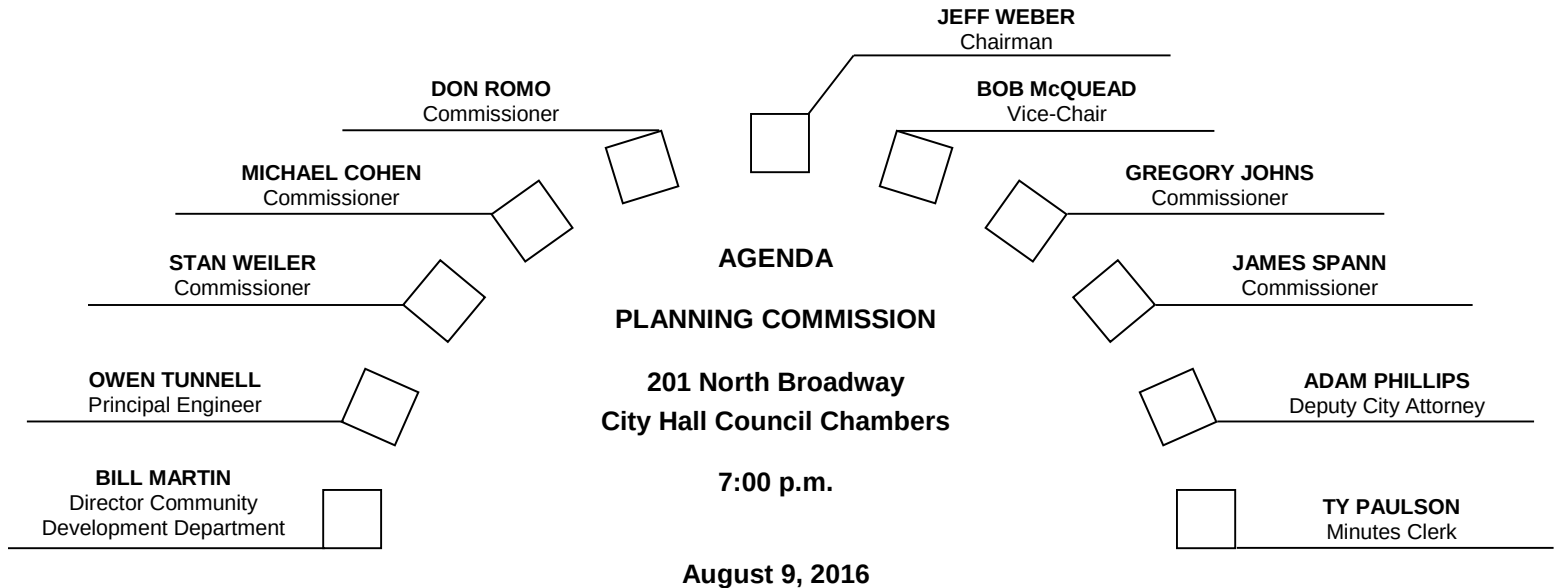


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 07/12/16

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. MASTER AND PRECISE DEVELOPMENT PLAN, GENERAL PLAN AMENDMENT AND ZONE CHANGE – PHG 16-0006; ENV 16-0002:

REQUEST: A Master and Precise Development Plan for the construction of a four-story, 102,774 SF commercial building to include a self-storage facility (99,686 SF of storage units plus 1,565 SF of associated office and conference space) along with leasable retail/restaurant space (2,750 SF). The development includes 33 parking spaces, six loading spaces, landscaping and bioretention areas. Access to the property would be provided from two driveways on West Mission Avenue. The project includes an Amendment to the General Plan to change the General Commercial (GC) land-use designation of the property to Planned Commercial (PC), along with a change to the maximum height of a building in the PC designation from three stories to four stories. A Zone Change also is requested to change the underlying zoning designation from General Commercial (CG) to Planned Development-Commercial (PD-C) to correspond with the proposed Planned Commercial General Plan land-use designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 1.57-acre project site is located on the northern side of Mission Avenue, between North Escondido Boulevard and North Broadway, addressed as 222 West Mission Avenue (APN 229-120-76).

ENVIRONMENTAL STATUS: A Draft Mitigated Negative Declaration (City File No. ENV 16-0002) was issued for 20-day public review beginning on July 14, 2016 in conformance with the California Environmental Quality Act (CEQA). The public review period will end on August 2, 2016. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to tribal cultural resources.

APPLICANT: The William Warren Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

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

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

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

ENVIRONMENTAL STATUS: A Draft Initial Study/MND (City File No. ENV 15-0017) was issued for a 30-day public review period for the proposed project on June 21, 2016 in conformance with the California Environmental Quality Act (CEQA).

APPLICANT: Badiie Development, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

3. ZONING CODE AMENDMENT AND CONDITIONAL USE PERMIT – AZ 16-0003:

REQUEST: An amendment to Article 26 of the Escondido Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the industrial zones and a Conditional Use Permit to allow a postsecondary vocational training school in an existing 24,200 square foot industrial building located in the Industrial Park Zone (I-P). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide for the proposed Zoning Code Amendment; The proposed vocational training school would be located on an approximately 1.41-acre property generally located on the northern side of Aldergrove Avenue, west of Andreasen Drive, addressed as 2066 Aldergrove Avenue (APN 232-051-48).

ENVIRONMENTAL STATUS: The proposed Amendment to the Zoning Code is exempt from environmental review in conformance with CEQA Section 15061(b)(3) "General Rule," because the proposed land use would provide a necessary support and service use for the development of new industrial businesses. The proposed Conditional Use Permit is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities."

APPLICANT: California Technical Academy

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

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

I. ORAL COMMUNICATIONS:

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

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

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

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

July 12, 2016

The meeting of the Escondido Planning Commission was called to order at 7:05 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Michael Cohen, Commissioner; Gregory Johns, Commissioner; James Spann, Commissioner and Stan Weiler, Commissioner.

Commissioners absent: Don Romo, Commissioner.

Staff present: Bill Martin, Director of Community Development; Jay Paul, Associate Planner; Adam Finestone, Principal Planner; Owen Tunnell, Principal Engineer; and Adam Phillips, Deputy City Attorney.

MINUTES:

Moved by Commissioner Spann, seconded by Vice-chairman McQuead, to approve the minutes of the June 14, 2016, meeting. Motion carried. Ayes: Weber, Spann, McQuead, and Cohen. Noes: None. Abstained: Johns. Commissioner Weiler was absent from the vote. (4-0-1)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – Received.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT – PHG 15-0036:

REQUEST: A proposed Conditional Use Permit to increase the number of non-ambulatory residents (aged 60 and above) in an existing 3,421 SF, residential care facility from six to ten, on a 10,385 SF lot in the R-1-6 zone (Single-Family Residential, 6,000 SF minimum lot size). No exterior additions or improvements

to the existing structure are proposed. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 0.24-acres, on the northeast side of Wanek Road, west of East Valley Parkway and east of Socin Court, addressed as 2870 Wanek Road (APN 231-050-50).

Adam Finestone, Principal Planner, referenced the staff report and noted staff issues were whether the site could reasonably accommodate the increase in the number of residents, and whether adequate parking could be provided for the proposed use. Staff recommended approval based on the following: 1) The proposed increase in the number of residents is consistent with General Plan goals to provide housing for special needs households including the elderly. The facility allows residents to live in a residential environment rather than an institutional setting. The proposed increase to ten residents can be reasonably accommodated on site since the residence is of adequate size and adequate parking can be provided; and 2) The demand for parking was expected to be limited primarily to employees because the residents do not drive and visitation occurs on an infrequent basis. The three required spaces could be provided on the applicant's property as required by the Zoning Code. The applicant's proposed parking solution met code requirements and there were plenty of other parking opportunities for infrequent occurrences where additional spaces were needed.

Vice-chairman McQuead asked if staff had received any comments from the neighbors. Mr. Finestone replied in the negative.

Chairman Weber asked if the subject property would be subject to a higher sewer rates given the increase in occupants. Mr. Martin replied sewer rates were based on EDU's.

Chairman Weber and Mr. Martin discussed the feasibility of raising the EDU formula for residences that are converted to residential care facilities.

Discussion ensued regarding available parking and the delineation between what defined residential and institutional settings.

Ana Osborn, Escondido, Applicant, noted that her facility would provide for individuals needing care in a residential setting. She also stated that she had provided care for over 20 years and loved it.

ACTION:

Moved by Vice-chairman McQuead, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. Weiler was absent from the vote. (5-0)

2. REGIONAL MARKET SIGN PERMIT AND ZONING CODE AMENDMENT - PHG 16-0009; AZ 16-0004:

REQUEST: A modification to an existing Regional Market Sign Permit to upgrade the existing Escondido Auto Park freeway sign with a larger sign. The existing sign is approximately 630 SF in size and includes an electronic message board of approximately 267 SF per side, as well as 126 SF of internally-illuminated fixed copy per side. The new sign would be approximately 775 SF in size, and would include an LED message board of approximately 587 SF per side, as well as approximately 67 SF of internally-illuminated fixed copy per side. The sign would still be supported by two poles, though the overall height of the sign would be lowered from 80' to 73'6" and the pole covers would be painted gray. Since the proposed changes would cause the sign to exceed current size limits for Regional Market Signs, a Zoning Code Amendment is also proposed to modify those limits.

PROPERTY SIZE AND LOCATION: The project site is 1.17 acres in size and is addressed as 1130 Simpson Way (Assessor's Parcel Number 232-061-36). The site is located on the north side of Simpson Way, near its intersection with North Hale Avenue and immediately west of Interstate 15.

Bill Martin, Director of Community Development, referenced the staff report and noted staff issues were whether the proposed Zoning Code Amendment, allowing for larger Regional Market Signs, was appropriate, and whether the design of the proposed new sign was appropriate. Staff recommended approval based on the following: 1) Regulations for Regional Market Signs were added to the Zoning Code in 1995 and amended in 1996, in response to the Escondido Auto Park Association's interest in installing a freeway-oriented sign bearing a changeable message board within the Interstate 15 corridor. These regulations had not changed since the 1996 amendment. The Association now would like to upgrade the existing Regional Market Sign with one that was more modern in appearance and that utilizes LED technology for its message board. The proposed design would incorporate a larger total sign area and a larger message board than what currently exist. The total copy size (fixed plus message board) would also increase. These larger features would exceed the size limits currently set by the Regional Market Sign standards, so a code amendment is necessary. The proposed project has been reviewed by all relevant City departments, none of

which had any comments or recommendations. Caltrans also reviewed the proposed code amendment and Regional Market Sign modification and expressed no concerns with increasing the size of the sign or its message board, but did make some recommendations regarding light output, which are addressed further later in this report. These recommendations have been incorporated into the conditions of approval for the project. Finally, staff believes that the increase in the digital message board size (and the overall size of the sign) is warranted since it is consistent with current LED technology that is more efficient and has become increasingly popular in the years since the original Auto Park sign was approved; and 2) The current Regional Market Sign was installed in 1996 under 96-21-RMS and the sign had not been changed since it was first installed. The Association now would like to replace the existing sign with a new one featuring cleaner lines and a modern appearance, as well as a larger electronic message board. The applicant believed, and staff concurred, that the new design would upgrade the look of the sign and this area of the I-15 corridor.

Commissioner Weiler entered the meeting at this time.

Commissioner Cohen asked if there would be any power consumption difference with the new sign. Mr. Martin estimated that the power usage would be reduced, noting the applicant was present and could provide more input.

Commissioner Johns and staff discussed the type and timing for the screen display.

Chairman Weber and staff discussed the reasoning for the administrative adjustment language in the proposed code amendment.

Chairman Weber asked if staff foresaw any other possible entities coming forward with similar requests. Mr. Martin replied in the negative noting the regional market sign regulations had been in effect for 20 years now and no other entities had applied.

Chairman Weber and staff discussed the language related to the requirement for on-premise signs versus being subject to the Outdoor Advertising Act for an off-premise sign installation. Chairman Weber expressed his concern with the on-premise nature of the request.

Rory Nicholls, ADTI Media, noted that the LED technology would reduce the power usage for the sign. He stated that there was a mistake regarding the actual size of the LED sign, noting that it was less than stated in the staff report. He also elaborated that the aesthetics of the sign would be significantly increased.

Commissioners Spann, Weiler, and Cohen were in favor of the proposed sign.

ACTION:

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

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Commissioner Weiler apologized for being late due to an unavoidable work commitment.

Vice-Chairman McQuead noted he would be absent from the meetings in September and the first one in October.

Bill Martin noted that the July 26th meeting was canceled.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:32 p.m. The next meeting was scheduled for August 9, 2016, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: August 9, 2016

CASE NUMBER: PHG 16-0006 & ENV 16-0002

APPLICANT: The William Warren Group, Inc.

LOCATION: The project site is located on the north side of West Mission Avenue, between North Escondido Boulevard and North Broadway, and is addressed as 222 West Mission Avenue

TYPE OF PROJECT: Master and Precise Development Plan, General Plan Amendment, and Rezone

PROJECT DESCRIPTION: A Master and Precise Development Plan for the development of a four-story, 102,774-SF commercial building on an undeveloped, 1.57-acre property. The majority of the building would be occupied by a self-storage facility containing 100,024 SF of floor area, and the remaining 2,750 SF would be available to retail and/or restaurant uses. The applicant has proposed a parking supply of 33 standard/ADA spaces as well as six loading spaces. Because the floor area ratio (FAR) of the proposed building would exceed the maximum allowed for the General Commercial (GC) land use designation in the General Plan, the project includes a request for a General Plan Amendment to change the land use designation to Planned Commercial (PC), and to change the allowed building height for the PC designation from three stories to four stories. The project also includes a Rezone request to change the zoning designation from General Commercial (CG) to Planned Development- Commercial (PD-C).

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Existing: GC (General Commercial); Highway 78/Broadway Target Area
Proposed: PC (Planned Commercial); Highway 78/Broadway Target Area

ZONING: Existing: CG (General Commercial)
Proposed: PD-C (Planned Development- Commercial)

BACKGROUND/SUMMARY OF ISSUES:

The 1.57-acre project site has existed in its current configuration since 1990, when a Parcel Map was recorded that adjusted the boundary between this parcel and the one to the direct north to create two rectangular lots of approximately equal size (the northern parcel is now occupied by Tri-Ad and takes access from Crest Street). The project site has been developed in the past. A Phase I Environmental Site Assessment prepared by AEI Consultants indicates that a lumber yard existed here from approximately 1939 to 1969, construction permits from 1971 were located in City files for a trailer sales business. It is not clear when the site was last vacated by its final user, but it has remained undeveloped for many years.

The proposed project would involve the construction of a new four-story, 102,774-SF commercial building, to be occupied primarily by a self-storage facility. The self-storage facility would contain approximately 800 to 850 climate-controlled units across all four floors, ranging in size from 5' x 5' (25 SF) to 10' x 30' (300 SF). The leasing office would be located on the first floor. The building's remaining 2,750 SF would be dedicated to retail and/or restaurant space. The site plan shows that this space would be split into three equally-sized suites; however, the applicant is requesting the option to lease this in other configurations (one large suite, two suites, etc.) as best fits their needs. Regardless of the final suite configuration, the total retail/restaurant area will not exceed 2,750 SF.

To support the proposed use, the applicant is proposing 20 parking spaces at the front of the building, and an additional 13 spaces plus six truck loading/unloading spaces at the rear of the building (for a total of 33 parking spaces and six loading spaces for the project). For security, the applicant would install gates at each side of the building to restrict access to the rear parking area, so the 13 parking spaces and six loading spaces in this area would be available only to customers of the self-storage facility, as well as employees of the building. The rear parking spaces would not be available to customers exclusively visiting the retail/restaurant space at the front of the building. The applicant has submitted a parking study that concludes that the proposed parking supply is sufficient assuming that no more than 50% of the proposed leasable space is occupied by restaurant uses. Therefore, the project has been conditioned to limit restaurant use to 1,375 SF (50% of 2,750 SF). A full explanation of the parking analysis for this project is provided in the Analysis section of this staff report.

The project site currently falls within the General Commercial (GC) land use designation in the General Plan, as well as the General Commercial (CG) zone in the Zoning Code. The General Plan limits development in the General Commercial designation to a height of three stories and a floor area ratio (FAR) of 0.5. ("Floor area ratio" is the ratio of the square footage of all development on a lot to the square footage of the lot itself; for a hypothetical 100,000-SF lot, an FAR of 0.5 would translate to 50,000 SF of development.) The building as proposed would be four stories in height and have an FAR of 1.5. To address this issue, the project includes a request for a General Plan Amendment to change the land use designation of the property to Planned Commercial (PC), which allows an FAR of 1.5. Because the PC designation currently limits development to three stories, the General Plan would also be amended to allow development in the PC designation up to four stories. The project would also include a Rezone to the Planned Development-Commercial (PD-C) zone, to correspond to the new General Plan designation.

Staff believes that the issues are as follow:

1. Appropriateness of the proposed General Plan Amendment and Rezone for the site.
2. Appropriateness of the proposed uses (self-storage and retail/restaurant) for the site and compatibility with the neighborhood.
3. Whether adequate parking has been provided for the proposed uses.

REASONS FOR STAFF RECOMMENDATION:

1. The maximum FAR for a parcel in the General Commercial land use designation is 0.5, and buildings are intended to be no taller than three stories. The Tri-Ad building to the direct north is closest in scale to the proposed building, and conforms to General Commercial development standards, with a height of three stories and an FAR of 0.47. The proposed building would be larger than surrounding development in terms of both bulk and height, since it would have an FAR of 1.5, four stories, and a maximum height of 52'5". To address this issue, the proposal includes a request for a General Plan Amendment to change the land use designation of the site from General Commercial to Planned Commercial (which allows an FAR up to 1.5), as well as a Rezone from General Commercial to Planned Development-Commercial. Because the Planned Commercial designation also limits building height to three stories, the General Plan Amendment includes a request to amend this limit to four stories, which would bring the proposed building into conformance with all of the Planned Commercial standards. Staff believes the proposed GPA and Rezone are appropriate to facilitate redevelopment of a long-vacant site with uses needed by the expanding residential population in the City's core.
2. Surrounding properties have the same General Plan designation and Zoning Code classification as the project site (General Commercial). The General Commercial land use designation and zoning classification are intended for a wide variety of retail and service activities to support the needs of the community. Restaurants and retail establishments are permitted uses within the General Commercial zone, requiring only an administrative Plot Plan when newly established or when an existing business is expanded. A mini-warehouse storage facility would also be allowed with approval of a Conditional Use Permit. Introduction of a self-storage facility and retail/restaurant uses to the neighborhood would not alter its already commercial nature, since nearby properties are already occupied by a wide range of businesses, including several restaurants, medical/dental offices, professional services such as tax preparation and insurance sales, a gas station and auto service center, and a tool rental center. The proposed building height is comparable to that of the three-story, 42'-tall Tri-Ad building to the north. Proposed setbacks for the project are 30' (each side), 39'4" (front),

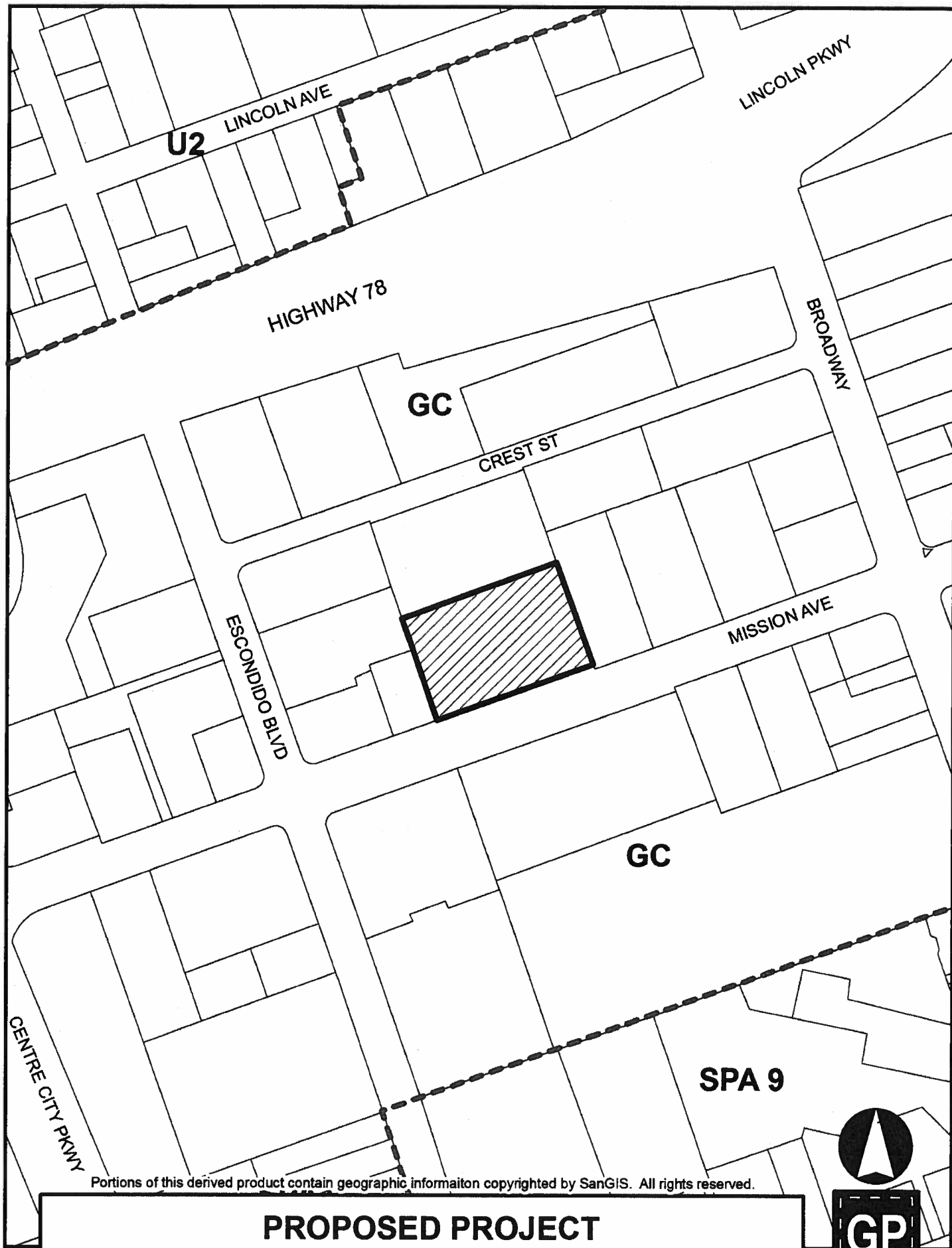
and 42'6" (rear), and are greater than those required on surrounding General Commercial properties (zero setbacks are allowed in the General Commercial zone, and the properties to the east and west of the project site both have buildings located on their side property lines).

3. The project proposes 20 parking spaces in a lot at the front of the building, and an additional 13 spaces in a rear parking lot, for a total of 33 parking spaces. An additional six loading/unloading spaces (for moving trucks) would also be provided. Assuming the 2,750-SF leasable space at the front of the building were used only for retail purposes, this parking supply would be enough to conform to the off-street parking standards in the Zoning Code. However, the applicant has requested flexibility to locate restaurant uses within the leasable space. Since restaurant uses require more parking per square foot than retail, the applicant has provided a parking analysis that concludes that a supply of 32 parking spaces and six loading/unloading spaces should be adequate for the project, assuming no more than 50% of the leasable area is dedicated to restaurant use. The project has been conditioned to require the applicant to limit restaurant use to 50% of the leasable area, unless further analysis can be provided that demonstrates that adequate parking can be provided for additional restaurant space.

Respectfully submitted,



Ann Dolmage
Associate Planner

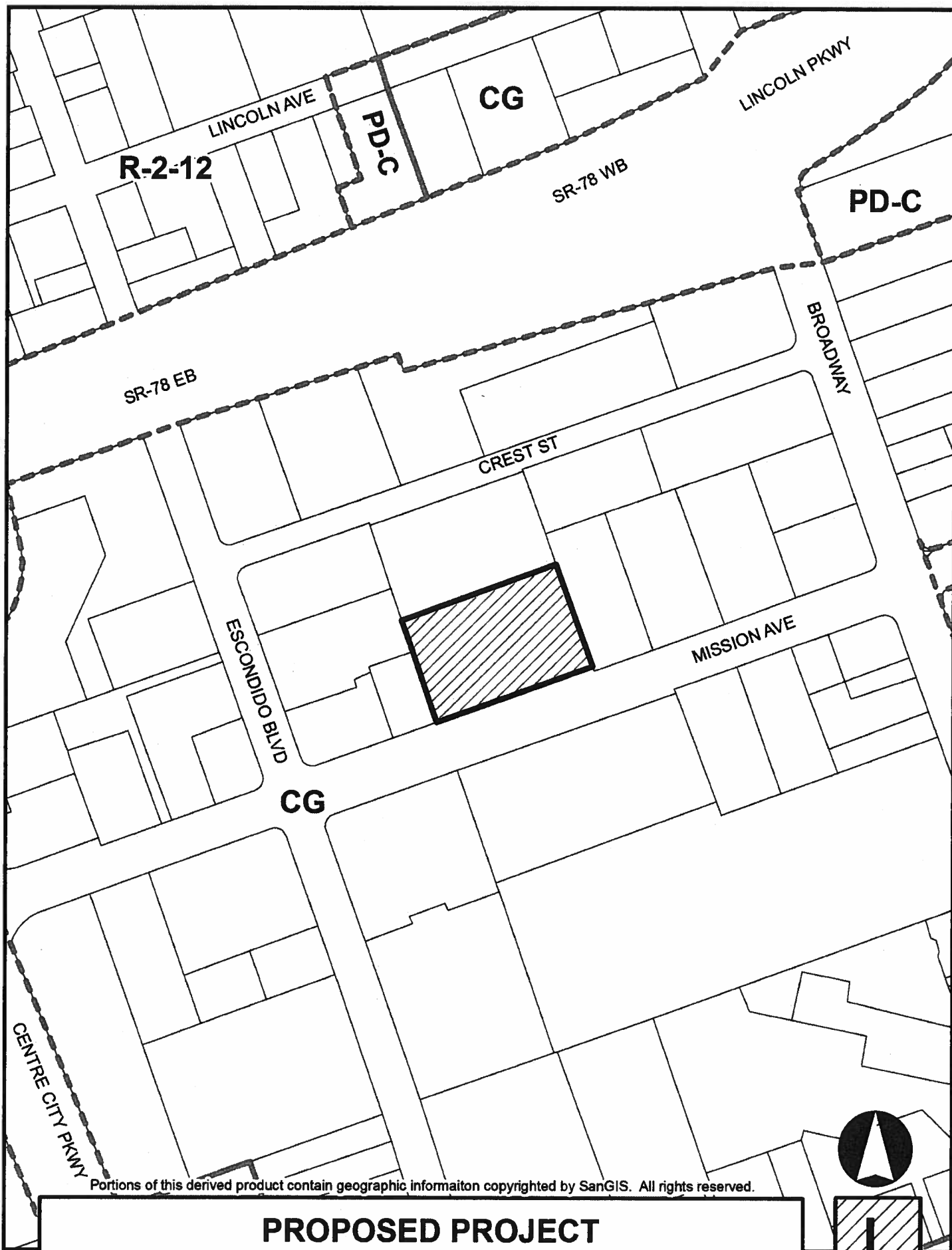


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PROPOSED PROJECT
PHG 16-0006



GENERAL PLAN



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PROPOSED PROJECT PHG 16-0006



LOCATION/ZONING

PARCEL C PARCEL MAP NO. 12488 PARCEL B

16200

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MAP

PARCEL

PM 3904

SITE PLAN

PRELIMINARY GRADING PLAN



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING

PROPERTY LINE	---
LOT LINE	---
EXISTING WATER LINE	---W---
EXISTING SEWER	---S---
EXISTING GAS LINE	---G---
EXISTING STORM DRAIN	---SD---
EXISTING GROUND CONTOURS	~440~
EXISTING SPOT ELEVATION	98.0

PROPOSED

PROPOSED GROUND CONTOURS	~440~
PROPOSED CUT/FILL SLOPE	2:1
DRIVEWAY PAVEMENT	[Pattern]
CONCRETE SIDEWALK, ONSITE	[Pattern]
PERVIOUS CONCRETE PAVERS	[Pattern]
ADA ROUTE	[Pattern]
PROPOSED WATER LINE	---W---
PROPOSED SEWER	---S---
PROPOSED FIRE LINE	FS FM
PROPOSED STORM DRAIN	SD
PROPOSED FIRE HYDRANT	FS
PROPOSED RETAINING WALL PER SDRSO	[Pattern]
BUILDING DEEPEN FOOTING (FOR REFERENCE ONLY BY SEPARATE PERMIT WITH ARCHITECTURAL PLAN)	[Pattern]
6" CURB	[Pattern]
MODIFIED 6" CURB	[Pattern]
6" CURB AND GUTTER	[Pattern]
FINISH SURFACE	FS 400.50
FINISH GRADE ELEVATION	FG 400.50
TOP OF CURB ELEVATION	TC 400.50
SURFACE GRADE	-2.50%
DIRECTION OF DRAINAGE	---

16200

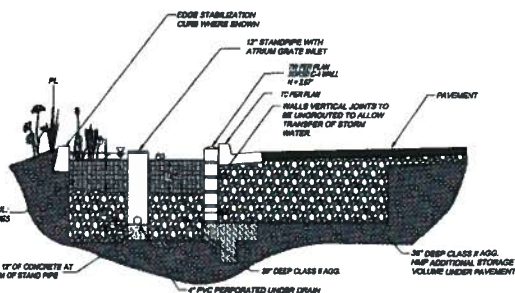
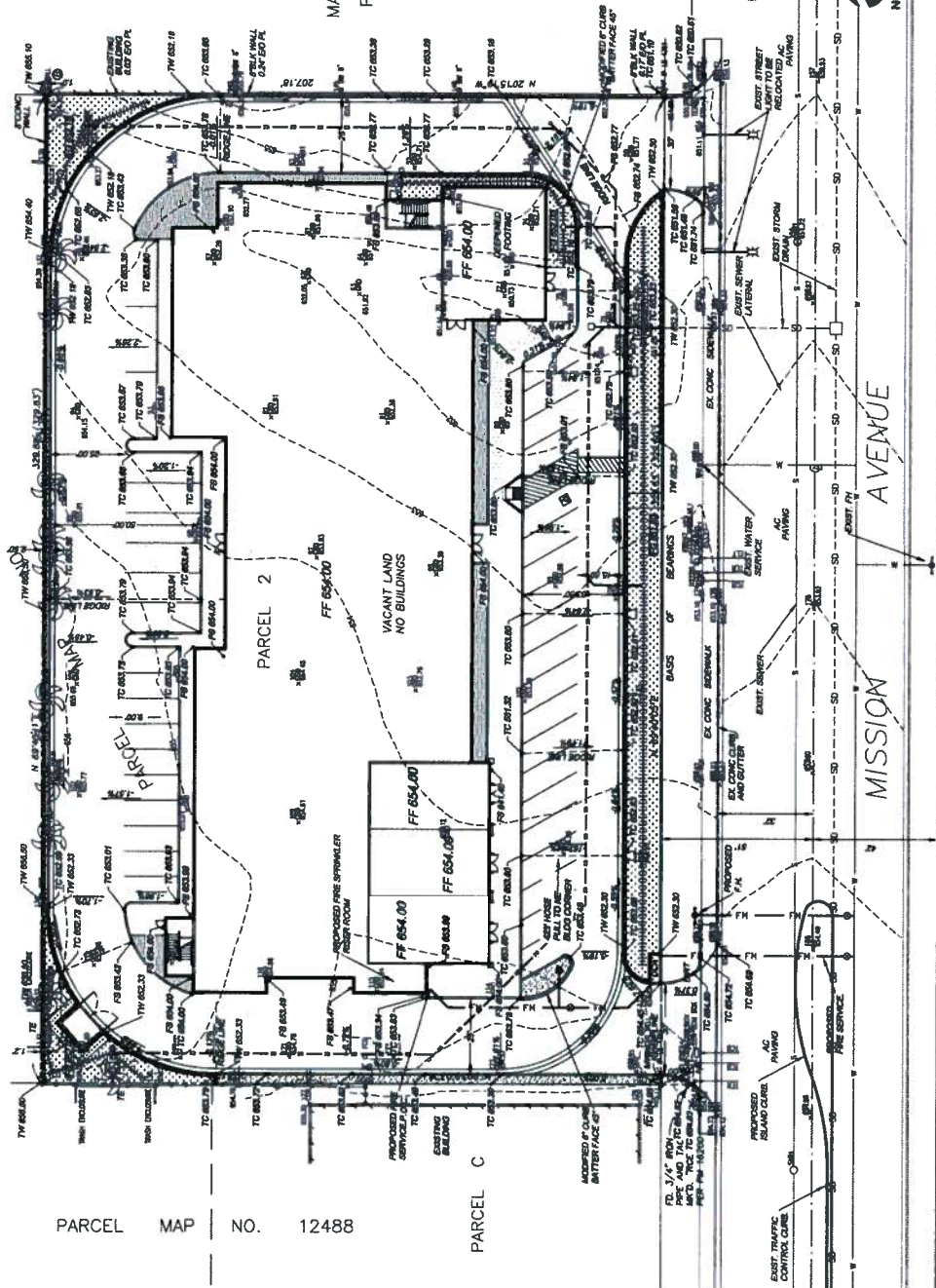
PARCEL B

PARCEL MAP NO. 12488

PARCEL C

PARCEL 2

MAP NO. 724
POR. LOT 4



TYPICAL BIORETENTION BASIN SECTION
(PRIVATE)
NTS

OUTLET DRAIN NOT SHOWN. CUT OUT WALL OF STAND PIPE AND ATTACH
OUTLET DRAIN WITH WATER TIGHT BAND. PASS THROUGH PIPE THROUGH
WALL TO APPROX. PIPE CAP TO OUTLET DRAIN CAP TO BE DRILLED FOR AN
ORIFICE IN ACCORDANCE WITH WFT BEFORE APPROX.
BIO BASIN #1: ORIFICE DIA. 6.00 INCH (1/2 INCH)
BIO BASIN #2: ORIFICE DIA. 6.19 INCH (1/2 INCH)
BIO BASIN #3: ORIFICE DIA. 6.19 INCH (1/2 INCH)
BIO BASIN #4: ORIFICE DIA. 6.19 INCH (1/2 INCH)

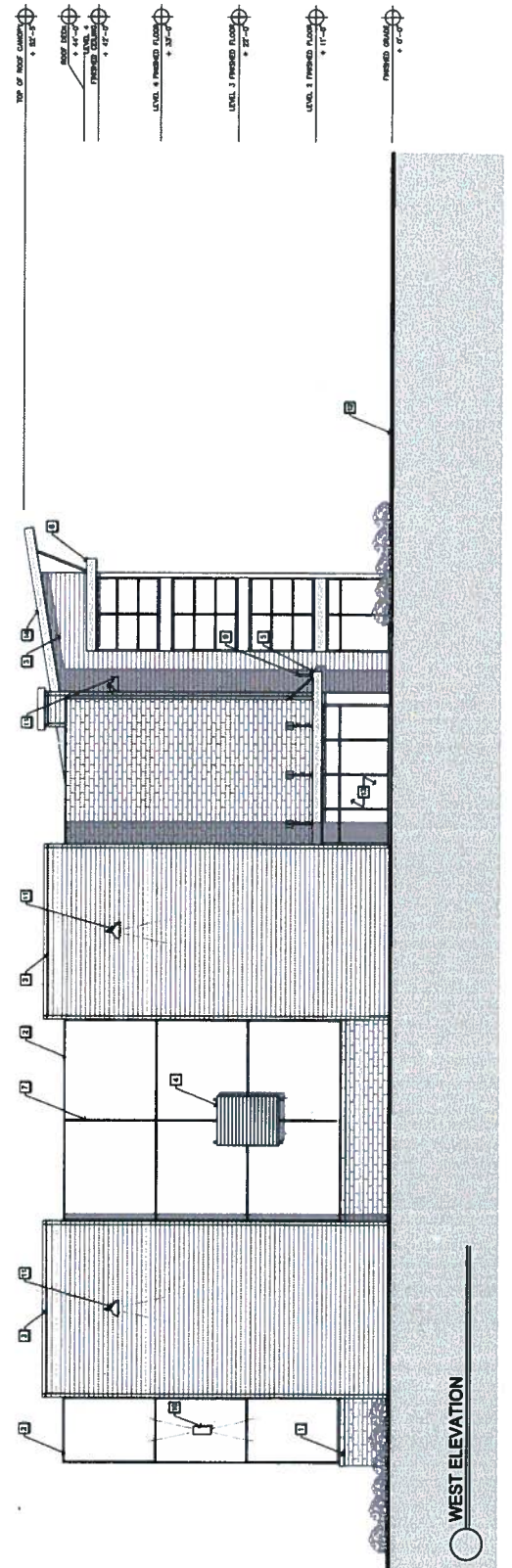
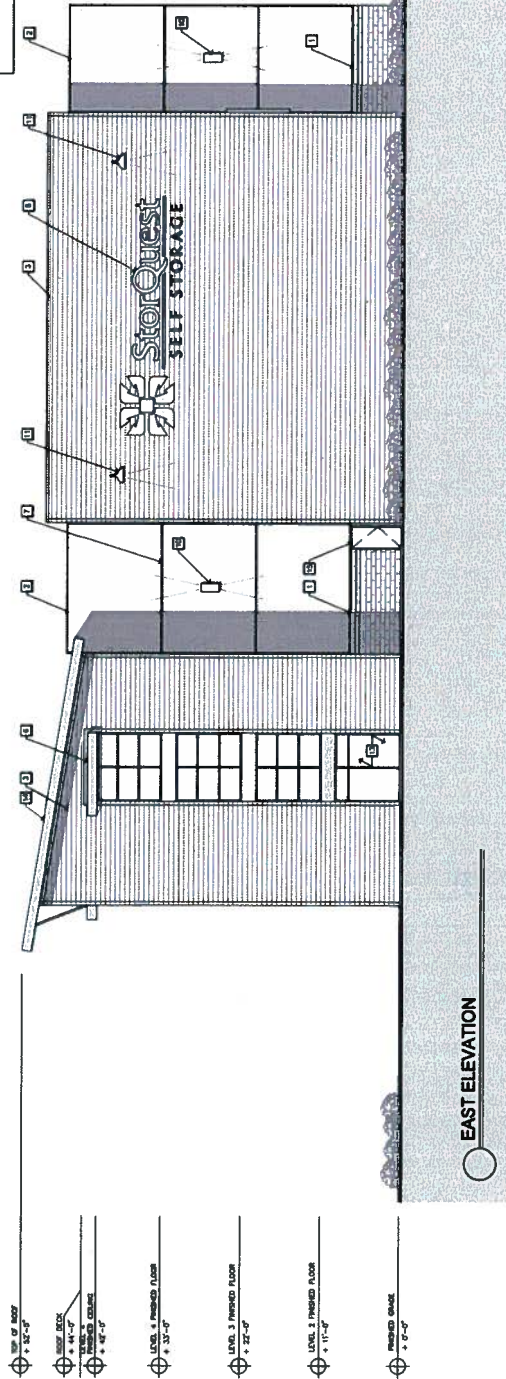
PROPOSED PROJECT
PHG 16-0006

G

GRADING PLAN

KEY NOTES

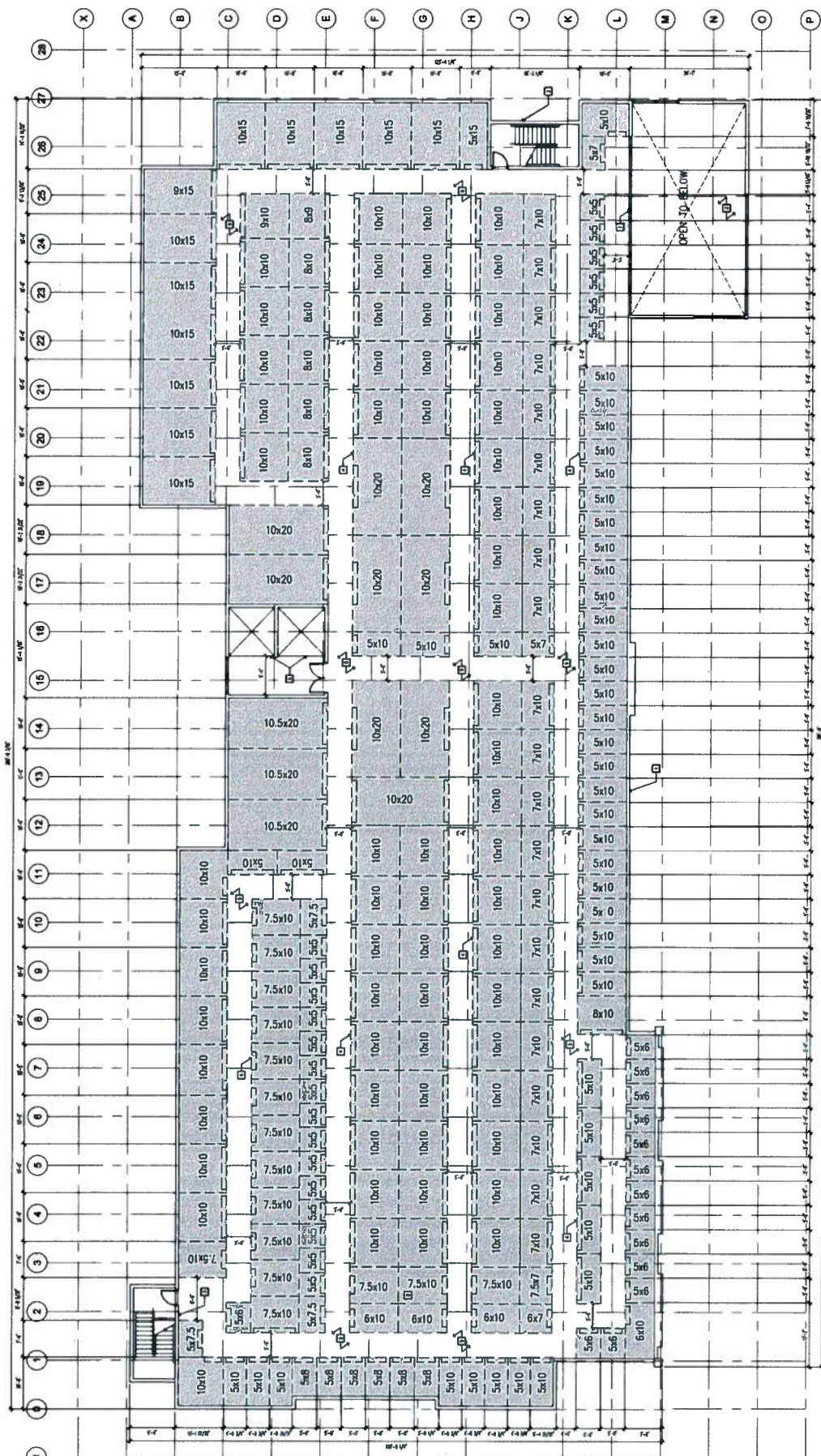
- 1 6"X6"X1/2" SPOT FACED CONCRETE, MAGNETIC WIRE IN PATTERN AS SHOWN. PRIMARY COLOR WILL BE MEDIUM BROWN WITH LIGHT BROWN ACCENT BANDING.
- 2 3-COAT PORTLAND CEMENT PLASTER SYSTEM WITH 20/30 LIGHT SAND FILLING AND MEDIUM COLOR TO MATCH SHEDDER WILLIAMS TRESTLE CAN BE USED OR REPLICATION SYSTEM.
- 3 HORIZONTAL ARCHITECTURAL, EXPOSED FASTENING, ENGRAVED METAL WALL PANEL SYSTEM.
- 4 DECORATIVE METAL LATHICE PAINTED SHEDDER WILLIAMS AND SHEDDER.
- 5 METAL CLAD METAL CHIMNEY WITH STEEL AND TIE BACK SUPPORTS, PAINTED SHEDDER WILLIAMS POSITIVE RED SHEDDER.
- 6 SHEDDER METAL CLAD ACCENT CHIMNEY, PAINTED SHEDDER WILLIAMS POSITIVE RED SHEDDER.
- 7 1" WIDE ALUMINUM PLY WIRELESS ACCESS REVEALS WITH ALUMINUM PLY.
- 8 PROPOSED SHEDDER STORAGE LOCATION.
- 9 PROPOSED METAL STORAGE LOCATION.
- 10 OUTDOOR SCIENCE LIGHTING FIXTURE.
- 11 OUTDOOR SCIENCE CAMP DOWN LIGHTING FIXTURE.
- 12 EXISTING GRADE LINE.
- 13 2" X 4 1/2" SHEDDER SYSTEM WITH 1" INSULATED LOW E CLEAR GLASSING AND SHEDDER ANCHORED FRAMES.
- 14 STANDING SEAM METAL ROOFING PAINTED SHEDDER WILLIAMS POSITIVE RED SHEDDER.
- 15 HOLLOW METAL ACCESS DOOR WITH VISION LITE.



PROPOSED PROJECT
PHG 16-0006

E

ELEVATIONS



KEY NOTES

- 1 NEW 4 STORY SELF STORAGE BUILDING
- 2 NEW STAIRWELL OFFICE AREA OPEN TO BELOW AT GRADE LEVEL
- 3 NEW VERTICAL ACCESS STAIRCASES INSIDE NEW STORAGE BUILDING
- 4 PROPOSED STORAGE UNITS, VARYING IN SIZE
- 5 PROPOSED MIN. 5'-0" WIDE CORRIDORS BETWEEN PROPOSED STORAGE UNITS
- 6 PROPOSED ELEVATOR SHAFTS INSIDE NEW STORAGE BUILDING
- 7 PROPOSED INTERIOR GLASS PARTITION LOOKING INTO DOUBLE HEIGHT OFFICE SPACE

PLAN NOTES

- A. ALL WORK SHALL BE CHECKED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- K. REFER TO MILLWORK SHOP SHEETS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DIFFERENTIAL MILLWORK CONDITIONS.
- L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- M. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- N. GC TO PROVIDE SHOP SHEETS FOR CASHWORK.

