

CITY OF ESCONDIDO

Planning Commission and Staff Seating



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

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 09/27/16

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

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

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

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

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

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

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

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

**The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.**

E. WRITTEN COMMUNICATIONS:

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

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

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

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

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. CONDITIONAL USE PERMIT – PHG 16-0014; ENV 16-0009:

REQUEST: The project involves a Conditional Use Permit for the development of a Membrane Filtration/Reverse Osmosis facility (MF/RO) designed to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. Utility projects, including processing, storage, and distribution facilities for water are permitted uses within commercial zones, subject to the approval of a Conditional Use Permit. The proposed MF/RO would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd) with the ability to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. The proposed project would consist of two buildings, both with a maximum height of approximately 31'. The MF/RO Process Building (21,729 SF) would house the MF/RO equipment, pumps, electrical rooms, control rooms, and meeting rooms. The Chemical Building (14,115 SF) would house the transfer pumps and accommodate the storage of chemicals used in treatment process. The project also includes several above ground storage tanks with a maximum height of 30' (300,000 gal influent tank, 160,000 gal inter-process tank, and 820,000 gal product storage tank), and a 1,500 kW emergency backup generator, as well as various above and below ground pipes and support infrastructure.

The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative wrought iron fencing. Access would be provided via two driveways on E. Washington Avenue. A limited number of employees would visit the site for daily inspections (as needed), monthly routine facility maintenance, and delivery and removal of chemicals. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 4.5-acre project site is located on the southeastern corner of E. Washington Avenue and N. Ash Street, addressed as 1201 E. Washington Avenue (APN 230-141-01-00).

ENVIRONMENTAL STATUS: A Draft Initial Study/MND (Case No. ENV 16-0009) was issued for 30-public review for the proposed project on October 25, 2016, in conformance with the California Environmental Quality Act (CEQA).

APPLICANT: City of Escondido, Utilities Department

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. CONDITIONAL USE PERMIT – PHG 16-0015:

REQUEST: The project involves a Conditional Use Permit for the installation of two Combined Heat and Power (CHP) units and associated biogas conditioning equipment at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF). The units (one generating 800 kW and one generating 400 kW, for a total production capacity of 1,200 kW) would use biogas for combustion that is produced from three (3) existing sludge digesters at the HARRF. Currently, the biogas produced by the digesters is being flared at the facility. Energy and heat produced by the project would be used to offset the utility power demand and heating needs for the HARRF. The generators would operate 24 hours per day. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 20 acres, on the northwest side of S. Hale Avenue, north of Avenida Del Diablo, addressed as 1521 S. Hale Avenue (APN 235-051-01 and 235-051-02).

ENVIRONMENTAL STATUS: The project is exempt from CEQA, in conformance with the CEQA section 15329, Class 29 "Cogeneration Projects at Existing Facilities."

APPLICANT: Kevin Sullivan (for Escondido Bioenergy Facility)

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

3. MASTER AND PRECISE DEVELOPMENT PLAN; ZONE CHANGE – PHG 16-0012; ENV 16-0008:

REQUEST: The project is a Master Precise Development Plan along with a Zone Change for an industrial development, bioretention areas, two access driveways, and parking on 5.76 acres. There are two proposed development options considered as part of this application. Option A would consist of one 98,500-square-foot industrial building with 197 parking spaces. Option B would consist of three industrial buildings (Buildings A, B, and C) with a total square footage of 86,010 square feet with 234 parking spaces. Under both project Option A and Option B, project grading would include approximately 18,000 cubic yards of import to raise the elevation of the site above the 100-year flood elevations. The project would also include landscaping within proposed parking areas, walkways, and along the project perimeter. The total maximum height of all industrial structure(s) would not exceed 38 feet in height. A rezone would be required to change the zoning from existing single-family residential (R-1-7) to Planned Development Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 5.76-acre project site is generally located west of Interstate 15 and south of State Route 78, at the eastern terminus of Enterprise Street and south and east of Harmony Grove Road. The project site address is 1925 Harmony Grove Road.

ENVIRONMENTAL STATUS: A Draft Mitigated Negative Declaration (ENV 16-0008) was issued for the project for a 20-day review period beginning on November 7, 2016 and ending on November 28, 2016. Mitigation measures developed to reduce potential impacts to less than significant levels are identified in the Mitigated Negative Declaration.

APPLICANT: Badiie Development, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

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

1. A Precise Development Plan (**PHG 16-0017**) for the removal of an existing 9,904-SF retail building at the southeast point of the Del Norte Plaza shopping center, to be replaced with a new 2,200-SF Starbucks restaurant.

Location: 302 W. El Norte Pkwy

Applicant: Kaidence Group

I. ORAL COMMUNICATIONS:

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

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J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO
MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

September 27, 2016

The meeting of the Escondido Planning Commission Meeting was called to order at 7:03 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Michael Cohen, Commissioner; Don Romo, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Bob McQuead, Vice-Chair

Staff present: Bill Martin, Director of Community Development; Paul K. Bingham, Assistant Planner II; Jay Paul, Associate Planner; Rozanne Cherry, Principal Planner; Homi Namdari, Assistant City Engineer; Adam Phillips, Deputy City Attorney; Adam Finestone, Principal Planner; and Eva Heter, Assistant City Clerk.

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner Spann, to approve the minutes of the September 13, 2016, meeting. Motion carried. Ayes: Cohen, Romo, Spann, and Weiler. Noes: None. Abstain: Weber. (4-0-1)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT – PHG 16-0011:

REQUEST: A Conditional Use Permit to allow the expansion of an existing gas station (Arco AM/PM) from four (4) to six (6) pumps, including the replacement of the existing 37' x 52' fueling canopy with a larger 61' x 52' fueling canopy, and the reduction in width of the easterly driveway on E. Valley Parkway. The Conditional Use Permit is required since the existing convenience store sells beer and wine and would continue to do so. (Concurrent sales of fuel and alcoholic beverages requires a Conditional Use Permit for stations with five or more pumps.) The

proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: 2015 East Valley Parkway (APN 231-092-01-00) totaling 0.68 acre and located on the southeastern corner of East Valley Parkway and North Midway Drive.

ENVIRONMENTAL STATUS: The project is exempt from environmental review in conformance with the California Environmental Quality Act's section 15303 "New Construction or Conversion of Small Structures."

Paul K. Bingham, Assistant Planner II, presented the staff report, utilizing a PowerPoint presentation. Suitability of the proposed project was reviewed for land use and zoning compatibility with surrounding development. Originally the site was developed as an automotive service and gasoline station in 1971. The site currently includes a 1,924 SF canopy with four gasoline pump islands, which includes eight pumps. The applicant has proposed six pump islands (12 pumps) with an enlarged canopy. The site has adequate area for the added pumps. The driveway plan was reviewed and requires modifications. Engineering has suggested that the driveway plan include modifications to the existing easterly driveway approach on Valley Parkway by maintaining the west side of the driveway and reconstructing the east side to provide for a 30-foot-wide alley-type driveway. The conditions of approval, included with the staff report, reflect the required changes and have been provided as condition number twenty-four. The proposal includes the continuing sale of alcohol. The proposed uses are allowed by the General Plan and Zoning Code. Gas stations with more than four pumps require a Conditional Use Permit (CUP). Public review and comment for PHG16-0011 is required. The location currently has no CUP. Additionally, City approvals for projects requiring ABC licensing, require that applications submitted must include the necessary documentation for review of the ABC licensing. Plans were routed to City Departments. Operational conditions will be applied to reduce adverse neighborhood affects. Staff recommends approval for the project.

Commissioner Spann: expressed concerns with the traffic backing up along Valley Parkway as traffic gains access to the site.

Chairman Weber questioned the need for a solid cover over the trash enclosure. Mr. Bingham noted that condition number 6 addresses the need for a cover over the existing trash enclosure.

Chairman Weber opened the Public Hearing.

Fred Cohen, CJC Design, Applicant, thanked staff. He noted that the addition of the new pumps wouldn't add to the traffic congestion, it would simply provide more rapid fueling to help alleviate the traffic.

Chairman Weber inquired about additional striping at the location (from West to East), and expressed concerns with the fuel tanker not being able to gain access to the site during fuel deliveries; he noted that during his site visit he observed the fuel tanker having to remain partially in the street while delivering fuel, due to traffic congestion. He further questioned if fuel deliveries could be scheduled for off-peak hours. Mr. Fred Cohen stated that if striping was included as a condition, the location would be striped. Mr. Fred Cohen also noted that he was hoping to alleviate the traffic congestion issues, and limit the time and number of deliveries required for fuel delivery by utilizing a new blender type tank, which holds approximately ten thousand gallons.

Commissioner Weiler questioned if the proposed additional pumps would alleviate traffic congestion, and if the reduction of congestion had been experienced with previous projects. Mr. Fred Cohen stated that the reduction of traffic congestion had been experienced with other projects. He gave an example of his project in Rialto.

Commissioner Spann expressed concerns about parking when fuel dispensing is occurring and questioned the measurement of 25 feet center-to-center on the pump remaining the same at the site. Mr. Bingham reviewed the standard parking measurement requirements.

Commissioner Romo questioned the expected percentage increase in processing/use. Mr. Fred Cohen stated that processing/use would be 40% faster, based on his experience at other locations.

Commissioner Weiler questioned if there was a way to speed the flow of traffic by increasing the speed of the flow from the pump. Mr. Fred Cohen stated that the pump flow is regulated by the State.

Chairman Weber closed the Public Hearing.

Commissioner Spann expressed concerns with no additional speed of processing/use, the added business would impact traffic flow.

Chairman Weber expressed concerns with the badly impacted site, stating that during his site visit the truck for tank filling blocked all parking and stuck out into Midway. All parking was blocked on the Midway side. He also expressed concerns with the ability to process payments faster.

Commissioner Weiler expressed similar concerns with traffic congestion, stating that adding two more pumps would allow more people to utilize the station. The consumer will determine the time it takes to process payments. Existing consumers will be able to be moved through quicker.

Commissioner Cohen stated that additional pumps will allow consumers to be pushed through quicker and alleviate traffic concerns that currently exist. Adding the two pumps is a step in the right direction.

Commissioner Romo expressed that the additional pumps would not alleviate the traffic congestion, it would allow the owner to service more customers. He questioned the number of pumps at the station across the street. Mr. Fred Cohen stated that there are also six pump islands at the station across the street.

Chairman Weber expressed that he would like to see a restriction on the time the delivery tanker can be onsite, restricting delivery times between the hours of 4:00 p.m. – 7:00 p.m.

ACTION:

Moved by Chairman Weber and seconded by Commissioner Weiler, to approve Conditional Use Permit PHG 16-0011, with the added condition to prohibit fuel deliveries between the hours of 4 p.m. – 7 p.m. Motion carried. Ayes: Cohen, Romo, Spann, Weber, and Weiler. Noes: None. Abstain: None. (5-0-0)

2. ZONING CODE AMENDMENT – AZ 16-0006:

REQUEST: An amendment of the Escondido Zoning Code (EZC) to streamline various review processes to change the reviewing authority and eliminate some public hearings for conditional use permits (CUPs) and other applications, including small lot developments, back-up/emergency generators, second dwelling units in the Old Escondido Neighborhood, easement access, animal boarding, hotels/motels, grading exemptions, listing properties on the local register of historic resources, and certain signs. Changes are proposed to EZC Articles 10, 12, 13, 14, 26, 40, 55, 57, 63, 65, 66, and 70. The proposal also includes the adoption of the environmental determination prepared for the project. No development project is proposed.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

Rozanne Cherry, Principal Planner, presented the staff report, utilizing a PowerPoint presentation. The proposed amendments to the Zoning Code implement a portion of the “Working Together to Get to Yes!” program, which is part of the City Council’s 2016-2017 Action Plan Economic Development goal to “Revamp and clean up policies, practices and standards associated with the development entitlement process.” The proposed amendment is the first of several. Revisions to nine separate items were reviewed. Many of the items involved requests or applications for a use that already has established development standards, guidelines and/or criteria. The proposed streamlining of review processes would result in reduced processing times and cost savings for applicants and staff. The value of some processes is no longer balanced with the time delay imposed upon project applicants. Staff recommended approval.

Commissioner Weiler was in favor of the code amendment and streamlining the process to help the applicants. He questioned if the items requiring a Notice of Intended Decision (NOID) would still be noticed. Rozanne Cherry noted that all items requiring a public hearing would receive the normal notices and that the NOID was the form of notice used for administrative applications. However, items 3, 5, 6, 7, and 9, as proposed, would not require public notice.

Chairman Weber questioned if the NOID can be appealed and, if so, should language be added to inform neighbors of their right to appeal. Rozanne Cherry noted that the NOID identifies to the neighbors that they have the right to appeal. Bill Martin confirmed that the language already exists in the ordinance and that staff would add more information about public notices and the NOID in the City Council staff report.

Chairman Weber opened the Public Hearing.

Randal Roberts, Escondido, requested the definition of staff, indicated in the column labeled “To.” Bill Martin, noted that “staff” refers to the Director of Community Development or the Director’s Designee. He further noted that the language would be clarified.

Randal Roberts, Escondido, requested clarification on when the NOID notices are mailed out. Bill Martin noted that the notices would be sent out at least 10 days prior to the effective date of the decision.

Carlos Bonilla, Escondido, spoke in favor of the item.

Chairman Weber closed the Public Hearing.

Chairman Weber expressed concerns with the changes being in the best interest of the community, and questioned if the applicant can appeal administrative

decisions. Rozanne Cherry noted that the applicant can appeal the administrative decision.

ACTION:

Moved by Commissioner Weiler and seconded by Commissioner Cohen, to approve Zoning Code Amendment– AZ 16-0006. Motion carried. Ayes: Cohen, Romo, Spann, Weber, and Weiler. Noes: None. Abstain: None. (5-0-0)

CURRENT BUSINESS:

1. Precise Development Plan to remodel an existing drive-through restaurant for a new El Pollo Loco drive-through restaurant (Case No. PHG 16-0013):

PROJECT DESCRIPTION: A Precise Development Plan to remodel an existing restaurant building with drive-through on an outpad site within the Del Norte Plaza Commercial Shopping Center for a new El Pollo Loco restaurant.

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

LOCATION: Del Norte Plaza Shopping Center, 350 W. El Norte Parkway, Suite A

Jay Paul, Associate Planner, presented the staff report, utilizing a PowerPoint presentation. The site review of the location included allowing flexibility and more variety for the out pad buildings and the appropriateness of the proposed design for El Pollo Loco. The site design could provide limited outdoor seating opportunities. The western elevation design incorporates a signature metal grill feature that is backlit with red light. In conformance with the new storm water requirements, the existing trash enclosure would be upgraded to include a solid roof structure and new solid gates. The appropriateness of the proposed signage is subject to conformance with the Centers' sign program and the City's sign code. A variety of sign elevations were presented, and staff recommended the location for the new monument sign be located in the same general proximity to the previous Arby's monument sign in order to avoid any sight line issues and conflicts with utilities at the El Norte Parkway driveway entrance, as well as impacts to the existing landscaping at the entrance. Staff recommended approval.

Commissioner Weiler questioned the colors on the photos being more representative of the color scheme, versus the colors presented on the renditions. He expressed that the colors presented on the renditions were too bold. Mr. Paul

noted that the colors presented in the photos were more representative of the color scheme.

Chairman Weber questioned if any comments had been received from the Del Norte Plaza management. He further questioned the location and grade for the monument sign. Mr. Paul reviewed two potential locations for the sign, noting that the new signage is conditioned to be located within the same general proximity as the previous signage.

Gabriela Marks, Architect, thanked planning staff for working closely on the project with her, and made herself available for questions.

Commissioner Weiler questioned the bold colors presented on the elevations versus the photos.

Gabriela Marks, Architect, noted that the color scheme presented in the photos is more representative of the color scheme.

Commissioner Cohen questioned if the proposed signage is within the limitations of the code. Mr. Paul noted that the proposed signage was within the limitations of the Center's sign program and zoning code.

ACTION:

Moved by Commissioner Romo and seconded by Chairman Weber, to approve the remodel of existing drive-through restaurant for a new El Pollo Loco drive-through restaurant – Case No. PHG 16-0013. Motion carried. Ayes: Cohen, Romo, Spann, Weber, and Weiler. Noes: None. Abstain: None. (5-0-0)

ORAL COMMUNICATIONS – None.

PLANNING COMMISSIONERS – None.

ADJOURNMENT:

Commissioner Weber adjourned the meeting at 8:19 p.m. The next meeting was scheduled for October 25, 2016, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Eva Heter, Assistant City Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: December 13, 2016

CASE NUMBER: PHG 16-0014

APPLICANT: City of Escondido

LOCATION: The 4.5-acre project site is located on the southeast corner of E. Washington Avenue and N. Ash Street, addressed as 1201 E. Washington Avenue (APN 230-141-01-00).

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: The project involves a Conditional Use Permit for the development of a Membrane Filtration/Reverse Osmosis facility (MF/RO) designed to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. Utility projects, including processing, storage, and distribution facilities for water are permitted uses within commercial zones, subject to the approval of a Conditional Use Permit. The proposed MF/RO would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd) with the ability to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. The proposed project would consist of two buildings, both with a maximum height of approximately 31'. The MF/RO Process Building (21,729 SF) would house the MF/RO equipment, pumps, electrical rooms, control rooms, and meeting rooms. The Chemical Building (14,115 SF) would house the transfer pumps and accommodate the storage of chemicals used in treatment process. The project also includes several above ground storage tanks with a maximum height of 30' (300,000 gal influent tank, 160,000 gal inter-process tank, and 820,000 gal product storage tank), and a 1,500 kW emergency backup generator, as well as various above and below ground pipes and support infrastructure.

The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative wrought iron fencing. Access would be provided via two driveways on E. Washington Avenue. A limited number of employees would visit the site for daily inspections (as needed), monthly routine facility maintenance, and delivery and removal of chemicals. A more detailed description of the project components and operations is included in the Final Mitigated Negative Declaration prepared for the project, which is attached with this report. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: GC (General Commercial)

ZONING: CG (General Commercial)

BACKGROUND/SUMMARY OF ISSUES: Tertiary-treated recycled water is produced at the HARRF and is provided to other agencies and City customers for landscape and industrial purposes. The City has been expanding the recycled water conveyance system over the past several years to provide a more dependable and sustainable water supply to be less dependent on imported water. The City Council authorized an extension of the recycled water easterly main (currently in various stages of design and construction) to extend the City's ability to supply recycled water to customers located east of downtown Escondido. The recycled water from the HARRF would be brought to the MF/RO by an existing 24-inch diameter pipeline running along the north side of the flood control channel directly south of the project site.

The proposed MF/RO is part of an expansion of Escondido's recycled water (RW) distribution system to serve eastern and northern agricultural land. The MF/RO would further treat recycled water delivered from the HARRF to a level that is necessary for agricultural uses. While reuse of recycled water for agricultural purposes is an important function of the proposed MF/RO, it should be noted that the primary need for the facility stems from capacity limitations in the City's wastewater outfall pipeline which runs under Escondido Creek for more than 14 miles from the HARRF to San Elijo Lagoon, and ultimately to the Pacific Ocean. The outfall pipeline capacity can vary greatly based on factors such as

conservation efforts and weather. In heavy rains, the City could exceed capacity limitations in the outfall pipe, which could subject us to substantial fines by the Regional Water Quality Control Board.

A major benefit of the project is that the MF/RO would be able to treat the recycled water coming from the HARRF to a level that could be used for agricultural purposes. Agricultural producers are a vital part of Escondido's community and its economy, and avocados are one of the most important crops grown in San Diego County. Water quality for avocado production is important for quantity and quality of production. Growers maintain a high demand for water, specifically low-salinity water, and water must be low in chlorides and other constituents to avoid leaf burn, root rot, and the need for excessive flushing. For these reasons, infrastructure to provide more recycled water with lower salinity to the growers (such as the MF/RO) is necessary to offset agricultural potable demand, decrease demand for imported water, and to continue efficient agricultural production.

Staff feels the issues are as follows:

1. Whether the proposed facility would have any adverse visual, noise, and/or compatibility impacts to surrounding uses.
2. Whether the project site is an appropriate location for the facility.
3. If there are other possible solutions to the City's wastewater outfall capacity limitation, and why the MF/RO project is the most appropriate option.

REASON FOR STAFF RECOMMENDATION:

1. The site is bounded on two sides by Circulation Element roadways, and on a third by the Escondido Creek Flood Control Channel. The buildings have been designed and located to address potential visual and compatibility impacts to surrounding uses, with appropriate setbacks from adjacent residential properties. The majority of the MF/RO equipment and systems would be housed inside of buildings designed with commercial facades in order to blend in with the existing neighborhood, and to reduce equipment noise levels. Perimeter landscape planters and new six-foot-high masonry block walls would be installed to provide additional screening, separation and noise attenuation where necessary. The project design and conditions of approval contained herein will help ensure compatibility of the proposed project with adjacent properties.
2. Construction of the MF/RO at the subject site would avoid the need to construct additional recycled water infrastructure, specifically pipelines to carry recycled water and brine to/from the MF/RO. The shortest, technically feasible path through the City for recycled water mains for agricultural reuse is along the Escondido Creek Flood Control Channel. Additional costs would be incurred by placing the MF/RO away from the channel due to requirements for construction of additional pipelines. Additionally, the subject property is currently owned by the Utilities Department, which will also assist in reducing project costs. The subject property is immediately adjacent to the channel, and is located in the General Commercial (CG) zone. The CG zone allows public utility uses, subject to approval of a Conditional Use Permit (CUP). The property is and bounded on three sides by either the Escondido Creek Flood Control Channel or Circulation Element roadways, and is sufficiently large enough to accommodate the proposed MF/RO. For these reasons, staff believes that the project site is an appropriate location for the MF/RO.
3. The MF/RO is one of two possible solutions to the City's wastewater outfall capacity issue. It would address the issue by decreasing the capacity demand placed on the outfall pipeline. The other option would be to replace the existing wastewater outfall pipeline with a larger one in order to increase the capacity. The MF/RO is the appropriate option because it is more affordable, can be completed in a shorter timeframe, and is more sensitive to environmental concerns.

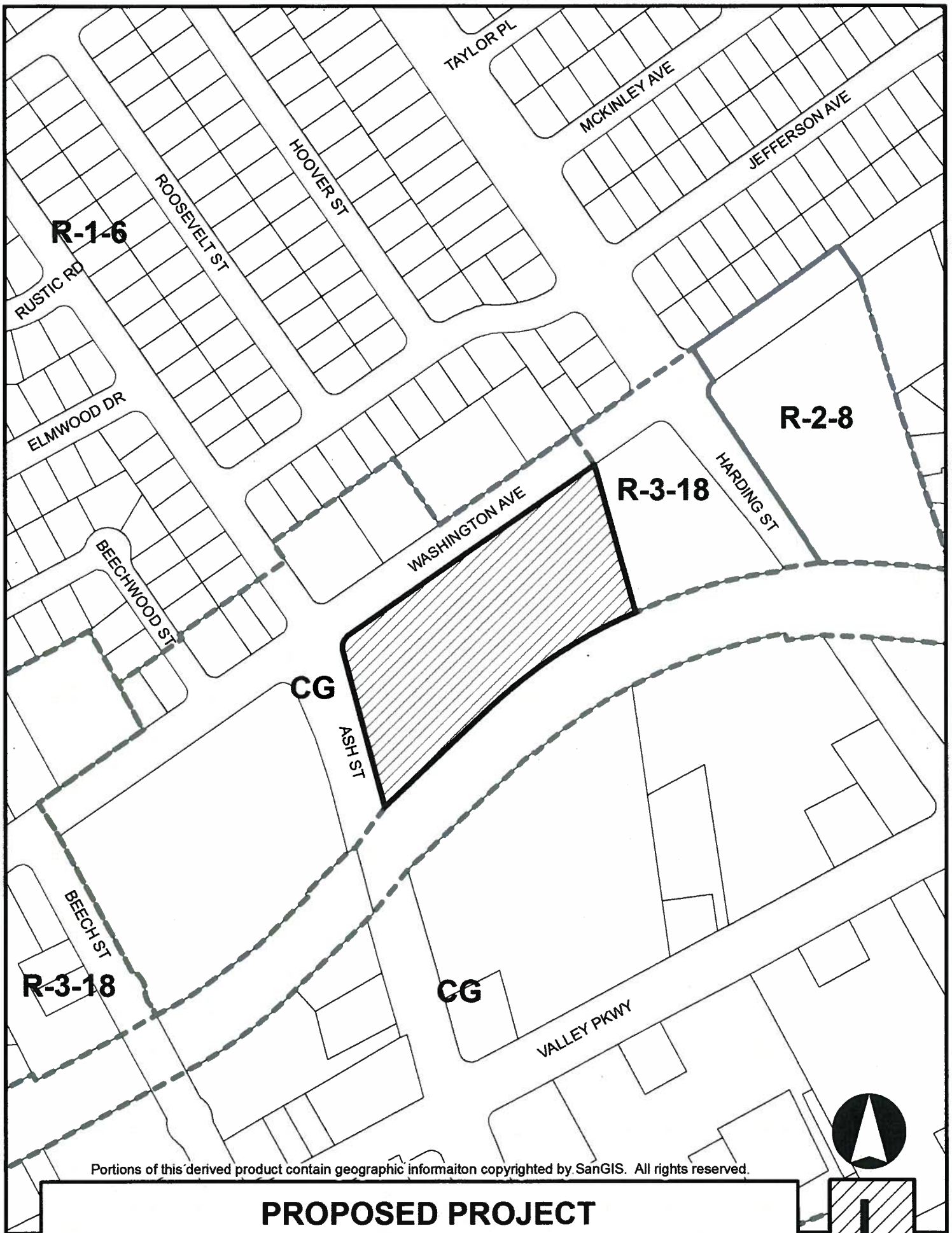
Respectfully Submitted,



Adam Finestone, AICP
Principal Planner



Jay Paul
Associate Planner

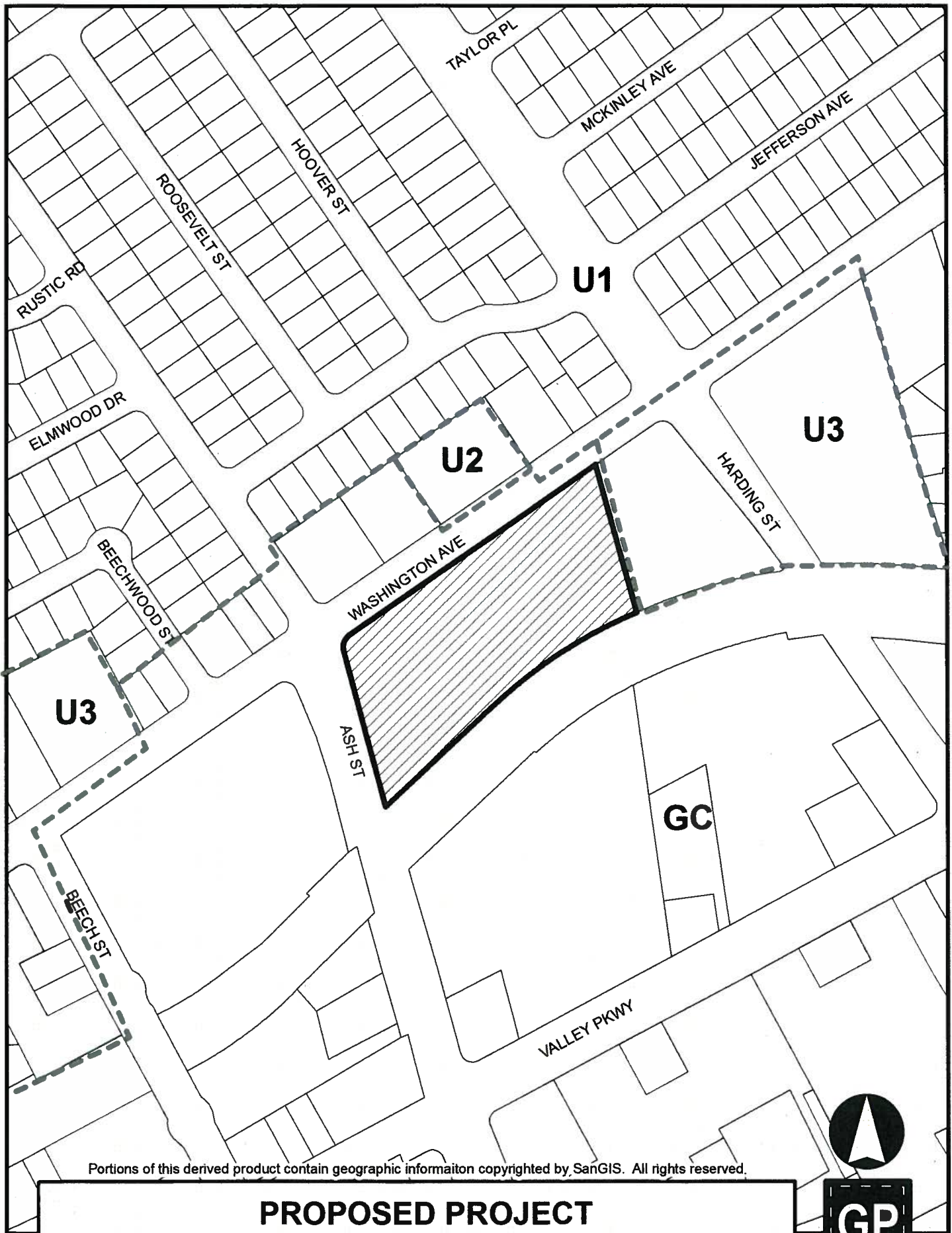


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PROPOSED PROJECT
PHG 16-0014



LOCATION/ZONING



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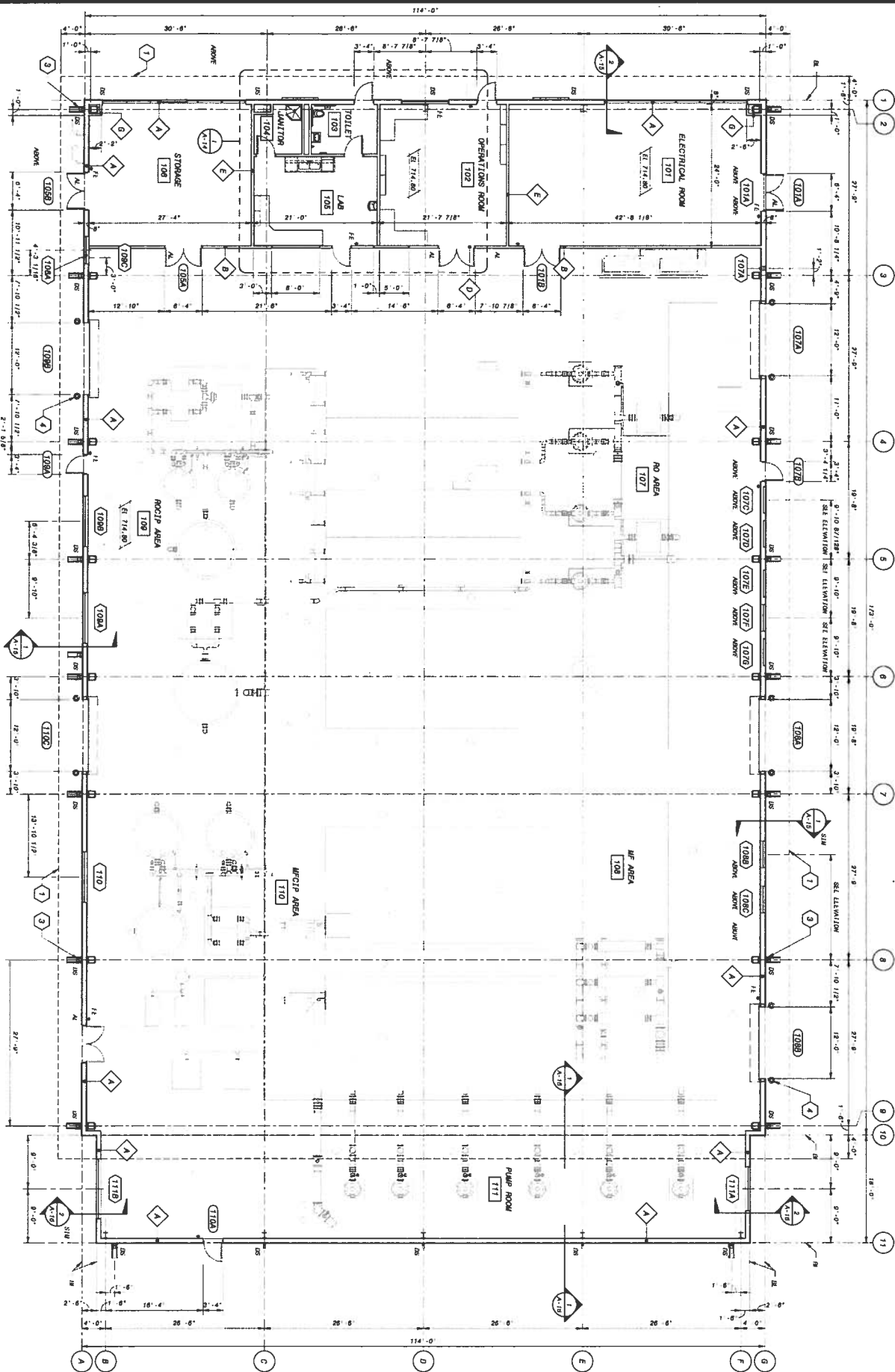
PROPOSED PROJECT PHG 16-0014





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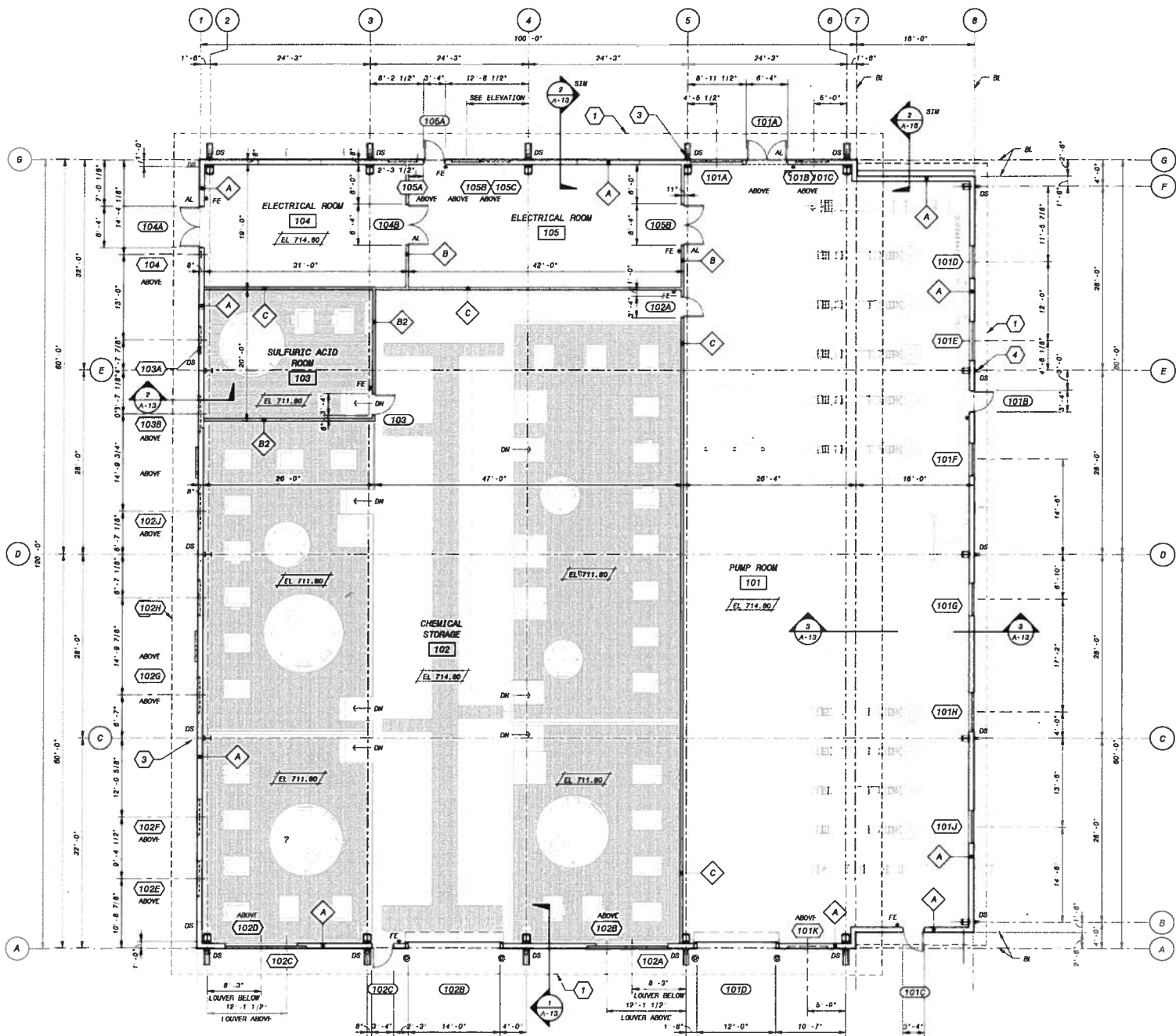
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MFRO PROCESS BUILDING
PROPOSED PROJECT
PHG 16-0014

F

FLOOR PLAN



ARCHITECTURAL TAGS

XX	ACCESSORY ITEM LETTER SEQUENCE
101A	DOOR ROOM NUMBER + LETTER SEQUENCE
101A	LOUVER ROOM NUMBER + LETTER SEQUENCE
00	LABORATORY CABINET NUMERIC SEQUENCE
ROOM NAME	ROOM NAME & NUMBER FIRST DIGIT LEVEL DESIGNATION + NUMERIC SEQUENCE (01-99)
101	
A1	WALL TYPE LETTER SEQUENCE + NUMERIC SEQUENCE
W	WINDOW LETTER SEQUENCE
0	SHEET KEYNOTE NUMERIC SEQUENCE

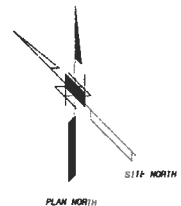
SHEET KEYNOTES

1. ROOF OUTLINE ABOVE, SEE ROOF PLAN & WALL SECTIONS.
2. .
3. DOWNSPOUT & SPLASHBLOCK, TYPICAL.
4. DOWNSPOUT.

GENERAL NOTES

1. FOR WALL TYPES SEE SHEET A-20.
2. FOR ABBREVIATIONS, SEE SHEET A-17.
3. SEE EAST ELEVATION FOR ADDITIONAL DOWNSPOUTS NOT SHOWN ON PLAN.

OPERATING FLOOR PLAN

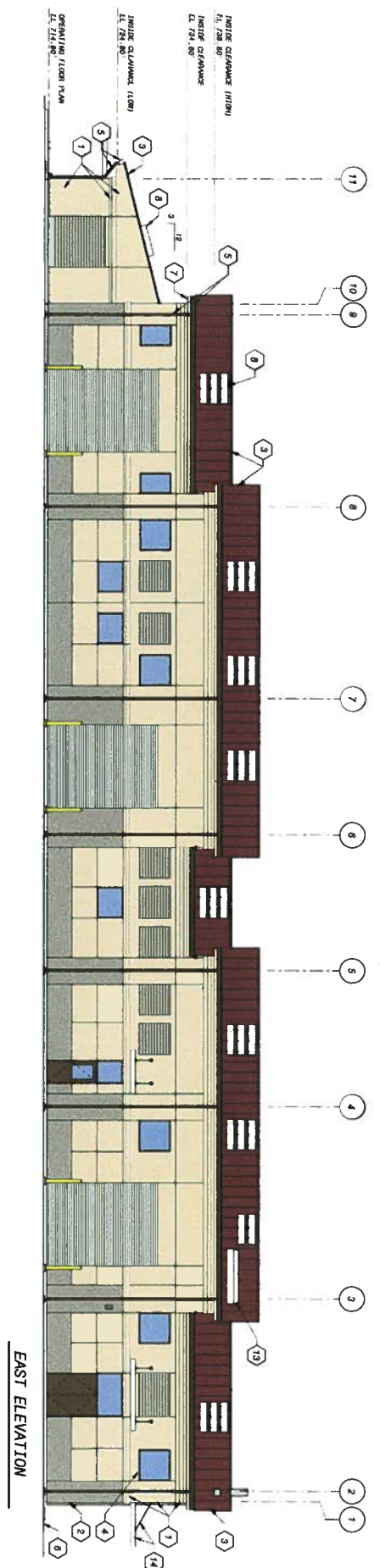


CHEMICAL STORAGE BUILDING

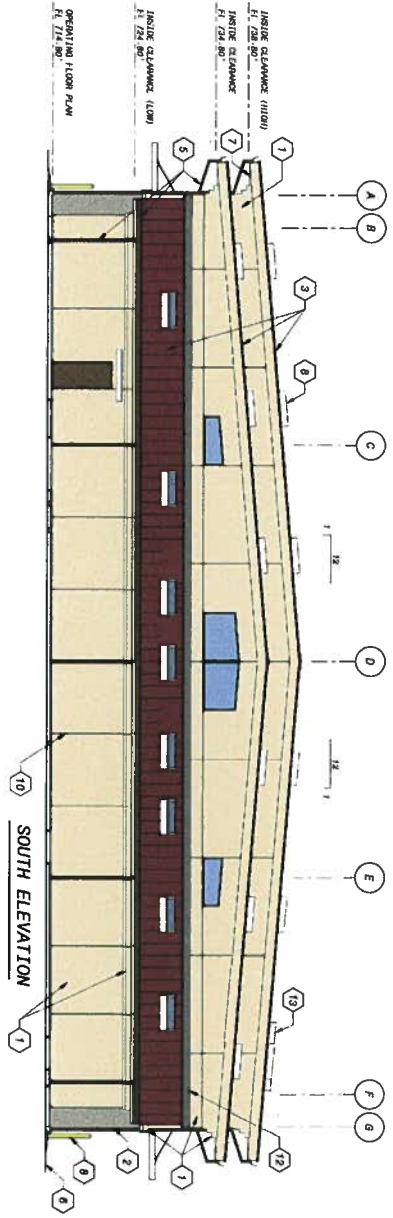
**PROPOSED PROJECT
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F

FLOOR PLAN



E
ELEVATIONS



SHEET KEYNOTES

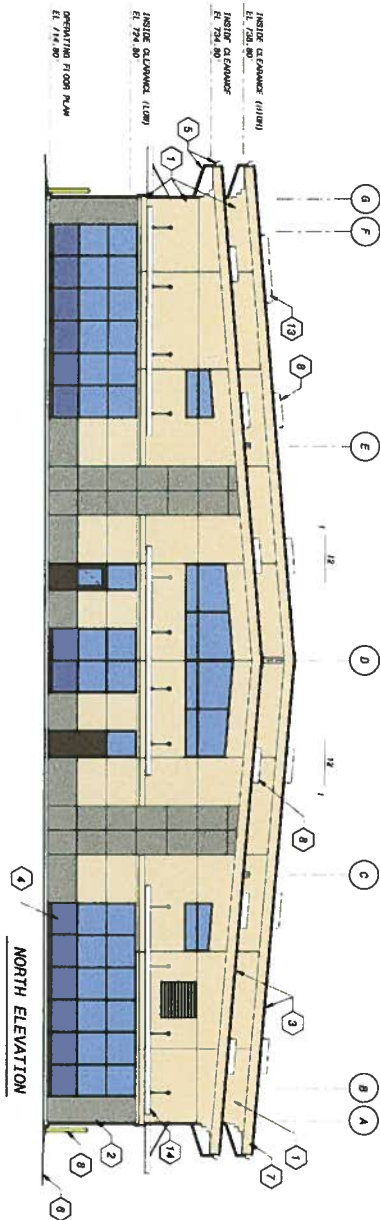
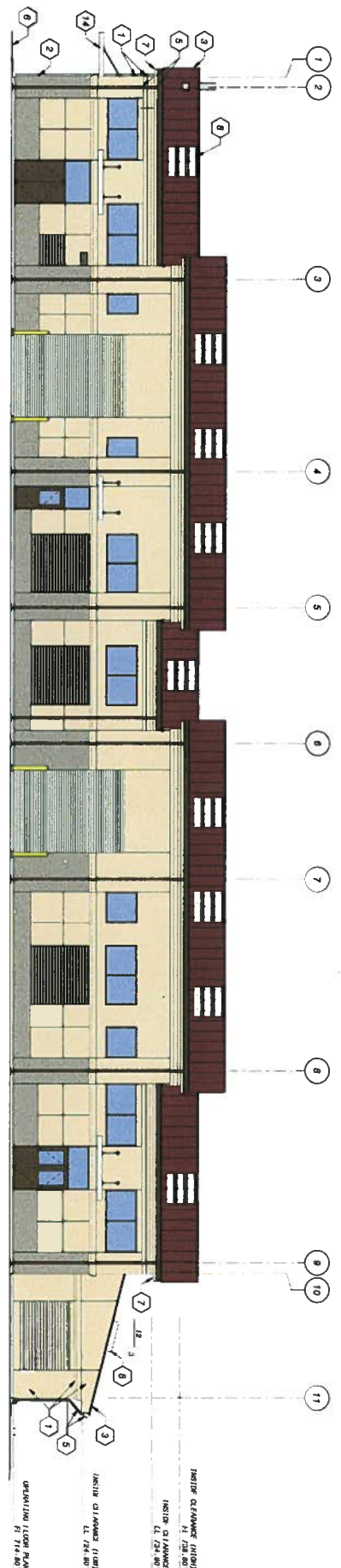
1. STUCCO, FIELD COLOR.
2. STUCCO, BASE COLOR.
3. STANDING SEAM METAL ROOF SYSTEM.
4. ALUMINUM WINDOW FRAME, TYPICAL.
5. PREFINISHED METAL GUTTER & DOWNSPOUT.
6. FINISHED GRADE, SEE CIVIL DRAWINGS.
7. STUCCO RAKE TRIM/FASCIA: COLOR TO MATCH STUCCO FIELD.
8. SKYLIGHT, SEE ROOF PLAN.
9. GUARDPOST, TYPICAL, SEE CIVIL DRAWINGS.
10. CONTROL JOINT (CJ), TYPICAL.
11. UNIT HEATER FLUE, TYPICAL, SEE HVAC DRAWINGS.
12. WALL TO ROOF FLASHING.
13. ROOF HOOD CURB AS REQUIRED. DIMENSION DETERMINED BY EQUIPMENT PROVIDED. LOW SIDE CURB HEIGHT 1'-4" MINIMUM ABOVE ROOF SYSTEM.
14. HANGER ROD & ALUMINUM CANOPY.

