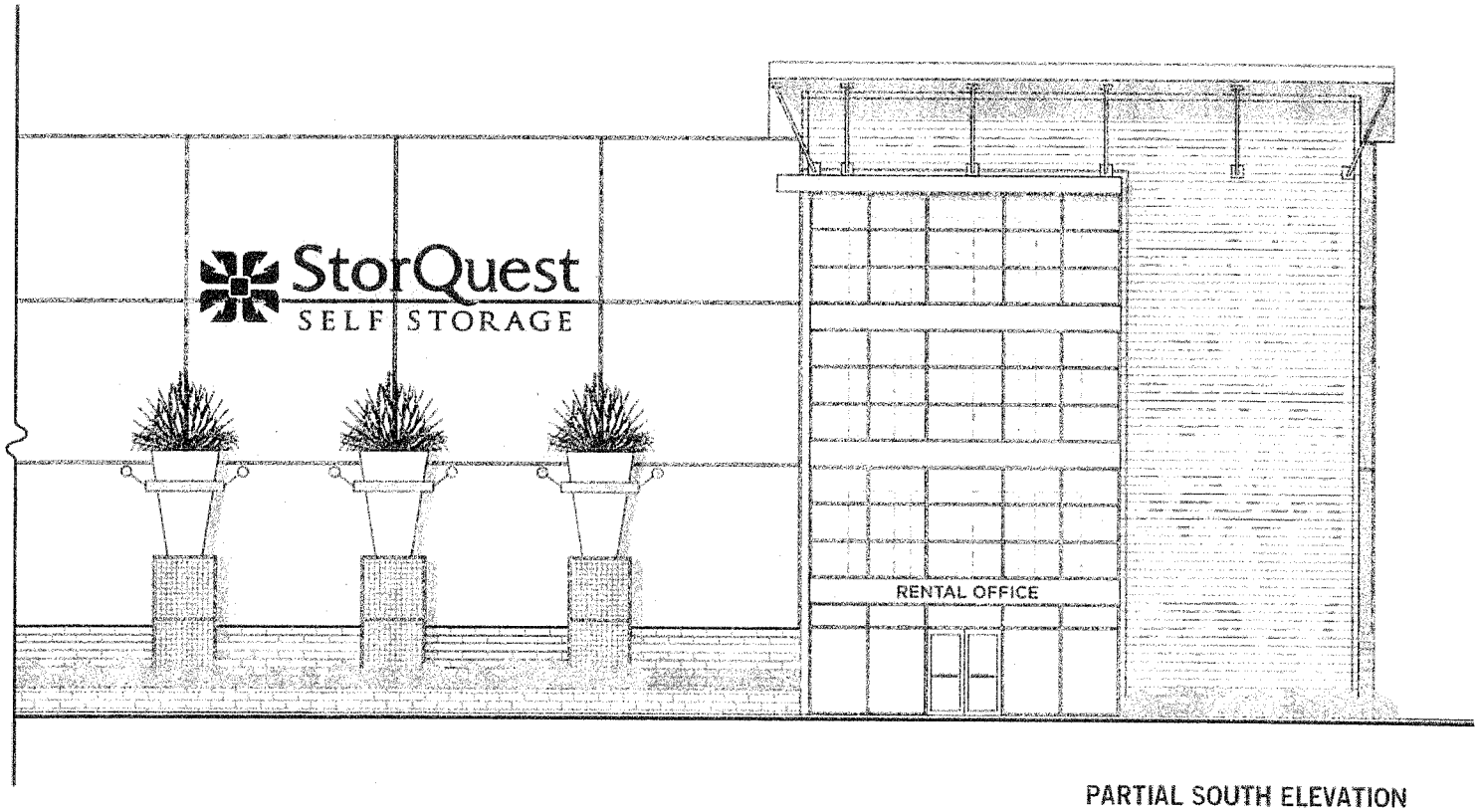
NOTE: MIN. ROOF SLOPE: 1/4" PER FOOT

ROOF PLAN

PROPOSED PROJECT
PHG 16-0006

RP

ROOF PLAN



PARTIAL SOUTH ELEVATION

ENLARGED DETAIL

217.5 SF

NOTES:

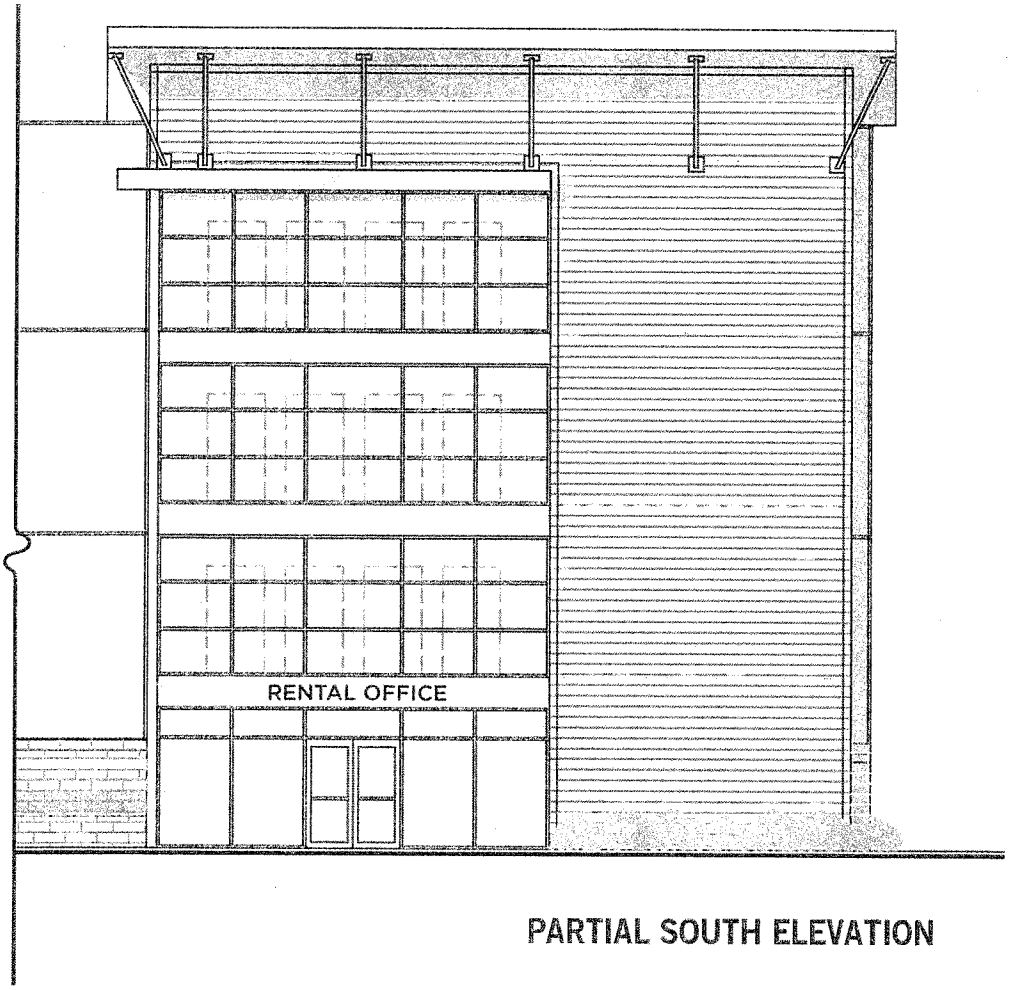
5" DEEP FACE LIT WHITE LED ILLUMINATED LETTERS/LOGO/BAR. FACES TO BE WHITE 3/16" LEXAN W/ TRANSLUCENT RED VINYL OVERLAY AS SHOWN. .090" ALUM. BACKS AND .063 ALUM. RETURNS W/ 1/2" TRIM CAP PAINTED SATIN WHITE OR SATIN RED (AS SHOWN) TO MATCH FACES. PIN MOUNT 1/4" OFF WALL. MOUNTING METHOD AND SUPPORT PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.

SIGN DESIGN AND SIZE SUBJECT TO REVIEW AND APPROVAL BY CITY.

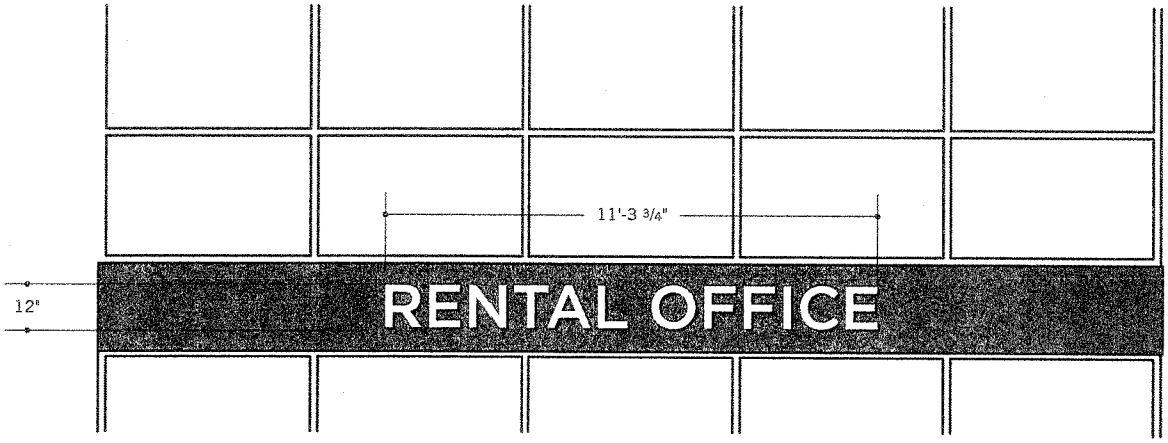
PROPOSED PROJECT
PHG 16-0006

E

ELEVATION - SIGN



PARTIAL SOUTH ELEVATION



ENLARGED DETAIL

SIDE VIEW

NOTES:

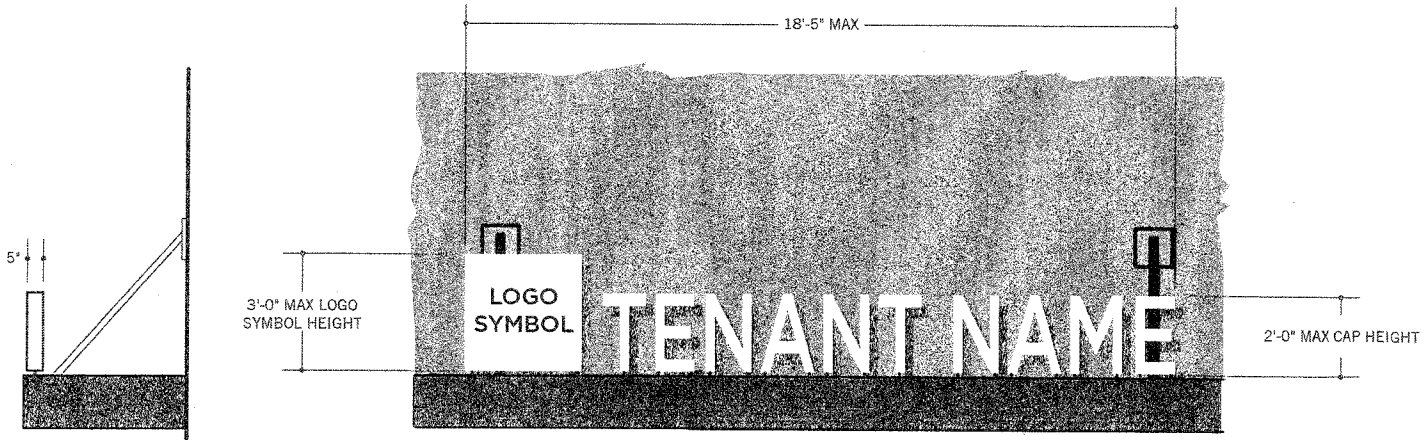
3/4" DEEP NON-ILLUMINATED FLAT CUT ACRYLIC LETTERS PAINTED MATTHEWS SATIN WHITE AND PIN MOUNTED 1/4" OFF WALL SURFACE.

SIGN DESIGN AND SIZE SUBJECT TO REVIEW AND APPROVAL BY CITY.

PROPOSED PROJECT
PHG 16-0006

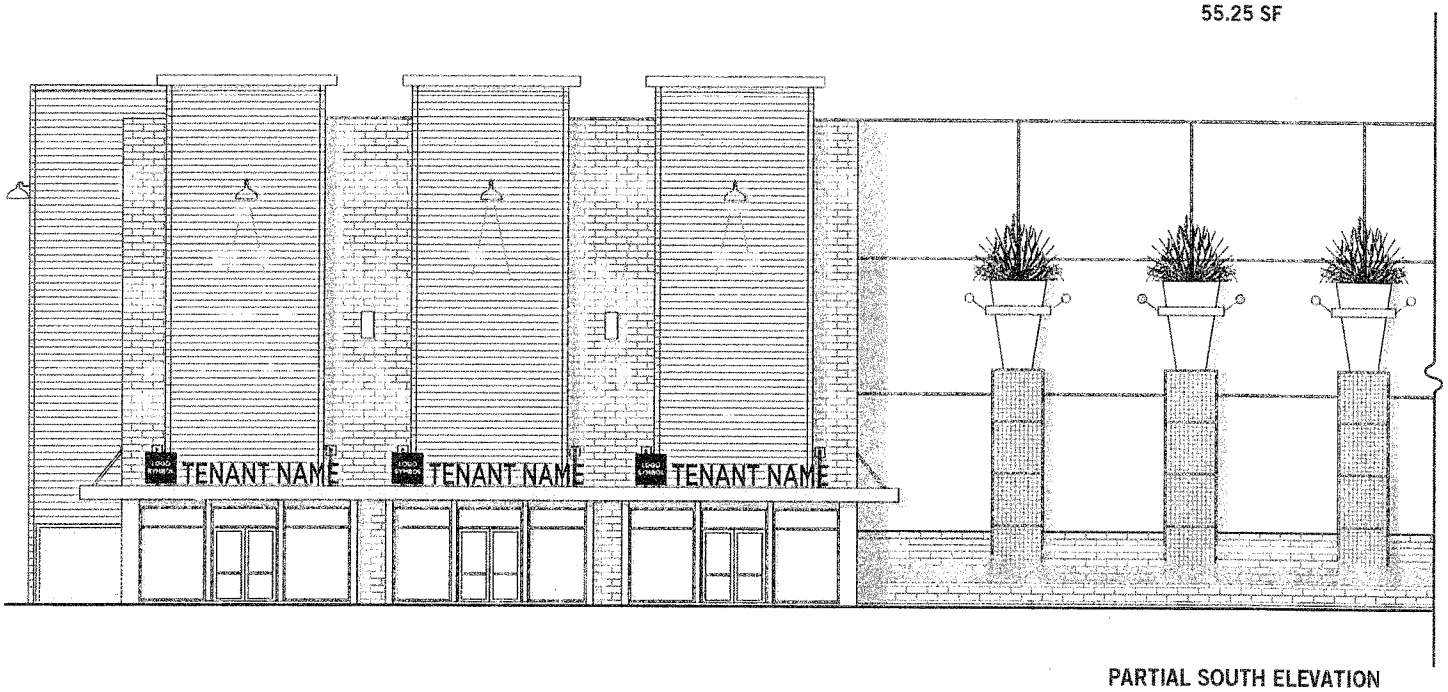
E

ELEVATION - SIGN



SIDE VIEW

ENLARGED DETAIL
55.25 SF



PARTIAL SOUTH ELEVATION

NOTES:

5" DEEP FACE LIT WHITE LED ILLUMINATED LETTERS AND/OR LOGO. FACES TO BE WHITE 3/16" LEXAN W/ TRANSLUCENT WHITE AND/OR COLORED VINYL OVERLAY TO CONTRAST WITH BACK GROUND. .090" ALUM. BACKS AND .063 ALUM. RETURNS W/ 1/2" TRIM CAP PAINTED SATIN WHITE OR SATIN RED TO MATCH FACES. PIN MOUNT 1/4" OFF WALL. LETTERS AND/OR LOGO TO BE BASE MOUNTED TO CANOPY WITH 1" TALL x 1" DIA. STAND-OFFS (PAINTED MATTHEWS SATIN BLACK) MOUNTING METHOD AND SUPPORT PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.

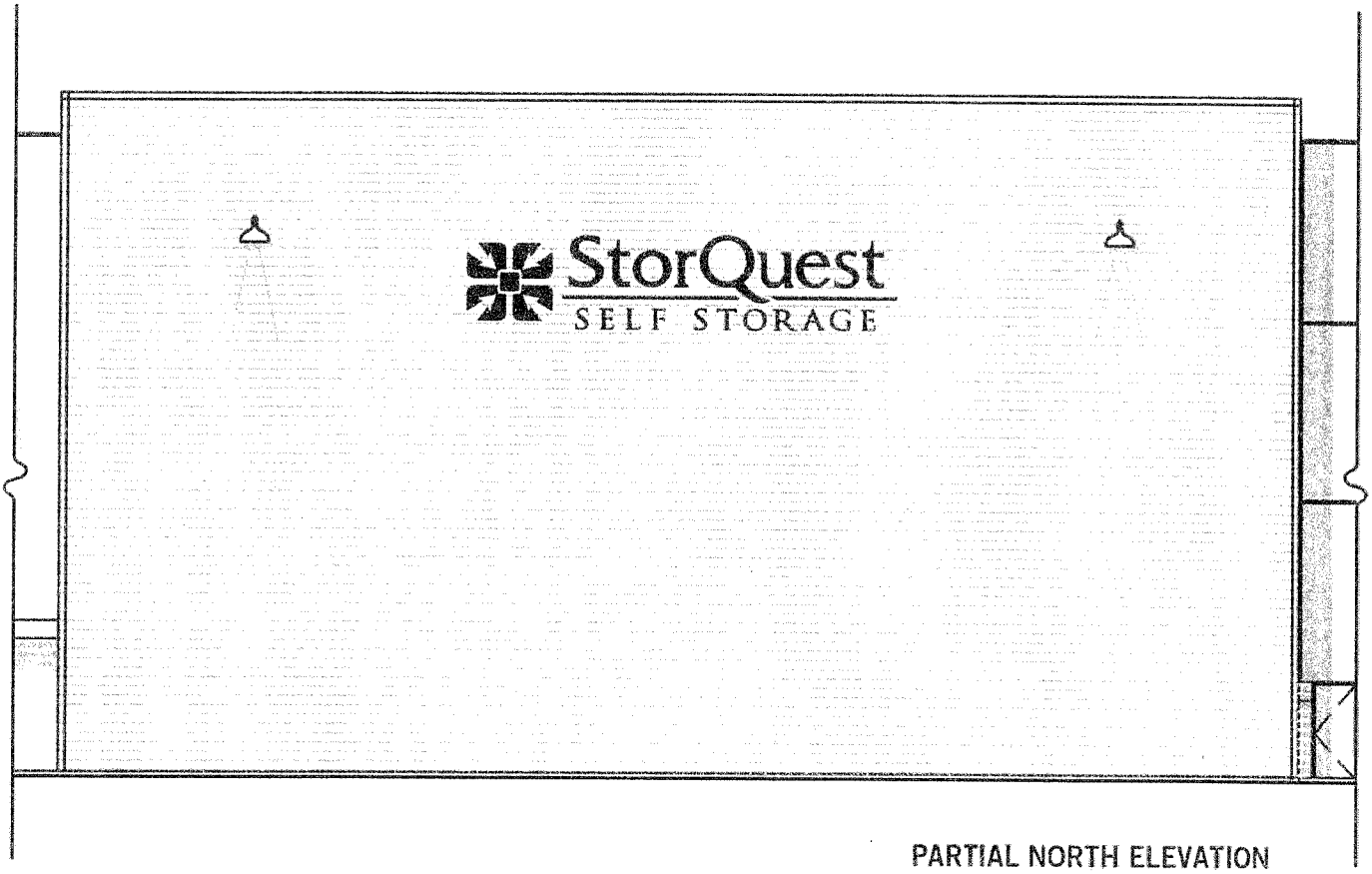
TENANT BUSINESS NAME AN/OR LOGO TO APPEAR IN THEIR CORPORATE COLORS AND FONT, SUBJECT TO OWNER REVIEW AND APPROVAL.

SIGN DESIGN AND SIZE SUBJECT TO REVIEW AND APPROVAL BY CITY.

PROPOSED PROJECT
PHG 16-0006

E

ELEVATION - SIGN



PARTIAL NORTH ELEVATION

ENLARGED DETAIL
SCALE: 1/8" = 1'
217.5 SF

NOTES:

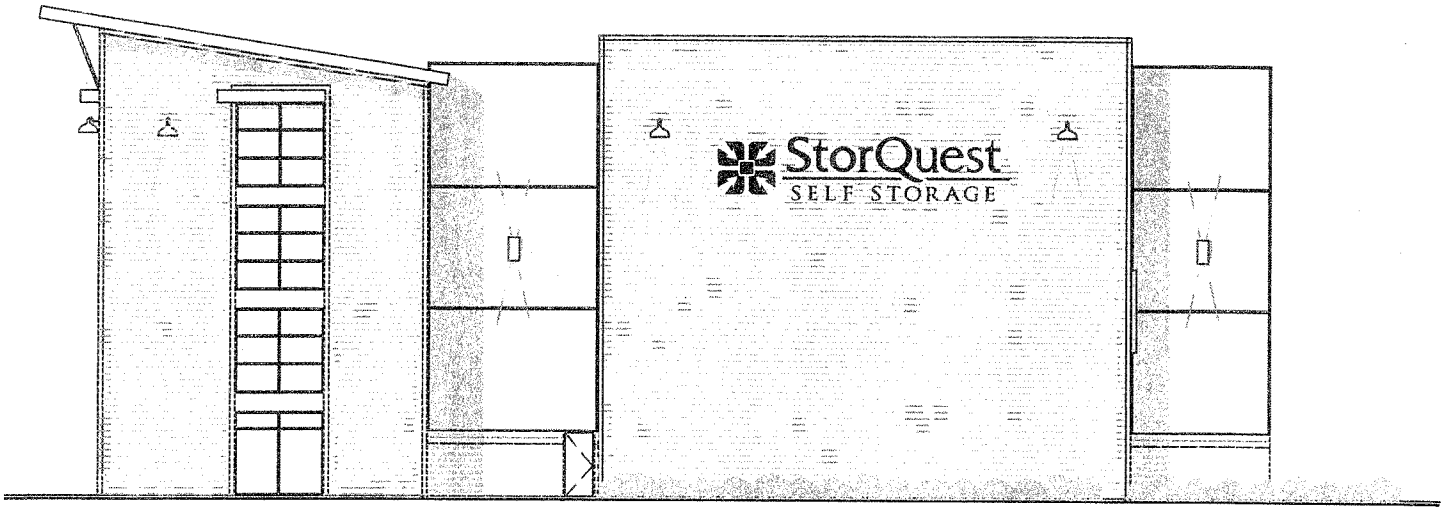
5" DEEP FACE LIT WHITE LED ILLUMINATED LETTERS/LOGO/BAR. FACES TO BE WHITE 3/16" LEXAN W/ TRANSLUCENT RED VINYL OVERLAY AS SHOWN. .090" ALUM. BACKS AND .063 ALUM. RETURNS W/ 1/2" TRIM CAP PAINTED SATIN WHITE OR SATIN RED (AS SHOWN) TO MATCH FACES. PIN MOUNT 1/4" OFF WALL. MOUNTING METHOD AND SUPPORT PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.

SIGN DESIGN AND SIZE SUBJECT TO REVIEW AND APPROVAL BY CITY.

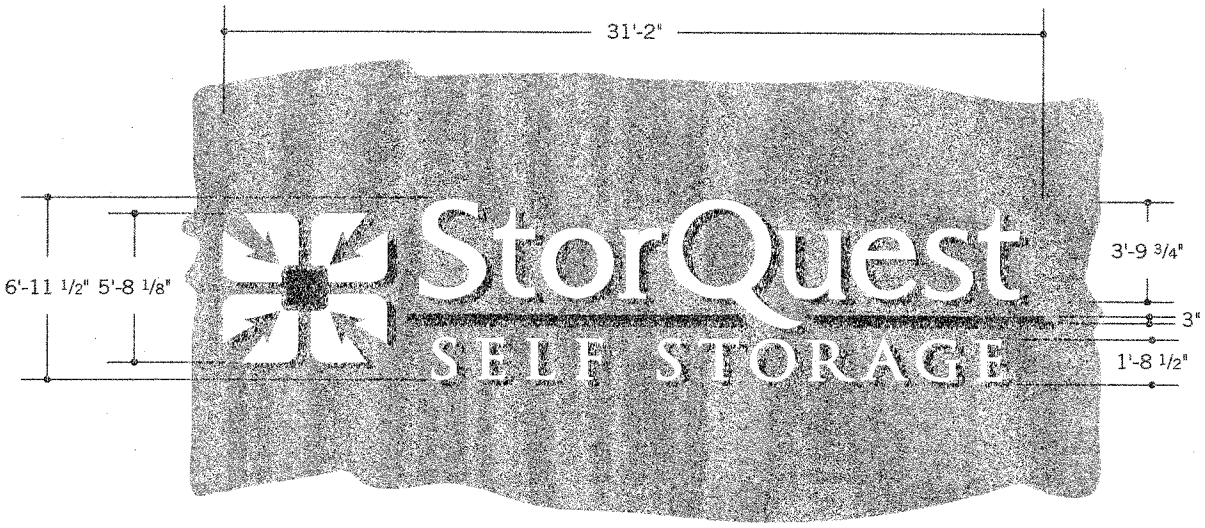
PROPOSED PROJECT
PHG 16-0006

E

ELEVATION - SIGN



EAST ELEVATION



ENLARGED DETAIL

217.5 SF

SIDE VIEW

NOTES:

5" DEEP FACE LIT WHITE LED ILLUMINATED LETTERS/LOGO/BAR. FACES TO BE WHITE 3/16" LEXAN W/ TRANSLUCENT RED VINYL OVERLAY AS SHOWN. .090" ALUM. BACKS AND .063 ALUM. RETURNS W/ 1/2" TRIM CAP PAINTED SATIN WHITE OR SATIN RED (AS SHOWN) TO MATCH FACES. PIN MOUNT 1/4" OFF WALL. MOUNTING METHOD AND SUPPORT PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.