PLAN NOTES

- A. DO NOT SCALE DIMS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- B. ALL CUSTOM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND Sanded SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GIRD TO FINISH FACE OF GIRD UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN "CLEAR" OR "GROSS" SHALL BE MAINTAINED AND SHALL ALLOW FOR TOLERANCES OF ALL WALL FINISHES, U.O.A.
- D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.A. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION UPON COMPLETION OF PARTITION LAYOUT. NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- F. REFER TO SHEET A01 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.A.
- H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THIS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

UNIT MIX

LEVEL 2

-80x	27 UNITS	-1000x	63 UNITS
-80x	14 UNITS	-80x12	1 UNITS
-80x	3 UNITS	-1000x	11 UNITS
-80x12	3 UNITS	-80x20	2 UNITS
-80x	1 UNITS	-1000x	7 UNITS
-80x	45 UNITS	-1000x20	3 UNITS
-7.00x	1 UNITS		
-80x10	4 UNITS		
-7.00x	21 UNITS		
-80x	1 UNITS		
-7.00x2	16 UNITS		
-80x2	8 UNITS		
-80x2	1 UNITS		

TOTAL LEVEL 1 UNITS: 230 UNITS
TOTAL BLDG UNITS: 402 UNITS

LEVEL 2 FLOOR PLAN

PROPOSED PROJECT
PHG 16-0006

F

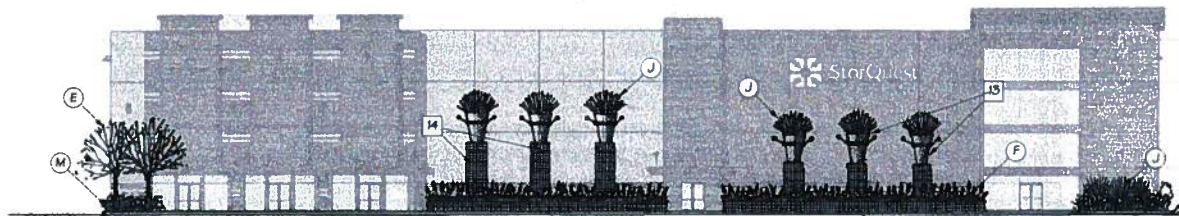
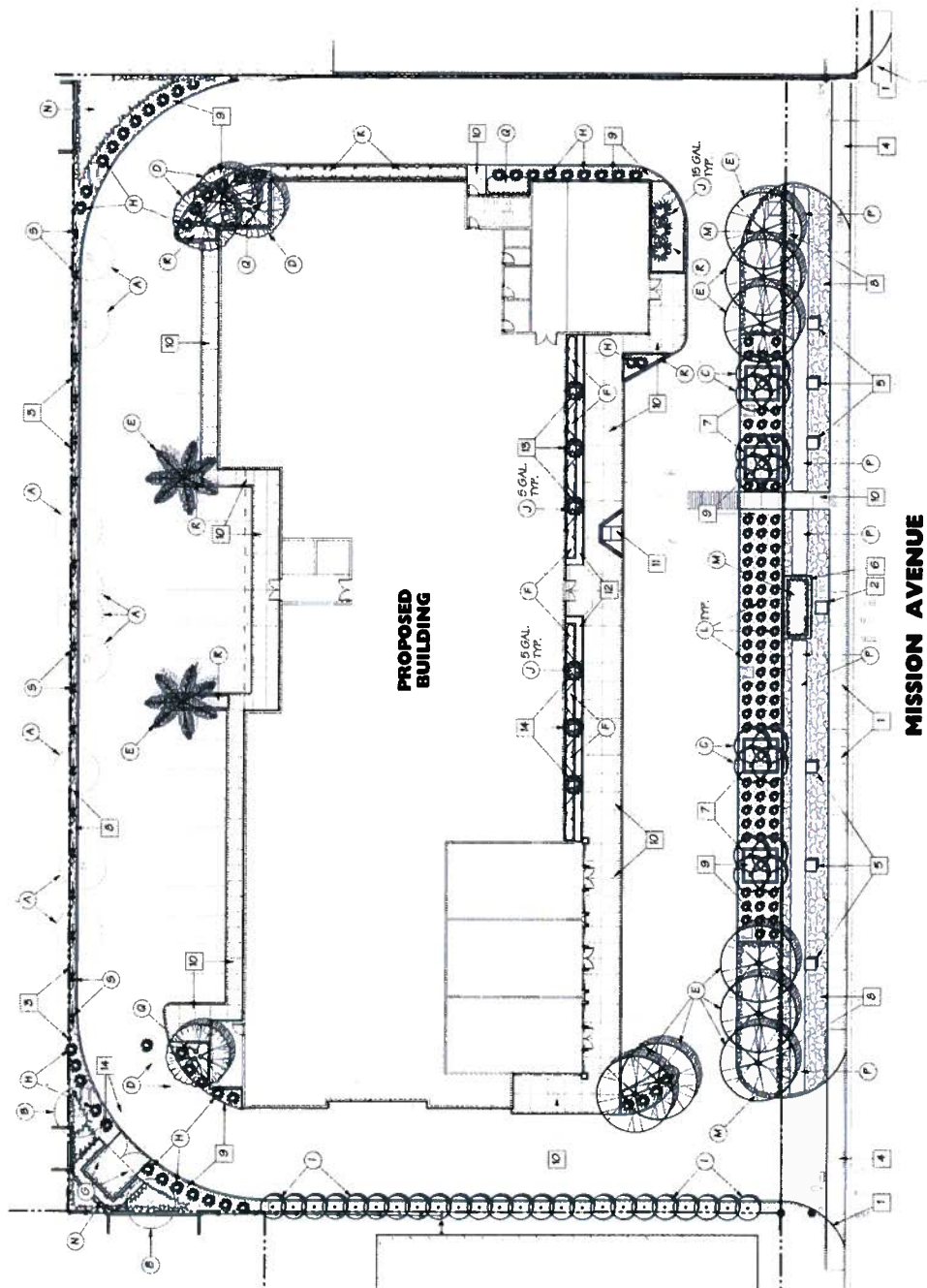
FLOOR PLAN



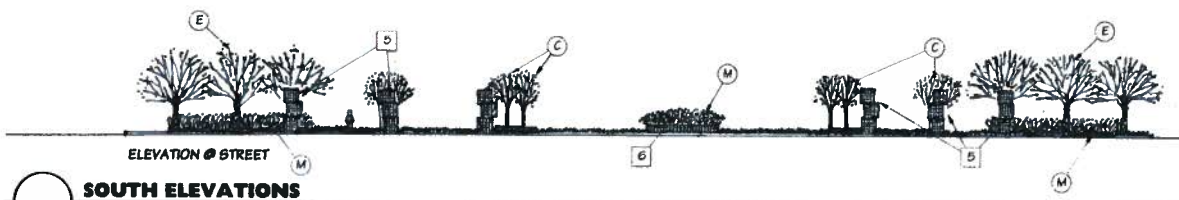
PROPOSED PROJECT
PHG 16-0006

3D

3D RENDERING



ELEVATION @ BUILDING



ELEVATION @ STREET



PROPOSED PROJECT
PHG 16-0006

LP

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
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EXISTING TREES TO BE REMOVED

A SYAGRUS ROMANZOFFIANUM	QUEEN PALM	VARIES	
--------------------------	------------	--------	--

EXISTING TREES TO REMAIN

B SYAGRUS ROMANZOFFIANUM	QUEEN PALM	VARIES	
--------------------------	------------	--------	--

PROPOSED PLANTING

TREES

C LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	AS SHOWN
D PARKINSONIA ACULEATA	MEXICAN PALO VERDE	24" BOX	AS SHOWN
D CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	AS SHOWN
E PROSOPIS CHILIENSIS	CHILEAN MESQUITE	24" BOX	AS SHOWN
I CUPRESSUS FORBESII	TECATE CYPRESS	5 GAL.	AS SHOWN

SHRUBS & GROUND COVERS

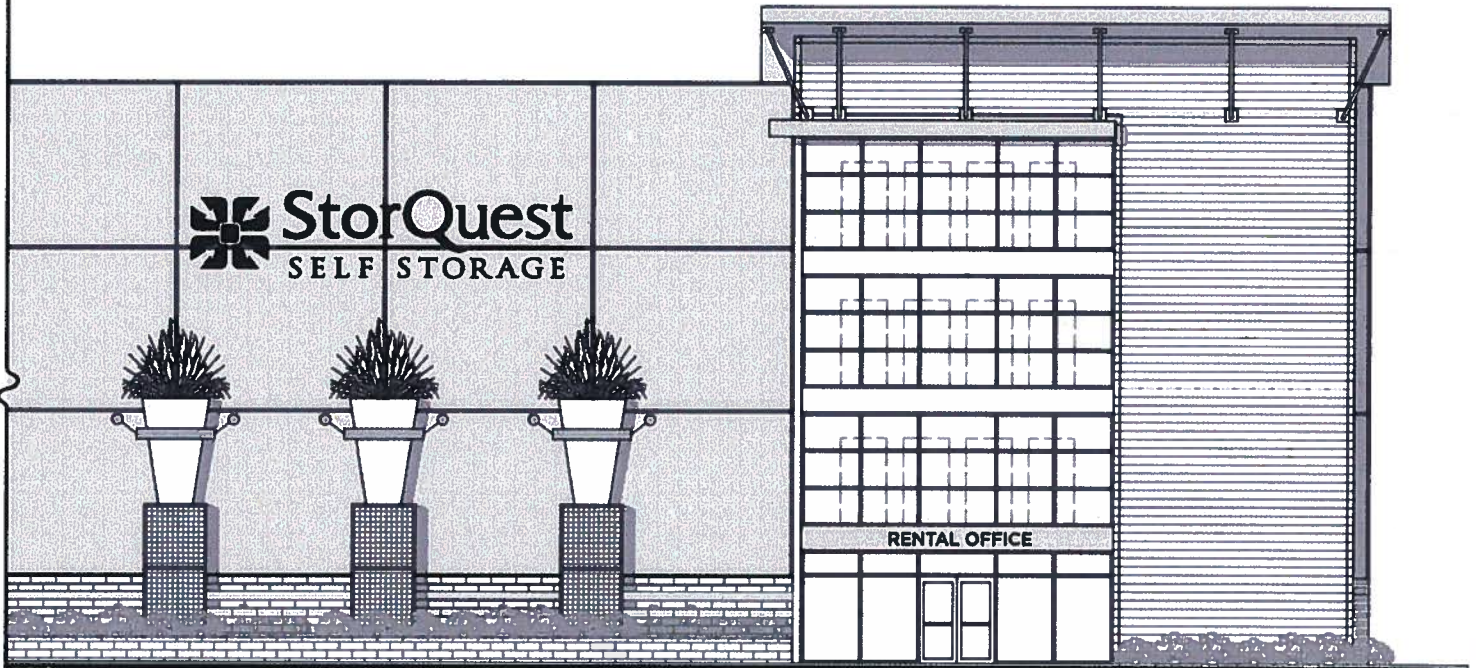
F ALOE STRIATA	CORAL ALOE	1 GAL.	16" O.C.
F ALOE 'JOHNSON'S HYBRID'	JOHNSON'S HYBRID ALOE	1 GAL.	8" O.C.
G CARISSA MACROCARPA VARIEGATA'	VARIEGATED NATAL PLUM	5 GAL.	3' O.C.
H CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	2' O.C.
J DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	5 /15 GAL.	AS SHOWN
K ESCALLONIA FRADESII	ESCALLONIA	5 GAL.	2 1/2' O.C.
L JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GREY RUSH	1 GAL.	4' O.C.
M MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY	1 GAL.	3' O.C.
N MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	4' O.C.
P MYOPORUM PARVIFOLIUM 'PINK'	PROSTRATE MYOPORUM	1 GAL.	3' O.C.
Q MYRTUS C. COMPACTA	DWARF TRUE MYRTLE	5 GAL.	3' O.C.
R RESTIO FESTUCIFORMIS	GREEN GRASS REED	1 GAL.	2' O.C.
S DISTICTUS 'RIVERSII'	PURPLE TRUMPET VINE	5 GAL.	AS SHOWN

HARDSCAPE LEGEND

- | | |
|----|--|
| 1 | EXISTING CITY SIDEWALK TO REMAIN |
| 2 | EXISTING TRANSFORMER TO REMAIN |
| 3 | EXISTING CHAIN LINK FENCE TO REMAIN |
| 4 | DRIVE APRON PER CIVIL'S PLANS |
| 5 | STACKED GIBION BOXES-FILLED W/ DIFFERENT MATERIALS SUCH AS
COBBLE, LEDGESTONE, STACKED TERRACOTTA, & SLAG GLASS |
| 6 | 12" W. RAISED GIBION PLANTER |
| 7 | DEEPEMED BIOSWALE CURB |
| 8 | 4-6" COBBLE MULCH |
| 9 | GRAVEL MULCH |
| 10 | CONCRETE WALK - NATURAL GREY, ACID WASH FINISH |
| 11 | CURB RAMP |
| 12 | 2' W. GABION PLANTER WALL |
| 13 | WALL HUNG POTS W/ GRASS TREE & GABION POT STAND-SHORT |
| 14 | WALL HUNG POTS W/ GRASS TREE & GABION POT STAND-TALL |
| 15 | TRASH ENCLOSURE |

PROPOSED PROJECT
PHG 16-0006





PARTIAL SOUTH ELEVATION



ENLARGED DETAIL

217.5 SF

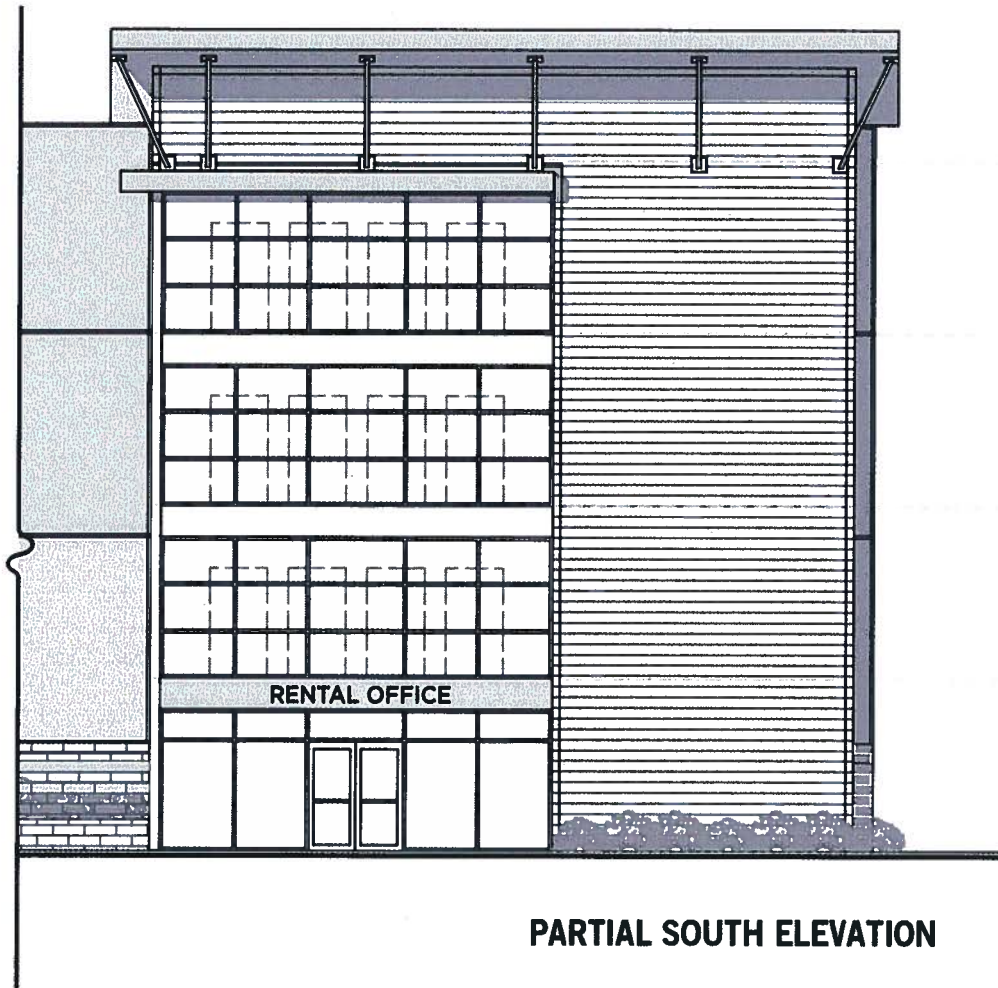
NOTES:

5" DEEP FACE LIT WHITE LED ILLUMINATED LETTERS/LOGO/BAR. FACES TO BE WHITE 3/16" LEXAN W/ TRANSLUCENT RED VINYL OVERLAY AS SHOWN. .090" ALUM. BACKS AND .063 ALUM. RETURNS W/ 1/2" TRIM CAP PAINTED SATIN WHITE OR SATIN RED (AS SHOWN) TO MATCH FACES. PIN MOUNT 1/4" OFF WALL. MOUNTING METHOD AND SUPPORT PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.

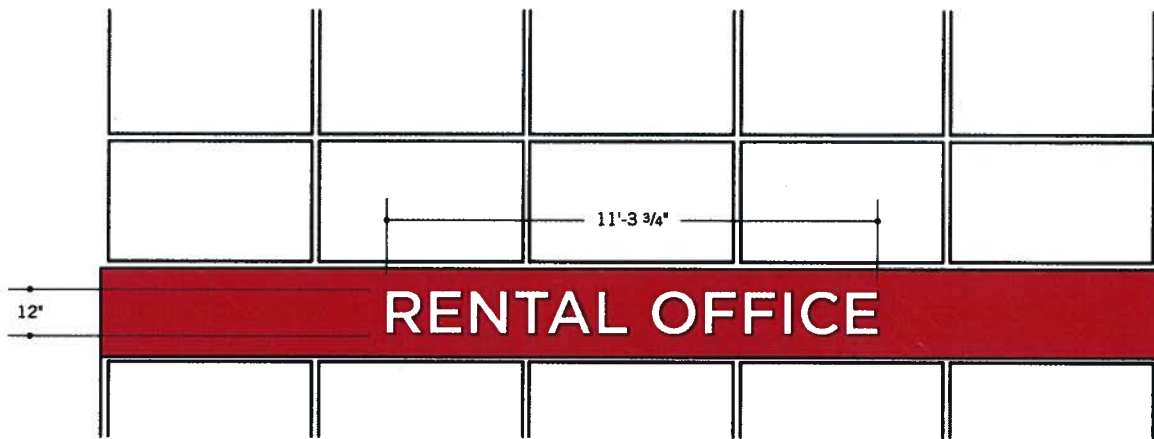
SIGN DESIGN AND SIZE SUBJECT TO REVIEW AND APPROVAL BY CITY.

PROPOSED PROJECT
PHG 16-0006

E



PARTIAL SOUTH ELEVATION



ENLARGED DETAIL



SIDE VIEW

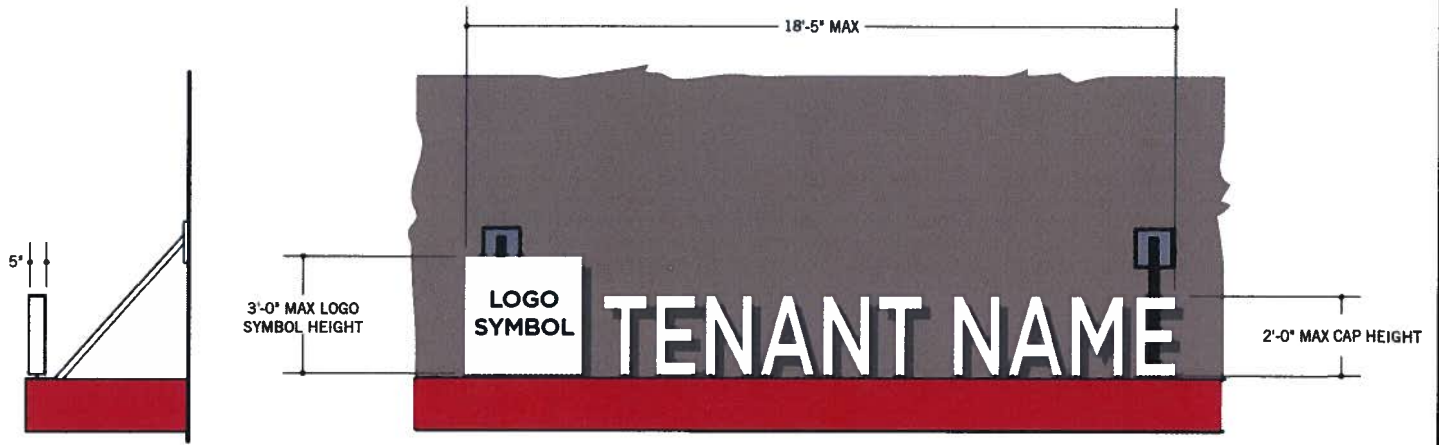
NOTES:

3/4" DEEP NON-ILLUMINATED FLAT CUT ACRYLIC LETTERS PAINTED MATTHEWS SATIN WHITE AND PIN MOUNTED 1/4" OFF WALL SURFACE.

SIGN DESIGN AND SIZE SUBJECT TO REVIEW AND APPROVAL BY CITY.

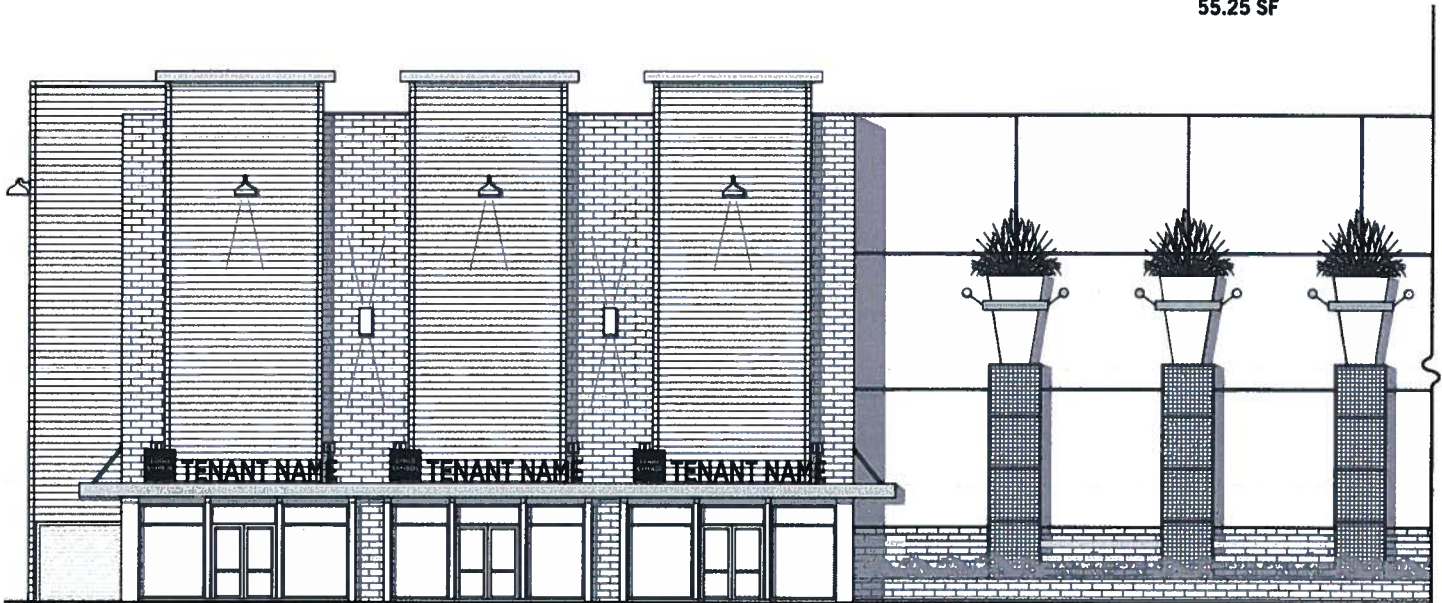
**PROPOSED PROJECT
PHG 16-0006**





SIDE VIEW

ENLARGED DETAIL
55.25 SF



PARTIAL SOUTH ELEVATION

NOTES:

5" DEEP FACE LIT WHITE LED ILLUMINATED LETTERS AND/OR LOGO. FACES TO BE WHITE 3/16" LEXAN W/ TRANSLUCENT WHITE AND/OR COLORED VINYL OVERLAY TO CONTRAST WITH BACK GROUND. .090" ALUM. BACKS AND .063 ALUM. RETURNS W/ 1/2" TRIM CAP PAINTED SATIN WHITE OR SATIN RED TO MATCH FACES. PIN MOUNT 1/4" OFF WALL. LETTERS AND/OR LOGO TO BE BASE MOUNTED TO CANOPY WITH 1" TALL x 1" DIA. STAND-OFFS (PAINTED MATTHEWS SATIN BLACK) MOUNTING METHOD AND SUPPORT PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.

TENANT BUSINESS NAME AN/OR LOGO TO APPEAR IN THEIR CORPORATE COLORS AND FONT, SUBJECT TO OWNER REVIEW AND APPROVAL.

SIGN DESIGN AND SIZE SUBJECT TO REVIEW AND APPROVAL BY CITY.

PROPOSED PROJECT
PHG 16-0006

E



PARTIAL NORTH ELEVATION



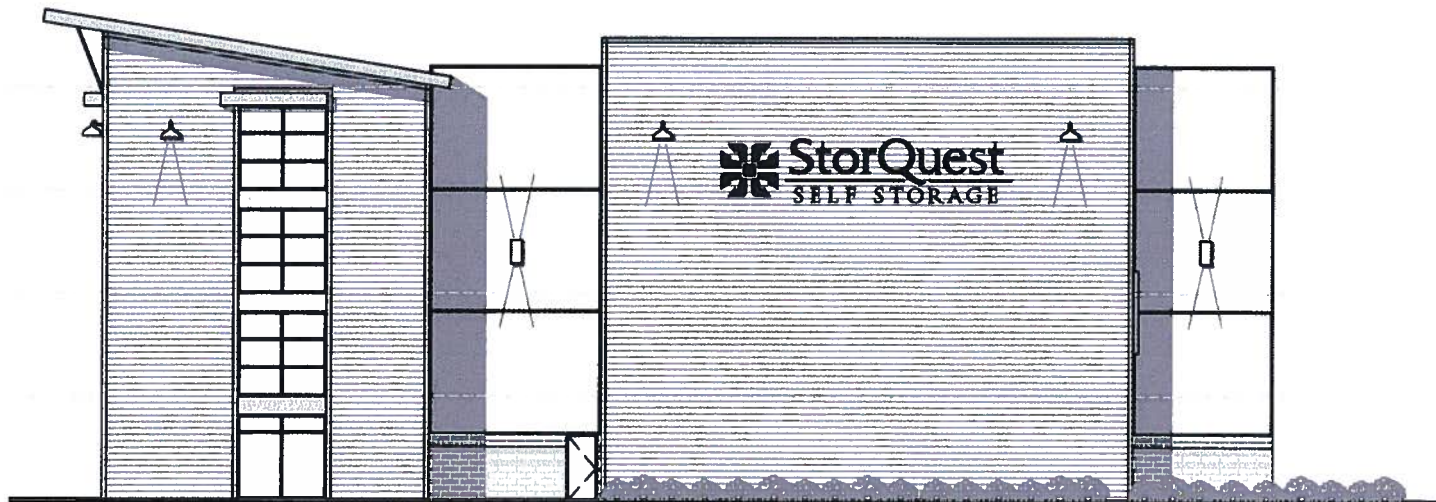
NOTES:

5" DEEP FACE LIT WHITE LED ILLUMINATED LETTERS/LOGO/BAR. FACES TO BE WHITE 3/16" LEXAN W/ TRANSLUCENT RED VINYL OVERLAY AS SHOWN. .090" ALUM. BACKS AND .063 ALUM. RETURNS W/ 1/2" TRIM CAP PAINTED SATIN WHITE OR SATIN RED (AS SHOWN) TO MATCH FACES. PIN MOUNT 1/4" OFF WALL. MOUNTING METHOD AND SUPPORT PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.

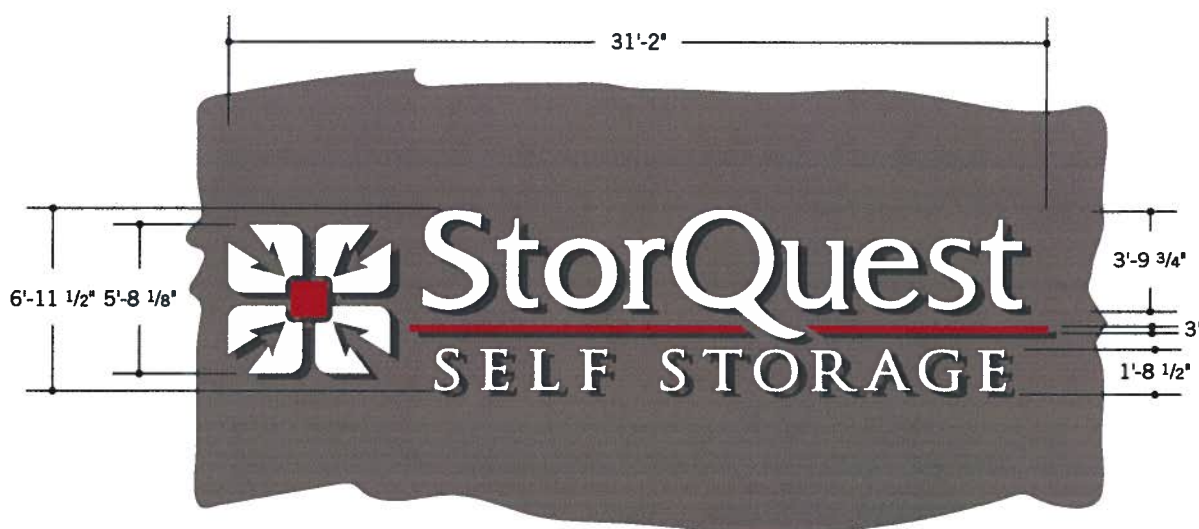
SIGN DESIGN AND SIZE SUBJECT TO REVIEW AND APPROVAL BY CITY.

PROPOSED PROJECT
PHG 16-0006





EAST ELEVATION



ENLARGED DETAIL

SIDE VIEW

217.5 SF

NOTES:

5" DEEP FACE LIT WHITE LED ILLUMINATED LETTERS/LOGO/BAR. FACES TO BE WHITE 3/16" LEXAN W/ TRANSLUCENT RED VINYL OVERLAY AS SHOWN. .090" ALUM. BACKS AND .063 ALUM. RETURNS W/ 1/2" TRIM CAP PAINTED SATIN WHITE OR SATIN RED (AS SHOWN) TO MATCH FACES. PIN MOUNT 1/4" OFF WALL. MOUNTING METHOD AND SUPPORT PER SIGN FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.

SIGN DESIGN AND SIZE SUBJECT TO REVIEW AND APPROVAL BY CITY.

**PROPOSED PROJECT
PHG 16-0006**

E

ELEVATION - SIGN

August 9, 2016

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** - General Commercial (CG), Light Multiple Residential (R-2-12; max 12 units/acre), and Planned Development-Commercial (PD-C) zoning: The properties to the direct north of the project site, along both sides of Crest Street, are zoned General Commercial and contain a variety of commercial and institutional uses, such as Tri-Ad and Escondido Adult School. State Route 78 lies just north of Crest Street. Properties between SR-78 and Lincoln Avenue are zoned R-2-12 and contain mostly residential uses, though the former Toyota dealership at Broadway and Lincoln (to be redeveloped with Centerpointe 78, a shopping center with a grocery store and restaurant) is zoned CG and PD-C (Planned Development- Commercial).
- SOUTH** - General Commercial (CG) and Downtown Specific Plan Area (SPA-9) zoning: The properties lining the south side of West Mission Avenue, between North Escondido Boulevard and North Broadway, are zoned General Commercial and contain a variety of retail and restaurant uses. Casa Escondida Senior Apartments is also located in this area. The Downtown Specific Plan Area starts just south of these businesses and includes the Northgate and Stater Brothers shopping centers.
- EAST** - General Commercial (CG), Planned Development-Commercial (PD-C), Medium Multiple Residential (R-3-18; max 18 units/acre), and Single Family (R-1-6; min 6,000 SF/lot) zoning: General Commercial zoning crosses Broadway and extends to Juniper Street, though the "new" Toyota dealership at the southeast corner of Broadway and Lincoln Avenue is zoned Planned Development-Commercial (PD-C). The area east of Juniper Street is residential and includes both multi-family (R-3-18) and single-family (R-1-6) developments.
- WEST** - General Commercial (CG) and Planned Development-Commercial (PD-C) zoning: General Commercial zoning extends west from the project site to Quince Street. The Lowes shopping center on the northwest corner of Mission and Quince is zoned PD-C.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** - The Police Department has expressed no concern since the project will not have an impact on their ability to provide services.
2. **Effect on Fire Service** - The Fire Department has reviewed the proposed project. All comments provided have been incorporated into the project design or included as conditions of approval.
3. **Traffic** - The project site is located on the north side of West Mission Avenue, between North Escondido Boulevard and North Broadway, and access to the site would be from two proposed driveways on Mission Avenue. The portion of Mission Avenue between Escondido Boulevard and Broadway is classified as a six-lane Super Major, and is operating at a Level of Service (LOS) of C, with a capacity of 34,200 average daily trips (ADTs) and an actual ADT count of 21,000 (all figures from 2011 data). As part of the project submittal, the applicant provided a Traffic Impact Analysis prepared by Linscott, Law & Greenspan (LLG) Engineers in July 2015. Since this analysis was prepared several months before application submittal and was based on an early design concept, it assumed a larger building than what is now proposed (113,550 SF instead of 102,774 SF). The traffic analysis concluded that the project would generate 652 daily trips with 30 trips during the AM peak hour and 63 trips during the PM peak hour; actual daily trips could be lower since the size of the building was reduced after the analysis was prepared. The traffic analysis concluded that these impacts were less than significant and that no mitigation would be necessary. City Engineering staff reviewed the analysis and agreed with the determination.
4. **Utilities** - Water and sewer service are provided to the site by the City of Escondido. Utilities has reviewed the project proposal and has indicated that a looped water system will be required, which has been incorporated into the conditions of approval.
5. **Drainage** - The project site is not located within the 100-year flood zone as designated on current FEMA flood insurance rate maps. There are no significant drainage courses within or adjoining the property.

C. ENVIRONMENTAL STATUS

A Mitigated Negative Declaration (MND) was issued for a 20-day public review beginning July 14, 2016, and ending August 2, 2016, in accordance with the California Environmental Quality Act (CEQA). The MND identified potential project-related impacts to tribal cultural resources. Mitigation measures have been proposed to reduce these impacts to a less than significant level, and these mitigation measures have been incorporated into the project's conditions of approval. One comment letter was received during the public review period from a representative of the owners of the commercial center directly south of the project site across Mission Avenue. The letter notes concerns with the compatibility of a self-storage facility with the surrounding uses, the overall scale of the building and the sufficiency of the proposed setbacks, and the applicability of the project to the objectives of the Planned Development-Commercial zone. This letter is attached to the staff report. The MND is available on the City of Escondido website at <https://www.escondido.org/planning.aspx>.

D. CONFORMANCE WITH CITY POLICY

General Plan and Zoning Code

The project site is located within the General Commercial (GC) land use designation of the General Plan and the General Commercial (CG) zone in the Zoning Code. The General Plan states that the GC designation is intended for a "broad range of retail and service activities, including local-serving commercial, community shopping/office complexes, automobile sales and service, eating and drinking establishments, [and] entertainment facilities." Per the General Plan, development in the GC designation is limited to a floor area ratio (FAR) of 0.5, and a height of one to three stories, though buildings taller than three stories may be appropriate for tourist-serving facilities or mixed-use overlay areas.

Under normal circumstances, a commercial building including a self-storage facility and retail/restaurant space would be consistent with the intended General Commercial land uses listed above and would be allowed with a Conditional Use Permit. However, the project as proposed would have an FAR of 1.5, based on a building size of 102,774 SF and a lot size of 1.57 acres (68,389 SF). Since this is three times larger than the maximum FAR allowed in the General Commercial designation, the project includes a proposal for a General Plan Amendment to change the designation of the property to Planned Commercial, which allows an FAR up to 1.5. The project would also include a Rezone from General Commercial (CG) to Planned Development-Commercial (PD-C), to bring the zoning of the site into conformity with the proposed General Plan designation. The PD-C zone provides flexibility for site-specific development standards for area, lot coverage, setbacks, signage, etc.

The proposed building also would be four stories in height, which would not conform to either the General Commercial or Planned Development land use designations in the General Plan, both of which limit height to one to three stories (in contrast, the Zoning Code does not impose any limits on building height or number of stories for either the CG or the PD-C zones). To address this issue, staff is proposing to amend the text of the General Plan to allow four-story buildings in the Planned Commercial land use designation. Another option would be to require the applicant to limit the proposed building to three stories, though this would affect the financial viability of the project by necessitating a substantial decrease in overall building size, since increasing the footprint of the building (to compensate for lower height) would make it difficult or impossible for the project to conform to other site requirements for parking, stormwater management, fire access, etc. The proposed building size would be comparable to that of other recently-constructed StorQuest facilities in the southwestern United States, including a 100,000-SF StorQuest facility in Carlsbad, a 164,000-SF facility in downtown Los Angeles, and a 121,000-SF facility in Phoenix (currently under construction). The applicant is proposing to continue the trend of providing larger, multi-story structures for its newer facilities.

The project site is also located within the Highway 78/Broadway Target Area, as defined in the General Plan. As part of the proposed General Plan Amendment, new text would be added to the General Plan to establish Target Area guiding principles that are specific to the project site. The proposed text is attached to this staff report as Exhibit C.

Zoning Code Section 33-339 contains requirements specific to mini-warehouse storage facilities, including adequate security and parking, restricting storage to enclosed structures, and visual screening (fencing and/or landscaping). Most of these requirements have already been incorporated into the design of the project, though

the project has been conditioned to prohibit the storage of hazardous, toxic, or obnoxious goods or products on the site.

E. ANALYSIS

Parking

Article 39 of the Zoning Code lists off-street parking standards for a variety of land uses. Mini-storage facilities are required to provide one space per 5,000 SF of floor area, and general retail uses are required to provide one space per 250 SF. General-purpose restaurants are required to provide one space per 100 SF for restaurants under 4,000 SF, or one space per 150 SF for specialty restaurants such as bakeries, ice cream shops, etc.

The proposed project includes a 100,024-SF self-storage facility as well as 2,750 SF of retail and/or restaurant space. Based on the ratios above, this would normally result in a parking requirement of 20 spaces for the self-storage facility, while the requirement for the retail/restaurant space would depend on the exact proportions of those two uses (100% retail would require eleven spaces, while 100% restaurant would require 27 spaces; mixtures of the two would require an intermediate number). Therefore, the total parking requirement for the project could fall anywhere within a broad range of 31 to 47 spaces.

To clarify the project's parking issues, the applicant obtained a parking analysis from LLG on June 6, 2016. This parking analysis recommended basing the parking requirement for the self-storage portion of the building on unit count (as done in the County of San Diego and City of San Marcos) instead of square footage. The parking analysis recommended 1.5 spaces for every 100 units, which is the exact ratio used by County of San Diego and similar to the ratio used by City of San Marcos (which requires three spaces as a baseline supply, plus one space per 100 units). Using this recommended ratio, the parking analysis found that as long as no more than 50% of the retail/restaurant space was occupied by restaurant uses, 32 parking spaces and six loading spaces would suffice. The applicant has proposed 33 parking spaces and six loading spaces for the project.

The parking analysis prepared by LLG does not address parking needs for the 1,565-SF office space included within the self-storage portion of the building. The majority of this space is expected to be used as a rental/sales area and private staff offices. Since these uses can be considered accessory to the main function of the self-storage business, and since the size of the office space is very small compared to the remainder of the self-storage facility (1,565 SF of offices vs. 98,459 SF of storage units), staff have determined that most of the office space does not require parking above and beyond what is already provided for the storage facility. However, the applicant has indicated that they would like to include one or more conference rooms within this office space for public use. While it is assumed that this conference space would be used mostly by individuals or organizations already renting units within the building, it is possible that off-site guests would be invited to meetings, or that the applicant could make it available to other businesses in the area. The applicant has proposed an overall parking supply of 33 spaces for the project, which is one more than the 32 spaces recommended by the LLG parking analysis. The applicant has also indicated willingness to limit the conference space to 300 SF, which would require one parking space per the City's standards for general office uses. Therefore, the one additional parking space can be applied toward this conference space, and a condition of approval has been proposed to limit the conference space to 300 SF.

Building Design, Landscaping, and Fencing

The proposed building would be four stories in height, 52'5" tall at its highest point, and approximately 102,774 SF in size. While development to the east, west, and south of the project site consists of one- and two-story commercial/office buildings, the 32,000-SF Tri-Ad building to the direct north of the project site is three stories and 42' in height.

The proposed building would incorporate a contemporary appearance. Exterior wall materials would include a combination of embossed metal wall paneling, cement plaster with a sand finish, and split-faced concrete masonry, in a range of neutral browns. Walls with the cement plaster finish would also feature aluminum accent bands ("reveals") in a large grid pattern. Rectangular metal lattices, approximately 7' x 8.5' in dimension and painted dark brown, would be installed on the north (rear) and west (side) elevations of the building for visual interest. A metal-clad canopy, painted red, would be installed over the entrances to the retail/restaurant spaces, with signage for these businesses mounted on top of this canopy. An additional red canopy would be mounted

along the roof line over the main self-storage entrance. Signage for the self-storage facility would be located on the south (front), north (rear), and east (side) elevations. Sconce and gooseneck lighting fixtures would be installed along all sides of the building. Front entrances to the retail/restaurant area would consist of storefront systems with low-e glass and bronze anodized framing. Storefront glass would also be used at the main entrance to the self-storage facility, but would extend upward toward the roof, to expose the roll-up doors of some storage units on floors two through four. The exposed roll-up doors would be painted red to match the canopies on the building exterior.

For landscaping, the front elevation of the building would be decorated with 12.5'- and 22.5'-tall, gabion-style steel mesh pedestals, upon which planter pots containing Mexican grass tree would be installed and affixed to the building façade for support. A gabion planter bed would be installed along the façade at ground level and would contain Johnson's hybrid aloe. Additional landscaped areas, some doubling as bioretention areas, would be installed at the northeast and northwest corners of the lot, in narrow strips along the north and west property boundaries, at each corner of the building, and near the loading spaces at the rear of the building, to contain a variety of water-efficient trees, shrubs, vines, and grasses. A 12'-wide landscaping strip just inside the property frontage would contain street trees (Chilean mesquite and crape myrtle) as well as bioretention zones planted with California grey rush over gravel mulch. The 14'-wide dedication area located between the project site and Mission Avenue would be largely vegetation-free, except for a strip of prostrate myoporum (a semi-succulent groundcover) and one gabion planter; the remainder of the dedication area would contain cobble mulch and six decorative "stacks" of gabion boxes. All gabion features on the property would be filled with decorative materials to include cobble, ledgerstone, terracotta, and/or slag glass.

Existing fencing on the property includes a 6'-tall chain link fence along the north (rear) property line. Fencing exists at the east and west sides of the property; however, this fencing is located just outside the boundaries of the project site and on the adjacent properties. The project design includes a low CMU retaining wall at the rear property line, with wrought-iron fencing above, to be screened with vines. No modifications are proposed to the fencing along the east or west property lines. A gate will be installed at either side of the building to restrict access to the rear of the property to employees and people renting self-storage units.

Staff believes that the proposed building design is compatible with the surrounding area. While the building would be 52'5" tall at its highest point (directly over the main self-storage entrance), the remainder of the building would not exceed a height of 49'4", which is comparable to the 42'-tall, three-story Tri-Ad building to the north. Setbacks for the building would range from 30' (side) to 42'6" (rear), which exceeds requirements for the General Commercial zone (which allows a zero setback on all four sides). Finally, the building exterior would incorporate neutral colors to coordinate with existing development, and water-efficient landscaping (particularly along the front property line) to enhance its appearance.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS:

The subject property is 1.57 acres in size and rectangular in shape. It is located on the north side of West Mission Drive, between North Escondido Boulevard and North Broadway, and Mission is its only street frontage. Currently, the site has no access from the street, so the project would create two access points along Mission: one driveway at the eastern boundary line, and one at the western boundary line. The site is currently undeveloped and primarily flat, with elevations ranging from about 651 feet (a depression near the southeast corner of the property) to about 656 feet (the north side of the property). Little vegetation exists on the property aside from several queen palms along the north property line (which will be removed) and scattered grasses and weeds.

B. SUPPLEMENTAL DETAILS OF REQUEST:

- | | |
|--|------------|
| 1. Lot Size | 1.57 acres |
| 2. Building Size | |
| Self-Storage Facility (Office/Sales/Conference Area) | 1,565 SF |

Self-Storage Facility (Storage Units)	98,459 SF
Leasable Retail/Restaurant Space	2,750 SF
Total	102,774 SF
3. Self-Storage Facility Capacity	800 to 850 individual units, ranging in size from 5' x 5' (25 SF) to 10' x 30' (300 SF). All units to be climate-controlled and accessible only from inside the building.
4. Building Height	Four stories 52'5" at highest point (over main entrance to storage facility) 49'4" parapet height 44' roof deck height
5. Floor Area Ratio (FAR)	1.5
6. Hours of Operation	
Self-Storage Facility	Unit access: 6 AM to 10 PM, 7 days/week Leasing office: 9 AM to 6 PM, Monday-Saturday 10 AM to 5 PM, Sunday
Retail/Restaurant Uses	To be determined as tenants are selected
7. Self-Storage Facility Security	24-hour video surveillance: 16 day/night color interior and exterior cameras to be connected to flat screen monitors and DVR device in leasing office, for management review Gated access to rear parking lot (access by code for building employees and self-storage customers; Knox box for Fire access) Coded access to self-storage building/units from 6 AM to 10 PM (unique code per customer) Burglar alarm system via third-party alarm company (alarm company notifies storage facility management when alarm is triggered; management responds)
8. Building Materials and Colors	Walls: Combination of embossed metal wall paneling, cement plaster with a sand finish (with aluminum accent reveals), and split-faced concrete masonry, in shades of brown. Rectangular metal lattices (7' x 8.5') on north and west elevations, in dark brown. Metal-clad canopies over retail/restaurant entrances and main self-storage entrance, in red. Gabion pedestals (12.5' and 22.5' tall) along front

building elevation, with planter pots mounted on top (anchored to wall for security). Additional gabion pedestals (shaped like stacked blocks) and gabion planter in Mission Avenue dedication area. All gabion features to be filled with cobble, ledgerstone, terracotta, or slag glass for decorative effect.