GENERAL NOTES

1. FOR ARCHITECTURAL TAGS & SYMBOL LEGEND, SEE OPERATING FLOOR PLAN DRAWING.
2. SEE FLOOR PLAN FOR LOUVER DIMENSIONS NOT SHOWN.

MFRO PROCESS BUILDING

**PROPOSED PROJECT
PHG 16-0014**



GENERAL NOTES

1. FOR ARCHITECTURAL TAGS & SYMBOL LEGEND, SEE OPERATING FLOOR PLAN DRAWING.

SHEET KEYNOTES

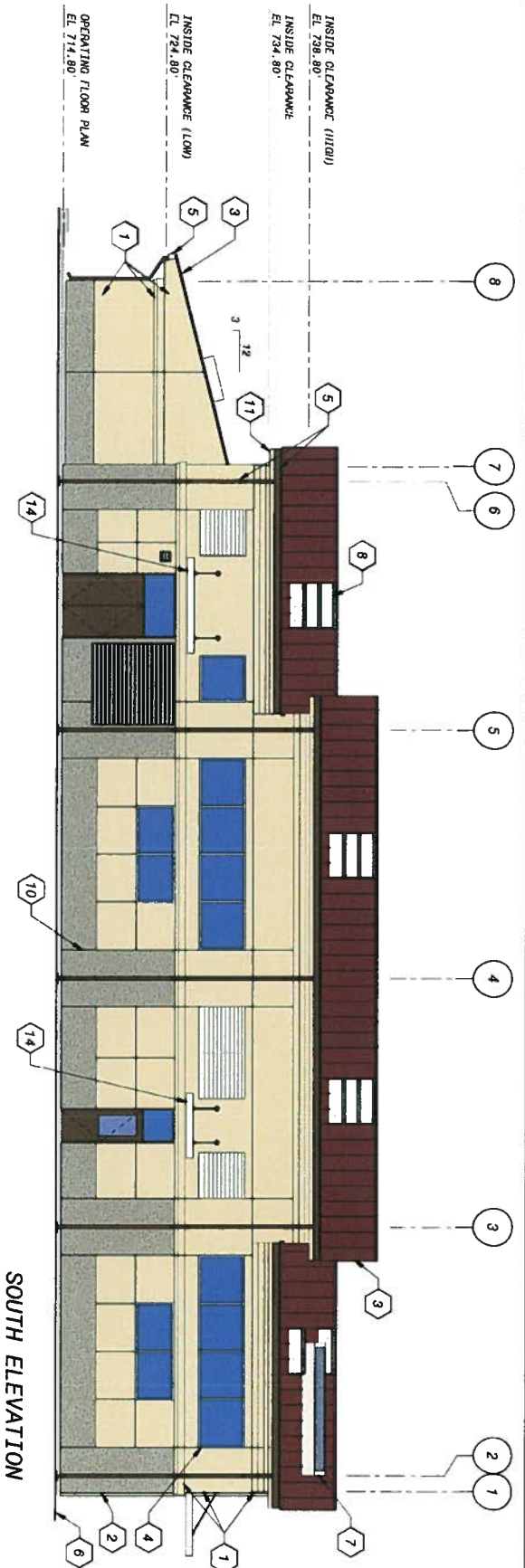
1. STUCCO, FIELD COLOR.
2. STUCCO, BASE COLOR.
3. TILE ROOF; SEE DETAIL A ON DRAWING A-18.
4. ALUMINUM WINDOW FRAME, TYPICAL.
5. PREFINISHED METAL GUTTER & DOWNSPOUT.
6. FINISHED GRADE, SEE CIVIL DRAWINGS.
7. STUCCO RAKE TRIM/FASCIA: COLOR TO MATCH STUCCO FIELD.
8. SKYLIGHT, SEE ROOF PLAN.
9. GUARDPOST, TYPICAL, SEE CIVIL DRAWINGS.
10. CONTROL JOINT (CJ), TYPICAL.
11. UNIT HEATER FLUE, TYPICAL, SEE HVAC DRAWINGS.
12. WALL TO ROOF FLASHING.

MFRO PROCESS BUILDING

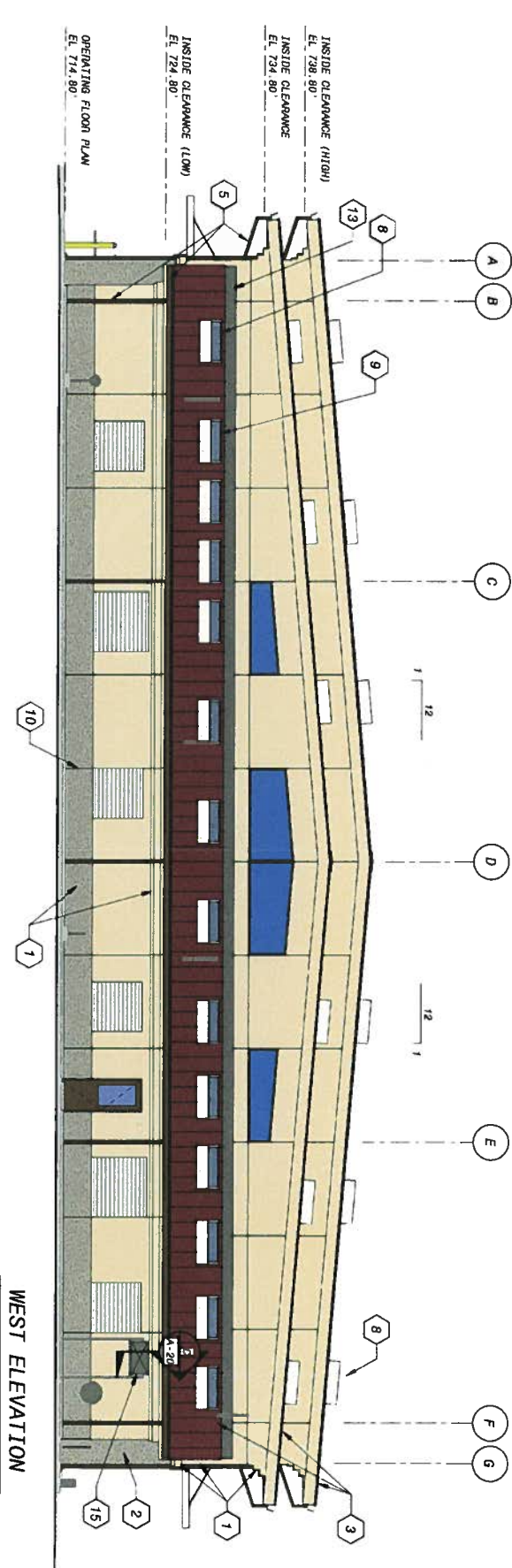
PROPOSED PROJECT
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E

ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

SHEET KEYNOTES

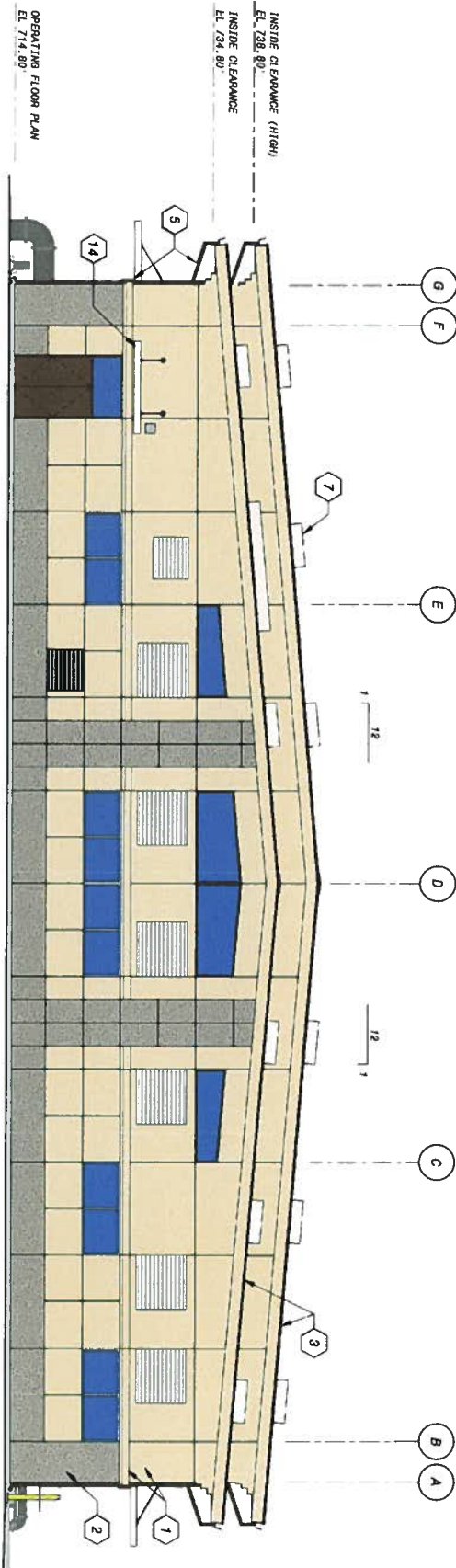
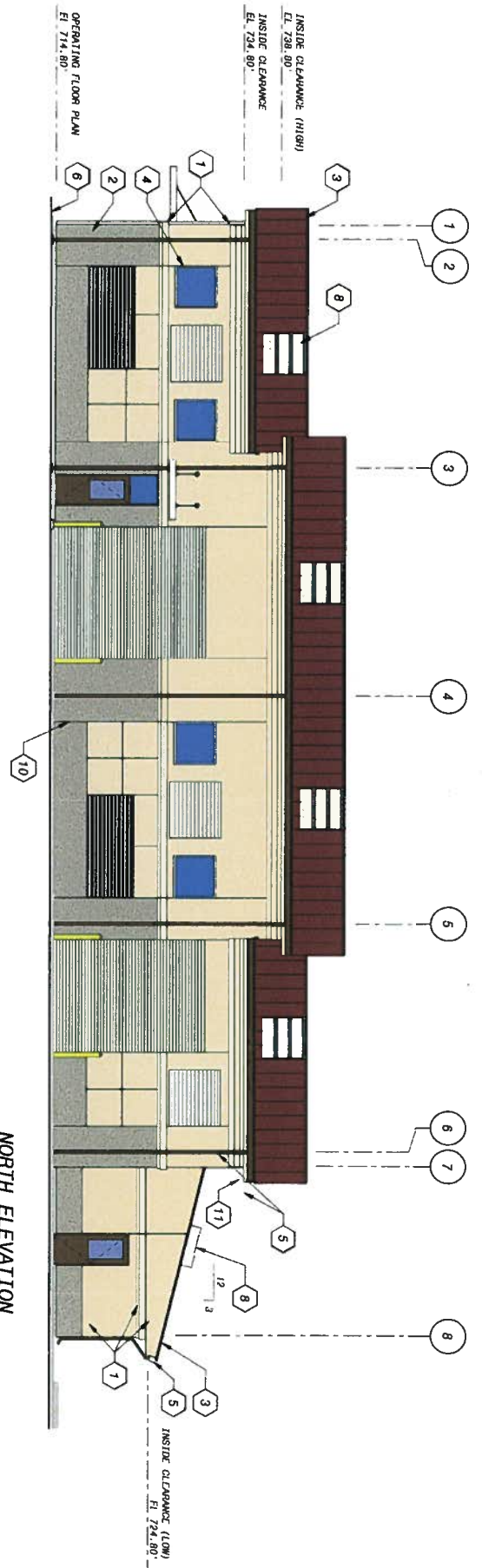
1. STUCCO, FIELD COLOR.
2. STUCCO, BASE COLOR.
3. STANDING SEAM METAL ROOF SYSTEM.
4. ALUMINUM WINDOW FRAME, TYPICAL.
5. PREFINISHED METAL GUTTER & DOWNSPOUT.
6. FINISHED GRADE.
7. REMOVABLE SKYLIGHT, SEE ROOF PLAN.
8. SKYLIGHT, SEE ROOF PLAN.
9. HATCH/SKYLIGHT, SEE ROOF PLAN.
10. CONTROL JOINT (CJ), TYPICAL.
11. STUCCO RAKE/FASCIA TRIM, COLOR TO MATCH STUCCO FIELD.
12. PIPING, SEE MECHANICAL PROCESS DRAWINGS.
13. WALL TO ROOF FLASHING.
14. HANGER ROD & ALUMINUM CANOPY.
15. DUCT WALL PENETRATION, SEE HVAC DRAWINGS.

CHEMICAL STORAGE BUILDING

**PROPOSED PROJECT
PHG 16-0014**

E

ELEVATIONS



SHEET KEYNOTES

1. STUCCO, FIELD COLOR.
2. STUCCO, BASE COLOR.
3. ROOF TILE: SPANISH ROOF TILE.
4. ALUMINUM WINDOW FRAME, TYPICAL.
5. PREFINISHED METAL GUTTER & DOWNSPOUT.
6. FINISHED GRADE.

7. REMOVABLE SKYLIGHT, SEE ROOF PLAN.
8. SKYLIGHT, SEE ROOF PLAN.
9. HATCH/SKYLIGHT, SEE ROOF PLAN.
10. CONTROL JOINT (CJ), TYPICAL.
11. STUCCO RAKE/FASCIA TRIM, COLOR TO MATCH STUCCO FIELD.
12. PIPING, SEE MECHANICAL PROCESS DRAWINGS.
13. WALL TO ROOF FLASHING.
14. HANGER ROD & ALUMINUM CANOPY.

CHEMICAL STORAGE BUILDING

PROPOSED PROJECT
PHG 16-0014

E

ELEVATIONS



**PROPOSED PROJECT
PHG 16-0014**

3D



**PROPOSED PROJECT
PHG 16-0014**

SV

STREET VIEW

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH – CG (General Commercial), R-2-12 (Light Multiple Residential), and R-1-6 (Single-Family Residential, 6,000 SF min. lot size) – Properties in the CG zone are located across E. Washington Avenue at the corner of N. Ash Street. They are currently developed with a convenience store and a self-service car wash. The next property east is zoned R-2-12, and contains a 13-unit multi-family affordable housing project. Further to the east are single-family residences.
- SOUTH – CG (General Commercial) – The Escondido Creek flood control channel (concrete lined channel) is located along the southern side of the project site. Beyond that is a commercial shopping center with a major tenant (Walmart Neighborhood Market) and several single or multi-tenant pad buildings. The rear of the shopping center, along with various parking areas, loading doors and trash enclosure areas orients towards the project site. Paved maintenance access paths parallel both sides of the channel with a Class 1 bike path along the southern side. Chain-link fencing secures the northern and southern perimeters of the flood control channel.
- EAST – R-3-18 zoning (Medium Multiple Residential) – A 115 unit, three-story independent and assisted living facility for senior citizens (The Springs of Escondido) is located to the east of the subject property. The rear of the commercial buildings generally orient towards the project site including upper story open balconies and windows. The ground floor patios would be screened by a new six-foot-tall masonry block wall that would replace the existing wooden fence. A minimum 10-foot-wide landscape planter is proposed along the eastern property boundary. The nearest building (Chemical Building) would be setback approximately 256' to 298' from the eastern property boundary.
- WEST – CG (General Commercial) – A mid-size commercial shopping center is located to the west across N. Ash Street with a variety of single and multi-tenant pad and in-line buildings. A variety of commercial uses also are located southwest and northwest of the site.

B. ENVIRONMENTAL STATUS

A Draft Initial Study/Mitigated Negative Declaration was issued for a 30-day public review for the proposed project on October 25, 2016, in conformance with the California Environmental Quality Act (CEQA). The finding of the environmental analysis in the Initial Study identified potentially significant impacts related to the issues of biological resources, cultural and tribal cultural resources, and noise. However, design and minimization measures, revisions in the project plans and/or mitigation measures would provide mitigation to a point where potential impacts would be reduced to a less than significant level. All other project impacts studied were found to be less than significant. 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. The Final Mitigated Negative Declaration may be viewed at the following link: <https://www.escondido.org/membrane-filtration-reverse-osmosis-facility.aspx>.

The City is seeking funding from the State Revolving Fund (SRF) Loan Program for this project. The U.S. Environmental Protection Agency (USEPA) sponsors the SRF Program to provide funding for construction of publicly-owned treatment facilities and water reclamation projects. In order to comply with requirements of the SRF Loan Program, which is administered by State Water Resource Control Board (SWRCB) the Initial Study/MND must fulfill additional requirements known as CEQA-Plus. The CEQA-Plus requirements have been established by the EPA and are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans. The Final MND includes the appropriate CEQA-Plus analysis.

Staff received nine pieces of written correspondence (letters and/or emails) during the public review period for the Draft Initial Study/Mitigated Negative Declaration and two letters in the days following the review period. (An extension had been granted to the authors of the letters received following the close of the review period.) The Final Mitigated Negative Declaration (MND) includes those comments and provides responses to them. The following modifications to the draft MND have been made: Modifications made to the MND address the following items:

1. An additional Biological Resources mitigation measure was inserted to require mitigation for non-native grassland.

2. A traffic control plan must be obtained from the California Department of Transportation.
3. Additional analysis was provided in the areas of Greenhouse Gas Emissions and Noise.

Additional information on each of those items can be found in the responses to comment letters B, C, and K-a.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site. The entire site would be fenced and gated to control access.
2. Effect on Fire Service -- Fire Station #2 and Fire Station #7 are both approximately 1 mile from the project site. The Fire Department did not express any concerns regarding their ability to serve the site. Appropriate on-site circulation for emergency vehicles would be provided.
3. Traffic -- The Engineering Services Department indicated the intermittent operational traffic and the short term construction traffic resulting from the proposed project would not adversely affect level of service on nearby roadways and intersections. A Traffic Control and Management Plan will be required for all phases of construction. The project contractor would implement traffic control measures to ensure that all nearby roadways and intersections would operate at acceptable levels of service. Traffic related to operation of the facility generally would be limited to inspection, deliveries, maintenance, and repair activities that would occur infrequently.
4. Utilities -- Water service to the site is provided by the City of Escondido. The Engineering Services Department concluded the project would not materially degrade the level-of-service of the public sewer and water system. Waste streams generated by the facility including strainer backwash, MF/UF neutralized waste, RO flush waste, RO waste, RO flush pump, RO neutralized waste, as well as sanitary sewer waste would be discharged to a proposed on-site waste equalization wet well prior to discharge to the sanitary sewer and conveyed to HARRF for treatment. The proposed sewer system would convey wastewater flows to an existing 27-inch pipe located along the north side of the channel. Two submersible sump pumps would be provided to pump waste flows to the sanitary sewer.

Pipelines entering the project site from Washington Avenue include potable water, fiber optic and electrical conduit. Pipelines entering the project site from the south include the recycled water influent, brine/reject waste return, agriculture supply pipeline, and sanitary sewer. The recycled water and brine pipelines paralleling the south side of the project site were constructed as part of the City's Recycled Water Easterly Main Extension Project (City File No. ENV13-0007). The recycled water from the HARRF would be brought to the MF/RO by an existing 24-inch diameter pipeline along the north side of the channel. MF/RO treatment process waste streams would be collected and conveyed back to the HARRF through a 16-inch brine pipeline along the north side of the channel.

5. Drainage -- An existing 69 inch storm drain is located in North Ash Street with a 24 inch branch to a curb inlet at the corner of N. Ash Street and E. Washington Avenue. The concrete-lined Escondido Creek Flood Control Channel is also located south of the project site. The project would include an onsite storm water basin to capture and control the release of water as required by the City's storm water requirements. Additionally, the project would include onsite bio filtration areas to treat runoff. The project would include one connection to the flood control channel to convey water from the storm water basin.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The proposed project is consistent with the General Plan and applicable Municipal Code provisions. There are several policies and quality of life standards in the City's General Plan that address the reuse of recycled water. They are detailed in the Findings of Fact attached to this staff report as Exhibit "A."

Project Design and Neighborhood Compatibility

The 4.5-acre project site is zoned for general commercial uses and has been developed and utilized in the past for public utility and storage type purposes. Although the area is primarily commercial in nature, there is a mix of multi-family and single-family development located adjacent on the east and to the north. The architecture, materials and exterior colors of the proposed MF/RO Process and Chemical Storage buildings have been designed to reflect the general commercial character of the area, utilizing stucco, storefront type glass and upper story window features, along with metal awnings

over certain windows and doors, and a standing seam metal roof with varying rooflines and skylights. The buildings have been located towards the western area of the site to provide appropriate separation from the adjacent residential care facility located on the east. The three large above-ground storage tanks have been located either between the buildings or behind equipment to help buffer them from adjacent street views.

The nearest building would be setback between 256 feet to 298 feet from the easterly property line. The majority of the facility equipment would be housed inside of buildings with sound attenuating features (e.g., acoustic louvers, acoustic hoods, etc.). The exterior pumping equipment generally would be placed behind the storage tanks to further reduce potential noise and compatibility impacts to surrounding uses, especially the residential care facility on the east. All equipment would be selected based on mechanical specifications to meet the City's noise standards.

The size and height of the two buildings (varying from approximately 27 feet to 31 feet in height) would be in conformance with other larger commercial and multi-family structures throughout the area, which vary from 31 feet to 33 feet in height. The site would be secured by new decorative wrought-iron type fencing, along with perimeter landscape planters and a new six-foot-high masonry block wall along the eastern boundary. A limited number of personnel would need to be on site and outdoor activities (such as deliveries or maintenance) would be infrequent, which would further reduce potential noise and compatibility impacts to the adjacent residences. Staff believes the project has been appropriately designed to mitigate any potential noise, visual, or compatibility impacts to adjacent uses.

The facility would be a relatively low intensity type use (noise, traffic, onsite activities, etc.) compared to the range of commercial uses that could occupy the site (drive-through restaurant, gas station with convenience store, auto repair and auto services, large home improvement facility with outdoor storage, etc.). A table identifying possible development options for the project and the traffic that would be generated by such uses (measured in Average Daily Trips, or ADTs) has been provided in the Supplement to Staff Report/Details of Request section of this report.

Chemical Storage - Operation of the proposed facility includes the storage of certain chemicals that would be used in the MF/RO process to include sodium hypochlorite and liquid ammonium sulfate (disinfectant), sulfuric acid and sodium bisulfite (pH control), threshold inhibitor, antiscalant, calcium chloride, citric acid, and sodium hydroxide. Storage of chemicals would be within specific designed tanks, containers and containment areas within the Chemical Storage Building. The delivery and disposal of chemicals to and from the project site would occur in full accordance with all applicable federal, state, and local regulations. A Hazardous Materials Business Plan (HMBP) must be prepared for the proposed project as required by the County of San Diego Department of Environmental Health. The HMBP is intended to minimize hazards to human health and the environment from fires, explosions, or an unplanned release of hazardous substances into air, soil, or surface water. Staff believes the storage of the necessary chemicals on site would not create any significant health hazard due to the project design and safety features, implementation of the HMBP, and compliance with all applicable federal, state and local regulations regarding the use and transport of hazardous materials.

Why the MF/RO is the appropriate option to alleviate the wastewater outfall pipe capacity issue

As stated previously, the City's wastewater outfall pipeline is nearing capacity. In order to continue meeting the needs of a growing demand for both water and wastewater services, the City must address this issue. This can be accomplished by either reducing the capacity demand on our wastewater pipeline (the MF/RO would be a part of the City's capacity demand reduction efforts), or by increasing the size of the pipeline. Each option is described below.

MF/RO Facility – The MF/RO would be part of an expansion of Escondido's recycled water distribution system. By providing an additional level of treatment to recycled water produced at the HARRF, the City would be able to sell the water to agricultural users (primarily avocado growers) toward the north and east sides of the city. The additional destination for recycled water would initially increase the amount of such water that could be diverted from the wastewater outfall pipeline by approximately 1.5 mgd, with additional diversion possible if the recycled water system expands to serve additional agricultural users. Since agricultural users currently use potable water sources for irrigation, the MF/RO would provide the added benefit of reducing demand on existing potable water sources.

The MF/RO is a financially sound investment for several reasons. The cost of the facility is estimated to be \$32.7 million, and existing infrastructure necessary to convey recycled water from the HARRF to the facility is already existing. Portions of the recycled water distribution system necessary to convey the highly treated water from the facility to the end users are also already existing, and additional portions can be constructed as the need for them arises over the next 15 – 20 years. Since the infrastructure is already in place to serve the facility, and preliminary design has already begun, the MF/RO could be ready to serve end users in approximately 18 months. In addition, the MF/RO would create an income stream through the sale of treated water to agricultural users that would assist in covering the costs for project construction.

Expansion of outfall pipeline – The existing outfall pipeline runs for 14.3 miles under Escondido Creek to the San Elijo Lagoon, where it then is conveyed through another 1.5 mile pipeline under water to the Pacific Ocean. Expanding the outfall pipeline would require construction within the creek which would significantly damage sensitive habitat that would take years to restore. It would also continue an unsustainable approach to water use by sending additional wastewater to the Pacific Ocean instead of reusing it in a manner that would free up existing potable water supplies for domestic use. After more than five years of drought, it is clear that we must find ways to conserve the shrinking supply of potable water.

Even if water supply concerns were not an issue, the cost of upsizing the outfall pipeline presents a major obstacle. Construction costs alone are currently estimated to be \$450 million. When coupled with the estimated \$500 million cost involved with obtaining necessary permits and environmental clearances, including environmental mitigation for the damage caused to Escondido Creek, the outfall pipeline expansion project would cost nearly one billion dollars. (In addition, considering that obtaining clearances and permits is estimated to take approximately 7 years, the costs for environmental mitigation could rise substantially.) This cost would be incurred over the course of only 3 – 5 years, and has no possibility to create any income for the City. This is an expense the City simply cannot afford.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site is undeveloped, weed-abated land, generally covered by grasses, dirt, and some concrete. The project site is relatively flat with an elevation of approximately 674 feet. Several non-native trees are distributed around two edges of the project site. Sparse ornamental trees are located along the northern, western, and eastern perimeter of the site, both within and just outside the project boundaries. The project site includes an existing fence line around the perimeter of the site. The project site fronts onto and currently takes access from Washington Avenue on the north and North Ash Street on the west, and is adjacent to the Escondido Creek Flood Control Channel to the south.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 4.5 acres (one parcel)
2. Proposed New Buildings: 2 new buildings (MF/RO Process building and Chemical Storage building)
 - MF/RO Process Bldg. (west bldg.): MF/RO equipment, pumps, electrical rooms, control rooms, and meeting rooms
 - Size: 21,729 SF
 - Height: Approx. 31' to top of ridgeline
 - Chemical Storage Bldg. (east bldg.): Chemical feed and storage, electrical room and pump gallery for MF/UF feed pumps and agricultural recycled water pumps
 - Size: 14,115 SF
 - Height: Approx. 31' to top of ridgeline
 - Standby Generator: 1,500 kW (13'W x 60'L x 18' T with two radiator discharge noise attenuation covers)
 - Above Ground Storage Tanks
 - MF/UF Influent Tank: 300,000 gal. (50-feet diameter, 25-feet tall, with the potential to be partially buried 10 feet below finished grade)
 - Inter Process Storage Tank: 160,000 gal. (40-feet in diameter and 20-feet tall, with the potential to be partially buried 10 feet below finished grade)
 - Product Storage Blend Tank: 820,000 gal. (72-feet diameter and 30-feet tall, with the potential to be partially buried 10 feet below finished grade)
 - Surge Tank: Steel pressure tank would be approximately 2,150 cubic feet.
3. Colors/Materials: Stucco exterior (light cream/tan upper building area with darker base-wainscot); vertical and horizontal score/control joints; storefront type windows along the northern elevation of the larger Process building; upper story windows and varied wall louvers; Standing seam metal roof with varying roofline and skylights; dimensional wall banding; metal roll-up doors.
4. Fencing: New decorative six-foot-high wrought-iron style fencing and gates along the northern, southern and western perimeter, and a new six-foot-high masonry wall along the eastern property boundary.

C. CODE COMPLIANCE ANALYSIS:

	<u>Proposed</u>	<u>CG Zone Requirements</u>
1. Setbacks:		
Front (west Ash St):	24' to Process Bldg. and 19' to Generator	None
Rear (east)	256' to 298' from Chemical Bldg.	10' (when adjacent to residential zone)
Street Side (north):	41' – 84' to MF/RO Bldg.	15' (when adjacent to R-2 zone).
Side (south):	25' to Chemical Bldg. 61' to Process Bldg. 21' to PW Storage Tank 17' to Inter Process Tank 19' to Generator	None
2. Building Height:	Ranges from approx. 27' to 31' to top of ridgeline	None (subject to Uniform Building Code; General Plan limits height to 3 stories with some exceptions)
3. Lot Coverage:	22.6 % (45,170 SF)	50% (up to 99,534 SF) General Plan limits lot coverage to 0.5
4. Parking:	The proposed use does not require any dedicated striped parking spaces, but on-site parking could be provided as necessary. Employees on site would be infrequent and appropriate space is available on site to accommodate city vehicles and any delivery trucks. Section 33-767 allows the Commission to waive parking for uses with limited number of persons that would utilize the facility (i.e., utility or corporation storage yards or other similar uses).	

General Commercial Project Comparison:

Based on the area of the site and General Plan land-use and zoning designations (with a mixed-use overlay) that allows a variety of permitted and conditionally permitted commercial uses, along with a residential component up to 30 du/ac.

Land Uses	SF and Density	FAR	ADT
Mixed-Use Multi-Family Residential with commercial component	10,000 SF Specialty Commercial 30 du/ac 3-story multi-family residential (122-130 units)	N/A	1,180
Neighborhood Shopping Center	64,978 SF	0.35	7,793
Specialty Retail Center	92,000 SF	0.5	3,680
Standard Office Development	92,000 SF	0.5	1,840
Restaurants (1 per acre) including variety of fast food with drive through and sit down	2,500 SF to 3,500 SF	N/A	4,370
City Park 4.57 acres	N/A	N/A	228

EXHIBIT "A"
FINDINGS OF FACT
PHG16-0014

Conditional Use Permit

1. Based on the totality of the record and evidence described and referenced herein, the Planning Commission finds that the proposed Project is consistent with the purposes of various goals, policies, and quality of life standards of the Escondido General Plan, as noted below:
 - a. Quality of Life Standard 10 (Water System) directs the City to continue efforts to implement water reclamation and water conservation programs. Construction of the MF/RO facility expand the City's existing water reclamation programs.
 - b. Water Resources and Quality Policy 6.1 seeks to integrate water management programs that emphasize multiple benefits and balance the needs of urban, rural, and agricultural users. The MF/RO would benefit urban and rural users by increasing available wastewater capacity, thus reducing the potential for major utility infrastructure deficiencies, would free up potable water sources that are currently used for agricultural irrigation purposes. The MF/RO would provide benefits to agricultural users by providing a reusable high-quality water source for irrigation purposes.
 - c. Water System Policy 12.13 encourages the City to explore opportunities to increase the use of recycled water. Construction of the MF/RO would provide a new, reusable recycled water source for agricultural users.
 - d. Wastewater System Policy 13.3 encourages the City to design a wastewater system to support development of properties at intensities specified in the General Plan Land Use Plan. The MF/RO would relieve wastewater outfall capacity concerns that might otherwise hinder development at densities specified in the Land Use Element of the General Plan.
 - e. Hazardous Materials Policy 8.11 encourages the City to maintain strict land use controls, performance standards, and structural design standards for uses that generate, use, or store hazardous materials. The MF/RO would be designed to provide land use controls, performance standards, and structural design standards to meet all applicable federal, state, and local codes and regulations.
 - f. Agricultural Resources Policy 4.4 encourages the use of reclaimed water for agricultural irrigation. The MF/RO would create a reusable agricultural irrigation source from reclaimed water.
 - g. Minimizing Infrastructure Impediments Policy 9.2 encourages the City to plan for and coordinate sufficient water and sewer infrastructure capacity to support new business development while continuing to support the existing business base. The MF/RO would alleviate capacity concerns on the City's wastewater outfall pipe which would allow for the continued growth of economic activities.
2. Approval of the Conditional Use Permit for the proposed MF/RO facility (as fully described and set forth in the staff report and Final Mitigated Negative Declaration prepared for the project, as amended by the conditions of approval identified as Exhibit "B" to this report) is based on sound principles of land use because the proposed facility would be in conformance with the underlying zoning code development requirements, including, but not limited to, setbacks, building height, lot coverage, landscaping, and fencing. The project design and conditions of approval contained herein will ensure compatibility of the proposed project with adjacent properties.
3. The impacts of the proposed project will not adversely affect the policies of the Escondido General Plan or the provisions of the Municipal Code, which includes zoning code provisions.
4. This project is in response to services required by the community for the following reasons:
 - a. The MF/RO is a component of the existing recycled water conveyance system and will provide relief to capacity limitations on the City's existing wastewater outflow pipeline.

- b. Recycled water produced at the MF/RO would create a high-quality water supply for local agricultural growers, utilizing an existing, available, and renewable water resource to help promote and support the local agricultural economy. (Current levels of treatment of recycled water at the HARRF allow for use as general irrigation and certain industrial purposes, but are not suitable for specific agricultural uses.)
 - c. Recycled water produced at the MF/RO would be available for use by local agricultural growers in place of their current use of potable water. Reducing the agricultural use of potable water provides a greater supply for domestic use.
5. The proposed MF/RO would not create a nuisance, cause deterioration of bordering land uses, or create special problems for the area in which it is located for the following reasons:
- a. The proposed buildings and infrastructure have been placed as far away from adjacent residential land uses as possible.
 - b. The facility's process, pumps, chemical feed and storage equipment would either be placed within the proposed buildings, or located to minimize potential visual and noise impacts to adjacent residential and commercial uses, and include the appropriate attenuation features to mitigate potential noise impacts. Landscaping and perimeter walls along the boundary adjacent to residential uses would provide an appropriate physical barrier and visual screening.
 - c. The Engineering Services Department has indicated the project would not result in a significant impact to the adjacent roadways and intersections due to the limited number of anticipated vehicle trips associated with the operation of the facility. The project will not diminish the Quality-of-Life Standards of the General Plan because the project, as conditioned, would not degrade the levels of service on adjacent street and intersections, and adequate public facilities and access would be provided (as discussed in the staff report and Mitigated Negative Declaration prepared for the project.).
 - d. The architecture, materials and exterior colors of the proposed MF/RO buildings has been designed to reflect the general commercial character of the area by utilizing stucco, storefront type glass and upper story window features, along with metal awnings over certain windows and doors, and a standing seam metal roof with varying rooflines and skylights.
 - e. The use of hazardous materials and substances during construction and ongoing operations, as described in the Mitigated Negative Declaration prepared for the project, would be subject to federal, state, and local health and safety requirements for handling, storage, and disposal. The delivery and disposal of chemicals to and from the project site would occur in full accordance with all applicable federal, state, and local regulations.
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 Final Mitigated Negative Declaration) are that the Initial Study identified impacts related to biological resources, cultural and tribal cultural resources, and noise that may be potentially significant. However, design and minimization measures, revisions in the project plans, and/or mitigation measures would provide mitigation to a point where potential impacts are reduced to less than a significant level. All other project impacts studied were found to be less than significant. There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment. 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. This Final MND includes the appropriate CEQA-Plus requirements/analysis established by the EPA that are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans.

EXHIBIT "B"

CONDITIONS OF APPROVAL MF/RO PHG16-0014

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Services Department, Building Division, and Fire Department.
2. All uses, capacity, hours of operation and outdoor activities shall be substantially consistent with the Details of Request and conditions of approval contained within this report.
3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Director of Community Development.
4. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). Any outdoor lighting adjacent to residential uses shall provide appropriate shielding to prevent light from adversely affecting the adjacent properties. This shall be demonstrated on the building plans.
5. All project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08) and the mitigation measures identified in the Final Mitigated Negative Declaration (also listed below).
6. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance.
7. All new utilities shall be placed underground, to the satisfaction of the City Engineer and Director of Public Works.
8. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which complement the building(s).
9. A decorative concrete masonry unit (CMU) block wall no less than six (6) feet in height shall be installed along the entire length of the eastern property line (between the subject property and adjacent senior care facility), and along N. Ash Street where shown on the 3D Rendering exhibit included in the staff report. Steel fencing (minimum six feet in height) with vertical bars and top pickets shall be provided around the remainder of the project site.
10. Striped parking spaces are not required for the project in accordance with Zoning Code Section 33-767. However, parking shall be provided on-site if determined necessary by the adopted building code in effect at the time of building permit issuance.
11. This CUP shall become null and void unless utilized within 36 months of the effective date of approval, unless an extension of time is approved in accordance with Article 61, Division 1 of the Zoning Code.
12. Any construction and/or traffic control proposed within the California Department of Transportation right-of-way (N. Ash Street and the intersection of N. Ash Street and E. Washington Avenue) will require an encroachment permit from said department.
13. Deliveries to and from the project site shall be limited to the hours of 8:00 am – 6:00 pm.
14. 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 certified check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a 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.

Mitigation Measures

BIO-1a

Proposed project activities (including, but not limited to, staging and disturbances to non-native vegetation, structures, and substrates) should occur outside of the avian breeding season, which generally runs from March 1 - August 31, to avoid take of birds or their eggs.

BIO-1b

If avoidance of the avian breeding season is not feasible a qualified biologist, with experience in conducting breeding bird surveys, shall conduct a preconstruction clearance survey for active nests no more than 30 days prior to the initiation of project construction activities.

- If a protected native bird is found, flagging, stakes, and/or construction fencing shall be used to demarcate an appropriate buffer zone based on the sensitivity of the nesting species and proximity to construction activities. Project construction personnel, including all contractors working on site, will be instructed on the sensitivity of the area. The project proponent shall delay all project construction activities within the established buffer area until August 30th or until a qualified biologist has determined that the juveniles have fledged, the nest is vacated, and there is no evidence of nesting. The qualified biologist can determine if construction activities may encroach into the buffer if absolutely necessary and as long as the project activities are not adversely affecting the nesting birds.
- Should nesting birds be found, the qualified biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project construction activities. The biological monitor will send weekly monitoring reports to the City during the grubbing and clearing of vegetation, and will notify the City immediately if project activities damage active avian nests.

BIO-2

A mitigation ratio of 0.5:1 shall be required to compensate direct impacts to nonnative grassland in a manner compliant with section 5.2.1 and Table 5-2 of the draft Escondido Subarea Plan. The Applicant shall purchase 0.77 acre of compensatory mitigation credits from the Daley Ranch Conservation Bank, or from the City's Focused Planning Area (FPA) or another approved mitigation bank in the region, to offset project impacts to nonnative grassland.

CUL-1

The City of Escondido Planning Division shall 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 implementing the project. The purposes of the agreement are (1) to provide the clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the City 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 City shall provide written verification to the City that a qualified archaeologist meeting the Secretary of the Interiors Standards for archaeology (U.S Department of the Interior, 2008), 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 within the project 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 MLD, as identified by the NAHC, 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 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-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 in the proposed 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.

CUL-11

In the event of unanticipated discovery of paleontological resources, the City shall cease ground-disturbing activities within 100 feet of the find until it can be assessed by a qualified paleontologist. The qualified paleontologist shall assess the find, implement recovery measures if necessary, and determine if paleontological monitoring is warranted once work resumes.

NOI-1

All construction equipment operating at the project site shall be equipped with properly operating mufflers.

NOI-2

Noise and ground-borne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses east of the project site.

NOI-3

When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

NOI-4

All stationary construction noise sources used at the project site shall be located away from adjacent receptors, to the extent feasible, and be muffled and enclosed within temporary sheds or other insulation barriers to the extent feasible.