SIGN DESIGN AND SIZE SUBJECT TO REVIEW AND APPROVAL BY CITY.

PROPOSED PROJECT
PHG 16-0006

E

ELEVATION - SIGN

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - General Commercial (CG), Light Multiple Residential (R-2-12; max 12 units/acre), and Planned Development-Commercial (PD-C) zoning: The properties to the direct north of the project site, along both sides of Crest Street, are zoned General Commercial and contain a variety of commercial and institutional uses, such as Tri-Ad and Escondido Adult School. State Route 78 lies just north of Crest Street. Properties between SR-78 and Lincoln Avenue are zoned R-2-12 and contain mostly residential uses, though the former Toyota dealership at Broadway and Lincoln (to be redeveloped with Centerpointe 78, a shopping center with a grocery store and restaurant) is zoned CG and PD-C (Planned Development- Commercial).

SOUTH - General Commercial (CG) and Downtown Specific Plan Area (SPA-9) zoning: The properties lining the south side of West Mission Avenue, between North Escondido Boulevard and North Broadway, are zoned General Commercial and contain a variety of retail and restaurant uses. Casa Escondida Senior Apartments is also located in this area. The Downtown Specific Plan Area starts just south of these businesses and includes the Northgate and Stater Brothers shopping centers.

EAST - General Commercial (CG), Planned Development-Commercial (PD-C), Medium Multiple Residential (R-3-18; max 18 units/acre), and Single Family (R-1-6; min 6,000 SF/lot) zoning: General Commercial zoning crosses Broadway and extends to Juniper Street, though the "new" Toyota dealership at the southeast corner of Broadway and Lincoln Avenue is zoned Planned Development-Commercial (PD-C). The area east of Juniper Street is residential and includes both multi-family (R-3-18) and single-family (R-1-6) developments.

WEST - General Commercial (CG) and Planned Development-Commercial (PD-C) zoning: General Commercial zoning extends west from the project site to Quince Street. The Lowes shopping center on the northwest corner of Mission and Quince is zoned PD-C.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service - The Police Department has expressed no concern since the project will not have an impact on their ability to provide services.

2. Effect on Fire Service – The Fire Department has reviewed the proposed project. All comments provided have been incorporated into the project design or included as conditions of approval.

3. Traffic – The project site is located on the north side of West Mission Avenue, between North Escondido Boulevard and North Broadway, and access to the site would be from two proposed driveways on Mission Avenue. The portion of Mission Avenue between Escondido Boulevard and Broadway is classified as a six-lane Super Major, and is operating at a Level of Service (LOS) of C, with a capacity of 34,200 average daily trips (ADTs) and an actual ADT count of 21,000 (all figures from 2011 data). As part of the project submittal, the applicant provided a Traffic Impact Analysis prepared by Linscott, Law & Greenspan (LLG) Engineers in July 2015. Since this analysis was prepared several months before application submittal and was based on an early design concept, it assumed a larger building than what is now proposed (113,550 SF instead of 102,774 SF). The traffic analysis concluded that the project would generate 652 daily trips with 30 trips during the AM peak hour and 63 trips during the PM peak hour; actual daily trips could be lower since the size of the building was reduced after the analysis was prepared. The traffic analysis concluded that these impacts were less than significant and that no mitigation would be necessary. City Engineering staff reviewed the analysis and agreed with the determination.

4. Utilities – Water and sewer service are provided to the site by the City of Escondido. Utilities has reviewed the project proposal and has indicated that a looped water system will be required, which has been incorporated into the conditions of approval.

5. Drainage – The project site is not located within the 100-year flood zone as designated on current FEMA flood insurance rate maps. There are no significant drainage courses within or adjoining the property.

C. ENVIRONMENTAL STATUS

A Mitigated Negative Declaration (MND) was issued for a 20-day public review beginning July 14, 2016, and ending August 2, 2016, in accordance with the California Environmental Quality Act (CEQA). The MND identified potential project-related impacts to tribal cultural resources. Mitigation measures have been proposed to reduce these impacts to a less than significant level, and these mitigation measures have been incorporated into the project's conditions of approval. One comment letter was received during the public review period from a representative of the owners of the commercial center directly south of the project site across Mission Avenue. The letter notes concerns with the compatibility of a self-storage facility with the surrounding uses, the overall scale of the building and the sufficiency of the proposed setbacks, and the applicability of the project to the objectives of the Planned Development-Commercial zone. This letter is attached to the staff report. The MND is available on the City of Escondido website at https://www.escondido.org/planning.aspx.

D. CONFORMANCE WITH CITY POLICY

General Plan and Zoning Code

The project site is located within the General Commercial (GC) land use designation of the General Plan and the General Commercial (CG) zone in the Zoning Code. The General Plan states that the GC designation is intended for a "broad range of retail and service activities, including local-serving commercial, community shopping/office complexes, automobile sales and service, eating and drinking establishments, [and] entertainment facilities." Per the General Plan, development in the GC designation is limited to a floor area ratio (FAR) of 0.5, and a height of one to three stories, though buildings taller than three stories may be appropriate for tourist-serving facilities or mixed-use overlay areas.

Under normal circumstances, a commercial building including a self-storage facility and retail/restaurant space would be consistent with the intended General Commercial land uses listed above and would be allowed with a Conditional Use Permit. However, the project as proposed would have an FAR of 1.5, based on a building size of 102,774 SF and a lot size of 1.57 acres (68,389 SF). Since this is three times larger than the maximum FAR allowed in the General Commercial designation, the project includes a proposal for a General Plan Amendment to change the designation of the property to Planned Commercial, which allows an FAR up to 1.5. The project would also include a Rezone from General Commercial (CG) to Planned Development-Commercial (PD-C), to bring the zoning of the site into conformity with the proposed General Plan designation. The PD-C zone provides flexibility for site-specific development standards for area, lot coverage, setbacks, signage, etc.

The proposed building also would be four stories in height, which would not conform to either the General Commercial or Planned Development land use designations in the General Plan, both of which limit height to one to three stories (in contrast, the Zoning Code does not impose any limits on building height or number of stories for either the CG or the PD-C zones). To address this issue, staff is proposing to amend the text of the General Plan to allow four-story buildings in the Planned Commercial land use designation. Another option would be to require the applicant to limit the proposed building to three stories, though this would affect the financial viability of the project by necessitating a substantial decrease in overall building size, since increasing the footprint of the building (to compensate for lower height) would make it difficult or impossible for the project to conform to other site requirements for parking, stormwater management, fire access, etc. The proposed building size would be comparable to that of other recently-constructed StorQuest facilities in the southwestern United States, including a 100,000-SF StorQuest facility in Carlsbad, a 164,000-SF facility in downtown Los Angeles, and a 121,000-SF facility in Phoenix (currently under construction). The applicant is proposing to continue the trend of providing larger, multi-story structures for its newer facilities.

The project site is also located within the Highway 78/Broadway Target Area, as defined in the General Plan. As part of the proposed General Plan Amendment, new text would be added to the General Plan to establish Target Area guiding principles that are specific to the project site. The proposed text is attached to this staff report as Exhibit C.

Zoning Code Section 33-339 contains requirements specific to mini-warehouse storage facilities, including adequate security and parking, restricting storage to enclosed structures, and visual screening (fencing and/or landscaping). Most of these requirements have already been incorporated into the design of the project, though

the project has been conditioned to prohibit the storage of hazardous, toxic, or obnoxious goods or products on the site.

E. ANALYSIS

Parking

Article 39 of the Zoning Code lists off-street parking standards for a variety of land uses. Mini-storage facilities are required to provide one space per 5,000 SF of floor area, and general retail uses are required to provide one space per 250 SF. General-purpose restaurants are required to provide one space per 100 SF for restaurants under 4,000 SF, or one space per 150 SF for specialty restaurants such as bakeries, ice cream shops, etc.

The proposed project includes a 100,024-SF self-storage facility as well as 2,750 SF of retail and/or restaurant space. Based on the ratios above, this would normally result in a parking requirement of 20 spaces for the self-storage facility, while the requirement for the retail/restaurant space would depend on the exact proportions of those two uses (100% retail would require eleven spaces, while 100% restaurant would require 27 spaces; mixtures of the two would require an intermediate number). Therefore, the total parking requirement for the project could fall anywhere within a broad range of 31 to 47 spaces.

To clarify the project's parking issues, the applicant obtained a parking analysis from LLG on June 6, 2016. This parking analysis recommended basing the parking requirement for the self-storage portion of the building on unit count (as done in the County of San Diego and City of San Marcos) instead of square footage. The parking analysis recommended 1.5 spaces for every 100 units, which is the exact ratio used by County of San Diego and similar to the ratio used by City of San Marcos (which requires three spaces as a baseline supply, plus one space per 100 units). Using this recommended ratio, the parking analysis found that as long as no more than 50% of the retail/restaurant space was occupied by restaurant uses, 32 parking spaces and six loading spaces would suffice. The applicant has proposed 33 parking spaces and six loading spaces for the project.

The parking analysis prepared by LLG does not address parking needs for the 1,565-SF office space included within the self-storage portion of the building. The majority of this space is expected to be used as a rental/sales area and private staff offices. Since these uses can be considered accessory to the main function of the self-storage business, and since the size of the office space is very small compared to the remainder of the self-storage facility (1,565 SF of offices vs. 98,459 SF of storage units), staff have determined that most of the office space does not require parking above and beyond what is already provided for the storage facility. However, the applicant has indicated that they would like to include one or more conference rooms within this office space for public use. While it is assumed that this conference space would be used mostly by individuals or organizations already renting units within the building, it is possible that off-site guests would be invited to meetings, or that the applicant could make it available to other businesses in the area. The applicant has proposed an overall parking supply of 33 spaces for the project, which is one more than the 32 spaces recommended by the LLG parking analysis. The applicant has also indicated willingness to limit the conference space to 300 SF, which would require one parking space per the City's standards for general office uses. Therefore, the one additional parking space can be applied toward this conference space, and a condition of approval has been proposed to limit the conference space to 300 SF.

Building Design, Landscaping, and Fencing

The proposed building would be four stories in height, 52'5" tall at its highest point, and approximately 102,774 SF in size. While development to the east, west, and south of the project site consists of one- and two-story commercial/office buildings, the 32,000-SF Tri-Ad building to the direct north of the project site is three stories and 42' in height.

The proposed building would incorporate a contemporary appearance. Exterior wall materials would include a combination of embossed metal wall paneling, cement plaster with a sand finish, and split-faced concrete masonry, in a range of neutral browns. Walls with the cement plaster finish would also feature aluminum accent bands ("reveals") in a large grid pattern. Rectangular metal lattices, approximately 7' x 8.5' in dimension and painted dark brown, would be installed on the north (rear) and west (side) elevations of the building for visual interest. A metal-clad canopy, painted red, would be installed over the entrances to the retail/restaurant spaces, with signage for these businesses mounted on top of this canopy. An additional red canopy would be mounted

along the roof line over the main self-storage entrance. Signage for the self-storage facility would be located on the south (front), north (rear), and east (side) elevations. Sconce and gooseneck lighting fixtures would be installed along all sides of the building. Front entrances to the retail/restaurant area would consist of storefront systems with low-e glass and bronze anodized framing. Storefront glass would also be used at the main entrance to the self-storage facility, but would extend upward toward the roof, to expose the roll-up doors of some storage units on floors two through four. The exposed roll-up doors would be painted red to match the canopies on the building exterior.

For landscaping, the front elevation of the building would be decorated with 12.5'- and 22.5'-tall, gabion-style steel mesh pedestals, upon which planter pots containing Mexican grass tree would be installed and affixed to the building façade for support. A gabion planter bed would be installed along the façade at ground level and would contain Johnson's hybrid aloe. Additional landscaped areas, some doubling as bioretention areas, would be installed at the northeast and northwest corners of the lot, in narrow strips along the north and west property boundaries, at each corner of the building, and near the loading spaces at the rear of the building, to contain a variety of water-efficient trees, shrubs, vines, and grasses. A 12'-wide landscaping strip just inside the property frontage would contain street trees (Chilean mesquite and crape myrtle) as well as bioretention zones planted with California grey rush over gravel mulch. The 14'-wide dedication area located between the project site and Mission Avenue would be largely vegetation-free, except for a strip of prostrate myoporum (a semi-succulent groundcover) and one gabion planter; the remainder of the dedication area would contain cobble mulch and six decorative "stacks" of gabion boxes. All gabion features on the property would be filled with decorative materials to include cobble, ledgestone, terracotta, and/or slag glass.

Existing fencing on the property includes a 6'-tall chain link fence along the north (rear) property line. Fencing exists at the east and west sides of the property; however, this fencing is located just outside the boundaries of the project site and on the adjacent properties. The project design includes a low CMU retaining wall at the rear property line, with wrought-iron fencing above, to be screened with vines. No modifications are proposed to the fencing along the east or west property lines. A gate will be installed at either side of the building to restrict access to the rear of the property to employees and people renting self-storage units.

Staff believes that the proposed building design is compatible with the surrounding area. While the building would be 52'5" tall at its highest point (directly over the main self-storage entrance), the remainder of the building would not exceed a height of 49'4", which is comparable to the 42'-tall, three-story Tri-Ad building to the north. Setbacks for the building would range from 30' (side) to 42'6" (rear), which exceeds requirements for the General Commercial zone (which allows a zero setback on all four sides). Finally, the building exterior would incorporate neutral colors to coordinate with existing development, and water-efficient landscaping (particularly along the front property line) to enhance its appearance.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS:

The subject property is 1.57 acres in size and rectangular in shape. It is located on the north side of West Mission Drive, between North Escondido Boulevard and North Broadway, and Mission is its only street frontage. Currently, the site has no access from the street, so the project would create two access points along Mission: one driveway at the eastern boundary line, and one at the western boundary line. The site is currently undeveloped and primarily flat, with elevations ranging from about 651 feet (a depression near the southeast corner of the property) to about 656 feet (the north side of the property). Little vegetation exists on the property aside from several queen palms along the north property line (which will be removed) and scattered grasses and weeds.

B. SUPPLEMENTAL DETAILS OF REQUEST:

1. Lot Size 1.57 acres

2. Building Size

   Self-Storage Facility (Office/Sales/Conference Area) 1,565 SF

Self-Storage Facility (Storage Units)	98,459 SF
Leasable Retail/Restaurant Space	2,750 SF
Total	102,774 SF
3. Self-Storage Facility Capacity	800 to 850 individual units, ranging in size from 5' x 5' (25 SF) to 10' x 30' (300 SF). All units to be climate-controlled and accessible only from inside the building.
4. Building Height	Four stories 52'5" at highest point (over main entrance to storage facility) 49'4" parapet height 44' roof deck height
5. Floor Area Ratio (FAR)	1.5
6. Hours of Operation	
Self-Storage Facility	Unit access: 6 AM to 10 PM, 7 days/week Leasing office: 9 AM to 6 PM, Monday-Saturday 10 AM to 5 PM, Sunday
Retail/Restaurant Uses	To be determined as tenants are selected
7. Self- Storage Facility Security	24-hour video surveillance: 16 day/night color interior and exterior cameras to be connected to flat screen monitors and DVR device in leasing office, for management review Gated access to rear parking lot (access by code for building employees and self-storage customers; Knox box for Fire access) Coded access to self-storage building/units from 6 AM to 10 PM (unique code per customer) Burglar alarm system via third-party alarm company (alarm company notifies storage facility management when alarm is triggered; management responds)
8. Building Materials and Colors	Walls: Combination of embossed metal wall paneling, cement plaster with a sand finish (with aluminum accent reveals), and split-faced concrete masonry, in shades of brown. Rectangular metal lattices (7' x 8.5') on north and west elevations, in dark brown. Metal-clad canopies over retail/restaurant entrances and main self-storage entrance, in red. Gabion pedestals (12.5' and 22.5' tall) along front

		building elevation, with planter pots mounted on top (anchored to wall for security). Additional gabion pedestals (shaped like stacked blocks) and gabion planter in Mission Avenue dedication area. All gabion features to be filled with cobble, ledgestone, terracotta, or slag glass for decorative effect.

C. **CODE COMPLIANCE ANALYSIS**:

	Standards for Current Zone (General Commercial)	Standards for Proposed Zone (Planned Development- Commercial)
1. Setbacks		
Front	No minimum	39'4"
Side (west)	No minimum	30'
Side (east)	No minimum	30'
Rear	No minimum	42'6"
2. Floor Area Ratio (FAR)	0.5 (per General Plan)	1.5
3. Lot Coverage	No maximum	38%
4. Building Height	No maximum height for CG in Zoning Code. General Plan limits development in GC designation to 3 stories	52'5" and four stories General Plan currently limits development to 3 stories; proposed General Plan Amendment would increase limit to 4 stories.
5. Parking	Self-storage: one (1) space per 5,000 SF General retail: one (1) space per 250 SF Restaurant (without drive-thru): one (1) space per 100 SF for restaurants under 4,000; outdoor dining under 300 SF exempt from parking requirement Restaurant (specialty): one (1) space per 150 SF; outdoor dining under 300 SF exempt from parking requirement	Self-storage: 1.5 spaces per 100 units General retail: one (1) space per 250 SF Restaurant (without drive-thru): one (1) space per 100 SF for restaurants under 4,000; outdoor dining under 300 SF exempt from parking requirement Conference space in leasing office: one (1) space per 300 SF Total parking requirement: 33 spaces (20 in front lot and 13 in rear lot). Assumes no more than 1,375 SF of restaurant space and 300 SF conference space. Additional restaurant space requires subsequent analysis demonstrating adequate parking can be provided to the

		satisfaction of the Director of Community Development (per condition of approval).
6. Loading	One off-street space/each building or separate occupancy thereof over 10,000 SF plus one space/each additional 20,000 SF of the gross floor area of the building	Same as General Commercial; for a total of six loading spaces for this project
7. Signs	One (1) square foot of wall sign area per fifty (50) SF of gross building floor area for each business establishment. Maximum size of individual wall signs not to exceed one hundred (100) SF; tenants in spaces larger than 15,000 SF may request larger signs. Total aggregate area of all wall signs not to exceed three hundred (300) SF per business establishment.	Three internally-illuminated wall signs for the self-storage facility, to be placed on the south, north, and east elevations. Each sign to be 217.5 SF in area, for a total aggregate sign area of 652.5 SF. Approximate total dimensions of each sign to be 31'2" long by 6'11.5" tall. One non-illuminated "Rental Office" sign above main self-storage entrance; 11'3.75" long by 12" tall (or 11.3 SF) Total aggregate wall sign area for self-storage facility: 663.8 SF One internally-illuminated sign per retail/restaurant establishment, to be mounted on canopy over retail/restaurant entrance(s). Each sign not to exceed 55.25 SF in area, with a max letter height of 2' and a max logo height of 3', and a total sign length (logo plus text) not to exceed 18'5".

FINDINGS OF FACT/FACTORS TO BE CONSIDERED
PHG 16-0006 and ENV 16-0002
EXHIBIT "A"

Master and Precise Development Plan

1. The project proposes to construct a four-story, 103,985-SF commercial building on a property located within the General Commercial (CG) zone on the City's zoning maps, and the General Commercial (GC) designation of the General Plan. The uses proposed for the building would normally be allowed in the CG zone, but the floor area ratio (FAR) and height of the building exceed GC standards as described in the General Plan. The approval of the proposed Rezone would change the zoning of the property from General Commercial to Planned Development- Commercial. Similarly, approval of the proposed General Plan Amendment would change the designation of the property from General Commercial to Planned Commercial, and change the maximum building height for the Planned Commercial zone to four stories. The proposed building would have an FAR of 1.5, which is the maximum allowed for the Planned Commercial designation. With this General Plan Amendment and Rezone, the project as designed would conform to General Plan and Zoning Code standards.

2. The proposed commercial building would be well integrated with its surroundings since the project site is located within an established commercial area with General Commercial zoning, and since the proposed building would be comparable in height to the office building to the direct north. Surrounding uses include retail, restaurants, medical services, professional services (tax, insurance, etc.), tool rental services, and automotive services. The proposed uses (self-storage, retail, and/or restaurant) would be compatible with these existing neighboring uses.

3. The proposed project location would be adequately served by existing public facilities since sewer and water service is available from existing mains in Mission Avenue, and the proposal would not adversely impact these facilities nor require significant upgrades to the existing infrastructure.

4. The overall design of the project would produce an attractive, efficient, and stable environment for working, shopping, and dining. The proposed structure would incorporate a contemporary design, with neutral wall colors, red canopies, and low-e glass doors and windows. Landscaping would be provided throughout the property, particularly along the Mission Avenue frontage, and would incorporate sculptural materials (gabion planters/pedestals and planter pots) along with water-efficient vegetation. A parking supply of 33 spaces and six loading spaces has been proposed, which is sufficient for the project as described in the parking analysis prepared by LLG on June 6, 2016, and further explained in this staff report. Twenty of the parking spaces would be located at the front of the building, and angled for one-way access (in an east-to-west configuration) for use by any customer of the building. The remaining parking spaces and all of the loading spaces would be located at the rear of the building and will have 24/7 gated access, so they would be available only to building employees (who would be required to park in the rear per the proposed conditions of approval) and customers of the self-storage facility.

5. A Mitigated Negative Declaration (MND) was prepared for this project and issued for a 20-day public review beginning July 14, 2016, and ending August 2, 2016, in accordance with the California Environmental Quality Act (CEQA). The MND identified potential project-related impacts to tribal cultural resources. Mitigation measures have been proposed to reduce these impacts to a less than significant level, and these mitigation measures have been incorporated into the project's conditions of approval.

General Plan Amendment

1. The public health, safety and welfare will not be adversely affected by the proposed General Plan Amendment from General Commercial (GC) to Planned Commercial (PC). An Initial Study and Mitigated Negative Declaration were prepared for the project and circulated for public review from July 14 to August 2, 2016, as required under CEQA. This environmental review document found that development of the property could have potentially significant impacts related to tribal cultural resources, and mitigation measures were proposed to reduce these impacts to a less than significant level. No other potentially significant impacts to the environment were found.

2. The proposed General Plan Amendment for the subject site would be compatible with existing development patterns in the surrounding areas. Uses allowed within a particular Planned Commercial development are determined on a case-by-case basis through the Master Development Plan application process. The uses proposed for this particular site are compatible with allowed uses in the General Commercial land use designation (which surrounds the project site). The proposed project includes retail and/or restaurant use, which already exists on surrounding properties.

3. The proposed General Plan Amendment from General Commercial (GC) to Planned Commercial (PC) would be consistent with the goals and polices of the General Plan as a whole. The project would provide a new source of employment within a building that incorporates an attractive design, water-efficient landscaping, and sufficient parking. The General Plan states that Planned Commercial areas are ideally located along major thoroughfares and in higher-intensity urban nodes served by transit, which is true of the surrounding neighborhood. The General Plan Amendment would not change the types of uses allowed on this property, since self-storage and retail/restaurant uses are already permitted on the site under the existing General Commercial designation.

4. The proposed General Plan Amendment is suitable and will not affect the allowed land uses in any zones. The purpose of the proposed General Plan Amendment is to change the land use designation of the property to Planned Commercial to allow a larger FAR, and also to change the Planned Commercial development standards to allow a four-story building. The specific uses proposed for the site would still be allowed under the existing General Commercial land use designation, if the building were designed to the General Commercial development standards.

Rezone

1. The public health, safety and welfare will not be adversely affected by the proposed Rezone from General Commercial (CG) to Planned Development- Commercial (PD-C). An Initial Study and Mitigated Negative Declaration were prepared for the project and circulated for public review from July 14 to August 2, 2016, as required under CEQA. This environmental review document found potentially significant impacts related to tribal cultural resources, and mitigation measures were proposed to reduce these impacts to a less than significant level. No other potentially significant impacts to the environment were found.