C. CODE COMPLIANCE ANALYSIS:

	<u>Standards for Current Zone (General Commercial)</u>	<u>Standards for Proposed Zone (Planned Development- Commercial)</u>
1. Setbacks		
Front	No minimum	39'4"
Side (west)	No minimum	30'
Side (east)	No minimum	30'
Rear	No minimum	42'6"
2. Floor Area Ratio (FAR)	0.5 (per General Plan)	1.5
3. Lot Coverage	No maximum	38%
4. Building Height	No maximum height for CG in Zoning Code. General Plan limits development in GC designation to 3 stories	52'5" and four stories General Plan currently limits development to 3 stories; proposed General Plan Amendment would increase limit to 4 stories.
5. Parking	Self-storage: one (1) space per 5,000 SF General retail: one (1) space per 250 SF Restaurant (without drive-thru): one (1) space per 100 SF for restaurants under 4,000; outdoor dining under 300 SF exempt from parking requirement Restaurant (specialty): one (1) space per 150 SF; outdoor dining under 300 SF exempt from parking requirement	Self-storage: 1.5 spaces per 100 units General retail: one (1) space per 250 SF Restaurant (without drive-thru): one (1) space per 100 SF for restaurants under 4,000; outdoor dining under 300 SF exempt from parking requirement Conference space in leasing office: one (1) space per 300 SF Total parking requirement: 33 spaces (20 in front lot and 13 in rear lot). Assumes no more than 1,375 SF of restaurant space and 300 SF conference space. Additional restaurant space requires subsequent analysis demonstrating adequate parking can be provided to the

satisfaction of the Director of Community Development (per condition of approval).

6. Loading

One off-street space/each building or separate occupancy thereof over 10,000 SF plus one space/each additional 20,000 SF of the gross floor area of the building

Same as General Commercial; for a total of six loading spaces for this project

7. Signs

One (1) square foot of wall sign area per fifty (50) SF of gross building floor area for each business establishment. Maximum size of individual wall signs not to exceed one hundred (100) SF; tenants in spaces larger than 15,000 SF may request larger signs. Total aggregate area of all wall signs not to exceed three hundred (300) SF per business establishment.

Three internally-illuminated wall signs for the self-storage facility, to be placed on the south, north, and east elevations. Each sign to be 217.5 SF in area, for a total aggregate sign area of 652.5 SF. Approximate total dimensions of each sign to be 31'2" long by 6'11.5" tall.

One non-illuminated "Rental Office" sign above main self-storage entrance; 11'3.75" long by 12" tall (or 11.3 SF)

Total aggregate wall sign area for self-storage facility: 663.8 SF

One internally-illuminated sign per retail/restaurant establishment, to be mounted on canopy over retail/restaurant entrance(s). Each sign not to exceed 55.25 SF in area, with a max letter height of 2' and a max logo height of 3', and a total sign length (logo plus text) not to exceed 18'5".

**FINDINGS OF FACT/FACTORS TO BE CONSIDERED
PHG 16-0006 and ENV 16-0002
EXHIBIT "A"**

Master and Precise Development Plan

1. The project proposes to construct a four-story, 103,985-SF commercial building on a property located within the General Commercial (CG) zone on the City's zoning maps, and the General Commercial (GC) designation of the General Plan. The uses proposed for the building would normally be allowed in the CG zone, but the floor area ratio (FAR) and height of the building exceed GC standards as described in the General Plan. The approval of the proposed Rezone would change the zoning of the property from General Commercial to Planned Development- Commercial. Similarly, approval of the proposed General Plan Amendment would change the designation of the property from General Commercial to Planned Commercial, and change the maximum building height for the Planned Commercial zone to four stories. The proposed building would have an FAR of 1.5, which is the maximum allowed for the Planned Commercial designation. With this General Plan Amendment and Rezone, the project as designed would conform to General Plan and Zoning Code standards.
2. The proposed commercial building would be well integrated with its surroundings since the project site is located within an established commercial area with General Commercial zoning, and since the proposed building would be comparable in height to the office building to the direct north. Surrounding uses include retail, restaurants, medical services, professional services (tax, insurance, etc.), tool rental services, and automotive services. The proposed uses (self-storage, retail, and/or restaurant) would be compatible with these existing neighboring uses.
3. The proposed project location would be adequately served by existing public facilities since sewer and water service is available from existing mains in Mission Avenue, and the proposal would not adversely impact these facilities nor require significant upgrades to the existing infrastructure.
4. The overall design of the project would produce an attractive, efficient, and stable environment for working, shopping, and dining. The proposed structure would incorporate a contemporary design, with neutral wall colors, red canopies, and low-e glass doors and windows. Landscaping would be provided throughout the property, particularly along the Mission Avenue frontage, and would incorporate sculptural materials (gabion planters/pedestals and planter pots) along with water-efficient vegetation. A parking supply of 33 spaces and six loading spaces has been proposed, which is sufficient for the project as described in the parking analysis prepared by LLG on June 6, 2016, and further explained in this staff report. Twenty of the parking spaces would be located at the front of the building, and angled for one-way access (in an east-to-west configuration) for use by any customer of the building. The remaining parking spaces and all of the loading spaces would be located at the rear of the building and will have 24/7 gated access, so they would be available only to building employees (who would be required to park in the rear per the proposed conditions of approval) and customers of the self-storage facility.
5. A Mitigated Negative Declaration (MND) was prepared for this project and issued for a 20-day public review beginning July 14, 2016, and ending August 2, 2016, in accordance with the California Environmental Quality Act (CEQA). The MND identified potential project-related impacts to tribal cultural resources. Mitigation measures have been proposed to reduce these impacts to a less than significant level, and these mitigation measures have been incorporated into the project's conditions of approval.

General Plan Amendment

1. The public health, safety and welfare will not be adversely affected by the proposed General Plan Amendment from General Commercial (GC) to Planned Commercial (PC). An Initial Study and Mitigated Negative Declaration were prepared for the project and circulated for public review from July 14 to August 2, 2016, as required under CEQA. This environmental review document found that development of the property could have potentially significant impacts related to tribal cultural resources, and mitigation measures were proposed to reduce these impacts to a less than significant level. No other potentially significant impacts to the environment were found.

2. The proposed General Plan Amendment for the subject site would be compatible with existing development patterns in the surrounding areas. Uses allowed within a particular Planned Commercial development are determined on a case-by-case basis through the Master Development Plan application process. The uses proposed for this particular site are compatible with allowed uses in the General Commercial land use designation (which surrounds the project site). The proposed project includes retail and/or restaurant use, which already exists on surrounding properties.
3. The proposed General Plan Amendment from General Commercial (GC) to Planned Commercial (PC) would be consistent with the goals and policies of the General Plan as a whole. The project would provide a new source of employment within a building that incorporates an attractive design, water-efficient landscaping, and sufficient parking. The General Plan states that Planned Commercial areas are ideally located along major thoroughfares and in higher-intensity urban nodes served by transit, which is true of the surrounding neighborhood. The General Plan Amendment would not change the types of uses allowed on this property, since self-storage and retail/restaurant uses are already permitted on the site under the existing General Commercial designation.
4. The proposed General Plan Amendment is suitable and will not affect the allowed land uses in any zones. The purpose of the proposed General Plan Amendment is to change the land use designation of the property to Planned Commercial to allow a larger FAR, and also to change the Planned Commercial development standards to allow a four-story building. The specific uses proposed for the site would still be allowed under the existing General Commercial land use designation, if the building were designed to the General Commercial development standards.

Rezone

1. The public health, safety and welfare will not be adversely affected by the proposed Rezone from General Commercial (GC) to Planned Development- Commercial (PD-C). An Initial Study and Mitigated Negative Declaration were prepared for the project and circulated for public review from July 14 to August 2, 2016, as required under CEQA. This environmental review document found potentially significant impacts related to tribal cultural resources, and mitigation measures were proposed to reduce these impacts to a less than significant level. No other potentially significant impacts to the environment were found.
2. Permitted uses in the Planned Development zones are identified on a case-by-case basis for each Master Plan approval. The uses requested by the applicant include a self-storage facility with leasable area for one or more retail or restaurant businesses. The project site is suitable for these uses because they would be allowed even if the property remained in the General Commercial zone (retail and restaurant uses would require a Plot Plan, while a self-storage facility would require a Conditional Use Permit). The project has been designed to be compatible with the surrounding commercial development through the use of landscaping, fencing, and building setbacks.
3. The uses proposed for the project site would not be detrimental to surrounding properties since the site is located in an established commercial area containing a range of similar businesses. The self-storage, retail, and restaurant uses would be entirely contained within the proposed structure, and the applicant has demonstrated that the project would provide sufficient on-site parking for these uses. A traffic impact analysis has concluded that the project would not create any significant traffic-related impacts that would affect neighboring properties.
4. The change of zone is proposed in conjunction with a General Plan Amendment that would change the land use designation from General Commercial (GC) to Planned Commercial (PC). Approval of the General Plan Amendment alongside the Rezone would keep the project in conformance with Figure II-32 under Land Use Zoning Policy 2.3 in the General Plan, which matches General Plan land uses to their corresponding zoning categories.
5. The proposed change of zone would not impact any specific plans, since this property is not located within a specific plan area.

**CONDITIONS OF APPROVAL
PHG 16-0006
EXHIBIT "B"**

Mitigation Measures

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

CUL-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-5: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL-6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, along with the applicable plan check fee, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in the 2015 Model Water Efficient Landscape Ordinance Update. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. All landscaping shall be installed prior to occupancy. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
3. In compliance with Article 62 (Landscape Standards), Section 1327 (Slope Planting) of the zoning code, all manufactured slopes over three feet high shall be irrigated and planted with landscape materials as follows: Each one thousand (1,000) SF of fill slope shall contain a minimum of six (6) trees, fifteen gallon in size; ten (10) shrubs, five gallon in size; and groundcover to provide one hundred (100) percent coverage within one year of installation. Each one thousand (1,000) SF of cut slope shall contain a minimum of six (6) trees, five gallon in size; ten (10) shrubs, one gallon in size; and groundcover to provide one hundred (100) percent coverage within one year of installation.
4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

5. All manufactured slopes or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Department and City Engineer.
6. Street trees shall be provided and/or maintained along the Mission Avenue frontage in conformance with the Landscape Ordinance and the City of Escondido Street Tree List.
7. A 6'-tall wrought-iron fence or similar shall be installed above the proposed CMU retaining wall along the rear property line, and screened with vines or other landscaping as indicated on the approved landscape plan.

General

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and the Fire Department.
2. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Community Development Director.
5. All requirements of the Public Arts Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of building permit issuance for the purpose of participating in the City Public Art Program.
6. Colors, materials, and design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.
7. Trash enclosures must be designed and built per City standards.
8. Signage will be subject to a separate permit and must comply with the approved Master Sign Plan.
9. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting Ordinance (Ordinance No. 2014-20).
10. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building.
11. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
12. All new utilities shall be underground.
13. Per Section 33-339 of the Zoning Code, storage of goods or products which are hazardous, toxic, or obnoxious shall be prohibited in the self-storage facility. No outdoor storage of any goods or products is permitted.
14. The project shall provide 20 parking spaces in the front lot, and 13 parking spaces and six loading/unloading spaces in the rear lot, as indicated on the proposed site plan.

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15. All employees of the proposed building shall park in the rear parking lot. Employee parking in the front parking lot shall be allowed only when the rear lot is full.
16. The project shall be limited to no more than 1,375 SF of restaurant use (50% of the 2,750 SF retail area). Expansion of restaurant use beyond the 50% limitation shall require a subsequent analysis demonstrating adequate parking can be provided to the satisfaction of the Director of Community Development.
17. Any conference space located within the self-storage main office, and made available for the use of non-staff (i.e., self-storage customers and/or the general public), shall be limited to an area of 300 SF, unless additional analysis is obtained demonstrating adequate parking can be provided for this purpose, to the satisfaction of the Director of Community Development.
18. Company-owned vehicles or moving trucks shall not be stored on-site unless additional analysis is obtained demonstrating adequate parking can be provided for this purpose, to the satisfaction of the Director of Community Development.
19. Use of storage units shall be limited to storage only. Storage units may not be used for residential purposes, and business operations may not be conducted from the units.
20. A separate sign permit shall be required prior to the installation of any signs. All proposed signage must comply with the Master Sign Program approved as part of this project.
21. An inspection by the Planning Division will be required prior to operation of the project. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
22. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable), a check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Mitigated Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,210.25 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.
23. This Precise Development Plan shall become null and void unless utilized within twelve months of the effective date of approval.

Fire

1. The final project design for the proposed development shall be in accordance with the Fire notes on the approved plans, to the satisfaction of the Fire Marshal.
2. Grading plan submittal shall demonstrate that trash enclosure doors will not open into the fire access roadway (as indicated on the proposed site plan and landscape plan).

ENGINEERING CONDITIONS OF APPROVAL

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public street and sewer improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a landscape Architect.
2. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide Grading Bond and Cash Clean Up deposit for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. Grading bond amount shall be 10% the total cost of the project private improvements, drainage and landscaping minus the cash clean up deposit. The project owner is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and 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.
3. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit and/or Final Subdivision Map.
4. No construction permits will be issued until Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The project owner shall submit to the Planning Department 3 copies of the approved Plot Plan certified by the Planning Department and must be included in the first submittal for final plans plan check, together with a final Storm Water Quality Management Plan (SWQMP) to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public streets improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Onsite private access drive improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Planning Director and shall be shown on the Grading/Private Improvement Plans.
2. Mission Avenue is classified as a Major Street in City's Circulation Element, however, it is constructed to Collector Street standards. The project owner is obligated for future improvements of Mission Avenue through a previously executed Lien Contract Agreement. The project owner is required to provide the City with cash contribution for the current amount of Lien contract if chooses to relieve the project obligation for future improvements on Mission Avenue.
3. The project owner shall be responsible to construct two 24 foot wide, Alley-Type driveway approaches on Mission Avenue and remove and reconstruct all damaged sections of sidewalk and curb and gutter along property frontage. The project owner shall also repair Mission Avenue and to the satisfaction of City Engineer for all utilities trenches to provide services to the project.
4. The project owner shall extend the existing median curb easterly to along the front of the project's westerly driveway to prevent left turns in and out of the project's westerly driveway. Extent of median curb extension shall be to the requirement of City Engineer.
5. Project's westerly driveway shall be signed and striped as exit only with signage and pavement legend for no left-turns and easterly driveway shall be signed and with pavement legend for entrance only.
6. The project owner will be required to provide a detailed detour and traffic control plan, for all construction within existing right-of-way, to the satisfaction of the City Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.
2. All onsite parking and access drives are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. All proposed

onsite project improvements shall be included in Grading Plans subject to review and approval by the City Engineer, Fire Marshall and Planning Director.

3. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.
4. The project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.
2. The project owner will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. The maintenance agreement shall indicate property owner's responsibility for maintenance of all proposed frontage Green Street landscaping, onsite drainage system, storm water treatment and hydro-modification facilities and their drainage systems.

WATER SUPPLY

1. The project owner shall be responsible to design and construct an onsite looped public water system to connect to exiting water main on Mission Avenue at two points to the requirements of Utilities Engineer.
2. All onsite detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and approved by the Utilities Engineer.

SEWER

1. The developer shall be required to construct sewer service to the project to the requirements of the Utilities Engineer and Building Director.
2. Private sewer lateral is private and shall be maintained by the property owner.

EASEMENTS AND DEDICATIONS

1. The project owner shall grant a minimum 20 foot wide public utilities easements for the onsite water main to the City the City of Escondido. The project owner shall provide the City Engineer with legal description and plat map, together with an updated title report for preparation of easement document to be executed by the property owner.
2. All easements, both private and public, affecting subject property shall be shown and delineated on the plot plan.
3. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to issuance of building permit, unless approved by the easement owner.

REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner shall be required to pay all development fees, including any repayments in effect prior to approval of the. All development impact fees are paid at the time of Building Permit or as determined by the Building Official.
2. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the project owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security deposit for the project shall be at 10% of total estimate of site improvements with maximum cap of \$50,000.

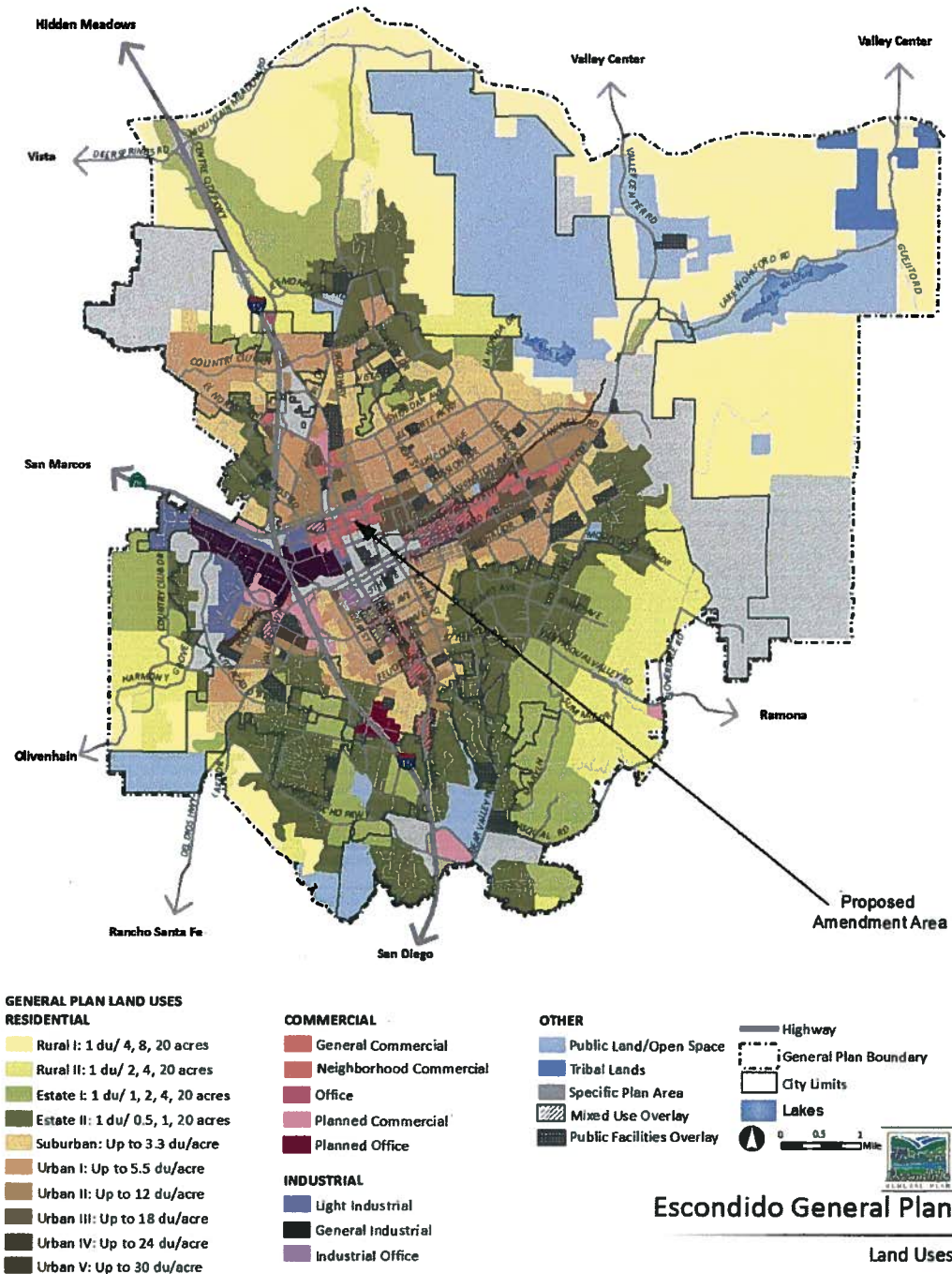
UTILITY UNDERGROUNDING AND RELOCATION

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

EXHIBIT "C"

PHG 16-0006- Summary of Proposed General Plan Amendments

1. Page II-3, Figure II-1: Color of project site to be changed from coral (General Commercial) to light pink (Planned Commercial) as follows:

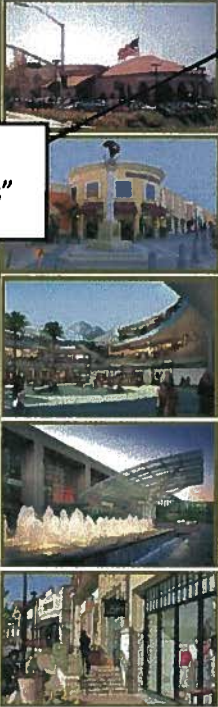


S:\GIS\Projects\GIS\Projects\160006\160006_Jay_Petrek_Ann_Dolan\160006_General_Plan_Amendments\160006_General_Plan_Amendments_07_30_16_Overview.mxd

7/27/2016

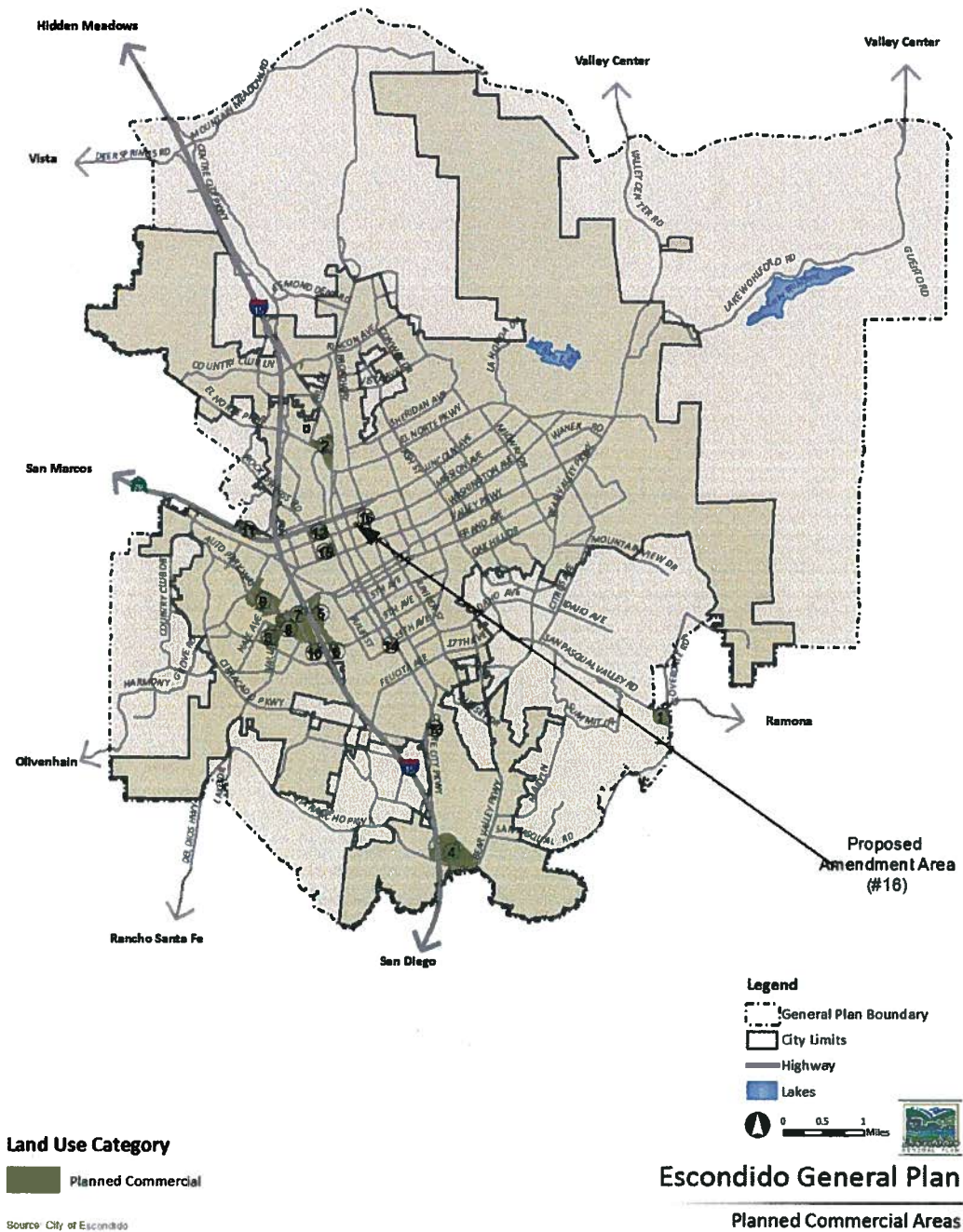
2. Page II-24, Figure II-6: Building height for Planned Commercial to be changed from 1-3 stories to 1-4 stories (under "Required Standards" column).

Figure II-6
General Plan Land Use Designations

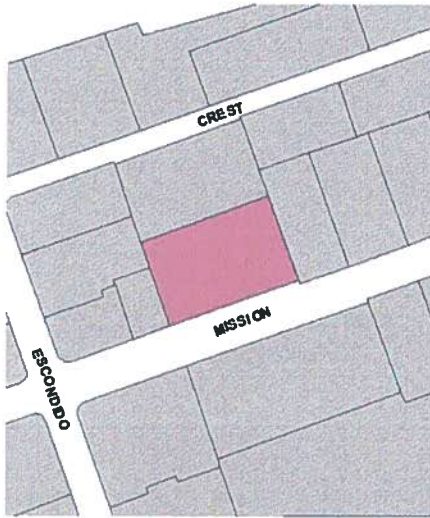
Land Use Designation	Required Standards: <i>Density and Design</i> <i>Minimum Lot Size</i> <i>Maximum Building Height</i> <i>(Also refer to policies)</i>	General Description of Uses	Recommended Urban Form Characteristics
Commercial			
Planned Commercial This designation accommodates a variety of commercial activities within a self-contained comprehensively planned development.			
Planned Commercial 	Maximum Intensity: 1.5 FAR Building Height: 1-3 stories Maximum Lot Size: None Location: At city gateways, along major thoroughfares, at major roadway intersections and in higher intensity urban nodes served by transit. Design: Details regarding businesses, location of all buildings, height, architecture and building materials, landscaping, development features, scale, intensity, orientation for light and air, circulation and parking patterns, signage, lighting, land uses, buffers, open space, market analysis shall be provided during application. Zoning: Planned Development (P-D)	A variety of commercial activities within a unified planned commercial center. Appropriate uses may include general and professional offices, tourist serving facilities, specialty and automobile retail, and similar retail/service businesses. Refer to Planned Commercial Section of this Element for details on specific properties designated Planned Commercial.	▪ Designed to integrate multiple buildings and uses to be identifiable as a distinct place ▪ Unified framework of pedestrian walkways, public plazas, open spaces, courtyards, and other elements are developed ▪ Designed to promote pedestrian activity characterized by "store front" window displays and extensive landscaping ▪ Public and internal right-of-ways developed with landscaping, street trees, and amenities to enhance character and identity ▪ Site specific improvements may be required to preserve unique qualities and ensure compatibility with surrounding areas ▪ Parking areas heavily landscaped to reduce radiant heat effects

Change to
"1-4 stories"

3. Page II-31, Figure II-7: Project site to be labelled as Planned Commercial Site #16, as follows:



4. Page II-36: Graphic and text to be inserted for new Planned Commercial Area #16, as follows:



16. Mission Avenue

Location: Northern side of Mission Avenue, east of Escondido Boulevard

Size: Approximately 1.57 acres (Figure II-7, Area #16).

General Plan Designation: Planned Commercial

Planned Commercial Development 16 Guiding Principles: Refer to Target Area 'b' in Section J

5. Page II-65, Figure II-21: Color of project site to be changed from coral (General Commercial) to light pink (Planned Commercial), as follows:



Additionally, new text to be inserted after the Target Area 2 Guiding Principles, as follows:

Guiding Principles for Mission Avenue (Planned Commercial #16):

Land uses planned for this site include a self-storage facility up to four stories in height with limited retail/restaurant tenant area on the ground floor of the structure. Development standards shall include

a Floor Area Ratio of 1.5 and building setbacks approximately 30 feet in width on all sides. On-site parking requirements for the various land uses shall be established through a site-specific parking study reviewed as part of a proposed Master Development Plan for the project.

Ann F. Dolmage

From: Mark Hayden <hayden@capstoneadvisors.com>
Sent: Thursday, August 04, 2016 12:08 PM
To: Ann F. Dolmage
Cc: Mark Hayden
Subject: FW: PHG 16-0006- StorQuest project @ 222 W. Mission

Ann

As a follow up to the below email and our call this morning I would like to add the following comments, specifically related to the relationship between our shopping center and the proposed development:

Street Set Back – the scale of the building is a concern to adjacent property owners as mentioned below however, we are further concerned that a building 3-4 stories high close to the street frontage will have a significant impact on the streetscape and potentially our property. A section, in both directions of the property (east/west and north/south) would help to understand the relationship. I have inquired about this with the applicant.

Height – reducing the height of the building to three stories would be appropriate.

Ancillary Use - we are concerned over the applicants request to up zone the property, maximize the FAR, and use that to integrate retail/restaurant uses; the ability to receive a significant zoning benefit and permit direct competition to our center is unfair; limiting those spaces to uses that are a direct amenity to the storage users not the general public would be appropriate.

Architecture – a dedicated effort has been made to upscale the architecture and works with their use and building scale yet given the smaller scale of existing uses/building as well as the future CG allowed uses and development requirements a refinement of the scale and detailing of the proposed building would be appropriate.

We remain open to discussions with the city and applicant to work through our concerns.

Sincerely,

Mark A. Hayden | Vice President



Capstone Advisors
1545 Faraday Avenue
Carlsbad, California 92008
T (760) 804 6900 F (760) 804 6901
hayden@capstoneadvisors.com | www.capstoneadvisors.com

From: Mark Hayden
Sent: Tuesday, August 02, 2016 4:38 PM
To: 'Ann F. Dolmage'
Subject: RE: PHG 16-0006- StorQuest project @ 222 W. Mission

Ann

Thank you for your recent correspondence regarding the above project PHG 16-0006 and ENV 16-0002. Capstone Advisors represents the ownership entity of the Mission Escondido Shopping Center located at 201 & 205 W. Mission Ave, Escondido. Mission Escondido Shopping Center is located directly across the street from the subject property.

Pursuant to our recent conversation I am submitting this email to document some initial concerns with the proposed project that ownership wants to understand better before officially supporting or opposing the proposed project. Without detail the following are the more significant issues:

Use – is a large scale storage facility a compatible use for a densely populated commercial corridor that provides a multitude of small scale commercial oriented businesses. The current CG zoning acknowledges and permits a mini-warehouse approved by a CUP. The CG zone appears to recognize the incompatibility of a large scale storage facility. What is the synergy of this proposed use with the CG zone and how does it affect the current businesses and promote future business?

Character – the sheer scale and mass of the proposed building appears to have a significant degrading impact on the visual character of the streetscape and street view corridor. The proposed project is requesting a 3x increase in the current FAR, is one large mass covering a large percentage of site area and will be the tallest building by far in the area. It appears this building will dwarf not only the existing structures on adjacent properties along the corridor but any future development given the discrepancy in allowable FAR. How is this a positive effect on the character of this corridor as well as the ?

Buffering to Adjacent Properties – there appears to be little to no buffering to adjacent properties given only 30' setbacks on the east and west property lines, 28' setback on the north property line and limited to negligible landscaping along all internal property lines. Is this not a concern given the size and scale of the proposed structure?

Other – other concerns not yet fully vetted are allowable signage (site and building), compliance with storm water regulations, architectural detailing among others.

Applicability of PD Zone – for clarification, I am interested in better understanding the applicability of the proposed project to certain objectives of the PD Zone. The Purpose and General Provisions sections of the PD Zone include references to i) the encouragement of planned developments “of parcels sufficiently large”, “suitable for” and of “sufficient size” to be planned and developed consistent and in conformity with the General Plan, ii) “to enhance the appearance and livability of the community”, iii) “promote and create public and private open space “ as part of the land design and as a “required requisite of planned development zoning”, iv) that the proposed uses be compatible with “existing and potential uses surrounding the zone”. Further, the Approval Criteria section of the PD Zone include references to i) the location allows “the development to be well integrated with its surroundings”, ii) the design of the planned development not be “visually obstructive or disharmonious with the surrounding areas”.

Where we welcome new development it is our concern to that any new development mesh with the fabric of the uses and character of the area it serves. I remain interested to discuss this further to better understand the applicants and cities position to our concerns.

I understand that this project is due for a Planning Commission Hearing on August 9, 2016. Given work schedules I would like to request a follow up this Thursday, August 4th. My direct line is 760-827-6025.

I do look forward to hearing back from you.

Sincerely,

Mark A. Hayden | Vice President



Capstone Advisors
1545 Faraday Avenue
Carlsbad, California 92008
T (760) 804 6900 F (760) 804 6901
hayden@capstoneadvisors.com | www.capstoneadvisors.com

From: Ann F. Dolmage [<mailto:adolmage@escondido.org>]
Sent: Monday, July 18, 2016 3:15 PM
To: Mark Hayden
Subject: PHG 16-0006- StorQuest project @ 222 W. Mission

Hi Mark,

Here is the link to the Initial Study and Mitigated Negative Declaration for the StorQuest self-storage project at 222 W. Mission.

<https://www.escondido.org/planning.aspx>

When you open that page, do the following:

Scroll down to the "Active Projects" section

Click on the "StorQuest Self-Storage Facility" link

Click on the link that says "Initial Study and Mitigated Negative Declaration" and a PDF of the entire environmental review document (including appendices) will open

There is a site plan, grading plan, and conceptual elevation plan from pages 57 to 59 of the PDF. They are Figures 4, 5, and 6. The applicant is currently making some minor changes to the site plan to satisfy the needs of the Fire Department, so we will be getting an updated version from them probably this week, but that version will be substantially similar to the version in the Mitigated Negative Declaration.

If you have any additional questions, let me know. You can also come to our office to view the paper file, if you want. We are open 8-5, Monday through Friday.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025
(760) 839-4548 (phone)
(760) 839-4313 (fax)
adolmage@escondido.org





CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92026-2798
(760) 839-4671
www.ci.escondido.ca.us

Environmental Checklist Form (Initial Study Part II)

1. Project title and case file number: StorQuest Self-Storage Project
2. Lead agency name and address: City of Escondido, 201 N. Broadway, Escondido, CA 92025
3. Lead agency contact person name, title, phone number and email:
Ann Dolmage, Associate Planner, (760) 839-4548, adolmage@escondido.org
4. Project location: 220 West Mission Avenue, Escondido, CA 92025 (APN 229-120-7600)
5. Project applicant's name, address, phone number and email: Nancy Bane, The William Warren Group, Inc., 940 South Coast Drive, Suite 205, Costa Mesa, CA 92626; 310-451-2130; nkbane@gmail.com
6. General Plan designation: General Commercial (GC)
7. Zoning: General Commercial (CG)
8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
General Plan Amendment and Rezone to allow for the development of a four-story 103,985 square-foot StorQuest self-storage facility on 1.57 acres. The project would include approximately 800 to 850 climate-controlled storage units ranging in size from 5 feet by 5 feet (25 square feet) to 10 feet by 30 feet (300 square feet), office and conference room facilities, and three leasable retail areas (900 square feet each) on the first floor. In addition, the project includes parking, landscaping, and infrastructure improvements. See Figures 1 through 6 for more information.
9. Surrounding land uses and setting (briefly describe the project's surroundings):
The vacant site is located in a commercial area of the City of Escondido. Surrounding commercial development consists of the Mission Square strip mall to the east. Immediately to the west are a Mexican restaurant, juice bar, and a financial services office. A 3-story modern office building surrounded by parking is located to the north. The Mission Escondido strip mall is located to the west, across West Mission Avenue. See Figures 1 through 6.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).
None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below potentially would be affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| ☐ Aesthetics | ☐ Agricultural Resources | ☐ Air Quality |
| ☐ Biological Resources | ☒ Cultural Resources | ☐ Geology and Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology/Water Quality |
| ☐ Land Use/Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population/Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Utilities/Service Systems | ☐ Mandatory Findings of Significance |
| ☐ Paleontological Resources | | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
- ☒ I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
- ☐ I find that the proposed project might have a significant effect on the environment and/or deficiencies exist relative to the City's General Plan Quality of Life Standards, and the extent of the deficiency exceeds the levels identified in the City's Environmental Quality Regulations pursuant to Zoning Code Article 47, Section 33-924 (b), and an ENVIRONMENTAL IMPACT REPORT shall be required.
- ☐ I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: a.) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and b.) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it shall analyze only the effects that remain to be addressed.
- ☐ I find that, although the proposed project might have a significant effect on the environment, no further documentation is necessary because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

Signature

Date

Ann Dolmage, Associate Planner
Printed Name and Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. This section evaluates the potential environmental effects of the proposed project, generally using the environmental checklist from the State CEQA Guidelines as amended and the City of Escondido Environmental Quality Regulations (Zoning Code Article 47). A brief explanation in the Environmental Checklist Supplemental Comments is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take into account the whole action involved, including off-site, on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts and mitigation measures. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. The definitions of the response column headings include the following:
 - A. "Potentially Significant Impact" applies if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
 - B. "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 2 below, "Earlier Analyses," may be cross-referenced). Measures incorporated as part of the Project Description that reduce impacts to a "Less than Significant" level shall be considered mitigation.
 - C. "Less Than Significant Impact" applies where the project creates no significant impacts, only less than significant impacts.
 - D. "No Impact" applies where a project does not create an impact in that category. "No Impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. Earlier Analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - A. Earlier Analysis Used. Identify and state where it is available for review.
 - B. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - C. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
3. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
4. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
5. The explanation of each issue should identify the significance of criteria or threshold, if any, used to evaluate each question, as well as the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. <u>AESTHETICS.</u> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. **AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. <u>AIR QUALITY.</u> Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | ☐ | ☐ | ☐ | ☒ |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | ☐ | ☐ | ☐ | ☒ |
| c. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074? | ☐ | ☒ | ☐ | ☐ |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☐ | ☒ |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS. Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?

☐	☐	☒	☐
☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. <u>HYDROLOGY AND WATER QUALITY.</u> Would the project:				
a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?	☐	☐	☒	☐
b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially depleting groundwater supplies or substantially interfering with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?	☐	☐	☐	☒
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?	☐	☐	☒	☐
e. Cause significant alteration of receiving water quality during or following construction?	☐	☐	☒	☐
f. Cause an increase of impervious surfaces and associated run-off?	☐	☐	☒	☐
g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
h. Cause potentially significant adverse impact on ground water quality?	☐	☐	☐	☒
i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?	☐	☐	☒	☐
j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	☐	☐	☒	☐
k. Create or exacerbate already existing environmentally sensitive areas?	☐	☐	☐	☒
l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	☐	☐	☒	☐
m. Impact aquatic, wetland or riparian habitat?	☐	☐	☒	☐
n. Otherwise substantially degrade water quality?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
o. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
r. Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. LAND USE PLANNING. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☒ | ☐ |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐ | ☐ | ☐ | ☒ |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan? | ☐ | ☐ | ☐ | ☒ |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. NOISE. Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. PALEONTOLOGICAL RESOURCES. Would the project:

- a. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐
☐
☐
☒

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. POPULATION AND HOUSING. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES. Would the project:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

ii. Police protection?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

iii. Schools?

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

iv. Parks?

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

v. Other public facilities?

☐	☐	☒	☐
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. RECREATION. Would the project:

- a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐	☐	☐	☒
☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. <u>TRANSPORTATION/TRAFFIC.</u> Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	☐	☐	☒	☐
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | ☐ | ☐ | ☐ | ☒ |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | ☐ | ☐ | ☒ | ☐ |
| e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☒ | ☐ |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | ☐ | ☐ | ☒ | ☐ |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIX. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☒ |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | ☐ | ☐ | ☒ | ☐ |
| c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |
| d. Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations {Zoning Code Section 33-924 (a) }? | ☐ | ☐ | ☐ | ☒ |

**MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST
SUPPLEMENTAL
COMMENTS**

**StorQuest Self-Storage Project
(City File No. ENV 16-0002 and PHG 16-0006)**

An Initial Study Environmental Checklist was prepared for this project and is included as a separate attachment to this Draft Mitigated Negative Declaration (MND). The information contained in the Initial Study and the MND Supplemental Comments will be used by the City of Escondido to determine potential impacts associated with the proposed project.

INTRODUCTION

This Mitigated Negative Declaration assesses the environmental effects of the StorQuest Self-Storage Project located on the north side of West Mission Avenue, east of North Escondido Boulevard, with an address of 220 West Mission Avenue, Escondido, California 92025 (Assessor's Parcel Number [APN] 229-120-7600).

As mandated by California Environmental Quality Act (CEQA) Guidelines Section 15105, affected public agencies and the interested public may submit comments on the **Draft Mitigated Negative Declaration** in writing before the end of the **20-day** public review period. Following the close of the public comment review period, the City of Escondido will consider this Mitigated Negative Declaration and any received comments in determining the approval of this project.

City of Escondido
Planning Division
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Escondido, CA 92025-2798

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A printed copy of this document and any associated plans and/or documents are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Division at the address shown above and also available on the City's website. The City of Escondido General Plan Update (2012); Final Environmental Impact Report (2012); and Climate Action Plan are incorporated by reference. These documents are available for review at, or can be obtained through, the City of Escondido Planning Division or on the City of Escondido website.

PROJECT DESCRIPTION

The proposed project is a four-story 103,985-square-foot StorQuest mini-storage facility on 1.57 acres located at 220 West Mission Avenue, Escondido, California. It would include office and conference room facilities, and three leasable retail areas (900 square feet each) on the ground floor. The rentable storage area would include approximately 800 to 850 storage units. The rentable storage units would be climate-controlled and would range in size from 5 feet by 5 feet (25 square feet) to 10 feet by 30 feet (300 square feet). The project will provide 33 parking stalls and 6 loading spaces on-site. See Figures 1 through 6. Landscaping and on-site improvements will be included as shown on Figure 4.

The leasing office would be open from 9 A.M. to 6 P.M. Monday through Saturday and 10 A.M. to 5 P.M. on Sunday. An on-site manager will be an employee of the ownership company. Tenants will have access to their units seven days a week from 6 A.M. to 10 P.M. via an assigned code. This code allows the ownership to monitor tenant activities. Other security measures include secured electronic gate access, 24-hour video surveillance, and an advanced burglar alarm monitoring system. In the event of a fire or emergency, the Fire Department will always be able to access the property via its "knox box."

Discretionary Actions

The project site is zoned General Commercial (CG), has a General Plan designation of General Commercial (GC) and is within the Highway 78/Broadway Target Area (City of Escondido General Plan Update (2012), Section II.J.2.b). Mini-warehouse storage facilities are permitted in the CG zone, with a Conditional Use Permit (Escondido Municipal Code section 33-332).

The proposed use is consistent with the General Plan use designation; however, the new General Plan adopted in 2012 added floor area ratio (FAR) maximums for each of the commercial designations. The maximum FAR for General Commercial is 0.5. The gross building area of the proposed StorQuest facility is 103,985 square feet with a FAR of 1.52. Therefore, the proposed project requires a General Plan Amendment to change the designation of the site from GC to Planned Commercial (PC), and a Rezone from CG to Planned Development-Commercial (PD-C). The PC designation would allow for a 1.52 FAR and a building height between one and three stories. Note that while the proposed project includes four stories, the height of the storage unit floors is lower than for most other uses; and the total height of the building (46' 8") would be comparable to that of a three-story structure.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The 1.57-acre rectangular project site is on one parcel (APN 229-120-7600) at 220 West Mission Avenue with access from West Mission Avenue on the south side (see Figures 1 through 3). The vacant site is located in a commercial area of the City of Escondido. Surrounding commercial development consists of the Mission Square strip mall to the east. Immediately to the west are a Mexican restaurant, juice bar, and a financial services office. A three-story modern office building surrounded by parking is located to the north. The Mission Escondido strip mall is located to the west, across West Mission Avenue.

Anticipated Public Hearings

A public hearing for this project has not been scheduled. Additional public notices will be provided when the project is scheduled for Planning Commission and City Council consideration.

I. AESTHETICS

a. *Have a substantial adverse effect on a scenic vista?*

No Impact. There are no scenic vistas within the viewshed of the project site. The project site is within a developed corridor, Mission Avenue, with commercial uses. Therefore, the project would have no effect on a scenic vista.

b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. The project site has been graded and is on a disturbed vacant lot. There are no trees, rock outcroppings, or historic buildings present. In addition, there is no state scenic highway from which the site is visible.

c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Less Than Significant Impact. The bulk, scale, and design of the proposed project would be consistent with the visual character and quality of the surrounding area. At four stories, the proposed development is slightly taller than the adjacent one- to three-story buildings. However, the storage unit floors (floors 2–4) would be shorter than a typical office floor because of the nature of the self-storage. The overall height (46' 8") would be similar to that of a three-story structure. Therefore, the project would be consistent in bulk and scale to the surrounding development. Figure 6 provides conceptual elevations of the proposed structure.

d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact. While the proposed project would introduce lighting to the currently vacant project site, lighting currently exists in the surrounding commercial development. Lighting would be consistent with Article 35 of the City Code regarding outdoor lighting.

Source(s): California Scenic Highway Mapping System (Caltrans, 2016; City of Escondido General Plan (City of Escondido, 2012); Escondido Zoning Code; Field Investigation; Project Description.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use?*

No Impact. The project site is mapped by the State of California Department of Conservation as Urban and Built-Up Land. There is no Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance in the project vicinity. Therefore, the project would not convert farmland to non-agricultural use.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. There is no agricultural land use on or adjacent to the project site. The project site is not zoned for agriculture and there is not a Williamson Act contract on the property. Therefore, there would be no conflict.

c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

No Impact. The project site is within an identified commercial area and is not used for agriculture, nor does there exist any agriculture on adjacent or surrounding land. The project site is not listed as Prime Agricultural Lands in the General Plan. Therefore, development of the project site would not have an effect on the conversion of Farmland to non-agricultural use.

Source(s): California Important Farmland Finder (California Department of Conservation, 2016); City of Escondido General Plan (City of Escondido, 2012); Field Investigation; Project Description.