NOI-5

A construction relations officer shall be designated for the proposed project to serve as a liaison with surrounding residents and property owners and be responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted that include permitted construction days and hours at the project site.

NOI-6

Prior to any construction activities, the existing residential land uses located directly adjacent to the project site shall be notified of the dates of construction along with a disclosure that perceptible vibration levels could be felt over the duration of those construction activities. These neighboring sensitive land uses shall be kept informed of any changes to the construction schedule.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of Grading or Building permits. 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. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Specimen sized trees (min. 24" box) shall be used to replace any mature trees to be removed. Mature oak trees shall be replaced at a min. ratio of 2:1 with 24" box sized trees, or 5:1 ratio with 15 gallon trees.

3. Trees with broad, dense canopies shall be provided along the eastern property line (between the subject property and the residential uses) in order to provide visual screening of the subject property.
4. Dense landscaping shall also be provided in locations necessary to screen the generator from N. Ash Street to the extent feasible.
5. All other areas of the site shall be landscaped in accordance with Article 62 Landscape Standards.
6. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
7. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

ENGINEERING CONDITIONS OF APPROVAL MF/RO

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public street water and sewer improvements and a Grading 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. No construction permits will be issued until Final Grading Plans and Storm Water Quality Management Plan (SWQMP) have been approved by the City Engineer.
3. 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.

STREET IMPROVEMENTS AND TRAFFIC

1. The project owner shall be responsible for slurry seal overlay and restriping of Washington Avenue, between Ash and Harding, to the requirements of City Engineer after completion of onsite improvements, prior to project occupancy.
2. All proposed driveway approaches for the project shall be Alley-Type.
3. The project owner shall be responsible to remove all existing driveway approaches along property frontage on Washington Avenue and replace with full height curb & gutter and sidewalk.
4. The project owner is responsible to remove and replace all damaged curb & gutter and sidewalk along project frontages on Ash Street and Washington Avenue.
5. The project owner is responsible for obtaining construction Permit form Caltrans for any work proposed on Ash Street (HWY 78).
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 Marshal and Planning Director.
3. 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.
4. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit.
5. 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 Storm Water Design Manual, as amended) 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.

WATER SUPPLY

1. The project owner shall be required to design and construct a water system to serve the project to the requirements of the Fire Marshal and Utilities Engineer.

SEWER

1. The project owner is required to design and construct a sewer system to serve the project in accordance with the requirements of Utilities Engineer and Building Official.

EASEMENTS

1. 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.

UTILITY UNDERGROUNDING AND RELOCATION

1. The project owner is required to pay overhead utilities undergrounding in lieu fee for the existing overhead utilities along project frontage on Ash Street.
2. All new dry utilities to serve the project shall be constructed underground.

Adam Finestone

From: Bill Martin
Sent: Wednesday, November 30, 2016 8:59 PM
To: Adam Finestone
Cc: Joanne Tasher
Subject: Fwd: [Website Feedback]: A Place of Healing

Please attach to PC staff report this and any other emails or letters we receive. Thanks!

Bill

Sent from my iPhone

Begin forwarded message:

From: <noreply@www.escondido.org>
Date: November 30, 2016 at 1:14:13 PM PST
To: <bmartin@escondido.org>
Subject: [Website Feedback]: A Place of Healing
Reply-To: <batakahara@yahoo.com>

Barbara Takahara
batakahara@yahoo.com

Dear Planning Commission,

Back when the City was involved in the rental ban, the Escondido Creek walk became a place of healing. People in my neighborhood greeted me with "Good Morning" ask I walked along the creek walk to my work place across the tracks where the Union Tribune used to be. I walked the creek to work for seven years.

The English greeting was an effort by Hispanics toward healing after the protest marches and rallies because of the proposed rental ban.

Now, I see an outreach from groups to support our Mission Park area. Healing is taking place as different nationalities help each other to preserve the character of our neighborhood..

Please rethink the use of the Ash and Washington property. It is not in character with our neighborhood to have the property used for industrial use. Use the property to unite our community by continuing the proposed development of the creek..

Do not forget the vision for Escondido Creek, a place of healing and strengthening our community.

Sincerely,

Barbara Takahara



FARM BUREAU SAN DIEGO COUNTY

1670 East Valley Parkway, Escondido CA 92027-2409
Phone: (760) 745-3023 • Fax: (760) 489-6348
E-mail: sdcfb@sdfarmbureau.org • Website: www.sdfarmbureau.org

November 30, 2016

Christopher W. McKinney, P.E.
Director of Utilities, City of Escondido
201 North Broadway
Escondido, CA 92025



Re: Support for MFRO project

Dear Mr. McKinney,

On behalf of the San Diego County Farm Bureau I am writing in support of the City of Escondido's Membrane Filtration/Reverse Osmosis (MFRO) facility planned for construction at the corner of Washington Avenue and Ash Street. It is our understanding the site is currently owned by the City of Escondido's Utilities Department and appropriately zoned to allow for the installation of the water treatment facility. We are certain the City of Escondido will be sensitive to the neighborhood and mitigate any impacts.

The Escondido community has a long agricultural history and a number of farms continue today within the city and its water service area. Tree crops, principally avocados, dominate local production. Throughout the region water prices have tripled in just over a decade and resulted in the loss of more than 10,000 acres of fruit trees. The City of Escondido's plan to provide farmers with high quality recycled water at an affordable price will create a rare exception to the exodus of farmers driven out by water prices in other districts. In fact, absent the MFRO facility it must be assumed water pricing would lead to a sharp decline in planted acres in Escondido as we have seen elsewhere.

While the benefit to the farm community is clear, benefits will also come to the residents of Escondido. As farmers roll off the potable water supply, water will be freed up for urban users resulting in greater reliability from local and imported supplies.

It is our sincere hope that the City of Escondido moves forward with the MFRO facility. Building this facility will result in direct benefits to farmers and to every member of the community.

Sincerely,

Eric Larson
Executive Director



**NORTH SAN DIEGO
WATER REUSE**
c o a l i t i o n



December 2, 2016

City of Escondido Planning Commission
201 North Broadway
Escondido, CA 92025-2798

Dear Members of the Escondido Planning Commission,

The North San Diego Water Reuse Coalition is comprised of ten northern San Diego County water and wastewater agencies—Carlsbad Municipal Water District, City of Escondido, Leucadia Wastewater District, City of Oceanside, Olivenhain Municipal Water District, Rincon del Diablo Municipal Water District, San Elijo Joint Powers Authority, Santa Fe Irrigation District, Vallecitos Water District, and Vista Irrigation District—that began collaborating in 2010 to reduce potable water use and strengthen local drought resilience at a regional level through water recycling and reuse. Participating agencies are able to connect recycled water sources with recycled water demands more efficiently and cost-effectively through the Coalition.

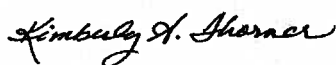
The Coalition developed a Regional Recycled Water Facilities Plan in 2012, and many individual construction elements of the North San Diego County Regional Recycled Water Project are underway. Upon completion of all long-term project elements, the project will add nearly 32 million gallons per day of recycled water and potable reuse water to northern San Diego County's water supply.

The Coalition respectfully requests that the planning commission recognize the importance of developing local, drought-resilient supplies and consider the City of Escondido Utilities Department's request for a Conditional Use Permit for a Membrane Filtration/Reverse Osmosis Facility Project given significant investments in the project by DWR via the Integrated Regional Water Management Program and north county ratepayers. This project is not only a critical piece of the City's overall recycled water and potable reuse program, but also an important

element in Coalition efforts to increase recycled water production and expand its use through the larger North San Diego County Regional Recycled Water Project.

Olivenhain Municipal Water District is a founding member of the Coalition and I serve as the administrative lead. I would like to express my appreciation on behalf of fellow Coalition members for the Commission's careful consideration of the City of Escondido Utilities Department's request for a Conditional Use Permit. If you or your staff should have any questions regarding the City of Escondido's participation in the North San Diego County Regional Recycled Water Project or Coalition goals to expand the use of recycled water, please do not hesitate to contact the undersigned at 760-753-6466.

Regards,



Kimberly A. Thorner
General Manager
Olivenhain Municipal Water District

CC: Wendy Chambers, General Manager, Carlsbad Municipal Water District
Christopher McKinney, Utilities Director, City of Escondido
Paul Bushee, General Manager, Leucadia Wastewater District
Cari Dale, Water Utilities Director, City of Oceanside
Greg Thomas, General Manager, Rincon del Diablo Municipal Water District
Mike Thornton, General Manager, San Elijo Joint Powers Authority
Mike Bardin, General Manager, Santa Fe Irrigation District
Glenn Prum, General Manager, Vallecitos Water District
Eldon Boone, General Manager, Vista Irrigation District

Adam Finestone

From: Karen Grangetto <karen.grangetto@gmail.com>
Sent: Thursday, December 08, 2016 3:27 PM
To: Adam Finestone
Subject: MR/RO Case PHG 16-0014 (Micro-Filtration Reverse Osmosis Project)

Attn: Planning Commission Members

Greetings:

My name is Edward Grangetto, co-founder of Escondido Growers for Agricultural Preservation (EGAP). We are an organization dedicated to the preservation of our agricultural heritage for all Escondido Citizens through the use of renewable water resource management that meets the evolving business needs of growers and the community. Our purpose is to create a self sustaining grower district that uses recycled water as their primary irrigation source.

EGAP is very proud to provide an option for the City of Escondido to avoid a potential cost of 300 - 400 million dollars to increase the size of its outfall pipe, to discharge treated wastewater to the ocean.

By sending Escondido wastewater to the growers, the city can help to retain a business cluster, identified by the recent CEDS Report, and an object of strategic focus with a view toward retention and expansion.

EGAP would like to express their wholehearted support for the Micro-Filtration Reverse Osmosis Plant located on the corner of Washington Avenue and Ash Street. The plant will not only provide a resource to address Escondido's Wastewater dilemma, it will also provide the capacity for future treatment for indirect potable reuse. By sending Escondido's wastewater to the growers, the City will be able to "free-up" a gallon of potable water for every gallon of treated recycled water.

Escondido has taken the lead in finding a novel approach to the necessity for wastewater disposal. The growers of Escondido were expecting the recycled water to begin flowing in 2015, however, due to various delays that target has been moved to 2018. Please send the correct message to the citizens of our community by voting "yes" on this proposal immediately. Water does not wait!

Thank you for your consideration.

Edward Grangetto,
Co-Founder of EGAP

--

Eddie & Karen Grangetto
Escondido Growers for

Agricultural Preservation
and Grangetto Ranches, Inc.
h/o 760-432-8425

PLANNING COMMISSION

Agenda Item No.: G.1
Date: December 13, 2016

CASE NUMBER: PHG 16-0015

APPLICANT: Kevin Sullivan- representing Escondido Bioenergy Facility

LOCATION: The site is located on the northwest side of Avenida Del Diablo and Citracado Parkway, addressed as 1521 S. Hale Avenue (APNs 235-051-01 & 235-051-02)

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: The project involves a Conditional Use Permit for the installation of two Combined Heat and Power (CHP) units, and associated biogas conditioning equipment at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF). The units (one generating 800 kW and one generating 400 kW, for a total production capacity of 1,200 kW) would use biogas for combustion that is produced from three (3) existing sludge digesters at the HARRF. Currently, the biogas produced by the digesters is being flared at the facility. Energy and heat produced by the project would be used to offset the utility power demand and heating needs for the HARRF. The project components would be placed in two areas at the HARRF, as shown on page 6 of this report. Area 1 would be 1,800 SF in size and would be used to house the two CHPs. Area 2 would be 750 SF in size and would consist of a Gas Conditioning System (GCS) that would compress and condition the biogas for use in the CHP units. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Urban 2 (U2) with a Public Facilities Overlay (PF-O)

ZONING: R-1-7 (Single Family Residential - 7,000 SF minimum lot size) with a Public Facilities Overlay (PF-O)

BACKGROUND/SUMMARY OF ISSUES: The Utilities Department operates the HARRF to provide wastewater treatment and recycled water production for the City. Solids removed from the wastewater stream are processed in onsite sludge digesters. The digestion process generates large quantities of biogas, with methane being a large component of this gas. Currently, all of this methane is disposed of through a flare. The total volume of biogas flared each year is approximately 100 million cubic feet, which represents a large missed opportunity to offset energy use at the HARRF. It is also more environmentally prudent to beneficially use the gas rather than simply flaring it, which would help reduce the City's contributions to greenhouse gas emissions. The annual CO₂ emissions reduction is calculated to be approximately 5,000 metric tons of CO₂ (projected by Yorke Engineering as part of their CEQA analysis for the project).

In August 2015, City Council awarded a Power Purchase Agreement (PPA) to Escondido Bioenergy Facility, LLC, for the beneficial use of the digester biogas produced at the HARRF. The PPA gives Escondido Bioenergy Facility, LLC the rights to build, own, and operate two CHP units, electrical interconnections, biogas conditioning equipment and exhaust treatment on HARRF property for a term of 20 years. Escondido Bioenergy Facility, LLC, assume all risk in the capital and operational costs for the facility constructed at the HARRF.

The HARRF would provide Escondido Bioenergy Facility with fuel in the form of 75 percent biogas and 25 percent of natural gas. The HARRF would accept a minimum of 8,146 MWh of electricity each year, or the HARRF's actual annual energy usage, whichever is greater, from the project. Heat generated by the generator engines would be provided to the HARRF at no cost, which would displace a portion of the plants natural gas demand. As part of this project, the CHP units would be permitted under the San Diego Air pollution Control District (SDAPCD) and would also be granted an Interconnection Agreement with the Utility, SDG&E.

Standards for electric generating facilities were adopted in 2001 and amended in 2016. Zoning Code Section 33-1122, Electric Generating Facilities, addresses generators and includes standards for noise, emissions, and compatibility with surroundings. A Conditional Use Permit is required for commercial electric generating facilities proposed for the primary purpose of providing electricity to power the grid.

Staff feels that the issues are as follow:

1. Whether the proposed generators are consistent with the standards for electric generating facilities.
2. Whether adequate screening would be provided for the proposed generators.

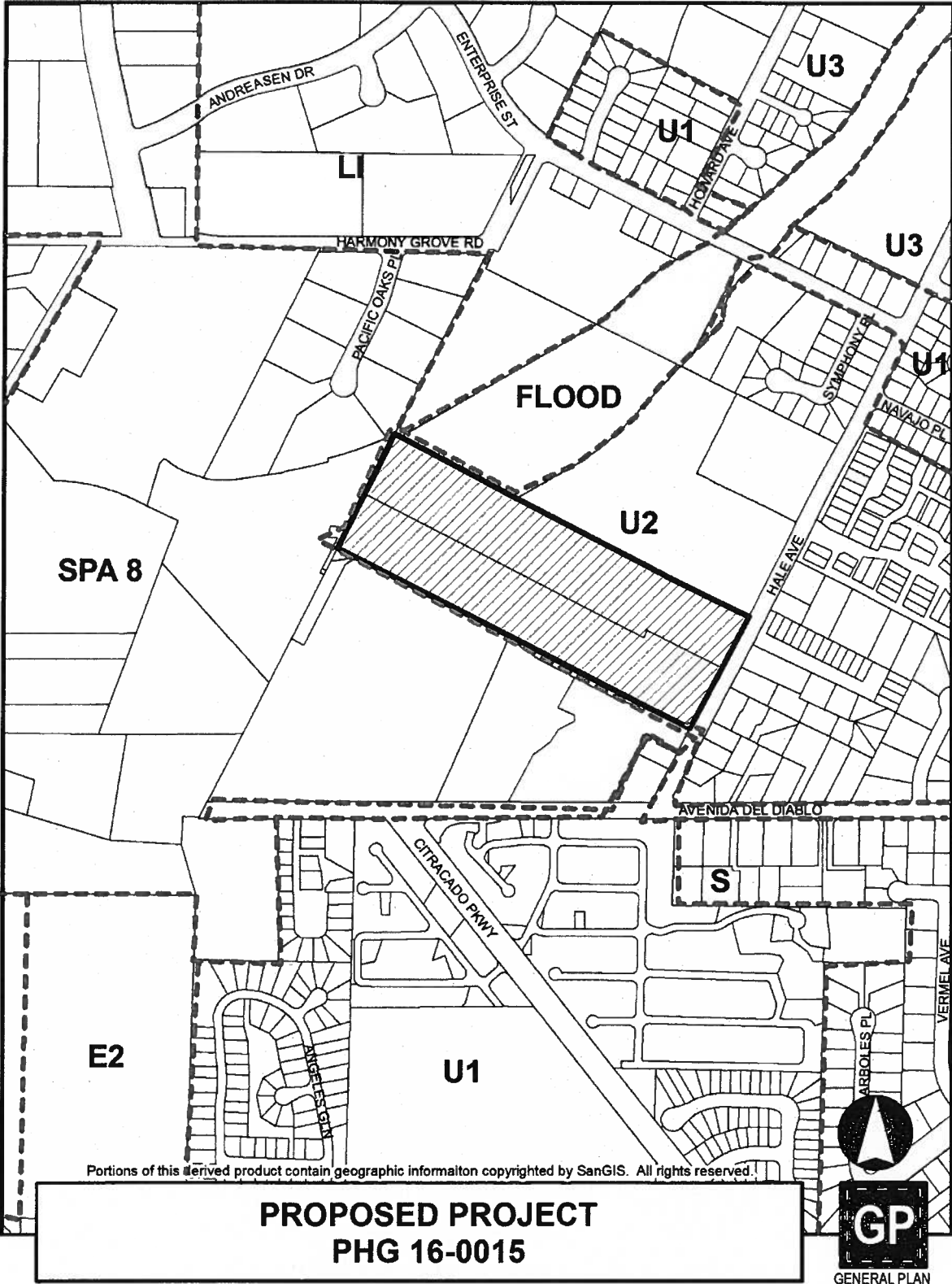
REASONS FOR STAFF RECOMMENDATION:

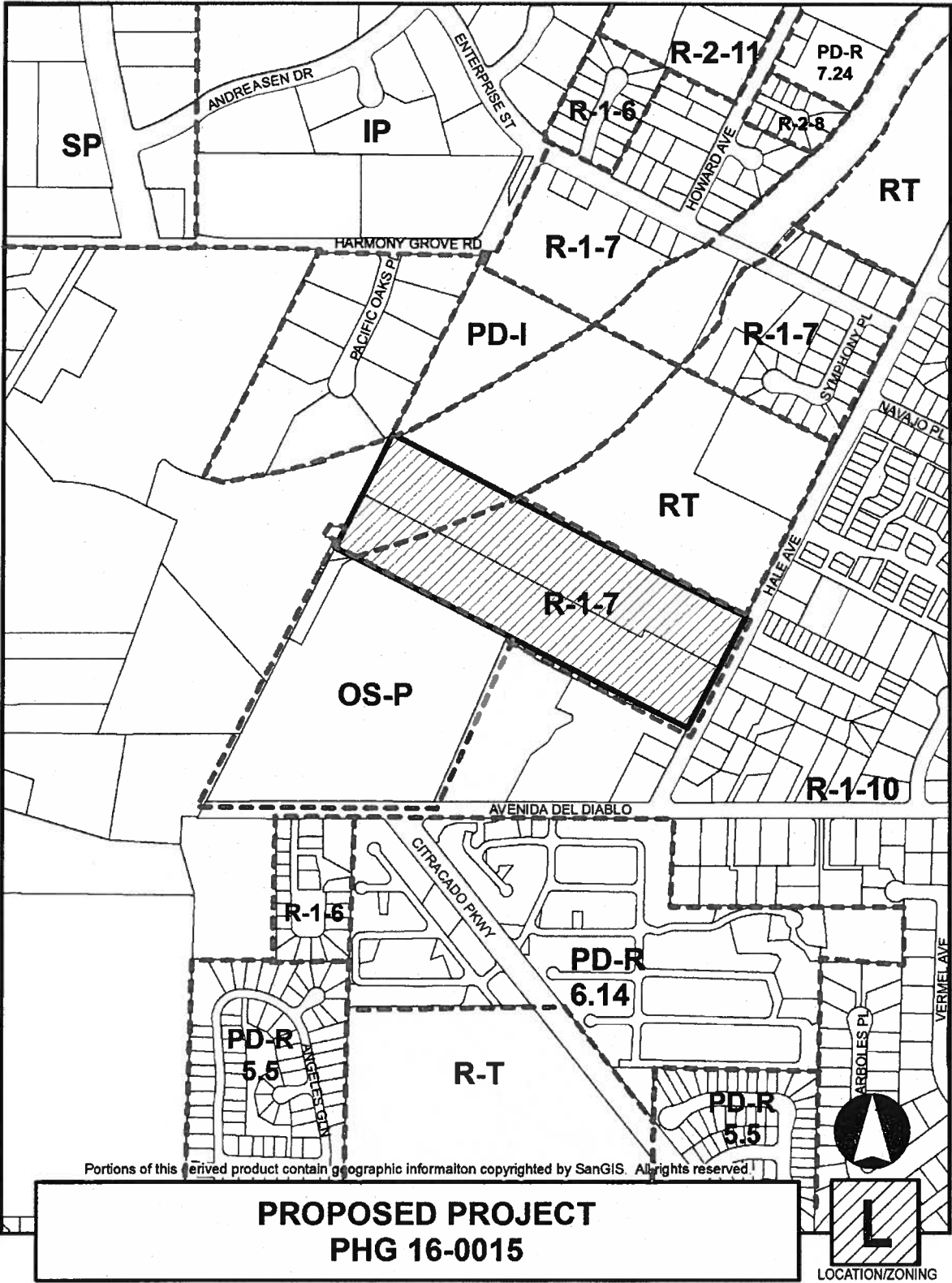
1. Staff feels that the proposed generators are consistent with the standards for electric generating facilities since it meets the requirements of the Noise Ordinance and the Environmental Quality Regulations requirements for emissions.
2. Adequate screening would be provided for the proposed generators and gas conditioning system. No adverse visual impacts would occur, since the equipment would be screened from view by the existing surrounding structures within the HARRF facility.
3. The proposed project helps reduce the City's contributions to greenhouse gas emissions, which helps advance environmental initiatives including air quality and climate protection.

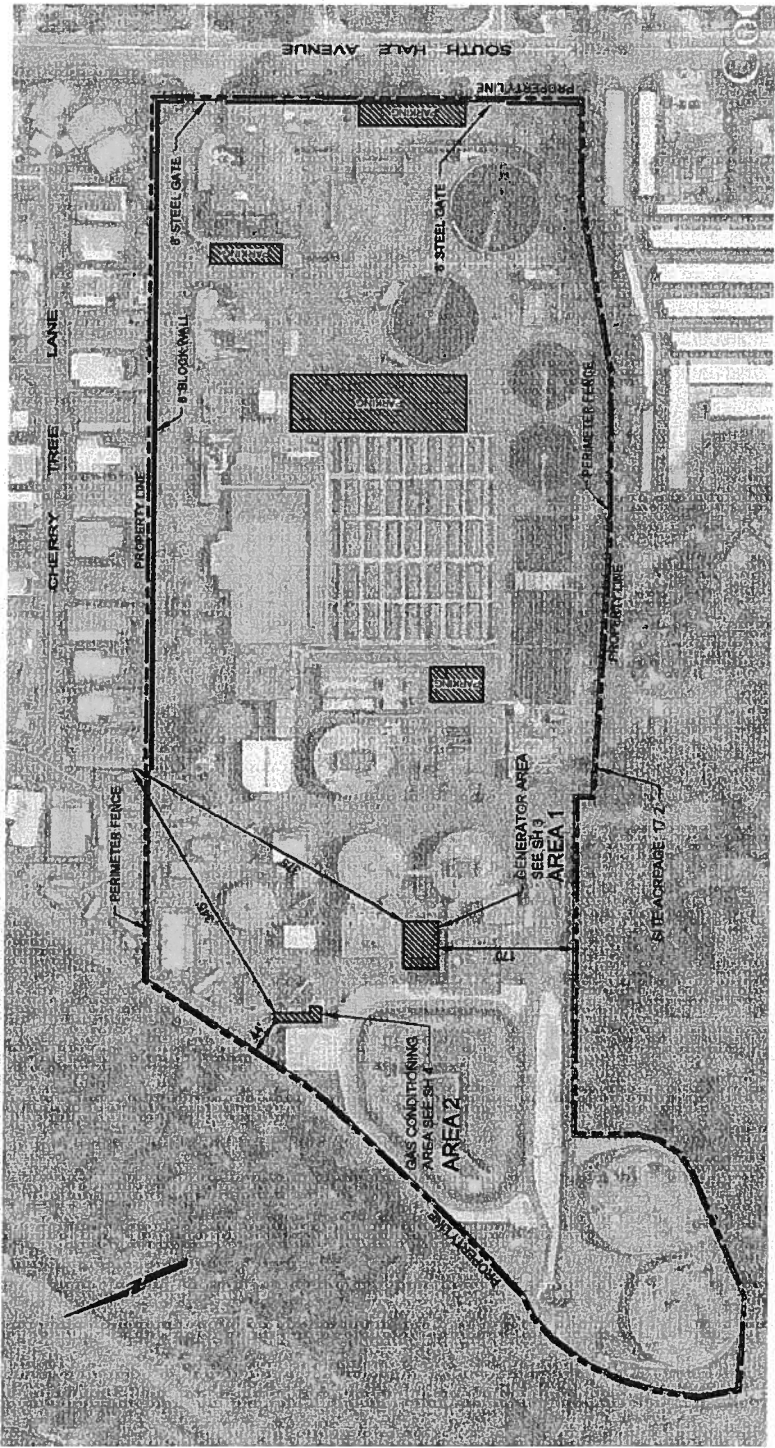
Respectfully Submitted,

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Darren Parker
Assistant Planner II





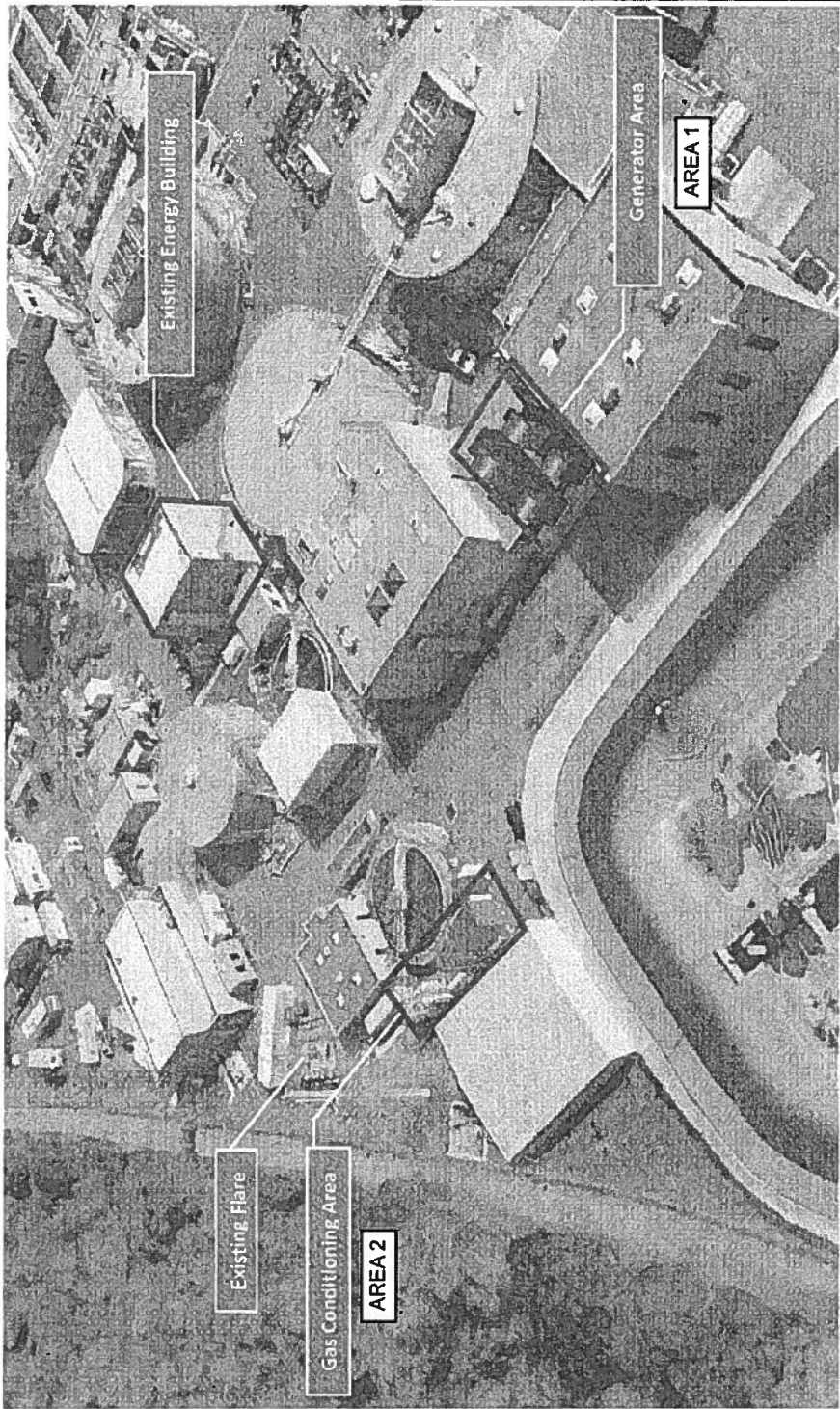


ESCONDIDO HALE AVENUE RESOURCE RECOVERY FACILITY
OVERALL SITE PLAN

PROPOSED PROJECT
PHG 16-0015

S

SITE PLAN - OVERALL

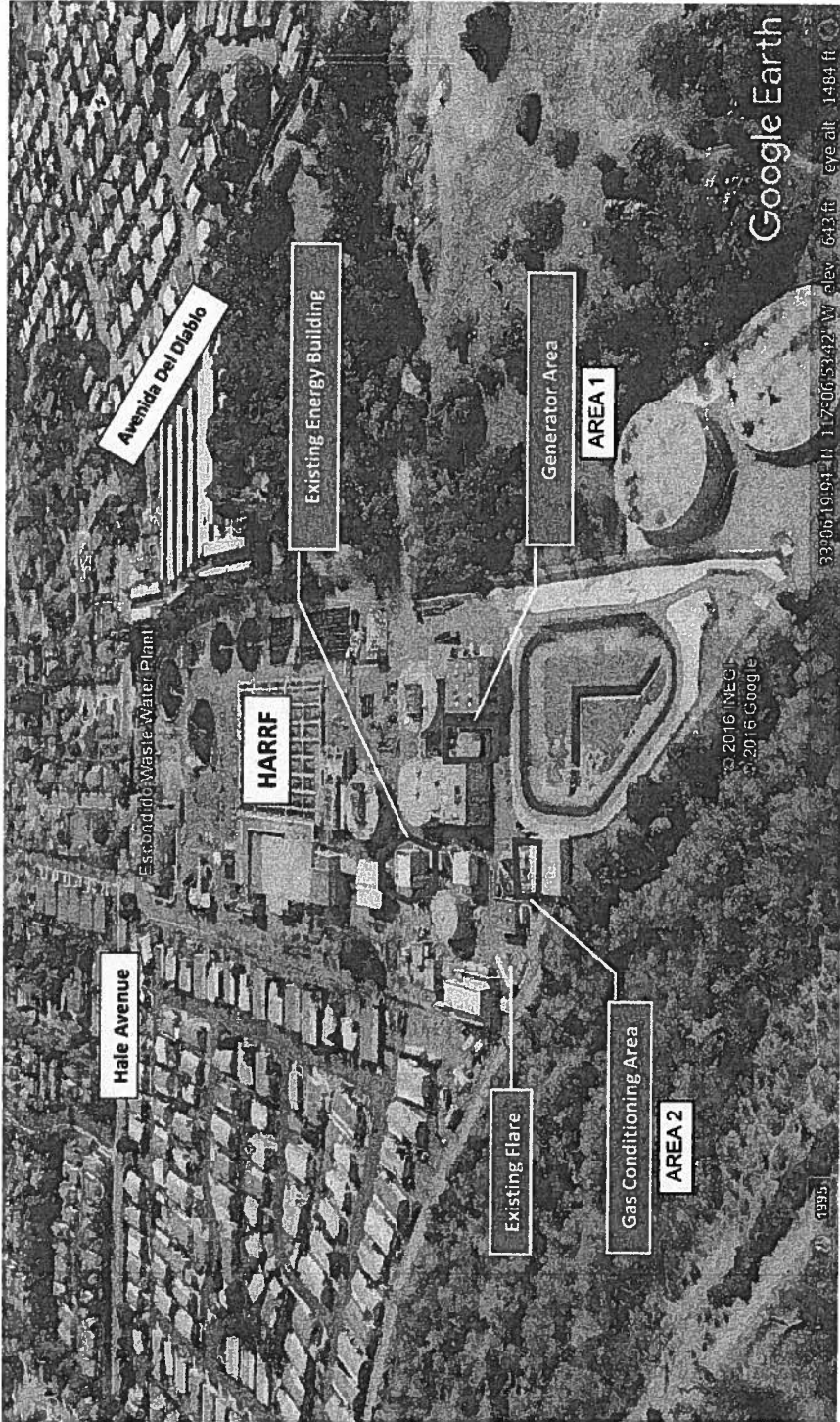


Escondido Bioenergy Facility LLC
CUP (Project ID – PHG16-0015)
11/8/2016

**PROPOSED PROJECT
PHG 16-0015**

A

AERIAL VIEW

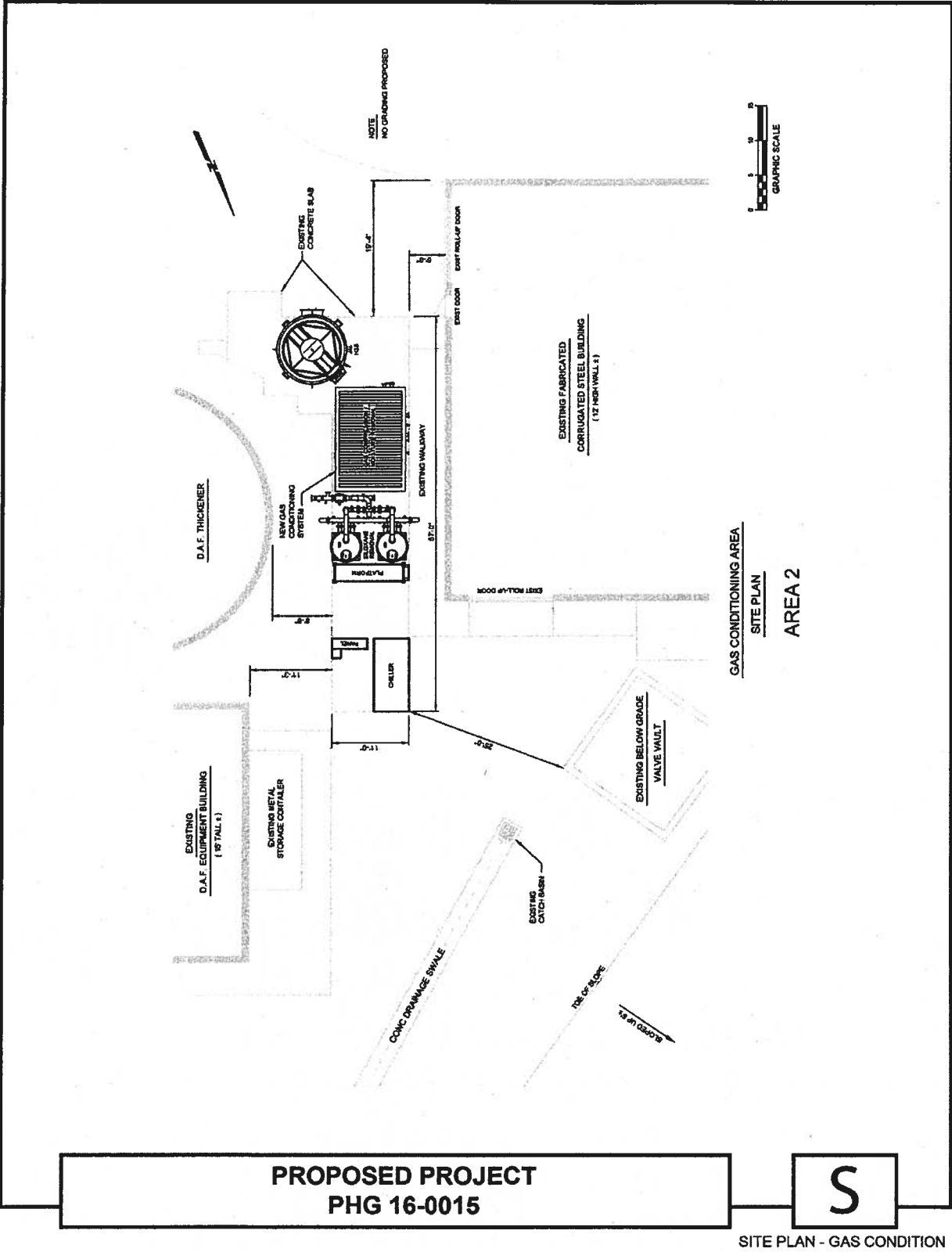


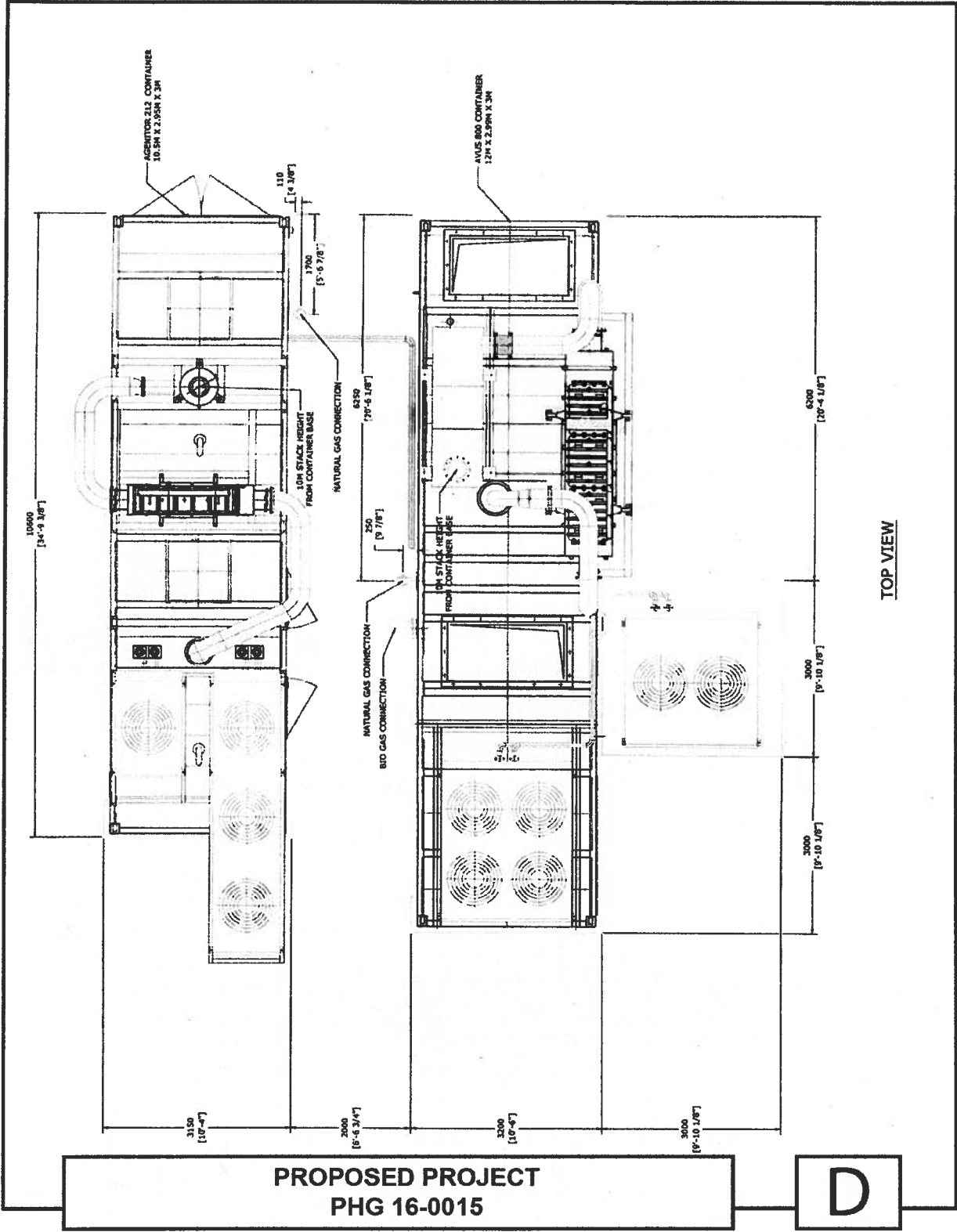
**PROPOSED PROJECT
PHG 16-0015**

A

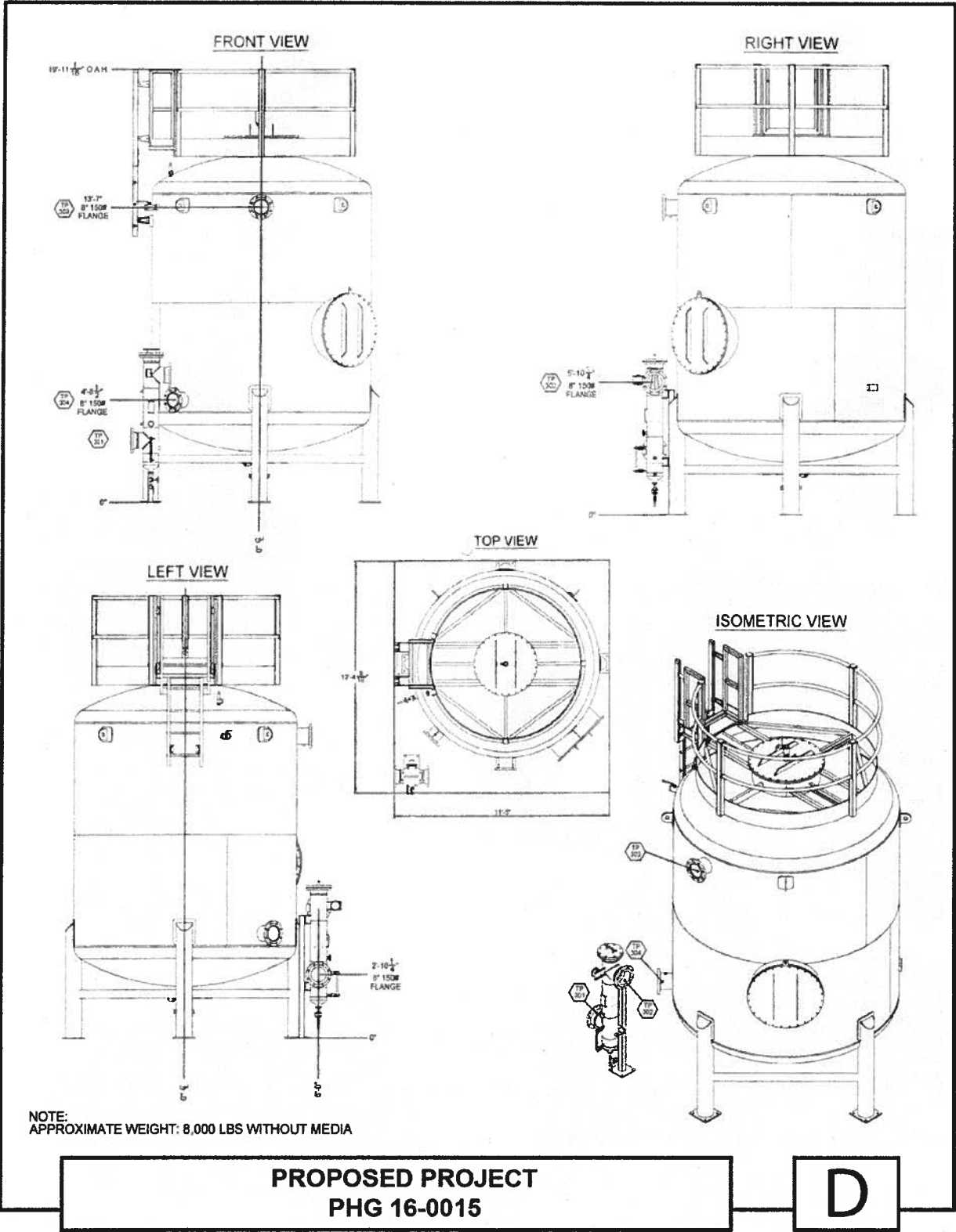
AERIAL VIEW

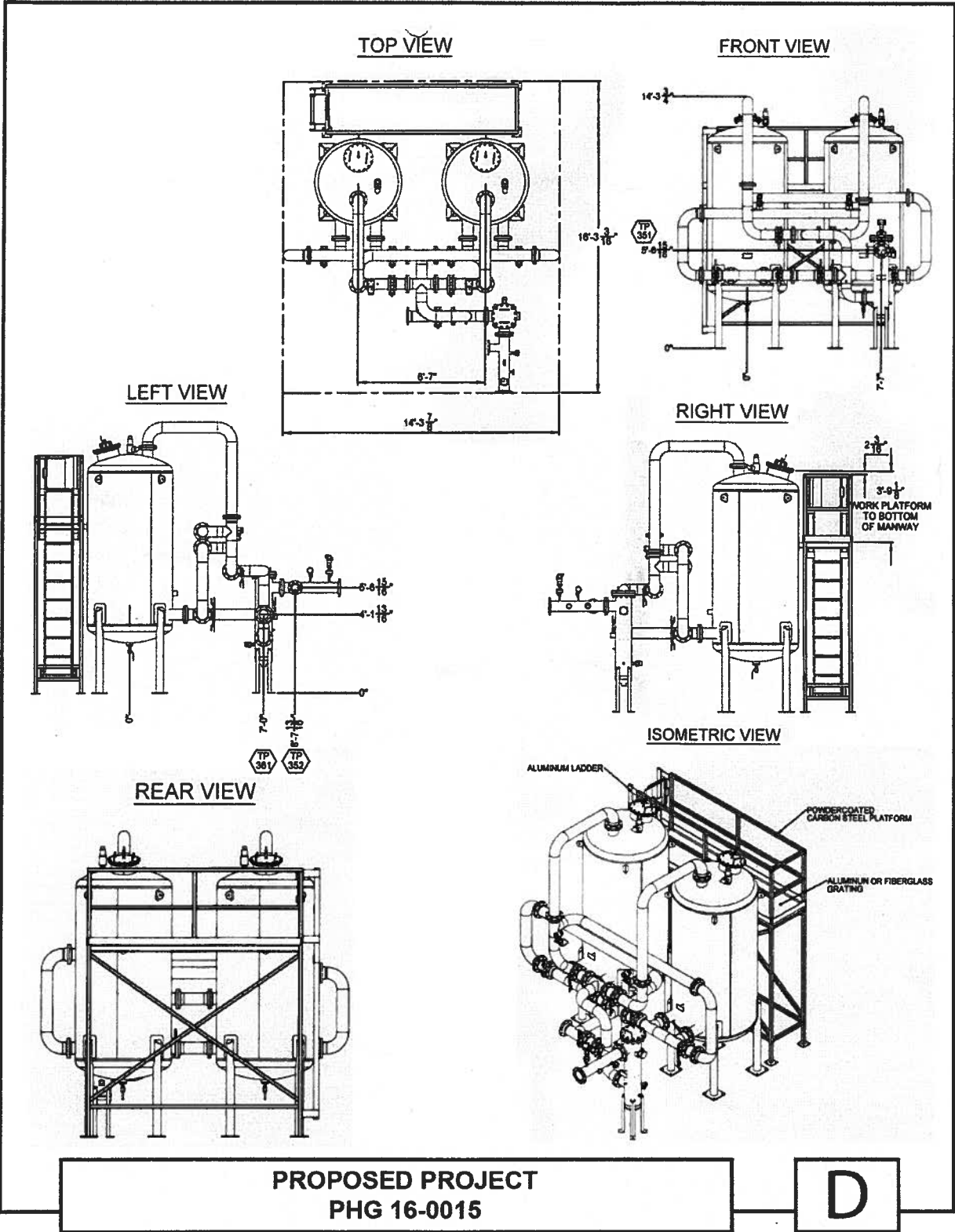
**Escondido Bioenergy Facility LLC
CUP (Project ID – PHG16-0015)
11/10/2016**











ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - RT zoning (Mobile Home Park) A mobile home park (Green Tree Mobile Home Estates) is located north of the HARRF. The rear of the individual mobile units generally orient toward the HARRF, and are situated at a similar or slightly lower elevation. Chain-link fencing is located along the northern property boundary. Dense landscaping is located along the property boundary, which obscures most views into the facility from the mobile home park.