2. Permitted uses in the Planned Development zones are identified on a case-by-case basis for each Master Plan approval. The uses requested by the applicant include a self-storage facility with leasable area for one or more retail or restaurant businesses. The project site is suitable for these uses because they would be allowed even if the property remained in the General Commercial zone (retail and restaurant uses would require a Plot Plan, while a self-storage facility would require a Conditional Use Permit). The project has been designed to be compatible with the surrounding commercial development through the use of landscaping, fencing, and building setbacks.

3. The uses proposed for the project site would not be detrimental to surrounding properties since the site is located in an established commercial area containing a range of similar businesses. The self-storage, retail, and restaurant uses would be entirely contained within the proposed structure, and the applicant has demonstrated that the project would provide sufficient on-site parking for these uses. A traffic impact analysis has concluded that the project would not create any significant traffic-related impacts that would affect neighboring properties.

4. The change of zone is proposed in conjunction with a General Plan Amendment that would change the land use designation from General Commercial (GC) to Planned Commercial (PC). Approval of the General Plan Amendment alongside the Rezone would keep the project in conformance with Figure II-32 under Land Use Zoning Policy 2.3 in the General Plan, which matches General Plan land uses to their corresponding zoning categories.

5. The proposed change of zone would not impact any specific plans, since this property is not located within a specific plan area.

CONDITIONS OF APPROVAL
PHG 16-0006
EXHIBIT "B"

Mitigation Measures

CUL-1: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-5: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL-6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, along with the applicable plan check fee, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in the 2015 Model Water Efficient Landscape Ordinance Update. The plans shall be prepared by, or under the supervision of a licensed landscape architect.

2. All landscaping shall be installed prior to occupancy. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.

3. In compliance with Article 62 (Landscape Standards), Section 1327 (Slope Planting) of the zoning code, all manufactured slopes over three feet high shall be irrigated and planted with landscape materials as follows: Each one thousand (1,000) SF of fill slope shall contain a minimum of six (6) trees, fifteen gallon in size; ten (10) shrubs, five gallon in size; and groundcover to provide one hundred (100) percent coverage within one year of installation. Each one thousand (1,000) SF of cut slope shall contain a minimum of six (6) trees, five gallon in size; ten (10) shrubs, one gallon in size; and groundcover to provide one hundred (100) percent coverage within one year of installation.

4. 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.

5. All manufactured slopes or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Department and City Engineer.

6. Street trees shall be provided and/or maintained along the Mission Avenue frontage in conformance with the Landscape Ordinance and the City of Escondido Street Tree List.

7. A 6'-tall wrought-iron fence or similar shall be installed above the proposed CMU retaining wall along the rear property line, and screened with vines or other landscaping as indicated on the approved landscape plan.

General

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and the Fire Department.

2. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.

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 Community Development Director.

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

6. Colors, materials, and design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.

7. Trash enclosures must be designed and built per City standards.

8. Signage will be subject to a separate permit and must comply with the approved Master Sign Plan.

9. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting Ordinance (Ordinance No. 2014-20).

10. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building.

11. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.

12. All new utilities shall be underground.

13. Per Section 33-339 of the Zoning Code, storage of goods or products which are hazardous, toxic, or obnoxious shall be prohibited in the self-storage facility. No outdoor storage of any goods or products is permitted.

14. The project shall provide 20 parking spaces in the front lot, and 13 parking spaces and six loading/unloading spaces in the rear lot, as indicated on the proposed site plan.

15. All employees of the proposed building shall park in the rear parking lot. Employee parking in the front parking lot shall be allowed only when the rear lot is full.

16. The project shall be limited to no more than 1,375 SF of restaurant use (50% of the 2,750 SF retail area). Expansion of restaurant use beyond the 50% limitation shall require a subsequent analysis demonstrating adequate parking can be provided to the satisfaction of the Director of Community Development.

17. Any conference space located within the self-storage main office, and made available for the use of non-staff (i.e., self-storage customers and/or the general public), shall be limited to an area of 300 SF, unless additional analysis is obtained demonstrating adequate parking can be provided for this purpose, to the satisfaction of the Director of Community Development.

18. Company-owned vehicles or moving trucks shall not be stored on-site unless additional analysis is obtained demonstrating adequate parking can be provided for this purpose, to the satisfaction of the Director of Community Development.

19. Use of storage units shall be limited to storage only. Storage units may not be used for residential purposes, and business operations may not be conducted from the units.

20. A separate sign permit shall be required prior to the installation of any signs. All proposed signage must comply with the Master Sign Program approved as part of this project.

21. An inspection by the Planning Division will be required prior to operation of the project. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.

22. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable), a check payable to the "County Clerk," in the amount of $2,260.25 for a project with a Mitigated Negative Declaration, which includes an additional authorized County administrative handling fee of $50.00 ($2,210.25 + $50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

23. This Precise Development Plan shall become null and void unless utilized within twelve months of the effective date of approval.

Fire

1. The final project design for the proposed development shall be in accordance with the Fire notes on the approved plans, to the satisfaction of the Fire Marshal.

2. Grading plan submittal shall demonstrate that trash enclosure doors will not open into the fire access roadway (as indicated on the proposed site plan and landscape plan).

ENGINEERING CONDITIONS OF APPROVAL

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public street and sewer improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a landscape Architect.

2. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide Grading Bond and Cash Clean Up deposit for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. Grading bond amount shall be 10% the total cost of the project private improvements, drainage and landscaping minus the cash clean up deposit. The project owner is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval Improvement Plans and issuance of Building Permit. All improvements shall be completed prior to issuance of Occupancy Permit.

3. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit and/or Final Subdivision Map.

4. No construction permits will be issued until Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.

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

6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

7. The project owner shall submit to the Planning Department 3 copies of the approved Plot Plan certified by the Planning Department and must be included in the first submittal for final plans plan check, together with a final Storm Water Quality Management Plan (SWQMP) to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public streets improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Onsite private access drive improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Planning Director and shall be shown on the Grading/Private Improvement Plans.

2. Mission Avenue is classified as a Major Street in City's Circulation Element, however, it is constructed to Collector Street standards. The project owner is obligated for future improvements of Mission Avenue through a previously executed Lien Contract Agreement. The project owner is required to provide the City with cash contribution for the current amount of Lien contract if chooses to relieve the project obligation for future improvements on Mission Avenue.

3. The project owner shall be responsible to construct two 24 foot wide, Alley-Type driveway approaches on Mission Avenue and remove and reconstruct all damaged sections of sidewalk and curb and gutter along property frontage. The project owner shall also repair Mission Avenue and to the satisfaction of City Engineer for all utilities trenches to provide services to the project.

4. The project owner shall extend the existing median curb easterly to along the front of the project's westerly driveway to prevent left turns in and out of the project's westerly driveway. Extent of median curb extension shall be to the requirement of City Engineer.

5. Project's westerly driveway shall be signed and striped as exit only with signage and pavement legend for no left-turns and easterly driveway shall be signed and with pavement legend for entrance only.

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

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.

2. All onsite parking and access drives are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. All proposed

onsite project improvements shall be included in Grading Plans subject to review and approval by the City Engineer, Fire Marshall and Planning Director.

3. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.

4. The project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

5. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit.

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

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.

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

WATER SUPPLY

1. The project owner shall be responsible to design and construct an onsite looped public water system to connect to exiting water main on Mission Avenue at two points to the requirements of Utilities Engineer.

2. All onsite detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and approved by the Utilities Engineer.

SEWER

1. The developer shall be required to construct sewer service to the project to the requirements of the Utilities Engineer and Building Director.

2. Private sewer lateral is private and shall be maintained by the property owner.

EASEMENTS AND DEDICATIONS

1. The project owner shall grant a minimum 20 foot wide public utilities easements for the onsite water main to the City the City of Escondido. The project owner shall provide the City Engineer with legal description and plat map, together with an updated title report for preparation of easement document to be executed by the property owner.
2. All easements, both private and public, affecting subject property shall be shown and delineated on the plot plan.

3. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to issuance of building permit, unless approved by the easement owner.

REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner shall be required to pay all development fees, including any repayments in effect prior to approval of the. All development impact fees are paid at the time of Building Permit or as determined by the Building Official.

2. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the project owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security deposit for the project shall be at 10% of total estimate of site improvements with maximum cap of $50,000.

UTILITY UNDERGROUNDING AND RELOCATION

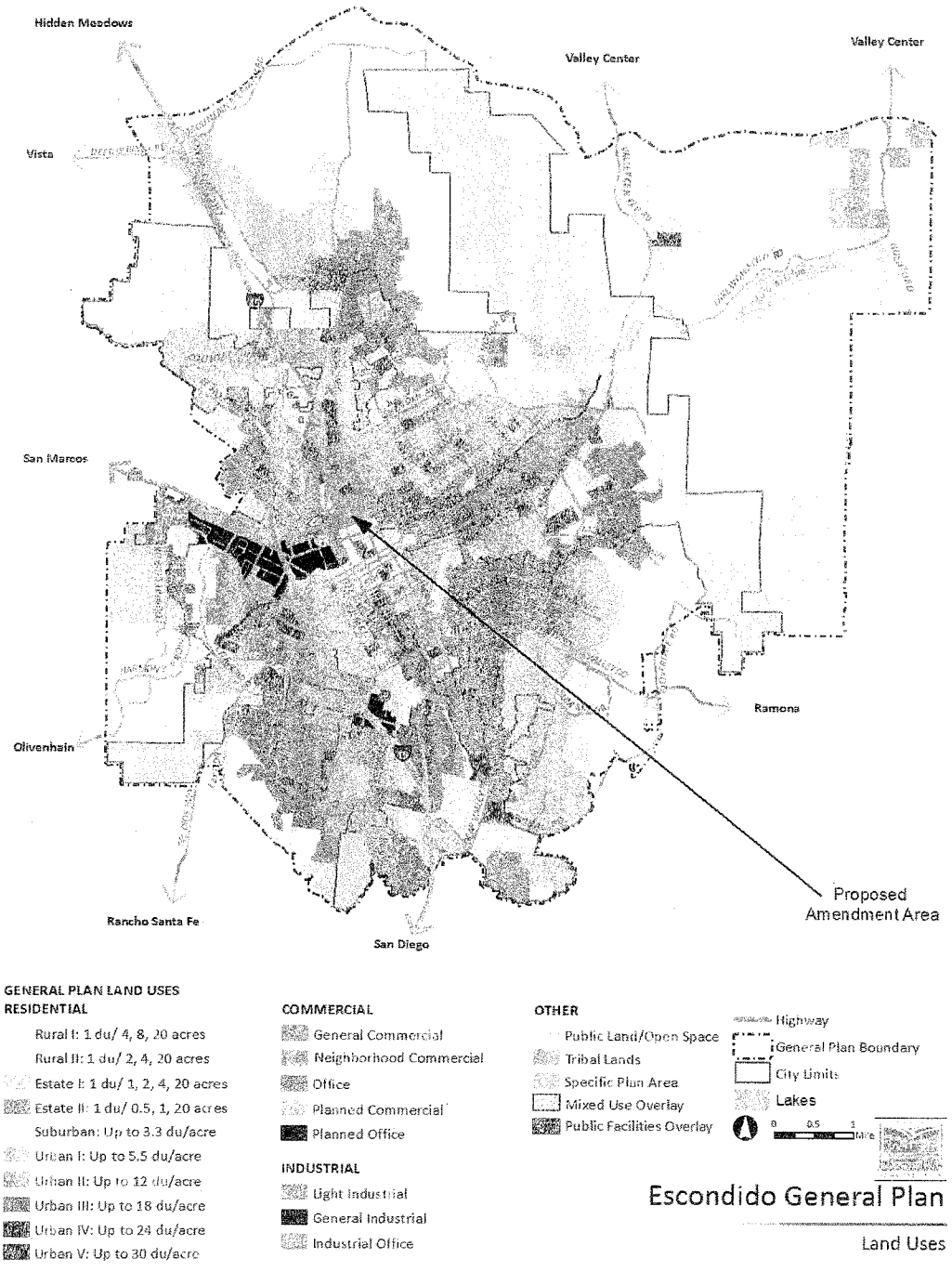
1. All new dry utilities to serve the project shall be constructed underground.

The project owner shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

EXHIBIT "C"

PHG 16-0006- Summary of Proposed General Plan Amendments

1. Page II-3, Figure II-1: Color of project site to be changed from coral (General Commercial) to light pink (Planned Commercial) as follows:



2. Page II-24, Figure II-6: Building height for Planned Commercial to be changed from 1-3 stories to 1-4 stories (under "Required Standards" column).

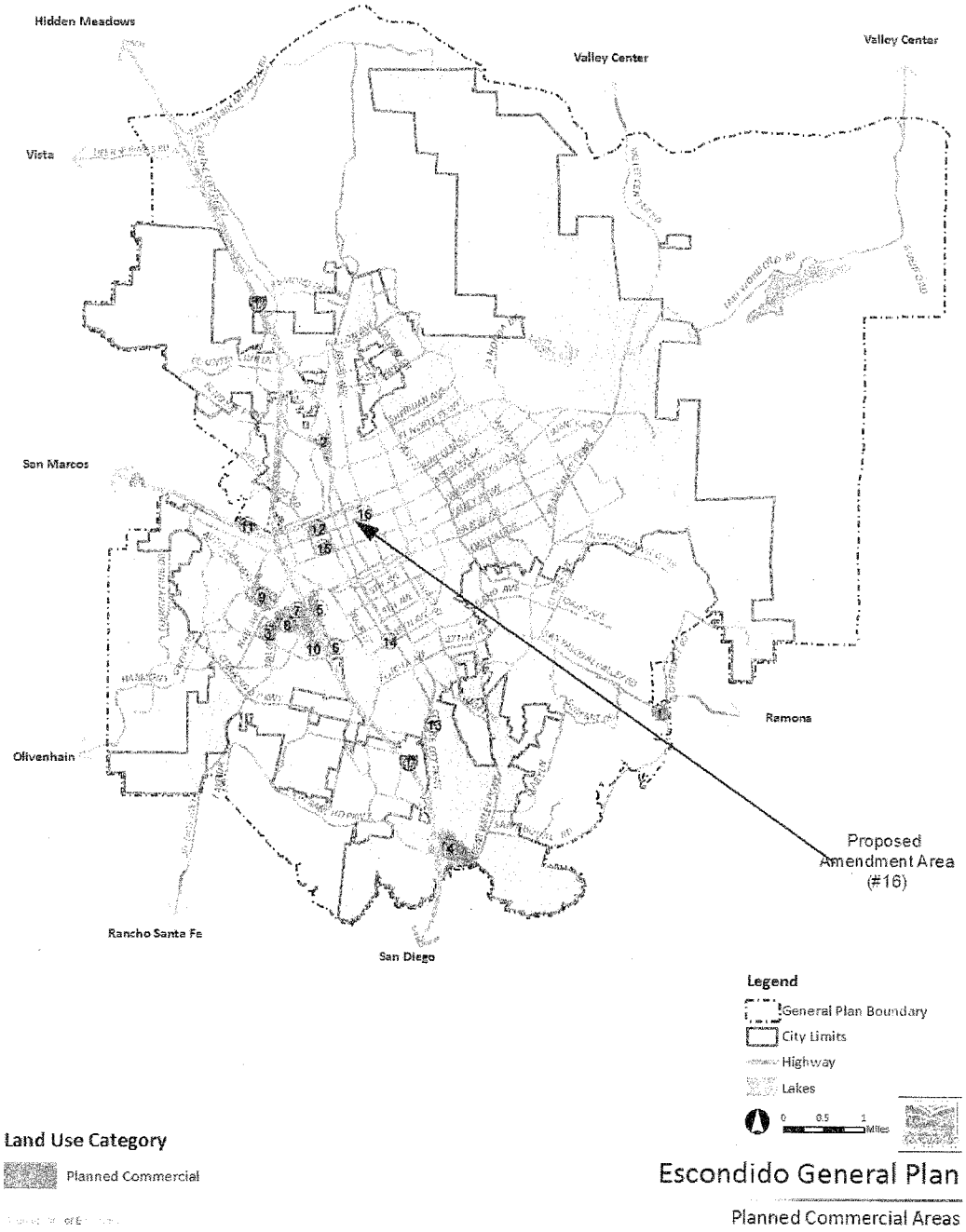
Figure II-6

General Plan Land Use Designations

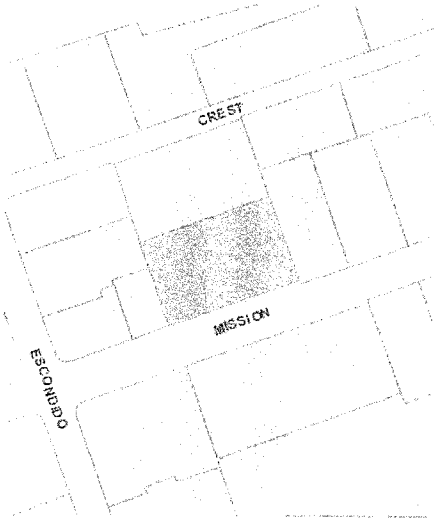
Land Use Designation	Required Standards (Density and Design, Maximum Lot Size, Maximum Building Height, Applicable Policies)	General Description of Uses	Recommended Urban Form Characteristics
Commercial Uses			
Planned Commercial This designation accommodates a variety of commercial activities within a self-contained comprehensively planned development			
Planned Commercial 	Maximum Intensity: 1.5 FAR Building Height: 1-3 stories Maximum Lot Size: None Location: At city gateways, along major thoroughfares, at major roadway intersections and in higher intensity urban nodes served by transit. Design: Details regarding businesses, location of all buildings height, architecture and building materials, landscaping, development features, scale, intensity orientation for light and air, circulation and parking patterns, signage, lighting, land uses, buffers, open space, market analysis shall be provided during application. Zoning: Planned Development (P-D)	A variety of commercial activities within a unified planned commercial center. Appropriate uses may include general and professional offices, tourist serving facilities, specialty and automobile retail, and similar retail/service businesses. Refer to Planned Commercial Section of this Element for details on specific properties designated Planned Commercial.	• Designed to integrate multiple buildings and uses to be identifiable as a distinct place • Unified framework of pedestrian walkways, public plazas, open spaces, courtyards, and other elements are developed • Designed to promote pedestrian activity characterized by "store front" window displays and extensive landscaping • Public and internal right-of-ways developed with landscaping, street trees, and amenities to enhance character and identity • Site specific improvements may be required to preserve unique qualities and ensure compatibility with surrounding areas • Parking areas heavily landscaped to reduce radiant heat effects

Change to "1-4 stories"

3. Page II-31, Figure II-7: Project site to be labelled as Planned Commercial Site #16, as follows:

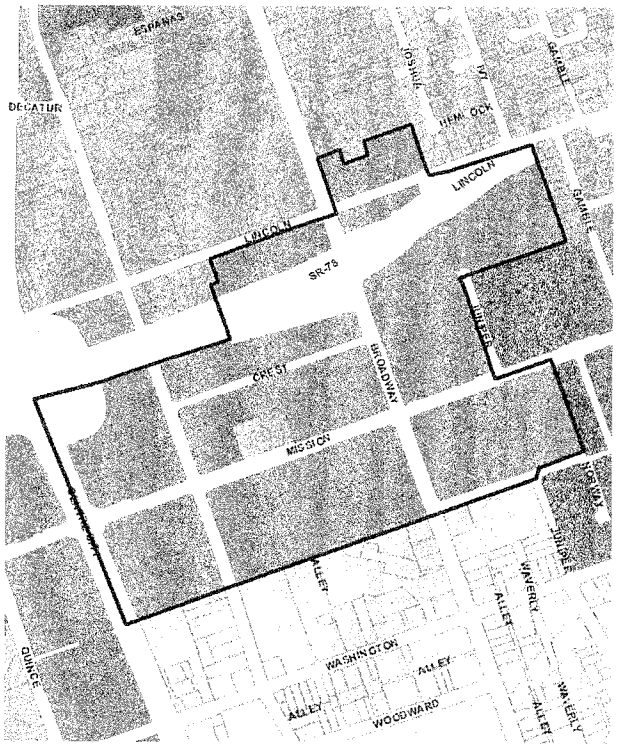


4. Page II-36: Graphic and text to be inserted for new Planned Commercial Area #16, as follows:



16. Mission Avenue
Location: Northern side of Mission Avenue, east of Escondido Boulevard
Size: Approximately 1.57 acres (Figure II-7, Area #16).
General Plan Designation: Planned Commercial
Planned Commercial Development 16 Guiding Principles: Refer to Target Area 'b' in Section J

5. Page II-65, Figure II-21: Color of project site to be changed from coral (General Commercial) to light pink (Planned Commercial), as follows:



Additionally, new text to be inserted after the Target Area 2 Guiding Principles, as follows:

Guiding Principles for Mission Avenue (Planned Commercial #16):
Land uses planned for this site include a self-storage facility up to four stories in height with limited retail/restaurant tenant area on the ground floor of the structure. Development standards shall include

a Floor Area Ratio of 1.5 and building setbacks approximately 30 feet in width on all sides. On-site parking requirements for the various land uses shall be established through a site-specific parking study reviewed as part of a proposed Master Development Plan for the project.

Ann F. Dolmage

From: Mark Hayden <hayden@capstoneadvisors.com>
Sent: Thursday, August 04, 2016 12:08 PM
To: Ann F. Dolmage
Cc: Mark Hayden
Subject: FW: PHG 16-0006- StorQuest project @ 222 W. Mission

Ann

As a follow up to the below email and our call this morning I would like to add the following comments, specifically related to the relationship between our shopping center and the proposed development:

Street Set Back – the scale of the building is a concern to adjacent property owners as mentioned below however, we are further concerned that a building 3-4 stories high close to the street frontage will have a significant impact on the streetscape and potentially our property. A section, in both directions of the property (east/west and north/south) would help to understand the relationship. I have inquired about this with the applicant.

Height – reducing the height of the building to three stories would be appropriate.

Ancillary Use - we are concerned over the applicants request to up zone the property, maximize the FAR, and use that to integrate retail/restaurant uses; the ability to receive a significant zoning benefit and permit direct competition to our center is unfair; limiting those spaces to uses that are a direct amenity to the storage users not the general public would be appropriate.

Architecture – a dedicated effort has been made to upscale the architecture and works with their use and building scale yet given the smaller scale of existing uses/building as well as the future CG allowed uses and development requirements a refinement of the scale and detailing of the proposed building would be appropriate.

We remain open to discussions with the city and applicant to work through our concerns.

Sincerely,

Mark A. Hayden | Vice President

CAPSTONE ADVISORS

Capstone Advisors
1545 Faraday Avenue
Carlsbad, California 92008
T (760) 804 6900 F (760) 804 6901
hayden@capstoneadvisors.com | www.capstoneadvisors.com

From: Mark Hayden
Sent: Tuesday, August 02, 2016 4:38 PM
To: 'Ann F. Dolmage'
Subject: RE: PHG 16-0006- StorQuest project @ 222 W. Mission

Ann

Thank you for your recent correspondence regarding the above project PHG 16-0006 and ENV 16-0002. Capstone Advisors represents the ownership entity of the Mission Escondido Shopping Center located at 201 & 205 W. Mission Ave, Escondido. Mission Escondido Shopping Center is located directly across the street from the subject property.

Pursuant to our recent conversation I am submitting this email to document some initial concerns with the proposed project that ownership wants to understand better before officially supporting or opposing the proposed project. Without detail the following are the more significant issues:

Use – is a large scale storage facility a compatible use for a densely populated commercial corridor that provides a multitude of small scale commercial oriented businesses. The current CG zoning acknowledges and permits a mini-warehouse approved by a CUP. The CG zone appears to recognize the incompatibility of a large scale storage facility. What is the synergy of this proposed use with the CG zone and how does it affect the current businesses and promote future business?

Character – the sheer scale and mass of the proposed building appears to have a significant degrading impact on the visual character of the streetscape and street view corridor. The proposed project is requesting a 3x increase in the current FAR, is one large mass covering a large percentage of site area and will be the tallest building by far in the area. It appears this building will dwarf not only the existing structures on adjacent properties along the corridor but any future development given the discrepancy in allowable FAR. How is this a positive effect on the character of this corridor as well as the ?

Buffering to Adjacent Properties – there appears to be little to no buffering to adjacent properties given only 30' setbacks on the east and west property lines, 28' setback on the north property line and limited to negligible landscaping along all internal property lines. Is this not a concern given the size and scale of the proposed structure?

Other – other concerns not yet fully vetted are allowable signage (site and building), compliance with storm water regulations, architectural detailing among others.

Applicability of PD Zone – for clarification, I am interested in better understanding the applicability of the proposed project to certain objectives of the PD Zone. The Purpose and General Provisions sections of the PD Zone include references to i) the encouragement of planned developments "of parcels sufficiently large", "suitable for" and of "sufficient size" to be planned and developed consistent and in conformity with the General Plan, ii) "to enhance the appearance and livability of the community", iii) "promote and create public and private open space " as part of the land design and as a "required requisite of planned development zoning", iv) that the proposed uses be compatible with "existing and potential uses surrounding the zone". Further, the Approval Criteria section of the PD Zone include references to i) the location allows "the development to be well integrated with its surroundings", ii) the design of the planned development not be " visually obstructive or disharmonious with the surrounding areas".