III. AIR QUALITY

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The California Clean Air Act requires that areas that are designated as non-attainment of state ambient air quality standards for ozone, carbon monoxide, sulfur dioxide, and nitrogen dioxide need to prepare and implement plans to attain the standards by the earliest practicable date. The San Diego Air Basin (SDAB) in which the project site is located is designated non-attainment for the state ozone standard. Accordingly, the Regional Air Quality Strategy (RAQS) was developed to identify feasible emission control measures and provide expeditious progress toward attaining the state standards for ozone. The two pollutants addressed in the RAQS are reactive organic gasses and nitrogen oxides, which are precursors to the formation of ozone. Projected increases in motor vehicle usage, population, and growth create challenges in controlling emissions and by extension to maintaining and improving air quality. The RAQS, in conjunction with the transportation control measures (TCMs), were most recently adopted in 2009 as the air quality plan for the region.

The California Air Resources Board (CARB) mobile source emission projections and San Diego Association of Governments (SANDAG) growth projections are based on population, vehicle trends, and land use plans developed in general plans. As such, projects that propose development that is consistent with the growth anticipated by SANDAG's growth projections and/or a general plan would be consistent with the RAQS. In the event that a project would propose development that is less dense than anticipated by the growth projections, the project would likewise be consistent with the RAQS. In the event that a project proposes development that is greater than anticipated in the growth projections, further analysis would be warranted to determine if the project would exceed the growth projections used in the RAQS for the specific subregional area.

The site is zoned General Commercial (CG) and has a General Plan designation of General Commercial (GC). Mini-warehouse storage facilities are permitted in the CG zone with a Conditional Use Permit. The project requires a General Plan Amendment to change the designation of the site from GC to Planned Commercial (PC), and a rezone from CG to Planned Development-Commercial (PD-C). However, for air quality purposes, the project is consistent with the existing land use designation, and there would not be a significant change in traffic generation or area emissions from what is already accounted for in the RAQS. The project would not significantly alter the planned location, distribution, or growth of the human population in the area. The project

would not add housing; however, new jobs would be created. Based on the type of jobs created, it can be anticipated that these would be filled by the local labor force rather than require relocation of workers from outside the region. Therefore, the project would not increase the local population; and would thus be consistent with the Air Quality Management Plan and RAQS. Additionally, as discussed under Section III(b), emissions due to construction and operation of the project would be less than the significance thresholds for all criterion pollutants. Because the project would generally be consistent with emissions that are accounted for in the RAQS, the project would not increase the local population, the project emissions would not exceed the significance thresholds, and the project would not conflict with or obstruct the implementation of the RAQS. Impacts would be less than significant.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Construction

Less Than Significant. Construction-related activities are temporary short-term sources of air emissions. Construction-related pollutants result from dust raised during demolition and grading, emissions from construction vehicles, and chemicals used during construction. Construction operations are subject to the requirements established in Regulation 4, Rules 52, 54, and 55, of the San Diego Air Pollution Control District's (SDAPCD) rules and regulations.

Construction emissions were modeled using California Emissions Estimator Model (CalEEMod) equipment and phasing estimations. The estimates are based on surveys, performed by the South Coast Air Quality Management District (SCAQMD) and the Sacramento Metropolitan Air Quality Management District (SMAQMD), of typical construction projects, which provide a basis for scaling equipment needs and schedule with a project's size. Air emission estimates in CalEEMod are based on the duration of construction phases; construction equipment type, quantity, and usage; grading area; season; and ambient temperature, among other parameters. A volatile organic compound (VOC) content of 150 grams per liter for exterior architectural coatings and 100 grams per liter for interior architectural coatings were used in accordance with SDAPCD Rule 67.0. Table III-1 summarizes the worst-case project construction emissions. Calculations are contained in Attachment 1. As shown, emissions would be less than the City's significance threshold for all criterion pollutants and construction emissions would therefore be less than significant.

Table III-1 Summary of Worst-case Construction Emissions (pounds per day)						
Phase	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	14	24	21	0	7	4
Significance Threshold ¹	75	250	550	250	100	55
ROG = reactive organic gases NO _x = nitrogen oxides CO = carbon monoxide SO _x = sulfur dioxide PM ₁₀ = particulate matter less than 10 microns in diameter PM _{2.5} = particulate matter less than 2.5 microns in diameter ¹ Significance threshold is based on Escondido Municipal Code Section 33-924(G).						

Operation

Less Than Significant. Mobile source emissions would originate from traffic generated by the project. Area source emissions would result from activities such as the use of natural gas and consumer products. In addition, landscaping maintenance activities associated with the proposed self-storage facility would produce pollutant emissions. Operational emissions due to implementation of the project were calculated using CalEEMod (CAPCOA 2013). CalEEMod estimates vehicle emissions by first calculating trip rate, trip length, trip purpose, and trip type percentages for each land use type. Vehicle trip generation rates were obtained from the Traffic Impact Analysis prepared for the project (LLG 2015). An average regional trip length of 5.8 miles for

urban areas was used to determine vehicle miles traveled based on SANDAG regional data (SANDAG 2014). For all other operational characteristics CalEEMod default data were used.

Table III-2 summarizes the operational emissions. Calculations are contained in Attachment 1 (Air Quality, Greenhouse Gas, and Noise Screening Level Analysis Data). As shown, emissions would be less than the City's significance threshold for all criterion pollutants and therefore, operational emissions would be less than significant.

	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	2	0	0	0	0	0
Energy Sources	0	0	0	0	0	0
Mobile Sources	1	2	11	0	2	0
Total	4	2	11	0	2	0
Significance Threshold ¹	55	250	550	250	100	55
NOTE: Totals may vary due to independent rounding. ROG = reactive organic gases NO _x = nitrogen oxides CO = carbon monoxide SO _x = sulfur dioxide PM ₁₀ = particulate matter less than 10 microns in diameter PM _{2.5} = particulate matter less than 2.5 microns in diameter ¹ Significance threshold is based on Escondido Municipal Code Section 33-924(G).						

- c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Less Than Significant. The region is classified as attainment for all criterion pollutants except ozone, particulate matter less than ten microns in diameter (PM10), and particulate matter less than 2.5 microns in diameter (PM2.5). The SDAB is non-attainment for the 8-hour federal and state ozone standards. Ozone is not emitted directly, but is a result of atmospheric activity on precursors. Nitrogen oxides (NOX) and reactive organic gases (ROG) are known as the chief "precursors" of ozone. These compounds react in the presence of sunlight to produce ozone.

As shown in Tables III-1 and III-2, emissions of ozone precursors (ROG and NOX), PM10, and PM2.5 from construction and operation would be below the applicable thresholds. Therefore, the project would not generate emissions in quantities that would result in an exceedance of the National Air Quality Strategy (NAAQS) or California Air Quality Strategy (CAAQS) for ozone, PM10, or PM2.5, and impacts would be less than significant.

- d. *Expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant. Small-scale, localized concentrations of carbon monoxide (CO) above the state and national standards have the potential to occur near congested intersections. Appropriate procedures and guidelines to determine whether a project poses the potential for a CO hotspot are contained in Transportation Project-Level Carbon Monoxide Protocol (CO Protocol) (U.C. Davis Institute of Transportation Studies 1997). According to the CO Protocol, projects that increase the percentage of vehicles in cold start modes by 2 percent or more significantly increase traffic volumes over existing volumes, worsen traffic flow, or have the potential to result in CO hotspots. The CO Protocol defines a significant increase in traffic as a 5 percent or greater increase in average daily trips (ADT) from all roadways. Worsening traffic flow is defined for signalized intersections as increasing average delay at intersections operating at level of service (LOS) E or F or causing

an intersection that would operate at LOS D or better without the project to operate at LOS E or F with the project.

Intersection LOS projections were developed in the Traffic Impact Analysis (Attachment 7; LLG 2015). In the near-term, the intersection of Mission Avenue and Broadway is projected to operate at LOS E in the PM peak hour. Near-term and future CO concentrations were calculated at this intersection as a part of the air quality analysis prepared for a project located 0.2 mile to the north at East Lincoln Parkway and North Broadway. It was calculated that maximum near-term and future 1-hour CO concentrations at the intersection of Mission Avenue and Broadway would be 5.5 and 5.2 parts per million (ppm), respectively (RECON 2015). These concentrations are less than the federal 1-hour standard of 35 ppm and less than the state 1-hour standard of 20 ppm. Additionally, it was calculated that maximum near-term and future 8-hour CO concentrations at the intersection of Mission Avenue and Broadway would be 3.9 and 3.6 ppm, respectively (RECON 2015). These concentrations are less than the federal 8-hour standard of 9.0 ppm and less than the state 8-hour standard, also 9.0 ppm. Thus, increases in CO due to the project would be less than significant, and the project would not expose sensitive receptors to substantial pollutant concentrations.

e. Create objectionable odors affecting a substantial number of people?

Less Than Significant. The project would involve the use of diesel-powered construction equipment. Diesel exhaust may be noticeable temporarily at adjacent properties; however, construction activities would be temporary. The project does not include industrial or agricultural uses that are typically associated with objectionable odors. Therefore, this impact would be less than significant.

Source(s): California Air Pollution Control Officers Association (CAPCOA) September 2013 California Emissions Estimator model (CalEEMod), User's Guide Version 2013.2.2 September; San Diego Association of Governments (SANDAG) Correspondence with RECON and SANDAG on March 20, 2014 confirming the urban regional trip length of 5.8 miles derived from Series 12 base year (2008) model; U.C. Davis Institute of Transportation Studies December 1997 Transportation Project-Level Carbon Monoxide Protocol; RECON 2015 Air Quality Analysis for the Centerpointe 78 Project, City of Escondido, California, June 8, 2015.

IV. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The 1.57-acre site has been graded and all native plant cover has been removed from the project site. The site does not contain any sensitive or protected plants, habitat, or animal species. No plant or animal species recognized as threatened or endangered by the U.S. Fish and Wildlife Service or the California Department of Fish and Wildlife are located or anticipated to be present within the proposed project site. Therefore no impacts would occur and no mitigation measures would be required.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. No riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service are present. Resource Agency permits would not be required for the proposed development since the project would not remove any protected or endangered habitats. No impacts would occur.

- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. The project site does not support any wetlands, including, but not limited to, marshlands or vernal pools. Therefore, no impacts would occur.

- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

No Impact. The property is not listed as an open space corridor on any City open space planning maps, nor is the site listed on the City Parks, Trails, and Open Space Plan, or any local or regional plan. As a vacant lot surrounded by development on three sides and a major street on the fourth, it does not support the movement of any native migratory fish or wildlife species and does not serve as a nursery site for any native wildlife. No impacts would occur.

- e. *Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?*

No Impact. No sensitive biological resources exist on the project site. Therefore, development of the project site would not result in a conflict with any local policies or ordinances protecting biological resources. No impacts would occur.

- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact. The proposed project would not conflict with the provisions of an adopted or proposed Habitat Conservation Plan. A review of the City's draft Multiple Habitat Conservation Program (MHCP) planning efforts indicates that the project site is not considered biologically significant or strategically located to warrant being included in a regional or local natural open space preserve. No impacts would occur.

Source(s): City of Escondido General Plan (City of Escondido, 2012); City of Escondido Draft Multiple Habitat Conservation Program Escondido Subarea Plan, June 2001; Field Investigation; Project Description.

V. CULTURAL RESOURCES

Would the project:

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

No Impact. There are no structures located on the project site. Figure VII-6 of the Escondido General Plan, Cultural and Agricultural Sites, shows that the project site is not within a Designated Old Escondido Neighborhood and is not proximate to any historic properties. The project site also does not contain any resources listed on the City's Historic Sites. Therefore, the project would not result in a significant impact to historical resources.

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

No Impact. An archaeological survey report was prepared for the project by RECON (May 26, 2016) (Attachment 2). No archaeological deposits or historical features were identified within the project area in the South Coast Information Center record search and no prehistoric or historic cultural resources were identified during the survey of the project area. In addition, the entire site has been disturbed by grading to various degrees in the past, as indicated by subsoil visible on the surface. As a result, there will be no adverse effects

to known cultural resources within the project area. In light of the sites' previously disturbed condition, the potential for the presence of subsurface archaeological resources is very low. Because of these factors, no additional cultural resources work or monitoring during grading was recommended by the project archaeologist for the project. If archaeological materials are identified during construction activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology (National Park Service 1983) must evaluate the find. If the discovery proves to be significant under CEQA, a data recovery program shall be implemented.

c. *Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074?*

Less than Significant with Mitigation. As part of the background/preparatory research for the survey report (RECON, 2016), the Native American Heritage Commission (NAHC) was contacted via a Sacred Lands Files search letter on May 2, 2016 requesting the identification of spiritually significant and/or sacred sites or traditional use areas. A reply to the request for a Sacred Lands Files search was received from the NAHC on May 5, 2016. The reply stated that the search of the Sacred Lands Files was completed with negative results.

In accordance with Assembly Bill (AB) 52, the City maintains a list of three tribes who have requested to be contacted when a project is subject to CEQA. Letters were sent to these three tribes on February 26, 2016. One tribe (the Soboba Band of Luiseno Indians) declined to consult. A consultation meeting was held with the San Luis Rey Band of Mission Indians on April 8, 2016, and a second consultation meeting was held with the Rincon Band of Luiseno Indians on May 19, 2016. During these consultation meetings, both tribes requested to see copies of any cultural studies prepared for the project. A copy of the archeological resource survey was forwarded to these tribes when available. The Rincon Band closed AB 52 consultation on July 1, 2016, after reviewing the archeological resource survey and the proposed mitigation measures included in this document. The San Luis Rey Band has not yet closed consultation, but will receive a copy of this Initial Study/Mitigated Negative Declaration upon release, and will have the opportunity to respond (including requesting to close or continue consultation) prior to adoption of the document by City Council. In accordance with Senate Bill (SB) 18, the City also maintains a list of 24 tribal representatives who must be contacted when a project involves an amendment to a General Plan. This list includes the three tribes contacted under AB 52 as well as several additional tribes. Letters were mailed to all contacts on this list on March 2, 2016. The San Luis Rey and Rincon Bands requested to combine their SB 18 consultation with their AB 52 consultation. As described above, consultation with Rincon is now closed and San Luis Rey will have the opportunity to close or continue SB 18/AB 52 consultation after reviewing this CEQA document. The Pauma Band of Luiseno Indians also requested to consult under SB 18, and asked to see a copy of the archeological survey, which was forwarded to them on June 16, 2016. Pauma also received a copy of the proposed mitigation measures on June 30, 2016. Pauma will receive a copy of this Initial Study/Mitigated Negative Declaration upon release, and will have the opportunity to respond (including requesting to close or continue consultation) prior to adoption of the document by City Council.

Following up on the City's consultation efforts, RECON contacted Carmen Mojado of Saving Sacred Sites (on the City's AB 52 list) as a representative of the San Luis Rey Band of Mission Indians and Clinton Linton of Red Tail Monitoring as a representative of the Iipay Nation of Santa Ysabel to determine their interest in accompanying the RECON archaeologist on the survey of the project as representatives of the Luiseño and Kumeyaay groups, respectively.

Mr. Linton, of the Iipay Nation of Santa Ysabel, accompanied the RECON archaeologist on the survey. During the survey, Mr. Linton did not indicate the presence of a sacred site within the project Area of Potential Effect. As a result, it has been determined that no substantial adverse change in the significance of a previously identified Tribal Cultural Resource would occur.

Although no Tribal Cultural Resources were identified during or prior to the cultural resources survey, the potential does exist for previously unidentified subsurface Tribal Cultural resources to be discovered during project grading.

To ensure that no previously unidentified Tribal Cultural Resources identified during grading of the project sustain a substantial adverse change in their significance the following mitigation would be placed on any construction permits issued by the City for this project:

- CUL-1 The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.
- CUL-2 Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is from 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 CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance

and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

- CUL-8 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
- CUL-9 If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the 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 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.

d. Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. No human remains have been identified on the project site and none are likely to be encountered during project construction based on the past disturbance of the project site, lack of surface artifacts, and lack of identified cultural or historic resources on or in the immediate vicinity of the project site.

According to State Health and Safety Code Section 7050.5, in the event that human remains (or remains that may be human) are discovered at the implementing development project site during grading or earthmoving, the construction contractors shall immediately stop all activities in the immediate area of the find. The project proponent shall then inform the San Diego County Coroner and the City of Escondido Planning Division, and the coroner would be permitted to examine the remains. If the coroner determines that the remains are of Native American origin, the coroner would notify the NAHC, and the Commission would identify the "Most Likely Descendent."

Source(s): City of Escondido General Plan (City of Escondido, 2012); Escondido General Plan, Downtown Specific Plan and Climate Action Plan Environmental Impact Report (City of Escondido, 2012); Field Investigation; Preliminary Geotechnical Investigation (Stoney-Miller Consultants, Inc., October 2014); Project Description; Archaeological Survey Report for the StorQuest Self-Storage Project, Escondido, California RECON Environmental 2016.

VI. GEOLOGY AND SOILS

Would the project:

- a. *Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:*
 - i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

No Impact. Although Escondido is located within a Seismic Zone 4, the project site is not located within close proximity to active faults as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The closest known active faults are the Rose Canyon Fault and the Elsinore Fault. However, these faults are at a minimum over 15 miles away (the Rose Canyon Fault is located approximately 15.8 miles southwest of the project site, the Julian segment of the Elsinore Fault is located approximately 16.3 miles northeast of the project site, Coronado Bank Fault is located approximately 30.5 miles to the west, and San Andreas Fault is located approximately 60 miles to the east). The project site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general. No impacts are anticipated with respect to the potential for rupture of an earthquake fault.

- ii. *Strong seismic ground shaking?*

Less Than Significant Impact. The Geotechnical Report prepared for the proposed project (Attachment 3) indicates that the project site is not located in an Earthquake Fault Zone and does not contain soils or other geological conditions that would result in strong seismic ground shaking. The Rose Canyon Fault is located approximately 15.8 miles southwest of the project site, the Julian segment of the Elsinore Fault is located approximately 16.3 miles northeast of the project site, Coronado Bank Fault is located approximately 30.5 miles to the west, and San Andreas Fault is located approximately 60 miles to the east. Therefore, the site could be subjected to severe ground shaking in the event of a major earthquake on these or other faults in the southern California region. However, conformance with the California Building Code and City of Escondido building requirements would reduce potential impacts to less than significant.

- iii. *Seismic-related ground failure, including liquefaction?*

No Impact. Due to the distance from known faults, ground failure, including liquefaction, is unlikely on the project site. Figure VI-9 of the General Plan, Seismic and Geologic Hazards, shows the project site to be to the north of and outside of a Liquefaction Hazard Area. Based on this information, and the assessment found in the Geotechnical Report (Attachment 3) that concludes that based on the relatively high soil density and high blow count data of the alluvium, the potential for liquefaction to occur and cause significant settlement or

ground movement is considered very low and is not a design consideration. Therefore, there would be no impact regarding seismic-related ground failure, including liquefaction.

iv. Landslides?

No Impact. The project site is nearly level with no potential for landslides. Figure VI-9 of the General Plan, Seismic and Geologic Hazards, shows the project site to be outside of any areas mapped as Soils Subject to Potential Landslide or Slope greater than 25 percent. No impacts would occur.

b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The project site is nearly level, with a minimal potential for substantial erosion or the loss of topsoil. The inclusion of Best Management Practices (BMPs) during project construction activities and measures for landscaping to control erosion during project operation would further limit the potential for substantial erosion or loss of topsoil. With the implementation of Standard Grading Specifications, including BMPs, potential impacts would be less than significant.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. Based on the project's Geotechnical Study (Attachment 3) and in consideration of the proposed grading plans and planned development, the site contains stable geologic characteristics and soils that would support the project. The project would follow recommendations for site preparation and grading included in the Geotechnical Report (Attachment 3), which would ensure none of these issues would occur on-site or off-site. Loose topsoil would be excavated and appropriate fill materials would be blended and compacted consistent with the grading plans. Furthermore, the project would be required to comply with the California Building Code and City of Escondido building requirements. Therefore, no impacts would occur.

d. Be located on expansive soil, as defined in Table 18.1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. The results of the Geotechnical Study (Attachment 3) indicate that the on-site soils have an expansion potential rating of 75, which is considered to be medium. A recommendation that all conventional foundations and slabs be designed to resist the effects of expansive soils in accordance with Section 1808.6 of the 2013 California Building Code would be implemented. Methods to address expansive soils include the excavation, blending, and compaction of expansive soil with non-expansive soil. These measures would ensure that impacts are less than significant.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The project would be connected to existing wastewater infrastructure from West Mission Avenue and would not require the use of septic tanks or alternative wastewater disposal systems. No impact would occur.

Source(s): City of Escondido General Plan (City of Escondido, 2012); Geotechnical Study (Preliminary Geotechnical Investigation Proposed New Self-Storage Facility by Stoney-Miller Consultants, Inc. October 3, 2014); Field Investigation; Project Description.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact: To address greenhouse gas (GHG) emissions, the City adopted the Climate Action Plan (E-CAP) with the target of reducing GHG emissions within the City by 15 percent below existing levels by 2020 (City of Escondido 2013a). The E-CAP includes GHG inventories for 2010 and GHG forecasts for 2020 and 2035. The E-CAP identifies local measures to reduce transportation, energy, area source, water, solid waste, and construction emissions in 2020.

Adopted December 4, 2013, the City's CEQA Thresholds and Screening Tables provides guidance on how to assess the significance of GHG emissions (City of Escondido 2013b). City guidance recognizes that individual projects do not generate enough GHG emissions to have a significant direct impact to the environment; however, projects do contribute to cumulative emissions that may have a significant effect on the environment. Thus, the City guidance follows the 90th percentile capture-rate concept. Guidance identifies a threshold for GHG emissions such that 90 percent of the emissions from all projects would exceed that threshold and be required to be reduced. The City's Guidance includes a screening level of 2,500 metric tons of carbon dioxide equivalent (MT CO₂E) to determine the need for additional analysis of project emissions. Where a project's emissions are projected to exceed 2,500 MT CO₂E, further analysis with respect to the City's Guidance is required.

Annual GHG emissions due to construction and operation of the proposed project were calculated using CalEEMod (CAPCOA 2013). CalEEMod was developed with the participation of several state air districts. The emissions sources include construction (off-road vehicles), mobile (on-road vehicles), area (fireplaces, consumer products [cleansers, aerosols, solvents], landscape maintenance equipment, and architectural coatings), water and wastewater, and solid waste sources.

GHG emissions are estimated in terms of MT CO₂E. Calculations are contained in Attachment 1. Table VII-1 summarizes the total project GHG emissions.

Table VII-1. Total Project GHG Emissions (MT CO ₂ E Annually)	
Emission Source	Project GHG Emissions
Vehicles	300
Energy Use	116
Area Sources	0
Water Use	82
Solid Waste Disposal	43
Construction*	9
TOTAL	550
*Amortized over a 30-year period	

As shown, the project would result in a total of 550 MT CO₂E annually. This is less than the identified 2,500 MT CO₂E threshold used in this analysis. As the project would not exceed the 2,500 MT CO₂E threshold for GHG emissions, GHG impacts associated with the project would be less than significant.

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?*

Less Than Significant Impact: Numerous international, national, and state plans and regulations have been developed to address climate change concerns. Executive Order S-3-05 established a state goal of reducing GHG emissions to 1990 levels by the year 2020. Assembly Bill 32 codified the 2020 goal of Executive Order S-3-05 and launched the Climate Change Scoping Plan (CARB 2008) that outlined the reduction measures needed to reach these targets. Subsequent to the adoption of Assembly Bill 32 and the development of the Scoping Plan, several levels of government have implemented regulatory programs to reduce GHG emissions. Several state agencies, including CARB, California Energy Commission (CEC), California Public Utilities Commission (CPUC), California Department of Resources Recycling and Recovery (CalRecycle), California Department of Transportation (Caltrans), California Department of Forestry and Fire Protection (Calfire), California Department of Water Resources, California Department of Food and Agriculture, and Department of Goods and Services have developed regulatory and incentive programs to reduce GHG emissions.

Many of the measures are generally beyond the ability of any future development to implement, such as the Renewable Portfolio Standard (RPS), which is implemented at the utility provider or the manufacturer level. However, the project would not conflict with these measures nor block their implementation. The project achieves mobile source reductions from the state's implementation of regulations that increase fuel efficiency and reduce GHG emissions from mobile sources. Additionally, compliance with 2013 Title 24 regulations would reduce GHG emissions associated with energy and water use. Therefore, the project would not conflict with the state reduction targets for transportation, energy, and other emissions associated with land use and development, and would not conflict with the Scoping Plan. Additionally, because the project would emit less than 2,500 MT CO₂E annually, project emissions would be too small to result in a significant GHG emission impact. Thus, the project would have a less than significant impact related to applicable state plans, policies, and regulations adopted for the purpose of reducing the emission of GHGs.

Source(s): Air Quality, Greenhouse Gas, and Noise Screening Level Analysis Data, RECON, 2015); City of Escondido Adopted Climate Action Plan, December 4, 2013; City of Escondido Greenhouse Gas Emissions, Adopted CEQA Thresholds and Screening Tables, December 4, 2013; California Air Resources Board (CARB) Climate Change Scoping Plan: A Framework for Change, December 2008.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact. The proposed project would include the development of a self-storage facility with a rental office and leasable retail area on the ground floor. During construction, diesel fuel, motor oil, hydraulic fluid, and coolants associated with construction equipment would be present on the project site and would be handled in accordance with all applicable regulations and standard practices. Following construction, the storage of explosives, hazardous items, hazardous or toxic waste, and illegal substances would be strictly prohibited. Therefore, there would not be a significant hazard to the public or environment through the transport, use, or disposal of hazardous materials associated with the construction and operation of the self-storage facility. Potential impacts would be less than significant.

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant Impact. As noted above, construction equipment would be used on the project site and as such, there would be hazardous material present. The contractor would be required to implement BMPs to

reduce the potential for accidental spills and for containment in the event of an accidental spill. A Spill Prevention, Control, and Countermeasures (SPCC) Plan would be maintained at the job site and the applicable equipment and material would be designated in the SPCC Plan. With these BMPs, potential impacts would be less than significant.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. Escondido Adult School, Healing Hands of Holistic Health, and Tramy Beauty School are adult schools located within one quarter mile of the project site. Two schools for children, King Kids Center Day Care Center and Kids Galore Preschool, are also located within one quarter mile of the project site. However, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Therefore there would be no impact.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. A Phase I Site Assessment (Attachment 4), followed by a Phase II Subsurface Investigation (Attachment 5), was performed on the project site. The project site is not currently included on a list of hazardous materials sites. The project site was once used as a lumber yard, which closed in 1969. The lumberyard had a 500-gallon underground storage tank that was subsequently removed, and associated contaminated soil was removed. The County of San Diego Department of Environmental Health and the Regional Water Quality Control Board issued a No Further Action as of September 6, 1990 and the case was deemed closed. No impacts would occur.

- e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?*

No Impact. The project site is not located within 2 miles of a public airport or public use airport. The nearest public airport is McClellan-Palomar Airport, located approximately 11 miles to the west in Carlsbad. The project site is not within the sphere of influence for this public airport. Therefore, there would be no impact to the project site from this public airport.

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The project site is not located within the vicinity of a private airstrip. The closest private airstrip is located on a ridgeline above Lake Wohlford at the Lake Wohlford Resort, a distance of approximately 6 miles. Therefore, there would be no impact to the project site from this private airstrip.

- g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

No Impact. The project has direct access to West Mission Avenue and would not alter or impede the existing evacuation routes shown in Figure VI-1 of the General Plan. Implementation of the emergency response plan includes such precautions as avoiding construction in high risk areas, proper landscaping in fire prone areas, and designing development to withstand earthquakes and flooding. Based on the project location, seismic impacts from earthquakes would be the primary concern for a natural disaster. However there is no feature of the proposed project that would interfere with the adopted emergency response plan. No impacts would occur.

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

No Impact. The project site is not located within a wildlands area and is not adjacent to a wildlands area with a Very High Fire Hazard Zone Rating. According to Figure VI-6 of the General Plan, Wildfire Risk, the project site is mapped as Moderate Fire Hazard Zone Rating, which is the lowest rating in the City of Escondido, and the nearest Very High Fire Hazard Zone Rating area is located over 2 miles to the northeast. No impacts would occur.

Source(s): City of Escondido General Plan (City of Escondido, 2012); Field Investigation; Phase I Environmental Site Assessment (AEI Consultants, 2014); Phase II Subsurface Investigation (AEI Consultants, 2015).

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?*

Less Than Significant Impact. Runoff would ultimately drain to West Mission Avenue by way of on-site bioretention swales and basins. Development of the project site would increase the area of impervious surface areas, which would increase the potential for runoff. However, site runoff would travel into on-site bioretention swales in the two rear corners of the lot and along the project frontage between the parking areas and West Mission Avenue so as to not increase the current rate of runoff and to improve water quality through sitting and biofiltration. Runoff would eventually reach the West Mission Avenue Storm Drain, which conveys water to Escondido Creek.

There is the potential for water quality impacts during construction, before the on-site bioretention basins are constructed. These include fluids that may leak from construction equipment, discharge of debris and waste, and sediment from erosion during grading and other ground-disturbing activities. The Construction General Permit (CGP) applies to all discharges to surface waters during construction for projects greater than 1 acre. The CGP requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of an Erosion Control Plan (ECP) and construction and post-construction BMPs. In addition, the proposed project would be required to comply with Chapter 22 of the Escondido Municipal Code, Wastewaters, Stormwaters, and Related Matters. This is to ensure the health, safety, and general welfare of the citizens of the City of Escondido by controlling non-stormwater discharges to the stormwater system, eliminating pollutants of concern from the stormwater system, and preventing stormwater discharges to the maximum extent practicable. Therefore, with compliance with the City's Municipal Code, potential construction-related impacts to water quality would be less than significant.

Operation of the self-storage facility would generate runoff from the building roof and paved driveway and parking areas and associated hardscape, increasing the runoff coefficient from approximately 0.35 with existing conditions to over 0.80 (Flores Engineering, April 13, 2016). This runoff would go into the on-site bioretention swales and basins. Operation of the proposed project would not result in any long-term impacts to water quality. Impacts would be less than significant and no mitigation is required.

- b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially depleting groundwater supplies or substantially interfering with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

No Impact. The proposed project would connect to an existing water main in West Mission Avenue that distributes treated imported water and surface water stored in Lake Wohlford and Dixon Lake and would not rely on groundwater. Therefore, the proposed project would not deplete groundwater supplies and would not interfere with groundwater recharge by building additional wells or by altering a stream, wetland, or existing groundwater recharge facility. No impacts would occur.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?*

No Impact. There are no watercourses or wetlands in close proximity to the project site. The existing general drainage pattern would remain towards West Mission Avenue, the same as in the existing condition. On-site bioretention swales and basins would prevent the rate of runoff from increasing, and the entire project site would be developed, paved, and landscaped so as to channel runoff into the on-site bioretention swales and basins before it leaves the project site to the storm drains. Therefore, there would be no impacts to the drainage pattern of the project site that could result in substantial increased erosion.

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?*

Less Than Significant Impact. As is noted above, the existing drainage pattern would remain the same as the existing condition, which is onto West Mission Avenue, into the storm drains, and ultimately to Escondido Creek. There are no streams or rivers on or adjacent to the project site that would be altered by the proposed project. The project site is a vacant lot with a generally pervious surface. The proposed self-storage facility would convert much of the property from a pervious surface to impervious surfaces, which would increase the runoff coefficient from approximately 0.35 to over 0.80, requiring Low Impact Development (LID) treatment control BMPs as well as detention basins to reduce the peak discharge back to existing levels. Implementation of these BMPs as specified in the Stormwater Quality Management Report (Attachment 6) would ensure that impacts would be less than significant.

- e. Cause significant alteration of receiving water quality during or following construction?*

Less Than Significant Impact. The proposed project would be required to comply with the San Diego Municipal Storm Water Permit (Order No. 2001-01) and conform to water quality BMPs. Therefore, runoff from the proposed project would not be considered to be significant, and the proposed project would not substantially degrade water quality.

- f. Cause an increase of impervious surfaces and associated run-off?*

Less Than Significant Impact. The proposed project would increase the area of impervious surfaces on the project site and would increase the runoff coefficient from approximately 0.35 with existing conditions to over 0.80 (Flores Engineering, April 13, 2016). This increased runoff would be captured on-site in bioretention swales and basins. The runoff that would reach the existing storm drains in West Mission Avenue, would not cause a measureable difference in flow compared to existing conditions and would be less than significant.

g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant. As is noted above, the increased runoff that would reach the existing storm drains in West Mission Avenue would not cause a measureable difference in flow or water quality compared to existing conditions and would be less than significant as runoff would be captured on the project site in bioretention swales and basins, which would capture and filter low-flow runoff and would delay and moderate higher-flow events.

h. Cause potentially significant adverse impact on ground water quality?

No Impact. The proposed project would not withdraw groundwater or interfere with groundwater recharge. Grading would not interfere with groundwater beneath the project site. The proposed project does not include activities that would discharge pollutants into groundwater aquifers. No impacts would occur.

i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?

Less Than Significant Impact. Standard BMPs would be implemented during construction to adequately control erosion and siltation impacts to a less than significant level.

j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?

Less Than Significant Impact. The project site is tributary to Escondido Creek via storm drains. Escondido Creek is an impaired water body as listed on the Clean Water Section 303(d) list. The following pollutants exceed Clean Water Act thresholds: dichlorodiphenyltrichloroethane (DDT), enterococcus, fecal coliform, manganese, phosphate, selenium, sulfates, total dissolved solids (TDS), and nitrogen. The project includes the construction of a self-storage facility, which will increase the amount of impervious surface and will increase runoff from the project site. To address the potential pollutants of concern, the project would implement construction and post-construction BMPs in compliance with the City and Regional Water Quality Control Board regulations. These BMPs are listed in the Stormwater Quality Management Report (Attachment 6) and would include construction and operational BMPs and LID design practices, source control, and treatment control. The use of these BMPs would reduce potential water quality impacts to below a level of significance.

k. Create or exacerbate already existing environmentally sensitive areas?

No Impact. The project site is not considered to be an environmentally sensitive area. It is a vacant property surrounded by commercial development on a busy street in an urban area. No impacts would occur.

l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?

Less Than Significant Impact. The project site is not adjacent to surface waters or wetland waters. Runoff from the project site would enter a storm drain and would be conveyed to Escondido Creek, which would then convey the water to the San Elijo Lagoon and the Pacific Ocean. However, the quality of the water would not be measurably different in quality than it is today through use of standard BMPs during construction and operation and use of LID design practices. Impacts are anticipated to be less than significant.

m. Impact aquatic, wetland or riparian habitat?

Less Than Significant Impact. As is noted above, the project site does not contain and is not adjacent to aquatic, wetland, or riparian habitat. While runoff from the project site may ultimately reach these types of habitats through the storm drain system, the impacts would be less than significant through the use of BMPs during construction, on-site bioretention swales and basins during operation, and adherence to water quality regulations during both construction and operation.

n. Otherwise substantially degrade water quality?

No Impact. Standard BMPs would be implemented during construction to adequately control erosion, and no hazardous materials would be produced or stored on the project site. Therefore the quality of water leaving the project site will not be degraded from the existing conditions.

o. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. No housing is proposed as part of the proposed project. In addition, based on a review of Figure VI-7, 100 Year Flood Hazard Zones of the General Plan and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 814 of 2375, the project site is not within or adjacent to a 100-year flood hazard area. The project site is in Flood Zone X, which means it is outside the area of a 500-year flood and has less than a 0.2 percent annual chance of flooding.

p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. Based on a review of Figure VI-7, 100 Year Flood Hazard Zones of the General Plan and the FEMA FIRM Panel 814 of 2375, the project site is not within or adjacent to a 100-year flood hazard area. The project site is in Flood Zone X, which means it is outside the area of a 500-year flood and has less than a 0.2 percent annual chance of flooding. As is noted below, the only flood hazard is from the unlikely failure of one or both of two dams located upstream of the project area. Thus, no impacts are anticipated.

q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. Despite being located over 1,400 feet from the channelized Escondido Creek, the project site is located in a zone that is subject to flooding in the event of a catastrophic dam failure, as is a large portion of the downtown area. According to Figure VI-8, Dam Failure and Inundation Areas, of the Escondido General Plan Community Protection Element, the project site is within the Dam Failure Inundation Areas for both Lake Wohlford and Dixon Lake. Both dams are regulated by the State of California Department of Water Resources, Division of Safety of Dams (DSOD). As such, they are subject to rigorous inspections to minimize the potential for failure. In the case of the Lake Wohlford Dam, the Federal Energy Regulatory Commission (FERC) also regulates dam safety. In 2004 FERC ordered the City of Escondido to reduce the water level in Lake Wohlford to 20 feet below the spillway crest for dam safety purposes. Lake Wohlford Dam was originally constructed in 1895 and was subsequently raised in 1924. It was the additional material that was used for the dam raise in 1924 that was found not to meet current requirements to resist liquefaction-induced mudflow slides of the upstream face of the dam. With the reduction of the water level to approximately 43 percent of normal capacity, below the 1924 added dam fill, the risk of dam failure was reduced to an acceptable level, which means dam failure is extremely unlikely. No structural issues have been found with the Dixon Lake Dam.

r. Inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact. The project site is located over 15 miles from the Pacific Ocean and out of range for risk of tsunami. No bodies of water or waterflows are located near the site that would create exposure to risk of seiche or mudflow. No impacts would occur.

Source(s): Escondido General Plan Update, City of Escondido 2012; Stormwater Quality Management Report, Flores Engineering, April 13, 2016.

X. LAND USE PLANNING

Would the project:

a. Physically divide an established community?

No Impact. The project proposes development of a self-storage facility on a previously developed, now vacant site within an existing commercial area along West Mission Avenue. As an infill project surrounded by development on three sides and a major roadway on the fourth, the proposed project would not physically divide an established community. No impacts would occur.

b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The City of Escondido General Plan is the applicable land use plan for the project site. The project site is zoned General Commercial (CG). The General Commercial land use designation has been established to provide for the City's general commercial needs. The CG zone allows for a variety of retail, office, service establishments, and other uses not suitable for residential zones by less intensive than industrial uses. Mini-warehouse storage facilities are permitted in the CG zone, with a Conditional Use Permit. To accommodate the proposed project, however, the project would require a General Plan Amendment to change the designation of the site from GC to Planned Commercial (PC), and a Rezone from CG to Planned Development-Commercial (PD-C). With the adoption of the proposed General Plan Amendment and Rezone, there would not be a conflict with the General Plan or any other applicable land use plan, and land use impacts would be reduced to below a level of significant.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The project site is a vacant lot that is devoid of any native vegetation; it has been graded and consists of bare dirt weeds, and non-native palm trees. The project site is located in a developed urban area and is not within or adjacent to a City of Escondido draft MHCP Focused Planning Area. Therefore, the proposed project would not conflict with any habitat conservation plan or natural community conservation plan.

Source(s): Escondido General Plan Update (City of Escondido 2012); Field Investigation; Project Description; Multiple Habitat Conservation Program (SANDAG 2003).

XI. MINERAL RESOURCES

Would the project:

- a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. No known mineral resource recovery sites are located on the project site or within the vicinity of the project site (Figure 4.11-1 of the General Plan Environmental Impact Report). No evidence of mineral resources was identified in the Geotechnical Report prepared for this project. Therefore, the proposed project would not change the existing availability of mineral resources that would be of value to the region and residents of the state. No impacts would occur.

- b. *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?*

No Impact. The Mineral Resources section of the Escondido General Plan, Downtown Specific Plan and Climate Action Plan Environmental Impact Report states that there are five mineral resource zones in the City of Escondido. Generally, the City's downtown area is designated as MRZ-4, which indicates areas where geologic information is not conclusive on the presence or absence of mineral resources. There is no general plan, specific plan, or other land-use plan that identifies the project site as containing a locally important mineral resource. Therefore there would be no impact regarding mineral resources.

Source(s): City of Escondido General Plan (City of Escondido, 2012); Field Investigation; Project Description, Project Geotechnical Report, <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUupdate/Vol1Minerals.pdf>.

XII. NOISE

Would the project result in:

- a. *Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

On-Site Generated Noise

Less Than Significant Impact.

Stationary Noise

The proposed self-storage facility would generate stationary noise, which is regulated by Chapter 17, Article 12 of the City's Municipal Code. The site and all surrounding properties are zoned General Commercial. The applicable 1-hour noise level limits at the property line of commercial uses are 60 A-weighted average decibels (dB(A) L_{eq}) between 7:00 A.M. and 10:00 P.M., and 55 dB(A) L_{eq} between 10:00 P.M. and 7:00 A.M.

Following construction, the primary noise source associated with the project would be heating, ventilation, and air conditioning units. It is not known at this time which manufacturer, brand, or model of unit or units will be selected for use in the project, therefore, various manufacturer specifications were reviewed for example units. A representative noise level for a 20-ton unit would be a sound power level of 92 dB. Based on the size of the proposed building, eight 20-ton rooftop units would be required. Property line noise levels due to rooftop HVAC equipment were modeled using SoundPLAN (Navcon Engineering 2015; Attachment 7a) for a worst-case scenario with all HVAC units operating continuously and at full capacity. Property line noise levels due to HVAC equipment were calculated using SoundPLAN to range from 44 to 50 dB(A) L_{eq} (Attachment 7a). These

noise levels would not exceed the most restrictive noise ordinance limit of 55 dB(A) Leq, therefore, impacts would be less than significant.

Noise Compatibility

The Community Protection Element of the City of Escondido General Plan establishes noise and land use compatibility standards and outlines goals and policies to achieve these standards. There are no noise standards for storage facility uses, however, the project would include an office component. Noise levels for office uses are considered “normally acceptable” up to 70 CNEL and “conditionally acceptable” up to 75 CNEL. The main source of noise at the project site is vehicle traffic on West Mission Avenue. The Traffic Noise Prediction Model shows West Mission Avenue to have a future traffic volume of 26,100 ADT and a speed of 35 miles per hour (Attachment 7b). Vehicle traffic noise levels were modeled using FHWA RD-77-108 algorithms and it was calculated that noise levels at the southern project boundary would be 70 CNEL, and noise levels at the façade of the proposed building would be 67 CNEL (Attachment 7b). These noise levels would be compatible with office land uses. Thus, impacts would be less than significant.

b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Construction activities would include site preparation work and building construction. These construction activities may result in varying degrees of temporary ground vibration, depending on the specific construction equipment used and construction activities taking place. For example, equipment such as jackhammers can produce ground-borne vibration and noise.

Caltrans guidelines state, “In most cases, vibration induced by typical construction equipment does not result in adverse effects on people or structures. Noise from the equipment typically overshadows any meaningful ground vibration effects on people. Some equipment, however, including vibratory rollers and crack-and-seat equipment, can create high vibration levels” (Caltrans 2013).

Project construction activities, such as the use of jackhammers, other high-power or vibratory tools, compactors, and tracked equipment, can generate substantial vibration in the immediate vicinity, typically within 25 feet of the equipment. As the distance from the center of construction activities to adjacent receivers would be greater than 25 feet, these construction activities would not generate substantial vibration that would be perceptible to receivers. As a result, a less than significant impact would occur.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. The proposed self-storage facility would not result in a substantial increase in the existing ambient noise in the vicinity of the project as the project would comply with the City’s Noise Ordinance, contained in Chapter 17 of the Escondido Municipal Code. The additional vehicle trips associated with the project would represent the greatest potential noise source. However, the additional traffic noise would not result in a doubling of traffic volumes and thus would result in a less than 3 dB(A) increase in noise levels (FHWA, 1995). As a result, the project would not result in a permanent increase in ambient noise levels in the project vicinity and impacts would be less than significant.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. Ambient noise levels in the project vicinity may increase for a temporary period due to construction. Temporary construction activity noise is regulated by the Municipal Code for the protection of public health, safety, and welfare of sensitive receptors. Noise from construction equipment is required to comply with Chapter 17, Article 12 of the Escondido Municipal Code, which prohibits equivalent noise levels in excess of 75 dB(A) for more than one hour (L_{eq}) when measured at, or within, the property lines

of any property that is developed and used either in part or in whole for residential purposes. The site and all surrounding properties are zoned General Commercial and no residential uses are located adjacent to the project site. The nearest residential uses are located approximately 400 feet south of the project site at 715 North Broadway. There are other structures between the senior apartment building (Casa Escondida) at 715 North Broadway and the project site and there is no line of sight between the project site and Casa Escondida. The construction noise is estimated to be 82 dB(A) L_{eq} at 50 feet, but would be reduced to 64 dB(A) L_{eq} at 400 feet. Based on the distance between the residential uses and the project site, construction-related noise would not exceed 75 dB(A) L_{eq} . Therefore, impacts associated with temporary noise would be less than significant.

e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. There are no public airports in the project area. The closest public airport is McClellan-Palomar Airport, approximately 11 miles to the west. No impact would occur.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. There are no private airstrips in the project area. The closest private airstrip is at Lake Wohlford Resort, approximately six miles to the northeast. No impact would occur.

Source(s): City of Escondido General Plan (City of Escondido, 2012); Caltrans Noise and Vibration Guidelines, 2013; Field Investigation; Project Description. SoundPLAN Essential version 3.0. Field Investigation; Traffic Noise Prediction Model; Project Description; Federal Highway Administration (FHWA) Highway Traffic Noise Analysis and Abatement Policy and Guidance, June 1995.

XIII. PALEONTOLOGICAL RESOURCES

Would the project:

a. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The proposed project site is underlain by landslide deposits from the Holocene and Pleistocene, which are classified in the Geotechnical Study prepared for the proposed project site as shallow older alluvium at the western edge of the Escondido Valley. Weathered granitic bedrock is found beneath the alluvium at depths of 7.5 to 21 feet. Alluvium is considered to have a low sensitivity rating for paleontological resources, and fossils are never found in granite. The City of Escondido General Plan does not include the project site in areas identified as having potential paleontological resources. In addition, the project site has been disturbed by past development. Therefore, there would be no potential impact to paleontological resources from project construction.