SOUTH - R-1-10 and OS-P zoning (Single-Family Residential, 10,000 SF min. lot size, and Open Space-Park). A non-conforming one and two-story self-storage facility (Diablo Mini Storage) is located along the southern boundary of the site. The facility contains over 800 various sized self-storage units for rent to the public. The self-storage center is light industrial in character. A small preschool and a variety of single-family residential homes located within the City and County jurisdiction also are located south of the HARRF site. A large mobile-home park is located further to the south across Avenida Del Diablo. Chain-link fencing secures the HARRF site along the southern side of the property adjacent to the self-storage. The extension of Citracado Parkway will be built to the south of the subject site. A remnant section of the parcel zoned OS-P is located along the northern side of Citracado Parkway. This remnant section primarily consists of elevated topography and generally contains non-native vegetation, rock outcroppings, and mature oak and eucalyptus trees. This elevated topography and vegetation helps to screen the HARRF from the adjacent single-family homes from the south.

EAST - R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size). Directly to the east of the project site across Hale Avenue are a mix of single family residential homes. The front of the residences generally orient towards Hale Avenue.

WEST – SP and County Zoning (Specific Plan) An industrial development is located west of the HARRF site across the Escondido Creek Channel. Larger county residential properties are located to the southwest. Chain-link fencing secures the HARRF site along the eastern side of the channel and adjacent to the county properties. Dense landscaping is located along the north property boundary, which will block most view into the facility.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. Effect on Fire Service – The Fire Department did not express any concerns regarding their ability to serve the site. Appropriate on-site circulation for emergency vehicles would be provided.
3. Traffic – The HARRF facility fronts onto and takes access from two driveways along Hale Avenue. A portion of the facility also fronts onto and takes access from the intersection of Avenida Del Diablo (Local Collector) and Citracado Parkway (Major Road). Hale Avenue is classified as a Local Collector Road on the City's Circulation Element, and the street has been widened to its ultimate width. The Engineering Services Department indicated that Hale Avenue operates at a level of service "C" or better under existing conditions with 7,500 Average Daily Trips (ADT). Estimated 2030 build out conditions anticipate approximately 5,700 ADTS along Hale Avenue at a Level-of-Service "B." This reduction in trips is due to the planned construction and widening of Citracado parkway to Major Road standards.
4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project does not materially degrade the levels of service of the public sewer and water system and no additional upgrades are required to these systems.
5. Drainage – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses on the property. Escondido Creek is located along the western boundary of the HARRF site. The Engineering Department determined the project would not materially degrade the levels of service of the existing drainage facilities. Appropriate storm water quality and drainage features are currently existing at the facility as required by the City's storm water requirements.

C. ENVIRONMENTAL STATUS

1. In accordance with CEQA Section 15329, Class 29 "Cogeneration Projects at Existing Facilities", the project has been determined to be categorically exempt.
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan:

The City of Escondido General Plan designation for the HARRF site is Urban 2, which allows a wide variety of residential uses, including government services. The site is also located within the Public Facilities Overlay. The purpose of the public facilities overlay is to provide uniform standards and procedures for the development of public utility, operations, maintenance, police departments and fire departments throughout the City. The existing use of the site is a wastewater treatment facility for the City of Escondido and the proposed CUP involves an accessory use to the existing facility. The proposed use is consistent with the Urban 2 designation and the Public Facilities Overlay standards. The proposed project is also consistent with Policy 7.2 of the Resource Conservation Element of the General Plan by promoting air quality and climate protection and reducing regional greenhouse gas emissions.

Whether the Proposed Generators are consistent with the Standards for Electric Generating Facilities:

Standards for electric generating facilities were adopted in July 2001 and amended in 2016. The standards require a Conditional Use Permit for commercial electric generating facilities proposed for the primary purpose of providing electricity to power the grid.

The HARRF is proposing to install two generators with a maximum output of 1200 kW. The generators would utilize biogas for combustion that is produced from the three (3) existing digesters at the HARRF. Currently the biogas produced from the digesters is being flared at the facility. The generators would be located on concerted pads in between existing industrial structures at the HARRF. The generators would be approximately 2' wide x 2' tall x 10' long, and 1,000 lbs (400 kW Generator), and 3' wide x 2' tall x 12' long, and 1,400 lbs (800 kW Generator). The generators would be conditioned to meet all of the containment requirements of the Fire Department and other requirements of the Air Pollution Control District (APCD).

Air Quality

The City's Environmental Quality Regulations (EQR) require that a project not individually generate air quality impacts greater than those listed in Section 33-924 (a)(1)(G)(i), without further studies. The threshold amounts are 550 lbs/day of carbon monoxide, 55 lbs/day of reactive organic gases, 55 lbs/day of oxides of nitrogen (NOx), 150 lbs/day of fine particulate matter, 250 lbs /day Sox, and 3.2 lbs/day of lead. The proposed generators would utilize biogas for combustion that is produced from the three (3) existing digesters at the HARRF that would result in no net increase in air emissions or would produce emission lower than the amount that would require further review. The generators are required to meet the Air Pollution Control District (APCD) threshold for NOx of 250 lbs per day, and are required to obtain a permit to operate from the APCD. They are also required to comply with the City's other air quality requirements

The applicant has indicated that the generators would met the air quality thresholds for each of the required compounds. At their maximum production, the generators would produce 13.29 lbs of NOx per day, 159.43 lbs per day of carbon monoxide, and 6.2 lbs per day of particulate matter, well under the thresholds levels for those compounds. The applicant would be conditioned to provide specific information on emissions for the generators to verify that they would meet the

thresholds for all components, prior to operation. Staff is satisfied that the proposed generators would meet EQR requirements for emissions.

Noise

According to section 17-229 of the Escondido Municipal Code (Noise Abatement and Control), the maximum one-hour average sound level in the R-1 zone, at any point on or beyond the boundary of the property on which a sound is produced, is 45 dB from 10:00 p.m. to 7:00 a.m. and 50 dB from 7:00 a.m. to 10:00 p.m. The proposed generators are equipped with sound attenuation measures to ensure that the proposed project would not result in an exceedance of the City's standards at the HARRF site boundaries of 45 dBA during nighttime hours and 50 dBA during daytime hours. A Noise Study was prepared by Rincon Consultants (8/24/2016) to analyze the potential effects of noise from the Escondido Bioenergy Facility project proposed at the Hale Avenue Resource Recovery Facility (HARRF). The study was prepared to outline the requirements for the project to comply with the City of Escondido's Noise Ordinance. The scope of the project consists of two (2) point sources for noise, the proposed equipment required for (1) the Gas Conditioning System ("Gas Conditioning Area"); and (2) the CHP Engines ("Generator Area"). The proposed Gas Conditioning Area would be located in the northwest portion of the HARRF property and the generator area would be located in the southwest portion of the HARRF property. The Rincon Noise Study was provided to all equipment suppliers for the project to further define the required design considerations and to ensure that operating noise levels produced by the proposed equipment comply with the City's Noise Ordinance. The noise study prepared by Rincon Consultants is on file with the Planning Division and incorporated herein by this reference

The results of the Rincon Study indicates that the CHP engines located in the generator area shall have a maximum allowable noise limit of 76 dBA at 10 feet during nighttime operation and 81 dBA during daytime operation. This limit takes into account existing structures surrounding the generator area that would attenuate sound emitted at the boundary of the HARRF facility boundary. The CHP engine packages that would be supplied by 2G (equipment supplier of CHP engines) are designed so the container of the unit and the motors for the external radiator have noise ratings of 75 dBA at 10 feet. This is a standard design feature from the CHP package supplier and confirms that the CHP engine packages being supplied for the project would be adequate to meet the R-1 noise standards at property line.

The results of the Rincon Study indicates that the Gas Conditioning System (GSC) shall have a maximum allowable noise limit of 56 dBA at 10 feet during nighttime operation and 61 dBA during daytime operation. This limit does not include any sound attenuation from existing structures surrounding the Gas Conditioning Area. There are two primary noise generating components of the GSC, the blower and glycol chiller. The GSC would be designed and specified that the blower for the GCS would be supplied within a sound enclosure that would limit noise emission for the system to 56 dBA at 10 feet and the chiller for the GCS would be designed for quiet operation that would not exceed 45 dBA at 10 feet. Therefore, the gas conditioning system being supplied for the project would be adequate to meet the proposed noise limits. The proposed generators and conditioning systems would be within the noise limits established in the Noise Ordinance and the Noise Study, as the sound generated would not exceed the maximum allowed on adjacent properties.

Whether adequate screening would be provided for the proposed generators:

The proposed generators and gas conditioning system would be located to the rear of the HARRF. Both areas would not be visible from the northern, southern and eastern boundaries, due to existing structures, a slatted six foot high-chain-link fence around the perimeter of the facility, and dense ornamental landscaping along the northern and western boundary. The generator area consists of two generators 400 kW and 800 kW that would be tucked between two existing structures at the HARRF facility. The generator area would be approximately 1,020 away from Hale Avenue (eastern boundary) and 220 feet away from the western boundary. The gas conditioning system would be 1,140 feet from Hale Avenue (eastern boundary). Both areas would not be visible from the western boundary since the nearest development is approximately 2,000 feet away, across the Escondido Creek Channel. The generators and gas conditioning systems would be screened view from adjacent properties and streets by existing structures on and adjacent to the site.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS- The existing Hale Avenue Resource Recovery Facility (HARRF) is located on approximately 20-acres of land and consists of multiple parcels. Access to the facility generally is restricted to the public and the driveway entrances are gated. The majority of wastewater treatment infrastructure is located on two parcels (20-acres). The HARRF is fully developed with buildings, paved parking areas, driveways, ornamental landscaping and perimeter fencing.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 20-acres
2. Generator Standards: Generator 1- 400kW
Generator 2- 800kW
The generators would utilize biogas for combustion that is produced from the three (3) existing digesters at the HARRF facility.
3. Size of Generator: 400 kW Generator- 2' wide x 2' tall x 10' long, 1000 lbs
800 kW Generator- 2' wide x 3' tall x 12' long, 1400 lbs
4. Screening: Existing structures within the HARRF with screen both the generators and the Gas Conditioning System equipment.

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>Required</u>
1. Setbacks:		
a. Front (east):	220' Generators 50' Gas Conditioning	20'
b. Side(north & south):	150-300' Generators 170-350' Gas Conditioning	5' & 10'
c. Rear:(west)	1,020' Generators 1,140' Gas Conditioning	20'
2. Emissions: (lbs per day)		
a. Oxides of Nitrogen (NOx):	13.29 lbs	55 lbs
b. Carbon Monoxide (CO):	159.43 lbs	550 lbs
c. Particulate Matter (PM)	6.2 lbs	150 lbs
3. Hours of operation:	24 hour per day	
4. Noise	The project would not result in an exceedance of the City's standards at the HARRF	50 dBA for daytime hours and 45 dBA for nighttime hours

D. GENERAL PLAN COMPLAIANCE

1. Land Use Element Designation: The site is in the U2 (Urban 2) designation of the General Plan and the Public Facilities Overlay (PF-O) which permits government services with a Conditional Use Permit subject to the development standards of the specified Residential zone and the PF-O Overlay.
2. Circulation Element: Hale Avenue is classified as a Local Collector Road.
3. Noise Element: The site is located within a projected year 2000 Noise Contour with an anticipated CNEL of 60 db or greater.
4. Ridgeline: The site is not located on or near any Intermediate or skyline ridgelines.
5. Trails: There are no trail dedications at this site.

**FINDINGS OF FACT
PHG16-0015
EXHIBIT "A"**

1. Granting the Conditional Use Permit for the proposed use would be based on sound principles of land use and in response to services required by the community since the use would be accessory to an existing public utility facility, and the generators would use a renewable energy source to provide power to the facility and the electrical grid. The impacts of the proposed project will not adversely affect the policies of the Escondido General Plan or the provisions of the Zoning Code. The generator also would meet the requirements of the Noise Ordinance and the Environmental Quality Regulations for emission levels.
2. The granting of the Conditional Use Permit would not cause deterioration of bordering land use uses or create special problems for the area since the site is zoned for public utility uses, and the generators would meet all requirements of the Noise Ordinance and the Environmental Quality Regulations. The location, size, design and operating characteristics of the proposed project will not be materially detrimental to adjacent land uses. Also, the generators would be screened from view by landscaping, walls, and existing structures, not creating any adverse visual impacts to surrounding properties.
3. The proposed Conditional Use Permit has been considered in relationship to its effect on the community and the neighborhood and would not result in a negative impact to the surrounding neighborhood, since the property and surrounding properties are zoned residential, and the generator would not be visible from the surrounding properties as it would be screened by existing buildings, fencing, walls and landscaping. Additionally, the generators would meet the Environmental Quality Regulations requirements for emissions levels, and the Noise Ordinance requirements.
4. The project is exempt from environmental review in conformance with Section 15329, Class 29 "Cogeneration Projects at Existing Facilities", of the California Environmental Quality Act (CEQA). In staff's opinion, the request does not have the potential for causing a significant effect on the environment. No evidence has been submitted or discovered that would suggest that the proposed project will adversely affect the surrounding neighborhood or community.

**CONDITIONS OF APPROVAL
PHG16-0015
EXHIBIT "B"**

Planning Division Conditions

1. The CUP shall be null and void if not utilized within twelve months of the effective date of approval.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Services Department, Building Division, and Fire Department.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All project generated noise shall comply with the City's Noise Ordinance (EMC Chapter 17, Article 12) to the satisfaction of the Planning Division
6. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
7. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
8. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code).
9. All new utilities shall be underground.
10. No expansion of the facility shall be permitted without modification of the Conditional Use Permit. Minor changes within the approved size and design parameters may be permitted by the Director of Community Development.
11. Prior to commencing use of the generators, a permit to operate shall be obtained from the APCD to operate the unit, if required. All conditions of the APCD permit shall be complied with at all times.
12. Prior to issuance of building or electrical permits for the generators, or within 30 days of approval of this CUP, whichever comes first, the applicant shall be provide specific emission information which shows compliance with the City's Environmental Quality Regulations thresholds for CO, reactive organic gases, fine particulate matter, SOX, and lead. If the proposed generators do not comply, other generators shall be required.
13. As proposed, the generators and gas conditioning systems shall include the necessary noise attenuation measures necessary to ensure compliance with the maximum noise level of 45 dB from 10:00 p.m. to 7:00 a.m. and 50 dB from 7:00 a.m. to 10:00 p.m., at the property lines.

14. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or no-compliance with the Conditional Approval.
15. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the 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.



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

Notice of Exemption

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

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

Project Title/Case No.: Biogas Energy Facility – PHG 16-0015

Project Location - Specific: located on the north side of Avenida Del Diablo, east of Citracado Parkway, addressed as 1521 S. Hale Avenue (APNs 235-051-01 & 235-051-02)

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

Description of Project: The project involves a Conditional Use Permit for the installation of two Combined Heat and Power (CHP) units, and associated biogas conditioning equipment at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF). The units (one 800 kW and one 400 kW, for a total production capacity of 1,200 kW) would use biogas for combustion that is produced from three (3) existing sludge digesters at the HARRF. (Currently, the biogas produced by the digesters is being flared at the facility.) Energy and heat produced by the project would be used to offset the utility power demand and heating needs for the HARRF. The zoning of the subject property is R-1-7 (Single family residential 7,000 SF minimum lot size) with a Public Facilities Overlay (PF-O)

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Mr.: Kevin Sullivan- representing Escondido Bioenergy Facility Telephone (760) 436-8870

Address: 5780 Fleet Street, Suite 310, Carlsbad, CA 92008

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

Exempt Status:

Categorical Exemption. Type and section number: Section 15329, Class 29, "Cogeneration Projects at Existing Facilities".

Reasons why project is exempt:

1. The proposed project is consistent with the City of Escondido Zoning Code and General Plan and no variances are required.
2. The proposed project consists of the installation of cogeneration equipment with a capacity of 50MW or less at an existing institutional facility and will be contiguous to other commercial and institutional structures.
3. The proposed project will result in no net increase in air emission from the HARRF and would produce emissions lower than the amount required.
4. The proposed project will comply with applicable state, federal, and local air quality laws.
5. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Lead Agency Contact Person: Darren Parker

Area Code/Telephone/Extension (760) 839-4553

Signature: 
Darren Parker, Assistant Planner II

12/7/16
Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: G.3
Date: December 13, 2016

CASE NUMBER: PHG 16-0012, ENV 16-0008

APPLICANT: Badiie Development Inc.

LOCATION: The 5.76-acre project site is located west of Interstate 15 and south of State Route 78, at the eastern terminus of Enterprise Street and south and east of Harmony Grove Road, addressed as 1925 Harmony Grove Road (APN 235-050-58).

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

PROJECT DESCRIPTION: The project is a Master and Precise Development Plan for industrial development, bioretention areas, two access driveways, and parking on 5.76 acres. There are two proposed development options considered as part of this application. Option A would consist of one 98,500-square-foot industrial building with 197 parking spaces. Option B would consist of three industrial buildings (Buildings A, B, and C) with a total square footage of 86,010 square feet with 234 parking spaces. Under both project Option A and Option B, project grading would include approximately 18,000 cubic yards of import to raise the elevation of the site above the 100-year flood elevations. The project would also include landscaping within proposed parking areas, walkways, and along the project perimeter. The total maximum height of all industrial structure(s) would not exceed 38 feet in height. A rezone would be required to change the zoning from existing single-family residential (R-1-7) to Planned Development Industrial (PD-I) to be consistent with the General Plan land-use designation of Light Industrial (LI). The proposal also includes the adoption of the environmental determination prepared for the project.

GENERAL PLAN DESIGNATION: Light Industrial (LI)

ZONING: Existing: R-1-7 (Single-Family Residential, 7,000 SF min. lot size); Proposed: PD-I (Planned Development-Industrial)

BACKGROUND/SUMMARY OF ISSUES: In 2012, the residents of the City of Escondido ratified a local ballot measure that approved the Escondido General Plan Update. The updated General plan establishes a new "blueprint" for future growth, including a proposal to re-designate up to 458 acres of high quality employment land uses. These concentrated employment areas are located in different transition areas of the city. One of the focused areas of land-use change includes approximately 17 acres of newly designated industrial land in the Harmony Grove Road vicinity. The property located at 1925 Harmony Grove Road, associated with this Master and Precise Development Plan application (Planning Case PHG 16-0012), consists of about 5.6 of those 17 re-designated acres. Although the General Plan designates the property as Light Industrial, the underlying R-1-7 zoning designation must be changed to an industrial zoning designation to be consistent with the General Plan and to facilitate the appropriate type of development for the site. Badiie Development, Inc. submitted a request to construct an industrial building(s) and re-establish zoning consistency for the subject property.

The applicant's proposal is unique in that it includes two potential development scenarios described as Option A and Option B. The applicant's preference (as described to staff) is to construct the single building Option A. The applicant is currently negotiating with an undisclosed potential tenant that is specifically looking for a building of this size that can be constructed expeditiously. Option B is being presented as a multi-tenant alternative in the event the prospective tenant for the single building does not sign. The three buildings proposed in Option B nearly fit within the footprint of the Option A building. Access and parking for both options is similar as well.

A similar rezone request and industrial development project, located immediately adjacent to this site at 2005 Harmony Grove Road, was approved by the Planning Commission on August 9, 2016; and approved by the City Council on September 14, 2016 (PHG 15-0042).

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. 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 to the west and south.

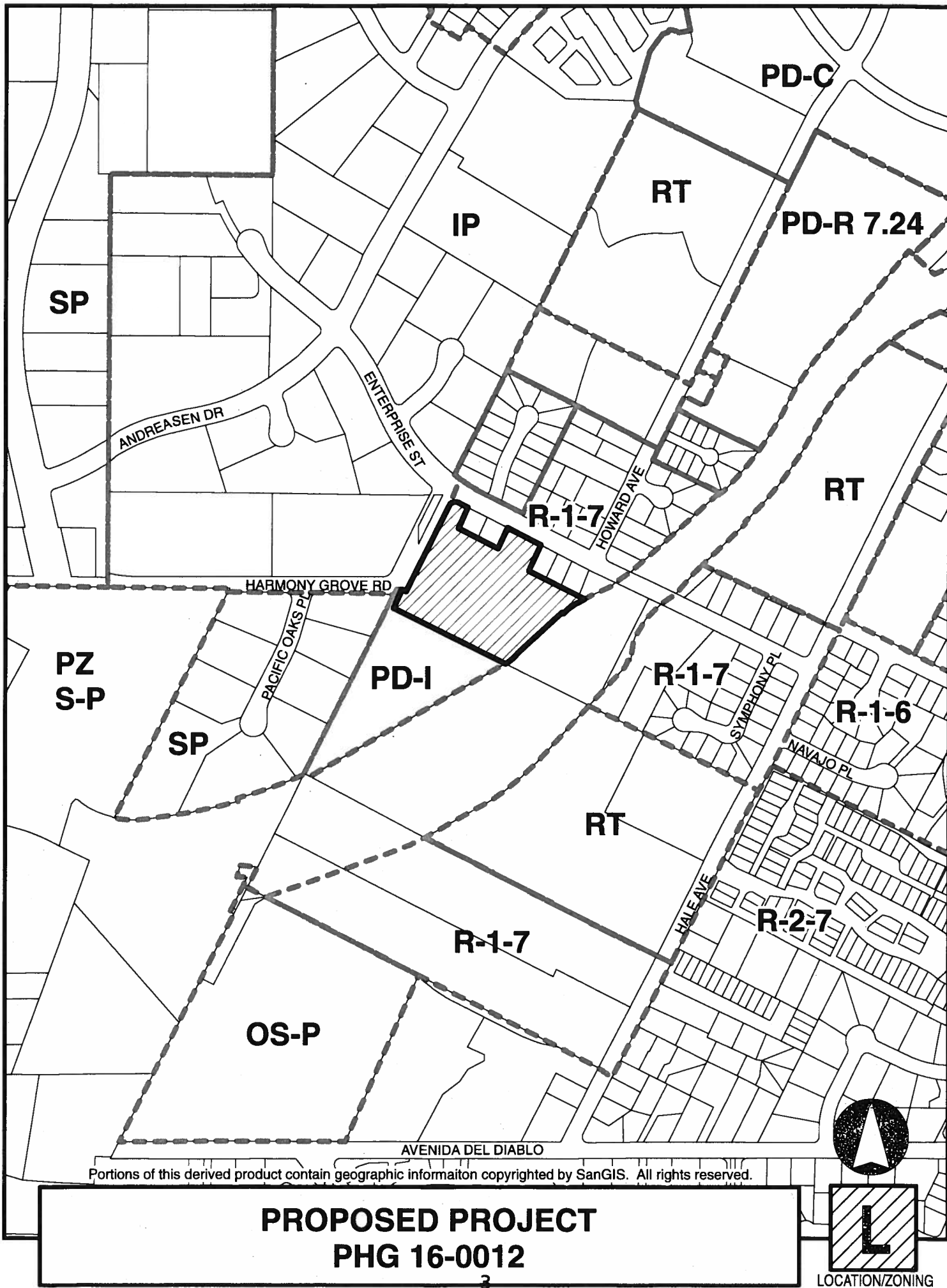
The proposed PD-I designation ensures compatibility with the quality of the surrounding industrial development and limits the site to lower intensity industrial and office type uses to avoid potential conflicts with nearby residential development.

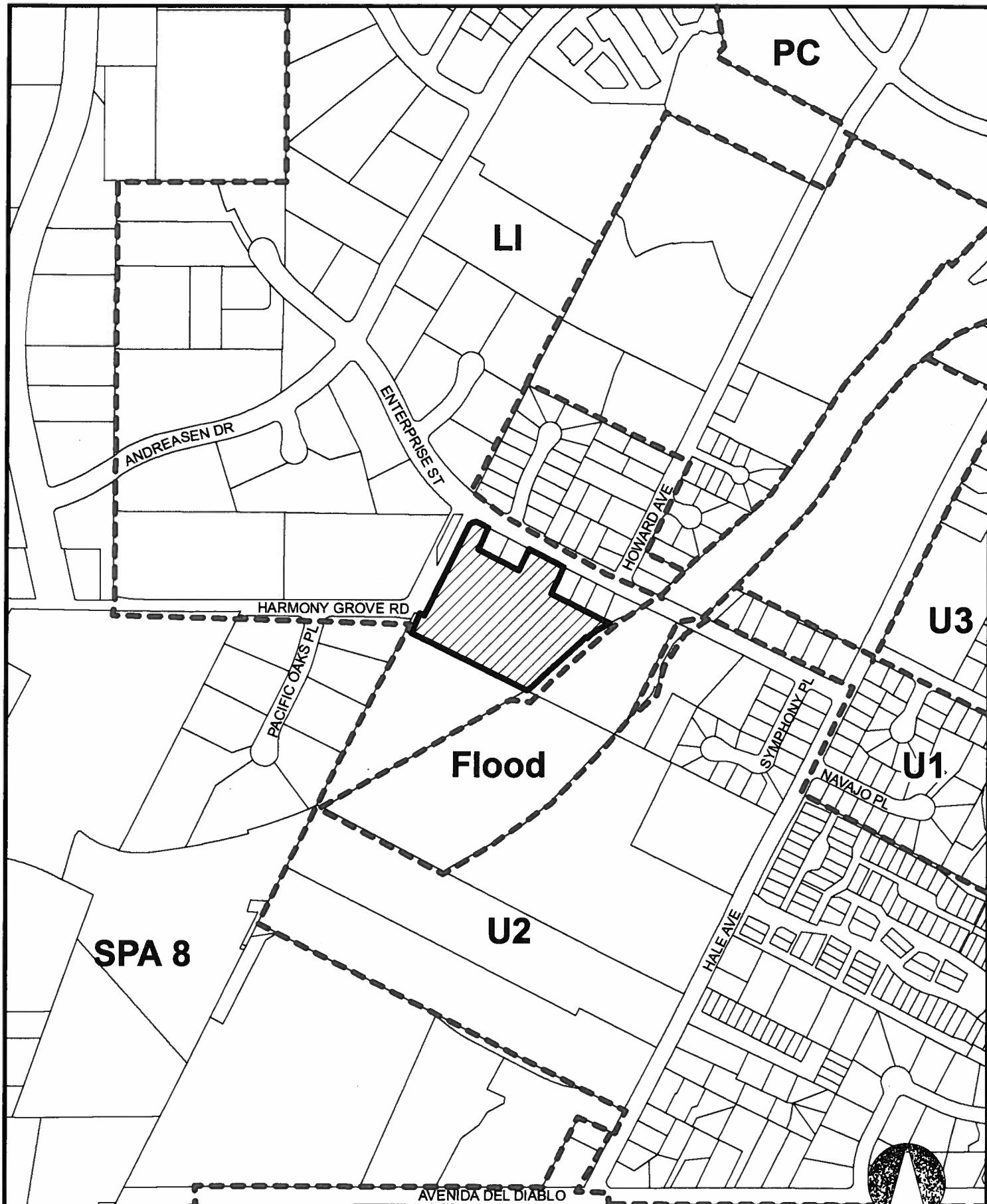
2. The proposed project would be consistent with the General Plan industrial land-use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community." Staff believes the overall site design, building setbacks, 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,

A handwritten signature in black ink, appearing to read 'MDS', is written over the printed name.

Mike Strong
Assistant Planning Director

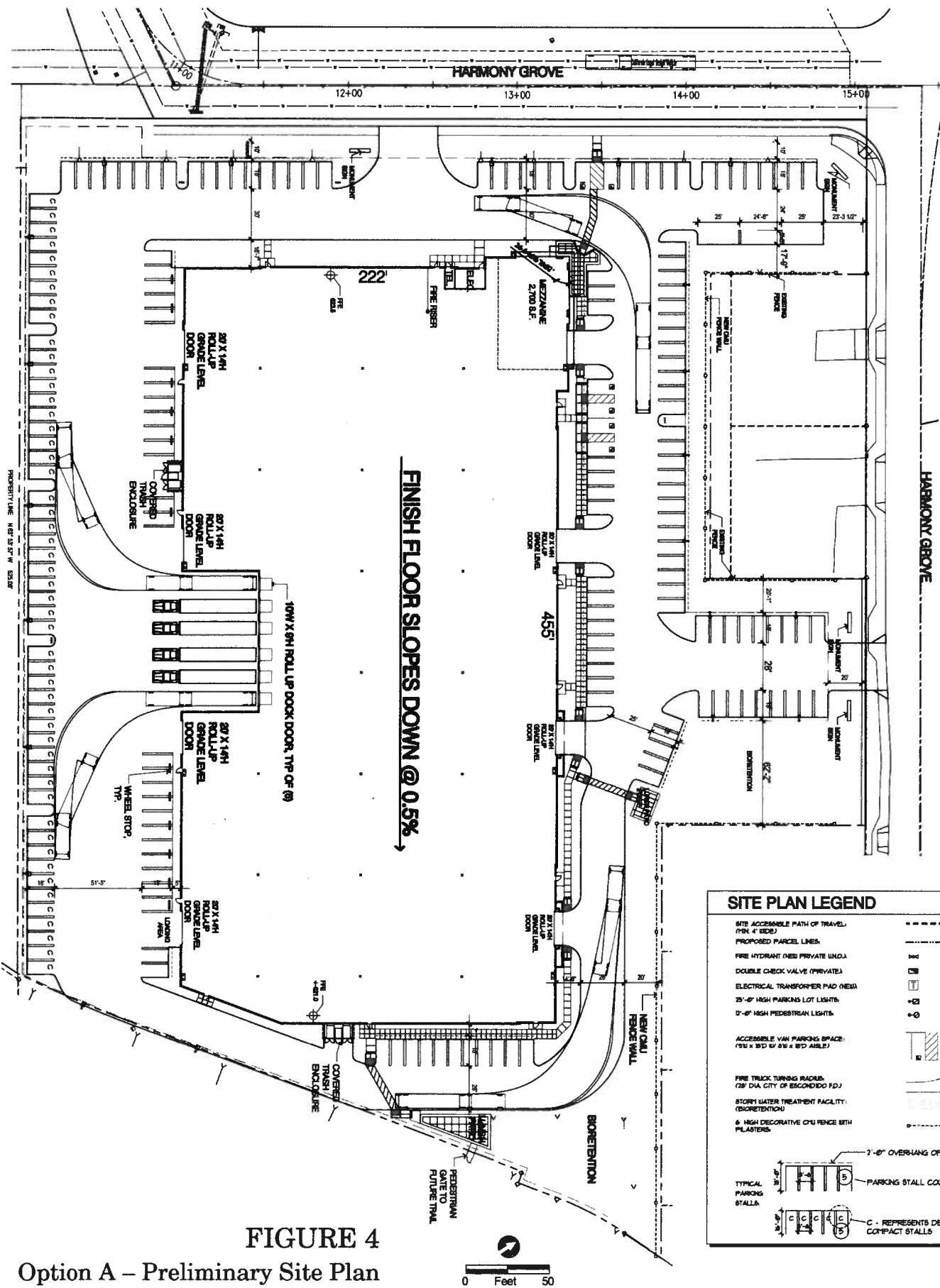


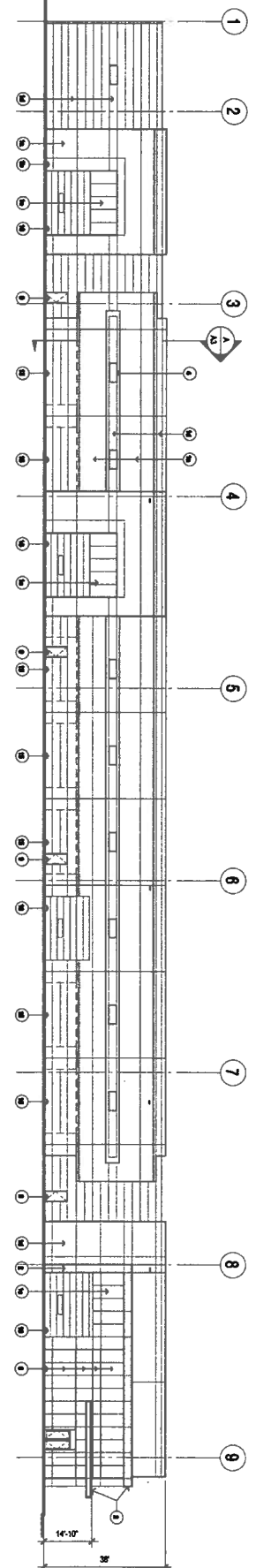


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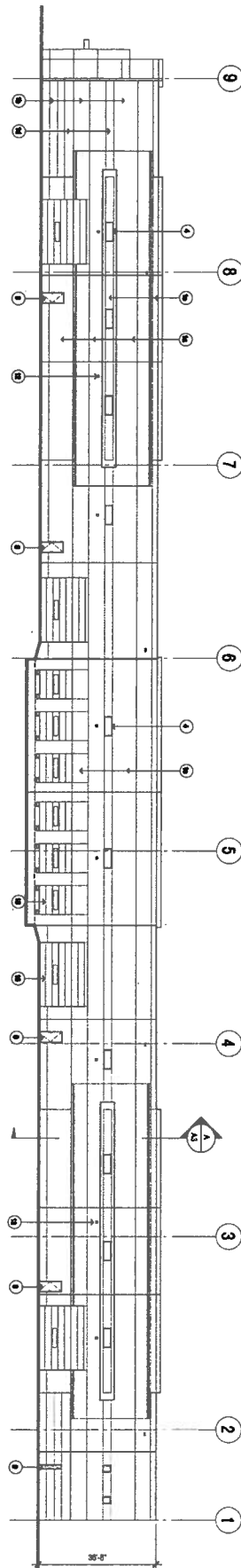
**PROPOSED PROJECT
PHG 16-0012**





A NORTH ELEVATION

0 Feet 20



D SOUTH ELEVATION

0 Feet 20

FINISH / MATERIAL LEGEND

NOTE: SEE COLOR BOARD FOR COLOR MATERIAL SAMPLES AND PLACEMENT

- | | | |
|---|--|--|
| ① PAINTED CONCRETE WALL PANEL: SHERWIN WILLIAMS-
COLOR: SW 8800 SMOKE | ⑧ CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/
HIGH PERFORMANCE TINTED GLAZING, STYLE 09
INSULATING GLASS UNIT. COLOR: SOLARCOOL
PACIFICA + CLEAR | ⑪ V-GROOVE REVEAL IN CONCRETE PANEL. |
| ② PAINTED CONCRETE WALL PANEL: SHERWIN WILLIAMS-
COLOR: SW 8800 CHELSEA GRAY | ⑨ CLEAR ANODIZED ALUMINUM SYSTEM w/ SPANDREL
GLAZING TO MATCH ADJACENT GLAZING | ⑫ WALL PACK LIGHT FIXTURE |
| ③ PAINTED CONCRETE WALL PANEL: SHERWIN WILLIAMS-
COLOR: SW 7007 CITRUSCAPE | ⑦ FTD. INTL. MAIN DOOR, COLOR TO MATCH ADJACENT
WALL | ⑬ not used |
| ④ PAINTED CONCRETE WALL PANEL: SHERWIN WILLIAMS-
COLOR: SW 7078 CITRUSPEACH | ⑥ NARROW STYLE CLEAR ANODIZED ALUMINUM FRAME
STOREFRONT DOOR, FINISH AND GLAZING TO MATCH
ADJACENT STOREFRONT. | ⑭ not used |
| ⑤ PAINTED CONCRETE WALL PANEL: SHERWIN WILLIAMS-
COLOR: SW 9180 ENDELESS SEA | ⑩ INTL. ROLL-UP DOOR w/ GLAZING TO MATCH
SOLARCOOL PACIFICA | ⑮ FUTURE INNOV OUT PANEL (SHOWN DASHED) |
| ⑥ METAL CANOPY ROOFING TRANSFUSCOA | ⑪ not used | ⑯ PAINTED ALUMINUM HIGH-LIFT SECTIONAL DOOR WITH
GLAZED PANELS, GLAZING IN ACRYLIC VISION PANELS
TO MATCH BUILDING WINDOW GLAZING. |
| ⑦ not used | ⑫ not used | |
| ⑧ CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
w/ SINGLE PANE TINTED GLAZING | ⑬ not used | |