Where we welcome new development it is our concern to that any new development mesh with the fabric of the uses and character of the area it serves. I remain interested to discuss this further to better understand the applicants and cities position to our concerns.

I understand that this project is due for a Planning Commission Hearing on August 9, 2016. Given work schedules I would like to request a follow up this Thursday, August 4th. My direct line is 760-827-6025.

I do look forward to hearing back from you.

Sincerely,

Mark A. Hayden | Vice President

CAPSTONE ADVISORS

Capstone Advisors
1545 Faraday Avenue
Carlsbad, California 92008
T (760) 804 6900 F (760) 804 6901
hayden@capstoneadvisors.com | www.capstoneadvisors.com

From: Ann F. Dolmage [mailto:adolmage@escondido.org]
Sent: Monday, July 18, 2016 3:15 PM
To: Mark Hayden
Subject: PHG 16-0006- StorQuest project @ 222 W. Mission

Hi Mark,

Here is the link to the Initial Study and Mitigated Negative Declaration for the StorQuest self-storage project at 222 W. Mission.

https://www.escondido.org/planning.aspx

When you open that page, do the following:
Scroll down to the "Active Projects" section
Click on the "StorQuest Self-Storage Facility" link
Click on the link that says "Initial Study and Mitigated Negative Declaration" and a PDF of the entire environmental review document (including appendices) will open

There is a site plan, grading plan, and conceptual elevation plan from pages 57 to 59 of the PDF. They are Figures 4, 5, and 6. The applicant is currently making some minor changes to the site plan to satisfy the needs of the Fire Department, so we will be getting an updated version from them probably this week, but that version will be substantially similar to the version in the Mitigated Negative Declaration.

If you have any additional questions, let me know. You can also come to our office to view the paper file, if you want. We are open 8-5, Monday through Friday.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025
(760) 839-4548 (phone)
(760) 839-4313 (fax)
adolmage@escondido.org

ORDINANCE NO. 2016-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE DESIGNATION OF THE PROJECT SITE FROM GENERAL COMMERCIAL (GC) TO PLANNED COMMERCIAL (PC) AND TO ALLOW A BUILDING HEIGHT OF FOUR STORIES IN THE PLANNED COMMERCIAL (PC) DESIGNATION; A ZONE CHANGE OF THE PROJECT SITE FROM GENERAL COMMERCIAL (CG) TO PLANNED DEVELOPMENT- COMMERCIAL (PD-C); AND A MASTER AND PRECISE DEVELOPMENT PLAN FOR A 102,774-SF COMMERCIAL BUILDING, ON APPROXIMATELY 1.57 ACRES OF LAND ADDRESSED AS 222 WEST MISSION AVENUE (APN: 229-120-76)

Planning Case Nos.: PHG 16-0006 and ENV 16-0002

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notice of public hearings have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 2. That on August 9, 2016, the Planning Commission recommended approval of the proposed General Plan Amendment to change the allowed building height in the Planned Commercial (PC) land use designation from three stories to four stories, and to change the designation of the 1.57-acre subject property at 222 West Mission Avenue from General Commercial (GC) to Planned Commercial (PC). The Planning Commission also recommended approval of the Zone Change of the same property from CG (General Commercial) to PD-C (Planned Development- Commercial),

and the Master and Precise Development Plan to develop a 102,774-SF commercial building containing a self-storage facility and retail/restaurant space on the same property (Resolution No. 6072). The property at 222 West Mission Avenue is further described in Exhibit "A," attached and incorporated by this reference.

SECTION 3. That the City Council has reviewed and considered the Mitigated Negative Declaration prepared for this project (City File No. ENV16-0002) and has determined the project would not have any significant impacts to the environment because all project-related impacts have been mitigated, and adopts the Final Mitigated Negative Declaration as reflected on documents filed in the offices of the City Clerk and Planning Division, and incorporated by this reference.

SECTION 4. That upon consideration of the Findings/Factors to be Considered, attached as Exhibit "B" and incorporated by this reference, the staff report, Planning Commission recommendation, and all public testimony presented at the hearing held on this project, this City Council finds this General Plan Amendment, Zone Change, and Master and Precise Development Plan are consistent with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 5. That the General Plan is hereby amended to change the allowed building height in the Planned Commercial (PC) land use designation from one to three stories to one to four stories, as depicted in Exhibit "C," attached and incorporated by this reference.

SECTION 6. That the General Plan is hereby amended to change the designation of the subject property on the Land-Use Map from General Commercial

(GC) to Planned Commercial (PC), and to establish Planned Commercial Site #16, as depicted in Exhibit "D," attached and incorporated by this reference.

SECTION 7. That the Zone District Map is hereby amended to change the zoning of the subject property described in Exhibit "A" and depicted on Exhibit "E," which is attached and incorporated by this reference, from General Commercial (CG) to Planned Development- Commercial (PD-C).

SECTION 8. That the City Council desires at this time and deems it to be in the best public interest to approve the requested Master and Precise Development Plan subject to the Conditions of Approval attached as Exhibit "F," which is attached to this Ordinance and incorporated by this reference.

SECTION 9. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be prepared in accordance with Government Code section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

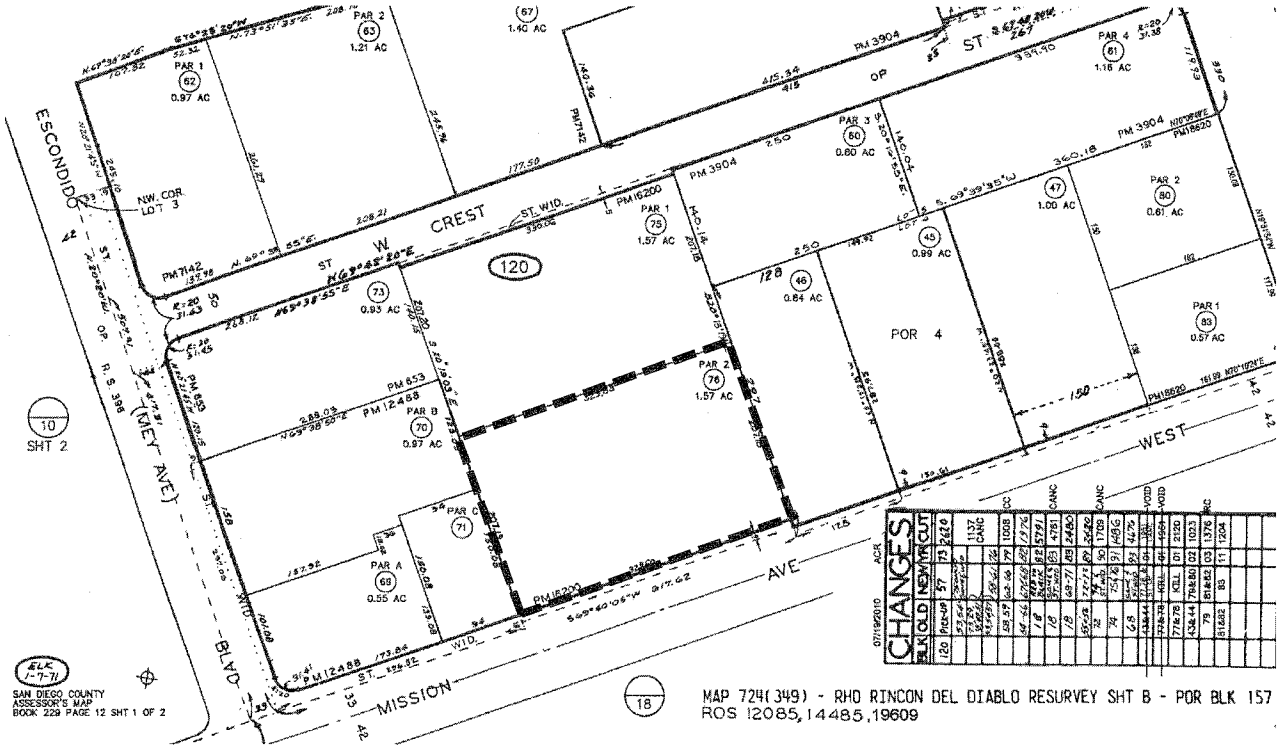
Ordinance No. 2016-11
Exhibit A
Page 1 of 1

PROPERTY DESCRIPTION
PHG 16-0006

All that certain real property situated in the County of San Diego, State of California, described as follows:

Parcel 2 of Parcel Map No. 16200, in the City of Escondido, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, August 29, 1990, as File No. 90-473086 of Official Records.

APN: 229-120-76



FINDINGS OF FACT/FACTORS TO BE CONSIDERED
PHG 16-0006

Master and Precise Development Plan

1. The project proposes to construct a four-story, 102,774-SF commercial building on a property located within the General Commercial (CG) zone on the City's zoning maps, and the General Commercial (GC) designation of the General Plan. The uses proposed for the building would normally be allowed in the CG zone, but the floor area ratio (FAR) and height of the building exceed GC standards as described in the General Plan. The approval of the proposed Rezone would change the zoning of the property from General Commercial to Planned Development- Commercial. Similarly, approval of the proposed General Plan Amendment would change the designation of the property from General Commercial to Planned Commercial, and change the maximum building height for the Planned Commercial zone to four stories. The proposed building would have an FAR of 1.5, which is the maximum allowed for the Planned Commercial designation. With this General Plan Amendment and Rezone, the project as designed would conform to General Plan and Zoning Code standards.

2. The proposed commercial building would be well integrated with its surroundings since the project site is located within an established commercial area with General Commercial zoning, and since the proposed building would be comparable in height to the office building to the direct north. Surrounding uses include retail, restaurants, medical services, professional services (tax, insurance, etc.), tool rental services, and automotive services. The proposed uses (self-storage, retail, and/or restaurant) would be compatible with these existing neighboring uses.

3. The proposed project location would be adequately served by existing public facilities since sewer and water service is available from existing mains in Mission Avenue, and the proposal would not adversely impact these facilities nor require significant upgrades to the existing infrastructure.

4. The overall design of the project would produce an attractive, efficient, and stable environment for working, shopping, and dining. The proposed structure would incorporate a contemporary design, with neutral wall colors, red canopies, and low-e glass doors and windows. Landscaping would be provided throughout the property, particularly along the Mission Avenue frontage, and would incorporate sculptural materials (gabion planters/pedestals and planter pots) along with water-efficient vegetation. A parking supply of 33 spaces and six loading spaces has been proposed, which is sufficient for the project as described in the parking analysis prepared by LLG on June 6, 2016, and further explained in this staff report. Twenty of the parking spaces would be located at the front of the building, and angled for one-way access (in an east-to-west configuration) for use by any customer of the building. The remaining parking spaces and all of the loading spaces would be located at the rear of the building and will have 24/7 gated access, so they would be available only to building employees (who would be required to park in the rear per the proposed conditions of approval) and customers of the self-storage facility.

5. A Mitigated Negative Declaration (MND) was prepared for this project and issued for a 20-day public review beginning July 14, 2016, and ending August 2, 2016, in accordance with the California Environmental Quality Act (CEQA). The MND identified potential project-related impacts to tribal cultural resources. Mitigation measures have been proposed to reduce these impacts to a less than significant level, and these mitigation measures have been incorporated into the project's conditions of approval.

General Plan Amendment

1. The public health, safety and welfare will not be adversely affected by the proposed General Plan Amendment from General Commercial (GC) to Planned Commercial (PC). An Initial Study and Mitigated Negative Declaration were prepared for the project and circulated for public review from July 14 to August 2, 2016, as required under CEQA. This environmental review document found that

development of the property could have potentially significant impacts related to tribal cultural resources, and mitigation measures were proposed to reduce these impacts to a less than significant level. No other potentially significant impacts to the environment were found.

2. The proposed General Plan Amendment for the subject site would be compatible with existing development patterns in the surrounding areas. Uses allowed within a particular Planned Commercial development are determined on a case-by-case basis through the Master Development Plan application process. The uses proposed for this particular site are compatible with allowed uses in the General Commercial land use designation (which surrounds the project site). The proposed project includes retail and/or restaurant use, which already exists on surrounding properties.

3. The proposed General Plan Amendment from General Commercial (GC) to Planned Commercial (PC) would be consistent with the goals and polices of the General Plan as a whole. The project would provide a new source of employment within a building that incorporates an attractive design, water-efficient landscaping, and sufficient parking. The General Plan states that Planned Commercial areas are ideally located along major thoroughfares and in higher-intensity urban nodes served by transit, which is true of the surrounding neighborhood. The General Plan Amendment would not change the types of uses allowed on this property, since self-storage and retail/restaurant uses are already permitted on the site under the existing General Commercial designation.

4. The proposed General Plan Amendment is suitable and will not affect the allowed land uses in any zones. The purpose of the proposed General Plan Amendment is to change the land use designation of the property to Planned Commercial to allow a larger FAR, and also to change the Planned Commercial development standards to allow a four-story building. The specific uses proposed for the site would still be allowed under the existing General Commercial land use designation, if the building were designed to the General Commercial development standards.

Zone Change

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change from General Commercial (CG) to Planned Development- Commercial (PD-C). An Initial Study and Mitigated Negative Declaration were prepared for the project and circulated for public review from July 14 to August 2, 2016, as required under CEQA. This environmental review document found potentially significant impacts related to tribal cultural resources, and mitigation measures were proposed to reduce these impacts to a less than significant level. No other potentially significant impacts to the environment were found.

2. Permitted uses in the Planned Development zones are identified on a case-by-case basis for each Master Plan approval. The uses requested by the applicant include a self-storage facility with leasable area for one or more retail or restaurant businesses. The project site is suitable for these uses because they would be allowed even if the property remained in the General Commercial zone (retail and restaurant uses would require a Plot Plan, while a self-storage facility would require a Conditional Use Permit). The project has been designed to be compatible with the surrounding commercial development through the use of landscaping, fencing, and building setbacks.

3. The uses proposed for the project site would not be detrimental to surrounding properties since the site is located in an established commercial area containing a range of similar businesses. The self-storage, retail, and restaurant uses would be entirely contained within the proposed structure, and the applicant has demonstrated that the project would provide sufficient on-site parking for these uses. A traffic impact analysis has concluded that the project would not create any significant traffic-related impacts that would affect neighboring properties.

4. The change of zone is proposed in conjunction with a General Plan Amendment that would change the land use designation from General Commercial (GC) to Planned Commercial (PC). Approval of the General Plan Amendment alongside the Rezone would keep the project in conformance with Figure II-

32 under Land Use Zoning Policy 2.3 in the General Plan, which matches General Plan land uses to their corresponding zoning categories.

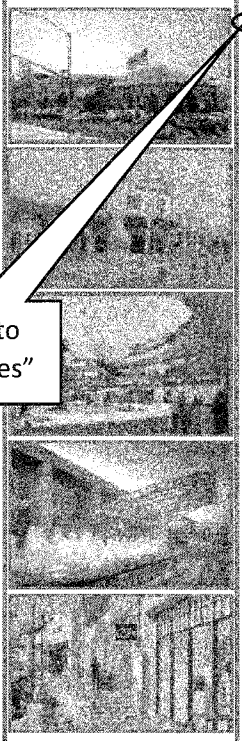
5. The proposed change of zone would not impact any specific plans, since this property is not located within a specific plan area.

Ordinance No. 2016-11
Exhibit C
Page 1 of 1

GENERAL PLAN AMENDMENT:
PLANNED COMMERCIAL HEIGHT STANDARD
PHG 16-0006

Page II-24, Figure II-6: Building height for Planned Commercial to be changed from 1-3 stories to 1-4 stories (under "Required Standards" column).

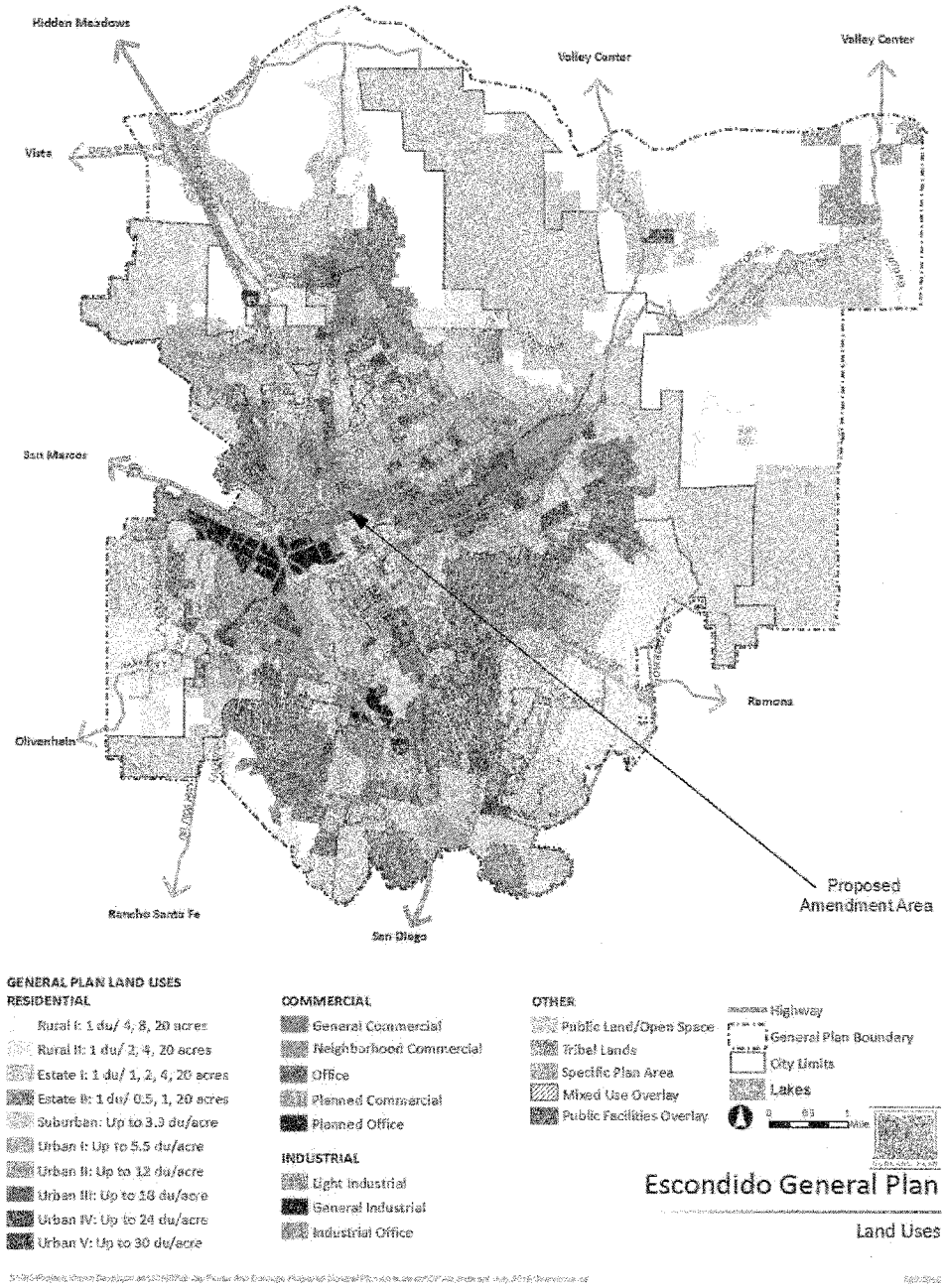
Figure II-6
General Plan Land Use Designations

Land Use Designation	Standards for Development	Typical Description of Uses	Required Standards
Commercial			
Planned Commercial This designation accommodates a variety of commercial activities within a self-contained comprehensively planned development.			
Planned Commercial 	Maximum Intensity: 1.5 FAR Building Height: 1-3 stories Maximum Lot Size: None Location: At city gateways, along major thoroughfares, at major roadway intersections and in higher intensity urban nodes served by transit. Design: Details regarding businesses, location of all buildings, height, architecture and building materials, landscaping, development features, scale, intensity, orientation for light and air, circulation and parking patterns, signage, lighting, land uses, buffers, open space, market analysis shall be provided during application. Zoning: Planned Development (P-D)	A variety of commercial activities within a unified planned commercial center. Appropriate uses may include general and professional offices, tourist serving facilities, specialty and automobile retail, and similar retail/service businesses. Refer to Planned Commercial Section of this Element for details on specific properties designated Planned Commercial.	• Designed to integrate multiple buildings and uses to be identifiable as a distinct place • Unified framework of pedestrian walkways, public plazas, open spaces, courtyards, and other elements are developed • Designed to promote pedestrian activity characterized by "store front" window displays and extensive landscaping • Public and internal right-of-ways developed with landscaping, street trees, and amenities to enhance character and identity • Site specific improvements may be required to preserve unique qualities and ensure compatibility with surrounding areas • Parking areas heavily landscaped to reduce radiant heat effects

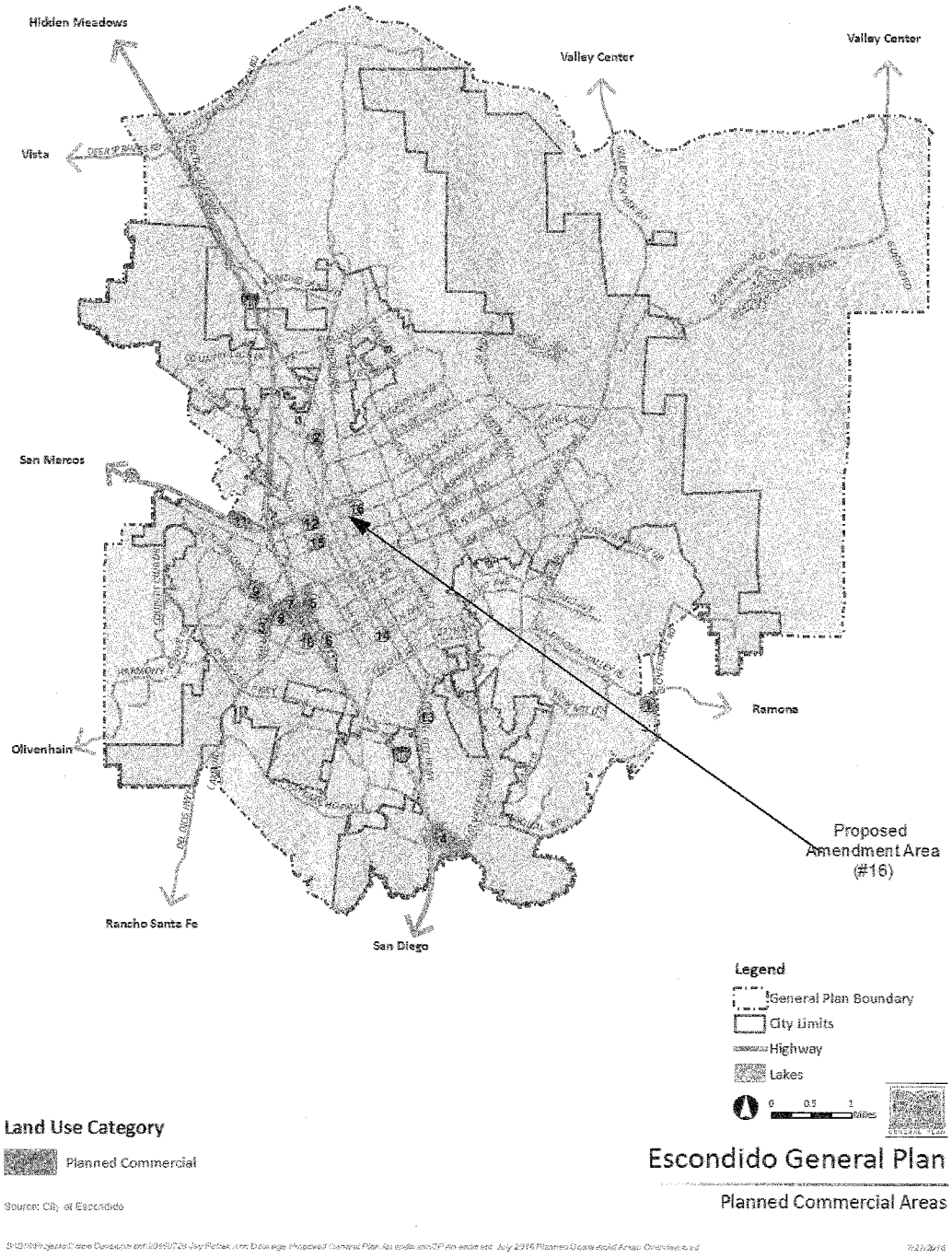
Change to "1-4 stories"

GENERAL PLAN AMENDMENT:
CHANGE OF LAND USE DESIGNATION AND ESTABLISHMENT OF PLANNED COMMERCIAL AREA #16 AT 222 WEST MISSION AVENUE (APN: 229-120-76)
PHG 16-0006