Source: City of Escondido General Plan (City of Escondido, 2012)

XIV. POPULATION AND HOUSING

Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. As a self-storage facility, the proposed project would not increase the population of the immediate area. No new housing units would be constructed and no new roads, utilities, or other infrastructure would be

extended to an area of the City where they do not currently exist. Short-term construction jobs and long-term site management jobs are anticipated to be filled by members of the existing population. No impacts would occur.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project site is currently vacant land. Therefore, no existing housing units would be displaced, and no impact would occur.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The project site is currently vacant land. Therefore, no persons would be displaced. No impacts would occur.

Source(s): City of Escondido General Plan (City of Escondido, 2012); Field Investigation; Project Description.

XV. PUBLIC SERVICES

Would the project:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?

Less Than Significant Impact. The project site is approximately 0.8 mile from the Escondido Fire Department's Fire Station #1 located at 310 North Quince. This new 28,340-square-foot facility houses one paramedic fire engine, one truck company, one brush engine, two ambulances, and one battalion chief. The proposed project would incrementally increase the need for service in the area by developing a vacant lot with a self-storage facility. Consistent with the Citywide Facilities Plan, this increase would be offset by the payment of Public Facilities Fees at the time of building permit issuance. In addition, the project would be subject to fire and building review to ensure the development is in compliance with access and safety standards.

ii. Police protection?

Less Than Significant Impact. Police services would be provided from the Police and Fire Headquarters Building located at 1161 North Centre City Parkway, at a distance of 0.8 mile. The proposed project would incrementally increase the need for additional police service with the development of a vacant lot with a self-storage facility. Consistent with the Citywide Facilities Plan, this increase would be offset by the payment of Public Facilities Fees at the time of building permit issuance. As the project would not require the construction of new facilities, impacts would be less than significant.

iii. Schools?

No Impact. The project site is within the Escondido Union School District and the Escondido Union High School District. As a self-storage facility, no students would be generated by the proposed project. Therefore, there would be no impact to schools.

iv. *Parks?*

No Impact. The project site is a vacant lot that has not been available for any form of recreation. Grape Day Park is located 0.6 mile to the south of the project site. As a self-storage facility, the proposed project would not increase the demand for, or use of, local parks and there would be no impact.

v. *Other public facilities?*

Less than Significant Impact. Water and wastewater supply and utilities would be connected to existing City lines within West Mission Avenue. As a self-storage facility, there would be very little increase on water and wastewater facilities demand. With a first-floor lease area that could include a small restaurant, as well as drought tolerant landscaping, there would be some increase in demand for water and some wastewater generated. Water Connection Fees and Wastewater Connection Fees would be paid to offset any potential impacts to these services upon issuance of a building permit. Additionally, Public Facilities Fees paid at the time of building permit issuance would contribute to and offset any increase in demand for public services or facilities.

Source(s): Citywide Facilities Plan (City of Escondido, 2009); City of Escondido General Plan (City of Escondido, 2012); Fee Guide for Development Projects (City of Escondido, 2013); Field Investigation; Project Description.

XVI. RECREATION

Would the project:

- a. *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

No Impact. As a self-storage facility, the proposed project would not increase the demand for neighborhood, regional parks, or other recreational facilities. There would be no impact.

- b. *Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

No Impact. As a self-storage facility, the proposed project would not require the construction of or expansion of neighborhood or regional parks, or other recreational facilities, There would be no impact.

Source(s): Field Investigation; Project Description.

XVII. TRANSPORTATION/TRAFFIC

Would the project:

- a. *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?*

Less Than Significant Impact. The Traffic Impact Analysis (TIA) (Attachment 8) prepared for this project analyzed the near-term intersection operations, near-term street segment operations, highway capacity, traffic volumes associated with the Project + Adjacent Projects, and traffic volumes associated with the Project + Future (cumulative) projects. In total, seven cumulative projects were identified for inclusion in the analysis. Based on the City of Escondido significance criteria, no significant direct or cumulative impacts were identified, and no mitigation measures are required or recommended. In addition, the proposed project would not interfere with existing bicycle lanes along West Mission Avenue or the 354 Bus Route or associated bus stops.

- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

No Impact. As is noted above in XVI.a, above, the proposed project would not exceed any City of Escondido significance criteria. One Congestions Management Program roadway, Interstate 15 (I-15), passes near the project area. A Congestion Management Program analysis is required when a project would contribute more than 50 peak hour trips in either direction to I-15. With a projected peak hour generation of 32 trips in and 31 trips out from the self-storage facility and retail/restaurant leased space onto West Mission Avenue, this project would not exceed this threshold and there would be no impact with a congestion management program.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact. This project does not include any activities that would affect air traffic.

- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No Impact. The project would take access directly from West Mission Avenue and the ingress and egress have been designed consistent with City street standards. No impacts would occur.

- e. Result in inadequate emergency access?*

No Impact. The proposed design is consistent with City street design and would not prevent emergency access to or from the self-storage facility.

- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

No Impact. The closest public transportation is available on the Breeze buses. The 354 Bus Route provides service to the project site traveling on West Mission Avenue between Fig Street and Escondido Boulevard. There is a bus stop at Mission Avenue and Broadway, approximately one half-block from the project site. The eastbound and westbound bus stops would not be impacted by the proposed project.

Source(s): Traffic Impact Analysis (LLG, 2015); City of Escondido General Plan (City of Escondido, 2012); Site Investigation; Project Description.

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

No Impact. Wastewater supply and utilities would be connected to existing City lines within West Mission Avenue. As a self-storage facility, there would be very little increase on wastewater facility demand. Wastewater connection fees would be paid to offset any potential impacts to these services upon issuance of a building permit. Therefore, the proposed project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB) and no impacts would occur.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

No Impact. As a self-storage facility, there would be very little increase on wastewater facility demand. The proposed project would not require or result in the construction of new water, wastewater treatment, or require the expansion of existing facilities, and no impacts would occur.

- c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

No Impact. Runoff from the project site would drain to the existing storm drain system in West Mission Avenue. The proposed project would generate very little additional runoff and not require or result in the construction of new or expanded storm drain facilities, and no impacts would occur.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant Impact. There will be a short-term demand for water during excavation, grading, paving, and building construction. As a self-storage facility there would be minimal demand for water during operation. With the inclusion of retail space, including potential restaurant space, the demand for water would be increased over that for self-storage. Water would also be used for irrigation of perimeter landscaping. Water service would be from an existing water main in West Mission Avenue. The City Utilities Division has not noted any issues with the ability to provide adequate water service to the project site and the project would be required to pay a connection fee for water service. Thus, impacts would be less than significant.

- e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant Impact. Wastewater service is provided to the project site by an existing sewer main in West Mission Avenue. The waste water would flow to the City's Hale Avenue Resource Recovery Facility (HARRF), which has the capacity to handle the potential increase in demand for service generated by the project. As the predominant use will be storage, there will be very minimal wastewater generated on the project site. The area that would be designated for retail, including a restaurant, would generate more wastewater than storage, but it would remain below of a level of significant.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Less Than Significant Impact. Solid waste pickup would be provided by Escondido Disposal, Inc. (EDI) during construction and operation. EDI operates the West Washington Avenue Transfer Station, less than a mile from the project site. Waste from the Transfer Station that cannot be recycled is hauled to either the Sycamore Landfill or the Otay Mesa Landfill. These landfills are located outside the City of Escondido and are owned and operated by Allied Waste Industries.

The Mobility and Infrastructure Element of the Escondido General Plan contains policies to ensure that adequate landfill capacity is available to the City. Solid Waste and Recycling Policy 15.2 requires the support of efforts to maintain adequate solid waste facilities and services by working with local service providers of solid waste collection, disposal, and recycling. Solid Waste and Recycling Policies 15.1 through 15.8 require regular updates of the Citywide Recycling Plan; review and update of the City's participation in the County-wide Integrated Water Management Plan; continued support of residential, commercial, and construction recycling programs; consideration of commercial recycling programs; encouragement of construction waste

recycling; provision of electronic waste drop-off locations; and encouragement of recycled materials in new construction.

Solid Waste and Recycling Policies 15.9 through 15.13 promote local businesses that manufacture, distribute, and sell recycled materials; sponsor annual clean-up events; allow small solid waste collection facilities in commercial and industrial areas; allow sites for solid waste transfer stations in designated areas; and continue to divert green waste from landfills.

Based on Appendix G of the CEQA Guidelines and existing City policies and regulations, the proposed project would result in a significant impact if it would be served by a landfill (for example, the Sycamore or Otay Mesa landfills) with insufficient permitted capacity to accommodate the project's solid waste disposal needs. Because the County's landfills have sufficient permitted capacity to accommodate the very minimal amount of solid waste that would be generated by the proposed project, impacts to the County's landfills would be less than significant.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. Numerous federal, state, and local regulations exist that are related to solid waste. These include: 1) California Integrated Waste Management Agency, which regulates the management of solid waste within the state; 2) Non-Exclusive Solid Waste Management Agreement, which regulates waste collection in a market-driven business; and 3) the San Diego Integrated Waste Management Plan, which presents strategies to recycle, as well as assisting with the siting of, solid waste disposal facilities.

No impacts would occur because the proposed project would comply with all regulations related to solid waste such as the California Integrated Waste Management Act and City recycling programs.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

No Impact. As is noted in Section IV, Biological Resources, the project site is located in an urban commercial corridor and there is no natural habitat on or adjacent to the project site. As an infill project on a vacant lot, the proposed project would not reduce the habitat of a fish or wildlife species, would not cause a fish or wildlife population to drop, and would not eliminate a plant or animal community or reduce the number or range of a rare or endangered plant or animal species. In addition, there are no important examples of the major periods of California history or prehistory on or adjacent to the project site.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact. As an infill project in an urban commercial area of the City, the proposed project is not expected to have any significant impacts, either short- or long-term, nor will it cause substantial adverse effects on human beings. The area surrounding the project site is currently developed with one- to three-story commercial and office buildings. Potential project-related impacts are less than significant. Additionally, except for traffic and air quality impacts, the impacts relevant to the proposed project are limited to

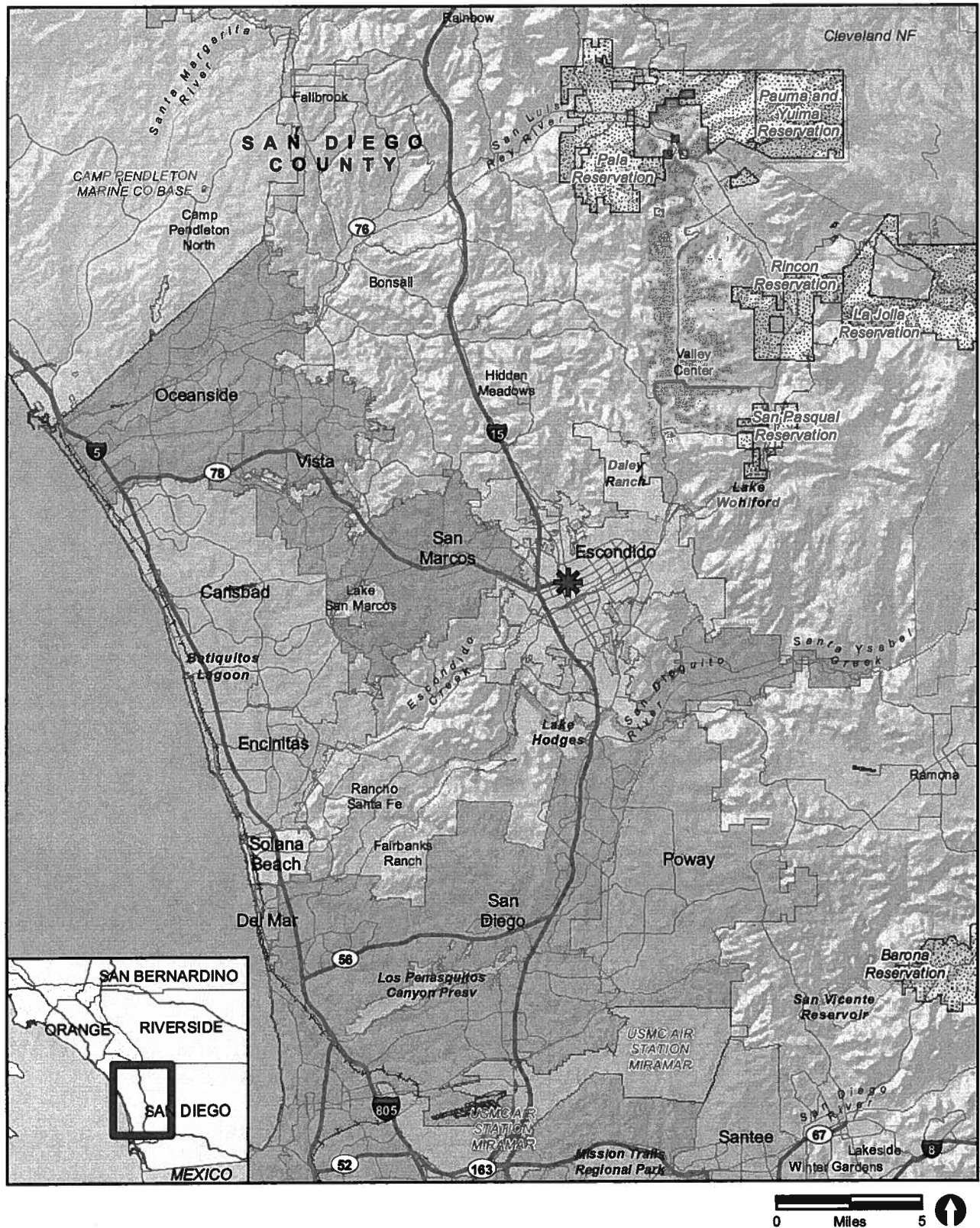
the immediate project area. Therefore the proposed project would not result in cumulatively considerable impacts.

c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. This document evaluates the proposed project's potential impacts to air quality, noise, biological resources, cultural resources, greenhouse gas emissions, and other environmental issues. Based on the project description and the preceding responses, implementation of the proposed project would not cause substantial adverse effects on human beings, because all potentially significant impacts of the proposed project would be limited to less than significant levels.

d. Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations {Zoning Code Section 33-924 (a)}?

No Impact. No deficiencies have been identified for the proposed project relative to the City's Environmental Quality Regulations. Therefore the deficiencies would not exceed the levels identified in Zoning Code Section 33-924 (a).



✱ Project Location

FIGURE 1
Regional Location

RECON

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Map Source: USGS 7.5 minute topographic map series, Valley Center quadrangle, 1975, Rincon del Diablo Land Grant



Project Boundary

RECON

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FIGURE 2
Project Location on USGS Map

Image Source: SANDAG (flown 2014)



 Project Boundary

RECON

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FIGURE 3
Project Location on Aerial Photograph

MASTER/PRECISE PLAN

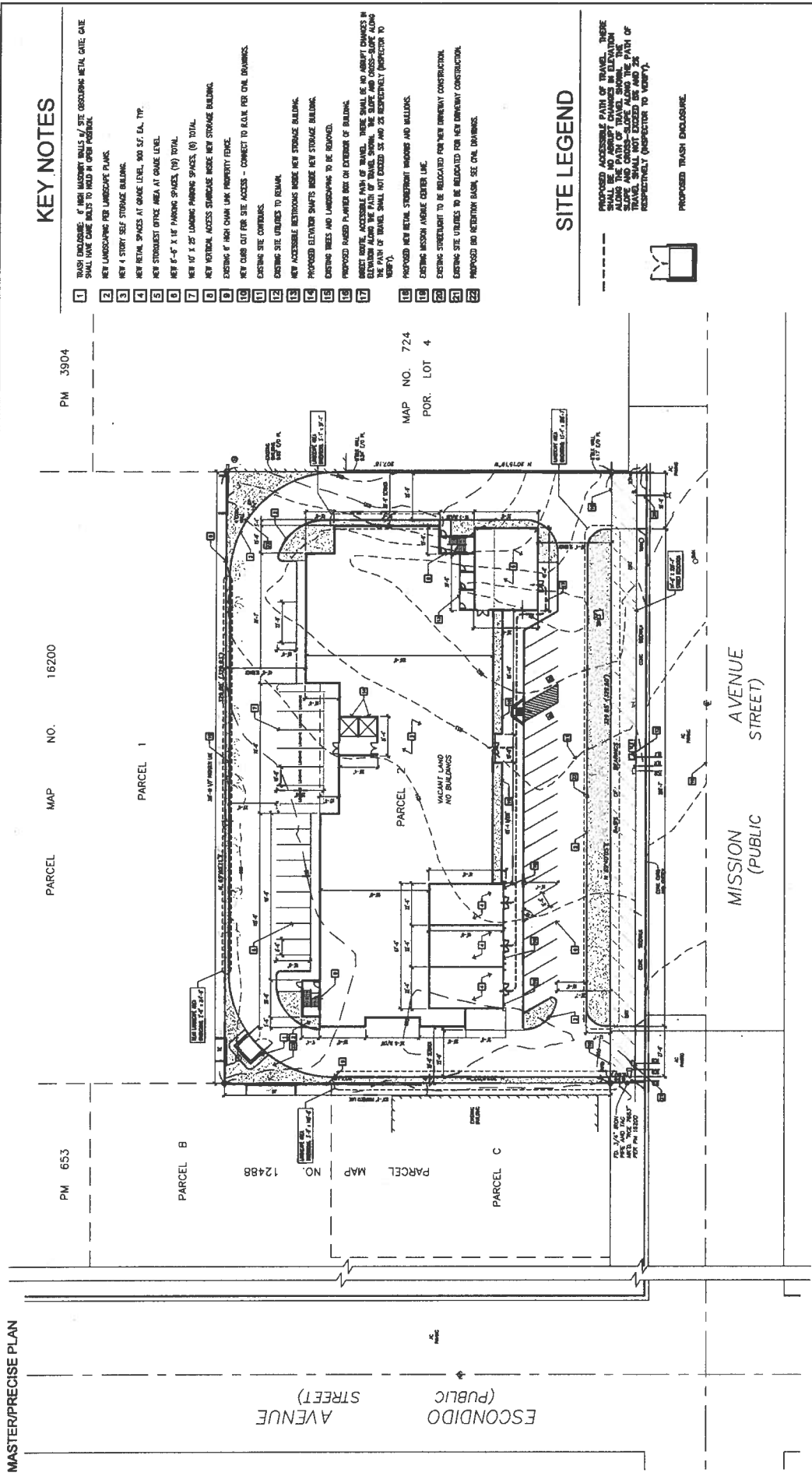
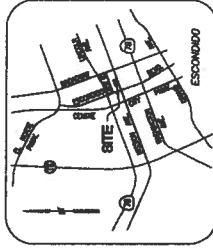


FIGURE 4
Site Plan

PRELIMINARY GRADING PLAN

LEGEND

SPOT ELEVATION	300	TC	LANDSCAPE AREA	ADJ. ROUTE	EX. STORM DRAIN	ST. L	PP	ANC	PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES
CURB/ELEVATION	TOP OF CURB	CONCRETE SURFACE	LANDSCAPE AREA	ADJ. ROUTE	EX. STORM DRAIN	ST. L	PP	ANC	PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES
TOP OF CURB	CONCRETE SURFACE	LANDSCAPE AREA	ADJ. ROUTE	EX. STORM DRAIN	ST. L	PP	ANC	PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES	
CONCRETE SURFACE	LANDSCAPE AREA	ADJ. ROUTE	EX. STORM DRAIN	ST. L	PP	ANC	PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES		
LANDSCAPE AREA	ADJ. ROUTE	EX. STORM DRAIN	ST. L	PP	ANC	PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES			
ADJ. ROUTE	EX. STORM DRAIN	ST. L	PP	ANC	PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES				
EX. STORM DRAIN	ST. L	PP	ANC	PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES					
ST. L	PP	ANC	PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES						
PP	ANC	PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES							
ANC	PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES								
PF	TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES									
TP	SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES										
SD	ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES											
ED	TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES												
TC	EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES													
EXIST. ROAD FENCE	EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES														
EXIST. CHAIN LINK FENCE	EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES															
EXIST. BLOCK WALL AS NOTED	EXISTING POWERED UTILITIES																
EXISTING POWERED UTILITIES																	



NEIGH. MAP
NOT TO SCALE

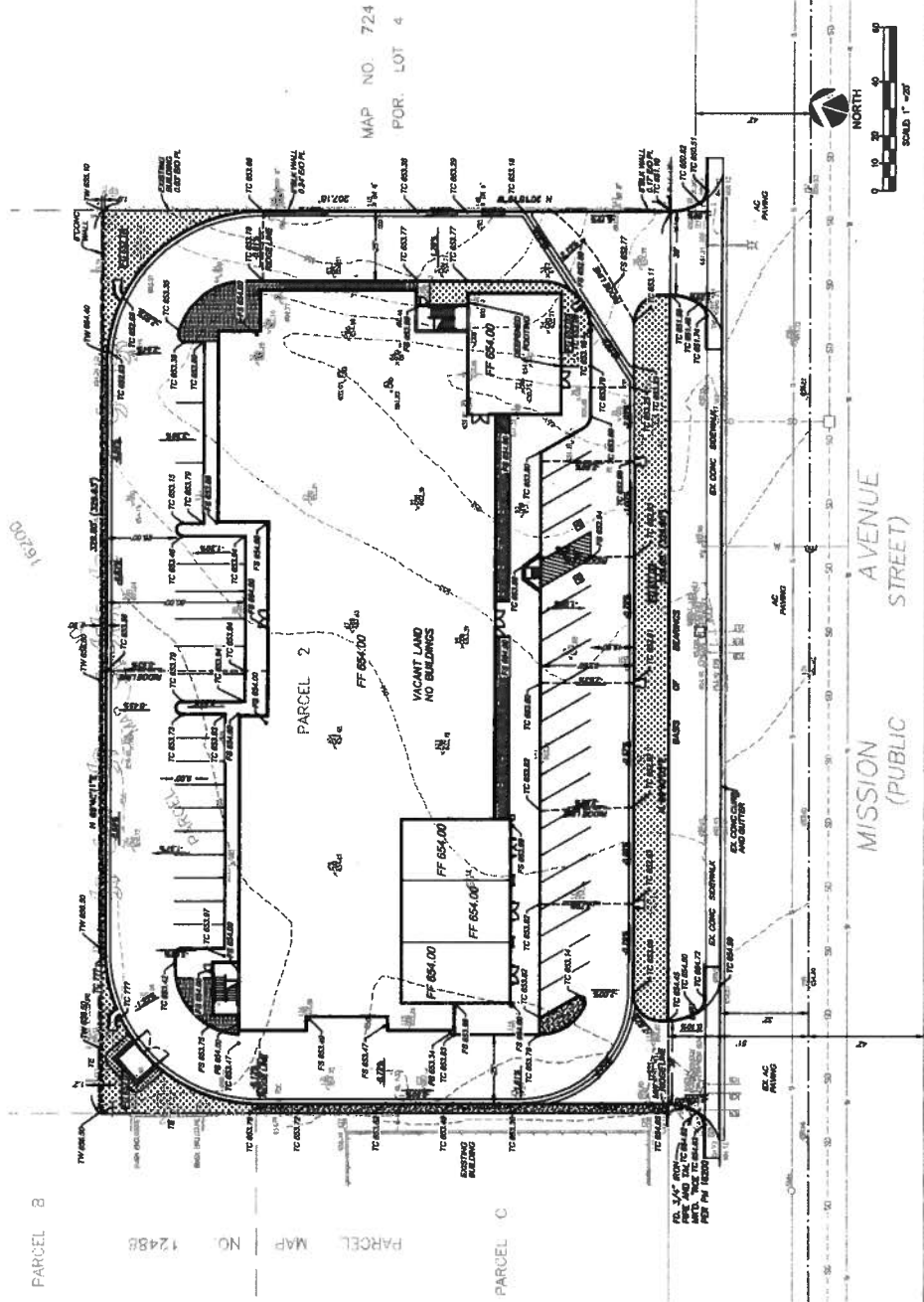


FIGURE 5
Preliminary Grading Plan

RECON

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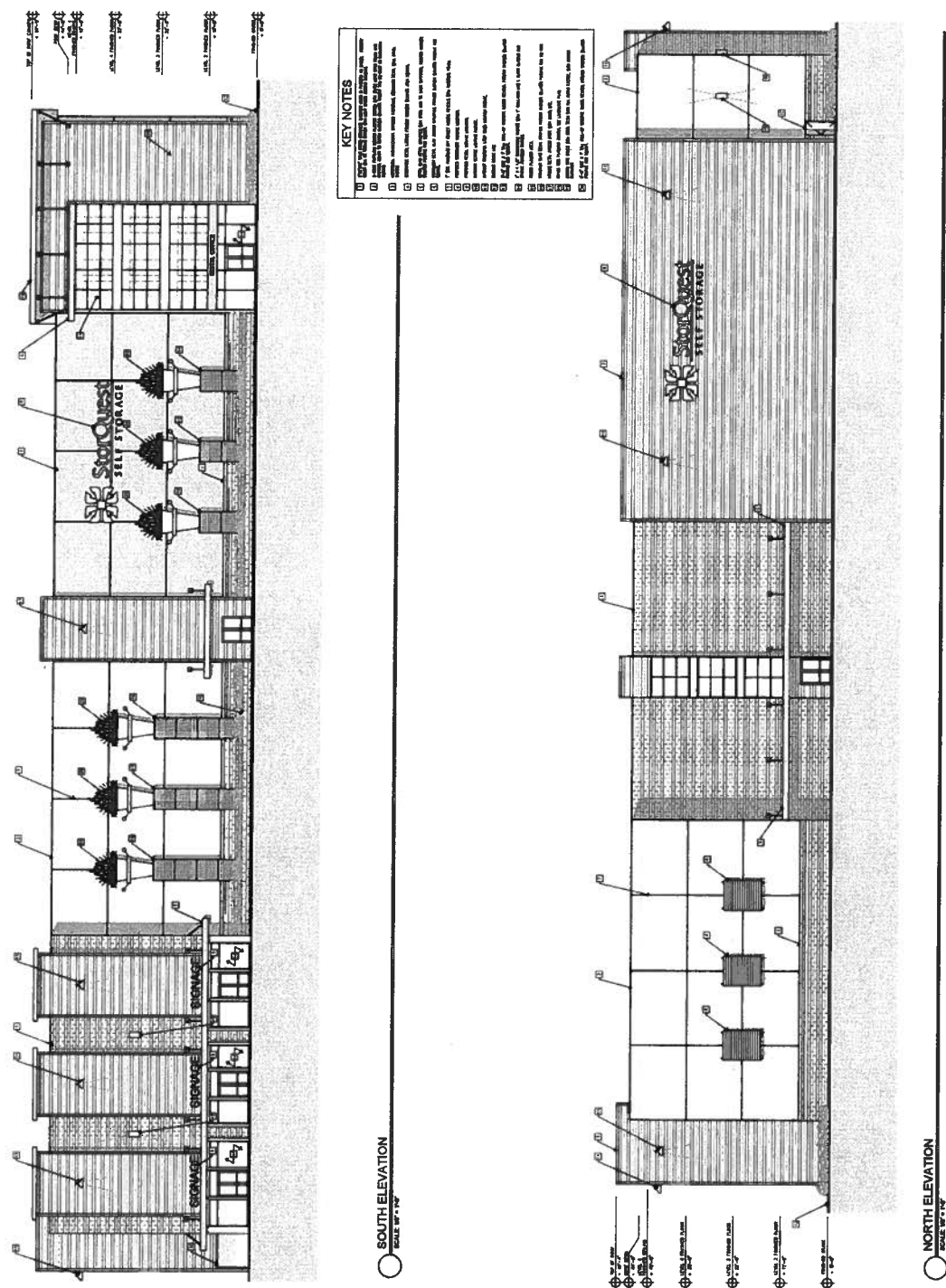


FIGURE 6
Conceptual Elevation

Source of Information/Material Used in Preparation of this Analysis

Attachments

- Attachment 1: Air Quality, Greenhouse Gas, and Noise Screening Level Analysis Data, RECON 2015
- Attachment 2: Archaeological Survey Report for the StorQuest Self-Storage Project, Escondido, California, RECON Environmental, June 10, 2016
- Attachment 3: Preliminary Geotechnical Investigation, Proposed New Self-Storage Facility, 220 West Mission Avenue, Escondido, CA; APN 229-120-76-00; Stoney-Miller Consulting, Inc. (SMC), October 3, 2014
- Attachment 4: Phase I Environmental Site Assessment, 222 West Mission Avenue, Escondido, CA, AEI Consultants, September 10, 2014
- Attachment 5: Phase II Subsurface Investigation, 222 West Mission Avenue, Escondido, CA, AEI Consultants, March 18, 2015
- Attachment 6: Stormwater Quality Management Report, Flores Engineering, April 13, 2016
- Attachment 7a: SoundPLAN – HVAC for Self-Storage Units at 220 West Mission Avenue
- Attachment 7b: FHWA RD-77-108 Traffic Noise Prediction Model for Self-Storage Units at 220 West Mission Avenue
- Attachment 8: Traffic Impact Analysis, Escondido Self Storage, Linscott, Law & Greenspan, July 9, 2015

Figures

- Figure 1: Regional Location
- Figure 2: Project Location on a USGS Map
- Figure 3: Project Location on an Aerial Photograph
- Figure 4: Site Plan
- Figure 5: Preliminary Grading Plan
- Figure 6: Conceptual Elevation

Sources of Information

1. Conceptual Building Elevations, Megellan Architecture, December 16, 2015
2. Site Plan, Megellan Architecture, November 16, 2015
3. Preliminary Grading Plan, January 22, 2016
4. Preliminary Geotechnical Investigation, Stoney-Miller Consultants, Inc., October 2014
5. Traffic Impact Analysis, Linscott, Law, and Greenspan (LLG) 2015
6. Escondido General Plan Update, City of Escondido 2012
7. Escondido Zoning Code and Land Use Map, City of Escondido 2016
8. Escondido Municipal Code, City of Escondido
9. Escondido Historical Resources Survey
10. Escondido Local Register of Historic Resources
11. California 303(d) List of Impaired Waters, Regional Water Quality Control Board (RWQCB) 2010
12. Water Quality Control Plan for the San Diego Basin, RWQCB 2012
13. California Scenic Highway Mapping System, California Department of Transportation (Caltrans) 2016)
14. Site Visits/Field Inspection 2016
15. Project Description and Preliminary Information

MITIGATION MONITORING PROGRAM

PROJECT NAME: StorQuest Self-Storage Project (ENV 16-0002 and PHG 16-0006)
 PROJECT LOCATION: 220 West Mission Avenue, Escondido, California 92025
 PROJECT DESCRIPTION: The proposed project is a four-story 103,985-square-foot StorQuest mini-storage facility on 1.57 acres located at 220 West Mission Avenue, Escondido, California. It would include office and conference room facilities, and three leasable retail areas (900 square feet each) on the ground floor.
 APPROVAL BODY/DATE: City Council
 CONTACT: Ann Dolmage, Associate Planner
 PHONE NUMBER: 839-4548

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Potential impact to any significant known and unknown tribal cultural resources	CUL-1: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.	Section V(c), Cultural Resources	Applicant		
	CUL-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction				

	meeting, shall approve all persons involved in the monitoring program.					
	CUL-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.					
	CUL-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.					
	CUL-5: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.					
	CUL-6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.					
	CUL-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered					

	and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.				
	CUL-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ,				

	or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.				
	CUL-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the 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 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.				

PLANNING COMMISSION

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

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

APPLICANT: Badiie Development Inc.

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

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

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

GENERAL PLAN DESIGNATION: Light Industrial (LI)

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

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

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

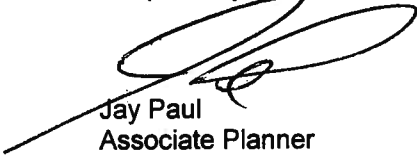
Staff feels the issues are as follows:

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

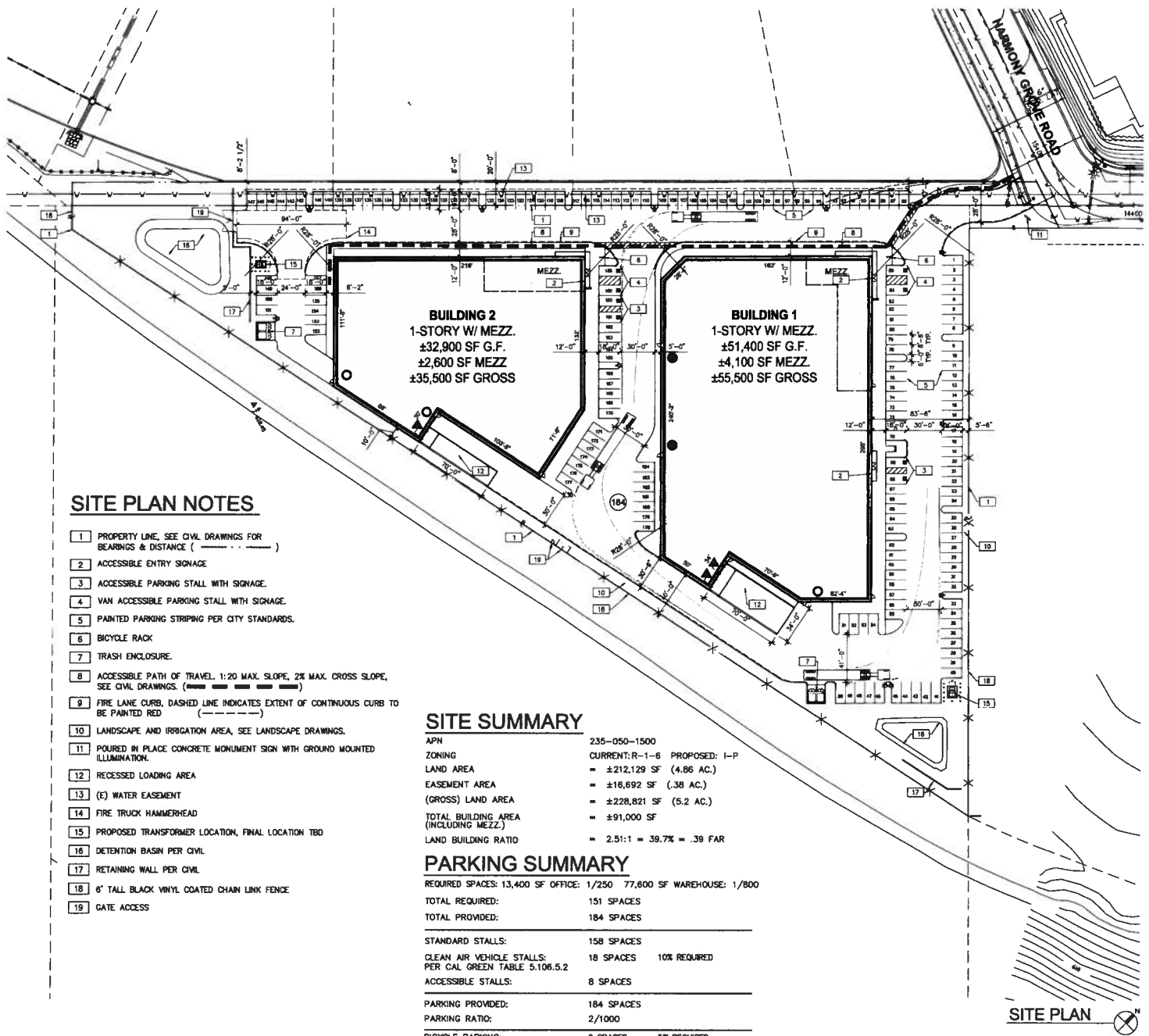
REASONS FOR STAFF RECOMMENDATION:

1. The General Plan land-use designation for the project site is Light Industrial (LI), and the proposed industrial project and corresponding Planned Development Industrial zoning (PD-I) would be consistent with this land-use designation. The industrial development provisions (Zoning Code Article 26) encourage the planned development process for industrial park type development. The project would be subject to the Industrial Park (IP) land-use provisions and list of allowed uses as part of the Master Plan details and project conditions. Staff believes the Industrial Park zoning provisions and corresponding Planned Development-Industrial zoning is appropriate for the subject site due to the adjacent Specific Plan and Industrial Park zoning on the west and northwest. This Planned Development designation also would ensure compatibility with the quality of the surrounding industrial development and limits the site to lower intensity industrial and office type uses to avoid potential conflicts with nearby residential development.
2. The proposed project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community." Staff believes the overall site design, building setbacks, landscaping and building architecture create a well-integrated and high quality planned industrial development that is compatible with other industrial park development throughout the area.

Respectfully Submitted,



Jay Paul
Associate Planner

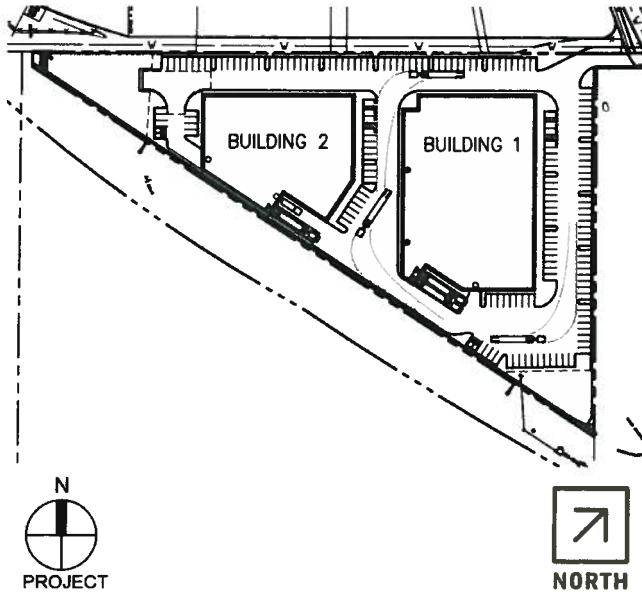


PROPOSED PROJECT
PHG 15-0042

S

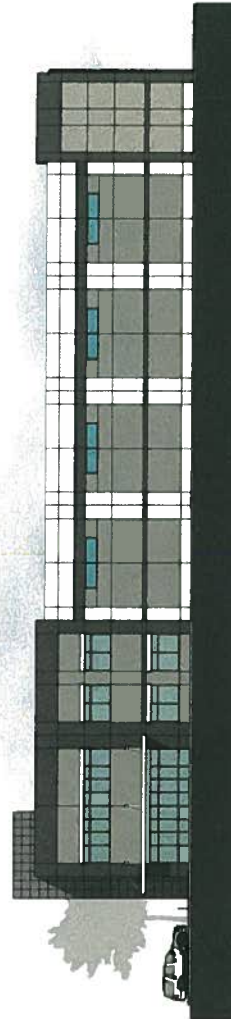
SITE PLAN

BUILDING 1 - EXTERIOR ELEVATIONS A & B



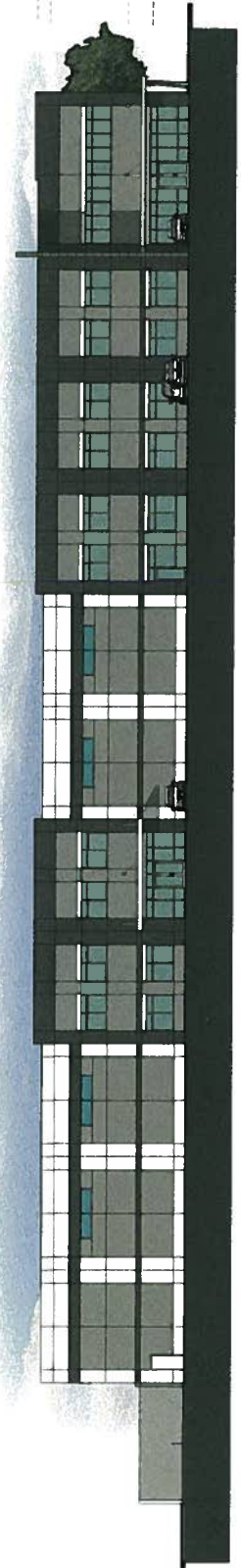
KEY PLAN

TOP OF WALL 35'-0"
TOP OF WALL 33'-0"
MEZZANINE 15'-0"
TOP OF GLAZING 9'-0"
FINISHED FLOOR 0'-0"



WEST EXTERIOR ELEVATION - BUILDING 1 A

TOP OF WALL 35'-0"
TOP OF WALL 33'-0"
MEZZANINE 15'-0"
TOP OF GLAZING 9'-0"
FINISHED FLOOR 0'-0"



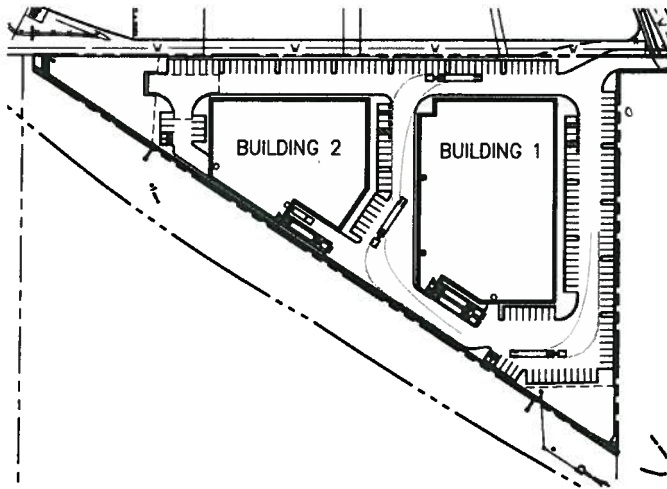
NORTH EXTERIOR ELEVATION - BUILDING 1 B

PROPOSED PROJECT
PHG 15-0042

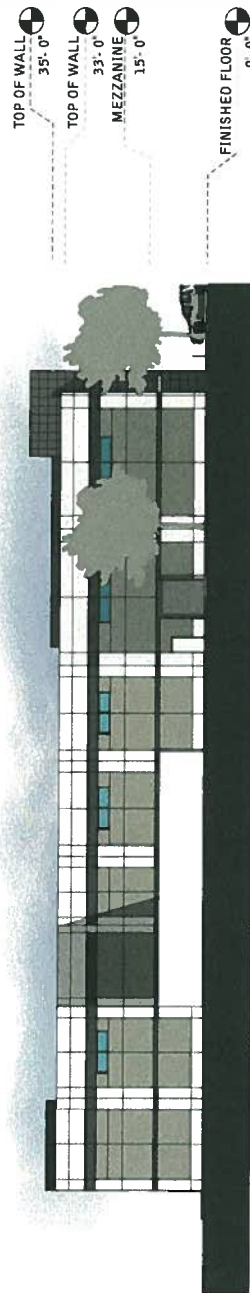
E

ELEVATIONS

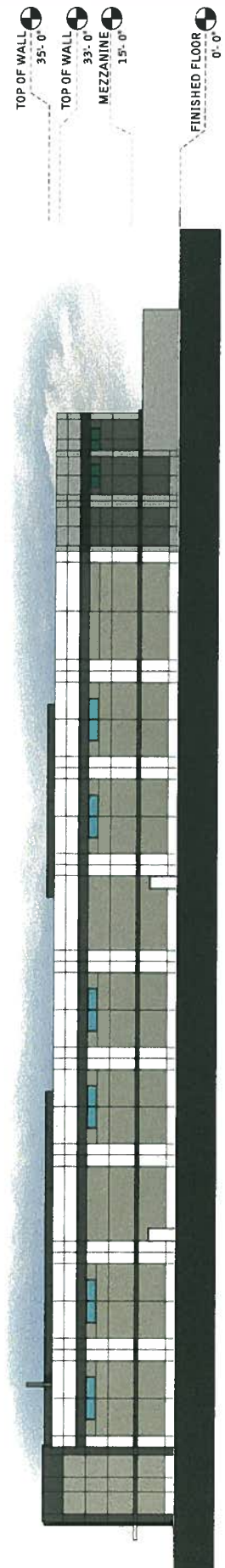
BUILDING 1 - EXTERIOR ELEVATIONS C & D



KEY PLAN



EAST EXTERIOR ELEVATION - BUILDING 1 C



SOUTH EXTERIOR ELEVATION - BUILDING 1 D

TOP OF WALL 35'-0"

TOP OF WALL 33'-0"

MEZZANINE 15'-0"

FINISHED FLOOR 0'-0"

TOP OF WALL 35'-0"

TOP OF WALL 33'-0"

MEZZANINE 15'-0"

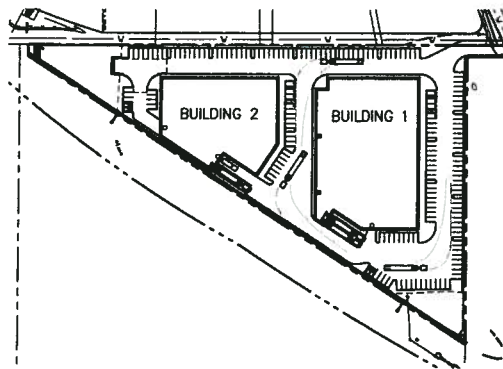
FINISHED FLOOR 0'-0"