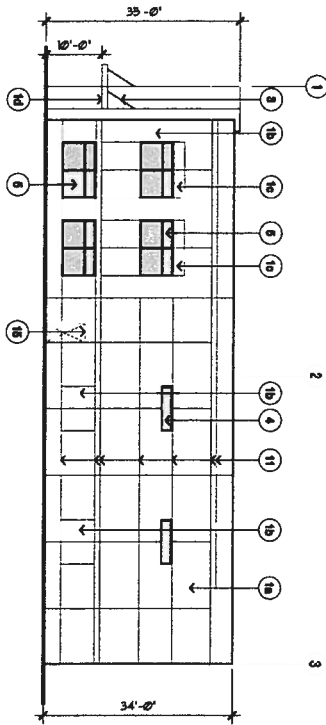
FIGURE 5
Option A - Elevations

PROPOSED PROJECT
PHG 16-0012

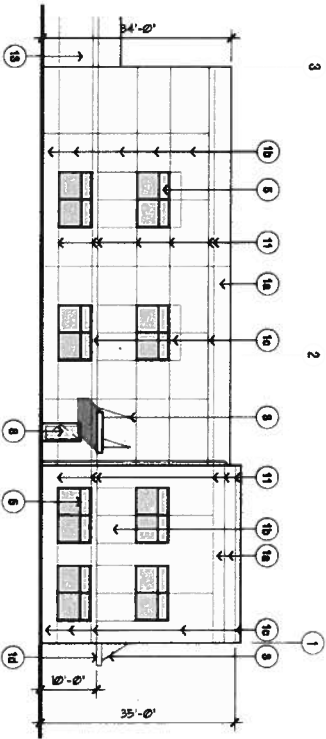
E

ELEVATIONS

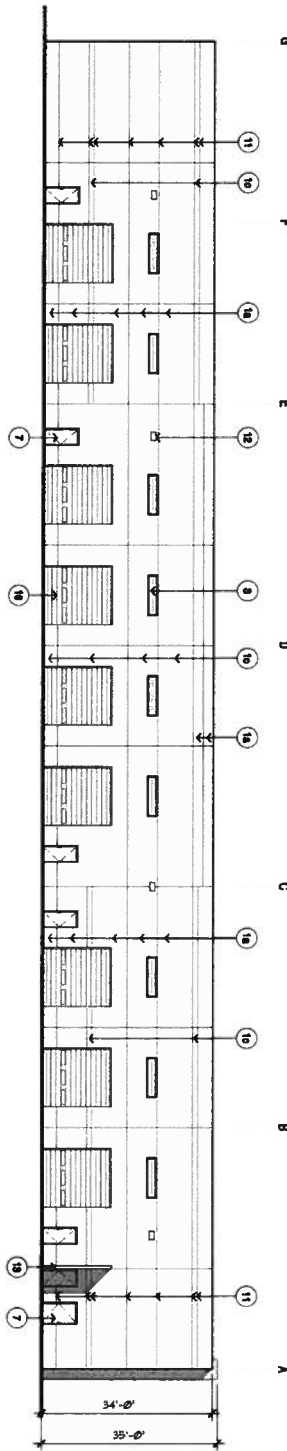
3 SOUTH ELEVATION - BUILDING A



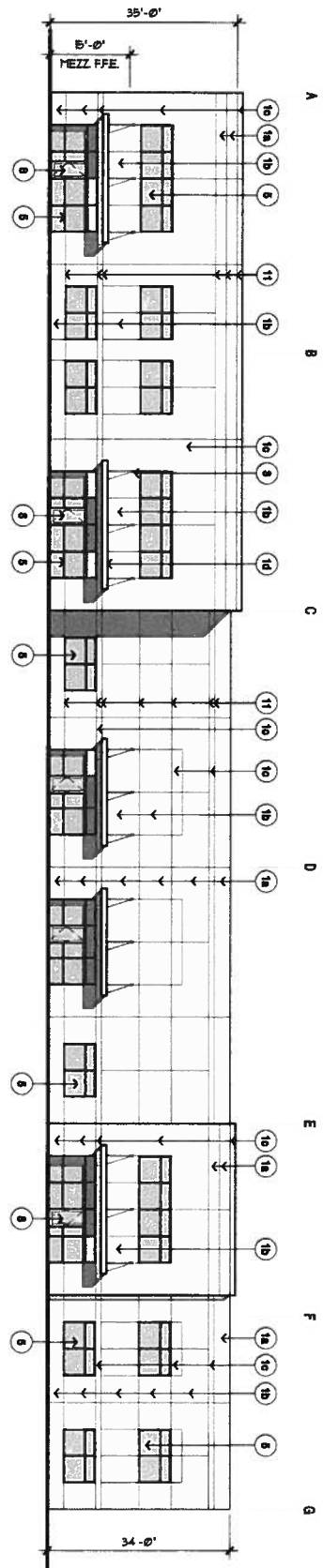
4 NORTH ELEVATION - BUILDING A



2 EAST ELEVATION - BUILDING A



1 WEST ELEVATION - BUILDING A



FINISH / MATERIAL LEGEND

- 18 PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE COLOR: CLJ 1047W DIER FEATHER
- 19 PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE COLOR: CL 3013M ARTISAN
- 20 PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE COLOR: CL 3188A SOOT
- 21 METAL CANOPY ROOFING TRIM/FASCIA
- 2 not used
- 3 THREADED ROD AND TURNBUCKLE CANOPY ROOF SUPPORT
- 4 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ SINGLE PLANE TINTED GLAZING

- 5 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ HIGH PERFORMANCE TINTED GLAZING, STYLE: 20 INSULATING GLASS UNIT, COLOR: SOLARCOOL PACIFICA + CLEAR
- 6 CLEAR ANODIZED ALUMINUM SYSTEM w/ SPANDREL GLAZING TO MATCH ADJACENT GLAZING
- 7 FTD. MTL. MAN DOOR, COLOR TO MATCH ADJACENT WALL
- 8 NARROW STYLE CLEAR ANODIZED ALUMINUM FRAME STOREFRONT DOOR, FINISH AND GLAZING TO MATCH ADJACENT STOREFRONT
- 9 MTL. ROLL-UP DOOR w/ GLAZING TO MATCH SOLARCOOL PACIFICA
- 10 not used

- 11 V-GROOVE REVEAL IN CONCRETE PANEL
- 12 WALL PACK LIGHT FIXTURE
- 13 14'-0" HIGH CONCRETE SCREEN WALL, FINISH TO MATCH ADJACENT WALL
- 14 48" HIGH CONCRETE DOCK WALL
- 15 KNOCK OUT (SHOWN DASHED)
- 16 CLEAR ANODIZED ALUMINUM HIGH-LIFT SECTIONAL DOOR WITH GLAZED PANELS, GLAZING IN ACRYLIC VISION PANELS TO MATCH BUILDING WINDOW GLAZING

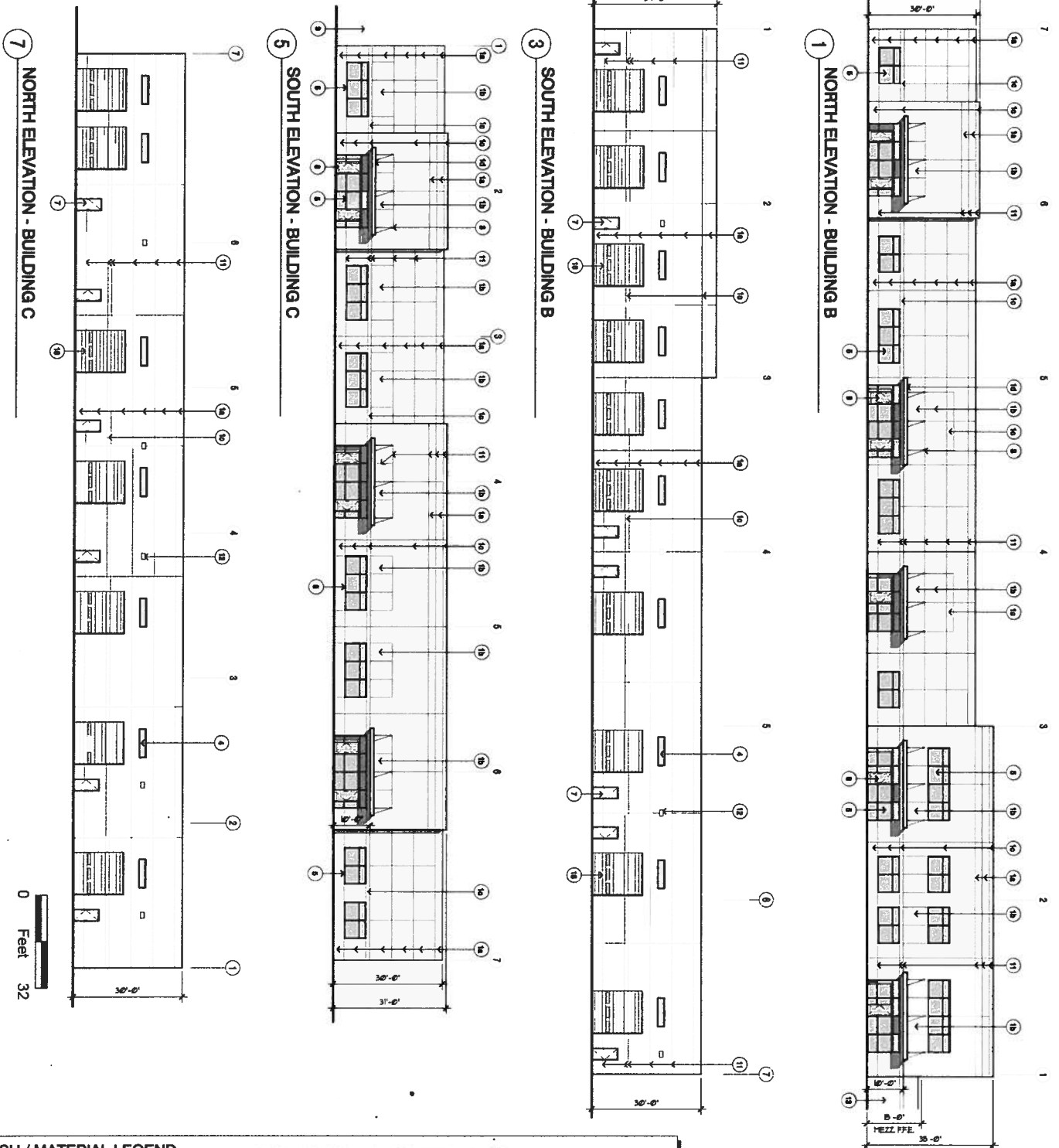
NOTE: SEE COLOR BOARD FOR COLOR MATERIAL SAMPLES AND PLACEMENT

Option B Elevations
– Building A

PROPOSED PROJECT
PHG 16-0012

E

ELEVATIONS



FINISH / MATERIAL LEGEND

- 1A PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE - COLOR: CLW 1047W DEER FEATHER
- 1B PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE - COLOR: CL 8013M ARTEBAH
- 1C PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE - COLOR: CL 8189A SOOT
- 1D METAL CANOPY ROOFING TRIM/FASCIA
- 2 not used
- 3 THREADED ROD AND TURNBUCKLE CANOPY ROOF SUPPORT
- 4 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ SINGLE PANE TINTED GLAZING

NOTE: SEE COLOR BOARD FOR COLOR MATERIAL SAMPLES AND PLACEMENT

- 5A CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ HIGH PERFORMANCE TINTED GLAZING, STYLE: (2) INSULATING GLASS UNIT. COLOR: SOLARCOOL PACIFICA + CLEAR
- 5B CLEAR ANODIZED ALUMINUM SYSTEM w/ SPANDREL GLAZING TO MATCH ADJACENT GLAZING
- 7 PTD. MTL. MAIN DOOR. COLOR TO MATCH ADJACENT WALL
- 8 NARROW STYLE CLEAR ANODIZED ALUMINUM FRAME STOREFRONT DOOR. FINISH AND GLAZING TO MATCH ADJACENT STOREFRONT.
- 9 MTL. ROLL-UP DOOR w/ GLAZING TO MATCH SOLARCOOL PACIFICA
- 10 not used

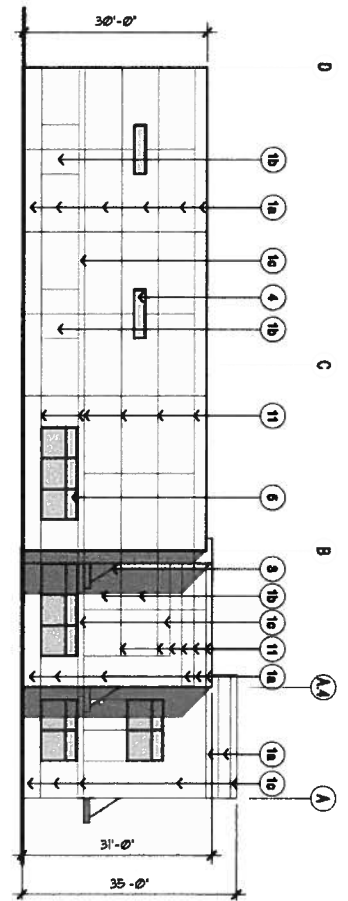
- 11 Y-GROOVE REVEAL IN CONCRETE PANEL
- 12 WALL PACK LIGHT FIXTURE
- 13 14'-0" HIGH CONCRETE SCREEN WALL. FINISH TO MATCH ADJACENT WALL
- 14 42" HIGH CONCRETE DOCK WALL
- 15 KNOCK OUT (SHOWN DASHED)
- 16 CLEAR ANODIZED ALUMINUM HIGH-LIFT SECTIONAL DOOR WITH GLAZED PANELS. GLAZING IN ACRYLIC VISION PANELS TO MATCH BUILDING WINDOW GLAZING.

Option B Elevations
– Buildings B and C

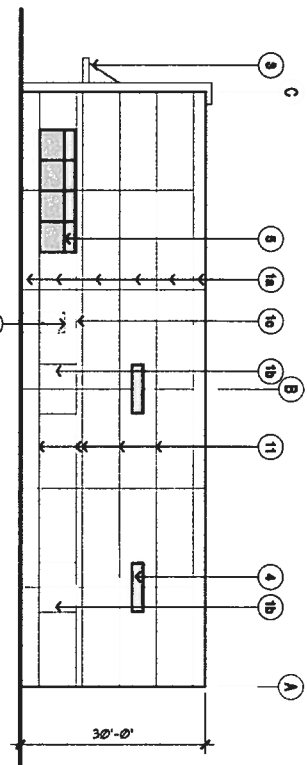
PROPOSED PROJECT
PHG 16-0012

E

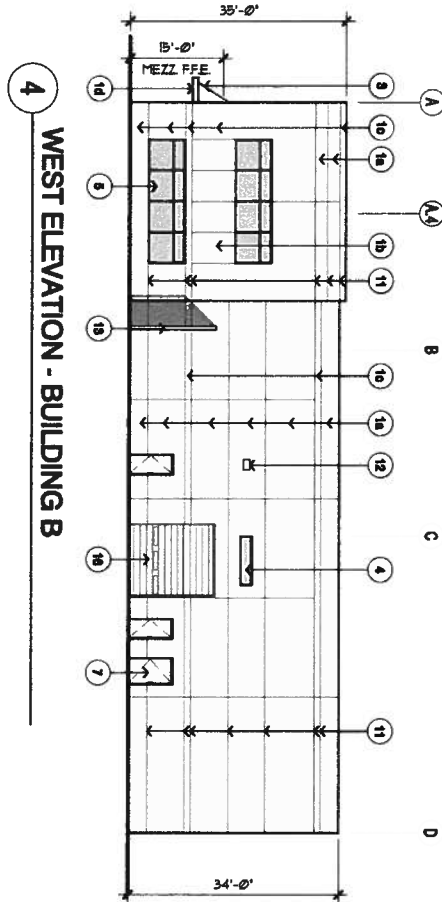
ELEVATIONS



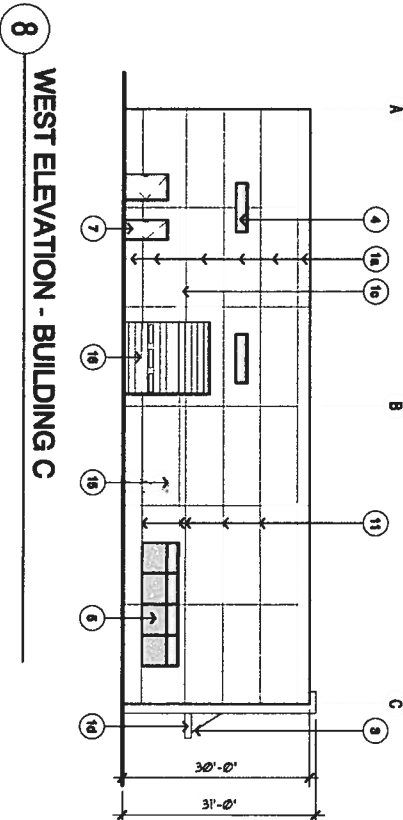
2 EAST ELEVATION - BUILDING B



6 EAST ELEVATION - BUILDING C



4 WEST ELEVATION - BUILDING B



8 WEST ELEVATION - BUILDING C

FINISH / MATERIAL LEGEND

NOTE: SEE COLOR BOARD FOR COLOR / MATERIAL SAMPLES AND PLACEMENT

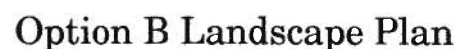
- | | |
|---|---|
| 1a PAINTED CONCRETE WALL PANEL: FINISH COLOR: LF - | 5 CLEAN ANODIZED ALUMINUM STOREFRONT SYSTEM W/ |
| 1b COLOR CLW 100% DEER FEATHER | 6 HIGH PERFORMANCE TINTED GLAZING, STYLE: P2 |
| 1c PAINTED CONCRETE WALL PANEL: FINISH COLOR: LF - | 7 INSULATING GLASS UNIT: COLOR: SOLARCOOL |
| 1d COLOR CL 50% ARTISAN | 8 PAINTED CONCRETE WALL PANEL: FINISH COLOR: LF - |
| 1e PAINTED CONCRETE WALL PANEL: FINISH COLOR: LF - | 9 COLOR CL 50% ARTISAN |
| 1f METAL CHIMNEY ROOFING THIMPLASCA | 10 COLOR CL 50% ARTISAN |
| 2 not used | 11 V-GROOVE REVEAL IN CONCRETE PANEL |
| 3 THREADED ROD AND TURNBUCKLE CHIMNEY ROOF | 12 WALL ROCK LIGHT RAYLINE |
| 4 CLEAN ANODIZED ALUMINUM STOREFRONT SYSTEM | 13 14'-0" HIGH CONCRETE SCREEN WALL: FINISH TO MATCH |
| 5 CLEAN ANODIZED ALUMINUM STOREFRONT SYSTEM | 14 4" HIGH CONCRETE DOCK WALL |
| 6 HIGH PERFORMANCE TINTED GLAZING, STYLE: P2 | 15 4" HIGH CONCRETE DOCK WALL |
| 7 INSULATING GLASS UNIT: COLOR: SOLARCOOL | 16 4" HIGH CONCRETE DOCK WALL |
| 8 PAINTED CONCRETE WALL PANEL: FINISH COLOR: LF - | 17 4" HIGH CONCRETE DOCK WALL |
| 9 COLOR CL 50% ARTISAN | 18 4" HIGH CONCRETE DOCK WALL |
| 10 COLOR CL 50% ARTISAN | 19 CLEAN ANODIZED ALUMINUM HIGH-LIFT SECTIONAL DOOR |
| 11 V-GROOVE REVEAL IN CONCRETE PANEL | 20 WITH GLAZED PANELS, GLAZING IN ACRYLIC VISION PANELS |
| 12 WALL ROCK LIGHT RAYLINE | 21 TO MATCH BUILDING WINDOW GLAZING |
| 13 14'-0" HIGH CONCRETE SCREEN WALL: FINISH TO MATCH | |
| 14 4" HIGH CONCRETE DOCK WALL | |
| 15 4" HIGH CONCRETE DOCK WALL | |
| 16 4" HIGH CONCRETE DOCK WALL | |
| 17 4" HIGH CONCRETE DOCK WALL | |
| 18 4" HIGH CONCRETE DOCK WALL | |
| 19 CLEAN ANODIZED ALUMINUM HIGH-LIFT SECTIONAL DOOR | |
| 20 WITH GLAZED PANELS, GLAZING IN ACRYLIC VISION PANELS | |
| 21 TO MATCH BUILDING WINDOW GLAZING | |

Option B Elevations
– Buildings B and C

PROPOSED PROJECT
PHG 16-0012

E

ELEVATIONS



LP

T3

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: R-1-7 zoning (Single-Family Residential, 7,000 SF min. lot size). Six single-family residences are immediately adjacent to the subject property, located along the southern side of Harmony Grove Road on lots generally ranging in size from 8,200 square feet to 9,600 square feet. Additional single-family development is located to the north, beyond, with a mixture of residential lots that are R-1-7 or R-1-6 zoning (Single-Family Residential, 7,000 SF min. lot size). Industrial development also is located northwest of the project site along the northern and western side of Harmony Grove Road.

SOUTH: PD-I Zoning (Planned Development-Industrial). A vacant approximately 4.87-acre parcel is located immediately south of the site. The area is zoned for industrial uses. The Planning Commission and City Council approved the development of 91,000 square feet of light industrial use in two buildings on this site on August 9, 2016 and by Council on September 14, 2016. Building plans were submitted into plan check the following day and are now being reviewed by staff.

The Escondido Creek flood control channel is located farther to the south. This section of the channel wraps or bends around the project site in a northeasterly to southwesterly direction, so the channel is also immediately east and southeast of the project site. A paved maintenance road (approximately 10 to 12 feet in width) is located off-site along the eastern and southeastern 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 City Hale Avenue Resource Recovery Facility (HARRF) on Hale Avenue is located on the south side of the channel. Rural-estate residential development on large lots are located 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 southeast of the subject). A small church and single-family homes are located to the east across the Escondido Creek channel.

WEST: Specific Plan zoning (SP) and Light Industrial zoning. Two separate industrial developments are located immediately to the west. Nine industrial buildings are located at the southeast corner of Enterprise Street and S. Andreasen Drive. All uses appear to be industries related to warehousing, and/or distribution. A separate industrial development (Harmony Grove Industrial Park) is located immediately to the southwest of the project site. This is part of the Escondido Research Technology Center Specific Plan. 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** -- The site is currently vacant and does not generate trips under the existing condition; therefore, the proposed use would generate traffic at the site as well as trips on the existing roadway network. A Traffic Analysis was prepared for the project which was estimated to generate up to 788 average daily trips (ADT)

with 87 AM peak hour trips and 95 PM peak hour trips. The trip generation and traffic impacts analyzed are based on the project development type of Option A since this would represent the worst case analysis scenario due to a greater number of vehicle trips associated with the larger square footage of industrial space.

Primary access to the site would be provided by two driveways. A single driveway near the south bend of Harmony Grove Road on the west side of the property would be designated as ingress/egress for truck delivery and warehouse distribution. Secondary access would be provided by a single driveway on the north side of the property. The City of Escondido's Traffic Impact Analysis Guidelines (2013a) were used to determine the study area intersections and street segments for the project. 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 with the exception of Harmony Grove Road to 9th Avenue. Due to project plus cumulative impacts, this roadway segments condition would worsen to a LOS F. Furthermore, segments of Enterprise Street between the project access Hale Avenue would also 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 these roadways segments. Feasible mitigation measures are proposed to mitigate those impacts. The requisite analysis and description of applicable mitigation measures to reduce potentially significant effects that were identified in the IS/MND and is included in the Traffic Impact Analysis Report, prepared by Linscott Law & Greenspan, on file with the Planning Division and incorporated herein by this reference.

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 connect to the Rincon Del Diablo Water District utilities (water service), connecting to an existing 16" water line to the east of the project site. Sewer service is provided by the City of Escondido within an existing main located to the west of the site, with access provided to maintenance vehicles along the Escondido Creek Channel. The sewer system has adequate capacity to accommodate the project's needs.

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 an existing 24" storm drain system.

C. ENVIRONMENTAL STATUS

A Mitigated Negative Declaration (City File No. ENV16-0008) was issued for the project for a 20-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 potential impacts related to biological resources, cultural resources, land use, transportation/traffic, and tribal cultural resources that would be mitigated to less than significant with incorporation of mitigation measures. The applicant or project proponent will have to widen Harmony Grove Road within the existing right-of-way along the project frontage 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 through traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), the applicant or project proponent will also have to 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. The applicant or project proponent will also have to pay a fair share toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway. With the implementation

of the mitigation measures and conditions of approval, the project is not expected to have any significant impacts, either short-term or long-term. 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.

The public review period for the Mitigated Negative Declaration began on November 7, 2016 and ended on November 28, 2016. The Notice of Intent was sent to surrounding property owners and published in the local newspaper (The Daily Transcript) on November 7, 2016. City staff did not receive any written comments from surrounding property owners or the public during the public review period.

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/escondido-innovation-center.aspx>.

D. CONFORMANCE WITH CITY POLICY

General Plan

Even though the previous General Plan residential land-use designation (Urban 1) was changed to Light Industrial (LI) on the site during the 2012 General Plan update, the City of Escondido made no concurrent effort to change the zoning from single-family residential (R-1-7) to industrial (M-1 or PD-I). General Plan amendments and their corresponding zoning map changes are typically dealt with at the same Public Hearing; however, there is no requirement that General Plan land-use map changes and zoning map changes run concurrently. Under basic Planning and Zoning laws, zoning map changes and/or new zones may be amended and/or mapped during a subsequent process if it is deemed appropriate, within a reasonable time period.

Pursuant to State law and court precedence, local agencies must keep their zoning consistent with General Plan policy (land-use maps and text). An applicant seeking a use of land that is conforming to the General Plan but not conforming to zoning, may file for a concurrent zone change or zoning map amendment. Please note that discussions about the merit of the rezoning request to permit "by-right" an industrial use or activity has already been addressed, separately from this action. The City of Escondido conducted a comprehensive three-year study, called a General Plan Update, to evaluate the extent and location of different land uses and activities in the city; and to create a long-term plan for the City's future. The Planning Commission and City Council both approved a series of land-use related General Plan amendments and offered it to the voters of Escondido for their consideration. In the 2012 General Election, the residents of the City of Escondido ratified the local measure to approve the Escondido General Plan Update, including the land-use re-designation of 1925 Harmony Grove Road (APN 235-050-58) from residential to industrial. Therefore, the Planning Commission need only focus on the land-use regulatory matters before it directly related to the appropriate industrial zoning designation and the scope and content of the proposed Master and Precise Development Plan. The zone change request is technical in nature, necessary to bring the property in compliance with State law and court precedence; and 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 5.76-acre project site is situated at a similar elevation than the industrial site to the south, which was recently approved for a similar type of industrial development. 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 site is maintained by occasional mowing or clearing.

Building mass, architectural style, and plantings are designed to be compatible with industrial development in the surrounding area, as well as provide transitional space and buffering to existing residences. The completion of the project would result in a new building, one that is in scale with the site and the surrounding vicinity. 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 building options (Option A and Option B) 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 enhance storefront façade designs are 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 and provide additional visual and physical separation. The landscape plan also provides adequate screening of the parking lot area and drive aisles.

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 198 on-site parking spaces under building Option A (at a 1:497 parking ratio); and 234 on-site parking spaces under building Option B (at a 1:368 parking ratio). These parking provisions exceed the amounts required for the type of use. 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.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The 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 and west side, where the road bends around the property. The project site is basically flat, possibly having been graded to some degree in the past, with scattered eucalyptus trees and a northeast-to-southwest trending drainage (Escondido Creek) bordering the eastern perimeter. The project site is visible from adjacent residences to the north-northeast, industrial parks to the west and southwest, and Harmony Grove Road to the northeast and west.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. **Property Size:** 5.76 total acres

2. **Property APN:** 235-050-58

3. **Option A – Building Data:**

No. of Bldgs.: 1

Building Size: 98,500 SF total building floor area:
- 95,800 SF ground floor space; and
- 2,700 SF provided for mezzanine level.

Height: 1 story with small mezzanine level up to 38 feet (top of parapet and architectural wall panels).

Option B – Building Data:

No. of Bldgs.: 3

Building 1 Size: 32,500 SF total building floor area
- 26,535 SF ground floor space; and
- 5,965 SF provided for mezzanine level.

Building 2 Size: 29,100 SF total building floor area
- 27,420 SF ground floor space; and
- 1,680 SF provided for mezzanine level.

Building 3 Size: 24,410 SF total building floor area
- 24,410 SF ground floor space; and
- no mezzanine level proposed.

Height: 1 story with small mezzanine level up to 35 feet (top of parapet and architectural wall panels).

4. **Material/Colors:** Tilt-up concrete type walls with varied roof planes, horizontal and vertical score lines, lower story glass-front style glass windows with high performance tinted glazing and entry features, and mezzanine and upper story glazed 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.

Option A – Setback Data:

Front:	Varies, 80' at the nearest	<u>IP Requirement for Comparison</u> 20' min.
Rear:	Varies, 38' at the nearest	None
Side:		
- North:	Varies, 62' at the nearest	None
- South:	85'	None

Option B – Setback Data:

Front:	Varies, 85' at the nearest	<u>IP Requirement for Comparison</u> 20' min.
Rear:	Varies, 25' at the nearest	None
Side:		
- North:	Varies, 65' at the nearest	None
- South:	Varies, 64' at the nearest	None

6. Lot Coverage	<u>Proposed Option A</u> 38%	<u>IP Requirement for Comparison</u> 40%
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<u>Proposed Option B</u> 31.2%	<u>IP Requirement for Comparison</u> 40%
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7. Parking:	<u>Proposed Option A</u> 198 on-site	<u>IP Requirement for Comparison</u> 132 spaces required
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<u>Proposed Option B</u> 234 on-site	<u>IP Requirement for Comparison</u> 215 spaces required
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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:	In Option A, loading will occur in a recessed, cut-out portion of the building envelop on the south side of the property. This can accommodate a variety of truck loading for up to six (6) vehicles at a time. The location and proposed project design is compatible with the surrounding types of use and structures and provides adequate screening from Harmony Grove Road and the Escondido Creek. In Option B, each building accommodates a variety of truck loading. Most provisions for loading are provided internal to the site to allow loading at various roll-up doors around the buildings; however, one (1) truck well is provided on the rear of the building, within view of Escondido Creek. The applicant proposes a screened loading dock to accommodate a variety of trucks.	
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9. Landscaping:	New ornamental landscaping to be provided around the project perimeter and throughout the project.	
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10. Walls/Fencing:	A six-foot-high screening wall is proposed along sections of the northern property line to help reduce the physical and visual impact of the development to the existing single-family residences. An existing perimeter fence along the eastern property line will remain or will be improved as a condition of this project to ensure that the material is of similar quality to the fence adjacent to the property, and to ensure that an access gate is	
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provided 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 for each roadway frontage. Wall signs (size and height standards) would be regulated by the M1 sign standards, in accordance with Article 66 of the Zoning Code. Four (4) optional locations for the monument signage is proposed, allowing a considerable amount of flexibility for the property owner and/or project proponent. Monument signs along the north property line, immediately adjacent to the secondary driveway, will be non-illuminated.
- 12. Trash:** A dedicate trash enclosure area would be provided to accommodate each building.
- 13. Grading:** Under project Option A and Option B, respectively, project grading would include approximately 15,000 to 18,000 cubic yards of import to raise the elevation of the site above the 100-year flood elevations, to approximately 624 feet above mean sea level.
- 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 PHG 16-0012, ENV 16-0008

Zone Change

1. Since zoning is one of the primary means of implementing a General Plan, counties, general law cities, and charter cities are required to maintain consistency between their zoning ordinance and their adopted general plan (Government Code Section 65860). Under basic Planning and Zoning laws, zoning map changes and/or new zones may be amended and/or mapped during a subsequent process if it is deemed appropriate, within a reasonable time period.
 - The applicant and/or project proponent is proposing to re-establish General Plan and zoning consistency for the subject property.
 - A 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 public health, safety and welfare will not be adversely affected by the proposed Zone Change from R-1-7 (Single-Family Residential, 7,000 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-1-7) 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 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.
3. 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. Site design, building mass and location, architectural style, and plantings are also designed to provide some transitional space between the existing residences to the new proposed industrial building.
4. 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 south, west, and northwest, and is separated and adequately buffered from residential uses to the east, southeast, and south by the Escondido Creek Flood Control Channel. The adjacent properties immediately on the north comprises of existing single-family residences, but they carry a Light Industrial General Plan land-use designation. The scale of the proposed 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.

5. 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 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.

Master and Precise Development Plan

1. 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.
2. 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. That is also the vision provided for the in the updated General Plan.

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.

3. 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.
4. 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.
5. 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.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 16-0012, ENV 16-0008

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. Allowable area calculations CBC Table 503, Section 506.
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.
5. 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.
6. 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. Wall signs (size and height standards) would be regulated by the M1 sign standards, in accordance with Sec.33-1395.6 and other requirements of Article 66 of the Zoning Code. As reflected in the plans, monument signage was proposed in four (4), optional locations. This is to provide for more flexibility in signage

placement. Only two (2) monument signs shall be permitted, as authorized by this permit. Monument signs along the north property line, immediately adjacent to the secondary driveway, shall be non-illuminated (internally, externally, and/or grounded) or illuminated in such a manner to minimize lighting impacts to adjacent residential properties to the satisfaction of the Community Development Director.

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, including but not limited to the existing residences, public view from Harmony Grove Road, and views from the Escondido Creek. Appropriate decorative screening shall be placed around the ground-mounted units where visible from the exterior of the project.

12. The on-site parking spaces shall be striped in accordance with the Zoning Code. As indicated on the plans for Option A, 198 on-site spaces shall be provided and maintained in conjunction with this development, as indicated in the Details of Request and site plan. For Option B, 234 shall be provided. The parking provided 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. If over time, the applicant or project proponent decides to change the occupancy and type of use mix for a particular tenant, applicant/project proponent may have to demonstrate that said parking provisions continue to satisfy all requisite on-site parking needs. Surplus parking that is considered extraneous may be converted to additional landscaping provided said landscaping areas are documented in detailed landscape and irrigation plan(s), site grading and erosion control plan(s), and the Storm Water Quality Management Plan (SWQMP). All onsite parking design modifications shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. (Efforts should be made to convert the parking areas, if any, for those most adjacent to the residential area to the north.) Any converted on-site parking or other parking reduction shall not comprise any other condition stated herein.

13. 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. Under Option B, disabled accessible parking access aisle to be on the passenger side of the vehicle at Building B.
14. All new utilities shall be underground.
15. The project applicant/owner shall create an easement over the project site to provide appropriate maintenance access to the existing storm water basin/features.

16. 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 shall incorporate appropriate landscaping to screen the enclosures, to the extent feasible.
17. 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. Lunch patio fixtures proposed adjacent to the bicycle and pedestrian path shall accommodate unimpeded access to the pedestrian and bicycle access point.
18. 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 Mitigated Negative Declaration. (These fees include an additional authorized County administrative handling fee of \$50.00, which needs to be included with each and every document submitted or filing.) Please note that the filing fee is adjusted annually based on changes to the price deflator as published by the by the US Department of Commerce. The 2017 total filing/documenting fee of \$2,266.25 is effective January 1, 2017.

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.

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

Biological Resources Mitigation:

MM-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.

MM-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 are observed and concurrence is 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 breeding season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.

MM-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 1.09 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.

Cultural Resources Mitigation:

MM-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(s) shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. Native American monitors/representatives from the Rincon Band of Luiseño Indians, the San Luis Rey Band of Mission Indians and the Kumeyaay Nation shall be invited to participate in 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 shall 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 disposal 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.

MM-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.

Transportation/Traffic Mitigation

MM-TRA-1: The intersection at Harmony Grove Road and 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. Appendix H of the TIA shows the conceptual Harmony Grove Road improvements.

MM-TRA-2: The road segment along Harmony Grove Road, between Project Access A and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way along the project frontage 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 through 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.

MM-TRA-3: The road segment along Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.

Tribal Cultural Resources Mitigation

MM-TCR-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.

MM-TCR-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.

MM-TCR-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.

MM-TCR-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.

MM-TCR-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.

MM-TCR-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.

MM-TCR-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.

MM-TCR-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.

MM-TCR-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 qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

MM-TCR-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 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.
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. Fencing material should be commensurate to the material and quality of the adjoining industrial property. (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.

Fire

The following conditions shall be incorporated into the final construction plans to the satisfaction of the Fire Marshall.

1. Remove the Fire Department Connection from the RDPA – you will be pressurizing the whole line instead of the fire sprinkler systems.
2. Provide an FDC and PIV for each building, fire department will approve the location.
3. Hydrant spacing shall be no greater than 300', page 2 and AS1.
4. Provide a separate fire underground plan, grading plans shall not be accepted in lieu of an underground plan. Provide a note on the plan. Remove all other items from this plan, i.e. sewer, storm water, and public improvements.
5. Thrust blocks shall be in accordance with NFPA 24.
6. Fire flow shall be 3750 gpm for 3 hours. Correct note 4 on final plans.
7. Provide the building address on the final plans.

8. Buildings with high piled storage shall have exit doors every 100 lineal feet and be in accordance with CFC 3206.6

Engineering

1. The Developer shall provide the City Engineer with a current Preliminary Title Report covering subject property with the submittal of the final engineering plans.
2. The location of all existing on-site utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with proposed structures, these facilities shall be relocated subject to approval of the owner of the utility/facility prior to issuance of Building Permits.
3. 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.
4. 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 a Cash Clean Up deposit for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% the total cost of the project private improvements, drainage and landscaping. 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 Warranty (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.
5. 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.
6. No construction permits will be issued until Final Plans and the 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.
7. 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.
8. 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.
9. 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. 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 developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, paving and base on the following street adjoining the project boundary.

STREET

Harmony Grove Road

CLASSIFICATION

Industrial Street (52' curb to curb)

3. The Developer shall be responsible for construction of project entrances 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 and improvements bonded for prior to issuance of Building Permits and shall be constructed prior to project occupancy.
4. The Developer shall be responsible for the design and construction of a traffic signal relocation and modification at the intersection of Harmony Grove Road and Enterprise Street to accommodate the required widening of Harmony Grove Road and the reconstruction of the 30-foot radius curb return on the Southwest corner of this intersection. The developer shall submit traffic signal modification improvement plans for review and approval by the City Engineer and City Traffic Engineer.
5. Access to this project shall be improved with alley-type driveways in accordance with Escondido Standard Drawing G-5-E with a minimum throat width of 28 feet.
6. The Developer shall be responsible to prepare and submit a signing and striping plan for proposed signing and striping improvements on Harmony Grove Road and intersections of Harmony Grove Road and Enterprise Street and Harmony Grove Road and Hale Avenue in accordance with the project tentative plans and to the requirements of the City Engineer.
7. The Developer 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 signing and striping plans shall be approved by the City Engineer prior to issuance of Building Permits and shall be constructed prior to project occupancy.
8. Adequate horizontal sight distance shall be provided at all project entrances, and restrictions on landscaping may be required at the discretion of the City Engineer.
9. The Developer will be required to provide a detailed detour and traffic control plans, 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.
10. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer and the City Building Official.
11. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
12. All damaged paving on Harmony Grove Road shall be replaced. As directed by the City Engineer, a 1 1/2" grind and 2" min. AC overlay may be required in whole lane widths where multiple utility trench patches associated with this project have degraded the surface of the roadway.

13. The Developer shall be required to construct a 6800 lumen minimum street light in accordance with Escondido Standard Drawing No. E-1-E at each project entrance.
14. All gated entrances and areas shall be designed and improved to the satisfaction of the City Engineer and the Fire Marshal.

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. A site landscaping and irrigation plan shall be submitted to the Engineering Dept. with the 2nd submittal of the grading plans.
3. 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 on Grading Plans and be subject to review and approval by the City Engineer, Fire Marshall and Planning Director.
4. 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.
5. Erosion control, including silt fences, straw wattles, interim sloping planting, gravel bags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
6. 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.
7. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit and the WDID number shall be listed on the Grading plans.
8. 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. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention basins as the primary method of storm water treatment and hydro-modification compliance. The landscape plans will need to reflect these areas of storm water treatment.
3. All on-site trash enclosure areas shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
4. All onsite storm drains, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the property owner.
5. The Developer 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 the Rincon Del Diablo Water District's Improvement District 1 service area. At this time, it is eligible to receive water for fire and normal domestic use following completion of the required facilities in accordance with all District Rules and Regulations. It will be the developer's responsibility to make all arrangements with the Rincon District as may be necessary to provide water service for domestic use and fire protection
2. All onsite detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and approved by the Rincon Del Diablo Municipal Water District.

Sewer

1. The Developer 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 will be considered a private sewer system. The property owner will be responsible for all maintenance of these laterals to the public sewer main.
3. Each Building shall have a separate sewer lateral and all sewer laterals shall be 6" PVC minimum with a standard clean-out at the edge of the public right of way and/or at all angle points and shall be designed and constructed per current UPC.
4. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral or within 15' of any public sewer main.

Easements and Dedications

1. The Developer shall make all necessary dedications for public rights-of-way on the following street contiguous to the project to bring the roadways to the indicated classification.

STREET

CLASSIFICATION

Harmony Grove Road

Industrial (36' CL to R/W)

2. The developer shall dedicate to the public a 20-foot radius corner rounding at the intersection of Harmony Grove Road and Enterprise Street.
3. Necessary public utilities easements for sewer shall be granted to the City. The minimum easement width is 20 feet.
4. All easements, both private and public, affecting subject property shall be shown and delineated on the grading and improvement plans.
5. 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 issuance of Grading or Building permits, as determined by the City Engineer.

Material necessary for processing a dedication, easement, or quitclaim shall include: a current grant deed or title report, a legal description and plat of the dedication, easement, or quitclaim signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.

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 grading or public improvement plans. 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 in the amount of \$112,200 for the Single 98,500 SF Building option (Option A) or \$94,350 for the 3-Building 86,010 SF option (Option B) 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. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Undergrounding Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution and the existing overhead utilities may still need to be relocated to accommodate the project and/or any required public improvements.
2. All new dry utilities to serve the project shall be constructed underground.
3. The Developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding.

Mike Strong

From: Bill Martin
Sent: Monday, December 05, 2016 5:56 PM
To: Mike Strong
Subject: FW: Escondido Innovation Center - Badiie Development
Attachments: BadiiePlanningCommissionLetter.pdf; Osoria Garcia-HarmonyGroveRoad.docx; Royer-HarmonyGrove.pdf

Fyi and for staff report

From: Linda Bailey [mailto:linda@communitystrategiesgroup.com]
Sent: Monday, December 05, 2016 3:54 PM
To: Bill Martin <bmartin@escondido.org>
Cc: Graham Mitchell <gmitchell@escondido.org>; Jay Petrek <jpetrek@escondido.org>
Subject: Escondido Innovation Center - Badiie Development

Hello Bill,

I have attached a letter for the Planning Commission regarding my community outreach for Badiie on their Harmony Grove Road project. I am sorry that I am unable to attend the hearing next Tuesday, but I hope this will help with the commissioners. I am still hoping to connect with the 2 owners that have not responded. I will keep you and the commission posted.

Warm regards,

Linda

Linda Bailey

President

Community Strategies Group, Inc.

1108 Rosehill Court

Escondido, CA 92025

760.445.1323

linda@communitystrategiesgroup.com

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Community Strategies Group, Inc.
1108 Rosehill Court
Escondido, CA 92025
760-445-1323
linda@communitystrategiesgroup.com

December 5, 2016

Bill Martin, Director of Community Development
Planning Commissioners
City of Escondido
201 North Broadway
Escondido, CA 92025

RE: Escondido Innovation Center

Dear Mr. Martin & Planning Commissioners,

I have been working with Badiie Development for community outreach to the six neighbors immediately adjacent to the proposed Escondido Innovation Center. Included is a breakdown of my outreach and copies of letters to those neighbors who did not respond to our outreach efforts.