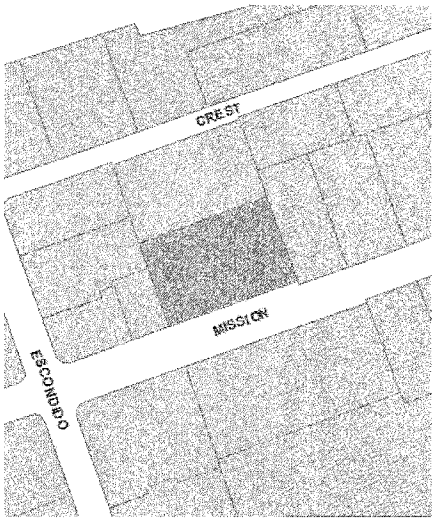
1. Page II-3, Figure II-1: Color of project site to be changed from coral (General Commercial) to light pink (Planned Commercial) as follows:



2. Page II-31, Figure II-7: Project site to be labelled as Planned Commercial Site #16, as follows:

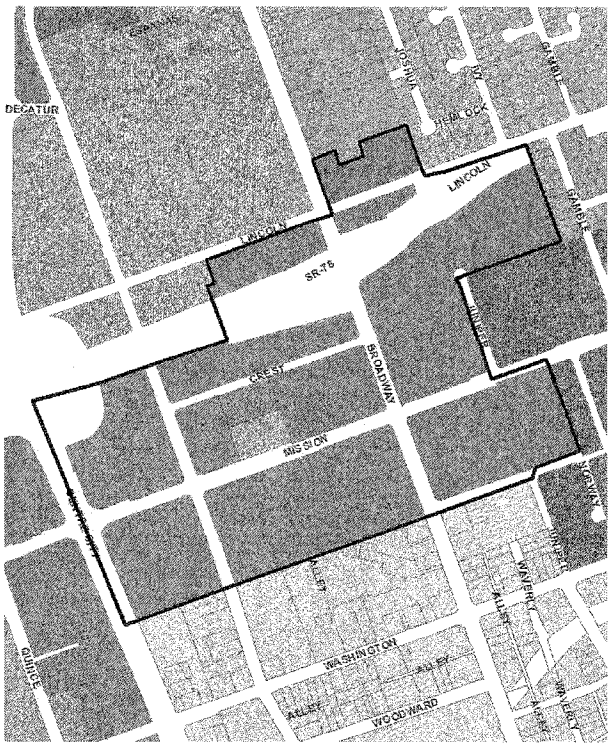


3. Page II-36: Graphic and text to be inserted for new Planned Commercial Area #16, as follows:



16. Mission Avenue
Location: Northern side of Mission Avenue, east of Escondido Boulevard
Size: Approximately 1.57 acres (Figure II-7, Area #16).
General Plan Designation: Planned Commercial
Planned Commercial Development 16 Guiding Principles: Refer to Target Area 'b' in Section J

4. Page II-65, Figure II-21: Color of project site to be changed from coral (General Commercial) to light pink (Planned Commercial), as follows:



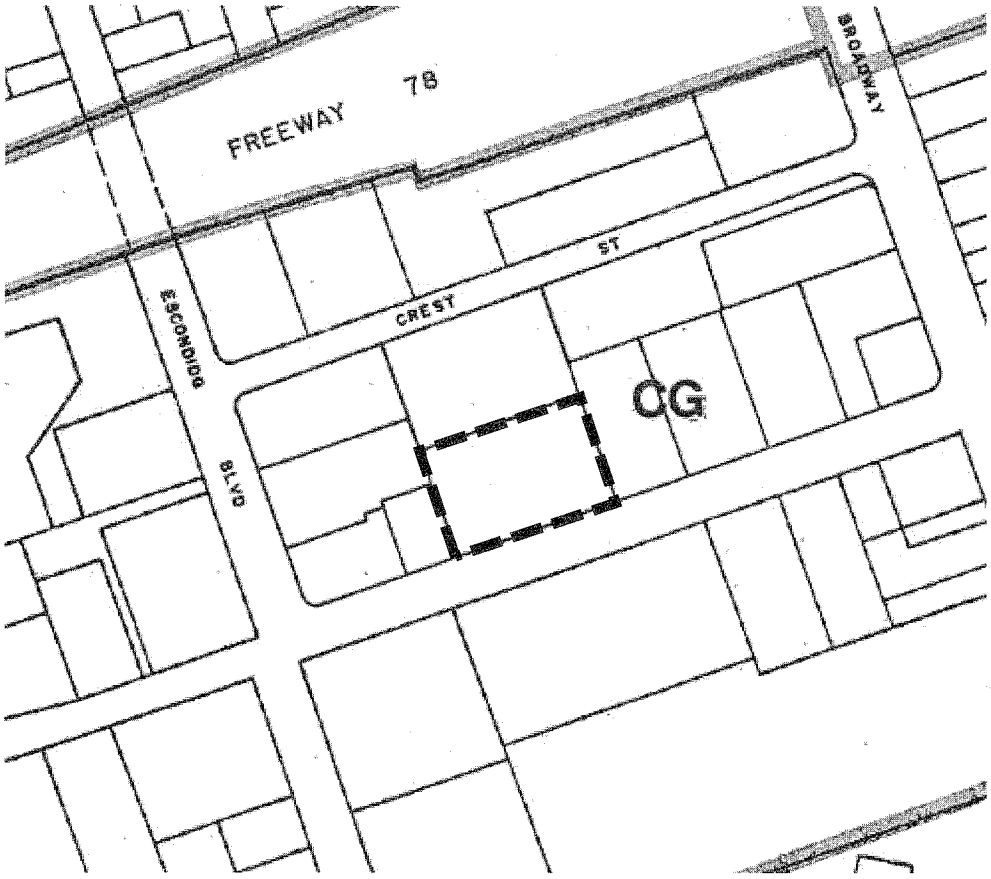
Additionally, new text to be inserted after the Target Area 2 Guiding Principles, as follows:

Guiding Principles for Mission Avenue (Planned Commercial #16):
Land uses planned for this site include a self-storage facility up to four stories in height with limited retail/restaurant tenant area on the ground floor of the structure. Development standards shall include

a Floor Area Ratio of 1.5 and building setbacks approximately 30 feet in width on all sides. On-site parking requirements for the various land uses shall be established through a site-specific parking study reviewed as part of a proposed Master Development Plan for the project.

Ordinance No. 2016-11
Exhibit E
Page 1 of 1

ZONE CHANGE
PHG 16-0006



Subject property (222 West Mission; APN 229-120-76)
Zoning Map to be changed from General Commercial (CG) to Planned Development-Commercial (PD-C)

Mitigation Measures

CUL-1: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-5: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL-6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, along with the applicable plan check fee, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in the 2015 Model Water Efficient Landscape Ordinance Update. The plans shall be prepared by, or under the supervision of a licensed landscape architect.

2. All landscaping shall be installed prior to occupancy. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.

3. In compliance with Article 62 (Landscape Standards), Section 1327 (Slope Planting) of the zoning code, all manufactured slopes over three feet high shall be irrigated and planted with landscape materials as follows: Each one thousand (1,000) SF of fill slope shall contain a minimum of six (6) trees, fifteen gallon in size; ten (10) shrubs, five gallon in size; and groundcover to provide one hundred (100) percent coverage within one year of installation. Each one thousand (1,000) SF of cut slope shall contain a minimum of six (6) trees, five gallon in size; ten (10) shrubs, one gallon in size; and groundcover to provide one hundred (100) percent coverage within one year of installation.

4. 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.

5. All manufactured slopes or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Department and City Engineer.

6. Street trees shall be provided and/or maintained along the Mission Avenue frontage in conformance with the Landscape Ordinance and the City of Escondido Street Tree List.

7. A 6'-tall wrought-iron fence or similar shall be installed above the proposed CMU retaining wall along the rear property line, and screened with vines or other landscaping as indicated on the approved landscape plan.

General

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and the Fire Department.

2. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.

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 Community Development Director.

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

6. Colors, materials, and design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.

7. Trash enclosures must be designed and built per City standards.

8. Signage will be subject to a separate permit and must comply with the approved Master Sign Plan.

9. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting Ordinance (Ordinance No. 2014-20).

10. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building.

11. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.

12. All new utilities shall be underground.

13. Per Section 33-339 of the Zoning Code, storage of goods or products which are hazardous, toxic, or obnoxious shall be prohibited in the self-storage facility. No outdoor storage of any goods or products is permitted.

14. The project shall provide 20 parking spaces in the front lot, and 13 parking spaces and six loading/unloading spaces in the rear lot, as indicated on the proposed site plan.

15. All employees of the proposed building shall park in the rear parking lot. Employee parking in the front parking lot shall be allowed only when the rear lot is full.

16. The project shall be limited to no more than 1,375 SF of restaurant use (50% of the 2,750 SF retail area). Expansion of restaurant use beyond the 50% limitation shall require a subsequent analysis demonstrating adequate parking can be provided to the satisfaction of the Director of Community Development.

17. Any conference space located within the self-storage main office, and made available for the use of non-staff (i.e., self-storage customers and/or the general public), shall be limited to an area of 300 SF, unless additional analysis is obtained demonstrating adequate parking can be provided for this purpose, to the satisfaction of the Director of Community Development.

18. Company-owned vehicles or moving trucks shall not be stored on-site unless additional analysis is obtained demonstrating adequate parking can be provided for this purpose, to the satisfaction of the Director of Community Development.

19. Use of storage units shall be limited to storage only. Storage units may not be used as residential units, and business operations may not be conducted from the units.

20. A separate sign permit shall be required prior to the installation of any signs. All proposed signage must comply with the Master Sign Program approved as part of this project.

21. An inspection by the Planning Division will be required prior to operation of the project. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.

22. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable), a check payable to the "County Clerk," in the amount of $2,260.25 for a project with a Mitigated Negative Declaration, which includes an additional authorized County administrative handling fee of $50.00 ($2,210.25 + $50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

23. This Precise Development Plan shall become null and void unless utilized within twenty-four (24) months of the effective date of approval.

Fire

1. The final project design for the proposed development shall be in accordance with the Fire notes on the approved plans, to the satisfaction of the Fire Marshal.

2. Grading plan submittal shall demonstrate that trash enclosure doors will not open into the fire access roadway (as indicated on the proposed site plan and landscape plan).

ENGINEERING CONDITIONS OF APPROVAL

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public street and sewer improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a landscape Architect.

2. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide Grading Bond and Cash Clean Up deposit for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. Grading bond amount shall be 10% the total cost of the project private improvements, drainage and landscaping minus the cash clean up deposit. The project owner is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval Improvement Plans and issuance of Building Permit. All improvements shall be completed prior to issuance of Occupancy Permit.

3. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit and/or Final Subdivision Map.

4. No construction permits will be issued until Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.

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

6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

7. The project owner shall submit to the Planning Department 3 copies of the approved Plot Plan certified by the Planning Department and must be included in the first submittal for final plans plan check, together with a final Storm Water Quality Management Plan (SWQMP) to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public streets improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Onsite private access drive improvements shall be designed in accordance with the requirements of the City Engineer,

Fire Marshal and Planning Director and shall be shown on the Grading/Private Improvement Plans.

2. Mission Avenue is classified as a Major Street in City's Circulation Element, however, it is constructed to Collector Street standards. The project owner is obligated for future improvements of Mission Avenue through a previously executed Lien Contract Agreement. The project owner may provide the City with cash contribution for the current amount of Lien contract to relieve the project obligation from future improvements on Mission Avenue.

3. The project owner shall be responsible to construct two 24 foot wide, Alley-Type driveway approaches on Mission Avenue and remove and reconstruct all damaged sections of sidewalk and curb and gutter along property frontage. The project owner shall also repair Mission Avenue and to the satisfaction of City Engineer for all utilities trenches to provide services to the project.

4. The project owner shall extend the existing median curb easterly to along the front of the project's westerly driveway to prevent left turns in and out of the project's westerly driveway. Extent of median curb extension shall be to the requirement of City Engineer.

5. Project's westerly driveway shall be signed and striped as exit only with signage and pavement legend for no left-turns and easterly driveway shall be signed and with pavement legend for entrance only.

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

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.

2. All onsite parking and access drives are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. All proposed onsite project improvements shall be included in Grading Plans subject to review and approval by the City Engineer, Fire Marshall and Planning Director.

3. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.

4. The project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

5. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit.

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

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.

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

WATER SUPPLY

1. The project owner shall be responsible to design and construct an onsite looped public water system to connect to exiting water main on Mission Avenue at two points to the requirements of Utilities Engineer.

2. All onsite detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and approved by the Utilities Engineer.

SEWER

1. The developer shall be required to construct sewer service to the project to the requirements of the Utilities Engineer and Building Director.

2. Private sewer lateral is private and shall be maintained by the property owner.

EASEMENTS AND DEDICATIONS

1. The project owner shall grant a minimum 20 foot wide public utilities easements for the onsite water main to the City of Escondido. The project owner shall provide the City Engineer with legal description and plat map, together with an updated title report for preparation of easement document to be executed by the property owner.

2. All easements, both private and public, affecting subject property shall be shown and delineated on the plot plan.

3. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to issuance of building permit, unless approved by the easement owner.

REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner shall be required to pay all development fees, including any repayments in effect prior to issuance of the Building Permit for the project. All development impact fees are paid at the time of Building Permit or as determined by the Building Official.

2. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the project owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security deposit for the project shall be at 10% of total estimate of site improvements with maximum cap of $50,000.

UTILITY UNDERGROUNDING AND RELOCATION

1. All new dry utilities to serve the project shall be constructed underground.

2. The project owner shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 21
Date: September 14, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Bill Martin, Director of Community Development

SUBJECT: Zoning Code Amendment and Conditional Use Permit Regarding Postsecondary Vocational Training Schools (AZ 16-0003 and PHG 16-0008)

STAFF RECOMMENDATION:

It is requested that Council introduce Ordinance No. 2016-12, amending the Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the Industrial zones, and adopt Resolution No. 2016-129, approving the proposed Conditional Use Permit for a postsecondary vocational training school.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 6-0 (Johns absent) on August 9, 2016, to recommend approval of the proposed Code Amendment and Conditional Use Permit.

PROJECT DESCRIPTION:

An amendment to Article 26 of the Escondido Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the Industrial zones, and a Conditional Use Permit to allow a postsecondary vocational training school in an existing 24,200 SF industrial building in the I-P (Industrial Park) zone. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION:

Citywide for the proposed Zoning Code Amendment; 2066 Aldergrove Avenue (APN 232-051-48) for the Conditional Use Permit

FISCAL ANALYSIS:

None

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

The 2015-2016 City Council Action Plan includes a goal to "revamp and clean up policies, practices and standards around Planning, Development, Enforcement and Economic Development," to be accomplished in part by amending the Zoning Code to streamline permitting processes to "Get to Yes" where feasible. The proposed Zoning Code Amendment

would expand the list of conditionally permitted uses in the industrial zones, thus increasing business opportunities in the City. The Action Plan also includes a goal to "turn Escondido into an education hub." Allowing vocational training schools as a conditionally permitted use in the Industrial zones assists in accomplishing this goal by providing additional educational opportunities in the City of Escondido.

GENERAL PLAN ANALYSIS:

The Economic Prosperity Element of the General Plan contains a number of goals and policies relating to wages and jobs, and workforce qualifications. Vocational training schools can provide job skills that would support the achievement of these goals and policies. More detailed information related to specific goals and policies can be found in the attached Planning Commission staff report.

BACKGROUND:

The proposed code amendment has been requested in order to allow postsecondary vocational training schools in industrial zones as a conditional use, and the Conditional Use Permit has been requested in order to establish a postsecondary vocational training school for California Technical Academy (CTA) at 2066 Aldergrove Avenue. CTA is a postsecondary vocational training school offering training and certification in the fields of information technology, business technology, and programing. CTA is accredited by the Council on Occupational Education and the California Bureau for Private Postsecondary Education. Curriculum is taught both on-site (40%) and on-line (60%), with proposed on-site student population of 25 students in each of three 3½ hour training shifts. CTA currently operates existing schools in Riverside and Temecula, CA.

CTA intends to occupy the entire 24,200 square foot building at 2066 Aldergrove Avenue. No exterior or interior improvements to the building are proposed as part of the Conditional Use Permit. Approximately 13,850 square feet would be used for student training labs, instructors' offices, and other student support activities. 2,000 square feet would be used as corporate office space, with the remaining space used for private storage and accessory uses available only to CTA's ownership.

ENVIRONMENTAL REVIEW

The proposed Zoning Code amendment is exempt from environmental review in conformance with CEQA Guidelines Section 15061(b)(3). The activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Approval of the proposed amendment to the Escondido Zoning Code would not individually or cumulatively result in the possibility of creating significant effects on the environment. Therefore, the proposed amendment to the Zoning Code is not subject to CEQA under the General Rule and no further environmental review is necessary.

The proposed Conditional Use Permit is exempt from environmental review in conformance with CEQA Guidelines Section 15301 – Existing Facilities, because the subject property will be utilized in a way that involves a negligible expansion of use of the existing light industrial building.

PREVIOUS ACTION – PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

With minimal discussion, the Planning Commission voted unanimously at its August 9, 2016, meeting to recommend approval of the proposed Zoning Code Amendment and Conditional Use Permit. Draft minutes from that meeting are attached to this report.

PUBLIC COMMENTS:

No correspondence has been received from the public regarding the project, and there were no public comments made at the Planning Commission hearing with the exception of the applicant's representative.

ANALYSIS:

Code Amendment – Table 33-564 Permitted and Conditionally Permitted Principle Uses would be amended to include the following use:

Use Title	I-O	M-1	M-2	I-P
Postsecondary vocational training schools, limited to training for uses which are permitted or conditionally permitted in the zone.	C	C	C	C

Staff believes that postsecondary vocational training schools would be an acceptable use in the industrial zones as long as they are compatible with adjacent uses and do not adversely impact the surrounding properties and/or neighborhood. Staff believes this can be accomplished by limiting the schools to allow training for uses which are permitted or conditionally permitted in the zone, and by requiring a Conditional Use Permit in order to evaluate each request and site on a case-by-case basis so that any potential compatibility issues can be addressed. As long as no adverse impacts would be created, staff feels that allowing vocational training schools in the industrial zones will provide a needed service to City residents, and will assist in achieving the goals of the Economic Prosperity Element of the General Plan such as providing an educated and skilled workforce, and increasing the City's median income.

Conditional Use Permit – California Technical Academy has proposed to operate a postsecondary vocational training school at 2066 Aldergrove Avenue, offering training in the fields of information and business technology and computer programming. The school would be the sole tenant and would occupy the whole building as it currently exists. Conditions have been proposed to ensure that adequate parking is available by limiting the number of students and faculty that could be on-site at any given time. All school operations will be conducted indoors, and since it will be providing training in vocations that are typically undertaken as office uses, it is not anticipated to generate noise, traffic, or other impacts that would be detrimental to adjacent properties. Staff believes the proposed school is compatible with the surrounding industrial and office uses and is appropriate for the site. Therefore, staff is recommending approval of the proposed Conditional Use Permit.

SUMMARY:

The proposed Zoning Code Amendment would allow postsecondary vocational training schools as a conditional use within the industrial zones. Each request would be evaluated on a case-by-case

basis through the Conditional Use Permit process to ensure the public health, safety and welfare would not be adversely affected, and appropriate conditions would be applied as necessary. The requested Conditional Use Permit would allow a vocational training school in the information technology field at 2066 Aldergrove Avenue. Appropriate conditions of approval have been applied in order to reduce potential adverse effects on neighboring properties.

Respectfully Submitted,

Bill Martin, AICP
Director of Community Development

Adam Finestone, AICP
Principal Planner

3. **ZONING CODE AMENDMENT AND CONDITIONAL USE PERMIT – AZ 16-003:**

REQUEST: An amendment to Article 26 of the Escondido Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the industrial zones and a Conditional Use Permit to allow a postsecondary vocational training school in an existing 24,200 square foot industrial building located in the Industrial Park Zone (I-P). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide for the proposed Zoning Code Amendment; The proposed vocational training school would be located on an approximately 1.41-acre property generally located on the northern side of Aldergrove Avenue, west of Andreasen Drive, addressed as 2066 Aldergrove Avenue (APN 232-051-48).

Bill Martin, Director of Community Development, referenced the staff report and noted staff issues were the appropriateness of the proposed code amendment to allow postsecondary vocational training schools within the industrial zones (I-O, I-P, M1, and M2), and whether the subject industrial site was appropriate for the proposed vocational training school and whether the operation would impact adjacent uses. Staff recommended approval based on the following: 1) Staff felt industrial zones are appropriate for postsecondary vocational training schools, provided they are limited to training for uses allowed in the particular zone. Allowing the schools would expand economic opportunities for the workforce by making training and educational facilities more readily available to residents of Escondido and surrounding areas; and 2) Staff felt the subject site was appropriate for a postsecondary vocational training school because the operational characteristics of the proposed school would create negligible impacts on adjacent properties. Training would be in computer-related fields (allowed in the I-P zone as a business office), adequate parking would be provided based on the proposed student population, and all uses would be conducted inside the building.

Chairman Weber asked if the applicant owned or leased the property.

Kimberly Boone, Architect, representing the applicant, noted that they were the tenants. She also stated that they would be taking the entire building.

Commissioner Romo asked if a post-secondary use would require a CUP. Mr. Martin replied in the affirmative.

DRAFT

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Weiler, to approve staff's recommendation. Motion carried unanimously. (6-0)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Chairman Weber suggested the Commission look at a housing report done by the London Group for the Greater San Diego Chamber of Commerce.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:24 p.m. The next meeting was scheduled for August 23, 2016, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido Planning Commission

Ty Paulson, Minutes Clerk

DRAFT

ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.3
Date: August 9, 2016

CASE NUMBER: AZ 16-0003 and PHG 16-0008

APPLICANT: California Technical Academy (Vocational School)

LOCATION: Citywide for the proposed Zoning Code Amendment; 2066 Aldergrove Avenue (APN 232-051-48) for the Conditional Use Permit

TYPE OF PROJECT: Zoning Code Amendment and Conditional Use Permit

PROJECT DESCRIPTION: An amendment to Article 26 of the Escondido Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the industrial zones, and a Conditional Use Permit to allow a postsecondary vocational training school in an existing 24,200 square foot industrial building located at 2066 Aldergrove Avenue in the I-P (Industrial Park) zone. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/ZONING (FOR THE CONDITIONAL USE PERMIT):
GP: Light Industrial (LI). Zoning: Industrial Park (I-P)

BACKGROUND/SUMMARY OF ISSUES:
The proposed code amendment has been requested in order to allow postsecondary vocational training schools in industrial zones as a conditional use, and the Conditional Use Permit has been requested in order to establish a postsecondary vocational training school for California Technical Academy (CTA) at 2066 Aldergrove Avenue. CTA is a postsecondary vocational training school offering training and certification in the fields of information technology, business technology, and programing. CTA is accredited by the Council on Occupational Education and the California Bureau for Private Postsecondary Education. Curriculum is taught both on-site (40%) and on-line (60%), with proposed on-site student population of 25 students in each of three 3 ½ hour training shifts. CTA currently operates existing schools in Riverside and Temecula, CA.

CTA intends to occupy the entire 24,200 square foot building at 2066 Aldergrove Avenue. No exterior or interior improvements to the building are proposed as part of the Conditional Use Permit. Approximately 13,850 square feet would be used for student training labs, instructors' offices, and other student support activities. 2,000 square feet would be used as corporate office space, with the remaining space used for private storage and accessory uses available only to CTA's ownership.