PROPOSED PROJECT
PHG 15-0042

E

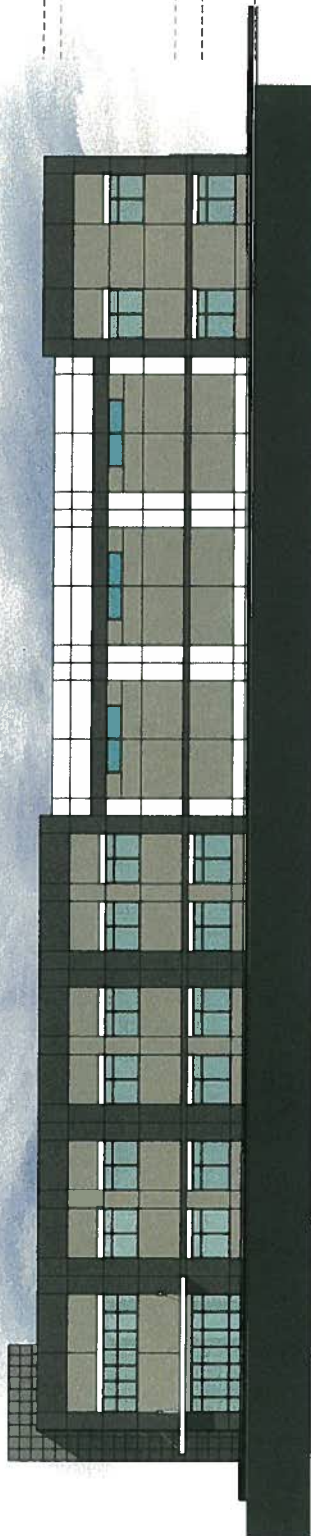
ELEVATIONS

BUILDING 2 - EXTERIOR ELEVATIONS A & B



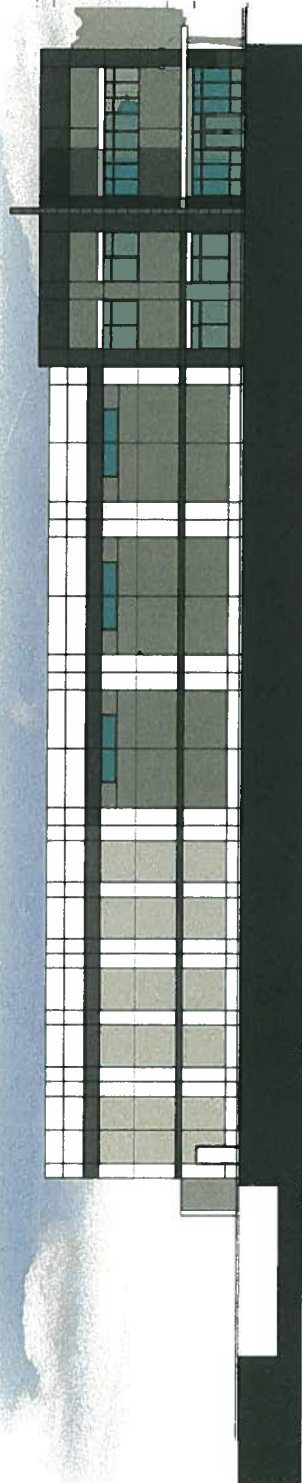
KEY PLAN

TOP OF WALL 35'-0"
TOP OF WALL 33'-0"
MEZZANINE 15'-0"
TOP OF GLAZING 9'-0"
FINISHED FLOOR 0'-0"



WEST EXTERIOR ELEVATION - BUILDING 2 A

TOP OF WALL 35'-0"
TOP OF WALL 33'-0"
MEZZANINE 15'-0"
TOP OF GLAZING 9'-0"
FINISHED FLOOR 0'-0"



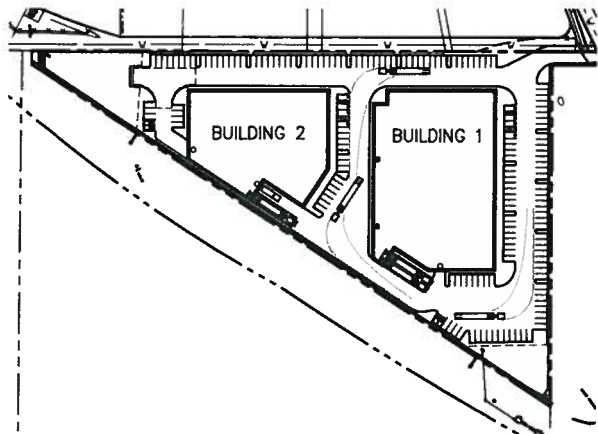
NORTH EXTERIOR ELEVATION - BUILDING 2 B

PROPOSED PROJECT
PHG 15-0042

E

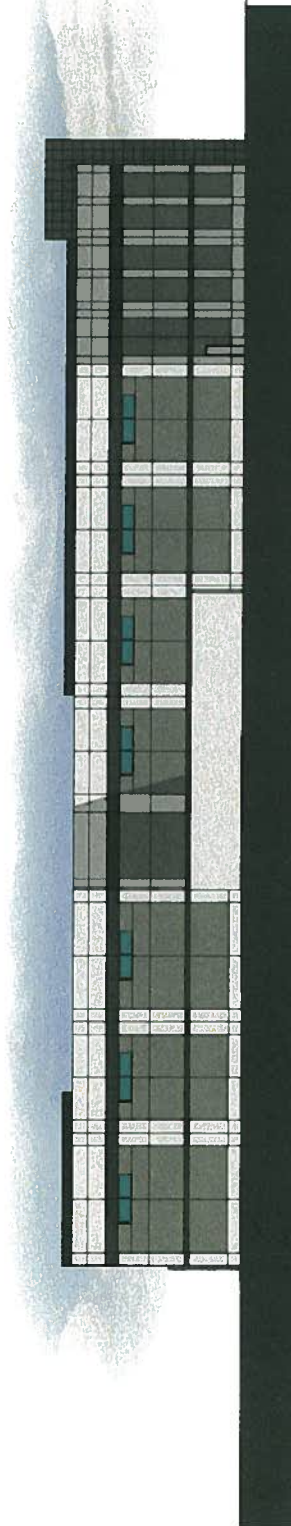
ELEVATIONS

BUILDING 2 - EXTERIOR ELEVATIONS C & D



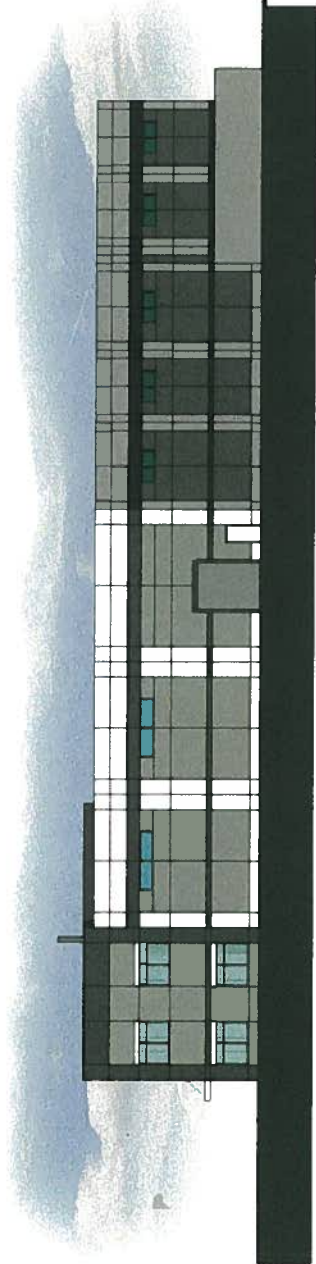
KEY PLAN

TOP OF WALL 35'-0"
TOP OF WALL 33'-0"
MEZZANINE 15'-0"
FINISHED FLOOR 0'-0"



EAST EXTERIOR ELEVATION - BUILDING 2 C

TOP OF WALL 35'-0"
TOP OF WALL 33'-0"
MEZZANINE 15'-0"
FINISHED FLOOR 0'-0"



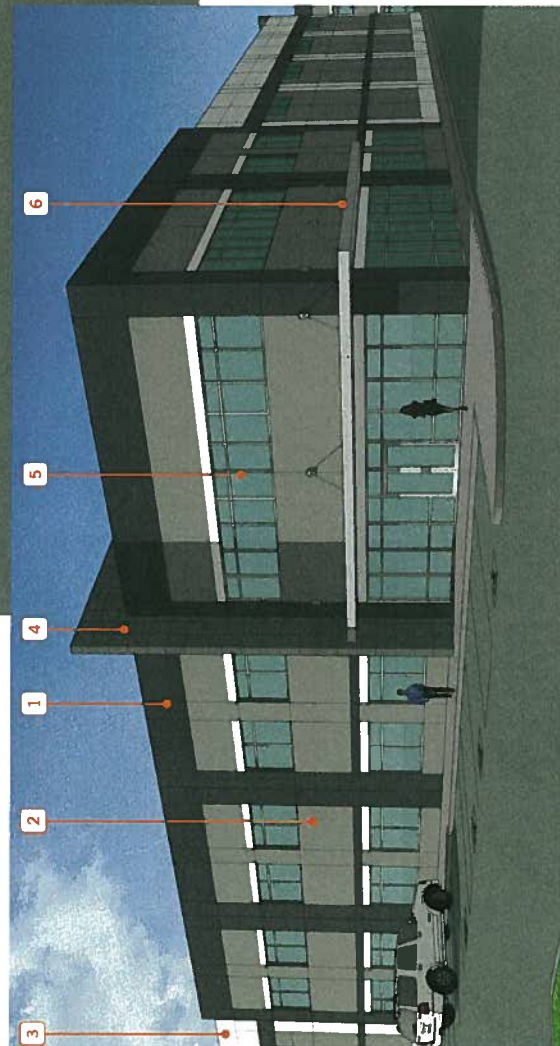
SOUTH EXTERIOR ELEVATION - BUILDING 2 D

PROPOSED PROJECT
PHG 15-0042

E

ELEVATIONS

BUILDING 1 - CONCEPTUAL PERSPECTIVES



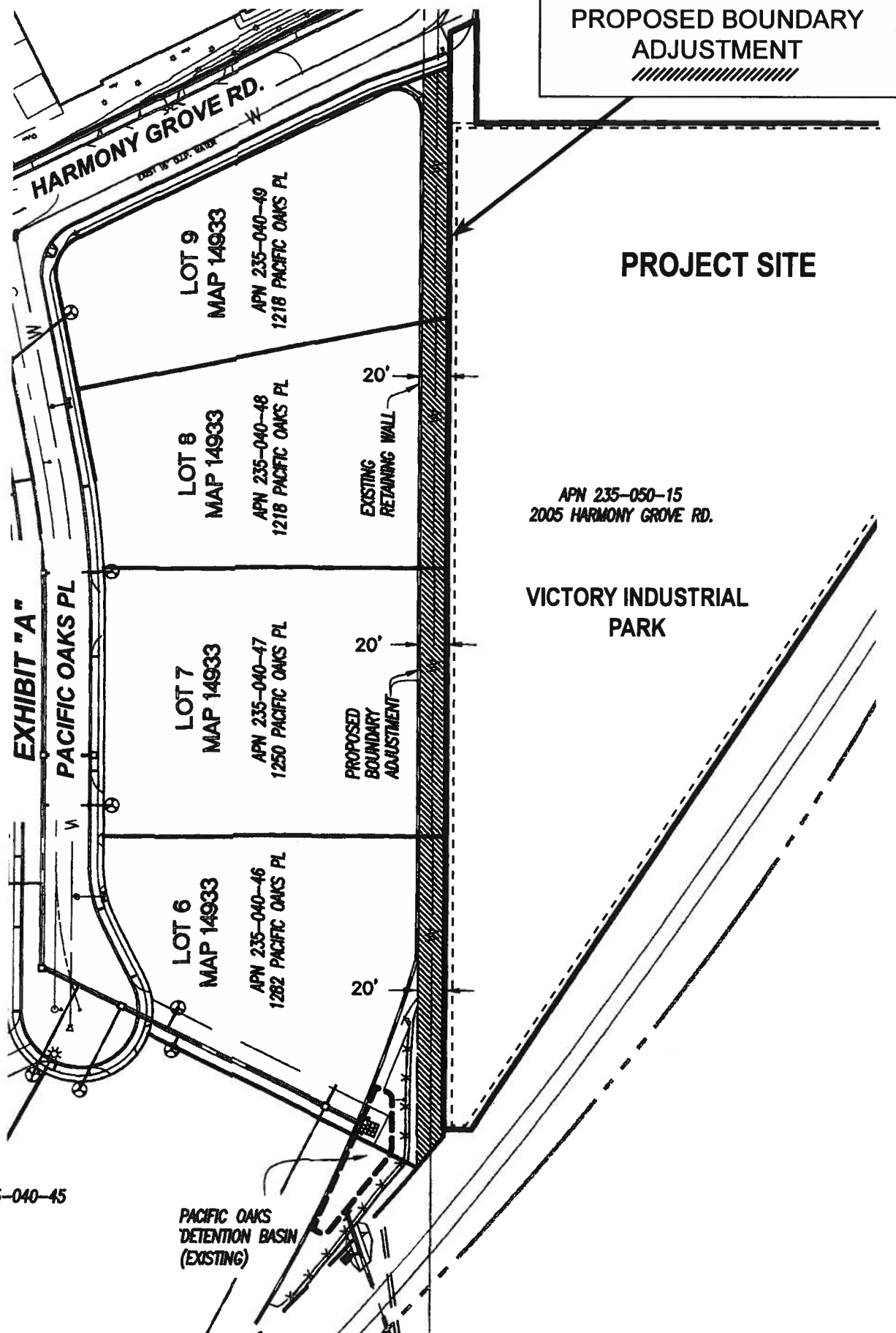
KEY NOTES

- 1 CONCRETE PANEL PAINTED DARK GRAY
- 2 CONCRETE PANEL PAINTED LIGHT GRAY
- 3 CONCRETE PANEL PAINTED WHITE
- 4 ACCENT FIN TO BE STEEL FRAME CONSTRUCTED WITH TILE CLADDING, BUENOS AIRES "PALERMO"
- 5 HIGH PERFORMANCE GLAZING WITH CLEAR ANODIZED ALUMINUM MULLIONS
- 6 STEEL TUBE CANOPY WRAPPED WITH ALUMINUM PANELS



PROPOSED PROJECT
PHG 15-0042

3D



PROPOSED PROJECT
PHG 15-0042

BA

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

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

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

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

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

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department expressed no concern regarding the proposed development and their ability to serve the site.
3. **Effect on Fire Service** – The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service. Appropriate on-site circulation and turnaround areas are provided. The nearest fire station to the site is Station No. 6 located at 1735 Del Dios Highway.
4. **Traffic** – A Traffic Analysis was prepared for the project which was estimated to generate up to 728 average daily trips (ADT) with 80 AM peak hour trips and 87 PM peak hour trips. Access to the site would be provided by a single driveway from Harmony Grove Road. The traffic study indicated that all intersections in the study area are calculated to operate at LOS C or better with the exception of Harmony Grove Road/Hale Avenue, which currently operates at LOS D in the PM peak hour. Because the project would contribute to the delay at this intersection by more than 2.0 seconds and would result in a direct impact based on the City's significance criteria, mitigation is required to improve the circulation at this intersection with restriping to provide one dedicated right-turn lane and one through lane within the existing right-of-way. All roadway segments in the study area are calculated to operate at LOS C or better and would continue to operate at

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

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

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

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

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

C. ENVIRONMENTAL STATUS

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

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

D. CONFORMANCE WITH CITY POLICY

General Plan

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

E. PROJECT ANALYSIS

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

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

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

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

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

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

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

B. SUPPLEMENTAL DETAILS OF REQUEST

1. **Property Size:** 4.87 acre (on site) APN 235-050-15
0.38 acres (off-site) Rincon Del Diablo water easement area
5.25 acres total project area
2. **Off-site Property Data:** APN 235-040-46 (Lot 6) 4,824.51 SF (20-foot-wide strip)
Lots 6-9 of TR 828 APN 235-040-47 (Lot 7) 4,117.2 SF (20-foot-wide strip)
APN 235-040-48 & -49 (Lots 8 and 9) 7,678 SF (20-foot-wide strip)
Total Area 16,619.71 SF (0.38 ac)

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

3. **Building Data:**
No. of Bldgs.: 2
- Building Size: 91,000 SF total building floor area
Bldg. 1: 51,000 SF ground floor; 4,100 SF mezzanine level
Bldg. 2: 32,900 SF ground floor; 3,600 SF mezzanine level
- Height: 1 story with small mezzanine level up to 35 feet (top of parapet). Architectural wall panel feature on both buildings up to 40 feet.
4. **Material/Colors:** Tilt-up concrete type walls with varied roof planes, horizontal and vertical score lines, lower story glass-front style glass windows and entry features, and mezzanine and upper story clearstory windows, steel tube canopies with aluminum panels above entries. Exterior concrete panel colors range from light to dark gray, white, with an accent wall fin for each building with dark gray tile cladding. Metal roll-up doors on certain elevations with options for additional roll-up door cut outs designated.

5. **Setbacks:**

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

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

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

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

- 8. Loading Area:** Each building provides a screened loading dock to accommodate a variety of trucks. Loading also can take place at various roll-up doors around the buildings.
- 9. Landscaping:** New ornamental landscaping to be provided around the project perimeter and throughout the project. The off-site encroachment area (grading) along the eastern side of the project (adjacent to the creek) would be landscaped and maintained by the development.
- 10. Walls/Fencing:** Six-foot-high black vinyl coated chain link fencing along the northern, southern and eastern perimeter, with gates to allow for any maintenance and pedestrian access along the Escondido Creek maintenance road.
- 11. Signage:** A Draft Comprehensive Sign Program has been developed for the site which would be similar conformance with the Light Industrial (M1) sign standards. Limited wall signage for each building would be allowed along with a six-foot-high entry monument sign along Harmony Grove Road.
- 12. Trash:** A dedicate trash enclosure area would be provided to accommodate each building.
- 13. Grading:** Grading of the project site would include approximately 67,000 cubic yards of import to raise the elevation of the site to provide level building pad and parking areas, and to facilitate sewer service. Off-site grading also is proposed on the adjacent parcel on the north and within the City's proposed along the Escondido Creek Flood Control Channel access/maintenance roadway.
- 14. Allowable Uses:** The list of allowable uses in the buildings and on-site activities would be subject to those uses allowed in the Industrial Park (IP) zone.

EXHIBIT "A"

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

Master and Precise Development Plan and Zone Change

1. The General Plan land-use designation for the project site is Light Industrial (LI), and the proposed industrial project and Planned Development Industrial zoning (PD-I) would be consistent with this land-use designation. The project site currently is zoned single-family residential (R-1-6) and a zone change to Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. The project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community." The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets and intersections (as mitigated) or public facilities, create excessive noise or compatibility impacts, and adequate on-site parking, circulation and public services could be provided to the site.
2. The approval of the proposed Master and Precise Development Plan would be based on sound principles of land use and is well-integrated with the surrounding properties because adequate parking, access, on-site circulation, utilities, as well as appropriate setbacks from adjacent industrial uses and the Escondido Creek Flood Control Channel would be provided (as detailed in the staff report and Final Mitigated Negative Declaration). The design of the buildings and quality of the architecture and landscaping would be compatible with the pattern of industrial development throughout the Harmony Grove industrial area. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersection with the implementation of the conditions of approval and as mitigated.
3. The proposed Master and Precise Development Plan would not cause deterioration of bordering land uses and the site is physically suitable for the proposed development because the industrial park type development is proposed and would be located adjacent to similar industrial park type development. The proposed grading design would not result in any manufactured slopes or pads that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. The Engineering Department indicated the project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the levels of service on any of the adjacent roadways or intersections because identified impacts have been mitigated to less than a significant level. The project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is located within a developed area characterized by a mix of industrial, single- and multi-family residential uses. Appropriate setbacks and buffer areas would be provided from adjacent industrial uses, the Escondido Creek and nearby residential development. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets and intersection or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided.
4. The overall design of the project would produce an attractive planned industrial development that would be similar in design and architectural quality to exiting industrial development located throughout the Harmony Grove industrial area. The project would be subject to the Industrial Park (IP) list of permitted uses in order that allow lower intensity industrial park and office type uses (including restricting outdoor storage) in order to be more compatible with adjacent Specific Plan industrial development and land-use goals for the area (SPA 8 - ERTC) and to reduce the potential any impacts to nearby residential development.
5. The uses proposed have a beneficial effect not obtainable under existing zoning regulations because the project proposes a comprehensively designed industrial development that would be compatible with the surrounding neighborhood. The Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in

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

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

Zone Change

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change from R-1-6 (Single-Family Residential, 6,000 SF min. lot size) to PD-I (Planned Development-Industrial) because the General Plan land-use designation for the subject site is LI (Light Industrial). The project site currently is zoned as single-family residential (R-1-6) and a zone change to Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets and intersection or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site. The Initial Study/Mitigated Negative Declaration prepared for the project identified effects related to biological resources, cultural and tribal cultural resources, and traffic that might be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures provide mitigation to a point where potential impacts are reduced to less than a significant level.
2. The property involved is suitable for the uses permitted by the proposed PD-I zone because the General Plan for the subject site is Light Industrial and the range of uses proposed would be consistent with the City's Industrial Park zoning requirements. The project has been designed to be compatible with the adjacent industrial development and Escondido Creek with appropriate grading, building design and orientation, setbacks, walls/fencing and perimeter landscaping. The project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community."
3. The uses permitted by the proposed Planned Development-Industrial zone would not be detrimental to surrounding properties because the project site is adjacent to similar industrial development on the west and northwest, and is separated and adequately buffered from residential uses to the east, northeast and south by the Escondido Creek Flood Control Channel. The adjacent property immediately on the north is designed for future industrial development with a Light Industrial General Plan land-use designation. The scale of the project would be in conformance with the general pattern of industrial development within the area. The proposed change of zone would not result in a significant impact to the environment (as mitigated), nor impact existing services or degrade levels of-service to adjacent streets, as detailed in the staff report and environmental analysis.
4. The portion of the project site that is proposed for the change of zone to Planned Development-Industrial would not conflict with any specific plans for the area because the site is not subject to any adopted specific plans for the property or within a designated General Plan Specific Planning Area. The project would be in conformance with and Escondido General Plan which allows for light industrial development. The adjacent industrial development on the west is located within Specific Planning Area 8 (ERTC) and the range of industrial uses proposed for the project site and the design of the project would be compatible with the adjacent industrial specific plan and other industrial development throughout the surrounding area.

EXHIBIT "B"

CONDITIONS OF APPROVAL

PHG15-0042

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75) and be consistent with the lighting design for the shopping center. A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
8. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.
9. The proposed uses of the buildings/site shall be in accordance with the Permitted and Conditionally Permitted Principal Uses for the Industrial Park (IP) zone, along with Permitted Accessory Uses and Structures.
10. Signage for the proposed buildings shall be in conformance with the Comprehensive Sign Program prepared for the project. The sign program shall be based on the general signage requirements for the M1 zone, unless specifically modified by the Final Sign Program. A final Sign Program shall be submitted to the City for approval as part of the final building plans. A separate sign permit would be required for any building signage in conformance with the City's Sign Ordinance.

11. Any rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Planning and Building. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible. Appropriate decorative screening shall be placed around the ground-mounted units where visible from the exterior of the project.
12. As indicated on the plans, 184 on-site spaces shall be provided and maintained in conjunction with this development, as indicated in the Details of Request and site plan. The spaces shall be striped in accordance with the Zoning Code. The parking provided (ratio of 1:494) will allow for all the range of permitted uses within the IP zone. Minor modifications to the number of parking spaces required may be approved by the Director of Community Development to address any necessary future site plan issues such as, but not limited to address ADA parking, path of travel, health and safety, maintenance or code related issues. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage.
13. All new utilities shall be underground.
14. A Boundary Adjustment(s) must be submitted and approved (along with the appropriate processing fees) by the City of Escondido to incorporate the approximately 0.38-acres of land along the western boundary of the project site prior to issuance of development permits for the project. The adjustment affects the subject site (APN 235-050-15) and APNs 235-040-46, -47, -48 and -49). The adjusted parcels will need to conform to the minimum lot size for the underlying zone or Specific Plan. Should the Boundary Adjustment not be completed and/or become feasible, then the project site plan and buildings will need to be modified to adjust for the reduction in lot area. Certifications of Compliance will be prepared with the Boundary Adjustments. The project applicant/owner shall create an easement over the project site to provide appropriate maintenance access to the existing storm water basin/features and retaining wall for the Harmony Grove Industrial Park parcels/development.
15. Any proposed retaining walls and perimeter or screen walls shall incorporate decorative block materials. This shall be noted on the project improvement plan (i.e., type of block, color, decorative cap, etc.). The trash enclosures also shall utilize a decorative masonry block material. The sides of the enclosures that face the Escondido Creek Channel shall incorporate appropriate landscaping to screen the enclosures.
16. The project shall provide for appropriate pedestrian and bicycle access to the Escondido Creek Channel to accommodate for the future extension of the Escondido Creek bicycle and pedestrian path.
17. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Negative Declaration. In addition, these fees include an additional authorized County administrative handling fee of \$50.00. Failure to

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

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

Biological Resources Mitigation

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

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

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

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

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

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

Cultural Resources Mitigation:

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

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City. The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program.
2. The qualified archaeologist and a Native American representative shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full-time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features.
4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.
6. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
7. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.

- CUL-2:** Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.
1. A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).
 2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.
 3. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.
- CUL-3:** The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.
- CUL-4:** Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
- CUL-5:** The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
- CUL-6:** During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated,

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

- CUL-7:** In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
- CUL- 8:** If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
- CUL-9:** The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.
- CUL-10:** As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

- CUL-11:** If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.
- CUL-12:** Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Transportation/Traffic Mitigation:

- TRA-1:** Intersection #4. Harmony Grove Road at Hale Avenue – Prior to the issuance of occupancy permits, restripe the approach on Hale Avenue within the existing 21-foot southbound lane to provide one dedicated right-turn lane (11-feet wide) and one through lane (10-feet wide) extending 120 feet from the stop bar. Figure 11-1 of the TIA shows the conceptual striping plan for these improvements.
- TRA-2:** Street Segment #2. Harmony Grove Road between the Project Driveway and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way between the project driveway to Enterprise Street to provide a two-way left-turn lane serving as a refuge for left-turning vehicles in and out of the project site and nearby industrial driveways, thus allowing for improved flow for thru traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), widen Harmony Grove Road extending north along the project frontage to provide a 13 to 18-foot northbound lane and an 11-foot two-way left-turn lane for a total paved width varying between 38 and 54 feet. Appendix H of the TIA contains the City of Escondido preferred concept drawing with truck turning analysis along this segment.
- TRA-3:** Street Segment #2. Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share (0.4 percent) toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division in conjunction with the submittal of the Final Map and Grading Plans, and shall be equivalent or superior to the concept plan attached as exhibit(s) in the staff report(s). A plan check fee of will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Landscape Standards as well as the State Model Water Efficient Landscape Ordinance. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. The landscaping plan shall include specimen sized evergreen trees, to the satisfaction of the Planning Division. Root barriers shall be provided in accordance with the Landscape Ordinance. The applicant and future owners shall be responsible for landscaping and ongoing maintenance (landscape and irrigation) the off-site slopes (within the City property) along the Escondido Creek Channel. Because the planting of trees may be limited on site along the eastern property boundary due to proposed storm drain infrastructure, the off-site slope along the creek shall include appropriate trees to be included in the design.
3. Appropriate landscape planters shall be incorporated around certain perimeters of the buildings, as indicated on the concept landscape plan.
4. The off-site slopes on the northern parcel shall include appropriate erosion control (temporary landscaping and irrigation) to the satisfaction of the Engineering Division.
5. The final fencing design shall be included with the landscape plans. Standard chain-link fencing is not allowed. Black or green vinyl-clad fencing is acceptable. Screening shrubs and vines shall be incorporated into the landscape design along eastern side of the perimeter fence to provide additional visual screening into the site.
6. The landscape design for the storm water basins shall be a visual amenity for the project to include an appropriate variety of plants and features (trees, shrubs and groundcover). The landscape should include appropriate outdoor amenities for the employees (i.e., outdoor seating and shade areas). The landscape plan also shall include appropriate access for future pedestrian and bicycle access to the adjacent Escondido Creek.
7. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
8. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and City Engineer.
9. Prior to occupancy of the buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
10. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

ENGINEERING CONDITIONS OF APPROVAL

Victory Industrial Park

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public street and sewer improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a Landscape Architect.
2. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide Grading Bond and Cash Clean Up deposit for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. Grading bond amount shall be 10% the total cost of the project private improvements, drainage and landscaping minus the cash clean up deposit. The project owner is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and 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.
3. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit and/or Final Subdivision Map.
4. No construction permits will be issued until Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The project owner shall submit to the Planning Division 3 copies of the approved Planned Development certified by the Planning Division and must be included in the first submittal for final plans plan check, together with a final Storm Water Quality Management Plan (SWQMP) to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public streets improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Private Street improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Director of Community Development and shall be shown on the Grading/Private Improvement Plans.
2. The project owner shall construct public and private street improvements for the following streets:

STREET

Harmony Grove Road

CLASSIFICATION

Industrial Street

3. The project owner shall be responsible for construction of project entrance and offsite improvements on Harmony Grove Road in accordance with the project tentative plans and to the requirements of the City Engineer. All required improvement plans shall be approved by the City Engineer prior to issuance of grading permit and shall be constructed prior to project occupancy.
4. The project owner shall be responsible to prepare and submit a signing and striping plan for proposed signing and striping improvements on Harmony Grove Road and intersection of Harmony Grove Road and Hale Avenue in accordance with the project tentative plans and to the requirements of the City Engineer. All required improvement plans shall be approved by the City Engineer prior to issuance of grading permit and shall be constructed prior to project occupancy.
5. The project owner shall be responsible to remove existing striping on Harmony Grove Road and intersection of Harmony Grove Road and Hale Avenue and slurry seal and re-stripe in accordance with the project tentative plans and traffic study mitigation exhibits and to the requirements of the City Engineer. All required improvement plans shall be approved by the City Engineer prior to issuance of grading permit and shall be constructed prior to project occupancy.
6. The project owner will be required to provide a detailed detour and traffic control plan, for all construction within existing right-of-way, to the satisfaction of the City Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

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

2. All onsite parking and access drives are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. All proposed onsite project improvements shall be included in Grading Plans subject to review and approval by the City Engineer, Fire Marshall and Director of Community Development.
3. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.
4. The project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.
2. The project owner will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. The maintenance agreement shall indicate property owner's responsibility for maintenance of all proposed frontage Green Street landscaping, onsite drainage system, storm water treatment and hydro-modification facilities and their drainage systems.

WATER SUPPLY

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

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

SEWER

1. The project owner is required to design and construct an onsite/offsite public sewer system and access to serve the project in accordance with the City of Escondido Design Standards and to the requirements of Utilities Engineer.
2. All sewer laterals within the project are private and shall be maintained by the project applicant/owner.

EASEMENTS AND DEDICATIONS

1. The project owner shall dedicate right-of-way on Harmony Grove Road at project entrance to accommodate for completion of frontage improvements at the project entrance. Legal description and plat shall be prepared and submitted to the City Engineer for preparation of dedication document to be executed by the project owner. Right-of-way dedication shall be completed prior to approval of the frontage public improvement plans.
2. Necessary public utilities easements for sewer shall be granted to the City. The minimum easement width is 20 feet.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the plot plan.
4. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to issuance of building permit, unless approved by the easement owner. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to Grading or Building permit, as determined by the City Engineer.

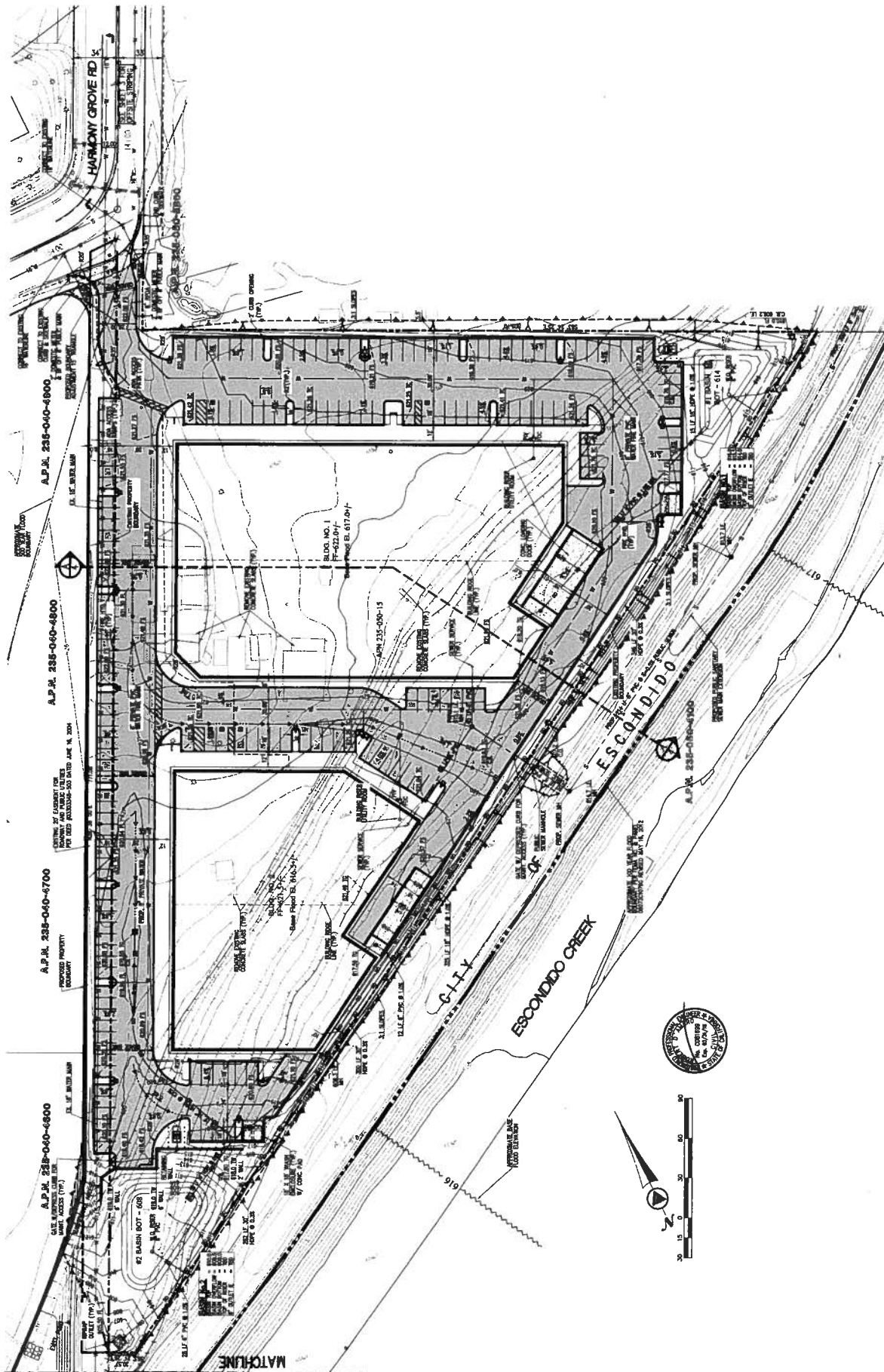
REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner shall be required to pay all development fees, including any repayments in effect prior to approval of the. All development impact fees are paid at the time of Building Permit or as determined by the Building Official.
2. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the project owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security deposit for the project shall be \$50,000.
3. The project owner shall provide the city with cash contribution towards future construction of Citracado Parkway between Andreasen Drive and Harmony Grove Village Parkway.

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

UTILITY UNDERGROUNDING AND RELOCATION

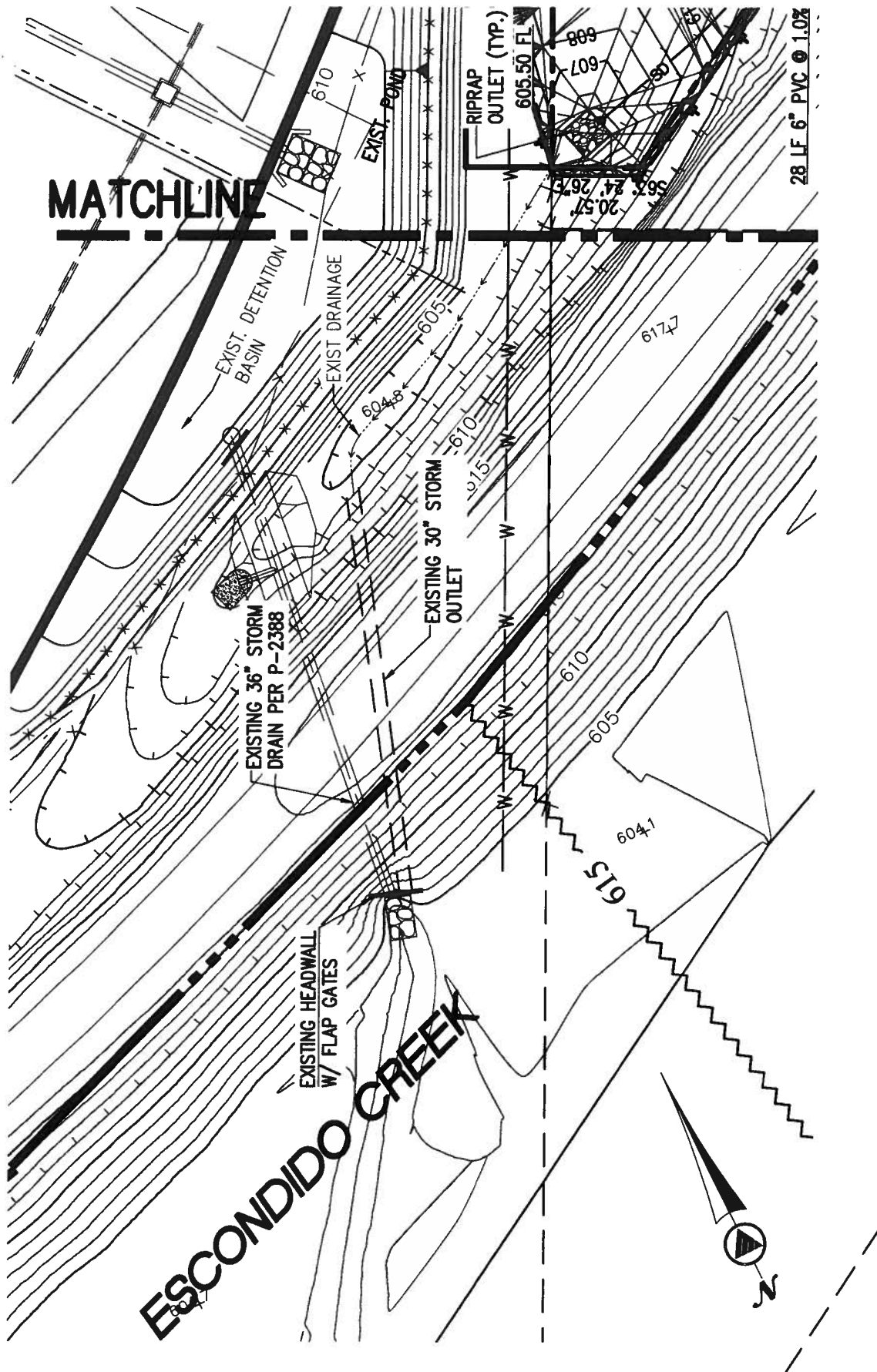
1. The developer shall be required to underground the existing power line at project entrance if it is in conflict with the proposed improvements at the project entrance or pay in lieu fee and relocate the section of overhead utilities along project frontage on Harmony Grove Road.
2. All new dry utilities to serve the project shall be constructed underground. The project owner shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.



PROPOSED PROJECT
PHG 15-0042

PD

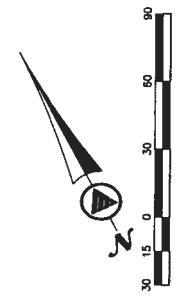
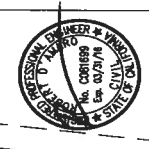
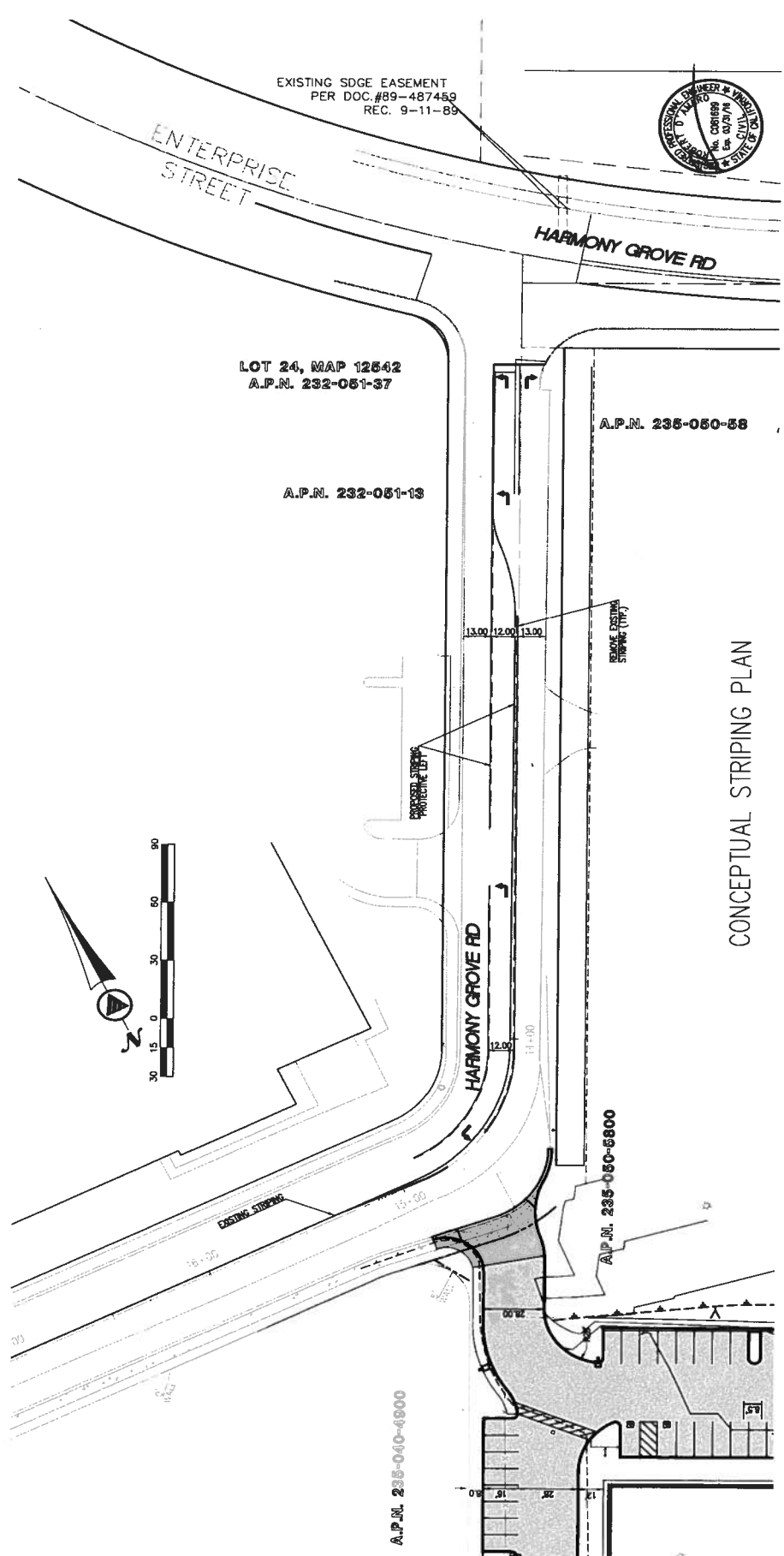
PLANNED DEVELOPMENT



PROPOSED PROJECT
PHG 15-0042

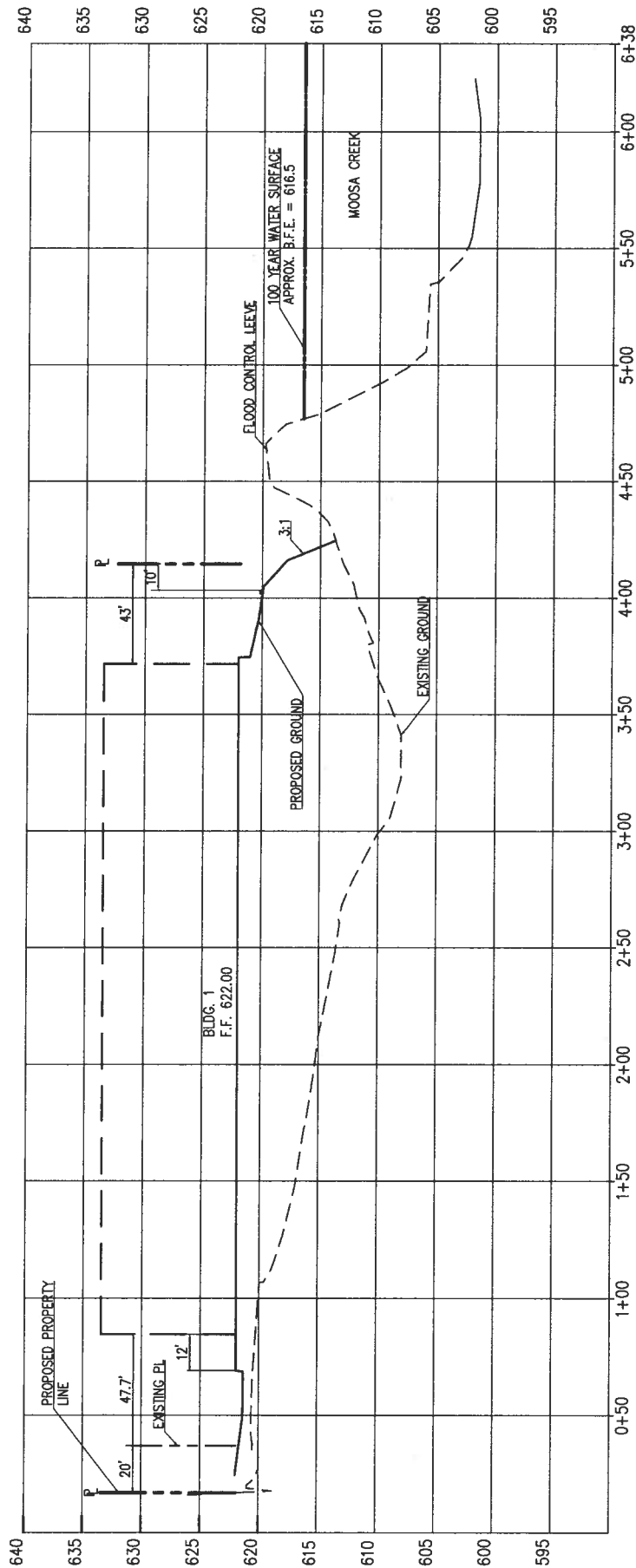
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PLANNED DEVELOPMENT



PROPOSED PROJECT
PHG 15-0042



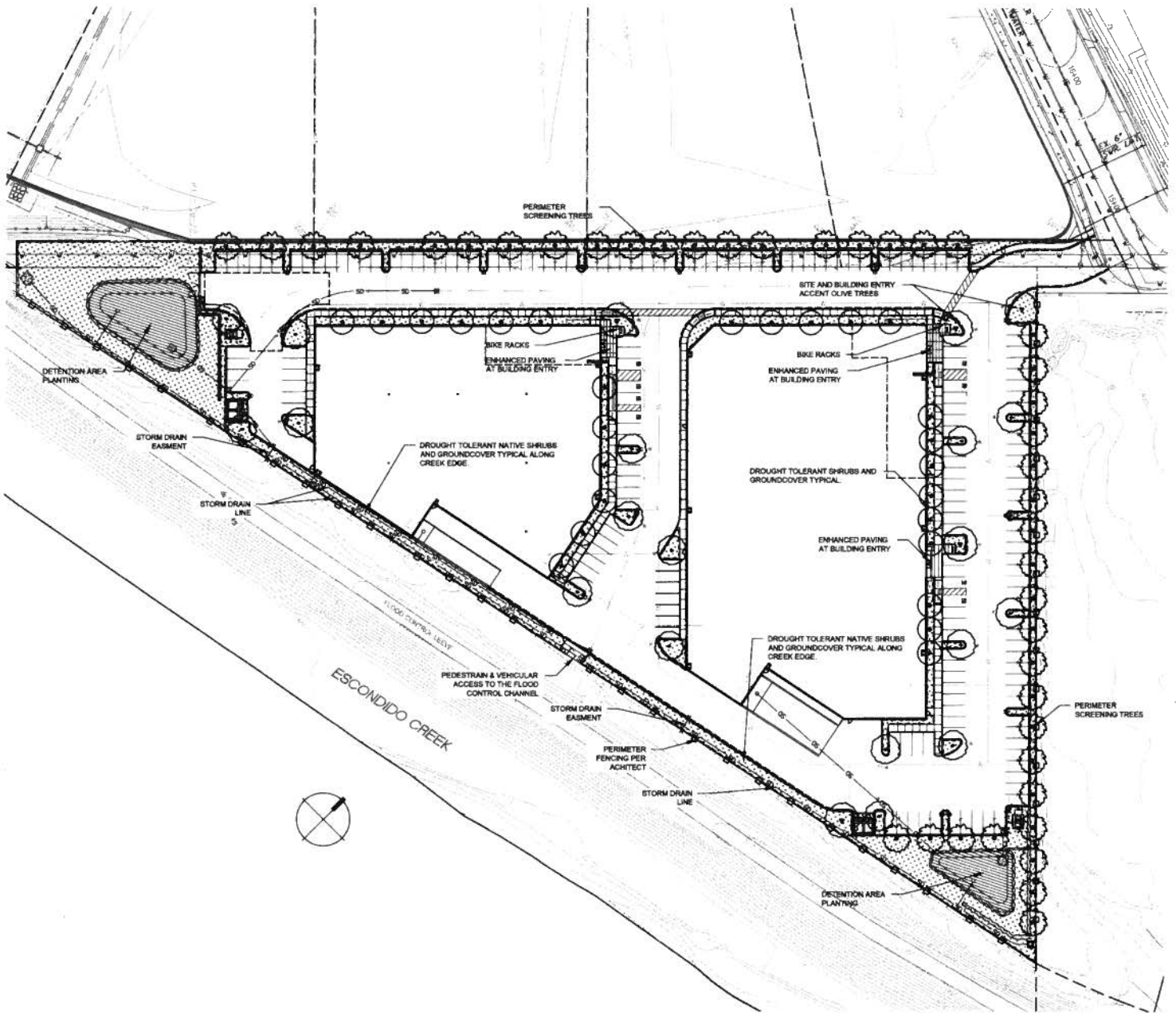


BUILDING SECTION "A-A"

**PROPOSED PROJECT
PHG 15-0042**

S

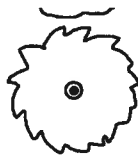
SECTION DRAWING



**PROPOSED PROJECT
PHG 15-0042**

LP

LANDSCAPE PLAN

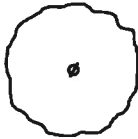


PINUS ELDARICA /
AFGHAN PINE

24" BOX

CONIFEROUS
SCREEN & PARKING
CANOPY

L



RHUS LANCEA /
AFRICAN SUMAC

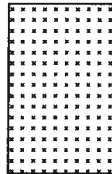
24" BOX.