The 6 addresses and their owners are as follows:

- 1) 1839 Harmony Grove Road – Joel & Terri Brown owners – Rental Property – I have had conversations and email communications with Joel Brown and he has no concerns
- 2) 1901 Harmony Grove Road – Denis Royer – Owner – Rental Property
- 3) 1909 Harmony Grove Road – Denis Royer – Owner – Rental Property- I have left messages and sent the attached letter to Denis Royer, owner of both 1901 and 1909 Harmony Grove Road and he is not returned my calls or responded to the attached letter.
- 4) 1919 Harmony Grove Road – Seam & Kim Hartman – Owner Residents – Jenni Cook and I met with Sean and Kim Hartman to discuss the project. John Couvillion , of Badiie Development ,and I met with them again on Saturday, December 3 to discuss some areas Badiie could help mitigate concerns.
- 5) 1929 Harmony Grove Road – Osorio Garcia – Owner – Rental Property – I have reached out to Mr. Garcia by phone and the attached letter and have not had a response.
- 6) 1935 Harmony Grove Road – James Formiller – Owner Resident – I met with Mr. Formiller on Sunday, November 20 to explain the project and begin discussion. John Couvillion, of Badiie Development and I met again with Mr. Formiller on Saturday, December 3 to discuss any concerns. We are waiting to hear from Mr. Formiller's daughter to schedule a meeting.

Badiee Development will continue to work with these neighbors throughout the balance of the development and construction process to ensure they are treated fairly. I am very confident that Badiee Development will work with the neighbors to mitigate any reasonable concerns they may have.

I am sorry I am unable to join you on December 13. Please feel free to contact me should you have any questions.

Sincerely,

Linda Bailey

Linda Bailey
President – Community Strategies Group, Inc.
760-445-1323

CC:
Ben Badiee
John Couvillion
Graham Mitchell, City Manager
Jay Petrek, Asst. City Manager

Community Strategies Group, Inc.

November 9, 2016

Osoria Garcia
258 E. Vermont Avenue
Escondido, CA 92025

Dear Osoria Garcia,

I represent Badiie Development, Inc. Records show that you are the owner of record for the homes at 1929 Harmony Grove Road. Badiie Development owns the property directly behind your property.

I would like to set up a time to discuss what is being proposed for the property. Please call or email me at 760-445-1323 or linda@communitystrategiesgroup.com at your earliest convenience.

I look forward to hearing from you soon.

Sincerely,

Linda Bailey

CC:

Bill Martin, Director of Community Development, City of Escondido
John Couvillion, Badiie Development, Inc,

1108 Rosehill Court, Escondido, CA 92025
760-445-1323
linda@communitystrategiesgroup.com

Community Strategies Group

November 9, 2016

Denis Royer
Royer Family Trust
Royann Enterprises LLC
14085 Arbolitos Dr.
Poway, CA 92064

Dear Mr. Royer,

I represent Badiee Development, Inc. Records show that you are the owner of record for the homes at 1901 and 1909 Harmony Grove Road. Badiee Development owns the property directly behind your property.

I would like to set up a time to discuss what is being proposed for the property. Please call or email me at 760-445-1323 or linda@communitystrategiesgroup.com at your earliest convenience.

I look forward to hearing from you soon.

Sincerely,

Linda Bailey

CC:

Bill Martin, Director of Community Development, City of Escondido
John Couvillion, Badiee Development, Inc,

1108 Rosehill Court, Escondido, CA 92025
760-445-1323
linda@communitystrategiesgroup.com

PLANNING COMMISSION

Agenda Item No.: H.1
Date: December 13, 2016

CASE NUMBER: PHG 16-0017

APPLICANT: Kaidence Group

LOCATION: The project site is located on the northwest corner of West El Norte Parkway and Centre City Parkway, within the Del Norte Plaza shopping center, and is addressed as 302 West El Norte Parkway.

TYPE OF PROJECT: Precise Development Plan

PROJECT DESCRIPTION: A Precise Development Plan for the removal of an existing 9,904-SF retail building at the southeast point of the Del Norte Plaza shopping center, to be replaced with a new 2,200-SF Starbucks restaurant. The proposed building would include a 350-SF outdoor dining patio, a drive-through with a stacking capacity of up to 13 vehicles, and associated signage, landscaping, utilities, and stormwater management facilities.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: PC (Planned Commercial)

ZONING: PD-C (Planned Development- Commercial)

BACKGROUND/SUMMARY OF ISSUES:

The proposed project would be located on a 4.49-acre lot within the Del Norte Plaza shopping center, which altogether comprises a total of 24.5 acres across four adjacent lots. Del Norte Plaza was established in the mid-1980s under 84-21-PD (a Master Development Plan for the entire center, and a Precise Development Plan for the center's main buildings). Over the years, additional Precise Development Plans were approved to establish various uses within the minor buildings (Pads A through F), to make changes to the center's original sign program, and to convert the movie theater at the north end of the complex to an athletic club.

The project would demolish an existing 9,904-SF retail/restaurant building at Pad E and replace it with a Starbucks coffee shop. The new building would be 2,200 SF in size and would include a service counter, seating area, restrooms, and a storage/work room. A 350-SF patio would be located at the west side of the building, adjacent to the main entrance, for outdoor dining. The Starbucks would also include a drive-through with a stacking capacity of up to 13 vehicles. Although 11 existing parking spaces would be removed during the construction process, 13 new spaces would be created, providing the shopping center with a net gain of two spaces. A proposed sign plan for the building includes design guidelines for exterior wall signs, directional signs at various locations to guide motorists toward the drive-through queue, menu boards at the drive-through ordering area, and tenant identification panels on the center's existing pylon signs.

Staff believes that the issues are as follow:

1. Compatibility of the proposed building design with the overall design of Del Norte Plaza shopping center.
2. Consistency of the proposed signs with the approved sign program for the shopping center and the City's sign ordinance.
3. Potential for project-related traffic impacts on the streets surrounding the project site.

4. Adequacy of the shopping center's parking supply for the proposed use.
5. Adequacy of the proposed drive-through lane in terms of location and vehicle capacity.

REASONS FOR STAFF RECOMMENDATION:

1. The project as proposed will comply with all applicable development standards of the subject zone, including parking, lot coverage, and setbacks, and will be required to comply with all applicable Building and Fire codes through the standard plan checking process. The proposed project design is compatible with the surrounding types of use and structures. Although there are some contextual differences in the proposed design from what is present today, the proposed colors, materials and architectural features are well-coordinated and complementary to the site and its surroundings and would enhance the appearance of the commercial center and the neighborhood.
2. A comprehensive master sign program was approved for Del Norte Plaza in 1984, with modifications in later years that affected the center's monument signs and three large pylon signs. The Starbucks project proposes several new wall signs (both text and logo), directional signs, and menu board signs to identify the business and its products and enhance wayfinding for the drive-through. Staff believes the proposed signs would be consistent with the comprehensive sign program, and the logo signs proposed for all four building elevations would be in proportion to the size of the building. The proposed signage relates well to the physical appearance of the subject building and is uniform in scale and proportion to the rest of the commercial center. The colors and materials of the signs relate well to each other and to the exterior appearance of the buildings. A more detailed discussion on project signage is included in the Analysis section of this staff report.
3. The applicant has provided a traffic generation analysis that estimates that the 9,904-SF building to be demolished generates 1,188 average daily trips (ADTs), with 48 trips in the morning peak hour and 118 in the evening peak hour. In contrast, the proposed Starbucks would generate 1,138 ADTs, with 80 in the morning peak hour and 80 in the evening peak hour. Therefore, the new Starbucks would generate a larger number of morning peak-hour trips than currently experienced at this site, but fewer evening peak-hour trips, and fewer trips overall. Since the City's ADT thresholds are not triggered by this project, a full traffic impact analysis has not been prepared, and the Engineering Services Department has concurred that the above information is sufficient to determine that the project will not significantly impact traffic in the area.
4. Under the original Master Development Plan, Del Norte Plaza was proposed to have an ultimate buildout of 230,920 SF. The minimum parking requirement was set at 1,155 spaces, per the Zoning Code's standard of one space per 200 SF for shopping centers. Per the Precise Development Plan for El Pollo Loco, the center has a current size of 223,341 SF and a parking supply of 1,202 spaces, and therefore exceeds its original parking requirement by 47 spaces. (If a new parking requirement were to be calculated based on the current actual square footage, the center would be responsible for only 1,116 spaces, giving it an even larger surplus of 86 spaces.) The proposed project would remove a 9,904-SF building and replace it with a 2,200-SF building and 350-SF patio, reducing the overall floor area of the center. At the same time, the project would result in a net gain of two parking spaces for the center (11 would be removed, but 13 would be constructed), bringing the total supply to 1,204. Therefore, no parking-related issues are expected to result from this project. A more detailed parking analysis is included later in this staff report.
5. The Starbucks drive-through pick-up window would be located on the building's east side, adjacent to Centre City Parkway. The queue would wrap around the south end of the building and then in a northwest direction, toward the shopping center driveway closest to the El Norte/Centre City intersection. The order screen would be located at approximately the midway point in the queue. The drive-through lane has been designed to accommodate up to 13 vehicles between its starting point and the pick-up window, as shown on the site plan provided by the applicant. The Engineering Services Department has reviewed this stacking capacity and determined it to be sufficient for the use. Conditions of approval have also been proposed to minimize the light impacts from the proposed menu boards and vehicles waiting in the drive-through on the surrounding roads, and to ensure that the project conforms to Zoning Code Article 35 (the Outdoor Lighting Ordinance).

Respectfully submitted,

A handwritten signature in blue ink that reads "Ann Dolmage". The signature is written in a cursive style with a large initial "A".

Ann Dolmage
Associate Planner

SPA 13

U2

FOREST GLN

BROADWAY

S

U1

PC

MORNING VIEW DR

U3

EL NORTE PKWY

CENTRE CITY PKWY

GC

U2

LAS VILLAS WAY

ESCONDIDO BLVD

U1

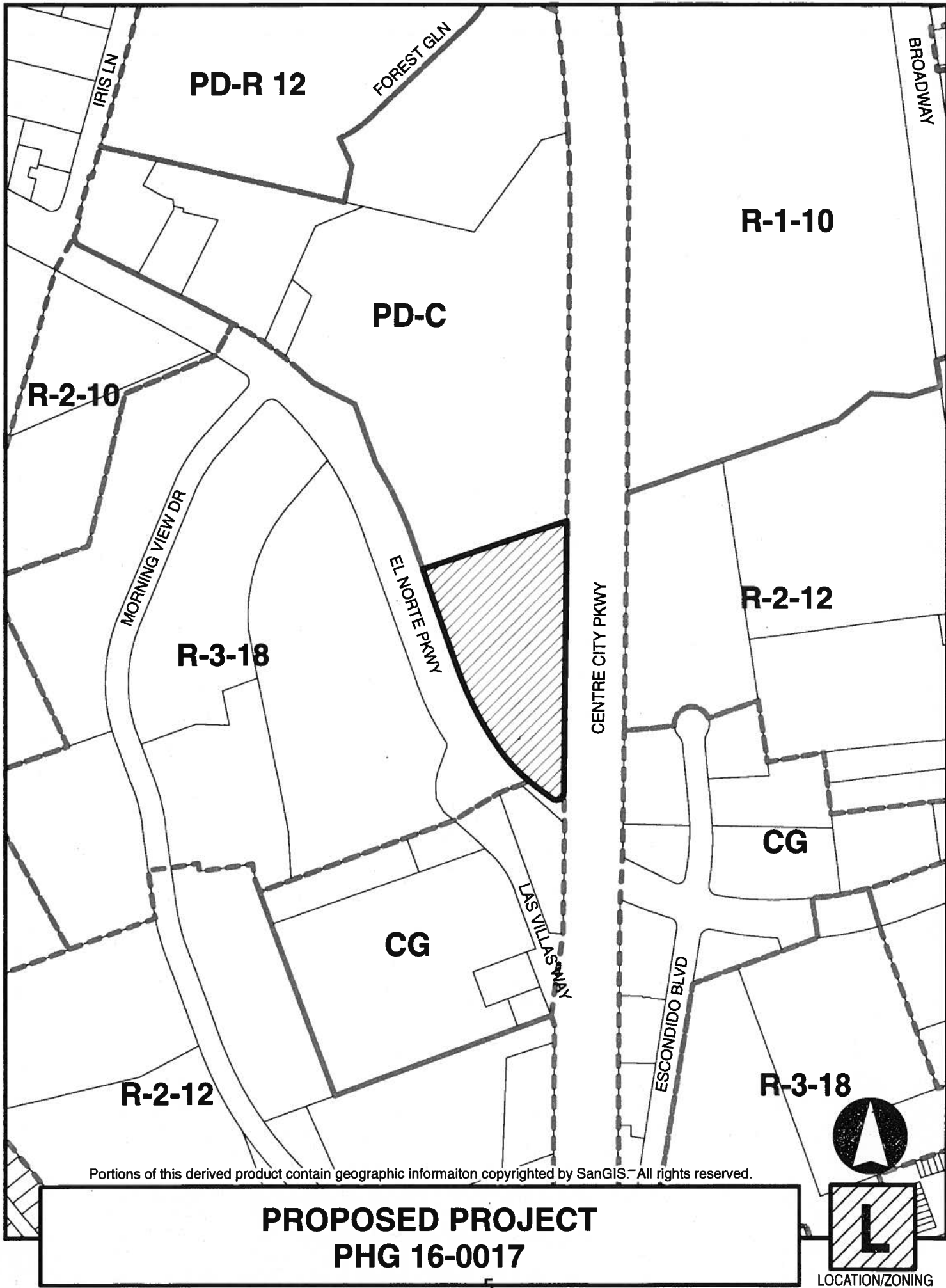
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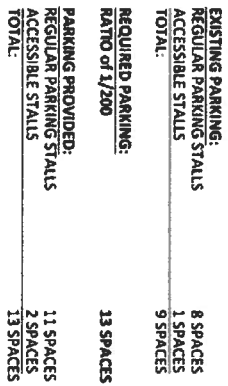
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PROPOSED PROJECT
PHG 16-0017



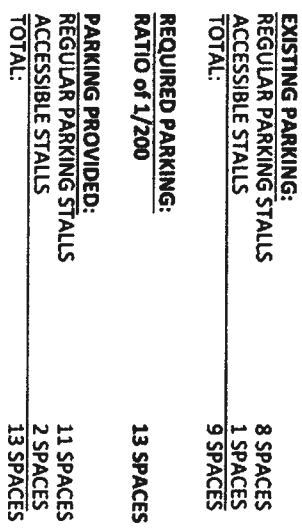
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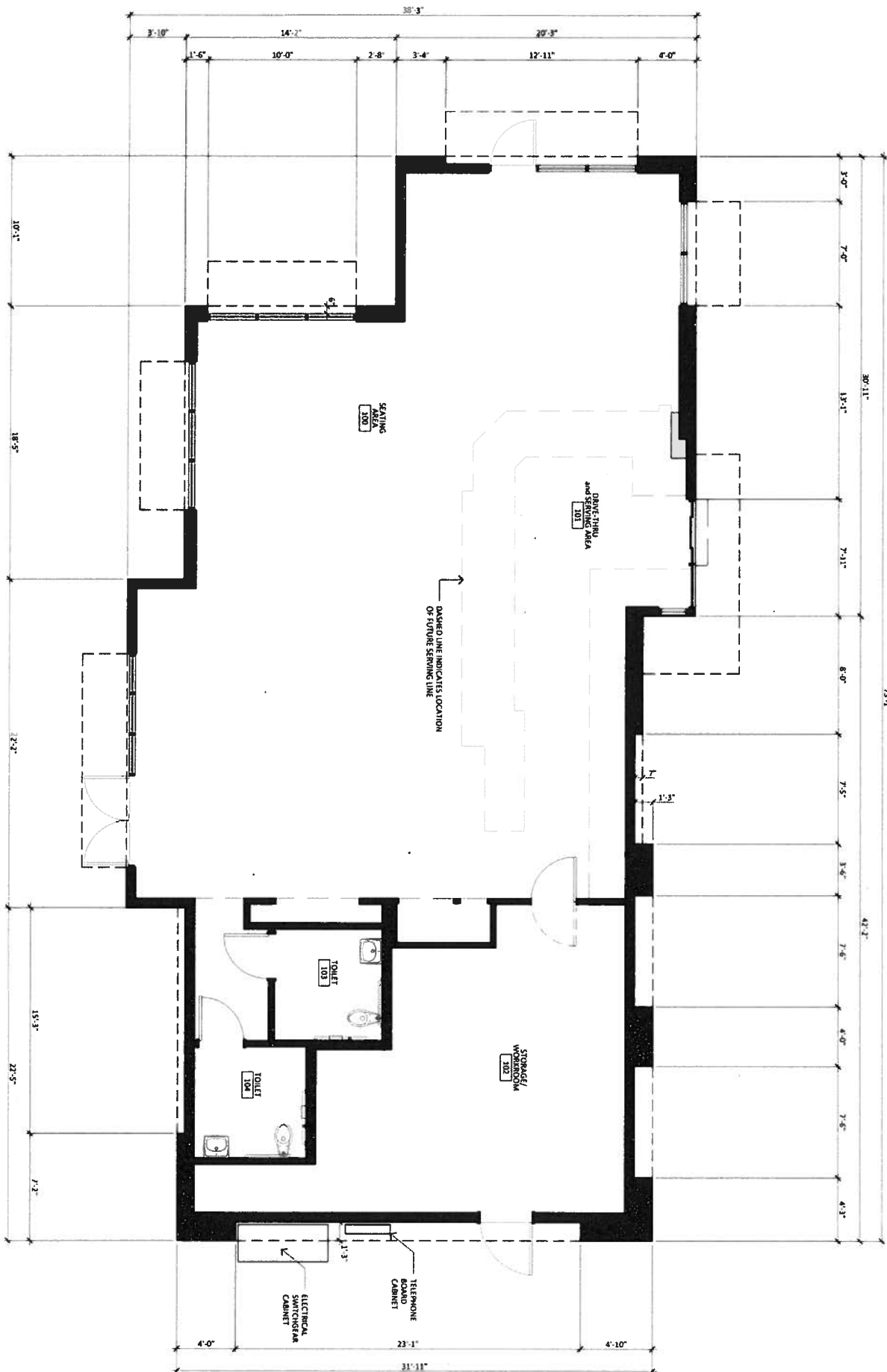




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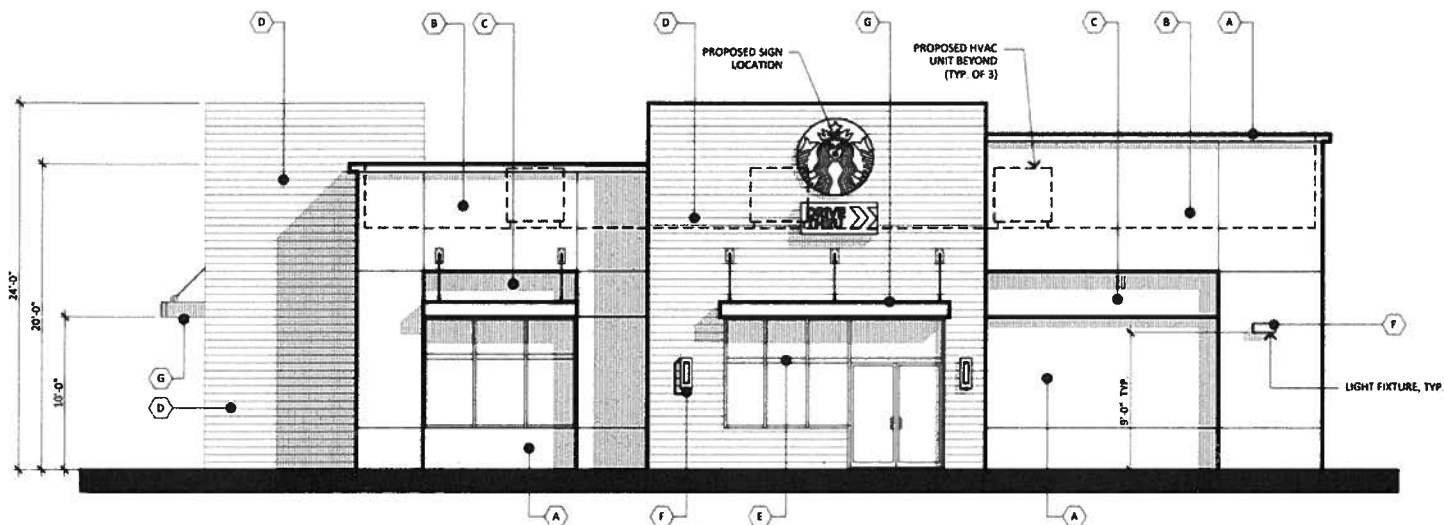
**PROPOSED PROJECT
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**PROPOSED PROJECT
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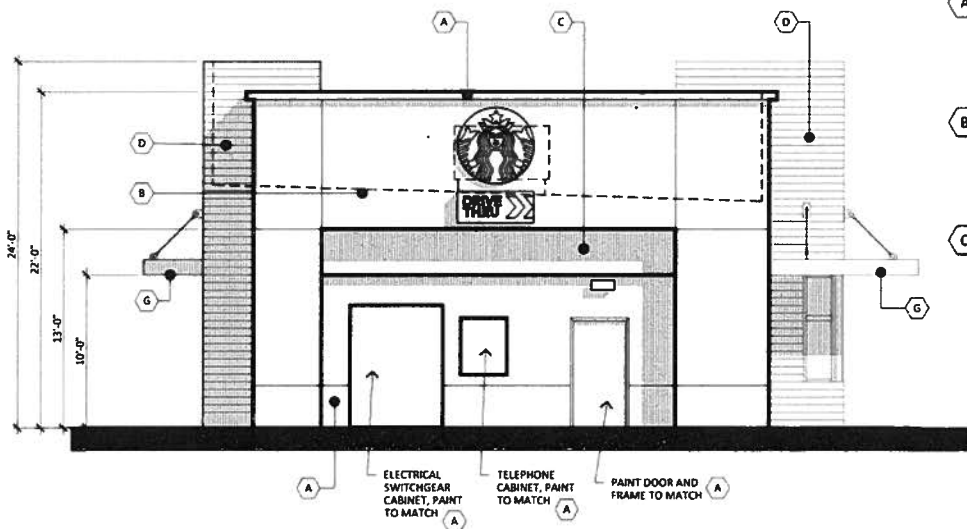
F



1 WEST ELEVATION

FINISH AND MATERIAL LEGEND

- | | |
|--|--|
| <p>A PAINTED STUCCO
MFR: SHERWIN WILLIAMS
COLOR: PACER WHITE
NO: SW6098
LRV: 74
STUCCO FINISH: SAND</p> <p>B PAINTED STUCCO
MFR: SHERWIN WILLIAMS
COLOR: DOWN HOME
NO: SW6081
LRV: 20
STUCCO FINISH: SAND</p> <p>C PAINTED STUCCO
MFR: SHERWIN WILLIAMS
COLOR: DORIAN GRAY
NO: SW7017
LRV: 39
STUCCO FINISH: SAND</p> | <p>D HORIZONTAL WOOD SIDING
MFR: CENTENNIAL WOODS
COLOR: GRAY BOARD</p> <p>E STOREFRONT
MFR: KAWNEER or EQUAL
COLOR: DARK BRONZE</p> <p>F LIGHT FIXTURES
MFR: DUNN EDWARDS
COLOR: ESPRESSO MACCHIATO
NO: DET680</p> <p>G CANOPIES
MFR: DUNN EDWARDS
COLOR: ESPRESSO MACCHIATO
NO: DET680</p> |
|--|--|



3 SOUTH ELEVATION

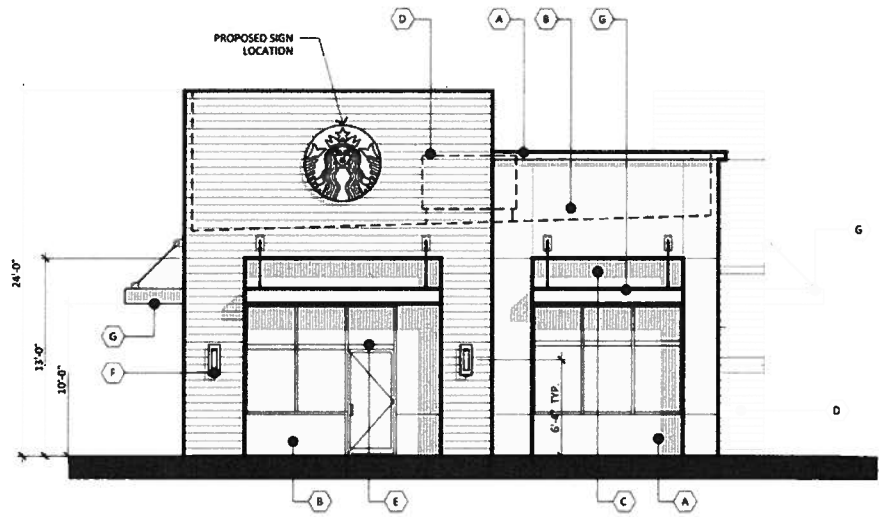
PROPOSED PROJECT
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E

ELEVATIONS

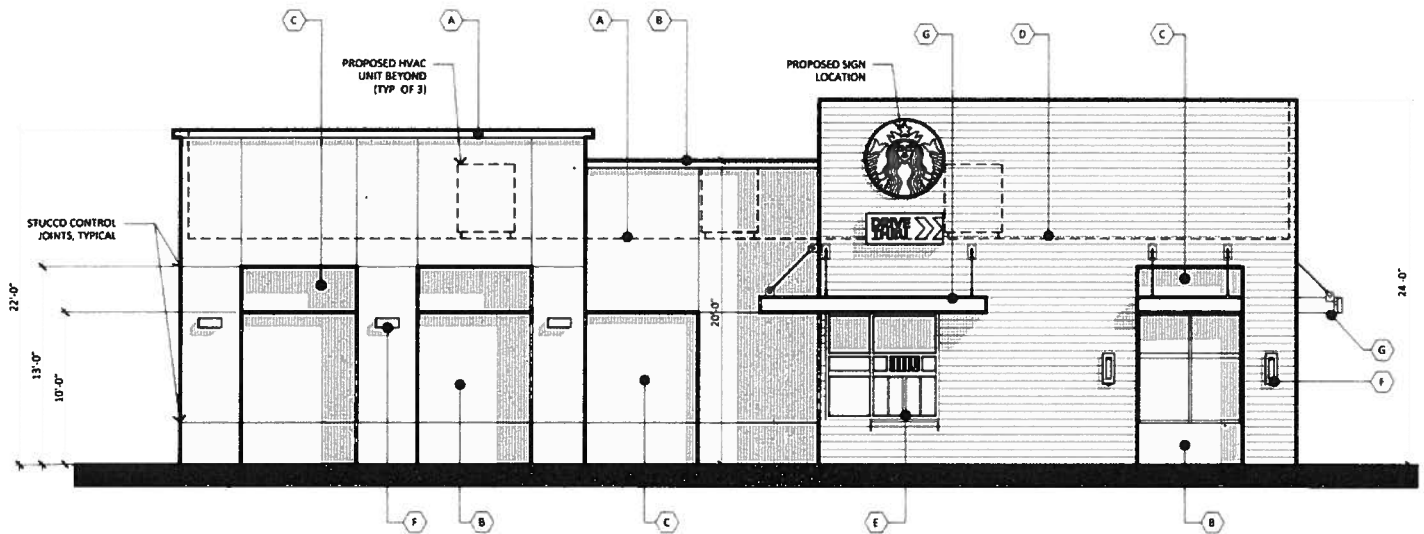
FINISH AND MATERIAL LEGEND

- | | |
|--|---|
| A PAINTED STUCCO
MFR: SHERWIN WILLIAMS
COLOR: PACER WHITE
NO: SW6098
LRV: 74
STUCCO FINISH: SAND | D HORIZONTAL WOOD SIDING
MFR: CENTENNIAL WOODS
COLOR: GRAY BOARD |
| B PAINTED STUCCO
MFR: SHERWIN WILLIAMS
COLOR: DOWN HOME
NO: SW6081
LRV: 20
STUCCO FINISH: SAND | E STOREFRONT
MFR: KAWNEER or EQUAL
COLOR: DARK BRONZE |
| C PAINTED STUCCO
MFR: SHERWIN WILLIAMS
COLOR: DORIAN GRAY
NO: SW7017
LRV: 39
STUCCO FINISH: SAND | F LIGHT FIXTURES
MFR: DUNN EDWARDS
COLOR: ESPRESSO MACCHIATO
NO: DET680 |
| | G CANOPIES
MFR: DUNN EDWARDS
COLOR: ESPRESSO MACCHIATO
NO: DET680 |



2

NORTH ELEVATION



4

EAST ELEVATION

PROPOSED PROJECT
PHG 16-0017

E

ELEVATIONS



Painted Stucco:
Mfr.: Sherwin Williams
Color: Pacer White
No.: SW6098



Horizontal Wood Siding:
Mfr.: Centennial Woods
Color: Gray Board



Painted Canopies:
Mfr.: Sherwin Williams
Color: Espresso Macchiato
No.: DET680



Painted Stucco:
Mfr.: Sherwin Williams
Color: Down Home
No.: SW6081



Storefront:
Mfr.: Kawneer or Equal
Color: Dark Bronze



Splitface CMU Retaining Wall:
Mfr.: Superlite (Old Castle)
Color: Bone



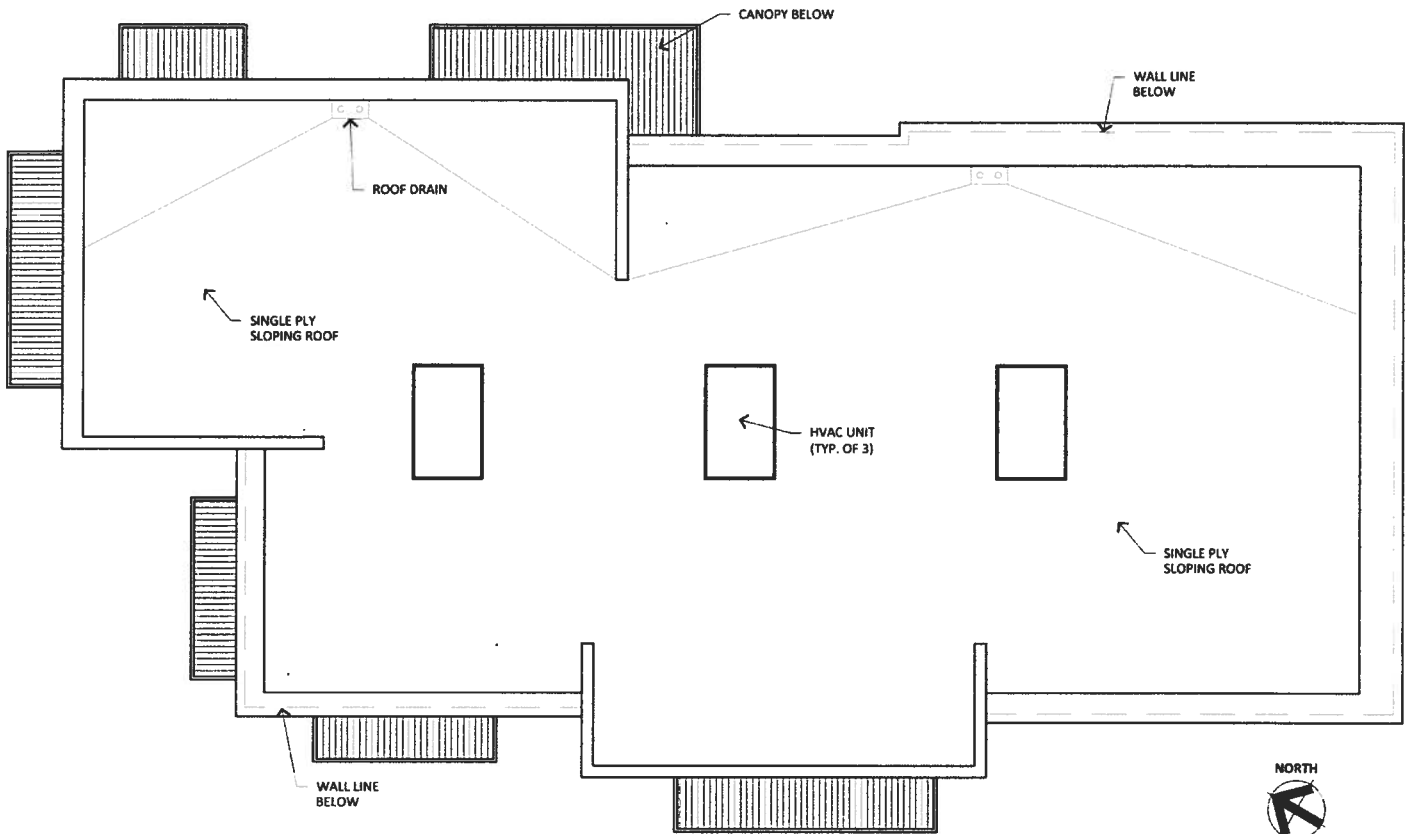
Painted Stucco:
Mfr.: Sherwin Williams
Color: Dorian Gray
No.: SW7017



Painted Light Fixtures:
Mfr.: Sherwin Williams
Color: Espresso Macchiato
No.: DET680

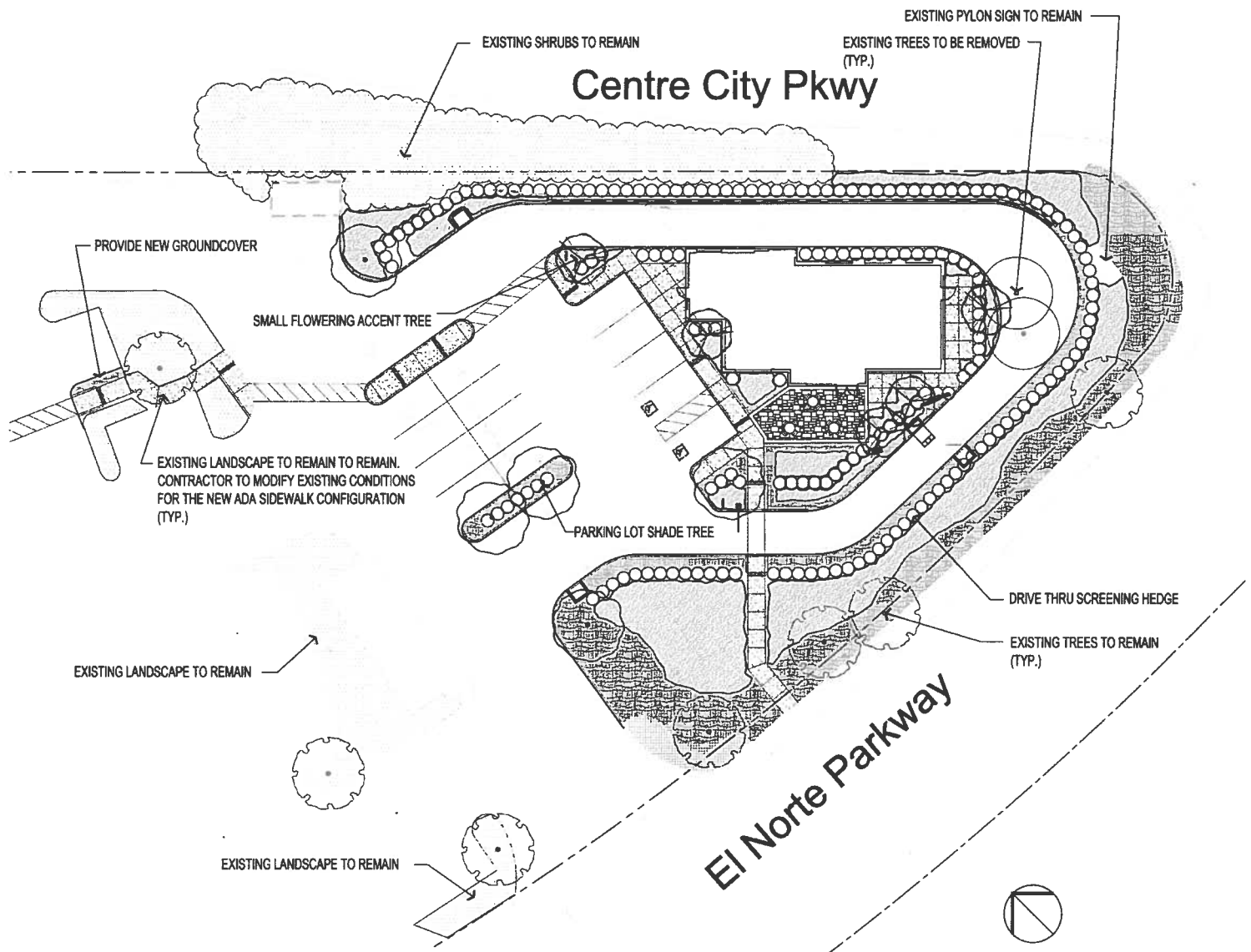


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PROPOSED PROJECT
PHG 16-0017

R



CONCEPT PLANT SCHEDULE

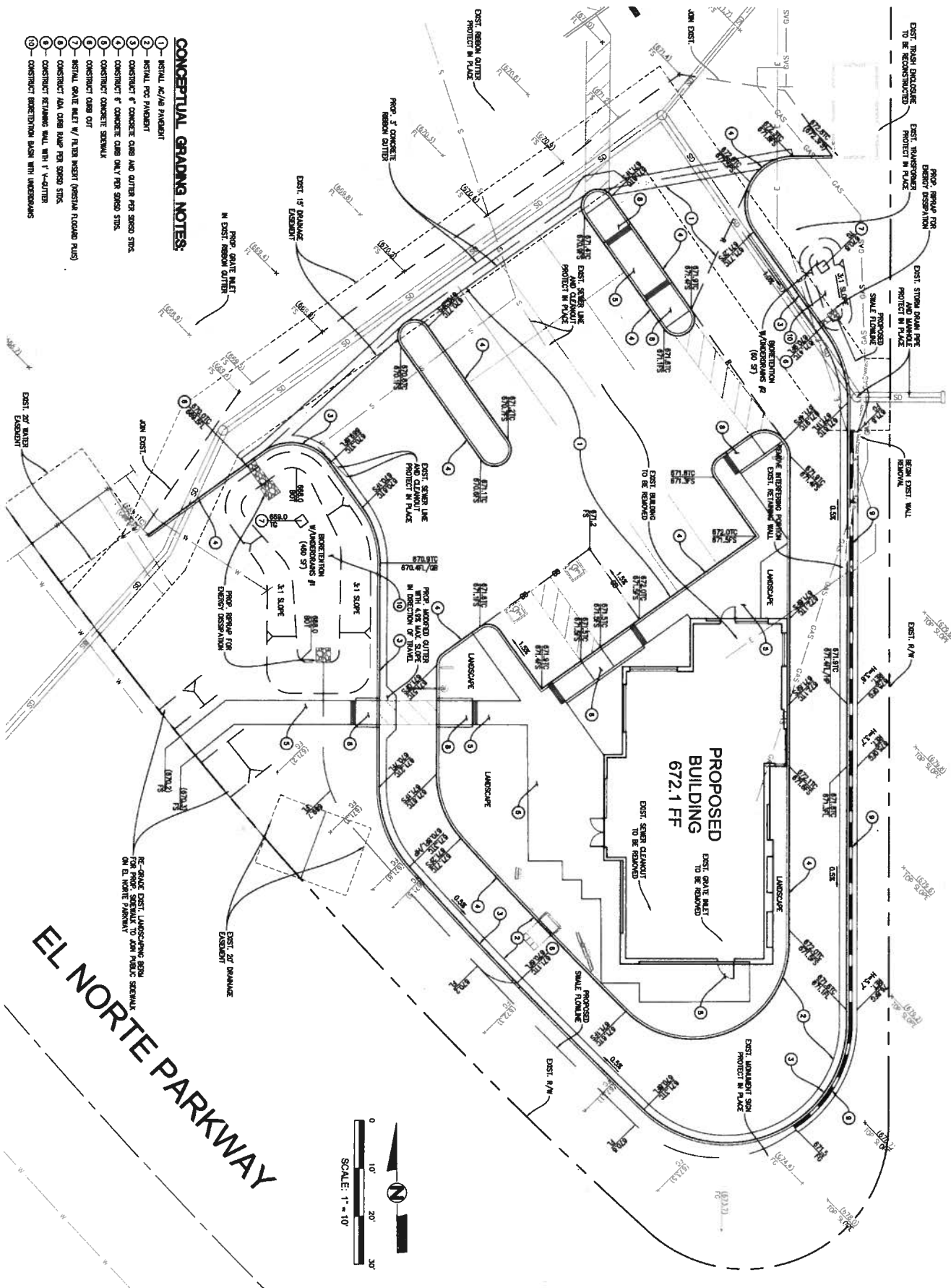
	EXISTING TREES TO REMAIN CUPANIOPSIS ANACARDIODES / CARROT WOOD LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEET GUM PLATANUS RACEMOSA / CALIFORNIA SYCAMORE TRISTANIA CONFERTA / BRISBANE BOX	7		SHRUBS AGACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF KEEPER BOTTLEBRUSH DIANELLA TASHMANICA 'YELLOW STRIPE' / GOLDEN FLAX LILY ECHINUM PASTOSUM / PRIDE OF MADEIRA HESPERALOE PARVIFLORA / RED YUCCA MULLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY MULLENBERGIA DUBIA / PINE MUHLY SALVIA GREGGII 'RED' / AUTUMN SAGE TEUCRIUM CHAMAEDRY'S 'PROSTRATUM' / PROSTRATE GERMANDER TEUCRIUM FRUTIGANS 'COMPACTA' / BUSH GERMANDER NESTORINIA FRUTICOSA 'MYNABIE SEM' / MYNABIE SEM COAST ROSEMARY XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	3,457 SF
	EXISTING TREES TO BE REMOVED	2			
	PARKING LOT SHADE TREE TRISTANIA CONFERTA / BRISBANE BOX	5			
	SMALL FLOWERING ACCENT TREE CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD CERCIS OCCIDENTALIS / WESTERN REDBUD X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	5		GROUNDCOVERS MYOPORUM PARVIFOLIUM 'PINK' / TRAILING MYOPORUM OENOTHERA BERLANDIERI / MEXICAN EVENING PRIMROSE ROSA X FLOWER CARPET RED' / ROSE ROSMARINUS OFFICINALIS 'HUNTINGTON BLUE' / ROSEMARY SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO	4,094 SF 1,064 475 1,064 475 1,064
	SCREENING HEDGE ELAEOAGNUS FRANGENS 'MARGINATA' / SILVER-EDGE ELEAGNUS LIGUSTRUM TEXANUM 'COMPACTA' / TEXAS PRIVET	105		ANNUAL COLOR	252 SF

PROPOSED PROJECT
PHG 16-0017



LANDSCAPE

CENTRE CITY PARKWAY



CONCEPTUAL GRADING NOTES:

1. INSTALL AC/B PAVEMENT
2. CONSTRUCT 6" CONCRETE CURB AND OUTLET PER SLOPED STOS.
3. CONSTRUCT 6" CONCRETE CURB DOW PER SLOPED STOS.
4. CONSTRUCT CONCRETE SIDEWALK
5. CONSTRUCT CURB OUT
6. INSTALL GRADE MEET W/ 15:1 SLOPE (EXISTING ROADWAY PAVED)
7. CONSTRUCT ADA CURB RAMP PER SLOPED STOS.
8. CONSTRUCT RETAINING WALL WITH 1'-4" DETER
9. CONSTRUCT RETENTION BASIN WITH LANDSCAPING

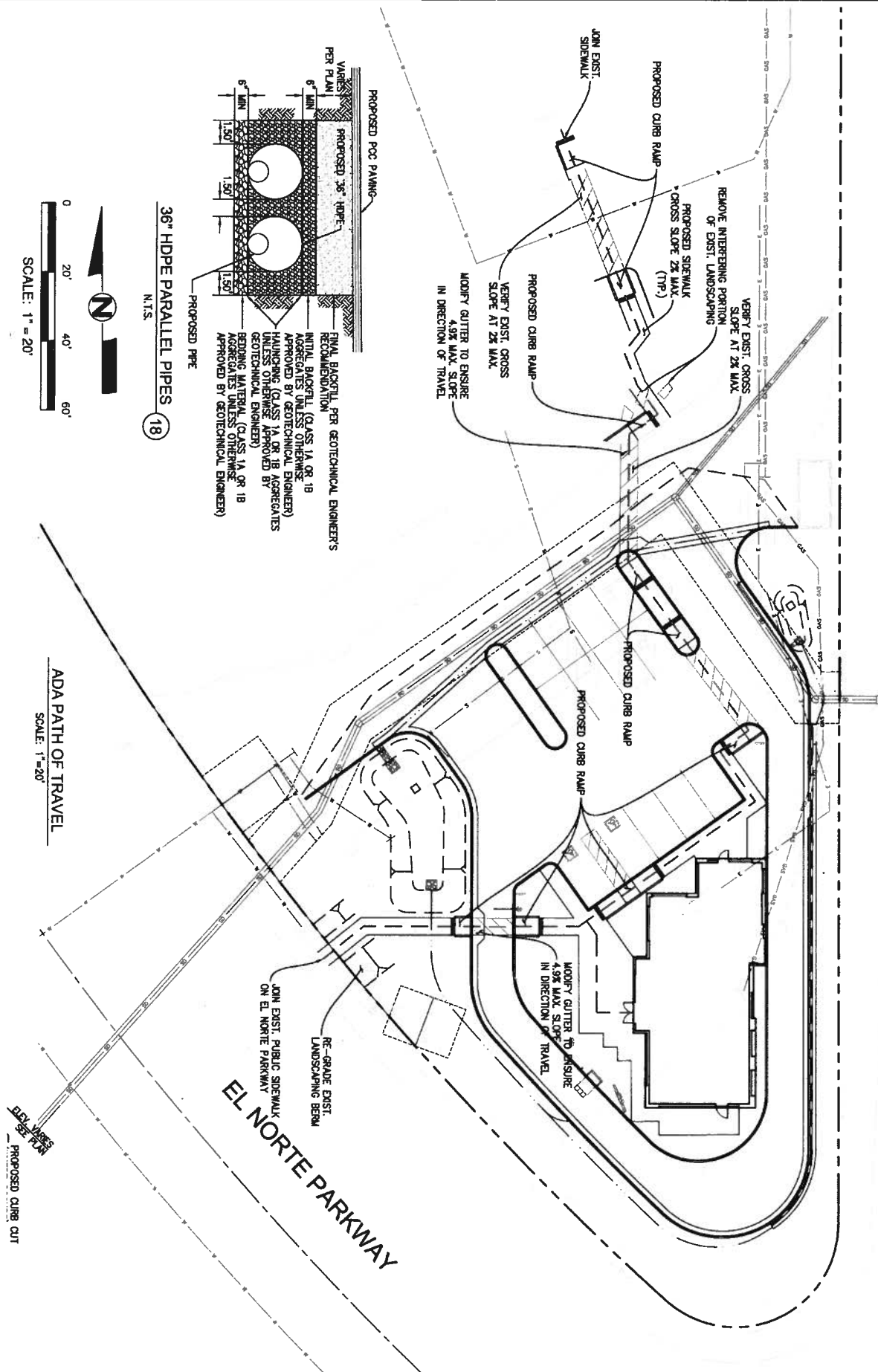


PROPOSED PROJECT
PHG 16-0017

SP

SITE PLAN

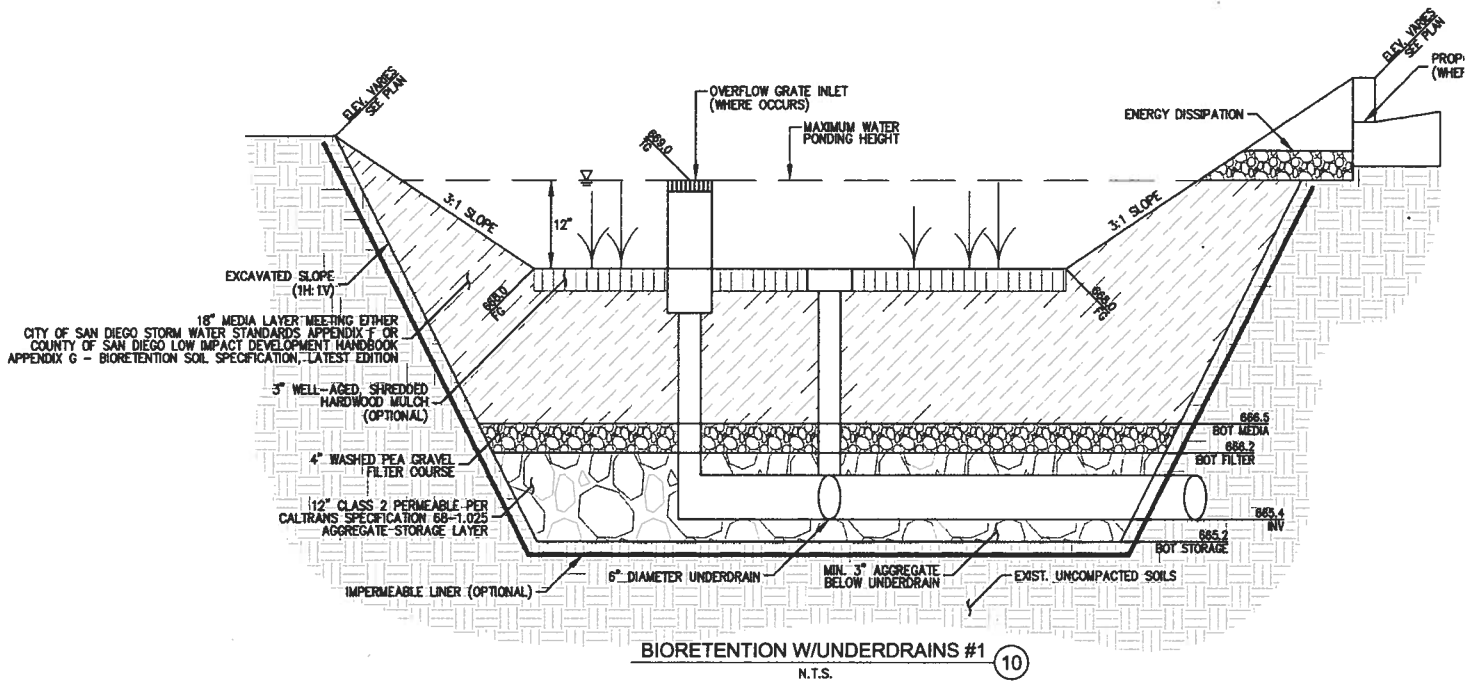
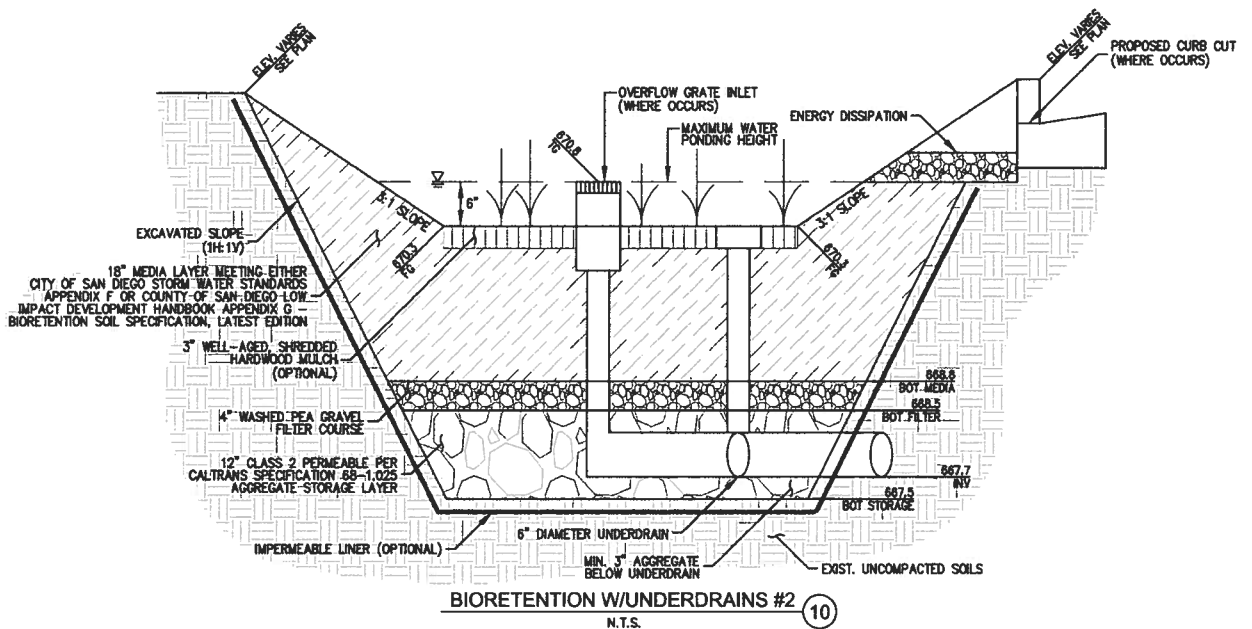
CENTRE CITY PARKWAY



PROPOSED PROJECT
PHG 16-0017

SP

SITE PLAN



PROPOSED PROJECT
PHG 16-0017

D

DETAILS

ANALYSIS

A. ENVIRONMENTAL STATUS

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303(c), "New Construction or Conversion of Small Structures". CEQA provides an exemption for new commercial structures (stores, offices, restaurants, etc.) as long as they do not involve the use of significant amounts of hazardous substances and do not exceed 2,500 square feet in floor area. A Notice of Exemption will be filed upon project approval (a copy is attached to this report). In staff's opinion, no project issues remain unresolved through compliance with code requirements and the recommended conditions of approval. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project development area or will be impacted by the proposed facility.

B. CONFORMANCE WITH CITY POLICY

General Plan

The project site is located within the Planned Commercial (PC) land use designation of the General Plan, and the underlying zoning is Planned Development- Commercial (PD-C). The PC land use designation is intended for a variety of activities, including offices, retail, and service businesses, within unified, planned commercial centers. The proposed Starbucks would be consistent with the intent of the PC designation and PD-C zoning classification as well as the list of permitted uses established for Del Norte Plaza under 84-21-PD. The proposed project would be in conformance with General Plan Economic Policies (starting on page IX-9) which encourage economic activities to expand or locate in Escondido that are clean and nonpolluting, provide additional employment opportunities, reduce the need for Escondido residents to commute out of the area, maintain the City's fiscal stability, and are aesthetically superior. The project would not diminish the Quality of Life Standards of the General Plan as it would not materially degrade the level of service on adjacent streets or create excessive noise, and adequate on-site parking, circulation, and public services are provided to the site.

C. PROJECT ANALYSIS

Architecture and Design

Building mass, architectural style and plantings are designed to be compatible with commercial development in the surrounding area. The completion of the project would result in a new building within the same approximate location as the existing building, one that is in scale with the site and the surrounding vicinity. The proposed building meets all of the development standards for the subject zone. The proposed drive-through will have ingress and egress points internal to the parking lot of the commercial center. Sufficient stacking area is provided to ensure that the drive through will function without impairing on-site or off-site circulation. The landscape plan provides a variety of existing and/or proposed trees, shrubs and groundcovers that will enhance the commercial center and provide adequate screening of the parking lot area, the drive-through facilities and the new trash enclosure.

The exterior design and color scheme of the proposed Starbucks restaurant would differ from that of other buildings throughout Del Norte Plaza. Most buildings in the center are typical examples of 1980s design, with stucco walls in pale shades (cream, tan, and gray) and blue standing seam roof canopies. LA Fitness moved into the former movie theater at the north end of the center in 2000 and updated that building's appearance in the process, but still utilized stucco construction in muted colors. In contrast, the Starbucks would incorporate both stucco and wood siding in a wider range of colors, for a modern look. Typically, shopping centers have allowed outpad buildings to vary in design from the more uniform inline shops, especially for businesses with a specific corporate theme or branding requirement. A recent example can be found in this same shopping center, where the Planning Commission approved a Precise Development Plan (PHG 16-0013) in September 2016 to allow design modification of a restaurant to incorporate deep colors (maroons, tans, and oranges), stone veneers, and decorative metal slats into its design, none of which are standard for this center. Staff

believes that providing more variety in building styles and colors for the outpad buildings in Del Norte Plaza, as well as major tenant spaces, provides more visual interest for the overall center.

Parking

Article 39 of the Zoning Code lists off-street parking standards for a variety of land uses. Shopping centers (defined as having a minimum area of three acres and containing multiple uses) are required to provide one parking space for every 200 square feet of gross floor area. When the Master Development Plan for Del Norte Plaza (84-21-PD) was approved in 1984, it was assumed that the center would have an ultimate buildout area of 230,920 SF, which translated to a parking requirement of 1,155 spaces.

The center has a current size of 223,341 SF, per information provided in the staff report for PHG 16-0013 (the recent Precise Development Plan for the establishment of an El Pollo Loco restaurant within an existing building). It has a parking supply of 1,202 spaces, which is 47 spaces more than required by the original Master Development Plan. If a new parking requirement were to be calculated based on the actual, current square footage of the center (instead of the size assumed by 84-21-PD), the parking requirement would be 1,116 spaces. This would mean that the center has an actual surplus of 86 spaces. In short, whether the center is held to the original parking requirement stated in 84-21-PD, or a requirement based on its actual floor area, it currently offers more parking spaces than needed.

Demolition of the existing retail building at the southern corner of the center, and construction of the Starbucks in its place, would reduce the overall size of Del Norte Plaza to 215,687 SF. This figure includes all 2,200 SF of the Starbucks building as well as 50 SF of the outdoor patio area (Zoning Code Section 33-1111 exempts the first 300 SF restaurant outdoor dining areas from any parking requirements). It would also increase the overall parking supply at the center to 1,204 spaces, since 11 spaces would be removed in the demolition but 13 new ones would be created, for a net increase of two spaces. Therefore, Del Norte Plaza would have 49 more spaces than required by 84-21-PD, and 126 more spaces than required based on actual square footage of the center. Since a parking surplus would continue to exist on this site once Starbucks is in place, no parking-related impacts are expected to result from this project.

Signs

The original Master Development Plan for Del Norte Plaza (84-21-PD) included a master sign program to guide the design and placement of signs in the center. This program was revised in 1990 to correct an error in the original program pertaining to allowed numbers of tenant monument signs, and again in 1998 to renovate three freestanding pole signs and relocate one of the signs to the corner of Centre City Parkway and El Norte Parkway. Neither the 1990 nor the 1998 revision directly affects the Starbucks project.

The master sign program states that center tenants (with the exception of major tenants) shall limit sign copy to one of the four following configurations:

1. One line of copy with 24"-inch upper case letters;
2. One line of copy with 24" upper-case letters and 18"-inch lower-case letters;
3. One line of copy with 18"-inch upper case letters; or
4. Two lines of copy with letters not to exceed 12" in height.

The program bases maximum sign area for each business on the height and length of the storefront (as opposed to the floor area of the building, as the City's Sign Ordinance does for commercial zones). Signs may not exceed 20% of the area of the first 25' feet of store elevation height, and shall not exceed a maximum of 200 square feet. Length of signage is not to exceed 80% of the storefront leasehold width. Specific colors and font styles are called for in the sign program, but tenants who are established franchises or chains and who have recognized trademark letter styles or logos are exempt from the color/style guidelines. The sign program allows each tenant pad (A through F) to have its own low-profile monument sign.

The master sign program provides no guidance on menu board signs for drive-through restaurants or directional signs. When considering requests for these sign types, Planning staff defer to the sign standards for the General Commercial (CG) zone as outlined in Article 66 of the Zoning Code (the Sign Ordinance).

The proposed project includes plans for several exterior wall signs on the new Starbucks building. These signs would include the company name on the west elevation (over the main entrance) in 14" capital letters, and on the east elevation (over the drive-through window) in 18" capital letters. The north and south elevations would each have a round cabinet sign bearing the Starbucks mermaid logo; this sign would be 72" in diameter on the north elevation and 54" in diameter on the south elevation. The east, west, and south elevations would each have a sign bearing arrows and "drive-through" text to indicate the flow of traffic for the drive-through lane; each of these signs would be just under 7 SF in area and would be installed directly below the restaurant name (for the east and west elevations) or logo (for the south elevation). The total square footage of these wall signs amounts to 123.27 SF, which is well below the maximum square footage of 200 SF allowed for an individual tenant in this center. No individual sign (or combination of signs on a given building elevation) exceeds the 20% area limit or the 80% length limit described above.

Several free-standing directional signs are proposed for the area around the restaurant. The driveway on El Norte closest to the Starbucks pad would have a directional sign with the Starbucks logo and an arrow, to guide drivers toward the facility. A sign with text and an arrow would call out the entrance of the drive-through lane, and an additional sign would identify the drive-through exit. These signs would be internally illuminated. One additional directional sign would be placed at the entrance to the drive-through lane to warn customers of limited vehicle clearance. The Zoning Code limits the size of directional signs to two square feet and a height of three feet, and allows minor business identification (e.g., a logo) as long as it does not exceed 20% of the sign area. Most of the proposed directional signs conform to these requirements. The clearance sign would be 10'3" tall and have an area of 2.3 SF, but the nature of this sign requires a larger size for effectiveness and safety.

The project also includes menu signage within the drive-through lane. A 5'5"-tall "pre-menu" board at the lane's entrance would display photos of featured Starbucks products. As vehicles pull forward, they would stop at an order screen, mounted on an approximately 9'10" canopy structure. Next to the order screen, a 5'5"-tall menu board would display products and prices so that customers could view it as they order. The pre-menu and menu boards would utilize a "lightbox" format (fixed images with backlighting), while the order screen would display the customer's order as it is placed and could also display either a fixed image of Starbucks products or a video of the barista taking the order. The Zoning Code limits menu boards to two per business, a total display area of 32 SF, and height of 6'. During the review process for a sign permit at a different Starbucks in Escondido (at 603 West Mission), Planning staff determined that that an order screen and menu board could count as one combined board, as long as they were placed adjacent to each other and did not exceed 32 SF. The total screen area of the pre-menu, order, and menu screens for this project would not exceed 32 SF. Staff have determined that the canopy upon which the order screen would be mounted could be treated as an architectural/structural feature and therefore be exempted from the 6' height limit (the top of the order screen itself would not be mounted higher than 6'). Therefore, the menu boards for this project conform to the area and height standards in the Zoning Code.

Finally, new tenant panels would be added to the center's pylon signs to identify the presence of Starbucks on the site. No change to the size, design, or location of the pylon signs themselves is proposed.

A copy of the full sign plan for this project is attached to this staff report.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS:

The subject property is 4.49 acres in size and triangular in shape. It is located at the northwest corner of West El Norte Parkway and Centre City Parkway. The property is part of the larger 24.5-acre Del Norte Plaza shopping center, which takes vehicular access from both El Norte and Centre City. The subject property is currently developed with a 9,904-SF retail building (to be demolished and replaced with the proposed Starbucks), two additional outpads (Dairy Queen and Jiffy Lube), and inline shops which connect to the center's anchor stores (CVS and Vons, which are located on the adjacent parcel).

B. SUPPLEMENTAL DETAILS OF REQUEST:

1. Shopping Center Size 24.5 acres across four lots
2. Starbucks Lot Size 4.49 acres
3. Building Size
 - Existing (to be removed) 9,904 SF
 - Proposed 2,200 SF (building only)
350 SF (outdoor dining area)
2,550 SF (total)
4. Building Height Ranges from 20' to 24' including parapets
5. Mechanical Mechanical/HVAC equipment located on roof of building and screened by parapet walls
6. Trash New two-bin trash enclosure located near Starbucks drive-through exit point, to include solid roof structure and doors
7. Drive-Through Stacking Capacity 13 vehicles
8. Hours of Operation 4 AM to midnight
Drive-through window may offer 24-hour service in the future
9. Exterior Building Materials and Colors

Walls: Combination of stucco (white, brown, and grayish-brown) and horizontal wood siding (grayish-brown)

Windows/doors: Storefront glass with dark bronze framing

Canopies (over entries, windows, and pick-up window) in dark brown

Light fixtures in dark brown
10. Signs

Wall Signage:
North: Logo sign (72" diameter; 28.26 SF)
South: Logo sign (54" diameter; 15.89 SF) and drive-through arrow (6.96 SF)
East: Copy sign (18" letters and 36.44 SF) and drive-through arrow (6.96 SF)
West: Copy sign (14" letters and 21.80 SF) and drive-through arrow (6.96 SF)
Total area of wall signs: 123.27 SF

Menu Boards:
Pre-menu board: 6.4 SF of screen area; 5'5" in height
Order screen: 9 SF of screen area including frame (dimensions on screen alone not provided)
Canopy structure for order screen: 9'10" in height; 2.2 SF of fixed copy along side ("Starbucks Coffee")
Menu board: 13.4 SF of screen area; 5'5" in height
Total sign area of menu boards: 31 SF (includes order screen frame)

Directional Signage:

- One sign at El Norte Pkwy driveway (arrow and logo)
- One sign at drive-through entrance (arrow and text)
- One sign at drive-through exit (arrow and text)
- Area and height of above four signs: 2 SF and 3' tall
- One additional "clearance" sign at drive-through entrance: 10'3" tall and 2.3 SF in area

Pylon Sign:

- New tenant identification sign on existing pylon sign- no change to pylon itself

Signage will require issuance of a separate sign permit and is subject to the approval of the landlord prior to permit issuance (per the approved master sign program)

11. Parking

Shopping center standard per Zoning Code: 1 space per 200 SF of floor area

Requirement for Del Norte Plaza per 84-21-PD, based on ultimate buildout of 230,920 SF: 1,155 spaces

Current center parking supply (per PHG 16-0013 for El Pollo Loco): 1,202 spaces

Proposed center parking supply with Starbucks in place: 1,204 spaces

Center would have 215,687 SF of total floor area when Starbucks is complete; parking requirement per Zoning Code would be 1,078 spaces

Center would have a parking surplus with Starbucks in place (49-space surplus over 84-21-PD requirement, and 126-space surplus over Zoning Code requirement)

FINDINGS OF FACT/FACTORS TO BE CONSIDERED
PHG 16-0017
EXHIBIT "A"

1. The proposed Precise Development Plan to demolish an existing building within an established shopping center and replace it with a new Starbucks building would conform to the Planned Commercial (PC) land use designation in the General Plan, which accommodates a variety of commercial activities within self-contained, comprehensively-planned developments. It would also conform to the General Plan Economic Goals and Policies that promote high-quality, diversified, employee-intensive, and service-oriented businesses that create and sustain a strong economic base and provide opportunities for the full employment of a diverse set of skills. The project would not diminish the General Plan's Quality of Life Standards, since it would not degrade the level of service on adjacent streets or public facilities or create excessive noise, and would provide adequate on-site parking, circulation, and public services. The proposed Starbucks would conform to the approved Master and Precise Development Plan for Del Monte Plaza, because a restaurant use is consistent with the list of permitted uses established for the center.
2. The approval of the proposed Precise Development Plan would be based on sound principles of land use, would not cause deterioration of bordering land uses, and would be well-integrated with surrounding properties. The Del Monte Plaza site is zoned for commercial uses and has been developed as a large shopping center for over thirty years. Properties on the opposing corners of the El Norte/Centre City intersection are also zoned for commercial uses and developed with a variety of retail, restaurant, and service businesses. The project involves the replacement of one building within the center with a new, smaller building for use as a Starbucks restaurant and drive-through. Adequate parking, circulation, utilities, and access would be provided for the new building. The project would not result in any adverse noise or visual impacts to surrounding uses.
3. The proposed building would incorporate an attractive design with high-quality building materials and modern colors. Review of the project's colored elevations shows that the proposed elevations would vary sufficiently in color and materials and would be complementary with each other for the commercial center. New perimeter landscaping would be installed along the highly-visible Centre City and El Norte street frontages to shield the drive-through vehicle lane from view and to enhance the overall appearance of the development. The project was discussed at the Staff Design Review meeting on October 13, 2016, and all recommendations made at that meeting have been incorporated into the project design.
4. The project is categorically exempt from environmental review in conformance with CEQA Section 15303(c), Class 3, "New Construction or Conversion of Small Structures" (which exempts a commercial building under 2,500 SF that does not involve the use of significant amounts of hazardous substances). The proposal involves the demolition of an existing building, to be replaced with a 2,200-SF Starbucks building with a drive-through. The project site is not environmentally sensitive, and the Engineering Services Department has determined that all public utilities and services are available to serve the project. No evidence has been submitted or discovered that would suggest that the proposed project would adversely affect the surrounding neighborhood and/or community. All project-related issues remain resolved through compliance with code requirements, project design, and the recommended conditions of approval.

**CONDITIONS OF APPROVAL
PHG 16-0017
EXHIBIT "B"**

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.

General

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Services Department, 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 and in coordination with the Engineering Services Department's stormwater control requirements, to include a solid roof structure and solid gates. The roof structure shall be consistent with the overall design of the shopping center.
8. Signage will be subject to a separate permit and must comply with the Master Sign Program for Del Norte Plaza. Landlord approval of tenant signage is required prior to issuance of any sign permits. Where the sign program does not contain specific criteria for certain types of signs, the City's Sign Ordinance (Article 66 of the Zoning Code) shall apply.
9. All rooftop equipment must be fully screened from all public view, utilizing materials and colors which match the building.
10. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
11. All new utilities shall be underground.
12. 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.
13. All outdoor lighting is subject to Article 35 of the Escondido Zoning Code (the Outdoor Lighting Ordinance). Building plans shall note that the light/brightness emitted from the digital order screen, pre-order menu, and three-panel menu board will not spill out beyond property lines and shall have a dimmer control. The lighting shall be on a time control and shut off after business hours. No uplighting shall be permitted on the order screen's canopy structure (downlighting is permitted).
14. The project's drive-through shall conform to the following conditions:
 - A no-entry sign shall be provided at the north end of the drive-through aisle.
 - The drive-through lane has been designed to store near-maximum queue and accommodate up to 13 vehicles between its starting point and the pick-up window. The applicant or project proponent shall ensure the sale of products or provision of services to occupants in vehicles is operationally efficient, via the following actions:
 - The applicant or project proponent shall observe and, if needed, study the queues in terms of waiting-time length, average waiting time, and other factors to help understand and enhance the service system, maintenance activities, and/or shop-floor control activities.
 - If requested by the Director of the Engineering Services Department, the applicant or project proponent shall document efforts to reduce peak-period wait-length; and otherwise ensure that the number of vehicles in line for service does not increase beyond the stated stacking capacity of the drive-through.
15. Per Section 33-1111(a) of the Zoning Code, outdoor dining areas up to 300 SF are exempt from parking requirements, subject to the following conditions:
 - The establishment requesting outdoor dining shall conform to all sections of the Municipal Code.
 - All outdoor dining furniture, including tables, chairs, umbrellas and planters, shall be movable. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds. Outdoor heaters, amplified music or speakers shall be reviewed at the time of application.
 - No signing shall be allowed in the outdoor dining area, except for the name of the establishment on an awning or umbrella valance.

- The outdoor dining area may only serve food and beverages prepared or stocked for sale by the adjoining indoor eating establishment, provided that the service of beer or wine, or both, solely for on-premises consumption by customers within the area of the outdoor dining area has been licensed by the state authorities to sell beer or wine, or both, for consumption within the area of the sidewalk café.
- The area in which the outdoor dining area is authorized is identified in a manner approved by the planning division, which will clearly separate and delineate it from the area which will remain open to pedestrian traffic.
- The outdoor preparation of food and busing facilities are prohibited at outdoor dining areas. The presetting of tables with utensils, glasses, napkins, condiments and the like is prohibited. All exterior surfaces within the outdoor dining area shall be easily cleanable and shall be kept clean at all time by the permittee. Restrooms for the outdoor dining area shall be provided in the adjoining indoor eating establishment and the outdoor dining seating shall be counted in determining the restroom requirements of the indoor restaurant.
- The permittee shall remove all trash and litter as they accumulate. The permittee shall be responsible for maintaining the outdoor dining area, including the floor surface, furniture and adjacent areas in a clean and safe condition.
- Hours of operation shall be identical to those of the indoor eating establishment.
- No required landscaping shall be removed unless replaced on-site.

Per Section 33-1111(b), outdoor dining areas over 300 SF are subject to the same requirements as above, plus the following:

- The establishment shall conform with all required parking standards, and no required parking spaces shall be eliminated to accommodate the outdoor dining area unless replaced on-site.
 - Parking shall be provided for the area exceeding three hundred (300) square feet at a ratio of that required for indoor dining areas.
 - Landscaping/buffering shall be incorporated into the outdoor dining area subject to planning division approval which may consist of container plants, permanent landscape areas, garden walls, temporary fencing or other satisfactory measures to delineate the area devoted for outdoor dining.
16. Del Norte Plaza shall maintain a minimum of 1,155 parking spaces as required under the original Master and Precise Development Plan (84-21-PD). Parking spaces shall be double-striped per City standards.
17. This Precise Development Plan shall become null and void unless utilized within twenty-four (24) months of the effective date of approval.

ENGINEERING CONDITIONS OF APPROVAL

PHG16-0017 - Del Norte Plaza Drive-thru Starbucks

GENERAL

1. The applicant shall provide the City Engineer with a current Preliminary Title Report covering subject property with the submittal of the final engineering plans.
2. The location of all existing on-site utilities and storm drain facilities shall be determined by the Engineer. If a conflict occurs with proposed structures, these facilities shall be relocated subject to approval of the owner of the utility/facility or the Property Owners and/or Association if they are responsible for the maintenance thereof.
3. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading, landscaping, and site drainage improvements cost prepared by the project engineer. The project owner is required to provide a Cash

Clean Up Deposit for all grading, landscaping, and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. The Cash Clean-up Deposit amount shall be 10% the total cost of the project private improvements, drainage and landscaping. All improvements shall be completed prior to issuance of Occupancy Permit.

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 grading and site improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
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. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer and the City Building Official.
2. The project owner will be required to provide a detailed detour and traffic control plan, for any construction within the El Norte Parkway right-of-way, to the satisfaction of the City Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction or staging 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. A site landscaping and irrigation plan shall be submitted with the first submittal of the grading plan to the Engineering Dept.
3. All onsite parking and access drives shall be paved with a minimum of 3" AC over 6" of AB or 6" PCC over 6" AB, 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 on the Grading Plans subject to review and approval by the City Engineer, Fire Marshall and Planning Director.

4. 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.
5. 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.
6. Erosion control, including silt fences, straw wattles, interim sloping planting, gravel bags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
7. A General Construction Activity Permit may be required from the State Water Resources Board prior to issuance of Grading Permit.
8. 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. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention basins within or along the perimeter of the parking and driveway areas as the primary method of storm water treatment and hydro-modification compliance. The landscape plans will need to reflect these areas of storm water treatment.
3. All on-site trash enclosure areas shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
4. All onsite storm drains, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these

storm drains and all post construction storm water treatment facilities shall be that of the property owner or property owner's association.

5. 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 the Rincon Del Diablo Municipal Water District. It will be the developer's responsibility to make all arrangements with the Rincon District as may be necessary to provide water service for domestic use and fire protection.
2. All onsite detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and approved by the Rincon Del Diablo Municipal Water District.

SEWER

1. The developer shall be required to construct sewer service to the project to the requirements of the Utilities Engineer and City Building Official.
2. All sewer laterals will be considered a private sewer system. The property owner will be responsible for all maintenance of these laterals to the public sewer main.
3. Each Building shall have a separate sewer lateral and all sewer laterals shall be 6" PVC minimum with a standard clean-out at the edge of the public right of way and at all angle points and shall be designed and constructed per current UPC.
4. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral or within 15' of any public sewer main.

EASEMENTS AND DEDICATIONS

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

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 Building Permit. All development impact fees are paid at the time of Building Permit issuance 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 grading, landscaping, and improvements with a 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.



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

Notice of Exemption

To: San Diego County Recorder's Office
Attn: James Scott
P.O. Box 121750
San Diego, CA 92101-1750

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

Project Title/Case No.: PHG 16-0017 (Starbucks at Del Norte Plaza)

Project Location - Specific: 302 West El Norte Parkway (APN: 226-210-81)

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

Description of Project: A Precise Development Plan for the removal of an existing 9,904-SF building within the Del Norte Plaza shopping center, to be replaced with a new Starbucks coffee shop. The new building would be 2,200 SF in size, with an additional 350 SF of outdoor dining area and a drive-thru with a stacking capacity of thirteen vehicles. The project would include signage, landscaping, and stormwater management facilities. Eleven parking spaces would be removed and thirteen would be added as a result of the project, for a net gain of two parking spaces for the center.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Kayman Wong, Kaidence Group

Telephone: (480) 363-6185

Address: 4340 East Indian School Road, #21-266, Phoenix, AZ 85018

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

Exempt Status: The new building is a Categorical Exemption under Section 15303(c), "New Construction or Conversion of Small Structures" (new store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area).

Reasons why project is exempt:

1. The new building would be under 2,500 SF in size and would not involve the use of significant amounts of hazardous substances.
2. The site is within a developed 24.5-acre shopping center and is surrounded by urban development on all sides. All public services and facilities are available to allow the proposed use.
3. The project would not create a significant increase in vehicle trips, nor impact vehicular circulation on or around the site. Appropriate on-site parking would be provided.
4. The project site has no value as habitat for endangered, threatened, or rare species, and would not result in the destruction of desirable natural features.
5. The project would not generate any significant noise impacts to adjacent uses through the project design and compliance with the project Conditions of Approval. The project would not be visually obtrusive or disharmonious with surrounding areas.

Lead Agency Contact Person: Ann Dolmage

Area Code/Telephone/Extension (760) 839-4548

Signature: _____
Ann Dolmage, Associate Planner

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

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308 W. EL NORTE PARKWAY
ESCONDIDO, CA 92026

ACCOUNT EXECUTIVE:
JAY RESAR
DESIGN:
RICK
DATE:
10/14/16

REV./DATE/DESIGNER:
R1/10/24/16 / RCK
Revised per meeting
R2/11/16/16 / RCK
Revised per meeting

CUSTOMER APPROVAL:
☐ Accepted with changes
☐ Accepted as changes as noted
☐ Rejected as noted in the subject

SIGNATURE _____ DATE _____

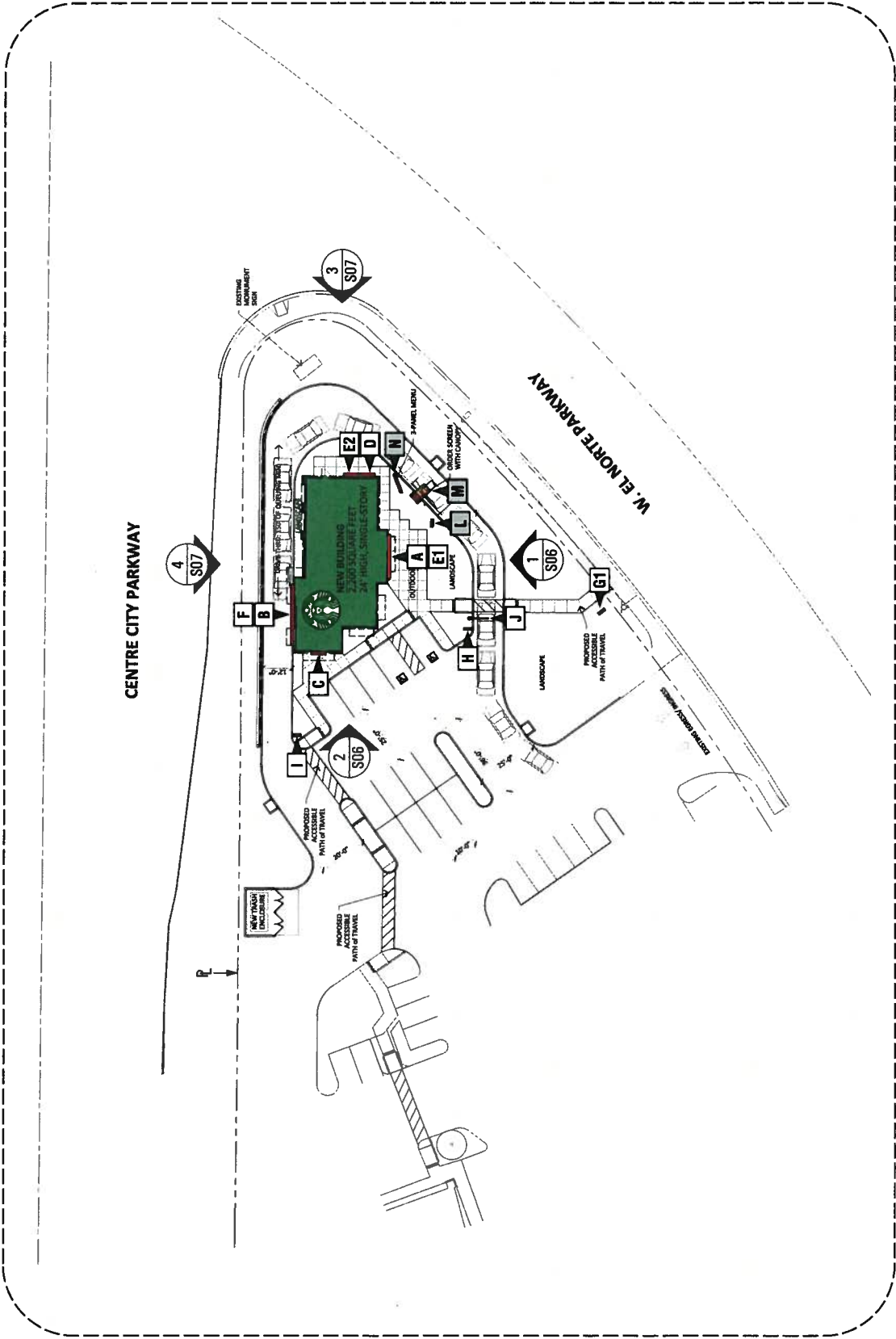
PRODUCTION APPROVAL:

SALES EXECUTIVE _____ DATE _____

PRODUCTION MGR. _____ DATE _____

This drawing was created by a registered professional engineer or architect. It is intended for use in the construction of the project shown. It is not to be used for any other purpose without the written consent of YESCO LLC. The design is intended to be installed in accordance with the requirements of the City of Escondido. The design is intended to be installed in accordance with the requirements of the City of Escondido. The design is intended to be installed in accordance with the requirements of the City of Escondido.

PROJECT NUMBER:
807444-R2
SHEET:
S03

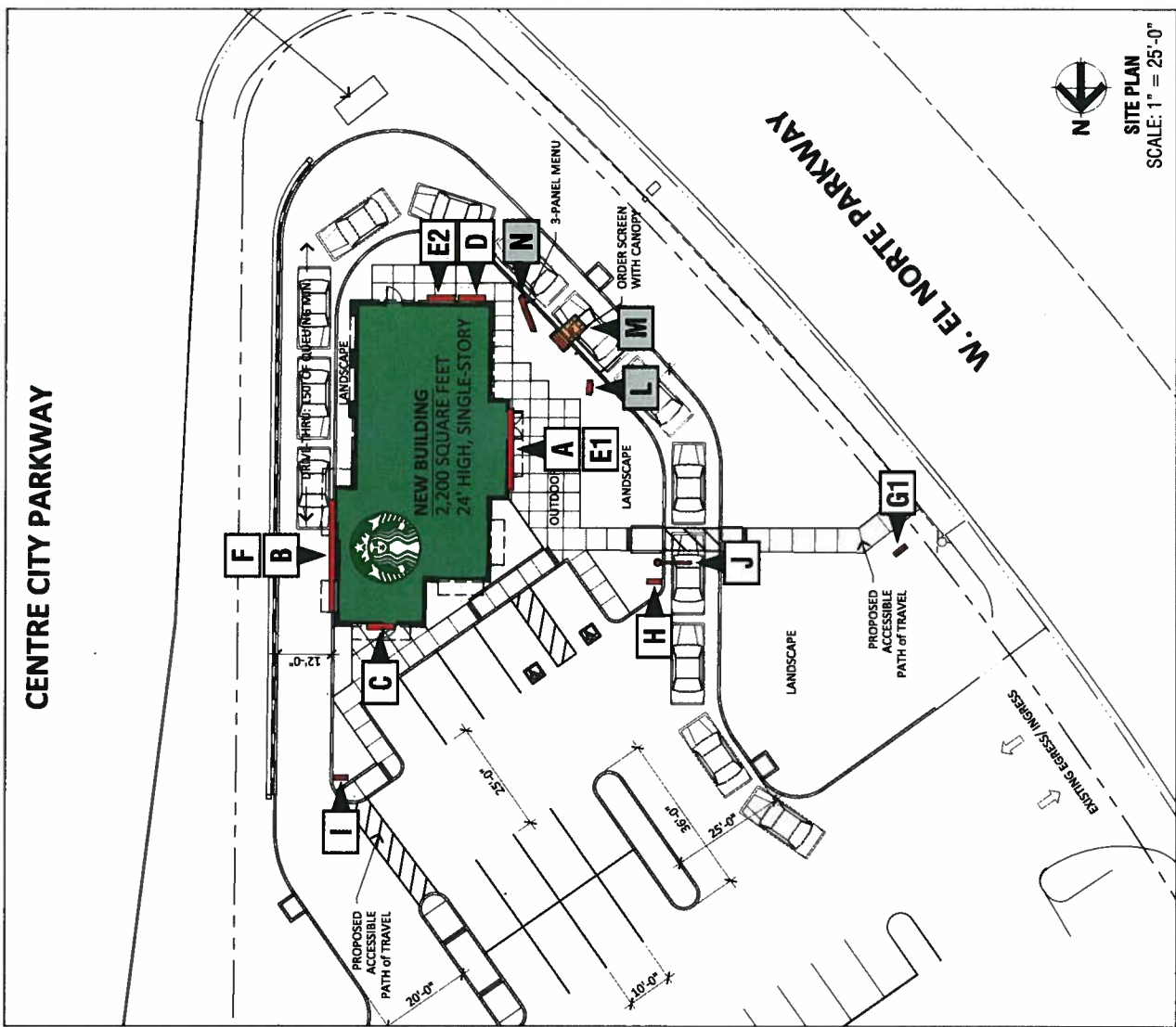


1 SITE PLAN
SCALE: 1" = 40'-0"



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CENTRE CITY PARKWAY



MANUFACTURE & INSTALL				
SIGN	DESCRIPTION	DESIGN #	QUANT	TOTAL
A	STARBUCKS COFFEE 14" CHANNEL LETTERS W/ BACK-UP RACEWAY	11392	1	21.80
B	STARBUCKS COFFEE 18" CHANNEL LETTERS W/ BACK-UP RACEWAY	11395	1	36.44
C	72" LOGO	Custom	1	28.26
D	54" LOGO	Custom	1	15.89
E1 E2	48" DRIVE-THRU ARROW SERIES WALL SIGN	14099	2	13.92
F	48" DRIVE-THRU ARROW SERIES WALL SIGN	14102	1	6.96
G1 G2	"STARBUCKS" DIRECTIONAL	14104 Custom	2	4.0
H	"DRIVE THRU" DIRECTIONAL	14104 Custom	1	2.0
I	"EXIT ONLY" DIRECTIONAL	14091 Custom	1	2.0
J	CLEARANCE	14106	1	2.3
K	SEE OPTIONS DOUBLE-FACE MULTI-TENANT PYLON SIGN	Custom	2 SETS	TBD
				ONE SIDE ONLY USED FOR TOTAL QUANTITY PER SIGN

SHIP-IN & INSTALL ONLY				
SIGN	DESCRIPTION	DESIGN #	QUANT	TOTAL
L	PRE-MENU	14120	1	12.0
M	ORDER POINT W/ CANOPY	14163 (Canopy) 14116 (Screen)	1	N/A
N	3-PANEL MENU BOARD	14118	1	13.4



CALIFORNIA CONTRACTOR LICENSE NO. 930899

**Los Angeles
Division**

10235 BELLEGRAVE AVE.
JURUPA VALLEY, CA 91752
TEL: (909) 923-7668
FAX: (909) 923-5015

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306 W. EL NORTE PARKWAY
ESCONDIDO, CA 92026

ACCOUNT EXECUTIVE:

JAY RESAR

DESIGN:

BACK

10/11/16
3/16/16

REV/DATED/DRAWN BY

R1 / 10-24-16 / RICK

Revised per rectum.