Staff feels the issues are as follows:

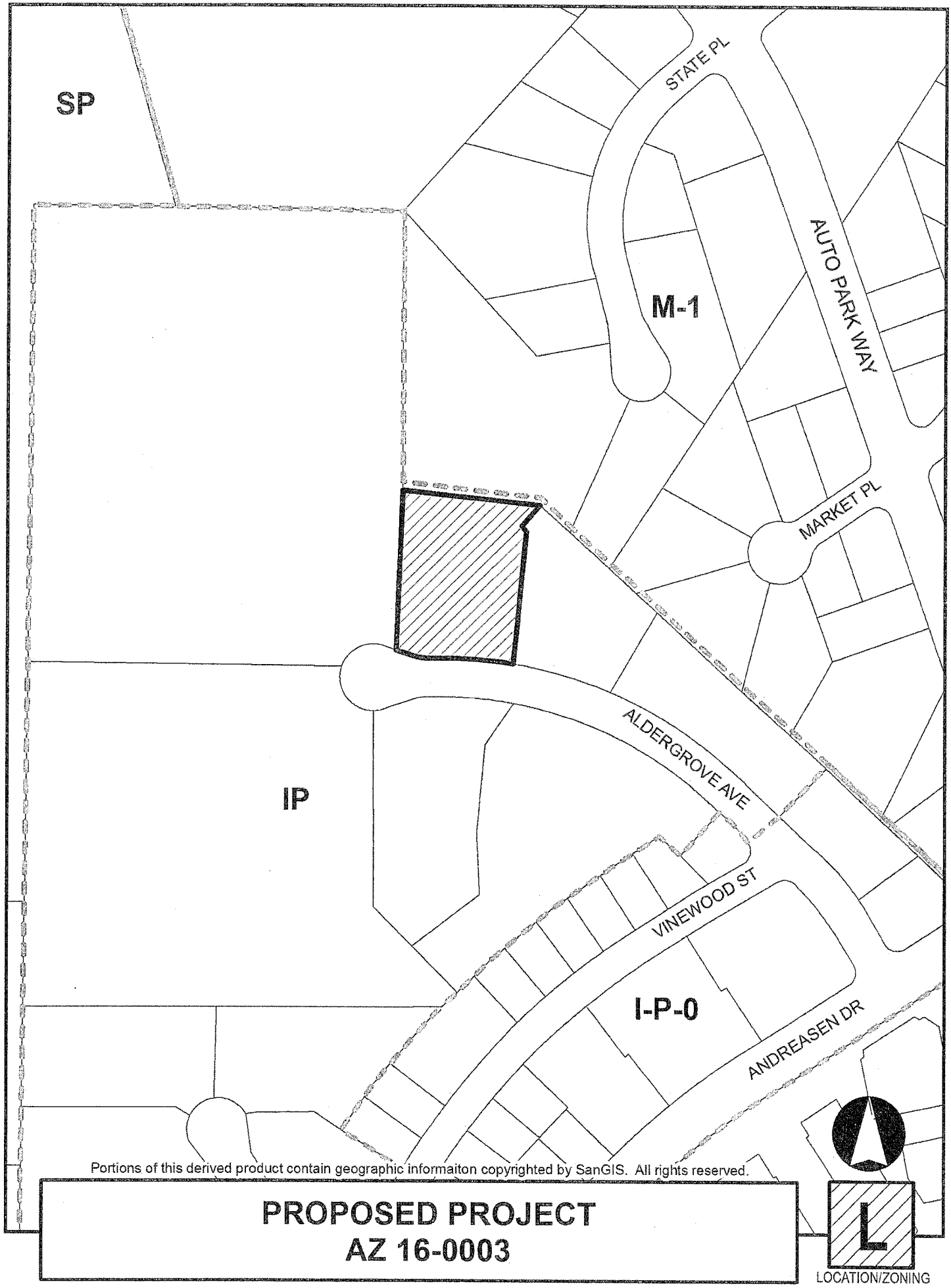
1. Appropriateness of the proposed code amendment to allow postsecondary vocational training schools within the industrial zones (I-O, I-P, M1, and M2).
2. Whether the subject industrial site is appropriate for the proposed vocational training school and whether the operation would impact adjacent uses.

REASON FOR STAFF RECOMMENDATION:
1. Staff feels industrial zones are appropriate for postsecondary vocational training schools, provided they are limited to training for uses allowed in the particular zone. Allowing the schools would expand economic opportunities for the workforce by making training and educational facilities more readily available to residents of Escondido and surrounding areas.

2. Staff feels the subject site is appropriate for a postsecondary vocational training school because the operational characteristics of the proposed school will create negligible impacts on adjacent properties. Training would be in computer-related fields (allowed in the I-P zone as a business office), adequate parking would be provided based on the proposed student population, and all uses would be conducted inside the building.

Respectfully Submitted,

Adam Finestone, AICP
Principal Planner



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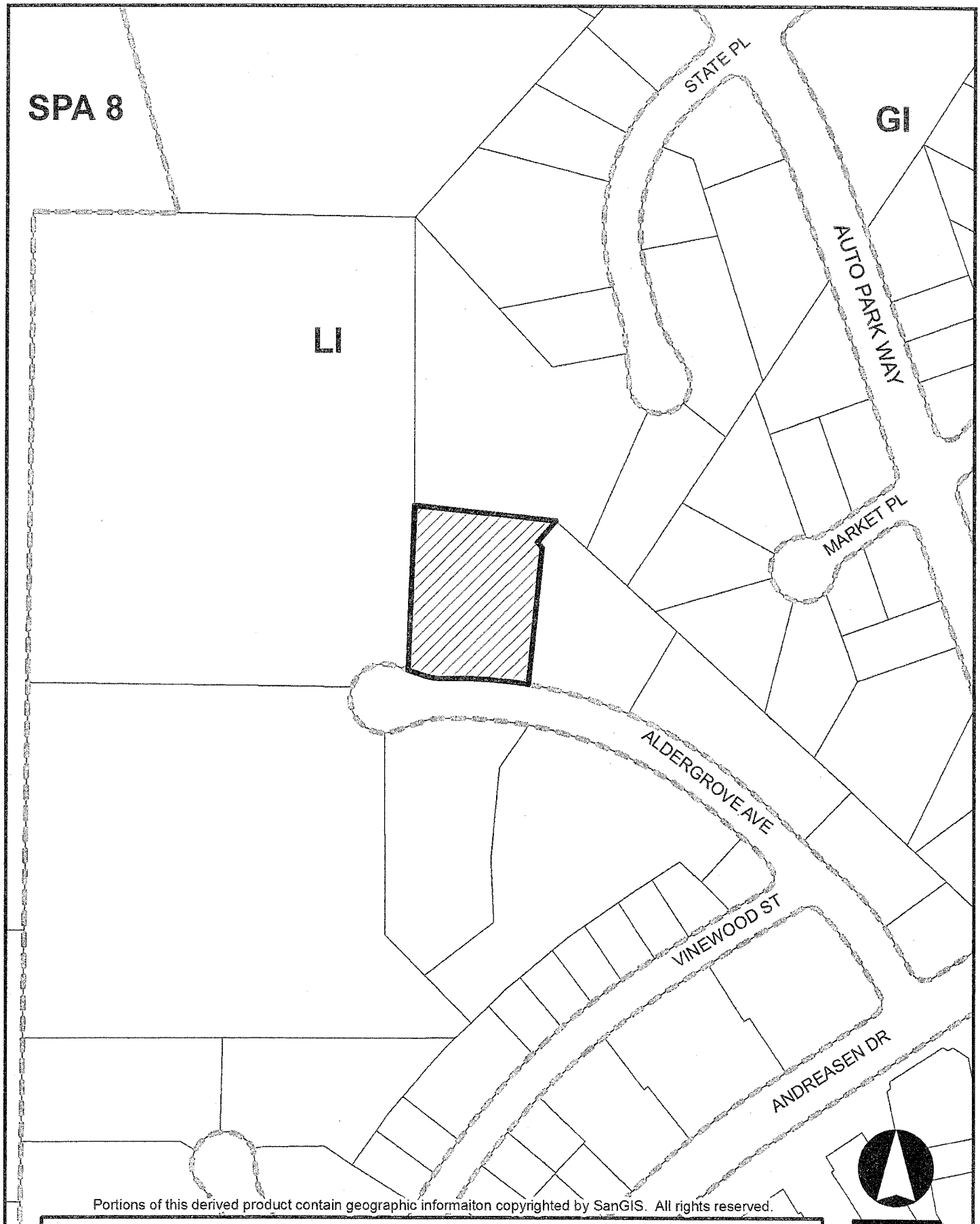
PROPOSED PROJECT
AZ 16-0003

L
LOCATION/ZONING



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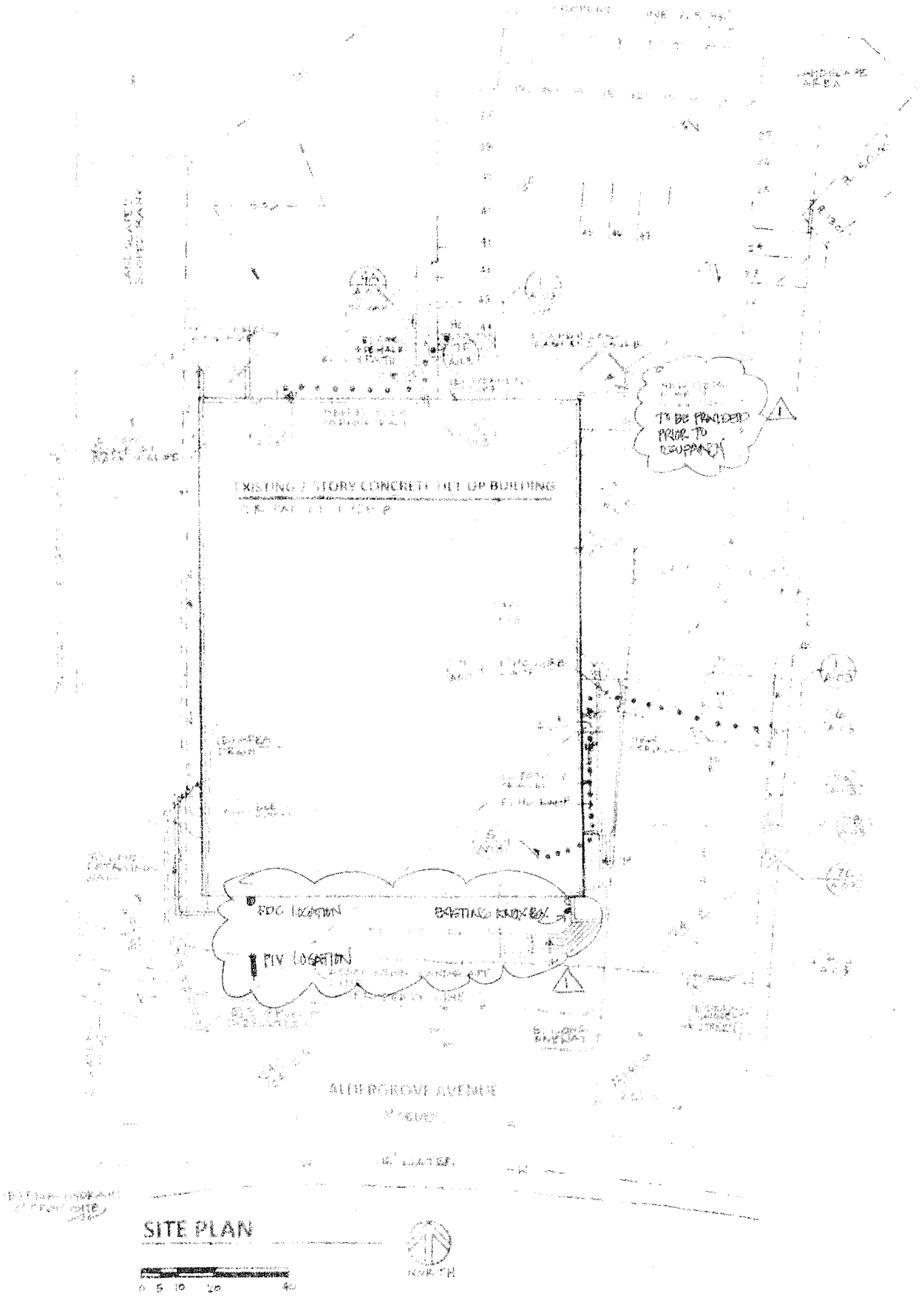
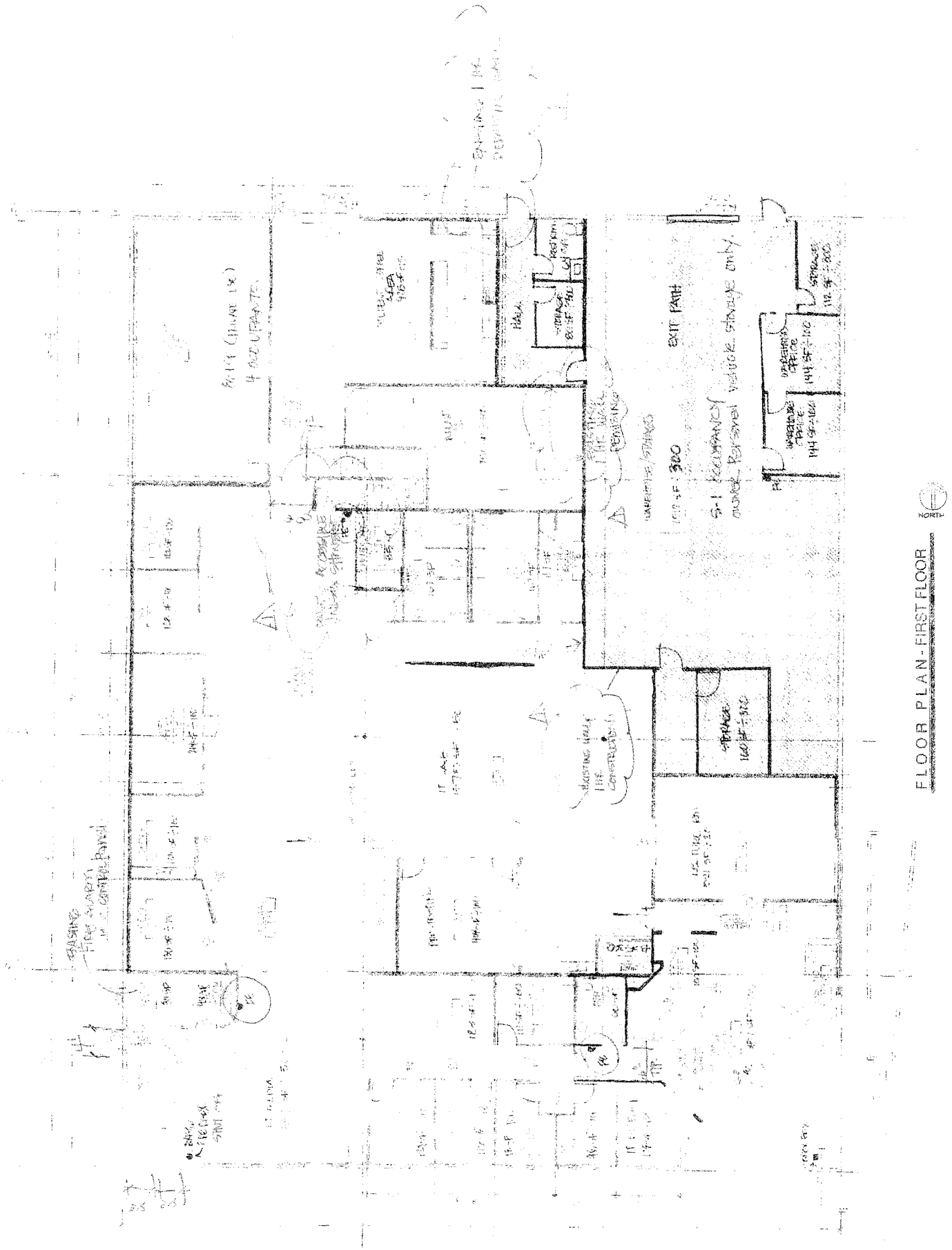
PROPOSED PROJECT
AZ 16-0003

GP
GENERAL PLAN



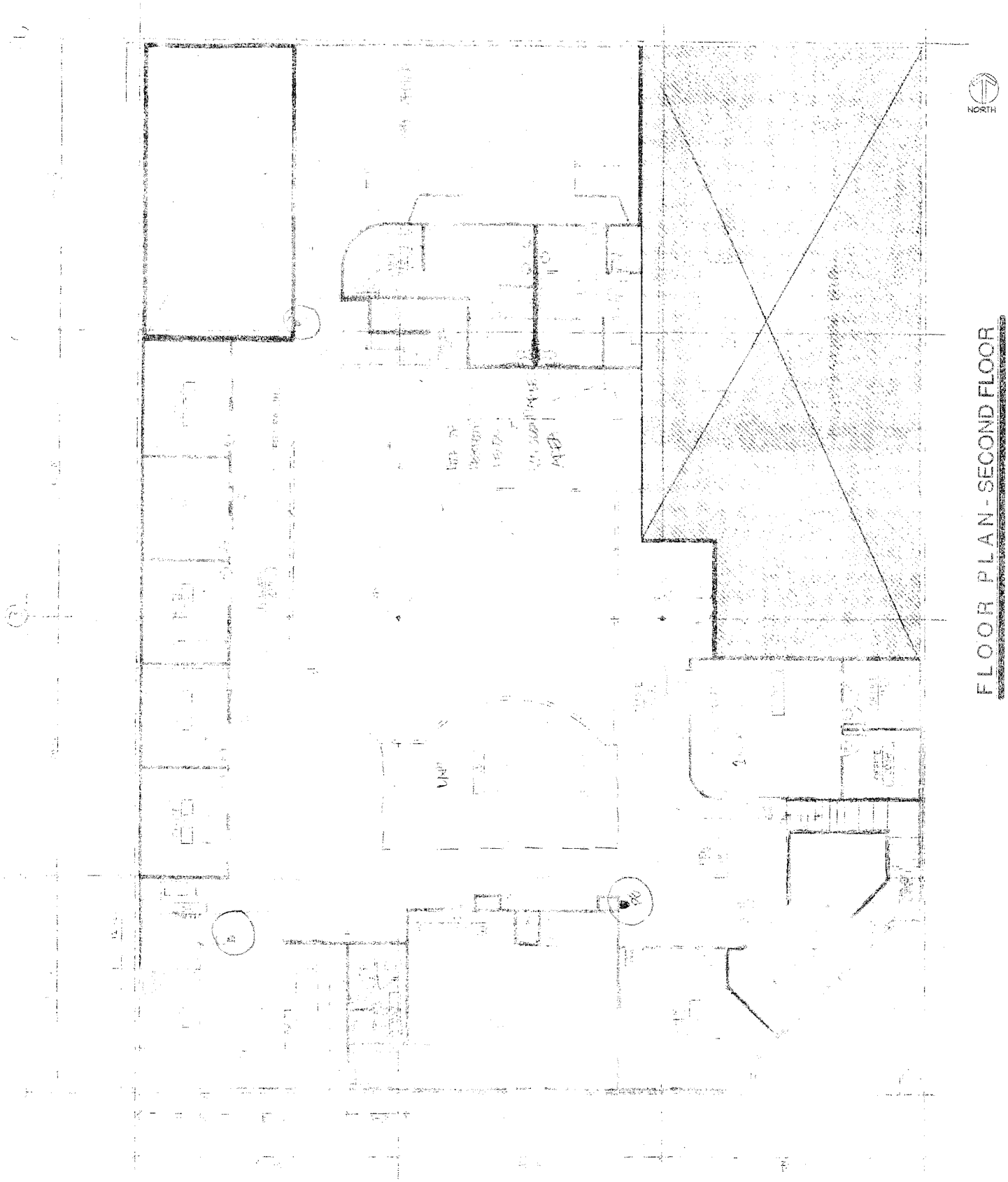
PROPOSED PROJECT
AZ 16-0003

SP
SITE PLAN



PROPOSED PROJECT
AZ 16-0003

FP
FLOOR PLAN



PROPOSED PROJECT
AZ 16-0003

FP
FLOOR PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: M-1 zoning (Light Industrial) / A multi-tenant building with a mix of office and industrial uses is located north of the project site at the end of a cul-de-sac on State Place.

SOUTH: I-P zoning (Industrial Park) / An industrial building shared by two contractors, along with an outdoor storage yard is located south of the project site (across Aldergrove Avenue).

EAST: I-P zoning (Industrial Park) / An industrial building occupied by a contractor, along with an outdoor storage yard is located east of the project site.

WEST: I-P zoning (Industrial Park) / Escondido Unified School District has its district office west of the project site. A power plant facility is located further to the west.

B. ENVIRONMENTAL STATUS

The proposed Zoning Code amendment is exempt from environmental review in conformance with CEQA Guidelines Section 15061(b)(3). The activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Approval of the proposed amendment to the Escondido Zoning Code would not individually or cumulatively result in the possibility of creating significant effects on the environment. Therefore, the proposed amendment to the Zoning Code is not subject to CEQA under the General Rule and no further environmental review is necessary. The proposed Conditional Use Permit is exempt from environmental review in conformance with CEQA Guidelines Section 15301 – Existing Facilities, because the subject property will be utilized in a way that involves a negligible expansion of use of the existing light industrial building.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site.

2. Effect on Fire Service – The Fire Department has expressed no concern relative to its ability to provide service to the site.

3. Traffic -- The proposed amendment to the Zoning Code would allow training opportunities for occupations related to land uses that are already permitted or conditionally permitted in the industrial zones. This is not expected to have a significant impact on traffic in industrial zones. Access to the proposed training school site is provided from Aldergrove Avenue, which is an unclassified local industrial street and is not a circulation element roadway. The Engineering Division indicated the proposed project would not result in any adverse impacts to the level of service on the adjacent roadways or intersections.

4. Utilities – Water and sewer service to the site is currently provided by the City of Escondido. The project would not impact utility services to the site.

5. Drainage – There are no significant drainage courses on or adjacent to the site. The project would not impact existing facilities because the site is fully developed and no new development is proposed.

D. CONFORMANCE WITH CITY POLICY

General Plan

The Economic Prosperity Element of the Escondido General Plan contains several goals and policies that support the expansion of a variety of educational opportunities (including vocational training facilities) within the City of Escondido, as outlined below:

1. *Quality of Life Standard #11 – Economic Prosperity*
   The city shall implement programs and support efforts to increase Escondido's median household income and per capita wage. Programs shall focus on actively fostering entrepreneurial opportunities, recruiting new businesses, and encouraging the expansion of existing businesses to increase employment densities. Efforts shall support retaining skilled workers whose wages exceed the San Diego Region's median per capita income, and bringing new dollars into the local economy.

   The relationship between a skilled workforce and income levels has been well established by countless reports and studies. As education and training are attained, income tends to rise. By allowing postsecondary vocational training schools in the industrial zones (they are already permitted or conditionally permitted in certain commercial zones), the City would expand economic opportunities for its residents, contributing to the overall economic prosperity of the City.

2. *Economic Prosperity Element – Goal 2 (Wage and Jobs/Housing)*
   A range and balance of jobs and housing opportunities for all residents.

   Expanding the availability of workforce training opportunities within the city will enable residents to obtain higher paying jobs, thus expanding their ability to afford a larger variety of housing types in a region already considered one of the most unaffordable in the United States based on housing costs and average annual income.

3. *Economic Prosperity Element – Policy 2.1 (Wages and Jobs/Housing)*
   Implement programs and support efforts to increase Escondido's median income and wage by: actively fostering entrepreneurial opportunities, recruiting new businesses, annexing key unincorporated lands, and encouraging existing business expansions that increases employment densities and retains skilled workers whose wages exceed the San Diego Region's median per capita income, and bringing new dollars into the local economy.

   Allowing vocational training schools in additional zones will assist in increasing median income and wages in Escondido by providing a more educated workforce available to local employers. As noted above, people with higher levels of education and training tend to command higher wages and salaries.

4. *Economic Prosperity Element – Goal 10 (Strengthening Workforce Qualifications)*
   An educated and skilled workforce.

   Vocational training is intended to equip students with knowledge, skills, and/or competencies required to excel in a specific field or industry. Postsecondary vocational training schools are designed to provide both theoretical knowledge and technical skills in order to achieve this goal.

5. *Economic Prosperity Element – Policy 10.1 (Strengthening Workforce Qualifications)*
   Promote partnerships between businesses and educational institutions that promote continuing education and raise student performance to enhance job skills to remain competitive in the changing job market.

   By allowing vocational training schools in the industrial zones (through the Conditional Use Permit process), more properties are available for these schools which will provide additional partnership opportunities between educational institutions and businesses.

6. *Economic Prosperity Element – Policy 10.3 (Strengthening Workforce Qualifications)*
Collaborate with educational institutions, industries, and trade organizations in defining criteria for locating educational and job training facilities in the community.

   Allowing vocational training schools in additional zones will broaden the range of possible locations that educational and job training facilities could occupy, creating flexibility in the collaboration process.

7. *Economic Prosperity Element – Policy 10.4 (Strengthening Workforce Qualifications)*
Promote and encourage job training programs and support local organizations that work with youth to provide training for life skills, job readiness, and internships in target industries.

   Opening up additional property for use as vocational training schools will help provide more job training opportunities within the City.

8. *Economic Prosperity Element – Policy 10.5 (Strengthening Workforce Qualifications)*
Facilitate employment of local residents by encouraging transportation, childcare, job training opportunities, and other employment readiness factors.

   Vocational training schools can provide local residents with the training necessary to succeed in their careers or chosen field. Increasing the number of properties zoned to allow vocational training uses will create the potential for additional schools to operate within the City.

Appropriateness of the Code Amendment to allow postsecondary vocational training schools as a conditional use within the industrial zones (I-O, I-P, M1 and M2)

Vocational training schools are currently allowed in some commercial zones either by-right or through a Conditional Use Permit process. Staff believes that opportunities exist in industrial areas for additional vocational schools to expand the availability of educational services in support of the General Plan goals and policies outlined above. The proposed amendment would enhance training opportunities but has been crafted to limit vocational training to those uses that are permitted to operate in the zone where the school is proposed. Since the industrial zones are primarily intended for manufacturing, warehousing, and research and development uses, staff believes it is necessary to ensure that proposed vocational training schools would be compatible with existing and future uses. As such, staff believes that each request should be evaluated on a case-by-case basis through the Conditional Use Permit process. The proposed code language is attached as Exhibit "B."