PARKING LOT
CANOPY

L

SHRUBS, VINES & GROUNDCOVERS:

FOREGROUND



ALOE 'BLUE ELF' /
BLUE ELF CORAL ALOE

1 GAL. /
18" O.C.

SUCCULENT
ACCENT

L

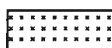


CAREX DIVULSA /
BERKELEY SEDGE

1 GAL. /
24" O.C.

ORNAMENTAL
GRASS

M



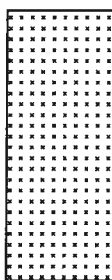
FESTUCA MAIREI /
ATLAS FESCUE

1 GAL. /
30" O.C.

ORNAMENTAL
GRASS

L

MIDGROUND

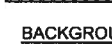


CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH

5 GAL. /
30" O.C.

FLOWERING
SHRUB MASS

L



HESPERALOE PARVIFLORA /
RED YUCCA

5 GAL. /
36" O.C.

UPRIGHT
ACCENT

L



LANTANA 'NEW GOLD' /
YELLOW LANTANA

5 GAL. /
36" O.C.

FLOWERING
SHRUB MASS

L



MUHLENBERGIA C. 'REGAL MIST' /
PINK MUHLY

5 GAL. /
36" O.C.

ORNAMENTAL
GRASS

M



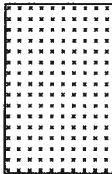
RHAPHIOLEPIS INDICA /
INDIAN HAWTHORN

5 GAL. /
36" O.C.

FLOWERING
SHRUB

M

BACKGROUND



LEUCOPHYLLUM 'GREEN CLOUD' /
GREEN CLOUD TEXAS RANGER

5 GAL. /
48" O.C.

FLOWERING
SHRUB

L



LIGUSTRUM J. 'TEXANUM' /
TEXAS PRIVET

5 GAL. /
36" O.C.

EVERGREEN
HEDGE

M



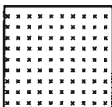
WESTRINGIA FRUTICOSA /
COAST ROSEMARY

5 GAL. /
36" O.C.

EVERGREEN
HEDGE

L

GROUNDCOVER



LONICERA J. 'HALLIANA' /
HALL'S HONEYSUCKLE

FLATS /
18" O.C.

EVERGREEN
GROUNDCOVER

M



ROSMARINUS O. 'PROSTRATUS' /
PROSTRATE ROSEMARY

FLATS /
18" O.C.

EVERGREEN
GROUNDCOVER

L

BIORETENTION AREAS



BIORETENTION SEED MIX
FROM S AND S SEEDS

SEED

--

L

WATER NEEDS KEY:

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

LANDSCAPE TABULATIONS

TOTAL PARKING LOT TREES

TOTAL PARKING SPACES =

166

PARKING LOT TREES REQUIRED (1 TREE / 4 STALLS) =

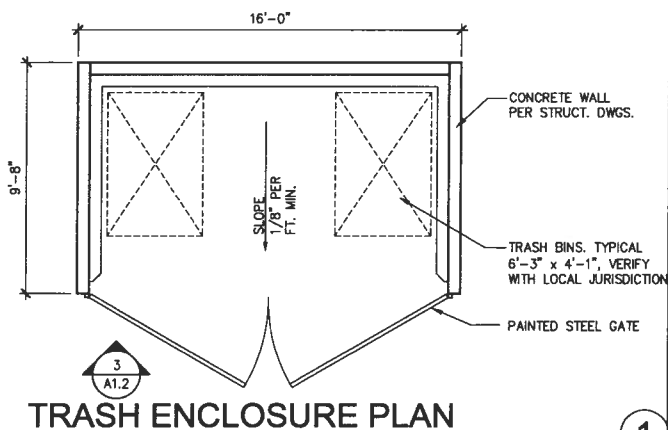
42

PARKING LOT TREES PROVIDED =

57 *

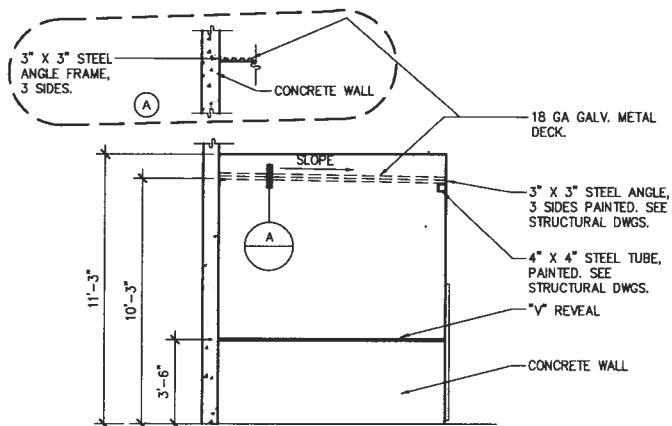
PROPOSED PROJECT
PHG 15-0042

LP



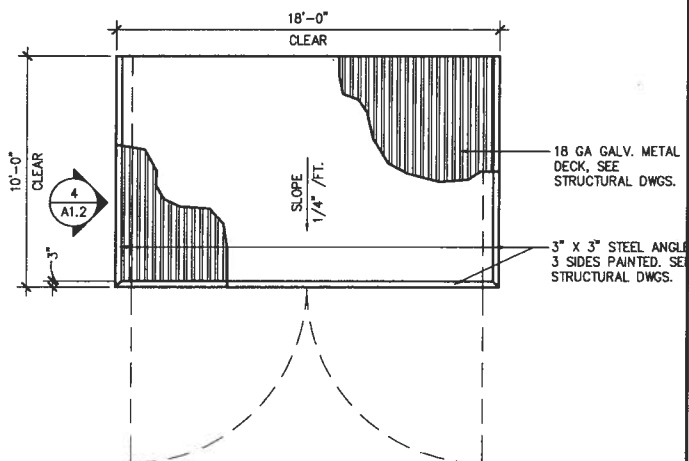
ESITE-Trash_enclosure_plan-01

1



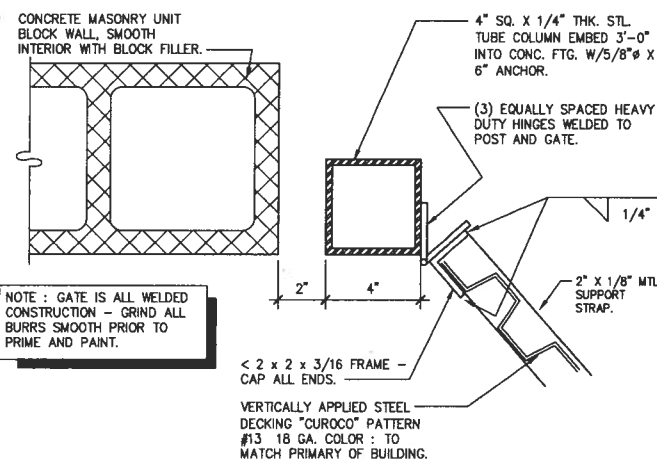
ESITE-Trash_enclosure_elev-03

4



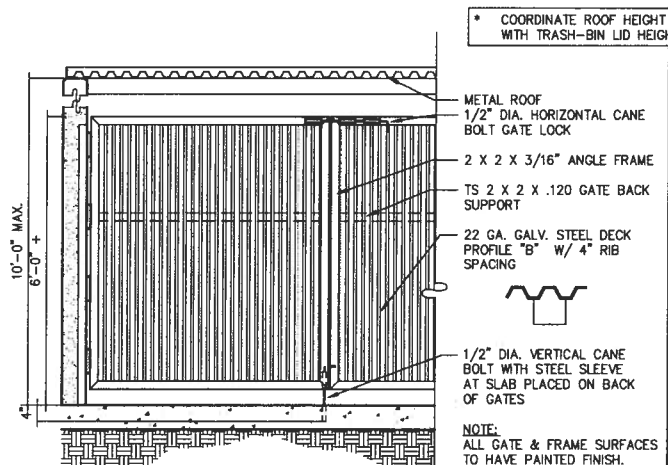
ESITE-Trash_enclosure_roof-03

2



ESITE-Trash_gate_jamb-03

5



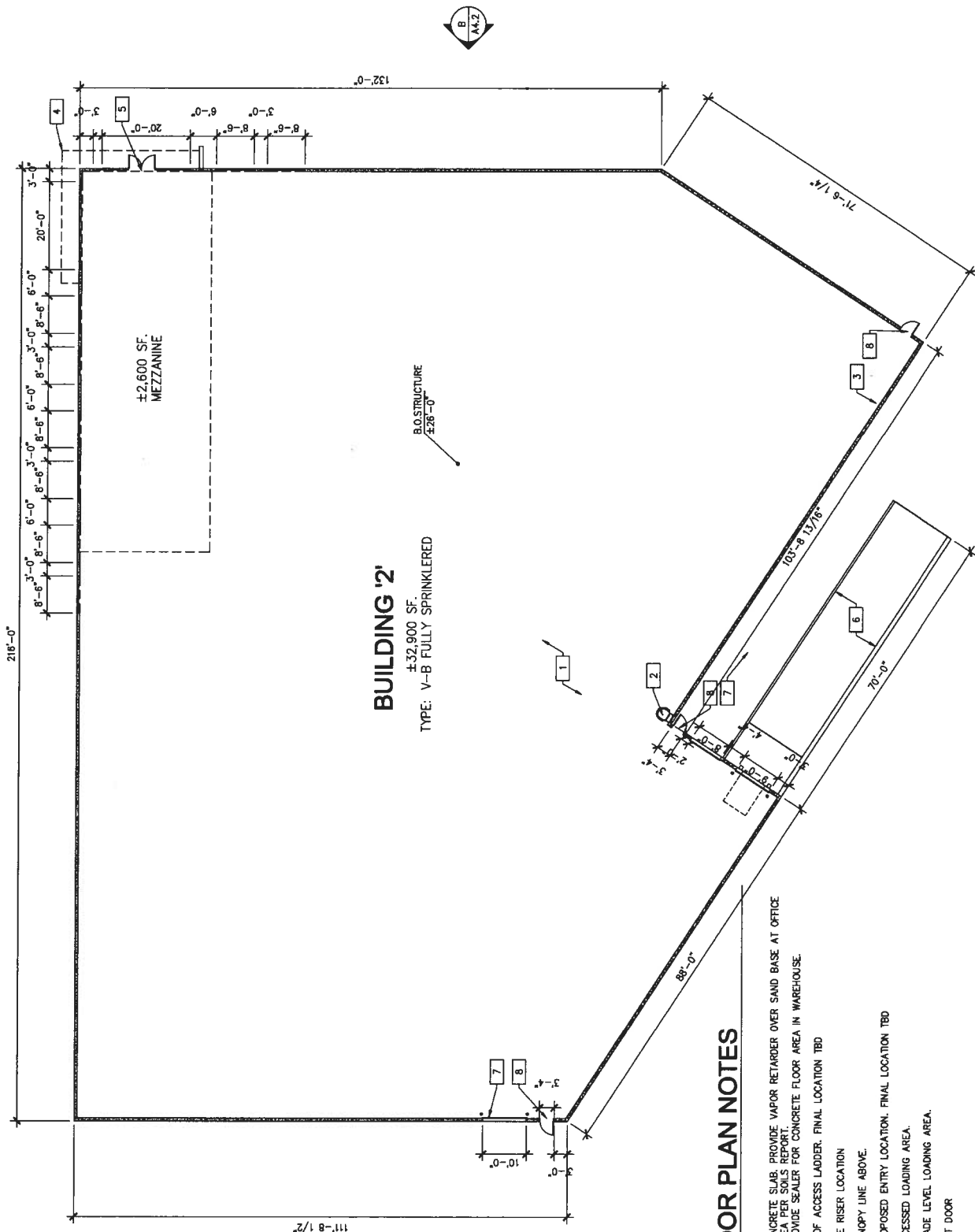
ESITE-Trash_enclosure_gate-03

3

PROPOSED PROJECT
PHG 15-0042

ED

ENCLOSURE DETAILS



BUILDING '2'

±32,900 SF.
TYPE: V-B FULLY SPRINKLERED

±2,600 SF.
MEZZANINE

B.O. STRUCTURE
±28'-0"

FLOOR PLAN NOTES

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

FLOOR PLAN - BUILDING 2

**PROPOSED PROJECT
PHG 15-0042**

F

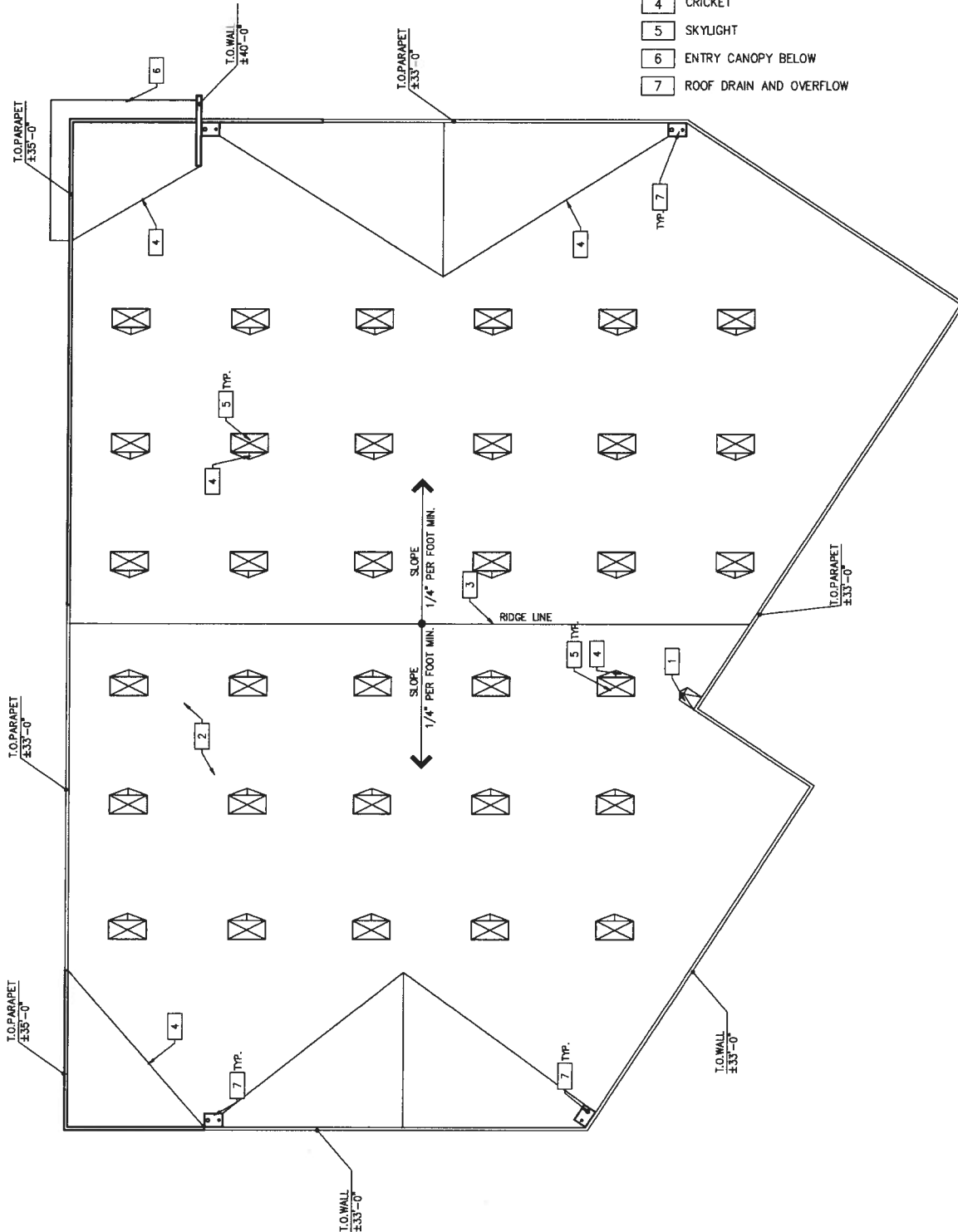
FLOOR PLAN

ROOF PLAN - BUILDING 2



ROOF PLAN NOTES

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



**PROPOSED PROJECT
PHG 15-0042**

RP

ROOF PLAN

ELEVATION NOTES

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

GENERAL NOTE

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

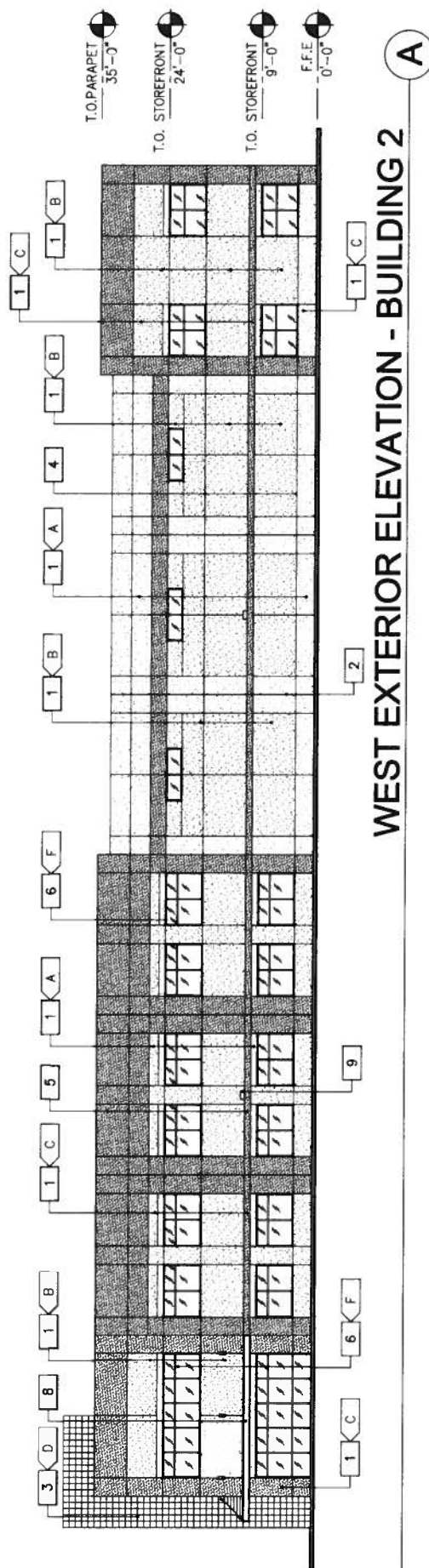
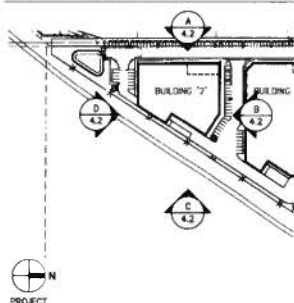
LEGEND

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS
- CONCRETE TILT-UP PANEL

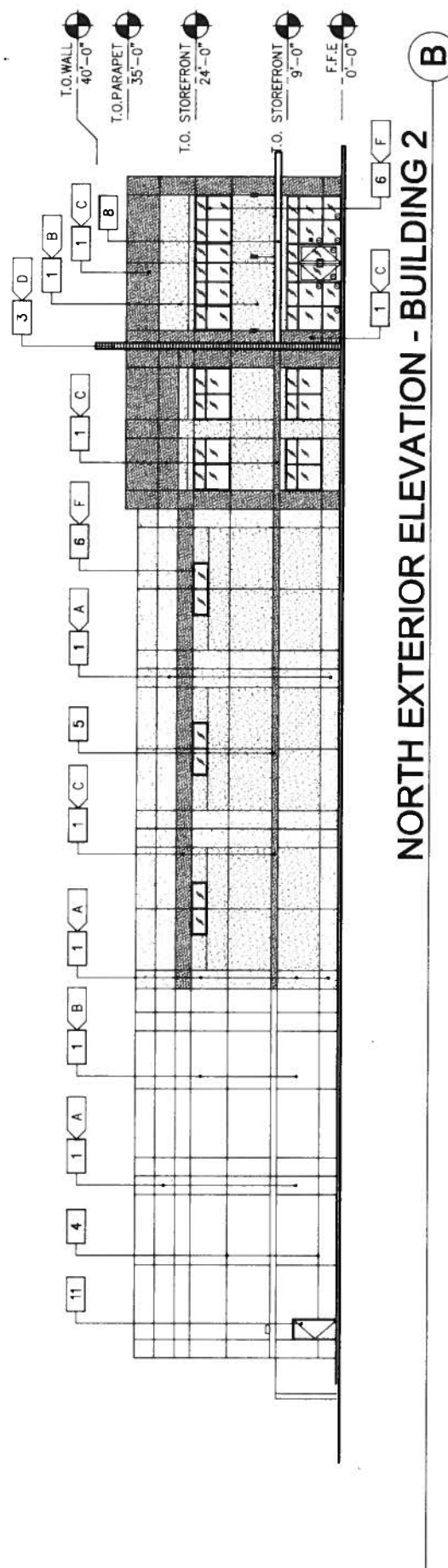
COLOR LEGEND

- BASE COLOR: FRAZEE CLW1047W "DEER FEATHER"
- SECONDARY COLOR: FRAZEE CL3013M "ARTESAN"
- ACCENT COLOR: FRAZEE CL3106 "SOOT"
- TILE: TEXTURED TILE
- GLAZING: PPG "SOLARCOOL, PACHICA"
- STOREFRONT COLOR: CLEAR ANODIZED ALUMINUM

KEY PLAN



WEST EXTERIOR ELEVATION - BUILDING 2



NORTH EXTERIOR ELEVATION - BUILDING 2

PROPOSED PROJECT
PHG 15-0042

E

ELEVATIONS

ELEVATION NOTES

- 1 CONCRETE TILT-UP WALL, FINISH PER SCHEDULE
- 2 CONCRETE WALL JOINT
- 3 ENTRY ACCENT WALL
- 4 3/4" V-REVEAL
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GENERAL NOTE

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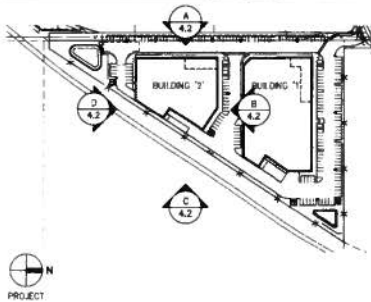
LEGEND

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS
- CONCRETE TILT-UP PANEL

COLOR LEGEND

- BASE COLOR: FRAZEE CLW1047W "DEER FEATHER"
- SECONDARY COLOR: FRAZEE CL2013M "ARTESAN"
- ACCENT COLOR: FRAZEE CL3186 "SOOT"
- TILE: TEXTURED TILE
- GLAZING: PPG "SOLARCOOL PACIFICA"
- STOREFRONT COLOR: CLEAR ANODIZED ALUMINUM

KEY PLAN

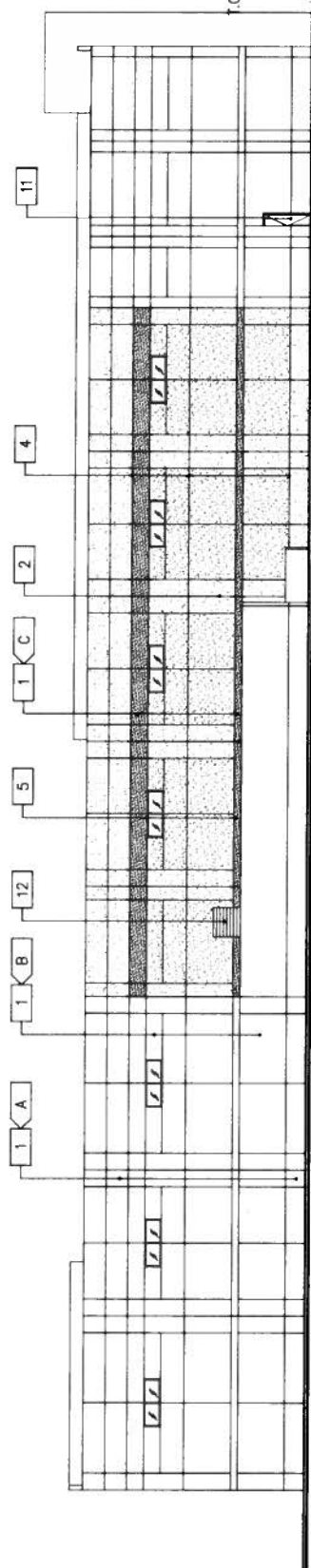


T.O. PARAPET 33'-0"

T.O. SCREEN WALL 10'-0"

F.F.E. 0'-0"

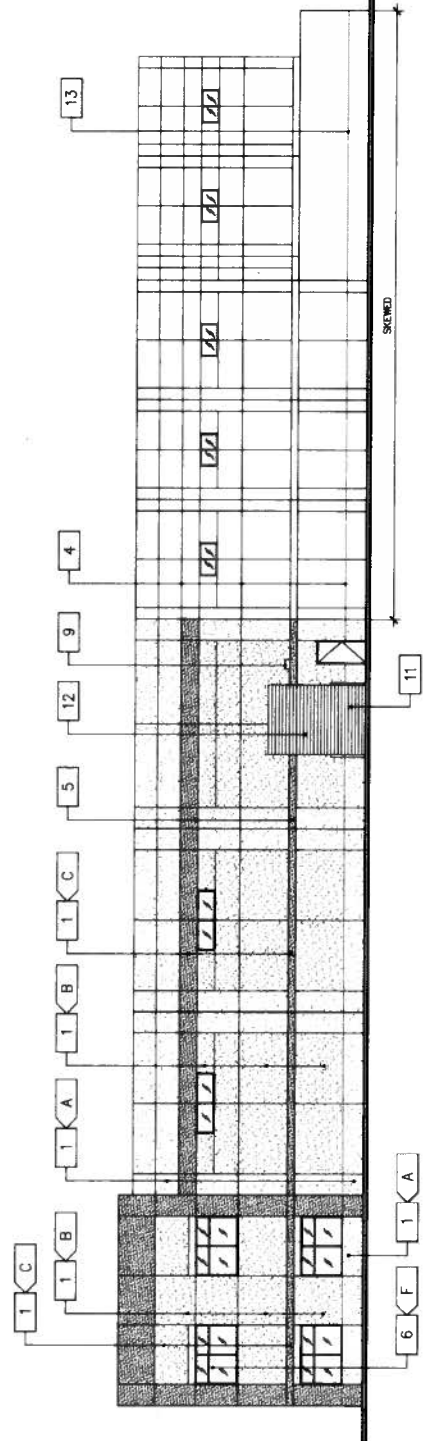
EAST EXTERIOR ELEVATION - BUILDING 2



T.O. PARAPET 33'-0"

F.F.E. 0'-0"

SOUTH EXTERIOR ELEVATION - BUILDING 2



PROPOSED PROJECT
PHG 15-0042

E

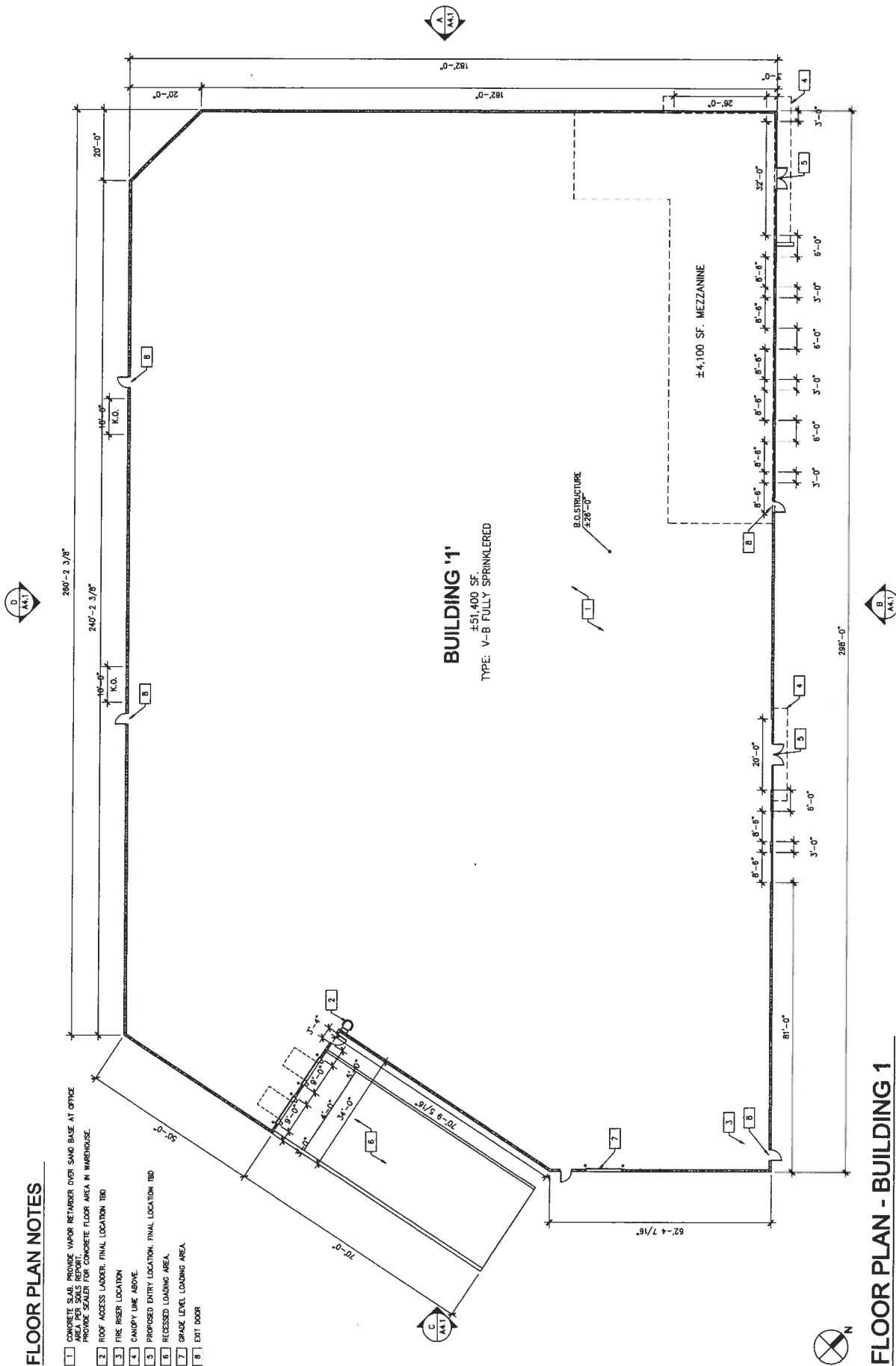
ELEVATIONS

FLOOR PLAN NOTES

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

PROPOSED PROJECT
PHG 15-0042

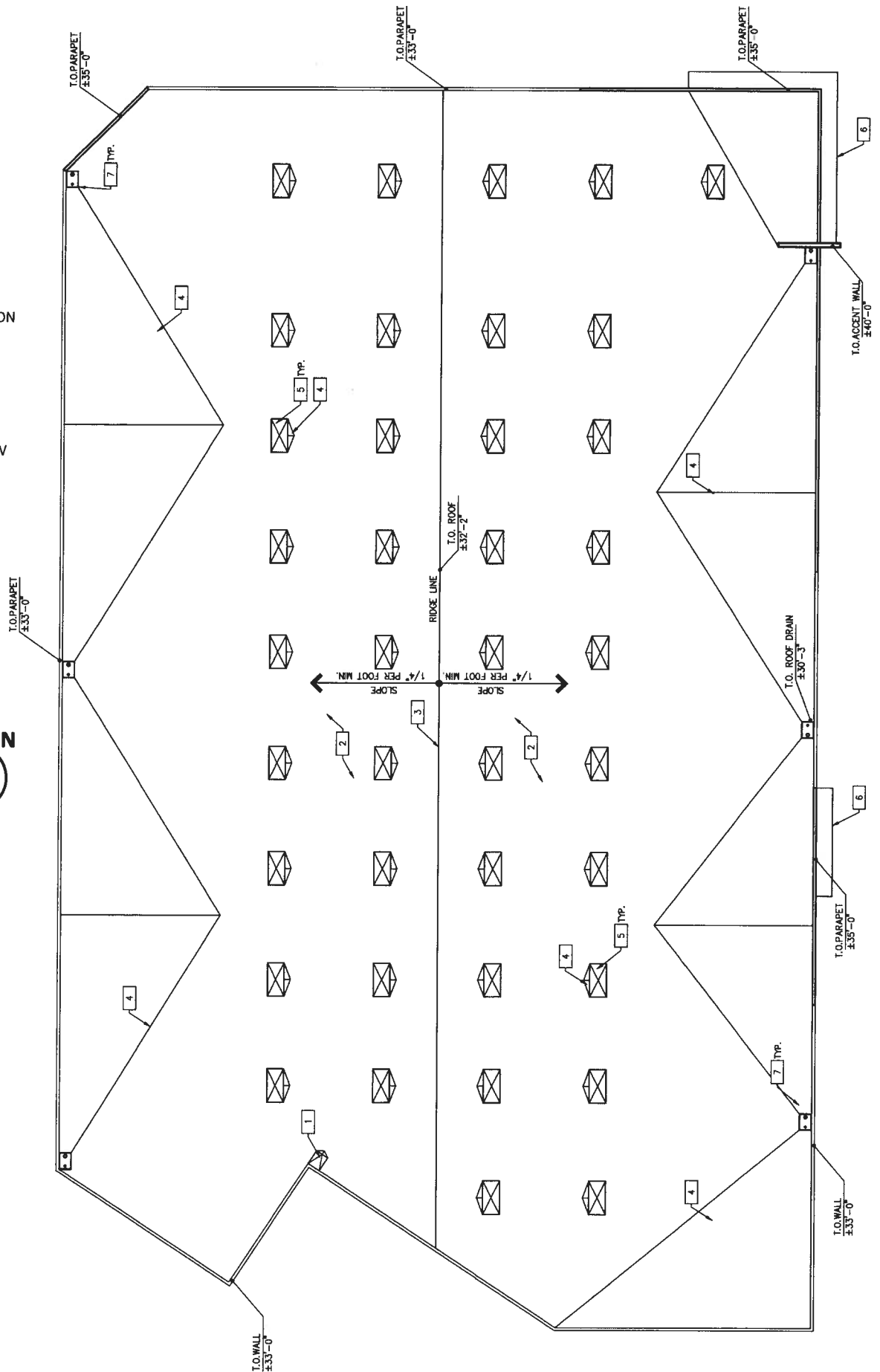
FLOOR PLAN - BUILDING 1



ROOF PLAN NOTES

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

ROOF PLAN
BUILDING 1

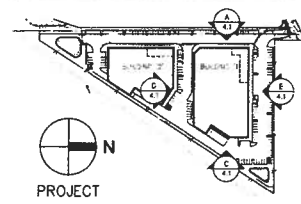


PROPOSED PROJECT
PHG 15-0042

RP

ROOF PLAN

KEY PLAN



COLOR LEGEND

- A BASE COLOR: FRAZEE CLONING "DEER HATHEN"
- B SECONDARY COLOR: FRAZEE CLONING "ARTISAN"
- C ACCENT COLOR: FRAZEE CLONING "SOOT"
- D TILE: TEXTURED TILE
- E GLAZING: PHG "SOLARCOOL PAPERICA"
- F STOREFRONT COLOR: CLEAR ANODIZED ALUMINUM

GENERAL NOTE

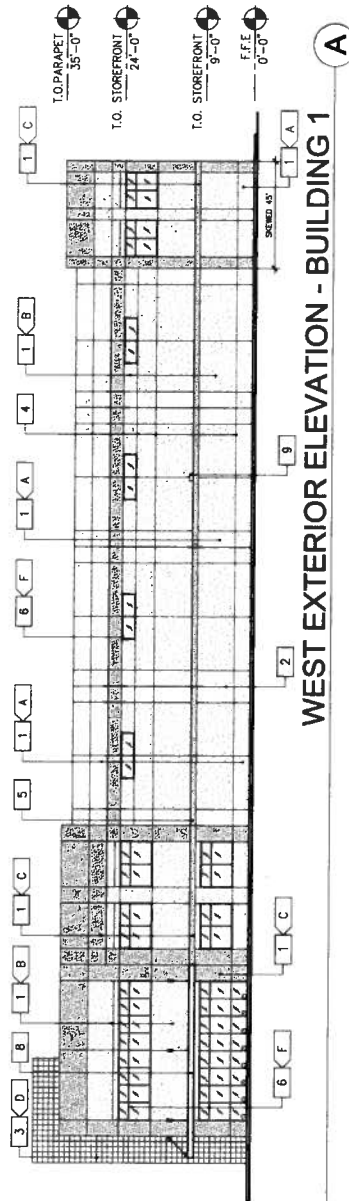
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2. SIGNAGE UNDER SEPARATE REVIEW AND APPROVAL

LEGEND

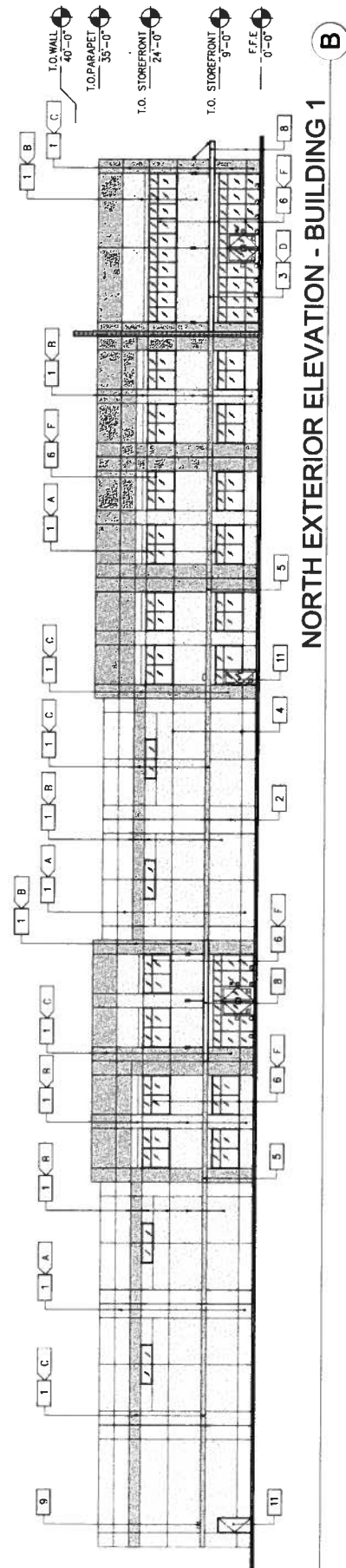
- 1 VISION GLASS
- 2 SPANDREL GLASS
- 3 TEMPERED GLASS
- 4 CONCRETE TILT-UP PANEL

ELEVATION NOTES

- 1 CONCRETE TILT-UP WALL, FINISH PER SCHEDULE
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- 10 ROOF LINE BEYOND
- 11 HOLLOW METAL EXT DOOR
- 12 METAL ROLL-UP DOOR
- 13 SCREEN WALL



WEST EXTERIOR ELEVATION - BUILDING 1



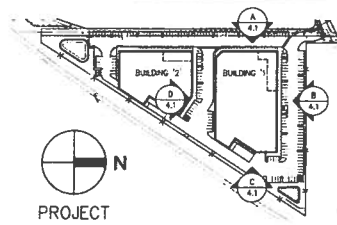
NORTH EXTERIOR ELEVATION - BUILDING 1

PROPOSED PROJECT
PHG 15-0042

E

ELEVATIONS

KEY PLAN



COLOR LEGEND

- A BASE COLOR: FRAZEE CL1047W "DEER FEATHER"
- B SECONDARY COLOR: FRAZEE CL3013M "ARTESAN"
- C ACCENT COLOR: FRAZEE CL3186 "SOOT"
- D TILE: TEXTURED TILE
- E GLAZING: PPG "SOLARCOOL PACIFICA"
- F STOREFRONT COLOR: CLEAR ANODIZED ALUMINUM

GENERAL NOTE

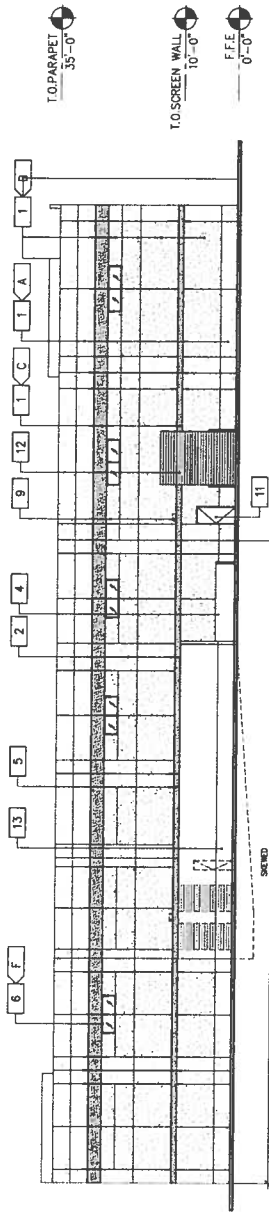
1. ALL FUTURE ROOF TOP EQUIPMENT TO BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY
2. SIGNAGE UNDER SEPARATE REVIEW AND APPROVAL

LEGEND

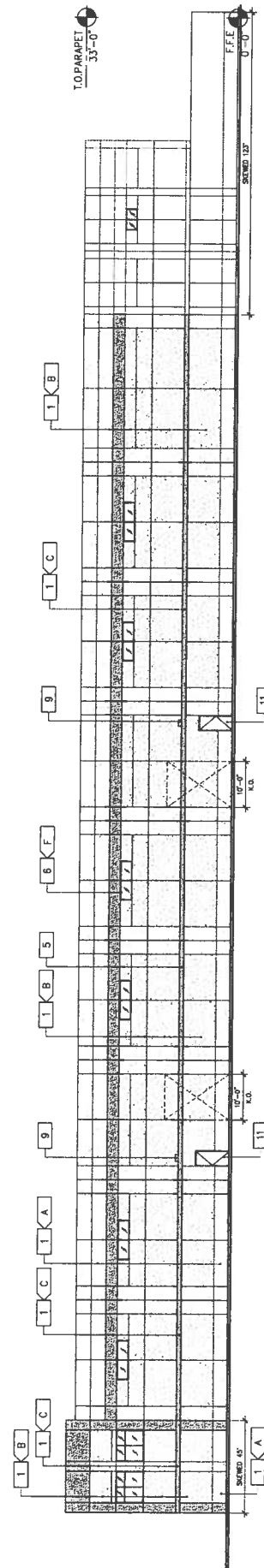
- / VISION GLASS
- SPANDREL GLASS
- T TEMPERED GLASS
- CONCRETE TILT-UP PANEL

ELEVATION NOTES

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- 11 HOLLOW METAL EXIT DOOR
- 12 METAL ROLL-UP DOOR
- 13 SCREEN WALL