Rendement der Regionen

CUSTOMER APPROVAL:

☐ Accepted w/o changes☐ Accepted w/ changes as noted

WILLIAMS & SON, INC.

SIGNATURE

PRODUCTION APPROVAL

SALES EXECUTIVE

PRODUCTION IMAGE.

This drawing was created to assist you in visualizing our proposal. The original drawing is not included.

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YESBO, one year lease required or call the nearest office of YESBO.

apply to nonusers, and the results suggest that the model is not applicable to nonusers.

local codes. This includes proper grading of the site.

Colors represented in this drawing are

pieces being used on finished products. All subpartitions can reference master

your OMB as your request. Cost of necessary wiring to ship area is not to be paid. In this case, removed.

PROJECT NUMBER:

807444-R2

SWEET.

505

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FOR ADDITION OF GROUND SIGN SITE
LOCATION DETAILS**



WEST ELEVATION

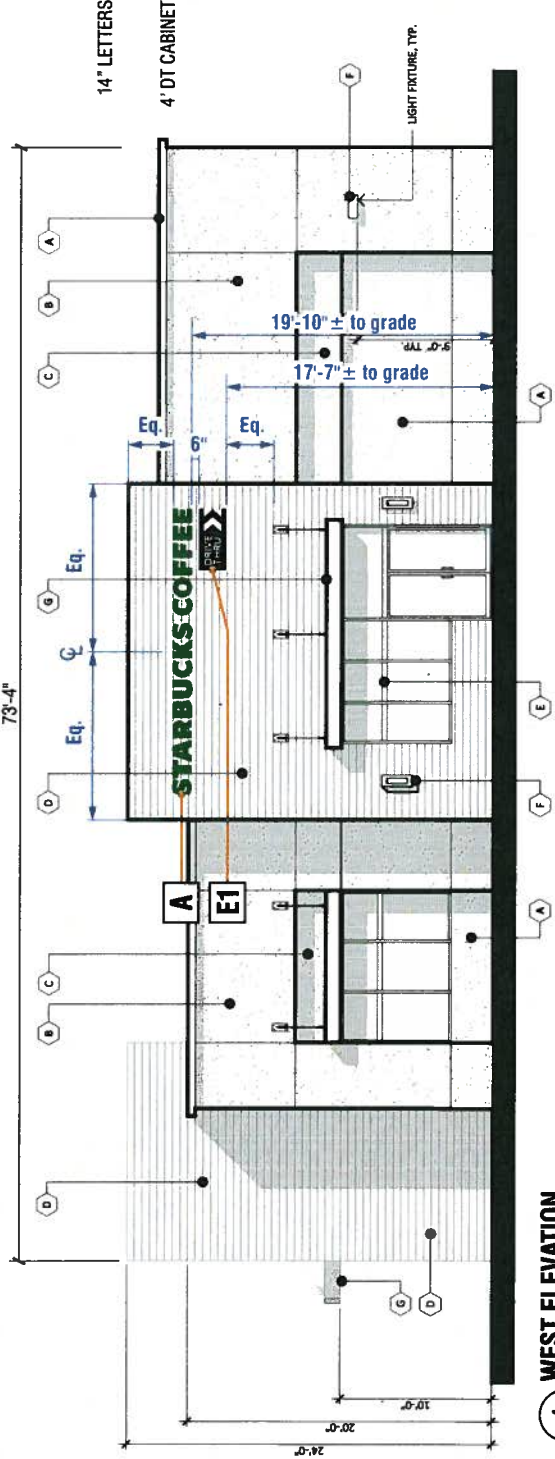
A Design: 11392
Sign Area = 21.80

E1 Design: 14099
Sign Area = 6.96

Total Sign Area = 28.76

14" LETTERS

4" DT CABINET



1 WEST ELEVATION

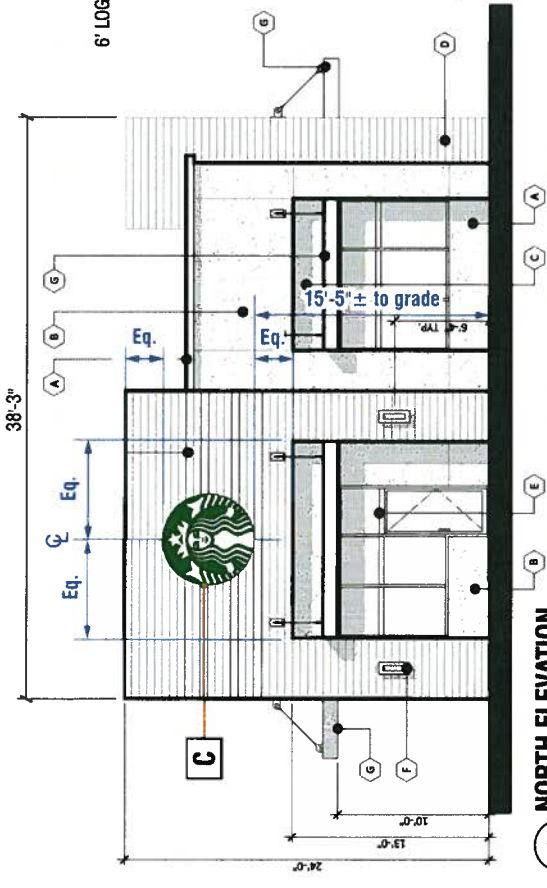
SCALE: 1/8" = 1'-0"

NORTH ELEVATION

C Design: Custom
Sign Area = 28.26

Total Sign Area = 28.26

6' LOGO



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



18'-9 3/4" (5734mm)

STARBUCKS COFFEE

Raceway located behind wall / parapet

STARBUCKS COFFEE

3' 1.5' 2.5' 3' 3.5' 2.5' 2.5' 2.5' 2' 3' 2.5' 2.5' 2.5' 2.5' 2.5'

Power Supply 1 = 24.5'

Power Supply 2 = 21.5'

A NEW SET OF ILLUMINATED CHANNEL LETTERS

Quantity: One (1) Set - Manufacture & Install

Design: 11392

Scale: 1/2" = 1'-0"

SPECIFICATIONS:

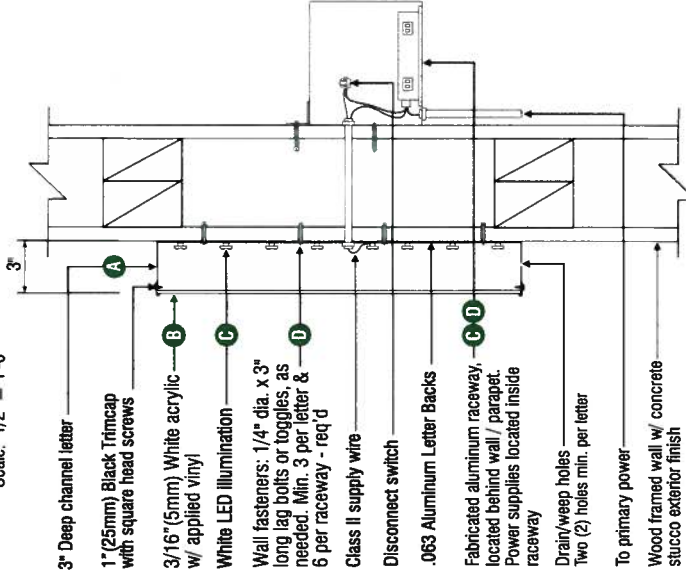
- A** Internally illuminated channel letters to be fabricated from 0.040 / 3003 aluminum with pre painted White interiors and painted Black polyurethane exteriors. 3" deep. Letter backs to be .063 Black & White aluminum pop-riveted to sidewalls and sealed.
- B** Faces to be 3/16" (5mm) White acrylic with 1" (25mm) Black Trimcap retainer edging. Letter face vinyl is 1st surface 3M 3630-76 Holly Green vinyl with scratch borders.
- C** Internally illuminate letters with Lumifluent™ White LED's attached to inside of letter backs. Power with 120v Lumifluent™ power supplies. Power to be located behind wall.
- D** Fasten letters flush to wall with required fasteners. Raceway mounted behind wall/parapet.

Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3(B) 600-2, 600-4 Primary electrical source (1/2" conduit minimum) REF: NEC 600-6, 600-21 (provided by installer)



SINGLE LINE FACE-LIT INDIVIDUAL LETTER SPECIFICATION
TAG # S411 / 14" (356mm) LETTER

Tag	Size	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Volts
S411	14" (356mm)	21.8	2.03	18.81	1.75	120



Letter Section View (NOTE: Back-up Raceway Located Behind Wall)

NTS



Note: Red dotted line denotes sign area calculation

1 Front View
Scale: 1/2" = 1'-0"

2 LED Detail
Scale: 1/2" = 1'-0"

LEDs Provided By: **Lumilux**

3 Section View
Scale: 1/2" = 1'-0"

4 Side View
Scale: 1/2" = 1'-0"

C NEW S/F ILLUMINATED DISK LOGO CABINET

Quantity: One (1) Logo Cabinet, Manufacture & Install

Design: Custom

Scale: 1/2" = 1'-0"

SPECIFICATIONS:

A 72" (1829mm) Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) white polycarbonate. Retainer to be 1 1/2" wide aluminum painted black polyurethane.

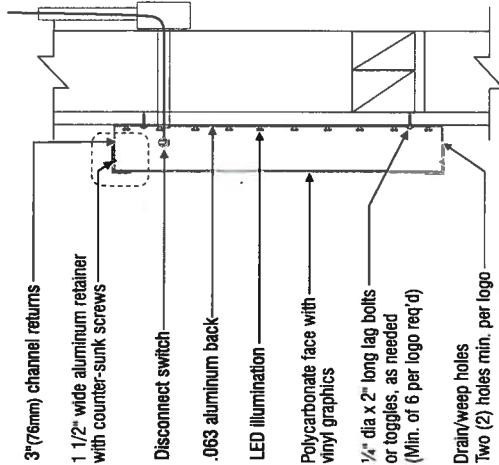
B Graphics of logo to be 1st surface 3M Translucent Scotchlcal vinyl - Holly Green #3630-76. Siren to show thru White.

C Internally illuminate logo disk with Lumilux™ white LED's installed to back of disk. Power with self-contained Lumilux™ power supply contained within an U.L. enclosure covered in white vinyl film. Fasten to wall with required fasteners.

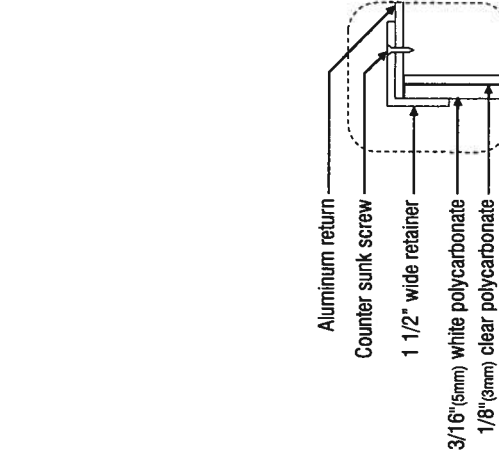
Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3(B) 600-2, 600-4. Primary electrical source 1/2" (13mm) conduit (minimum) REF: NEC 600-6, 600-21 (provided by installer).

Size	Sq.Ft.	Sq.M.	Volts
72" (1829mm)	28.26	8.61	120

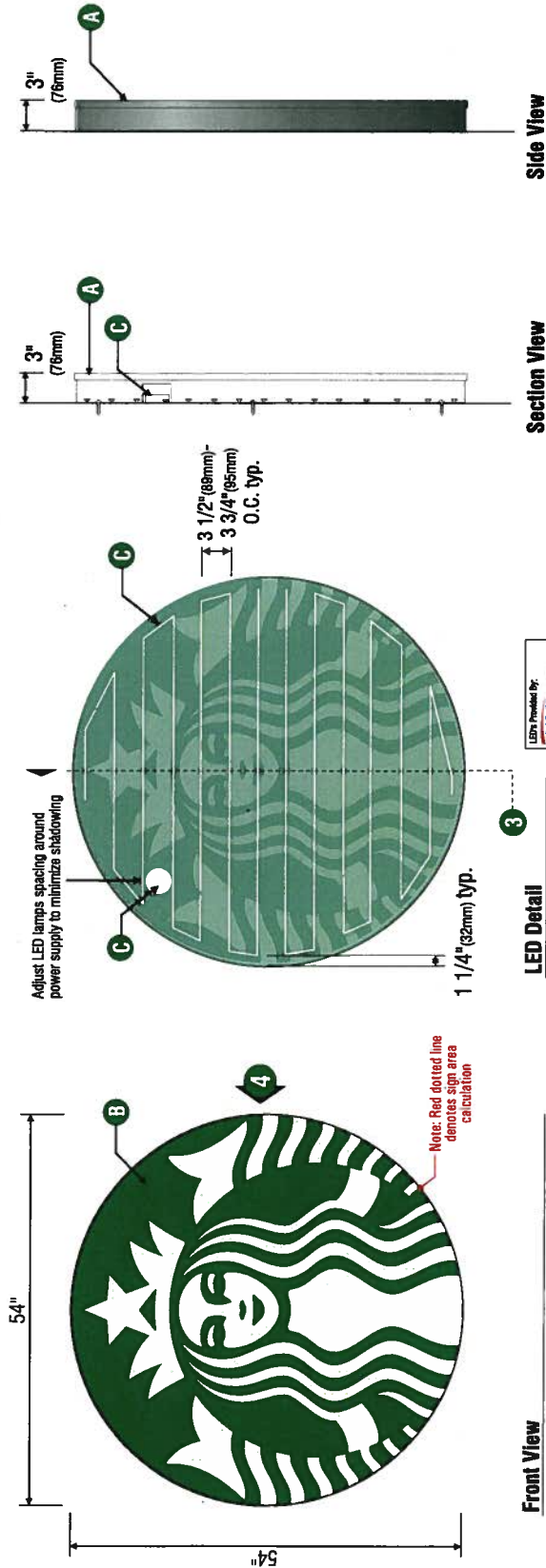
Disk 72in S/F Illuminated wall mount EVOLVED



5 Logo Section View Typ.
NTS



6 Enlarged Detail
NTS



LED Detail

LEDs Provided by: LUMINIFICENT

Design: Custom

Scale: 3/4" = 1'-0"

D NEW S/F ILLUMINATED DISK LOGO CABINET

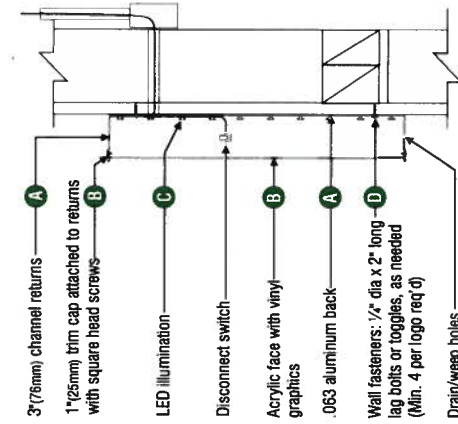
Quantity: One (1) Logo Cabinet - Manufacture & Install

SPECIFICATIONS:

- A** Single faced internally illuminated wall mount logo disk. Cabinet to be 3"(76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16"(5mm) Acrylic 015-2GP, backed with a disk of polycarbonate-clear, 1"(25mm) Black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal Vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with Luminifcent™ white LED's installed to back of disk. Power with self-contained Luminifcent™ power supply covered in white vinyl film. Fasten to wall with required fasteners.

Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure). REF: NEC 110-3(B) 500-2, 500-4, 500-6, 500-7, 500-8, 500-9, 500-10, 500-11, 500-12, 500-13, 500-14, 500-15, 500-16, 500-17, 500-18, 500-19, 500-20, 500-21, 500-22, 500-23, 500-24, 500-25, 500-26, 500-27, 500-28, 500-29, 500-30, 500-31, 500-32, 500-33, 500-34, 500-35, 500-36, 500-37, 500-38, 500-39, 500-40, 500-41, 500-42, 500-43, 500-44, 500-45, 500-46, 500-47, 500-48, 500-49, 500-50, 500-51, 500-52, 500-53, 500-54, 500-55, 500-56, 500-57, 500-58, 500-59, 500-60, 500-61, 500-62, 500-63, 500-64, 500-65, 500-66, 500-67, 500-68, 500-69, 500-70, 500-71, 500-72, 500-73, 500-74, 500-75, 500-76, 500-77, 500-78, 500-79, 500-80, 500-81, 500-82, 500-83, 500-84, 500-85, 500-86, 500-87, 500-88, 500-89, 500-90, 500-91, 500-92, 500-93, 500-94, 500-95, 500-96, 500-97, 500-98, 500-99, 500-100.

Disk 54in S/F Illuminated wall mount EVOLVED		
Size	Sq.Ft.	Volts
54"	15.89	120

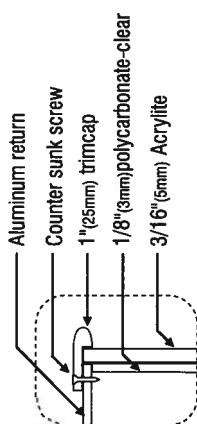


6 Enlarged Detail

NTS

5 Letter Section View Typ.

NTS





Sign Specifications:

- Cabinet:
 - Fabricated .090" (2mm) aluminum housing painted black to match RAL 7021M with white end caps as shown.
 - Back to be .125" (3mm) aluminum.
 - Directional copy and chevrons backed up with .125" (3mm) #7328 white polycarbonate. All polycarbonate face elements to be attached to aluminum face panel with weld studs.
 - Interior aluminum surfaces of sign cabinet to be painted white with Lazy's Starline.
 - Welded aluminum construction with no visible fasteners. Fasteners relating the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
 - Internal structure of cabinet shall be per approved shop drawings.
 - Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbuck's approved equal. LED's to be mounted on back panel with self-contained power supply. All electrical components are removable for service.

Regulatory:

- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.



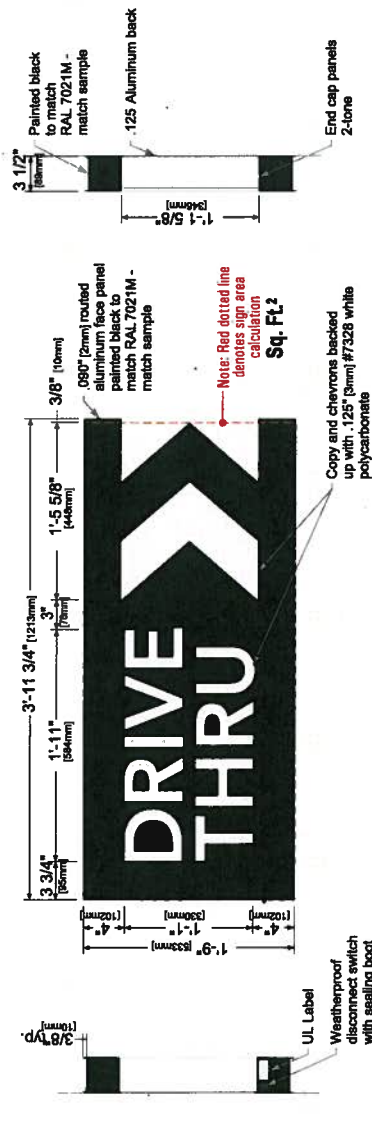
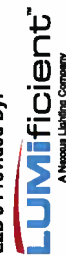
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This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect and/or Engineer-of-Record will be required prior to using this document for Bidding, Permitting, or Construction.

Size	Sq. Ft. 1	Sq. Ft. 2	Volts	Amps
21" (533mm)	4.52	6.96	120	0.85

- 1: Figured as illuminated center part
- 2: Figured as complete signage

LED's Provided By:



Front Elevation View

Right Side View

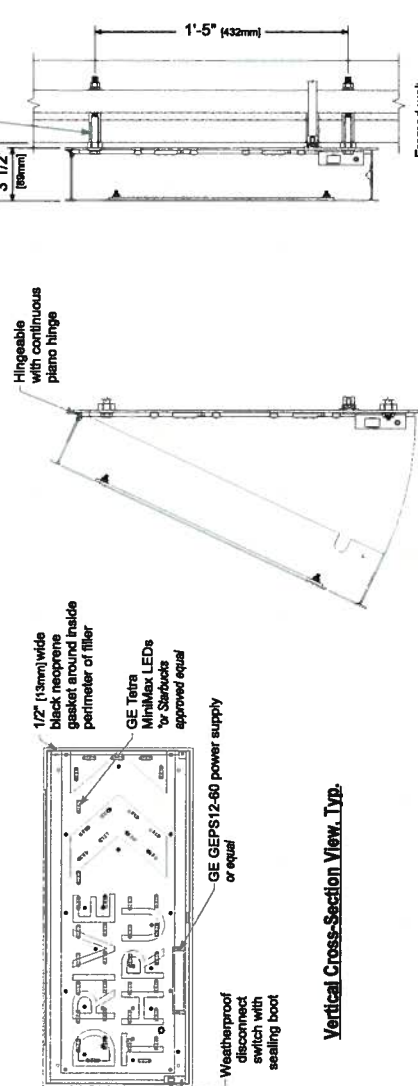
Design: 14099

Scale: 1" = 1'-0"

NEW SINGLE FACE ILLUMINATED DRIVE-THRU ARROW SERIES CABINET

QUANTITY: Two (2) Logo Cabinets, Manufacture and Install

3/8" (9.5mm) dia. grade 5 bolt with nut, flat & lock washers



Service Position View

Section View at Installation Detail

Vertical Cross-Section View, Typ.



YESCO CORPORATION, A DIVISION OF YESCO, INC.

Los Angeles Division

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JURINA VALLEY, CA 91752
TEL: (909) 922-1008
FAX: (909) 922-5015

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CUSTOMER:



308 W. EL NORTE PARKWAY
ESCONDIDO, CA 92023

ACCOUNT EXECUTIVE:

JAY REAR

DESIGNER:

RICK

DATE:

10/10/16

REVIEWER/DESIGNER:

R1/10/24/16 RICK

REVIEWER/DESIGNER:

R2/11/16/16 RICK

REVIEWER/DESIGNER:

CUSTOMER APPROVAL:

☐ Accepted with changes

☐ Accepted as noted

☐ Revised as noted & re-submit

SIGNATURE: _____ DATE: _____

PRODUCTION APPROVAL:

SIGNATURE: _____ DATE: _____

SALES EXECUTIVE:

SIGNATURE: _____ DATE: _____

PRODUCTION MGR:

SIGNATURE: _____ DATE: _____

This drawing was created in AutoCAD 2016.

It is intended to be used as a guide only.

It is not intended to be used as a contract.

It is not intended to be used as a warranty.

It is not intended to be used as a license.

It is not intended to be used as a trademark.

It is not intended to be used as a service mark.

It is not intended to be used as a registered trademark.

It is not intended to be used as a copyright.

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It is not intended to be used as a machine patent.

It is not intended to be used as a manufacture patent.

It is not intended to be used as a new and useful improvement patent.

It is not intended to be used as a new and useful article patent.

It is not intended to be used as a new and useful machine patent.

Sign Specifications:

Cabinet:

- Fabricated .090" (2mm) aluminum housing painted black to match RAL 7021M with white end caps as shown.
- Directional copy backed up with .125" (3mm) #7328 white polycarbonate. All polycarbonate face elements to be attached to aluminum face panel with weld studs.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on an internal baffle with self-contained power supply. All electrical components are removable for service.

Support:

- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021M as per approved shop drawings and shall be integral to the sign cabinet.
- Base tube will be constructed so that it can be retro-fitted to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

Regulatory:

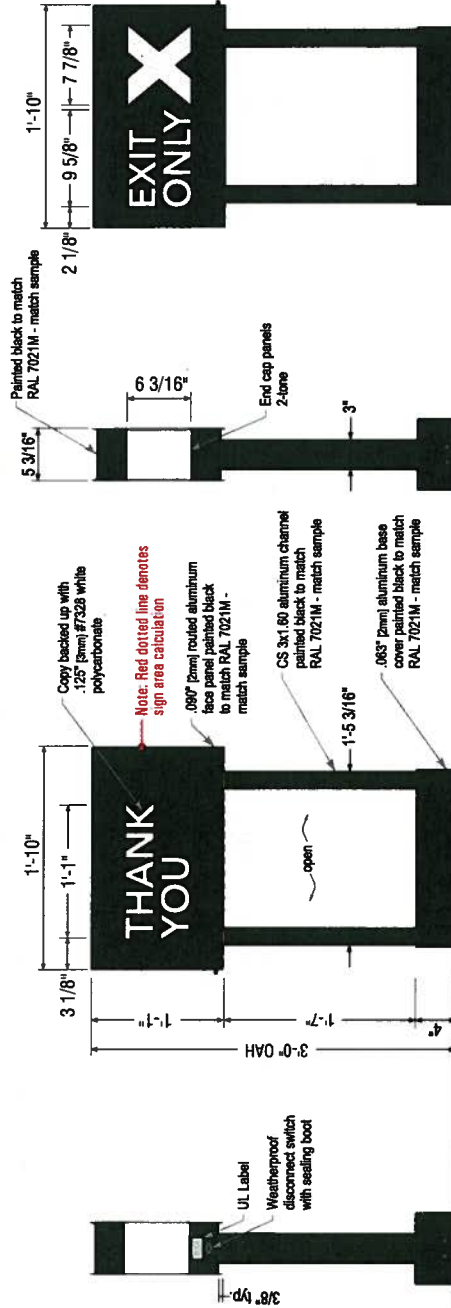
- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.



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This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect and/or Engineer-of-Record will be required prior to using this document for Bidding, Permitting, or Construction.

Size	Sq. Ft.	Volts	Amps
36"	2.0	120	0.85



Street Side View

Front Elevation View

Store Side View

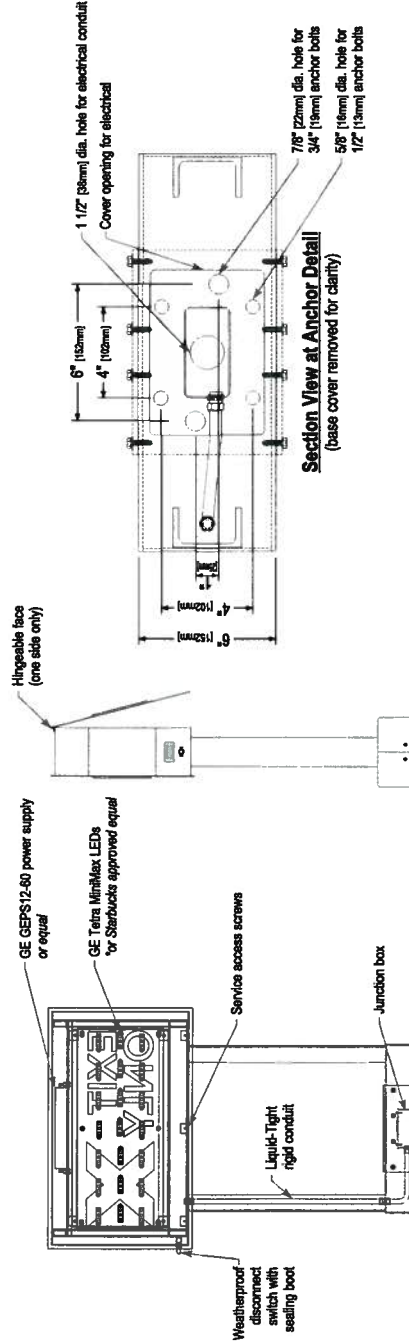
Rear Elevation View

NEW ILLUMINATED D/F DIRECTIONAL SIGN - THANK YOU/EXIT ONLY

Design: 14091/Custom

QUANTITY: One (1) - Manufacture and Install

Scale: 1" = 1'-0"



Vertical Cross-Section View, Typ.

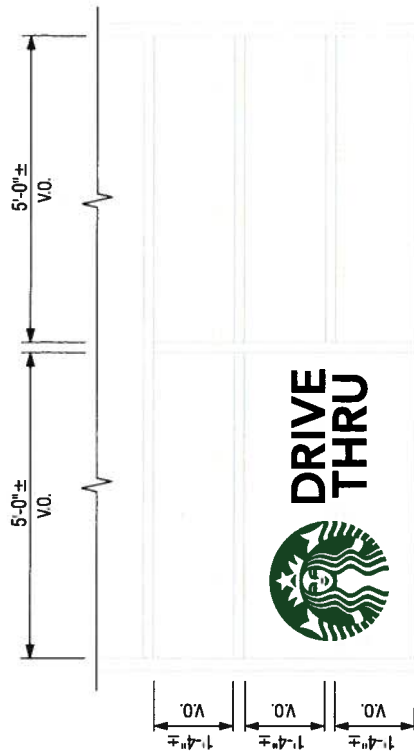
Service Position View

EXISTING D/F MULTI-TENANT PYLON SIGN ELEVATION



NEW STARBUCKS LOGO & DRIVE-THRU COPY ON EXISTING TENANT PANELS
NOTE: PANEL LOCATION & CONFIGURATION - PREFERRED
Scale: 1/4" = 1'-0"

OPTION 2:



◀ STREET SIDE - APPLIES TO BOTH SIDES OF PYLON SIGN

K NEW STARBUCKS LOGO & DRIVE-THRU COPY
Quantity: Two(2) Sets, Manufacture & Install
Sign Area = TBD
Design: Custom
Scale: 1/2" = 1'-0"

TENANT PANELS: ALUMINUM (EXISTING)

STARBUCKS COPY/GRAPHICS: ROUTED-OUT FROM ALUMINUM FACE & BACKED-UP W/ ACRYLIC.
LOGO: WHITE ACRYLIC & 3M #3630-76 HOLLY GREEN VINYL FILM W/ SHOW THRU WHITE
SIREN DETAILS
LETTERS: DAY-NIGHT ACRYLIC.

NOTE: FIELD SURVEY REQUIRED BEFORE PERMIT SUBMITTAL & PRODUCTION



CALIFORNIA CONTRACTORS LICENSE NO. 95886

Los Angeles Division

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CLIENT:



308 W. EL MONTE PARKWAY
ESCONDIDO, CA 92026

ACCOUNT EXECUTIVE:

JAY RESAR

DESIGNER:

ROCK

DATE:

10/14/16

REVISION/DESIGNER:

R1 10/24/16 / ROCK

REVISION/DESIGNER:

R2 11/10/16 / ROCK

REVISION/DESIGNER:

Revised per notes.

CUSTOMER APPROVAL:

☐ Accepted with changes

☐ Accepted with changes as noted

☐ Rejected as noted & re-submitted

SIGNATURE

DATE

PRODUCTION APPROVAL:

SIGNATURE

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PRODUCTION MGR:

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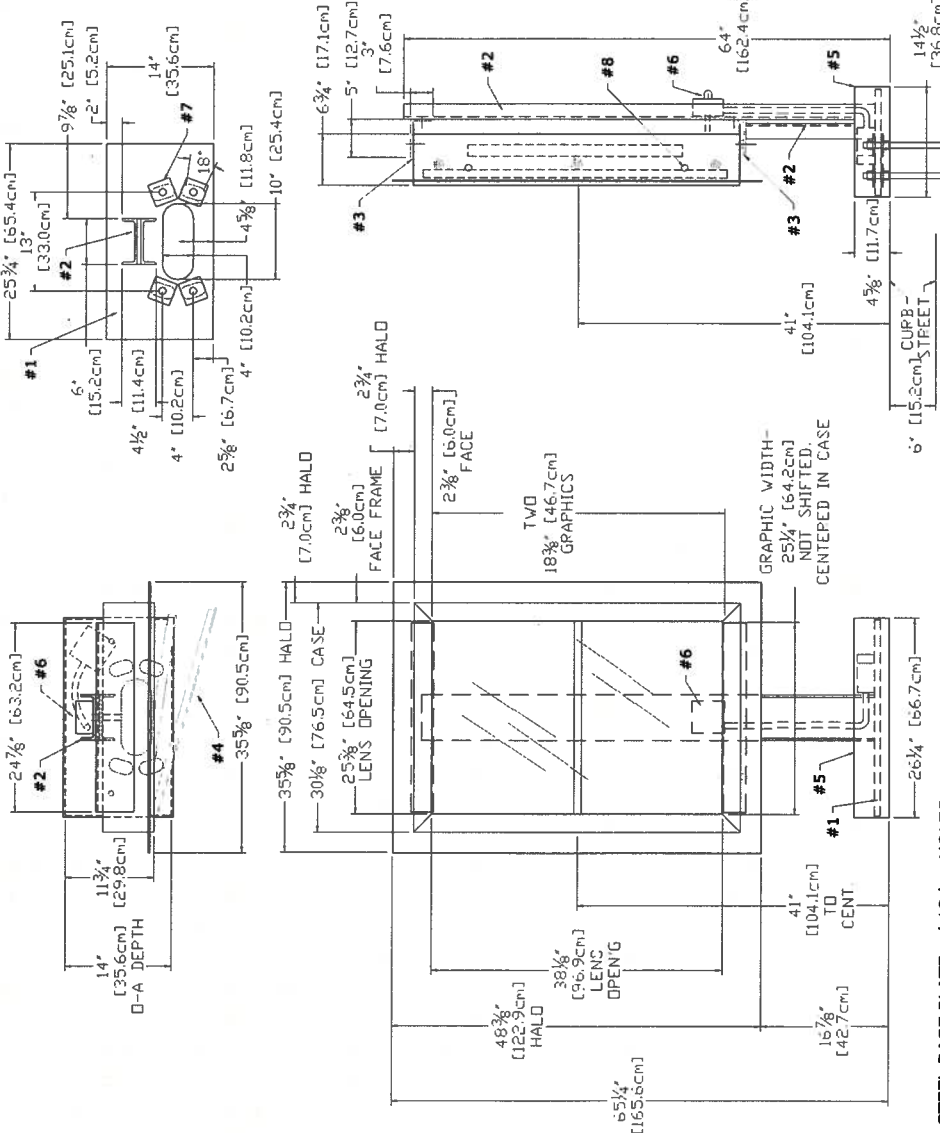
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- #1 - 3/4" [19mm] STEEL BASE PLATE W/ 18deg HOLES PATTERN LEFT SQUARE / SYMMETRICAL
- #2 - C6X10.5 (6"x2"x5/16") STEEL POST (1x)
- #3 - 5"x3"x1/4" STEEL SUPPORT ANGLES (2x) (WELDED TO STEEL POST)
- #4 - EXTRUDED ALUMINUM MENU BOARD (1x) ONE SPLIT PANEL LIGHTBOX TWO 25 1/8"x18 3/8" GRAPHICS GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED STANDARD LED TUBE LIGHTING, SIDE LOCKS
- #5 - WELDED ALUMINUM BASE COVER
- #6 - WATER-TIGHT BOX W/SWITCHES & SENSOR, RIGID CONDUIT RUN TO SECOND EXT BOX BELOW BASE COVER, 120 WATT, 0.30Aac
- #7 - 8 BASE WASHERS, 1/4" THICK
- #8 - TWO SIDE MOUNT LOCKS, RETAIN EXISTING KEY #E3-26-819-15

PRE-MENU FREESTANDING SIGN

QUANTITY: One (1), Install Only

Design: 14120

Scale: 3/4" = 1'-0"

SCOPE OF WORK:
Manufacture by DSA Phototech.
YESCO TO INSTALL ONLY.

APPROVED
02/06/14

RAL7021 BLACK GREY, 10% SHEEN, EXT

DT PRE ORDER FREESTANDING	14120	11036584
ALL DESIGN, OPERATIVE AND PROCESS DATA PERTAINING TO THIS PROJECT ARE THE PROPERTY OF DSA PHOTOTECH. IT IS FORWARDED IN CONFIDENCE AND IS NOT TO BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF DSA PHOTOTECH. ANY VIOLATION OF THIS AGREEMENT WILL BE CAUSE FOR IMMEDIATE LITIGATION TO THE EXTENT OF THE LAW.		
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DRIVE THRU PRE ORDER W/ STAND		
PAH	02/06/14	QCSBEDTPRELED
	Scale: 1 : 20	Sheet 1 of 1

PROJECT NUMBER:

807444-R2

SHEET:

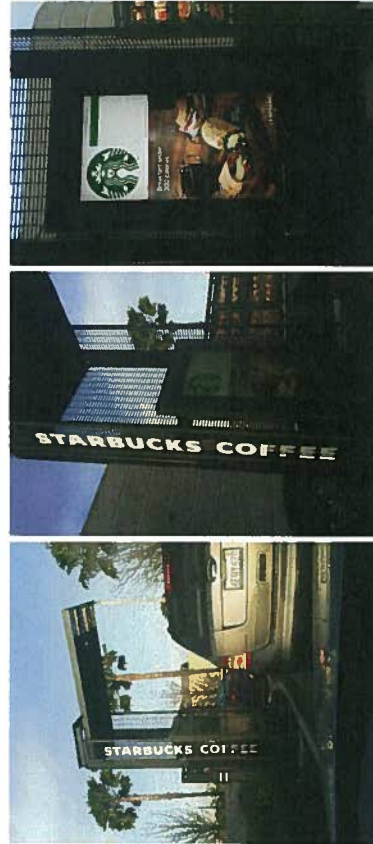
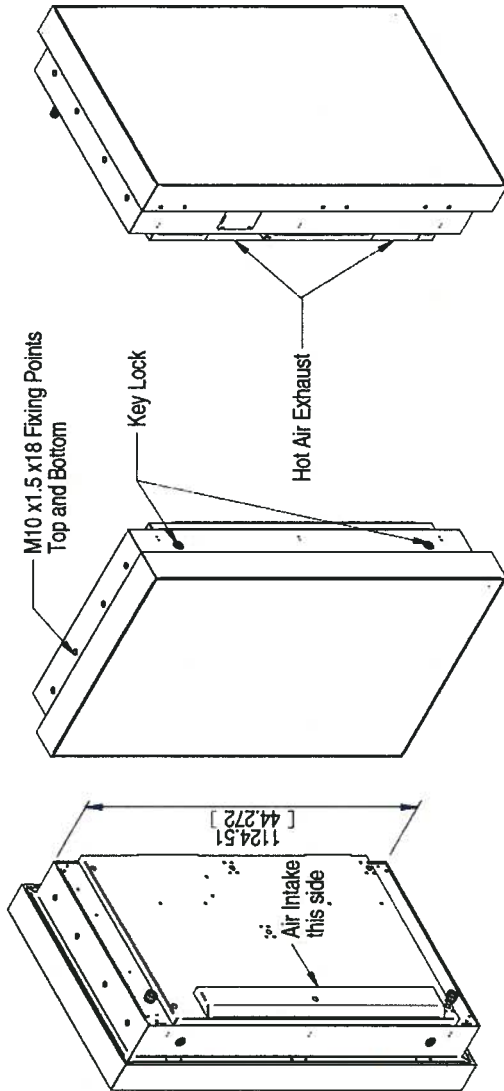
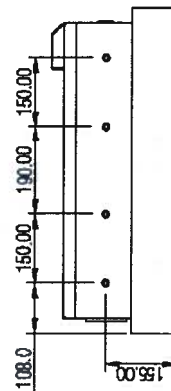
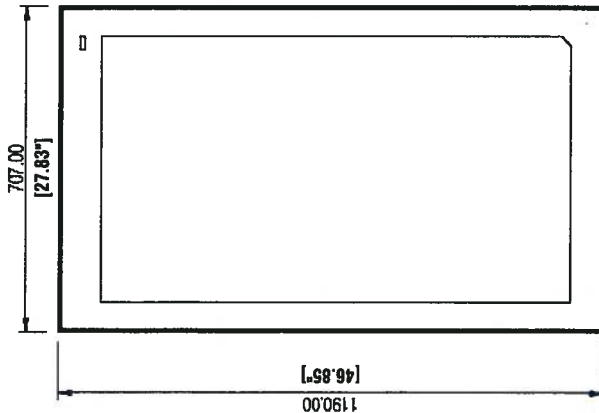
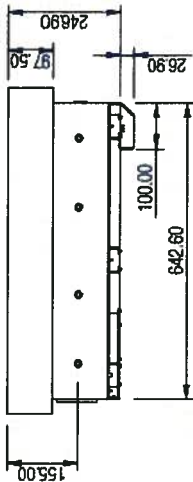
S20



SCOPE OF WORK:
Manufacture by DSA Phototech.
YESCO TO INSTALL ONLY

Design: 14116
Scale: NTS

NEW ORDER POINT SCREEN - MOUNTS TO FREESTANDING CANOPY
QUANTITY: One (1), Install Only



PHOTO'S OF TYPICAL FREESTANDING CANOPY WITH ORDER POINT SCREEN