Whether the subject industrial site is appropriate for a vocational training school and whether the operation would impact adjacent uses

California Technical Academy has proposed to operate a postsecondary vocational training school at 2066 Aldergrove Avenue, offering training in the fields of information and business technology and computer programming. The school would be the sole tenant and would occupy the whole building as it currently exists. Conditions have been proposed to ensure that adequate parking is available by limiting the number of students and faculty that could be on-site at any given time. The school operations will be conducted indoors, and since it will be providing training in vocations that are typically undertaken as office uses, it is not anticipated to generate noise, traffic, or other impacts that would be detrimental to adjacent properties. Staff believes the proposed school is compatible with the surrounding industrial uses and appropriate for the site, and is therefore recommending approval of the proposed Conditional Use Permit.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The proposed vocational school site consists of a 24,200 square foot two-story light-industrial building. The property includes parking, landscaping, and associated site improvements. The property fronts on and takes access from a driveway on the north side of Aldergrove Avenue. The project site is surrounded by similarly improved industrial properties.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 1.41 acres

2. Building Size: 24,200 SF

3. Parking:
   Provided: 47 (including 3 handicap)

   Required: One space per 1.5 students based on maximum capacity, and one space per faculty member. Since the facility is not set up with standard classroom space, the student capacity would be limited by a condition of approval so that no more than 47 spaces are necessary.

4. Number of students: 25 per shift*

5. Number of faculty: 11 per shift (includes instructors and administrative staff)

6. Class Schedules:

Day:	Shift:	Hours	Students*	Instructors
M-Th, Sat	Morning	9:00 a.m. – 12:30 p.m.	25	3
M-Th	Afternoon	1:00 p.m. – 4:30 p.m.	20	2
M-Th	Evening	5:00 p.m. – 8:30 p.m.	25	3

*Student count based on applicant's proposal. Maximum student count based on parking availability is 54, less 1.5 students for each faculty member in excess of 11.

EXHIBIT "A"

FACTORS TO BE CONSIDERED/FINDINGS OF FACT
AZ 16-0003 AND PHG 16-0008

Zoning Code Amendment

1. The public health, safety and welfare would not be adversely affected by the proposed Zoning Code Amendment because postsecondary vocational training schools would only be allowed for uses that are currently or conditionally permitted within the specific industrial zone in which a school is proposed. Each request would be evaluated on a case-by-case basis through the Conditional Use Permit process to ensure the public health, safety and welfare would not be adversely affected, and appropriate conditions applied as necessary.

2. The proposed Zoning Code Amendment would not be detrimental to surrounding properties because proposed schools would not be allowed to be of a greater industrial intensity than those uses otherwise allowed in the zone. Any other compatibility issues would be analyzed as part of the Conditional Use Permit process.

3. The General Plan contains a variety of standards, goals, and policies aimed at improving the quality of life for City residents by providing ways to raise income levels. The General Plan also encourages the recruitment and expansion of businesses that pay higher-than-average wages. Amending the Zoning Code to allow educational opportunities in more parts of the city will assist in achieving the relevant goals laid out by the General Plan.

4. The proposed Zoning Code amendment would not affect nor conflict with any adopted specific plans.

Conditional Use Permit

1. Granting this Conditional Use Permit for the proposed postsecondary vocational training school 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 use would be conducted entirely inside an existing light-industrial building located in the I-P zone. Any potentially adverse impacts on the surrounding area would be limited to potential parking effects. Conditions of Approval limiting the maximum number of students and faculty allowed on-site at any given time have been applied to the project to ensure that demand for parking does not exceed the supply of available spaces.

2. The Conditional Use Permit would not adversely affect or be inconsistent with any community or neighborhood plans in affect for the site or surrounding area.

3. The Conditional Use Permit would assist in achieving the goals and quality of life standards contained in the General Plan as outlined in the staff report.

4. The public health, safety and welfare would not be adversely affected by the proposed Conditional Use Permit because the school would provide training in a field that is currently permitted by-right in the I-P zone.

5. The proposed Conditional Use Permit would provide a necessary and desirable service to the community (postsecondary education) without adversely affecting the surrounding area or the city as a whole.

EXHIBIT "B"

PROPOSED CODE CHANGES
DRAFT 12-2-14

Table 33-564 Permitted and Conditionally Permitted Principle Uses is amended to include the following use:

Use Title	I-O	M-1	M-2	I-P
Postsecondary vocational training schools, limited to training for uses which are permitted or conditionally permitted in the zone.	C	C	C	C

EXHIBIT "C"

CONDITIONS OF APPROVAL
PHG 16-0008
(California Technical Academy)

General

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Department, Building Division, and Fire Department. All necessary building permits shall be submitted within 30 days of the effective date of approval of this Conditional Use Permit.

2. All uses, hours of operation, and activities shall be substantially consistent with the Details of Request on-file with the Planning Division, and as described within this report. Any substantial changes to the hours of operation, type of instruction, etc., shall subject to review and written approval by the Director of Community Development or his/her designee.

3. No unrelated uses or businesses shall be operated at the subject property unless the vocational training school use is first abandoned or a parking management plan has been approved by the Director of Community Development.

4. A maximum of 11 faculty members and 54 students are permitted on-site at any given time. The numbers may be adjusted at a rate of one faculty member for each one and one half students.

5. All uses shall be conducted entirely within the existing building.

6. The use of all rooms shall be as shown on the approved plans.

7. Due to the "B" occupancy of the building, the school will be limited to students above the 12th grade.

8. All fire extinguishers, knox boxes, and other fire facilities and equipment shall be maintained as identified on the approved plans unless otherwise required by the Fire Department.

9. Prior to occupancy of the facility, a solid metal roof shall be provided over the existing trash enclosure or a new trash enclosure with a solid metal roof shall be provided. Colors and materials shall match those on the existing building. (A building permit will be required.)

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

11. A sign permit is required for any proposed signage for the building. A building permit may also be required for any proposed signs Proposed signs shall conform to the applicable requirements of Article 66 of the Escondido Zoning Code, as well as the building code in effect at the time of building plan submittal.

12. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.

13. 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.

14. The premises shall be made available for inspection by City staff during hours of operation and shall provide such records, licenses or other materials necessary to show evidence of compliance with the conditions of this permit.

15. All landscaping shall be maintained in a flourishing manner and kept free of all foreign matter and weeds. All irrigation shall be maintained in fully operational condition.

16. 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.

17. The Conditional Use Permit may be revoked or the terms/conditions of the Conditional Use Permit modified as necessary upon any valid continual nuisance complaints regarding the facility in accordance with Article 61 of the Escondido Zoning Code.

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

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
Chief Deputy Recorder Clerk
P.O. Box 121750
San Diego, CA 92112-1750

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

Project Title/Case No: AZ 16-0003 – Postsecondary Vocational Training Schools in Industrial Zones

Project Location - Specific: 2066 Aldergrove Avenue, APN 232-051-48

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

Description of Project: An amendment to Article 26 of the Escondido Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the industrial zones, and a Conditional Use Permit to allow a postsecondary vocational training school in an existing 24,200 square foot industrial building located at 2066 Aldergrove Avenue. The proposal also includes the adoption of the environmental determination prepared for the project.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Kimberly Boone, agent for California Technical Academy Telephone: (619) 889-5101

Address: 30583 Greenway Circle, Temecula, CA 92592

☒ Private entity ☐ School district ☐ Local public Agency ☐ State agency ☐ Other special district

Exempt Status:
The Zoning Code Amendment is exempt under the "General Rule" provision of Section 15061(b)(3), which states that CEQA does not apply where it can be seen with certainty that there is no possibility that an activity may have a significant effect on the environment. The Conditional Use Permit is exempt in accordance with CEQA Guidelines Section 15301 – Existing Facilities.

Reasons why project is exempt:

The Zoning Code Amendment would allow postsecondary vocational training schools as a conditional use. Individual proposals for said schools would be required to obtain conditional use permits and would be subject to CEQA review. The Conditional Use Permit would allow a postsecondary vocational training school providing training for a use that is permitted by-right. The project would create a negligible expansion of the existing use. The site has been completely developed and has no value as habitat for endangered, threatened or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.

Lead Agency Contact Person: Adam Finestone, AICP Area Code/Telephone/Extension (760) 839-6203

Signature: _____ 7-27-16
Adam Finestone, AICP
Principal Planner
Date

☒ Signed by Lead Agency Date received for filing at OPR:

☐ Signed by Applicant

RESOLUTION NO. 2016-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A POSTSECONDARY VOCATIONAL TRAINING SCHOOL WITHIN THE I-P (INDUSTRIAL PARK) ZONE

Applicant: California Technical Academy
(Kimberly Boone Associates, Agent)

Planning Case No. PHG 16-0008

WHEREAS, the Planning Commission did, on August 9, 2016, consider, and by Resolution No. 6074, recommend approval of, an amendment to Article 26 (Table 33-564) of the Escondido Zoning Code to allow postsecondary vocational training schools as a conditional use in the Industrial Zones, and a Conditional Use Permit for a postsecondary vocational training school in an existing 24,200 SF industrial building in the I-P (Industrial Park) Zone, addressed as 2066 Aldergrove Avenue (APN 232-051-48), more particularly described in Exhibit "C", attached to this Resolution and incorporated by this reference and

WHEREAS, on September 14, 2016, the City Council of the City of Escondido considered an amendment to Article 26 (Table 33-564) of the Escondido Zoning Code and introduced City Council Ordinance No. 2016-12, concurrently with the consideration of this request for a Conditional Use Permit, to allow postsecondary vocational training schools in the Industrial zones as a conditional use; and

WHEREAS, on September 14, 2016, the City Council of the City of Escondido considered a request for a Conditional Use Permit for a Postsecondary Vocational

Training School in an existing 24,200 SF industrial building in the I-P (Industrial Park) Zone, addressed as 2066 Aldergrove Avenue (APN 232-051-48), more particularly described in Exhibit "C;" and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") regulations, the project is categorically exempt from environmental review in accordance with CEQA Guidelines Section 15301 "Existing Facilities;" and

WHEREAS, a notice was published and mailed as required by the Escondido Zoning Code and applicable State law, and that a public hearing was held regarding the proposed project and that all persons desiring to speak did so; and

WHEREAS, this City Council has reviewed and considered the proposed Conditional Use Permit ("CUP"); the Planning Commission decision; the staff reports, a copy of which are on file in the Planning Division, the recommendations of the Planning Commission and staff; and public testimony presented at the Council hearing; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said Conditional Use Permit and adopt the environmental determination (Categorical Exemption) issued for the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the project Findings of Fact attached as Exhibit "A", and incorporated by this reference, were considered and made by the City Council.

3. That upon consideration of the staff report (a copy of which is on file in the Planning Division); the Planning Commission comments provided at a public hearing on August 9, 2016; public testimony presented at the City Council hearing; the findings of fact; and applicable law, the City Council finds that the project is consistent with the General Plan and hereby approves the Conditional Use Permit for the postsecondary vocational training school, subject to the Conditions of Approval attached as Exhibit "B", and incorporated by this reference.

EXHIBIT "A"

FINDINGS OF FACT
PHG 16-0008

1. Granting this Conditional Use Permit for the proposed postsecondary vocational training school 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 use would be conducted entirely inside an existing light-industrial building located in the I-P zone. Any potentially adverse impacts on the surrounding area would be limited to potential parking effects. Conditions of Approval limiting the maximum number of students and faculty allowed on-site at any given time have been applied to the project to ensure that demand for parking does not exceed the supply of available spaces.

2. The Conditional Use Permit would not adversely affect or be inconsistent with any community or neighborhood plans in affect for the site or surrounding area.

3. The Conditional Use Permit would assist in achieving the goals and quality of life standards contained in the General Plan as outlined in the Planning Commission staff report.

4. The public health, safety and welfare would not be adversely affected by the proposed Conditional Use Permit because the school would provide training in a field that is currently permitted by-right in the I-P Zone.

5. The proposed Conditional Use Permit would provide a necessary and desirable service to the community (postsecondary education) without adversely affecting the surrounding area or the city as a whole.

EXHIBIT "B"

CONDITIONS OF APPROVAL
PHG 16-0008

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Department, Building Division, and Fire Department. All necessary building permits shall be submitted within 30 days of the effective date of approval of this Conditional Use Permit.

2. All uses, hours of operation, and activities shall be substantially consistent with the Details of Request on-file with the Planning Division, and as described within this report. Any substantial changes to the hours of operation, type of instruction, etc., shall subject to review and written approval by the Director of Community Development or his/her designee.

3. No unrelated uses or businesses shall be operated at the subject property unless the vocational training school use is first abandoned or a parking management plan has been approved by the Director of Community Development.

4. A maximum of 11 faculty members and 54 students are permitted on-site at any given time. The numbers may be adjusted at a rate of one faculty member for each one and one half students (ex: an increase of three students requires a decrease of two faculty members).

5. All uses shall be conducted entirely within the existing building.

6. The use of all rooms shall be as shown on the approved plans.

7. Due to the "B" occupancy of the building, the school is limited to students above the 12th grade.

8. All fire extinguishers, knox boxes, and other fire facilities and equipment shall be maintained as identified on the approved plans unless otherwise required by the Fire Department.

9. Prior to occupancy of the facility, a solid metal roof shall be provided over the existing trash enclosure or a new trash enclosure with a solid metal roof shall be provided. Colors and materials shall match those on the existing building. (A building permit will be required.)

10. Appropriate fire access and ADA compliant paths of travel shall be maintained at all times, as required by the Fire Department and Building Division.

11. A sign permit is required for any proposed signage for the site. A building permit may also be required for any proposed signs Proposed signs shall conform to the

applicable requirements of Article 66 of the Escondido Zoning Code, as well as the building code in effect at the time of building plan submittal.

12. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail, when building permits are issued, including any applicable City-Wide Facilities fees.

13. 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.

14. The premises shall be made available for inspection by City staff during hours of operation and shall provide such records, licenses or other materials necessary to show evidence of compliance with the conditions of this permit.

15. All landscaping shall be maintained in a flourishing manner and kept free of all foreign matter and weeds. All irrigation shall be maintained in fully operational condition.

16. 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.

17. The Conditional Use Permit may be revoked or the terms/conditions of the Conditional Use Permit modified as necessary upon any valid continual nuisance complaints regarding the facility in accordance with Article 61 of the Escondido Zoning Code.

18. This Conditional Use Permit shall become null and void unless utilized within 12 months of the effective date of this approval.

19. The effective date of this approval shall be the same as the effective date of Escondido Ordinance No. 2016-12. If Ordinance No. 2016-12 is not adopted, the approval of this Conditional Use Permit shall become null and void.

EXHIBIT "C"
LEGAL DESCRIPTION
AZ 16-0003

Resolution No. 2016-129
Exhibit "C"
Page 1 of 1

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:

THOSE PORTIONS OF PARCELS 2 AND 3 OF PARCEL MAP NO. 15571, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 14, 1989 AS INSTRUMENT NO. 89-078146 OF OFFICIAL RECORDS AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 3; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 3, SOUTH 0°13'59" EAST 187.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, SOUTH 85°17'00" EAST 225.35 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 3, DISTANT THEREON SOUTH 47°38'02" EAST 305.00 FEET FROM THE MOST NORTHERLY CORNER OF SAID PARCEL 3; THENCE CONTINUING SOUTH 47°38'02" EAST ALONG SAID NORTHEASTERLY LINE, 22.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 3; THENCE SOUTH 42°21'58" WEST 50.00 FEET; THENCE SOUTH 51°36'59" EAST 13.00 FEET; THENCE SOUTH 5°24'11" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 3, AND SOUTHERLY PROLONGATION THEREOF, 232.57 FEET TO THE NORTHERLY RIGHT OF WAY OF ALDERGROVE AVENUE, SAID RIGHT OF WAY BEING A 733.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, WHOSE CENTER BEARS SOUTH 9°09'28" WEST; THENCE NONTANGENT AND WESTERLY ALONG THE ARC OF SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 9°22'58" AND A LENGTH OF 120.04 FEET; THENCE SOUTH 89°46'30" WEST 20.18 FEET TO THE BEGINNING OF A TANGENT CURVE THAT IS CONCAVE NORTHERLY, HAS A RADIUS OF 88 FEET AND WHOSE CENTER BEARS NORTH 0°13'30" WEST; THENCE WESTERLY ALONG THE RIGHT OF WAY AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°53'30" AND LENGTH OF 29.02 FEET; THENCE NORTH 71°20'00" WEST 27.49 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 3; THENCE NORTH 0°13'59" WEST ALONG THE WESTERLY LINE OF PARCEL 3, 287.23 FEET TO THE TRUE POINT OF BEGINNING.

APN: 232-051-48

Agenda Item No.: 21
Date: September 14, 2016

ORDINANCE NO. 2016-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING ARTICLE 26 OF THE ESCONDIDO ZONING CODE PERTAINING TO POSTSECONDARY VOCATIONAL TRAINING SCHOOLS WITHIN THE INDUSTRIAL ZONES

Planning Case No. AZ 16-0003

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notices of a public hearing have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 2. That the City Council has determined that this Zoning Code Amendment is exempt from the California Environmental Quality Act ("CEQA") in conformance with CEQA Guidelines Section 15061(b)(3) "General Rule" and finds that no significant environmental impact will result from approving this code amendment.

SECTION 3. That upon consideration of the staff report; Planning Commission recommendation; Factors to be Considered, attached as Exhibit "A" to this Ordinance and incorporated by this reference; and all public testimony presented at the hearing held on this project, this City Council finds the proposed Zoning Code Amendment is consistent with the General Plan and does not affect any specific plans of the City of Escondido.

SECTION 4. That Article 26 of the Escondido Zoning Code, Table 33-564 "Permitted and Conditionally Permitted Principal Uses," is amended to include the following use/language:

Use Title	I-O	M-1	M-2	I-P
Postsecondary vocational training schools, limited to training for uses which are permitted or conditionally permitted in the zone.	C	C	C	C

SECTION 5. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 6. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

EXHIBIT "A"

FACTORS TO BE CONSIDERED
AZ16-0003

1. The public health, safety and welfare would not be adversely affected by the proposed Zoning Code Amendment because postsecondary vocational training schools would only be allowed for uses that are permitted or conditionally permitted within the specific industrial zone in which the school is proposed. Each request would be evaluated on a case-by-case basis through the Conditional Use Permit process to ensure the public health, safety and welfare would not be adversely affected, and appropriate conditions applied as necessary.

2. The proposed Zoning Code Amendment would not be detrimental to surrounding properties because proposed schools would not be allowed to be of a greater industrial intensity than those uses otherwise allowed in the zone. Any other compatibility issues would be analyzed as part of the Conditional Use Permit process.

3. The General Plan contains a variety of standards, goals, and policies aimed at improving the quality of life for City residents by providing ways to raise income levels. The General Plan also encourages the recruitment and expansion of businesses that pay higher-than-average wages. Amending the Zoning Code to allow educational opportunities in more parts of the city will assist in achieving the relevant goals laid out by the General Plan.

4. The proposed Zoning Code Amendment would not affect nor conflict with any adopted specific plans.

Agenda Item No.: 22
Date: September 14, 2016

FUTURE CITY COUNCIL AGENDA ITEMS
September 8, 2016

AGENDA ITEMS AND COUNCIL MEETING DATES ARE SUBJECT TO CHANGE. CHECK WITH THE CITY CLERK'S OFFICE AT 839-4617

September 21, 2016
4:30 p.m. Town Hall Meeting

September 28, 2016
4:30 p.m.

	CONSENT CALENDAR
	Urban Rivers Grant Program Application (C. McKinney) *The City Council is being asked to approve a California Urban Rivers Grant Program application to the California Natural Resources Agency for improvements and habitat restoration to the naturally lined portions of the Spruce Street Drainage.*
	Street Vacation – Portion of an Unnamed Street Per Map Number 723 Situated Between Stanley Avenue & Vista Avenue on the North/South and Between North Ashe Street & North Broadway on the East/West (J. Masterson/D. Lundy) *The proposed vacation consists of a total of 23,697 square feet of excess public street right-of-way, located between Stanley Avenue and Vista Avenue on the north/south and between North Ash Street and North Broadway on the east/west. The vacation area is necessary to accommodate the Lexington Development Project. An excess right-of-way is not required for street or highway purposes, this vacation may be performed as a summary vacation under Section 8334(a) of the California Streets and Highways Code and a public hearing is not required. Public Utilities comments are due by September 17, 2016.*
	PUBLIC HEARINGS
	Rose to Foxdale Neighborhood Parking District (J. Petrek) *Residents in the Rose to Foxdale Neighborhood Area have been working with staff to establish a resident parking district to discourage people outside the area from parking their vehicles in the neighborhood. The proposed residential parking district will be the first of its kind in the City. The one-year pilot program will allow staff and residents to monitor the program's effectiveness.*
	CURRENT BUSINESS
	Future Agenda Items (D. Halverson)

ESCONDIDO
City of Choice

City Manager's WEEKLY UPDATE to City Council

September 7, 2016

ECONOMIC DEVELOPMENT

- The 2015 the Comprehensive Economic Development Strategy (CEDS) Annual Performance Report was approved by the Economic Development Administration. A copy of it can be found on the City's website at http://www.escondido.org/Data/Sites/1/media/PDFs/Building/2015CEDSUpdateCityofEscondido.pdf

- The High School Cross Country season begins this Saturday, September 10. Kit Carson Park will host the Bronco Round up with the staging area in the El Arroyo picnic areas. We expect approximately 1,500 runners spread out over 12 races. The first race begins at 8:00 a.m. and they start every 20 minutes with the last race beginning at 11:40 a.m.

SPECIAL EVENTS

- **September 11 Tribute at Cruisin' Grand**
  September 9th, 5-9 p.m.

  The Escondido Firefighters' Association and Escondido Police Officers Association will be sponsoring the 16th Annual Fire Truck/Public Safety Night and September 11th Tribute at Cruisin' Grand. Static displays and free fire truck rides will be available to the public. A variety of vehicles will be on display including the 1902 AMERICAN Fire Engine Company horse-drawn steam fire engine of the California State Firefighters' Association. Also, the Hubert Family Hose Wagon will be active. Witness the excitement of bells clanging, steam billowing, and three mighty horses pulling this awesome example of early 1900's American engineering down Grand Avenue this Friday night! Also featured at the intersection of Grand & Broadway will be the Escondido Fire Department's 1926 American La France "Ol' Betsy", and the Firefighters' Association 1956 Crown Coach Ford Fire Engine. Many other emergency response vehicles from the past & present will grace this exciting event. A 30' long piece of World Trade Center Steel will be on display.

  The Police Department will display an Antique Harley Davidson Motorcycle, 1968 Ford Galaxy Squad Car, Bearcat SWAT vehicle, and the Work Horse Command Van.

- **Gran Fondo Giro di San Diego**
  Sunday, September 11th
  Annual bike ride comes through Escondido via Mt. Palomar and Lake Wohlford.

- **First Annual Herencia Mexicana Festival**
  Saturday, September 10, 10 a.m. to 6:00 p.m.
  Grape Day Park
  Sponsored by USA Multicultural featuring mariachis, folk dance groups and more.

- For information about other activities taking place in Escondido, please visit www.visitescondido.com

COMMUNITY DEVELOPMENT

Major Projects Update

Commercial / Office:

1. Escondido Research and Technology Center – East (ERTC) (Developer: James McCann) – *No change from the following update reported last week:* This is a 72,000 square foot medical office building proposed on the east side of Citracado Parkway across from Palomar Medical Center located at 2130 Citracado Parkway. A grading permit has been issued by the Engineering Division. Building plans have been submitted for plan check. The applicant has recently requested to install a temporary paved parking lot in this area to serve the hospital. A grading plan for the temporary parking lot was approved June 13, 2016.

2. Escondido Research and Technology Center – West (ERTC) (Developer: James McCann) – *No change from the following update reported last week:* This is a 144,000 sq. ft. development involving two medical office buildings proposed on the west side of Citracado Parkway across from Palomar Medical Center located at 2097 – 2175 Citracado Parkway. A grading permit has been issued by the Engineering Division. Esgil and the Planning Division have approved the building plans. A fee deferral agreement has been signed and the building permit was issued June 23, 2016. A tentative parcel map (TPM) for office condominiums was approved on July 12, 2016. Engineering is awaiting submittal of the (Final) Parcel Map from the applicant.

3. Centerpointe 78 Commercial (Developer: Lars Andersen, Pacific Development) – *No change from the following update reported last week:* This project is a 45,650 sq. ft. supermarket and restaurant located at 925 N. Broadway. The project was approved by the City Council on December 9, 2015. Demolition of the former auto dealership has been completed down to the foundation. Grading plans have been submitted to Engineering and Planning for review. A building permit fee estimate has been provided to the applicant and building plans are expected soon.

4. Westfield Theater (Developer: Kim Brewer, Westfield) – *No change from the following update reported last week:* This project is a 10-auditorium movie theater totaling 57,600 sq. ft. located on the north side of the Westfield Mall. The project was approved by the City Council on November 4, 2015.

5. Felicita Development, LLC (Developer: Katherine Park, Creative Design Associates) – *No change from the following update reported last week:* This project is a 140-unit hotel, and a gas station or office/residential care facility at the southeast corner of Felicita Rd. and Gamble Lane. The applicant and staff met with the architect to discuss building elevations, 5-story height limitations and site design issues given the existing wetland constraints on the property. Additional technical analysis and coordination is needed to address traffic, biology, water and sewer service, geotechnical and storm water concerns, along with a market study for the proposed uses. The applicant met with the wild life agencies and is responding to technical studies needed to complete the application. Tribal consultations are underway.

6. Springhill Suites (Developer: Raj Patel, San Bernardino Hospitality LLC) – *No change from the following update reported last week:* This project is a 4-story, 105-suite hotel totaling 73,300 sq. ft. located at 200 La Terraza Drive. The hotel includes a small conference room and an enlarged lobby for serving continental breakfast. A revised set of grading plans has been approved since February and grading for the hotel site has now started. Building plans have been approved by Esgil, Fire, Planning and Engineering. The building permit is ready to be issued.

7. Escondido Auto Park Association (Developer: Tim Brecht, Escondido Auto Park Association) – *No change from the following update reported last week:* The association is proposing to upgrade the existing electronic message sign along I-15. An application for a new regional market sign and an amendment to the Sign Ordinance to increase the allowable display area for a regional market sign was submitted to the Planning Division on May 6, 2016. The proposed sign would be located in the same location as the existing sign at a slightly lower height (73.5 feet) with approximately the same overall dimensions. The Planning Commission recommended approval of the new regional market sign and amendment to the Sign Ordinance on July 12, 2016. The City Council approved the new regional market sign and amendment to the Sign Ordinance on August 17, 2016.

8. Ford-Hyundai Dealership Expansion (Developer: Neil E. Sander, Dynamic Engineering) – *No change from the following update reported last week*: An expansion involving approximately 13,000 sq. ft. of showroom buildings and 6,700 sq. ft. wash/detail building at 1717-1919 Auto Park Way was approved by the Planning Commission on June 23, 2015. Grading has commenced and the building permit for the Ford dealership has been issued.

9. Trafalgar Square – Aldi Market (Developer: Charlie Mallon) – This renovation of the Trafalgar Square shopping center includes demolition of the northern shop building and the northern portion of the western building to prepare a site for the construction of an 18,088 square foot, freestanding building for Aldi Market (1330 East Valley Parkway). The plot plan was approved by the Planning Division in June of 2015. A Building permit was issued on June 22, 2016, and the project is under construction.

Industrial

1. Escondido Disposal Inc. (Developer: Steve South, EDI) – *No change from the following update reported last week:* The CUP modification to expand the existing facility was approved by the Planning Commission on August 25, 2015. Revisions to the grading plan have been approved by Engineering and a building permit has been issued.

2. StorQuest (Developer: The William Warren Group, Inc.) – *No change from the following update reported last week*: This proposed project at 220 W. Mission Avenue involves a 102,500 sq. ft., four-story self-storage facility development with three in-line shops and a small office. The Planning Commission voted to recommend approval of the proposed General Plan Amendment, Planned Development and Zone Change on August 9, 2016. A City Council hearing has been scheduled for September 14, 2016.

3. Victory Industrial Development (Developer: Scott Merry, Badiee Development) – *No change from the following update reported last week*: This project involves two industrial buildings totaling 91,000 sq. ft. (one building 55,500 sq. ft., second building 35,500 sq. ft.) located at 2005 Harmony Grove Road and a zone change from residential to Planned Industrial consistent with the updated General Plan. The Planning Commission voted to recommend approval of the proposed General Plan Amendment, Planned Development and Zone Change on August 9, 2016. A City Council hearing has been scheduled for September 14, 2016.

4. Micro-Filtration Reverse Osmosis (Developer: City of Escondido Utilities Department) – *No change from the following update reported last week*: The proposed project involves a Conditional Use Permit (CUP) for the development of a new city facility to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses with the capacity for future treatment for indirect potable reuse. The facility would be sized for a total production capacity of 2.0 million gallons per day (mgd). A previous proposal for development of the facility at 2512 East Washington Avenue has now been shelved while staff pursues development of the facility on an alternative site located on the southeastern corner of Washington Avenue and Ash Street. On July 20, 2016, the City Council approved a first-phase design contract with Black and Veatch for the design effort need to bring the new site design to the Planning Commission for CUP consideration. If the Planning Commission approves the CUP, a contract for the remaining design work will be brought forward to the City Council.

5. Wastewater Collections Yard Expansion (Developer: City of Escondido Utilities Department) – *No change from the following update reported last week*: The project involves development of 1.8 acres of a larger, approximately 15.4-acre site for the construction of a new wastewater collections yard and maintenance facility for the City's Hale Avenue Resource Recovery Facility (HARRF) at 1521 S. Hale Avenue. The proposed facilities will consist of three separate pre-fabricated metal buildings 3,735 sq. ft. - 5,670 sq. ft. for

collections; work bays and workshops for regular maintenance of vehicles and equipment. The project would require the processing of a Conditional Use Permit (CUP) and rezone. The Planning Commission held a public hearing and recommended approval on May 10, 2016. It was approved by the City Council on June 15, 2016.

6. Escondido Self-Storage Facility (Developer: Brandywine Homes, Inc.) – A modification to a Master and Precise Development Plan for revisions to the design of a previously approved, but not yet constructed, self-storage facility with direct access to Brotherton Road near the intersection with Cranston Drive. The proposed project was submitted on May 11, 2016, and proposes approximately 77,500 SF of storage area in two buildings. The larger building is two stories over a basement with all interior loading. The smaller building is one-story with some exterior roll-up doors. The project site is also part of a five-lot Tentative Map for four residential lots and one commercial lot (Tract 900) that is concurrently being processed for an extension of time. Planning staff approved the environmental technical studies needed for the update of the previous environmental review on July 12. Architecture was approved by staff Design Review on July 14 and an addendum to the previous MND has been prepared. A Planning Commission hearing has been scheduled for September 13, 2016.

Institutional

1. John Paul the Great Catholic University (Developer: Kevin Meziere, John Paul the Great Catholic University) – *No change from the following update reported last week*: A Conditional Use Permit to expand the campus and student enrollment at 155 W. Grand Avenue was approved by the Planning Commission on December 8, 2015. The proposal includes improvements to the former H. Johnson site at 131 S. Broadway for studio and classroom space, and the former bank at 200 W. Grand Avenue for administrative offices and a student resource center. The proposed expansion would also increase the student enrollment from 300 to 1,200 students over the next several years.

2. Escondido United Reformed Church (Developer: Brent Cooper) – *No change from the following update reported last week*: The project is an expansion for a phased, multi-year, master construction/development plan for a new 12,250 SF two-story sanctuary, conversion of existing buildings to a social hall, demolition of an existing social hall/classroom building (approx. 4,620 SF) and construction of approximately 5,250 SF for a nursery, multi-purpose room, classrooms for Sunday school at 1864 N. Broadway. Revised architectural plans were unanimously approved by the Planning Commission on June 14, 2016. The grading plans are now in plan check.

3. Emmanuel Faith Community Church (Developer: Jim North, EFCC) – *No change from the following update reported last week*: The project is a phased, multi-year construction and renovation program for the Emmanuel Faith campus that includes demolishing the existing children's rooms and constructing a new nursery and children's building for up to 200 children, construction of a two-story training center/youth complex, renovation of the existing high school/college building, conversion of the existing education center into an office and

meeting room building, demolition of the existing café and construction of a new café, demolition and construction of a new maintenance building, construction of a new gathering plaza with baptismal outdoor water feature, and reconstruction and expansion of the existing worship center from 1,600 seats to 2,000 seats. The Planning Commission approved the proposed modification to the Conditional Use Permit for the campus on June 9, 2015. Grading, building and landscape plans for the first phase (45,414 square foot new children's building) were submitted on July 6, 2016, and are being reviewed by staff.

Residential

1. Oak Creek (Developer: Jason Han, New Urban West) – *No change from the following update reported last week*: This project is a 65-unit single family development located at the southeastern corner of Felicita Road and Hamilton Lane approved by the City Council in 2015. The LAFCO Board unanimously approved the annexation on October 5, 2015, and the annexation has been recorded. No grading or improvement plans have been submitted by the developer at this time.

2. Amanda Estates (Developer: Jason Han, New Urban West) – *No change from the following update reported last week*: This project is a 22-unit single family development on Amanda Lane approved by the City Council in 2015. The LAFCO Board approved the reorganization (annexation) at their meeting on August 3, 2015, and the annexation has been recorded. No grading or improvement plans have been submitted by the developer at this time.

3. Pradera (Developer: Moses Kim, Lennar Homes) – *No change from the following update reported last week:* This project consists of a 70-unit single family development located at the northeastern corner of Ash Street and Lehner Avenue. The developer has obtained building permits for five phases involving 44 homes and those phases are under construction. Homebuyer interest in the product remains high and sales are progressing. All five final maps in the project have now recorded. Precise grading plans for Street E submitted week of July 11, 2016.

4. Lexington (Zenner) (Developer: Eric Johnston, KB Homes) – *No change from the following update reported last week:* The project is a 40-unit, single-family development at the northeastern corner of Lehner Avenue and Vista Avenue. The three model homes on the eastern side of Ash Street are now open and sales are progressing. A rough grading permit was issued for the project site on August 18, 2016 and grading is underway.

5. Stella Park Condominiums (Developer: Edward Kaen, ETP, LLC) – No *change from the following update reported last week*: This project is a 65-unit, three-story townhome Planned Development located at 2516 S. Escondido Blvd. The project includes three separate recreation areas for residents. The City Council approved the project on April 27, 2016. No grading or improvement plans have been submitted by the developer at this time.

6. Wohlford (Developer: Jack Henthorne) – *No change from the following update reported last week*: This project is a 55-unit single family development located on Bear Valley Parkway east of Encino Drive. A Specific Alignment Plan for Bear Valley Parkway detailing the proposed roadway design is under review. The EIR consultant and staff have reviewed the applicant's technical reports and provided comments for revisions. Bi-weekly status meetings have commenced as the Draft EIR gets underway.

7. Latitude II (Developer: Peter Zak, Lyon/NCA) – *No change from the following update reported last week*: This project is a 112-unit multi-family development, located at the northeastern corner of Centre City Parkway and Washington Avenue, and approved by the City Council on August 19, 2015. A Final Subdivision Map has been submitted for review and is awaiting approval of a boundary adjustment for a property exchange with the adjacent motel owner. Grading and building plans are nearing approval.

8. Canyon Grove Estates Tract 932 (Developer: John Vance, Shea Homes) – This project is a 179-lot single family residential development on the north side of Vista Avenue east of Conway Drive. The final architectural design and landscaping plans for the Precise Plan application were approved by the Planning Commission on June 14, 2016. A rough grading permit has been issued and grading is underway. Building plans for the construction of eight model homes were submitted on May 18, 2016 and are being reviewed by staff. Precise grading plans for the model complex and a model home permit are nearing approval. The applicant is coordinating the plan review for off-site street improvements on Ash Street with the County's Department of Public Works.

9. Safari Highlands Ranch (SHR) (Developer: Jeb Hall, Concordia Homes) – *No change from the following update reported last week:* This project is a 550-unit single family development located east of the Rancho San Pasqual community and north of the San Diego Safari Park. The project involves 1,100 acres including annexation and a Sphere of Influence update for a master planned community with parks, trails, recreation center, fire station and open space. Planning and Engineering extensions of staff have been funded by the applicant and retained to assist the city in processing the project. The City Council approved the consultant contract for preparing the EIR on March 23, 2016. The contract planner has been meeting with the consultant, Michael Baker International (MBI), and has started review of first draft sections of the EIR. While the EIR is generally on schedule, there have been some changes to the site plan, which will affect the EIR schedule. The changes include the elimination of the "water factory" for wastewater treatment, elimination of the public park, changes to the entry road which would now be private instead of public, and relocation of the fire station to the former public park site. These changes will require the applicant's civil engineer to make a number of revisions to the tentative map, but are not anticipated to affect the proposed development envelope or the number of proposed lots.

10. High Pointe Tract 693-J (Developer: Russell Schaeffer, True Life Communities) – *No change from the following update reported last week:* This project is a custom-home development

with 39 estate lots accessed from Mesa Rock Road. Staff has prepared a bond and fee letter based on the proposed grading and landscape plans, and has sent it to the applicant.

11. Del Prado (Developer: Kerry Garza, Touchstone Communities) – *No change from the following update reported last week:* This project is a 113-unit townhome-style Planned Development located at the southwestern corner of Brotherton Road and the Centre City Parkway frontage road. The project includes a recreational facility, pool, and open space areas. Staff worked through various site design and utility issues with the applicant prior to scheduling the project for a public hearing. The City Council approved the project on May 11, 2016. No grading or improvement plans have been submitted by the developer at this time.

12. Solutions for Change (Developer: Solutions for Change) – *No change from the following update reported last week:* This project is a Planned Development application for 33 multi-family units of affordable housing. It was approved by the City Council on November 18, 2015. Building plans have been approved and the building permit has been issued. A groundbreaking event was held June 28, 2016. Foundation work for the project is under construction.

13. 701 San Pasqual Valley Rd (Developer: Bob Stewart) – *No change from the following update reported last week:* This project is a 19-unit single family development located at 701 San Pasqual Rd/1201 E. 5th Avenue (formerly Tract 898) on 7.2 acres. The application is under review and a letter detailing additional comments and submittal requirements was forwarded to the applicant. Additional information and revised plans were submitted to the Planning Division on June 13, 2016. Planning Division has reviewed the submittal and informed the applicant that it is still incomplete.

14. Veterans Village (Developer: Veterans Village of San Diego) – *No change from the following update reported last week:* This project is a mixed-use development involving a 54-unit affordable multi-family residential apartment project for military veterans and their families. It includes on-site administration office, business center, club house and other support spaces for the residents; and a small commercial component to support training opportunities offered at the facility at 1556 S. Escondido Boulevard. Building plans have been submitted for review and comment; the grading plans and landscaping plans have been approved. Demolition permits are still needed for the historic structures on-site prior to issuance of grading permits.

15. Escondido Gateway (Developer: Greg Waite, Integral Communities) – *No change from the following update reported last week:* This project is a mixed-use development involving 126 residential units within three, 4-5 story buildings with indoor and outdoor recreational areas and an opportunity for a small (1,000 sq. ft.) commercial/flex space on 2.6 acres (48 dwelling units/acre) located at 700 W. Grand Avenue (former Police Station) across the street from the Escondido Transit Center. Plans were submitted for the project involving a Specific Plan Amendment, Tentative Map, Planned Development and Development Agreement. The Draft

Mitigated Negative Declaration has been issued and a 20-day public review period ended on July 12, 2016. Final terms and language for the Development Agreement are now being reviewed with the applicant for concurrence. A Planning Commission hearing has been scheduled for September 13, 2016. A City Council hearing is expected in October.

16. City Plaza (Developer: Charlie Zhang, Zion Enterprises) – *No change from the following update reported last week:* This long-dormant, partially constructed mixed-use development at the southeastern corner of South Escondido Boulevard and Third Avenue now has new ownership. The new owners have met with city staff and indicated they quickly plan to start constructing the 65-unit apartment project as originally approved. The project consists of a three-story building with 51,200 SF of residential area and 4,100 SF of commercial area and two levels of parking. The building permits will need to be reissued and the applicant is coordinating that process with the Building Official. Structural engineering information was submitted to the Building Division on May 8. On July 27, the Building Department reported that permits now have been issued to continue construction. Traffic control plans are being implemented for the adjacent streets. Architectural plan revisions were submitted to the Building Division on August 24, 2016, and are currently being reviewed by Building and Planning.

Building Division:

1. The Building Division issued 67 permits for the week with a total valuation of $157,496. Permits were mostly limited to miscellaneous, plumbing, electrical and mechanical.

2. 26 photovoltaic permits were issued for the week. The Building Division has issued 845 solar permits this year compared to 844 issued for the same time last year.

3. Building inspections averaged 40 inspections per day with 10 inspections held over on Friday. Customer sign-ins at the building counter were slower than usual with an average of 26 counter sign-ins per day.

4. The Building Division has issued 55 single family dwelling permits this year with valuations of $17,379,693 compared to 11 permits issued with valuations of $2,218,379 for the same time last year.

5. The Building Division has processed 2,498 projects to date compared with 2,372 for the same time last year. Total project valuations for issued permits through the month of August this year is $52,837,282 compared with $35,031,675 same time last year.

6. Structural remediation plans have been approved and issued for the foundation repair for the three-story mixed use building at 300 S. Escondido Blvd. that was abandoned in 2009. Repairs are in progress.

7. Building staff is currently reviewing the new 2016 California Building Codes to identify major changes in anticipation of the new code adoption on 1/1/2017. Staff will be attending available training on the new codes.

8. Plan review estimates have been given for the Centerpoint project at 925 N Broadway for the anticipated supermarket and restaurant. Plans expected to be submitted for plan review this week.

9. The 33-unit affordable housing project for Solutions for Change at 1560 S Escondido Blvd has received underground plumbing and foundation inspection approvals.

10. The new California Pizza Kitchen at the Westfield North County Mall is requesting a rough framing inspection.

11. The new Aldi market at 1330 E Valley Pkwy is requesting exterior masonry wall inspections.

Code Enforcement:

1. As of September 6, 2016, the total number of open code enforcement cases is 445 cases. During the prior week, 61 new cases were opened, and 63 cases were closed, with a backlog of an additional 15 cases not yet opened for assignment and investigation.

2. There were 53 illegal signs confiscated during the weekend.

3. Last week, the Business License Division issued 20 new licenses and received 25 new applications, in addition to 177 renewals.

CAPITAL IMPROVEMENT

Grape Day Park Playground Area:
All of the playground equipment has been installed. The project is completed. The temporary construction fencing will be removed September 16th.

2015/2016 Street Rehabilitation and Maintenance Project:
The contractor has returned to the Old Escondido neighborhood replacing sidewalks, driveways and curb and gutter. The City has participated in several neighborhood walks concerning the remaining 16 trees impacting the sidewalks. Risk assessment reports have been requested on 5 of the remaining trees. The City is also exploring design options for raised sidewalks. Night time operation of the asphalt paving is continuing this week along Valley Parkway between Midway to Harding and next week on El Norte Parkway between Harding to Centre City Parkway.

PRIVATE DEVELOPMENT

Bear Valley Parkway between Boyle Avenue and San Pasqual Valley Road (County Project): This project is substantially completed.

2412 South Escondido Boulevard:
The developer is continuing to complete items associated with the Field Engineering Punch List for public improvements

Pradera - Lennar Communities:
Work to construct the new 12" water main on Stanley Avenue between Conway Drive and Ash Street has begun this week. Sidewalks and driveways are being placed on Street "C"

Lexington Model Homes - KB Homes:
The rough grading has begun for the 41-lot subdivision located along Ash Street on the east, Vista to the south and Stanley Avenue to the north.

City Plaza: Escondido Boulevard @ 3rd Avenue
The project has a closure of the #2 lane of north bound Escondido Boulevard between 3rd and 4th Avenue which will be in place for 8 months. On site construction of the structural concrete building has begun with the setting of forms along Escondido Boulevard.

Rincon del Diablo 8" & 12" Water Main Construction:
The three remaining water services and the tie in located along North Avenue have been completed. Surface improvements should be completed in 4 weeks.

Tract 932 - Canyon Grove Shea Homes Community:
The contractor is continuing the mass grading for the housing pads. Water and sewer main construction is ongoing on site. Construction has started on the infrastructure improvements in the County's jurisdiction along N. Ash between Hubbard and Vista. A pre-construction meeting will be held this week for the installation of three (3) traffic signals associated with the project. Traffic signals will be installed at the intersections of N. Ash and Vista Ave, N. Ash and Sheridan and El Norte Parkway and Vista Verde Way.

Solutions Housing Project 1560 S. Escondido Boulevard:
Work on the onsite improvement is ongoing. Offsite work is on hold until conflict crossings have been redesigned.

FUTURE CAPITAL IMPROVEMENTS

East Valley Pkwy/Valley Center Road Widening Project:
No change from the following update reported last week: Staff received confirmation that the City's request for Authorization to Construct has been sent to Headquarters in Sacramento for final approval. Approval is required before the project can be advertised for bids. Staff

continues working with project consultants to obtain our last environmental permit. We originally anticipate having this permit, by August, and are still working toward that. Staff continues to wait for SDG&E's finalized plans to underground existing overhead cables. SDG&E anticipates final utility documents will be provided by the end of August.

HSIP Traffic Signals at El Norte Pkwy/Fig and E. Valley Pkwy/Date:
No change from the following update reported last week: This project installs two high priority traffic signals, and is funded with Highway Safety Improvement Program (HSIP) funds. Staff submitted Authorization to Construct documentation to Caltrans for review and approval, and will continue working with them until approval is granted. Project plans are complete; however, Caltrans approval of the Authorization to Construct is needed before the project can bid.

Neighborhood Street Lighting Project:
No change from the following update reported last week: This project adds new streetlights in five established neighborhoods to bring those areas up to current lighting standards. Existing High Pressure Sodium fixtures will be replaced if funding is available. Recently the City selected LED light fixtures for new street light installation and replacement of older High Pressure Sodium fixtures. With fixture information now available, staff will work to finalize project plans and specifications, and prepare the project for bid. Project plans and specifications are currently at 95%. This project is funded by HUD.

<u>Building Maintenance Projects</u>

The new exterior signs have been installed at the PACC, making the building more easily identifiable to the public. This includes a small monument sign in front, and a number of other building signs that now light up at night.

PUBLIC SAFETY

Police

Incidents

- On 08/30/2016 at about 1:00 a.m., officers stopped a vehicle for expired registration in the area of East Valley Pkwy and Falconer Rd. The vehicle was occupied by two local men. Further investigation revealed they were in possession of 11.7 grams of methamphetamine, (10) meth pipes, scales, numerous cell phones, a .45 caliber pistol and a 12 gauge shotgun. Both subjects were arrested for felony drug and weapons charges and booked into the Vista Detention Facility.
- On 08/31/16 at about 6:44 a.m., officers were dispatched to investigate the call of a suspicious vehicle parked in the area of Villa Sonoma Glen and Villa Del Dios Glen. Officers located the vehicle and determined it had been reported stolen. Officers detained the male driver without incident. Further investigation revealed the vehicle is filled with stolen property. Some of the property was linked to a robbery in San Diego. The driver was arrested and booked at the Vista Detention Facility.
- On 9/1/16 at about 2:00 p.m., uniformed officers and detectives from the Special Investigations Unit conducted a detail at Grape Day Park with narcotics activity as the primary focus. During the detail, detectives observed suspicious activity around a U-Haul van near the park. When the vehicle left the area, officers conducted a traffic stop. The driver had a warrant for his arrest and was found to be in possession of 14 bindles of heroin. A female passenger was found to be in possession of methamphetamine. Both suspects were arrested and booked into the Vista Detention Facility.
- On 9/01/16 at about 2:12 p.m., officers responded to a domestic violence incident. The investigation revealed the victim and her ex-boyfriend were traveling in a car with their one-year old son. An argument ensued between the couple where the suspect threatened the victim with a screwdriver. The victim stopped the car, and the suspect exited the vehicle taking their child with him. San Diego County Sheriff's helicopter ASTREA responded and made announcements in the area where the suspect was last seen. The suspect heard the announcements and called police dispatch to turn himself in. The suspect was taken into custody about one-half mile away from the original incident. The child was not harmed, and was returned to mom.
- On 09/02/16 at about 1:15 p.m. Carlsbad Police contacted Escondido Police to request assistance in locating a carjacking vehicle believed to be headed to Escondido. The suspect and vehicle were believed to be headed for a business in the 1300 block of West Valley Pkwy. Uniformed officers staged close by while plain clothes detectives watched the area for the suspect and vehicle. A short time later, detectives spotted the stolen vehicle and uniformed officers conduct a high-risk stop arresting the suspect. Carlsbad Police officers responded and took custody of the suspect and recovered the stolen vehicle.
- On 09/03/16 at about 11:41 p.m. officers responded to a burglary alarm at 7-11 store located at 1860 W. El Norte Parkway. A store employee had also responded to the

alarm and observed a Hispanic juvenile inside the store prior to officers arriving. The suspect was seen running from the store eastbound on El Norte Pkwy. Stolen property (alcohol & tobacco) was found outside the store. While officers were investigating, a man arrived and reported his juvenile nephew was a possible suspect. Officers canvassed the area and found the juvenile hiding beneath a vehicle. The juvenile was arrested and later booked into Juvenile Hall for burglary.

Events

- PD is currently accepting lateral and entry-level police officer applications. The entry-level application period will end on September 14th. Lateral police officer applications are accepted on a continuous basis. You can find more information at http://agency.governmentjobs.com/escondido/default.cfm. Please share these opportunities with people you think could be a great addition to our team. #EscondidoPolice
- On Sunday September 4, 2016, Officer Baeder and her partner, Tosca, spent some time with Daisy Troop 4557 at the Escondido Police & Fire Headquarters. The girls were earning their "Respect Authority" badge and enjoyed a tour of the station, as well as, a K-9 demonstration.

Fire

Chief Knowles reports that for the first time since June 1, there are no fire personnel from any agency in the region working on fires outside of San Diego County.

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