EAST EXTERIOR ELEVATION - BUILDING 1



SOUTH EXTERIOR ELEVATION - BUILDING 1

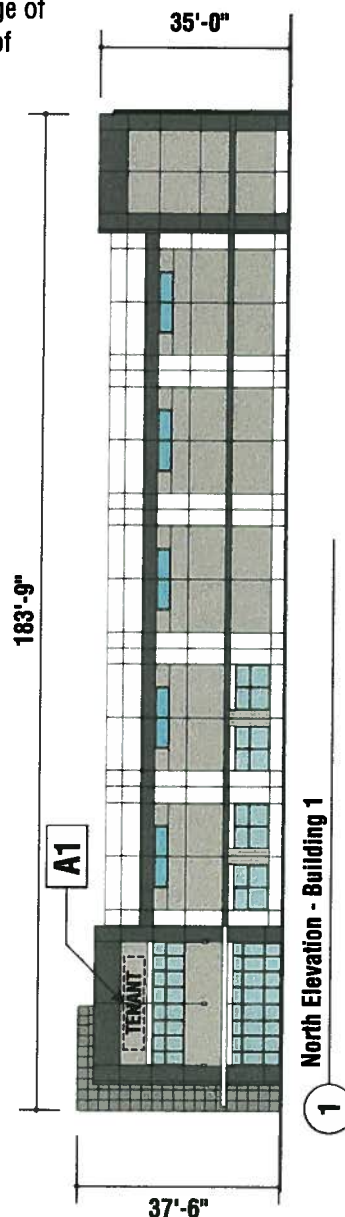
PROPOSED PROJECT
PHG 15-0042

E

BUILDING "1" ELEVATIONS

CHANNEL LETTERS GENERAL REQUIREMENTS:

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



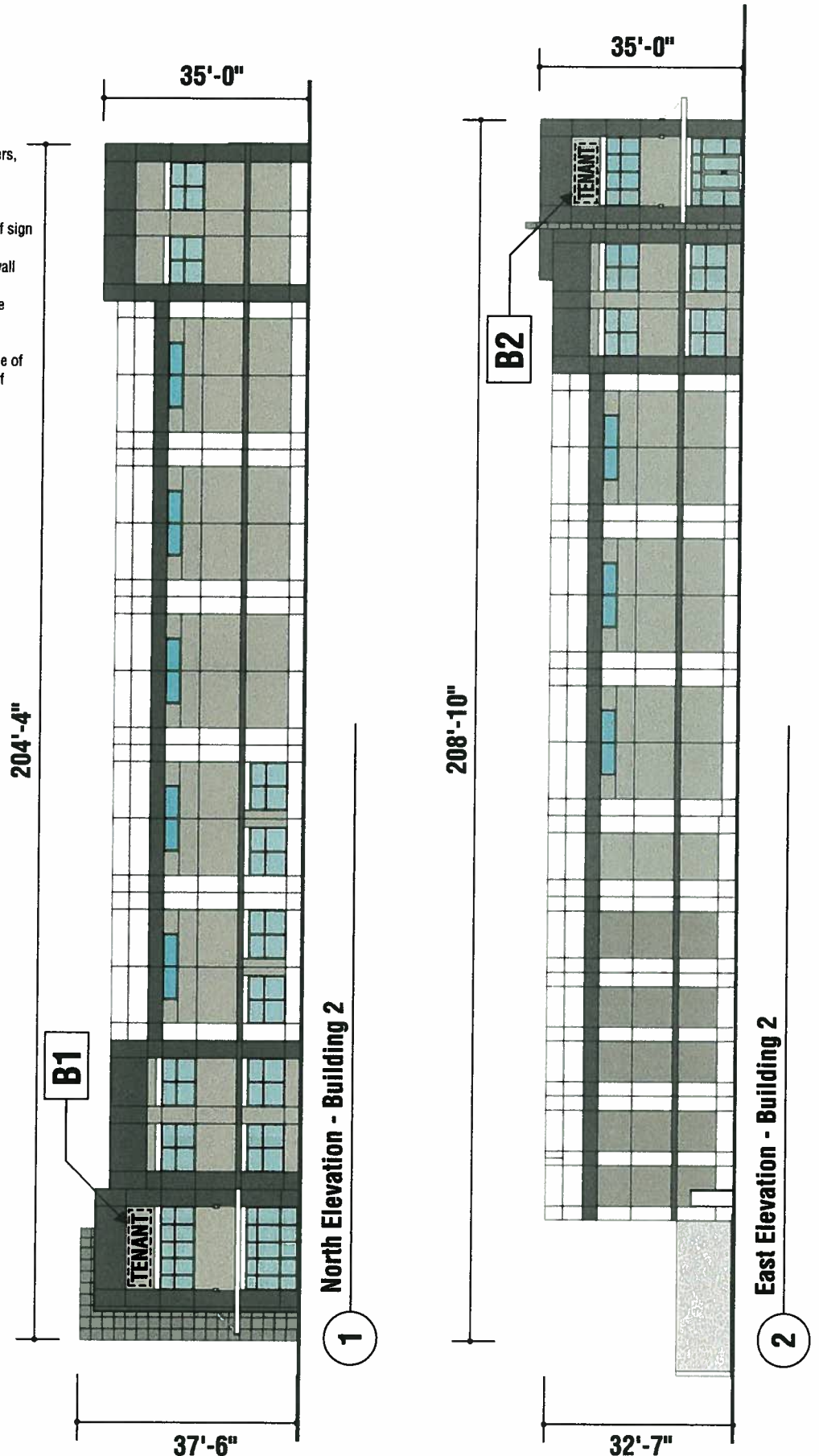
PROPOSED PROJECT
PHG 15-0042

E

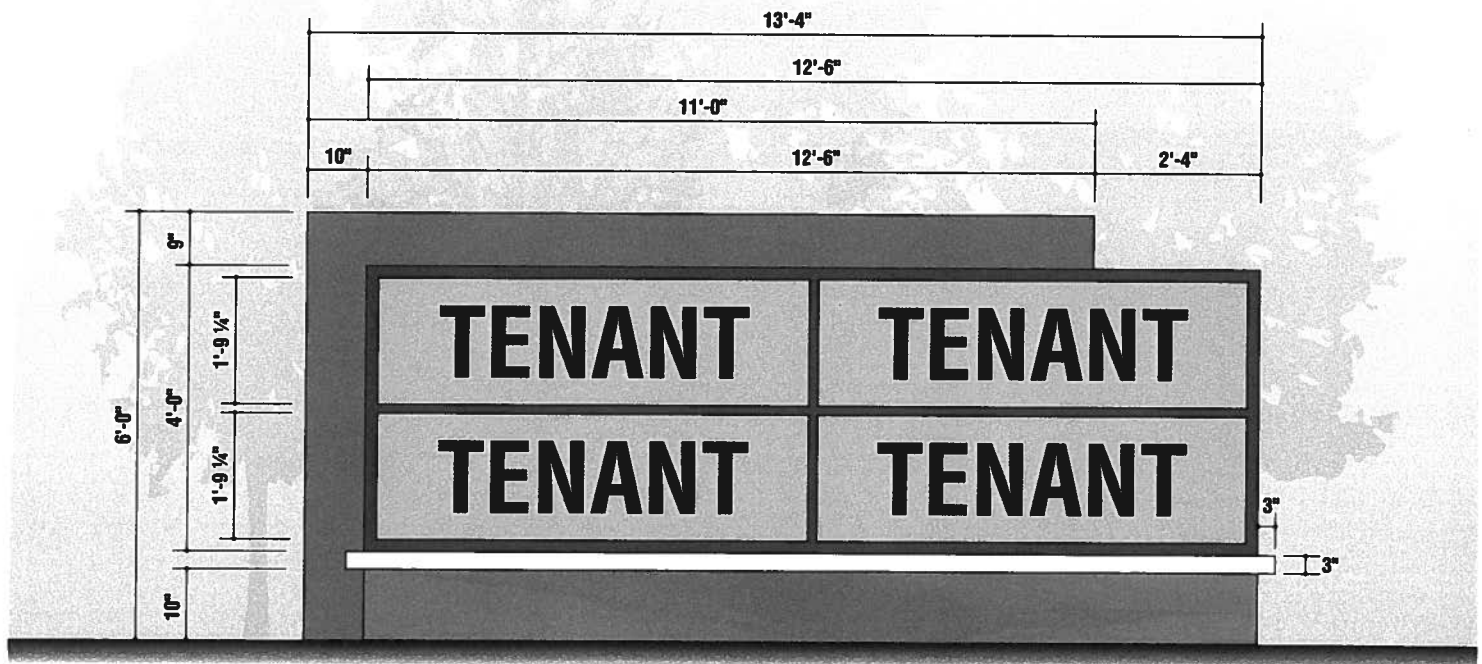
BUILDING "2" ELEVATIONS

CHANNEL LETTERS GENERAL REQUIREMENTS:

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



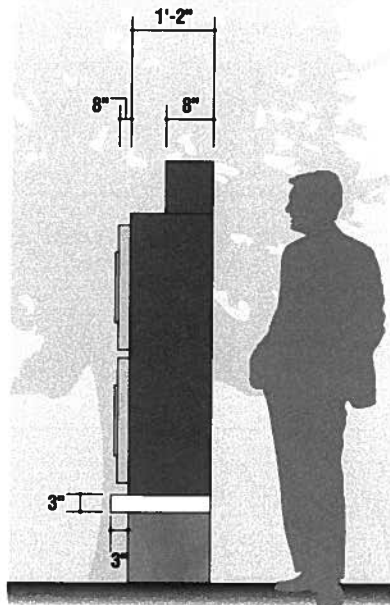
PROPOSED PROJECT
PHG 15-0042



C

Sign Elevation Layout
Qty: One (1) Required

Square Footage: 50 sf



3

Right Side View

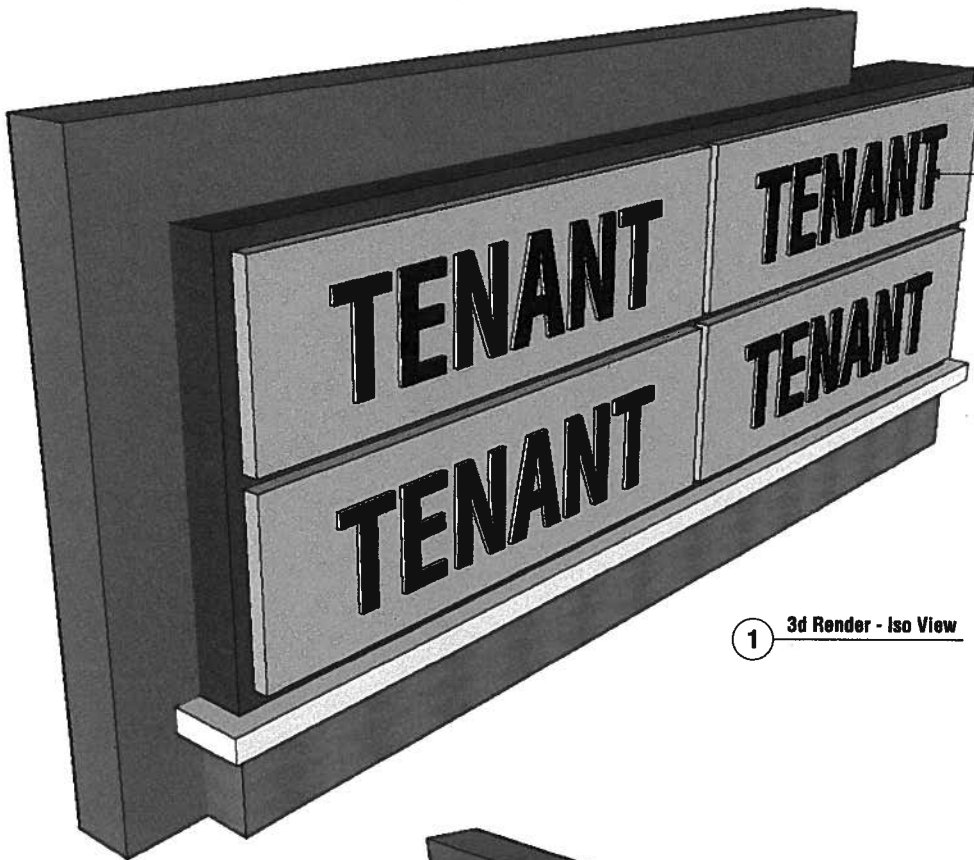
Manufacture and install double face illuminated monument sign

Cabinet:	Aluminum constructed single face illuminated
Faces:	Routed out .080 aluminum
Copy:	1/2" thick push through acrylic with vinyl overlay
Illumination:	White LED illumination
Deco:	3" aluminum square tube painted white
Base:	Aluminum with "Crossville Palermo VS155" tile veneer

PROPOSED PROJECT
PHG 15-0042

E

ELEVATIONS - SIGN



Push through copy

1 3d Render - Iso View



2 3d Render Iso View

PROPOSED PROJECT
PHG 15-0042

3D

3D RENDERINGS



County of San Diego

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

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

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

July 21, 2016

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

Via email to: jpaul@escondido.org

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

Dear Mr. Paul,

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

TRANSPORTATION

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

Mr. Paul, City of Escondido
July 21, 2016
Page 2 of 2

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

Sincerely,



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

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

Email cc:

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

PLANNING COMMISSION

Agenda Item No.: G.3
Date: August 9, 2016

CASE NUMBER: AZ 16-0003 and PHG 16-0008

APPLICANT: California Technical Academy (Vocational School)

LOCATION: Citywide for the proposed Zoning Code Amendment; 2066 Aldergrove Avenue (APN 232-051-48) for the Conditional Use Permit

TYPE OF PROJECT: Zoning Code Amendment and Conditional Use Permit

PROJECT DESCRIPTION: An amendment to Article 26 of the Escondido Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the industrial zones, and a Conditional Use Permit to allow a postsecondary vocational training school in an existing 24,200 square foot industrial building located at 2066 Aldergrove Avenue in the I-P (Industrial Park) zone. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/ZONING (FOR THE CONDITIONAL USE PERMIT):

GP: Light Industrial (LI). Zoning: Industrial Park (I-P)

BACKGROUND/SUMMARY OF ISSUES:

The proposed code amendment has been requested in order to allow postsecondary vocational training schools in industrial zones as a conditional use, and the Conditional Use Permit has been requested in order to establish a postsecondary vocational training school for California Technical Academy (CTA) at 2066 Aldergrove Avenue. CTA is a postsecondary vocational training school offering training and certification in the fields of information technology, business technology, and programing. CTA is accredited by the Council on Occupational Education and the California Bureau for Private Postsecondary Education. Curriculum is taught both on-site (40%) and on-line (60%), with proposed on-site student population of 25 students in each of three 3 ½ hour training shifts. CTA currently operates existing schools in Riverside and Temecula, CA.

CTA intends to occupy the entire 24,200 square foot building at 2066 Aldergrove Avenue. No exterior or interior improvements to the building are proposed as part of the Conditional Use Permit. Approximately 13,850 square feet would be used for student training labs, instructors' offices, and other student support activities. 2,000 square feet would be used as corporate office space, with the remaining space used for private storage and accessory uses available only to CTA's ownership.

Staff feels the issues are as follows:

1. Appropriateness of the proposed code amendment to allow postsecondary vocational training schools within the industrial zones (I-O, I-P, M1, and M2).
2. Whether the subject industrial site is appropriate for the proposed vocational training school and whether the operation would impact adjacent uses.

REASON FOR STAFF RECOMMENDATION:

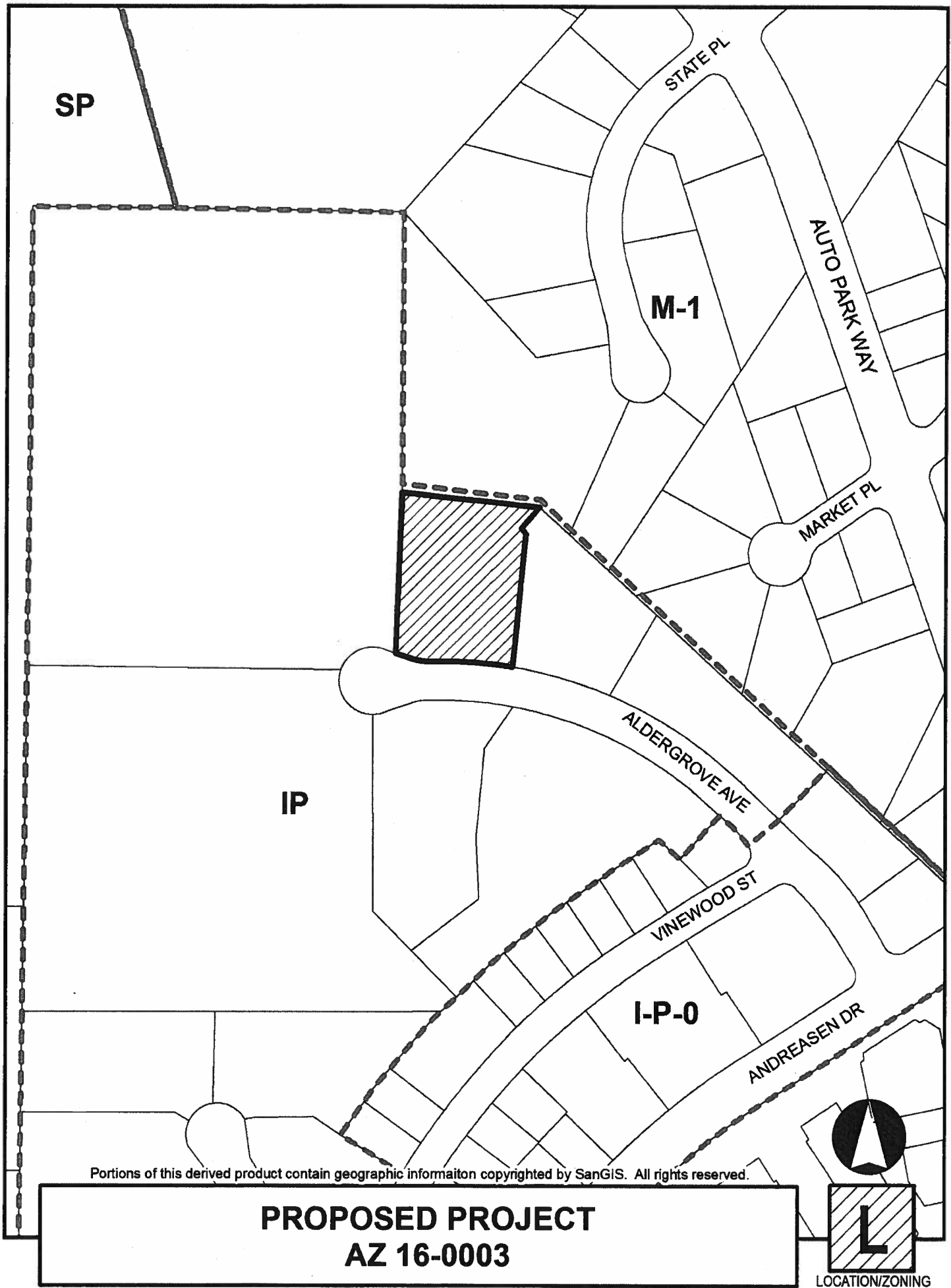
1. Staff feels industrial zones are appropriate for postsecondary vocational training schools, provided they are limited to training for uses allowed in the particular zone. Allowing the schools would expand economic opportunities for the workforce by making training and educational facilities more readily available to residents of Escondido and surrounding areas.

2. Staff feels the subject site is appropriate for a postsecondary vocational training school because the operational characteristics of the proposed school will create negligible impacts on adjacent properties. Training would be in computer-related fields (allowed in the I-P zone as a business office), adequate parking would be provided based on the proposed student population, and all uses would be conducted inside the building.

Respectfully Submitted,



Adam Finestone, AICP
Principal Planner



SPA 8

GI

LI

STATE PL

AUTO PARK WAY

MARKET PL

ALDERGROVE AVE

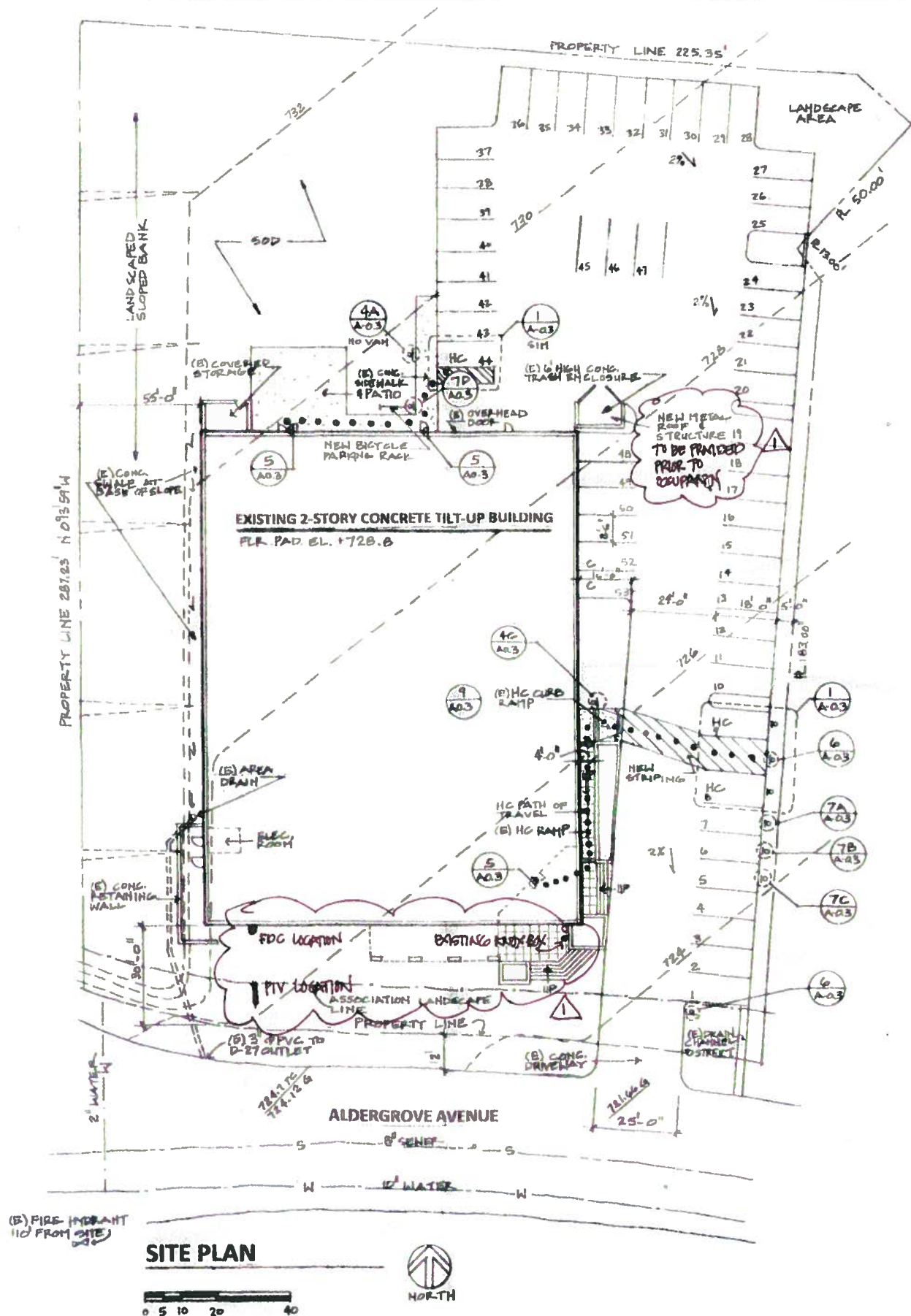
VINEWOOD ST

ANDREASEN DR

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**PROPOSED PROJECT
AZ 16-0003**

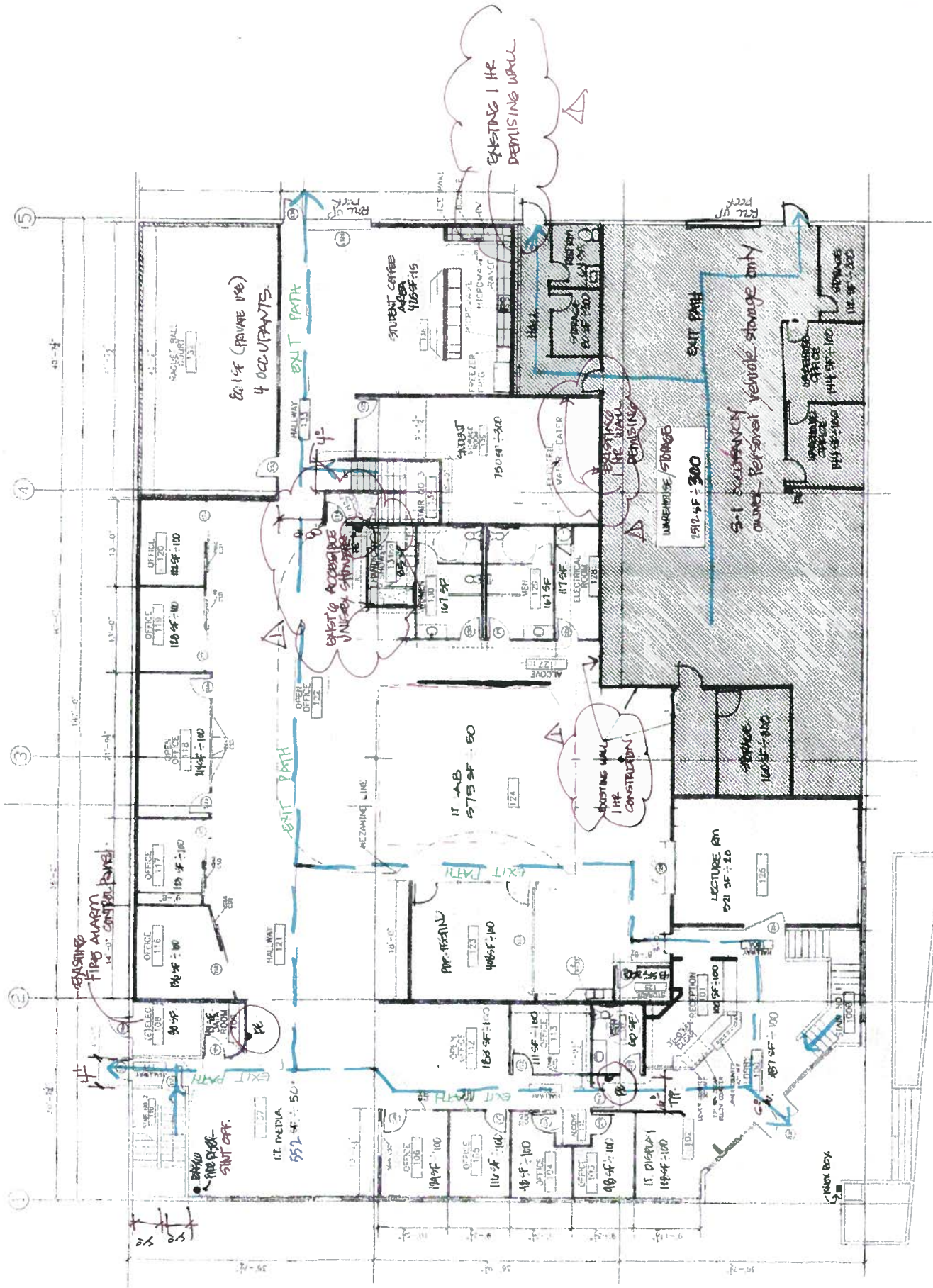




PROPOSED PROJECT
AZ 16-0003

SP

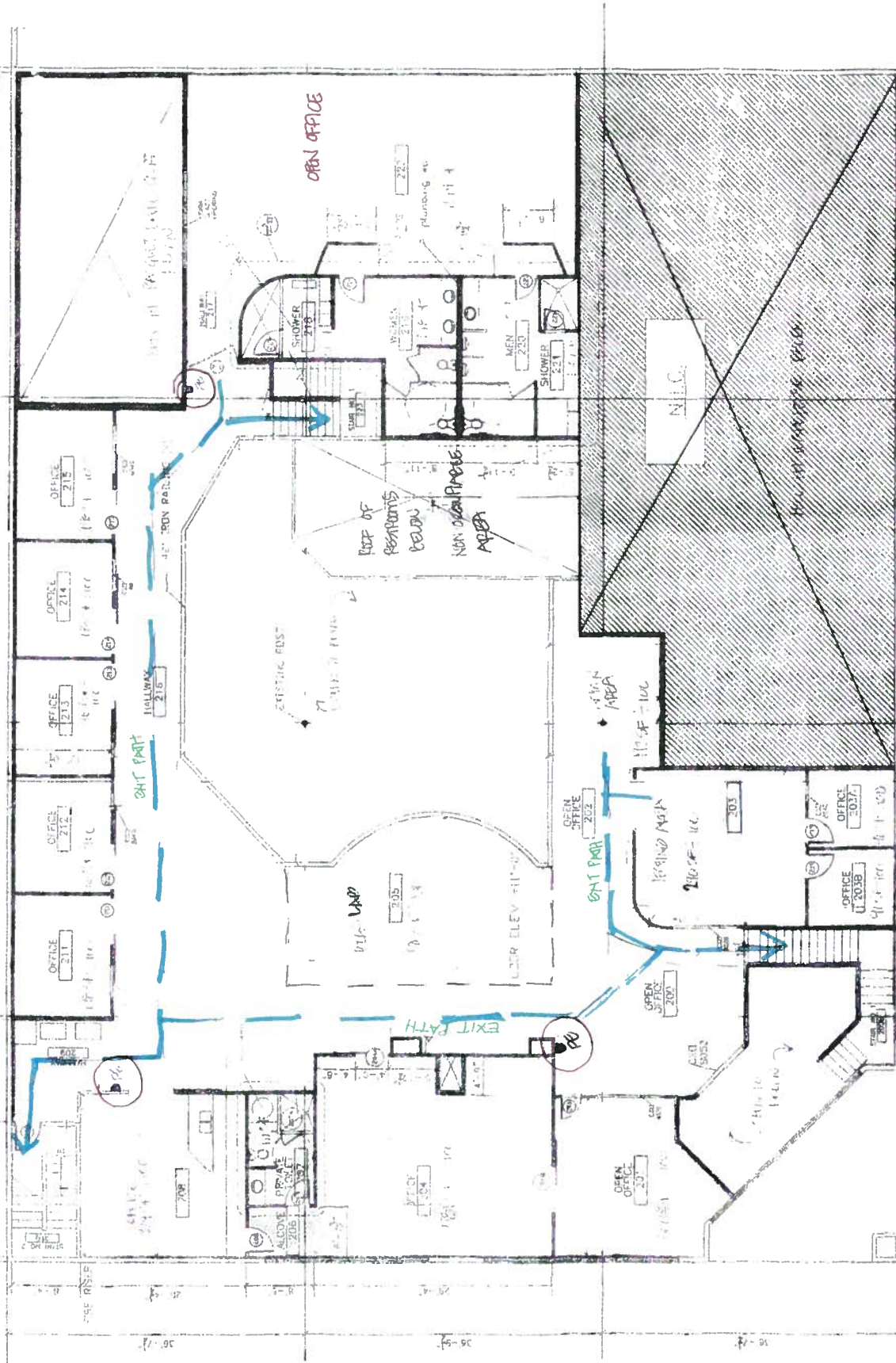
SITE PLAN



FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR



PROPOSED PROJECT
AZ 16-0003

FP

FLOOR PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: M-1 zoning (Light Industrial) / A multi-tenant building with a mix of office and industrial uses is located north of the project site at the end of a cul-de-sac on State Place.

SOUTH: I-P zoning (Industrial Park) / An industrial building shared by two contractors, along with an outdoor storage yard is located south of the project site (across Aldergrove Avenue).

EAST: I-P zoning (Industrial Park) / An industrial building occupied by a contractor, along with an outdoor storage yard is located east of the project site.

WEST: I-P zoning (Industrial Park) / Escondido Unified School District has its district office west of the project site. A power plant facility is located further to the west.

B. ENVIRONMENTAL STATUS

The proposed Zoning Code amendment is exempt from environmental review in conformance with CEQA Guidelines Section 15061(b)(3). The activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Approval of the proposed amendment to the Escondido Zoning Code would not individually or cumulatively result in the possibility of creating significant effects on the environment. Therefore, the proposed amendment to the Zoning Code is not subject to CEQA under the General Rule and no further environmental review is necessary. The proposed Conditional Use Permit is exempt from environmental review in conformance with CEQA Guidelines Section 15301 – Existing Facilities, because the subject property will be utilized in a way that involves a negligible expansion of use of the existing light industrial building.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site.
2. Effect on Fire Service – The Fire Department has expressed no concern relative to its ability to provide service to the site.
3. Traffic -- The proposed amendment to the Zoning Code would allow training opportunities for occupations related to land uses that are already permitted or conditionally permitted in the industrial zones. This is not expected to have a significant impact on traffic in industrial zones. Access to the proposed training school site is provided from Aldergrove Avenue, which is an unclassified local industrial street and is not a circulation element roadway. The Engineering Division indicated the proposed project would not result in any adverse impacts to the level of service on the adjacent roadways or intersections.
4. Utilities – Water and sewer service to the site is currently provided by the City of Escondido. The project would not impact utility services to the site.
5. Drainage – There are no significant drainage courses on or adjacent to the site. The project would not impact existing facilities because the site is fully developed and no new development is proposed.

D. CONFORMANCE WITH CITY POLICY

General Plan

The Economic Prosperity Element of the Escondido General Plan contains several goals and policies that support the expansion of a variety of educational opportunities (including vocational training facilities) within the City of Escondido, as outlined below:

1. **Quality of Life Standard #11 – Economic Prosperity**

The city shall implement programs and support efforts to increase Escondido's median household income and per capita wage. Programs shall focus on actively fostering entrepreneurial opportunities, recruiting new businesses, and encouraging the expansion of existing businesses to increase employment densities. Efforts shall support retaining skilled workers whose wages exceed the San Diego Region's median per capita income, and bringing new dollars into the local economy.

The relationship between a skilled workforce and income levels has been well established by countless reports and studies. As education and training are attained, income tends to rise. By allowing postsecondary vocational training schools in the industrial zones (they are already permitted or conditionally permitted in certain commercial zones), the City would expand economic opportunities for its residents, contributing to the overall economic prosperity of the City.

2. **Economic Prosperity Element – Goal 2 (Wage and Jobs/Housing)**

A range and balance of jobs and housing opportunities for all residents.

Expanding the availability of workforce training opportunities within the city will enable residents to obtain higher paying jobs, thus expanding their ability to afford a larger variety of housing types in a region already considered one of the most unaffordable in the United States based on housing costs and average annual income.

3. **Economic Prosperity Element – Policy 2.1 (Wages and Jobs/Housing)**

Implement programs and support efforts to increase Escondido's median income and wage by: actively fostering entrepreneurial opportunities, recruiting new businesses, annexing key unincorporated lands, and encouraging existing business expansions that increases employment densities and retains skilled workers whose wages exceed the San Diego Region's median per capita income, and bringing new dollars into the local economy.

Allowing vocational training schools in additional zones will assist in increasing median income and wages in Escondido by providing a more educated workforce available to local employers. As noted above, people with higher levels of education and training tend to command higher wages and salaries.

4. **Economic Prosperity Element – Goal 10 (Strengthening Workforce Qualifications)**

An educated and skilled workforce.

Vocational training is intended to equip students with knowledge, skills, and/or competencies required to excel in a specific field or industry. Postsecondary vocational training schools are designed to provide both theoretical knowledge and technical skills in order to achieve this goal.

5. **Economic Prosperity Element – Policy 10.1 (Strengthening Workforce Qualifications)**

Promote partnerships between businesses and educational institutions that promote continuing education and raise student performance to enhance job skills to remain competitive in the changing job market.

By allowing vocational training schools in the industrial zones (through the Conditional Use Permit process), more properties are available for these schools which will provide additional partnership opportunities between educational institutions and businesses.

6. *Economic Prosperity Element – Policy 10.3 (Strengthening Workforce Qualifications)*
Collaborate with educational institutions, industries, and trade organizations in defining criteria for locating educational and job training facilities in the community.

Allowing vocational training schools in additional zones will broaden the range of possible locations that educational and job training facilities could occupy, creating flexibility in the collaboration process.

7. *Economic Prosperity Element – Policy 10.4 (Strengthening Workforce Qualifications)*
Promote and encourage job training programs and support local organizations that work with youth to provide training for life skills, job readiness, and internships in target industries.

Opening up additional property for use as vocational training schools will help provide more job training opportunities within the City.

8. *Economic Prosperity Element – Policy 10.5 (Strengthening Workforce Qualifications)*
Facilitate employment of local residents by encouraging transportation, childcare, job training opportunities, and other employment readiness factors.

Vocational training schools can provide local residents with the training necessary to succeed in their careers or chosen field. Increasing the number of properties zoned to allow vocational training uses will create the potential for additional schools to operate within the City.

Appropriateness of the Code Amendment to allow postsecondary vocational training schools as a conditional use within the industrial zones (I-O, I-P, M1 and M2)

Vocational training schools are currently allowed in some commercial zones either by-right or through a Conditional Use Permit process. Staff believes that opportunities exist in industrial areas for additional vocational schools to expand the availability of educational services in support of the General Plan goals and policies outlined above. The proposed amendment would enhance training opportunities but has been crafted to limit vocational training to those uses that are permitted to operate in the zone where the school is proposed. Since the industrial zones are primarily intended for manufacturing, warehousing, and research and development uses, staff believes it is necessary to ensure that proposed vocational training schools would be compatible with existing and future uses. As such, staff believes that each request should be evaluated on a case-by-case basis through the Conditional Use Permit process. The proposed code language is attached as Exhibit "B."

Whether the subject industrial site is appropriate for a vocational training school and whether the operation would impact adjacent uses

California Technical Academy has proposed to operate a postsecondary vocational training school at 2066 Aldergrove Avenue, offering training in the fields of information and business technology and computer programming. The school would be the sole tenant and would occupy the whole building as it currently exists. Conditions have been proposed to ensure that adequate parking is available by limiting the number of students and faculty that could be on-site at any given time. The school operations will be conducted indoors, and since it will be providing training in vocations that are typically undertaken as office uses, it is not anticipated to generate noise, traffic, or other impacts that would be detrimental to adjacent properties. Staff believes the proposed school is compatible with the surrounding industrial uses and appropriate for the site, and is therefore recommending approval of the proposed Conditional Use Permit.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The proposed vocational school site consists of a 24,200 square foot two-story light-industrial building. The property includes parking, landscaping, and associated site improvements. The property fronts on and takes access from a driveway on the north side of Aldergrove Avenue. The project site is surrounded by similarly improved industrial properties.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 1.41 acres
2. Building Size: 24,200 SF
3. Parking:
 - Provided: 47 (including 3 handicap)
 - Required: One space per 1.5 students based on maximum capacity, and one space per faculty member. Since the facility is not set up with standard classroom space, the student capacity would be limited by a condition of approval so that no more than 47 spaces are necessary.
4. Number of students: 25 per shift*
5. Number of faculty: 11 per shift (includes instructors and administrative staff)
6. Class Schedules:

<u>Day:</u>	<u>Shift:</u>	<u>Hours</u>	<u>Students*</u>	<u>Instructors</u>
M-Th, Sat	Morning	9:00 a.m. – 12:30 p.m.	25	3
M-Th	Afternoon	1:00 p.m. – 4:30 p.m.	20	2
M-Th	Evening	5:00 p.m. – 8:30 p.m.	25	3

*Student count based on applicant's proposal. Maximum student count based on parking availability is 54, less 1.5 students for each faculty member in excess of 11.

EXHIBIT "A"

FACTORS TO BE CONSIDERED/FINDINGS OF FACT AZ 16-0003 AND PHG 16-0008

Zoning Code Amendment

1. The public health, safety and welfare would not be adversely affected by the proposed Zoning Code Amendment because postsecondary vocational training schools would only be allowed for uses that are currently or conditionally permitted within the specific industrial zone in which a school is proposed. Each request would be evaluated on a case-by-case basis through the Conditional Use Permit process to ensure the public health, safety and welfare would not be adversely affected, and appropriate conditions applied as necessary.
2. The proposed Zoning Code Amendment would not be detrimental to surrounding properties because proposed schools would not be allowed to be of a greater industrial intensity than those uses otherwise allowed in the zone. Any other compatibility issues would be analyzed as part of the Conditional Use Permit process.
3. The General Plan contains a variety of standards, goals, and policies aimed at improving the quality of life for City residents by providing ways to raise income levels. The General Plan also encourages the recruitment and expansion of businesses that pay higher-than-average wages. Amending the Zoning Code to allow educational opportunities in more parts of the city will assist in achieving the relevant goals laid out by the General Plan.
4. The proposed Zoning Code amendment would not affect nor conflict with any adopted specific plans.

Conditional Use Permit

1. Granting this Conditional Use Permit for the proposed postsecondary vocational training school is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses or create special problems for the area in which it is located because the use would be conducted entirely inside an existing light-industrial building located in the I-P zone. Any potentially adverse impacts on the surrounding area would be limited to potential parking effects. Conditions of Approval limiting the maximum number of students and faculty allowed on-site at any given time have been applied to the project to ensure that demand for parking does not exceed the supply of available spaces.
2. The Conditional Use Permit would not adversely affect or be inconsistent with any community or neighborhood plans in effect for the site or surrounding area.
3. The Conditional Use Permit would assist in achieving the goals and quality of life standards contained in the General Plan as outlined in the staff report.
4. The public health, safety and welfare would not be adversely affected by the proposed Conditional Use Permit because the school would provide training in a field that is currently permitted by-right in the I-P zone.
5. The proposed Conditional Use Permit would provide a necessary and desirable service to the community (postsecondary education) without adversely affecting the surrounding area or the city as a whole.

EXHIBIT "B"

PROPOSED CODE CHANGES DRAFT 12-2-14

Table 33-564 Permitted and Conditionally Permitted Principle Uses is amended to include the following use:

Use Title	I-O	M-1	M-2	I-P
Postsecondary vocational training schools, limited to training for uses which are permitted or conditionally permitted in the zone.	C	C	C	C

EXHIBIT "C"

CONDITIONS OF APPROVAL PHG 16-0008 (California Technical Academy)

General

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Department, Building Division, and Fire Department. All necessary building permits shall be submitted within 30 days of the effective date of approval of this Conditional Use Permit.
2. All uses, hours of operation, and activities shall be substantially consistent with the Details of Request on-file with the Planning Division, and as described within this report. Any substantial changes to the hours of operation, type of instruction, etc., shall subject to review and written approval by the Director of Community Development or his/her designee.
3. No unrelated uses or businesses shall be operated at the subject property unless the vocational training school use is first abandoned or a parking management plan has been approved by the Director of Community Development.
4. A maximum of 11 faculty members and 54 students are permitted on-site at any given time. The numbers may be adjusted at a rate of one faculty member for each one and one half students.
5. All uses shall be conducted entirely within the existing building.
6. The use of all rooms shall be as shown on the approved plans.
7. Due to the "B" occupancy of the building, the school will be limited to students above the 12th grade.
8. All fire extinguishers, knox boxes, and other fire facilities and equipment shall be maintained as identified on the approved plans unless otherwise required by the Fire Department.
9. Prior to occupancy of the facility, a solid metal roof shall be provided over the existing trash enclosure or a new trash enclosure with a solid metal roof shall be provided. Colors and materials shall match those on the existing building. (A building permit will be required.)
10. Appropriate fire access and ADA compliant paths of travel shall be maintained, as may be required by the Fire Department and Building Division.
11. A sign permit is required for any proposed signage for the building. A building permit may also be required for any proposed signs. Proposed signs shall conform to the applicable requirements of Article 66 of the Escondido Zoning Code, as well as the building code in effect at the time of building plan submittal.
12. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
13. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
14. The premises shall be made available for inspection by City staff during hours of operation and shall provide such records, licenses or other materials necessary to show evidence of compliance with the conditions of this permit.

15. All landscaping shall be maintained in a flourishing manner and kept free of all foreign matter and weeds. All irrigation shall be maintained in fully operational condition.
16. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant shall remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "San Diego County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.
17. The Conditional Use Permit may be revoked or the terms/conditions of the Conditional Use Permit modified as necessary upon any valid continual nuisance complaints regarding the facility in accordance with Article 61 of the Escondido Zoning Code.
18. This Conditional Use Permit shall become null and void unless utilized within 12 months of the effective date of approval.



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

Notice of Exemption

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

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

Project Title/Case No: AZ 16-0003 – Postsecondary Vocational Training Schools in Industrial Zones

Project Location - Specific: 2066 Aldergrove Avenue, APN 232-051-48

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

Description of Project: An amendment to Article 26 of the Escondido Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the industrial zones, and a Conditional Use Permit to allow a postsecondary vocational training school in an existing 24,200 square foot industrial building located at 2066 Aldergrove Avenue. The proposal also includes the adoption of the environmental determination prepared for the project.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Kimberly Boone, agent for California Technical Academy Telephone: (619) 889-5101

Address: 30583 Greenway Circle, Temecula, CA 92592

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

Exempt Status:

The Zoning Code Amendment is exempt under the "General Rule" provision of Section 15061(b)(3), which states that CEQA does not apply where it can be seen with certainty that there is no possibility that an activity may have a significant effect on the environment. The Conditional Use Permit is exempt in accordance with CEQA Guidelines Section 15301 – Existing Facilities.

Reasons why project is exempt:

The Zoning Code Amendment would allow postsecondary vocational training schools as a conditional use. Individual proposals for said schools would be required to obtain conditional use permits and would be subject to CEQA review. The Conditional Use Permit would allow a postsecondary vocational training school providing training for a use that is permitted by-right. The project would create a negligible expansion of the existing use. The site has been completely developed and has no value as habitat for endangered, threatened or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.

Lead Agency Contact Person: Adam Finestone, AICP

Area Code/Telephone/Extension (760) 839-6203

Signature: _____

Adam Finestone, AICP
Principal Planner

7-27-16

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant